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Division of Corporations

# L23000016000

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**To:**

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**From:**

Account Name : GREENSPOON MARDER, P.A.  
Account Number : 076064003722  
Phone : (888)491-1120  
Fax Number : (954)333-2132

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Email Address: jelazar324@aol.com

**FLORIDA LIMITED LIABILITY CO.**  
**Wainscot Properties LLC**

Certificate of Status	0
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**ARTICLES OF ORGANIZATION  
OF  
WAINSCOT PROPERTIES LLC**

**ARTICLE I - Name:**

The name of the Limited Liability Company is Wainscot Properties LLC

**ARTICLE II - Duration:**

The period of duration for the Limited Liability Company shall begin with the filing of these Articles with the Florida Department of State, and shall exist perpetually, unless sooner dissolved in accordance with the Operating Agreement of the Limited Liability Company or Florida law.

**ARTICLE III - Address:**

The mailing address and street address of the principal office of the Limited Liability Company is 2609 NE 14<sup>th</sup> Avenue, Unit 407, Wilton Manors, FL 33334.

**ARTICLE IV - Registered Agent:**

The name and address of the initial registered agent for this Limited Liability Company is Greenspoon Marder LLP, 200 East Broward Blvd., Suite 1800, Fort Lauderdale, Florida 33301.

**ARTICLE V - Management:**


The Limited Liability Company is to be managed by a manager or managers and the name and address of the initial manager who is to serve as manager is:

John Lazar  
2609 NE 14<sup>th</sup> Avenue, Unit 407  
Wilton Manors, FL 33334

The manager of this Limited Liability Company: (i) may be replaced by the members, and (ii) shall be elected by the members, as provided for in the Operating Agreement of this Limited Liability Company.

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Whereof, the undersigned member has executed these Articles the 13<sup>th</sup> day of March, 2023.

  
\_\_\_\_\_  
David S. Kron, Esq.,  
Authorized Representative of Member

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

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY 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:

Wainscot Properties LLC

2. The name and address of the registered agent and office is:

Greenspoon Marder LLP (the "Firm")  
200 East Broward Blvd., Suite 1800  
Fort Lauderdale, Florida 33301

By: David S. Kron  
David S. Kron, Esq., For the Firm

*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, the Firm hereby accepts the appointment as registered agent and agrees to act in this capacity. The Firm further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and the Firm is familiar with and accepts the obligations of its position as registered agent.*

David S. Kron  
David S. Kron, Esq., For the Firm (Signature)

March 13, 2023  
(Date)

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STATE OF FLORIDA  
CLERK OF THE COURT