

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L25000066129
FILED 8:00 AM
February 05, 2025
Sec. Of State
klovelace

Article I

The name of the Limited Liability Company is:
SOUTH FL HOME INVESTORS, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
7901 4TH STREET NORTH
STE 300
ST. PETERSBURG, FL. US 33702

The mailing address of the Limited Liability Company is:
7901 4TH STREET NORTH
STE 300
ST. PETERSBURG, FL. US 33702

Article III

The name and Florida street address of the registered agent is:
REGISTERED AGENTS INC
7901 4TH STREET NORTH
STE 300
ST. PETERSBURG, FL. 33702

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.

Registered Agent Signature: DAVID ROBERTS

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
ANNA KATS
7901 4TH STREET NORTH, STE 300
ST. PETERSBURG, FL. 33702 US

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Article V

The effective date for this Limited Liability Company shall be:

02/05/2025

Signature of member or an authorized representative

Electronic Signature: ANNA KATS

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

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AFFIDAVIT FOR NAME RELEASE & FILING OF NEW ENTITY

**STATE OF FLORIDA
COUNTY OF PALM BEACH**

Before me, the undersigned authority, personally appeared **Jared E. Shapiro**, who, being duly sworn, deposes and states as follows:

1. I was the **Manager and Authorized Representative** of **South FL Home Investors, LLC** (formerly known as **311 Properties, LLC**), which was originally formed on **February 19, 2018**.
2. On **August 15, 2022**, I legally changed the name of **311 Properties, LLC** to **South FL Home Investors, LLC**, as reflected in the official name change documents on public record.
3. **South FL Home Investors, LLC** (formerly **311 Properties, LLC**) was solely owned by **WY Holding Company, LLC**, a holding company in which I, **Jared E. Shapiro**, was the **sole member and responsible party**, as shown in the **EIN confirmation letter** dated **February 12, 2018**.
4. **WY Holding Company, LLC** has been **administratively dissolved** and is no longer in operation.
5. As the **sole controlling party** of **WY Holding Company, LLC**, I have the **authority to release the name South FL Home Investors, LLC** for use in a **new filing**.
6. My wife, **Anna Kats**, and I, **Jared E. Shapiro**, wish to own and manage **South FL Home Investors, LLC** directly for **simplicity purposes**, as noted above.
7. This updated ownership structure was chosen to **streamline entity management, improve accounting processes, and ensure direct ownership clarity** while keeping **Anna Kats** listed as **Manager on public record**, in accordance with the new operating agreement.
8. I affirm that **WY Holding Company, LLC** has **no intention of being reinstated** and does **not object** to the name being used for the newly filed **South FL Home Investors, LLC**.

Entity Details for Reference:

- **Document Number:** W25000019639
- **Entity Name:** SOUTH FL HOME INVESTORS, LLC
- **Tracking Number:** 200444095202
- **Pin Number:** 5202

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Attached as Supporting Documents:

- **Exhibit A:** EIN Confirmation Letter for 311 Properties, LLC (dated February 26, 2018), showing Jared E. Shapiro as the responsible party and confirming that the LLC was originally named 311 Properties, LLC until it was officially changed with the Florida Department of Corporations to South FL Home Investors, LLC on August 15, 2022.
- **Exhibit B:** Official name change document from 311 Properties, LLC to South FL Home Investors, LLC (dated August 15, 2022).
- **Exhibit C:** EIN Confirmation Letter for WY Holding Company, LLC (dated February 12, 2018), showing Jared E. Shapiro as the sole member and responsible party.
- **Exhibit D:** Articles of Organization for 311 Properties, LLC (filed February 19, 2018), confirming WY Holding Company, LLC as the sole member.
- **Exhibit E:** Dissolution document for WY Holding Company, LLC.
- **Exhibit F:** Voided check for WY Holding Company, LLC, further establishing the entity's prior operational existence.

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FURTHER AFFIANT SAYETH NAUGHT.

Jared E. Shapiro
Managing Member of WY Holding Company, LLC
1279 West Palmetto Park Road, UNIT 273804
Boca Raton, Florida 33427
754-368-2211 | 561-571-2095
SouthFLHomeInvestors@gmail.com

ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF Palm Beach

Sworn to and subscribed before me this 17th day of FEBRUARY, 2025, by Jared E. Shapiro, Managing Member of WY Holding Company, LLC, who is personally known to me or has produced a valid government identification.

Jared E. Shapiro
JARED E. SHAPIRO, Managing Member of WY Holding Company, LLC

The foregoing Affidavit was acknowledged before me this 17th day of FEBRUARY, 2025, by Jared E. Shapiro, the Affiant, who:

☐ is personally known to me, OR

☒ Produced a valid government-issued ID (specify type: FL DL 5160425851710)

Method of Notarization (check one):

☒ By means of physical presence before me, OR

☐ By means of online notarization.

Douglas Howard Owen
Notary Public, State of Florida at Large

5/12/2028
My Commission Expires

HH525899
My Commission Number is:

