

## Florida Department of State

Division of Corporations  
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## To:

Division of Corporations  
Fax Number : (850)617-6381

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Account Name : COMPUTERSHARE  
Account Number : 110432003053  
Phone : (561)694-8107  
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## FLORIDA LIMITED LIABILITY CO.

## Gallery at Wagner Creek Manager, LLC

Certificate of Status	1
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Page Count	03
Estimated Charge	\$130.00

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**ARTICLES OF ORGANIZATION  
OF  
Gallery at Wagner Creek Manager, LLC  
a Florida limited liability company**

**ARTICLE I - Name:**

The name of the Limited Liability Company is:

Gallery at Wagner Creek Manager, LLC

**ARTICLE II - Address:**

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

2850 Tigertail Avenue, Suite 800  
Miami, FL 33133

**ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:**

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

Corporate Creations Network Inc.  
801 US Highway 1  
North Palm Beach, FL 33408

*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..*



Corporate Creations Network Inc.

By: Kevin Duteau, Special Secretary

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**ARTICLE IV - Management:**

The name and address of each person authorized to manage and control the Limited Liability Company:

<u><b>Title:</b></u>	<u><b>Name and Address:</b></u>
Manager	JMPFT Affordable, LLC. 2850 Tigertail Avenue, Suite 800, Miami, FL 33133

**Officers:**

President	Jorge M. Perez 2850 Tigertail Avenue, Suite 800, Miami, FL 33133
Vice President	Jon Paul Perez 2850 Tigertail Avenue, Suite 800, Miami, FL 33133
Vice President	Matthew J. Allen 2850 Tigertail Avenue, Suite 800, Miami, FL 33133
Vice President	Alberto Milo, Jr. 2850 Tigertail Avenue, Suite 800, Miami, FL 33133
Vice President	Ben Gerber 2850 Tigertail Avenue, Suite 800, Miami, FL 33133
Vice President/Treasurer/ Secretary	Tony Del Pozzo 2850 Tigertail Avenue, Suite 800, Miami, FL 33133

**ARTICLE V - Existence:**

The Limited Liability Company's existence shall be effective September 6<sup>th</sup>, 2024

The undersigned authorized representative of a member executed these Articles of Organization on September 6<sup>th</sup>, 2024.



Computershare Governance Services, Inc.  
d/b/a Corporate Creations  
By: Kevin Duteau, Special Secretary

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