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Division of Corporations

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FLORIDA LIMITED LIABILITY CO. WA207, LLC

Certificate of Status	1
Certified Copy	1
Page Count	03
Estimated Charge	\$160.00

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**ARTICLES OF ORGANIZATION
OF
WA207, LLC**

The undersigned, desiring to form a limited liability company under and pursuant to the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, does hereby adopt the following Articles of Organization.

**ARTICLE I
NAME**

The name of the Limited Liability Company shall be **WA207, LLC**.

**ARTICLE II
ADDRESS**

The mailing address and street address of the principal office of the Limited Liability Company is: 71 Carrera Street, St. Augustine, Florida 32084.

**ARTICLE III
PURPOSE**

The purpose for which the Company is being formed is to engage in any activity business permitted under the laws of the United States and the State of Florida.

**ARTICLE IV
DURATION**

The period of duration for the Limited Liability Company shall commence on the date and time these Articles of Organization are filed with the Florida Department of State, Division of Corporations, and shall continue perpetually, unless terminated: (i) in accordance with the Company's Operating Agreement or (ii) by the unanimous written agreement of all Members.

**ARTICLE V
MANAGEMENT**

The Company shall be manager managed. The Company shall be conducted, carried on, and managed by no fewer than one (1) Manager, who shall be elected annually by the Members of the Company in the manner prescribed by and provided in the Operating Agreement of the Company. The Manager shall have the rights and responsibilities described in the Operating Agreement of the Company. The name and address of the initial Manager is as follows:

Scott E. Lagasse, Sr.
71 Carrera Street
St. Augustine, Florida 32084

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The Manager shall serve in such capacity until the first annual meeting of the Members or until his successors are duly elected and qualified.

ARTICLE VI ADMISSION OF ADDITIONAL MEMBERS

Additional Members may be admitted upon the approval of a majority of the Members of the Company, upon the written application of such new Member, in the manner set forth in the Operating Agreement of the Company.

ARTICLE VII ADOPTION OF OPERATING AGREEMENT

The Company shall adopt an Operating Agreement for the Company, which Operating Agreement may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with these Articles of Organization or Chapter 605, Florida Statutes.

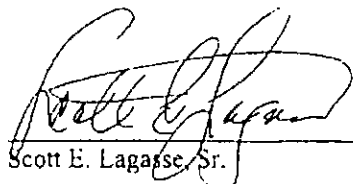
ARTICLE VIII REGISTERED AGENT AND OFFICE

The Company designates 1300 Riverplace Blvd, Suite #525, Jacksonville, FL 32207 as the street address of the initial registered office of the Company and names Bert C. Simon, Esq., as the Company's initial registered agent at that address to accept service of process within this State.

ARTICLE IX CONTINUATION OF BUSINESS

Unless dissolved in accordance with the Company's Operating Agreement, the remaining Members shall continue the business of the Company, which shall not be dissolved, upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member or the occurrence of any other event which terminates the continued membership of a Member.

The undersigned hereby affirms that the Company has or will have at least one Member as of the time these Articles of Incorporation become effective and that he is an authorized representative of the Company with authority to sign these Articles of Organization.


 Scott E. Lagasse, Sr.

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TALLAHASSEE COUNTY

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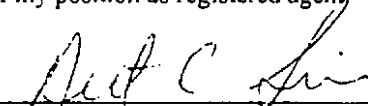
**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Sections 605.0113 and 605.0201, Florida Statutes, WA207, LLC, submits the following statement in designating the registered office/registered agent, in the State of Florida:

1. The name of the limited liability company is: WA207, LLC
2. The name and office address of the registered agent is:

Bert C. Simon, Esquire
Gartner, Brock and Simon, LLP
1300 Riverplace Blvd, Suite #525
Jacksonville, FL 32207

Having been named as registered agent and to accept service of process for the above-stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.


Bert C. Simon

Date: 11/23 2022

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