

Florida Department of State

Division of Corporations

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To:

Division of Corporations

Fax Number : (850)617-6381

From:

Account Name : THE FARR LAW FIRM

Account Number : 103654001666

Phone : (941)639-1158

Fax Number : (941)639-0028

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: sfaircloth@farr.com

FLORIDA LIMITED LIABILITY CO.

210 Wood Street Property, LLC

Certificate of Status	0
Certified Copy	0
Page Count	02
Estimated Charge	\$125.00

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11-21-24

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ARTICLES OF ORGANIZATION
for
210 WOOD STREET PROPERTY, LLC, a Florida limited liability company

ARTICLE I — NAME

The name of the limited liability company ("Company") is **210 WOOD STREET PROPERTY, LLC.**

ARTICLE II — ADDRESSES

The mailing address and street address of the principal office of the Company are:

210 WOOD STREET PROPERTY, LLC
c/o John G. Kizer
413 W. Retta Esplanade
Punta Gorda, Florida 33950

ARTICLE III – MANAGEMENT

The Company is a manager-managed limited liability company. The Company shall be managed by the manager or managers who are designated, appointed, or elected to act in such capacity in accordance with the operating agreement of the Company as it may be amended from time to time ("Operating Agreement").

The name and address of the initial manager of the Company are:

John G. Kizer
413 W. Retta Esplanade
Punta Gorda, FL 33950

Any subsequent manager or managers shall be appointed as provided in the Operating Agreement.

The person who is designated or appointed as manager shall carry out and further the decisions and actions of the manager or members made under the Operating Agreement and shall be authorized to execute any and all reports, forms, instruments, documents, papers, writings, agreements, and contracts, including but not limited to deeds, bills of sale, transfers, leases, promissory notes, mortgages, and security agreements, and any other type or form of document by which property or property rights of the Company are transferred or encumbered, or by which debts, and obligations of the Company are created, incurred, or evidenced, which are necessary, appropriate, or beneficial to carry out or further such decisions or actions. Any manager may appoint, employ, or otherwise contract with any persons for the transaction of the business of the Company or the performance of services for or on behalf of the Company, and any manager may delegate to any such person (who may be designated by the manager as an officer of the

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Company) such authority to act on behalf of the Company as the manager may from time to time deem appropriate.

In accordance with the Florida Revised Limited Liability Company Act, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

/s/ Roger H. Miller III

Roger H. Miller III
Authorized Representative

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT AND REGISTERED OFFICE**

Under the provisions of the Florida Revised Limited Liability Company Act, the Company submits the following statement to designate a registered office and registered agent in the State of Florida.

The name of the limited liability company is **210 WOOD STREET PROPERTY, LLC.**

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

Roger H. Miller III, Esquire
Farr Law Firm P.A.
99 Nesbit Street
Punta Gorda, Florida 33950

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.

/s/ Roger H. Miller III

Roger H. Miller III, Registered Agent