

## Florida Department of State

Division of Corporations

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## FLORIDA LIMITED LIABILITY CO.

3040 WPV LLC

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**ARTICLES OF ORGANIZATION  
OF  
3040 WPV LLC**

1. Name. The name of this limited liability company is **3040 WPV LLC** (the "Company"), and it shall be formed as a limited liability company under Chapter 605 of the laws of the State of Florida.

2. Place of Principal Office. The physical address and mailing address of the Company is **323 2<sup>nd</sup> St. S., Safety Harbor, Florida 34695.**

3. Registered Agent and Office. The name of the initial registered agent of the Company is **Corporation Service Company.** The street address of the initial registered agent of the Company is **1201 Hays Street, Tallahassee, Florida 32301.**

4. Management of the Company. The management of the Company shall be vested in the managers of the Company. The name and address of the initial manager of the Company is as follows:

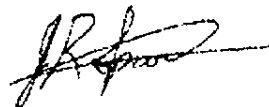
<u>Name</u>	<u>Address</u>	<u>Title</u>
Stephen Eric Ayoub	323 2 <sup>nd</sup> St. S. Safety Harbor, Florida 34695	MGR
Joseph Stephen Ayoub	323 2 <sup>nd</sup> St. S. Safety Harbor, Florida 34695	MGR

5. Duration. The Company shall exist from the date of filing of these Articles of Organization with the Florida Secretary of State, and the Company's existence shall be perpetual.

6. Purpose; Operating Agreement. The Company is organized for the purpose of holding, managing and otherwise dealing with real property and for transacting all other lawful activities and businesses that may be conducted by a limited liability company under the laws of Florida. The members shall have the power to adopt, alter, amend, or repeal the Operating Agreement of the Company containing provisions for the regulation and management of the affairs of the Company.

The undersigned executed these Articles of Organization this 5<sup>th</sup> day of September, 2024.

In accordance with Section 605.0203(1)(b), *Florida Statutes*, the execution of these Articles constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155.



James R. Spoor,  
Authorized Representative of Member

**ACCEPTANCE BY REGISTERED AGENT**

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 as provided for in Chapter 605, F.S.

Spoor Law, P.A.

A handwritten signature in black ink, appearing to read 'J. R. Spoor', written over a horizontal line.

By: \_\_\_\_\_  
James R. Spoor, President

Dated: September 5, 2024