

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L22000522639
FILED 8:00 AM
December 13, 2022
Sec. Of State
kcostello

Article I

The name of the Limited Liability Company is:

W-J OZB OPERATIONS, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

3528 LEGACY HILLS COURT
LONGWOOD, FL. US 32779

The mailing address of the Limited Liability Company is:

3528 LEGACY HILLS COURT
LONGWOOD, FL. US 32779

Article III

Other provisions, if any:

THE PURPOSE OF THE COMPANY IS TO BE A QUALIFIED OPPORTUNITY
ZONE BUSINESS TO OWN AND OPERATE QUALIFIED OPPORTUNITY ZONE
BUSINESS PROPERTY AS DEFINED BY THE TAX CUTS AND JOBS ACT
OF 2017 AND I.R.C. A §1400Z.

Article IV

The name and Florida street address of the registered agent is:

WINSTON D SCHWARTZ
3528 LEGACY HILLS COURT
LONGWOOD, FL. 32779

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.

Registered Agent Signature: WINSTON D. SCHWARTZ

Article V

The name and address of person(s) authorized to manage LLC:

Title: MGR
WINSTON D SCHWARTZ
3528 LEGACY HILLS COURT
LONGWOOD, FL. 32779 US

Title: AMBR
WINSTON D SCHWARTZ
3528 LEGACY HILLS COURT
LONGWOOD, FL. 32779 US

Title: AMBR
W-J REAL ESTATE HOLDINGS, LLC
3528 LEGACY HILLS COURT
LONGWOOD, FL. 32779 US

L22000522639
FILED 8:00 AM
December 13, 2022
Sec. Of State
kcostello

Signature of member or an authorized representative

Electronic Signature: WINSTON D. SCHWARTZ

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.