

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

L25000258847  
FILED 8:00 AM  
June 02, 2025  
Sec. Of State  
mhhitchcock

**Article I**

The name of the Limited Liability Company is:  
WS TOWNHOMES HOLDING LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
1 NORTHSIDE PIERS  
APT 22C  
BROOKLYN, NY. US 11249

The mailing address of the Limited Liability Company is:  
1 NORTHSIDE PIERS  
APT 22C  
BROOKLYN, NY. US 11249

**Article III**

The name and Florida street address of the registered agent is:  
FELICE ROSENTHAL  
7 BALFOUR ROAD E  
PALM BEACH GARDENS, FL. 33418

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: FELICE ROSENTHAL

### **Article IV**

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

Title: MGR  
BRETT P ROSENTHAL  
1 NORTHSIDE PIERS APT 22C  
BROOKLYN, NY. 11249 US

Title: MGR  
AUSTIN D ROSENTHAL  
175 KENT AVENUE APT 717  
BROOKLYN, NY. 11249 US

Title: MGR  
JAMES C WAUGH  
20069 SE BRIDGEWATER DRIVE  
JUPITER, FL. 33458 US

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### **Article V**

The effective date for this Limited Liability Company shall be:

06/02/2025

Signature of member or an authorized representative

Electronic Signature: BRETT ROSENTHAL

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.