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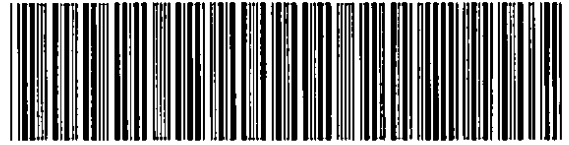
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THE COHRS LAW GROUP, P.A.

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† Denis A. Cohrs, Esq.
Robert B. Hicks, Esq., of counsel

† Board Certified Real Estate Attorney

SENT VIA FEDERAL EXPRESS

March 6, 2020

Department of State
Division of Corporations
Corporate Filings
P.O. Box 6327
Tallahassee, FL 32314

Dear Clerk,

Enclosed please find the Articles of Organization of Niknat Portfolio, LLC along with a check made payable to the Florida Department of State in the amount of \$125.00 for the filing fee. Please return a filed stamped copy (it does not have to be certified) to our office in the postage paid envelope provided.

Sincerely,

Kari Cincotto

Paralegal to Denis A. Cohrs, Esq.

DAC/kc:

Enclosures as stated above.

2020 MAR -9 PM 4:32
SECRETARY OF STATE
TALLAHASSEE, FL

FILED

**ARTICLES OF ORGANIZATION
OF
NIKNAT PORTFOLIO, LLC**

I, the undersigned, hereby make, subscribe, acknowledge, and file, with the Secretary of State of the State of Florida, these Articles of Organization for the purpose of forming a Limited Liability Company in accordance with the laws of the State of Florida, as the same may be amended from time to time.

(All capitalized terms contained in these Articles of Organization shall have the meaning ascribed to them herein or in Chapter 605, Florida Statutes, The Revised Florida Limited Liability Act).

**ARTICLE I
NAME**

The name of this Limited Liability Company is **Niknat Portfolio, LLC**.

**ARTICLE II
COMMENCEMENT OF EXISTENCE AND DURATION**

The existence of this Limited Liability Company (the "Company") shall commence on March 9, 2020, and it shall thereafter have perpetual existence.

**ARTICLE III
MAILING ADDRESS AND PRINCIPAL OFFICE**

The principal place of business of the Company shall be:

**329 Overlook Dr.
Belleair, FL 33756**

and such other place or places in or outside of the State of Florida as the Company may from time to time determine.

**ARTICLE IV
REGISTERED AGENT**

The initial Registered Agent and Registered Office of the Company shall be:

**The Cohrs Law Group, P.A.
2841 Executive Drive, Suite 120
Clearwater, FL 33762**

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TALLAHASSEE, FL

ARTICLE V
PURPOSE

The Company may engage in the transaction of any or all lawful business for which limited liability companies may be organized under the laws of the State of Florida.

ARTICLE VI
OPERATING AGREEMENT

The Members of the Company shall adopt an Operating Agreement containing all provisions for the regulation and management of the Company not inconsistent with laws of the State of Florida or these Articles. No Member or Manager of the Company shall be permitted to receive any compensation from the Company and the Operating Agreement for the Company shall at all times reflect such restriction.

ARTICLE VII
MANAGEMENT OF BUSINESS

The management of this Limited Liability Company shall be vested in a manager and this limited liability company shall be classified as a manager-managed company. The manager may not be removed or replaced except with the written consent of the then acting manager. In the event of the incapacity of the manager, the holder of an unrevoked durable power of attorney for the manager or a court appointed guardian for the manager shall have the power to name a successor manager. Upon the death of the manager, the personal representative of the manager's estate or the successor trustee of the manager's living trust is hereby given the power to direct the appointment of a successor manager. The name and business address of the manager of this Limited Liability Company is:

David P. Grieco
329 Overlook Dr.
Belleair, FL 33756

ARTICLE VIII
INITIAL MEMBERS

The name and business address of the initial Member of this Company is:

Advanta IRA Services, LLC, FBO David P. Grieco IRA
13191 Starkey Rd., Suite 2
Largo, FL 33773

ARTICLE IX
OWNERSHIP OF PROPERTY

Real or personal property originally brought into or transferred to the Company, or acquired by the Company by purchase or otherwise shall be held and owned, and conveyance shall be made, in the name of the Company.

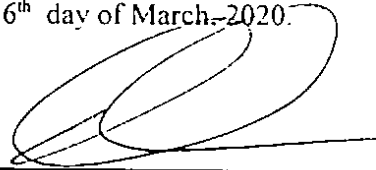
ARTICLE X
TRANSFERABILITY OF MEMBERS' INTEREST

A Member's interest in the Company may be transferred, whether voluntarily or involuntarily, only with the written consent of the manager of the Company. Without such consent, the transferee shall not be entitled to become a Member and any attempted transfer shall not be recognized by the Company. A Member desiring to withdraw from the Company shall provide written notice to the manager and the manager will designate a successor Member within thirty (30) days, together with a consent and direction to effectuate such transfer.

ARTICLE XI
AMENDMENTS

These Articles may be amended from time to time by the written consent and agreement of the manager and the amendment shall be filed with the Florida Department of State, duly signed by the manager of the Company.

IN WITNESS WHEREOF, the undersigned, as an authorized agent and representative for the members, has executed these Articles of Organization on this 6th day of March, 2020.

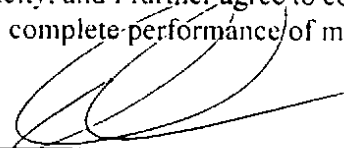


Denis A. Cohrs, Attorney At Law
As authorized agent for the Initial Member

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SECRETARY OF STATE
TALLAHASSEE, FL

**CERTIFICATE OF ACCEPTANCE OF
REGISTERED AGENT UPON WHOM PROCESS MAY BE SERVED**

Having been named as Registered Agent to accept service of process for the above named Limited Liability Company, at the place designated in these Articles, I hereby acknowledge that I am familiar with my obligations as Registered Agent and agree to act in this capacity, and I further agree to comply with the provisions of all laws and regulations relative to the proper and complete performance of my duties.



Denis A. Cohrs

Date: March 6, 2020

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TALLAHASSEE, FL