

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

L25000107482
FILED 8:00 AM
March 13, 2025
Sec. Of State
snchatham

Article I

The name of the Limited Liability Company is:

JWF REAL ESTATE MGT. LLC

Article II

The street address of the principal office of the Limited Liability Company is:

3709 HOLIDAY ROAD
PALM BEACH GARDENS, FL. US 33410

The mailing address of the Limited Liability Company is:

3709 HOLIDAY ROAD
PALM BEACH GARDENS, FL. US 33410

Article III

Other provisions, if any:

THIS COMPANY IS MANAGER MANAGED PURSUANT TO F.S. 605.0407

Article IV

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

DAVID R. ROY, P.A.
4209 N. FEDERAL HWY
POMPANO BEACH, FL. 33064

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 R ROY

Article V

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

Title: MGR
JOHN FRANCHINA SR.
3920 N. OCEAN DRIVE, APT. 5A
RIVIERA BEACH, FL. 33404 US

Title: MGR
ELIZABETH B FRANCHINA
3920 N. OCEAN DRIVE, APT. 5A
RIVIERA BEACH, FL. 33404 US

Title: MGR
JOHN FRANCHINA JR.
3709 HOLIDAY ROAD
PALM BEACH GARDENS, FL. 33410 US

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Signature of member or an authorized representative

Electronic Signature: JOHN FRANCHINA

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.