

L24000509550

Florida Department of State  
Division of Corporations  
Electronic Filing Cover Sheet

**Note: Please print this page and use it as a cover sheet.** Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H24000404522 3)))



H240004045223ABCX

**Note: DO NOT** hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

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

From:  
Account Name : HILL WARD HENDERSON  
Account Number : 072100000520  
Phone : (813)221-3900  
Fax Number : (813)200-5995

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

Email Address: \_\_\_\_\_

2024 DEC -9 PM 3:06  
RECEIVED  
SECRETARY OF STATE  
TALLAHASSEE, FL

**FLORIDA LIMITED LIABILITY CO.  
WPG-HOMOSASSA, LLC**

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

2024 DEC -9 PM 5:05  
FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

(((H24000404522 3)))

ARTICLES OF ORGANIZATION  
OF  
WPG-HOMOSASSA, LLC

---

The undersigned executes these Articles of Organization of WPG-Homosassa, 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-HOMOSASSA, LLC

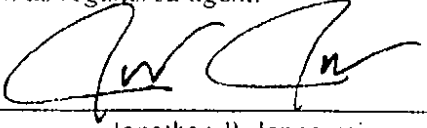
ARTICLE II. ADDRESS

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.

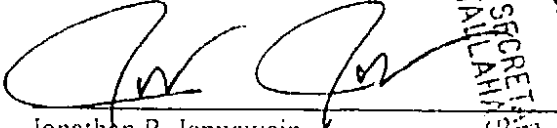
*Having been named to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to 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: December 9, 2024

  
Jonathan P. Jennewein  
Authorized Representative of the Member

(((H24000404522 3)))

FILED  
2024 DEC -9 PM 5:05  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA