

**L24000444739**

## Florida Department of State

Division of Corporations

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## FLORIDA LIMITED LIABILITY CO.

## WPG-NEW KINGS 23, LLC

Certificate of Status	0
Certified Copy	1
Page Count	01
Estimated Charge	\$155.00

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**ARTICLES OF ORGANIZATION  
OF  
WPG-NEW KINGS 23, LLC**

The undersigned executes these Articles of Organization of WPG-New Kings 23, 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-NEW KINGS 23, LLC

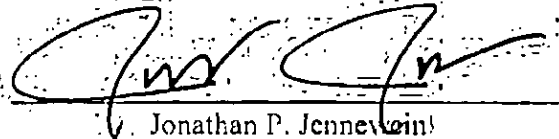
**ARTICLE II. ADDRESS**

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: 10/21/2024

  
Jonathan P. Jennewein  
Authorized Representative of the Member

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