

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

L25000146866  
FILED 8:00 AM  
March 26, 2025  
Sec. Of State  
rlrichardson

**Article I**

The name of the Limited Liability Company is:  
1324 13TH WAY LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
201 S NARCISSUS AVE APT PH2  
WEST PALM BEACH, FL. UN 33401

The mailing address of the Limited Liability Company is:  
201 S NARCISSUS AVE APT PH2  
WEST PALM BEACH, FL. UN 33401

**Article III**

Other provisions, if any:

THE PURPOSE OF 1324 13TH WAY LLC IS TO PURCHASE, LEASE,  
HOLD, OWN, LEASE, AND MANAGE REAL ESTATE PROPERTIES, AND TO  
CONDUCT ALL OTHER ACTS PERMITTED BY LIMITED LIABILITY  
COMPANIES WITHIN THE STATE OF FLORIDA.

**Article IV**

The name and Florida street address of the registered agent is:  
NINA LUZ D FLAHERTY  
201 S NARCISSUS AVE APT PH2  
WEST PALM BEACH, FL. 33401

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: NINA LUZ D FLAHERTY

### **Article V**

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

Title: MGR  
NINA LUZ D FLAHERTY  
201 S NARCISSUS AVE APT PH2  
WEST PALM BEACH, FL. 33401 UN

Title: AMBR  
RICHARD G FLAHERTY JR  
201 S NARCISSUS AVE APT PH2  
WEST PALM BEACH, FL. 33401 UN

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### **Article VI**

The effective date for this Limited Liability Company shall be:

03/27/2025

Signature of member or an authorized representative

Electronic Signature: NINA LUZ D FLAHERTY

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.