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Division of Corporations

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To:

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Account Name : SKRIVAN & GIBBS, PLLC  
Account Number : I20090000052  
Phone : (239)597-4500  
Fax Number : (239)234-5029

T. SCOTT

FEB 24 2022

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Email Address: van@rontorealty.com**FLORIDA LIMITED LIABILITY CO.****Osborne & Associates, LLC**

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CORPORATIONS  
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**ARTICLES OF ORGANIZATION  
OF  
OSBORNE & ASSOCIATES, LLC**

The undersigned acting as organizer of Osborne & Associates, LLC, under the Revised Florida Limited Liability Company Act, adopts the following Articles of Organization for said limited liability company.

**ARTICLE I  
NAME**

The name of the limited liability company shall be OSBORNE & ASSOCIATES, LLC (the "Company").

**ARTICLE II  
DURATION**

This Company shall exist perpetually, unless dissolved according to law or as set forth in the Operating Agreement adopted by the Company.

**ARTICLE III  
PURPOSE**

The Company is organized pursuant to the Revised Florida Limited Liability Company Act for the purpose of conducting any lawful activity within or without the State of Florida, with the powers described in the Revised Florida Limited Liability Company Act and as set forth in the Operating Agreement adopted by the Company.

**ARTICLE IV  
BUSINESS ADDRESS/MAILING ADDRESS**

The address of the place of business in this State of the Company shall be 25579 Fenner Circle, Bonita Springs, FL 34135. The mailing address of the Company shall be 25579 Fenner Circle, Bonita Springs, FL 34135.

Prepared by:  
Kent A. Skrivan, Esq.  
Skrivan & Gibbs, PLLC  
1110 Pine Ridge Road, Suite 300  
Naples, Florida 34108  
(239) 597-4500  
Bar #0893652

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**ARTICLE V**  
**REGISTERED AGENT**

The name and address of the Company's initial registered agent and registered office is Van Osborne, 25579 Fenner Circle, Bonita Springs, FL 34135.

**ARTICLE VI**  
**MANAGEMENT**

The Company is to be managed by its Manager or Managers. The initial Manager is Van Osborne.

**ARTICLE VII**  
**ACCEPTANCE**

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 relative to the proper and complete performance of my duties and I am familiar with and accept the obligations of my position as registered agent.

Van Osborne



**ARTICLE VIII**  
**ADMISSION OF ADDITIONAL MEMBERS**

Additional members may be admitted to the Company upon the consent of and approval of the members as more specifically set forth in the operating agreement adopted by the company, and then only upon the condition that a new member be bound by and become a party to the operating agreement adopted by the Company.

**ARTICLE IX**  
**ADDITIONAL PROVISIONS**

The effective date of this limited liability company shall be upon filing.

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IN WITNESS WHEREOF, the undersigned has caused these Articles of Organization to be executed this 23 day of February, 2022.

In accordance with Section 605.0203(1)(b), Florida Statutes the execution of this document constitutes an affirmation under penalties of perjury that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third-degree felony as provided in §817.155, Florida Statutes.

By: 

Van Osborne, Organizer