

Florida Department of State

Division of Corporations
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Division of Corporations
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Account Name : COMPUTERSHARE
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Phone : (561)694-8107
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FLORIDA LIMITED LIABILITY CO.

Gallery at Wagner Creek, LLC

Certificate of Status	1
Certified Copy	0
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Estimated Charge	\$130.00

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Electronic Filing Menu

Corporate Filing Menu

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

ARTICLE I - Name:

The name of the Limited Liability Company is:

Gallery at Wagner Creek, 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>Title:</u>	<u>Name and Address:</u>
Manager	Gallery at Wagner Creek Manager, LLC 2850 Tigertail Avenue, Suite 800, Miami, FL 33133

Officers:

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 6th, 2024;

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



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

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STATE OF FLORIDA