

L25000234254

FL
5-29-25

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

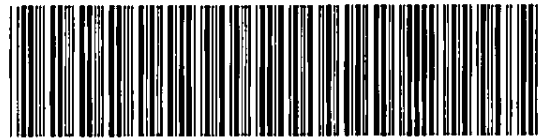
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



000448979240

FILED: 09

FILED: 2025 MAY 28 PM 3:38

2025 MAY 28 PM 3:38

REMOVED

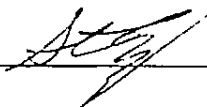
CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

WENDY'S CLOSET REAL ESTATE, LLC

Please Debit FCA000000003 For: 125

Thank you Seth Neeley



Art of Inc. File _____
LTD Partnership File _____
Foreign Corp. File _____
☒ L.C. File _____
Fictitious Name File _____
Trade/Service Mark _____
Merger File _____
Art. of Amend. File _____
RA Resignation _____
Dissolution / Withdrawal _____
Annual Report / Reinstatement _____
Cert. Copy _____
☒ Photo Copy _____
Certificate of Good Standing _____
Certificate of Status _____
Certificate of Fictitious Name _____
Corp Record Search _____
Officer Search _____
Fictitious Search _____
Fictitious Owner Search _____
Vehicle Search _____
Driving Record _____
UCC 1 or 3 File _____
UCC 11 Search _____
UCC 11 Retrieval _____
Courier _____

001010

Signature

Requested by:

Name _____ Date _____ Time _____

Walk-In _____ Will Pick Up _____

ARTICLES OF ORGANIZATION
OF
WENDY'S CLOSET REAL ESTATE, LLC

The undersigned, for the purpose of forming a Limited Liability Company under the Florida Revised Limited Liability Company Act (the "Act"), hereby adopts the following Articles of Organization.

ARTICLE 1: NAME AND MAILING ADDRESS

The name of this Company is **WENDY'S CLOSET REAL ESTATE, LLC** and its principal office and mailing address is 1912 Central Avenue, Saint Petersburg, FL 33712.

ARTICLE 2: DURATION

The duration of the Company is perpetual.

ARTICLE 3: PURPOSE

This Company has been organized for any lawful purpose under Florida law, except that special statutes for the regulation and control of specific types of business shall control when in conflict herewith.

ARTICLE 4. INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Company is located at 1912 Central Avenue, Saint Petersburg, FL 33712, and the name of the initial registered agent is Wendy K. Barrett.

ARTICLE 5 : MANAGEMENT; INITIAL MEMBERS

The management of the Company shall be vested in the manager(s) of the Company, as from time to time elected by the member(s) of the Company who may, but need not, be a member. The number of manager(s) may either be increased or decreased from time to time by agreement by the member(s) but shall never be less than one. The following persons be and the same hereby are elected to be the managers of the Company to assume the duties and responsibilities fixed by the Operating Agreement and to serve until his/her respective successor is chosen and qualify:

Manager: Wendy K. Barrett

Prepared By:
Peter J. Vasti, Esquire
LeavenLaw
3900 1st Street N., Suite 100
St. Petersburg, FL 33703

ARTICLE 6: LIMITATION OF AGENCY AUTHORITY OF MEMBERS

Pursuant to Section 605.04093 of the Act, no member of the Company shall be an agent of the company solely by virtue of being a member.

ARTICLE 7: ADMISSION OF ADDITIONAL MEMBERS

No person may be admitted as a member unless each member consents in writing to the admission of the additional member.

ARTICLE 8: OPERATING AGREEMENT

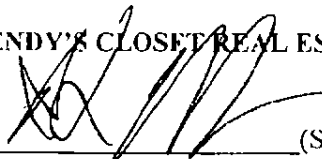
Any Operating Agreement (as defined in Section 605.0105 of the Act), relating to the Company must be in writing and signed by all members. The power to adopt, alter, amend or repeal the Operating Agreement of this Limited Liability Company shall be vested in the members of the Company.

ARTICLE 9: TRANSFERABILITY OF MEMBER'S INTEREST

The beneficial interest of a member of this Company may be transferred or assigned to such extent and in the manner provided in the Operating Agreement. However, if all of the remaining members of this Company do not approve of such proposed transfer or assignment by unanimous written consent, the transferee of the interest of such member shall have no right to participate in the management of the business and affairs of this Company or to become a member.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization effective the 27th day of May, 2025.

WENDY'S CLOSET REAL ESTATE, LLC


Peter J. Vasti.

Authorized Representative

(SEAL)

ACCEPTANCE BY REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above stated limited liability company at a place designated in the Articles of Organization of WENDY'S CLOSET REAL ESTATE, LLC, set forth above, I hereby accept the appointment as registered agent and agree to act 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.

Dated this 27th day of May, 2025.


Wendy K. Baruff, Registered Agent

(SEAL)