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(City/State/Zip/Phone #)

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(Business Entity Name)

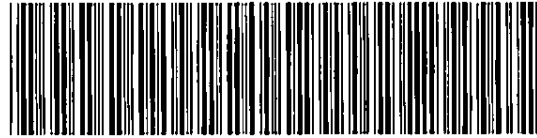
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LLC

1. **PINE ISLAND COMMERCE CENTER, LLC**
(CORPORATE NAME AND DOCUMENT #)

2. _____
(CORPORATE NAME AND DOCUMENT #)

3. _____
(CORPORATE NAME AND DOCUMENT #)

4. _____
(CORPORATE NAME AND DOCUMENT #)

5. _____
(CORPORATE NAME AND DOCUMENT #)

6. _____
(CORPORATE NAME AND DOCUMENT #)

**SPECIAL
INSTRUCTIONS:**

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2024 APR -3 PM 2:49
TALLAHASSEE, FLA

Articles of Organization
Of
PINE ISLAND COMMERCE CENTER, LLC

The undersigned, as the authorized representative of the initial member of Pine Island Commerce Center, LLC, a Florida limited liability company (the "Company"), hereby forms a limited liability company under the laws of the State of Florida.

Article I – Name

The name of this Company is:

PINE ISLAND COMMERCE CENTER, LLC

Article II– Principal Office

The mailing address and street address of the principal office of the Company is:

1918 9th Street East
West Fargo, ND 58078

Article III– Duration

The Company shall commence its existence upon the filing of these Articles of Organization with the Secretary of the State of Florida. The Company shall have perpetual existence.

Article IV - Management

The Company shall be managed by one (1) or more Managers designated from time to time by the Members of the Company and is, therefore, a Manager-managed company. The Managers need not be Members of the Company. The name and address of the initial Manager is:

Larry S. Nygard
1918 9th Street East
West Fargo, ND 58078

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2001 APR -3 PM 3:00

Article V – Limitation on Agency Authority of Members

No Member of the Company shall be an agent of the Company solely by virtue of being a Member, and no Member shall have authority to incur debt or contractual liability on behalf of the Company solely by virtue of being a Member.

Article VI – Registered Agent

The registered agent and the street address of the registered agent of this Company in the State of Florida shall be:

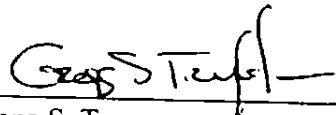
Bolanos Truxton, P.A.
12800 University Drive, Suite 350
Ft. Myers, Florida 33907

Article VII – Amendment

These Articles of Organization may be amended or repealed upon the unanimous approval of then existing Members of the Company.

In Witness Whereof, the undersigned has executed the foregoing Articles of Organization as the authorized representative of the initial Members of the Company as of this 1st day of April, 2024.

Authorized Representative:



Gregg S. Truxton

2024 APR -3 PM 2:50

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**CERTIFICATE ACCEPTING DESIGNATION AS AN AGENT UPON WHOM
SERVICE OF PROCESS WITH THIS STATE MAY BE SERVED**

The following is submitted pursuant to Chapter 605, Florida Statutes:

Having been appointed registered agent of Pine Island Commerce Center, LLC, a Florida limited liability company, in its Articles of Organization, the undersigned hereby agrees to act in this capacity and affirms that he is familiar with, and accepts, the obligations of such position.

Bolaños Truxton, P.A.

By: Gregg S. Truxton
Gregg S. Truxton
12800 University Drive, Suite 350
Ft. Myers, Florida 33907

Dated: April 1, 2024

FILED
2024 APR -3 PM 2:49
CLERK OF COURT
JUDICIAL CIRCUIT IN AND FOR
THE SEVENTH JUDICIAL CIRCUIT
IN FLORIDA