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**FLORIDA LIMITED LIABILITY CO.
WPG-Pebble Beach, LLC**

Certificate of Status	0
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ARTICLES OF ORGANIZATION
OF
WPG-PEBBLE BEACH, LLC

The undersigned executes these Articles of Organization of WPG-Pebble Beach, LLC to form a limited liability company pursuant to the Florida Revised Limited Liability Company Act:

ARTICLE I. NAME

The name of the limited liability company is:

WPG-PEBBLE BEACH, LLC

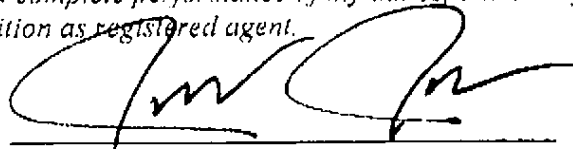
ARTICLE II. ADDRESS

The principal address and the mailing address of the limited liability company is 4211 W Boy Scout Boulevard, Suite 620, Tampa, Florida 33607.

ARTICLE III. REGISTERED AGENT AND OFFICE

The street address of the initial registered office of the limited liability company is 101 E. Kennedy Boulevard, Suite 3700, Tampa, Florida 33602, and the name of the limited liability company's initial registered agent at that address is Jonathan P. Jennewein.


Having been named 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.


Jonathan P. Jennewein

ARTICLE IV. MANAGEMENT OF COMPANY

The limited liability company is a manager-managed limited liability company. The name of the initially authorized manager of the Company is Wagner Property Group, LLC and its address is 4211 W Boy Scout Boulevard, Suite 620, Tampa, Florida 33607.

EXECUTED: 10/19/2023


Jonathan P. Jennewein
Authorized Representative of the Member