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FLORIDA LIMITED LIABILITY CO.
12191 MCGREGOR, LLC

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**ARTICLES OF ORGANIZATION OF
12191 MCGREGOR, LLC**

ARTICLE I

NAME

The name of this Limited Liability Company shall be: **12191 MCGREGOR, LLC.**

ARTICLE II

PURPOSE

This Limited Liability Company is created for the purpose of transacting any and all lawful business for which limited liability companies may be organized under the laws of the State of Florida or of the United States of America, as may be decided upon by the member.

ARTICLE III

PLACE OF BUSINESS AND REGISTERED AGENT

The initial principal place of business shall be: **1337 Bradford Road Fort Myers, Florida 33901**

The initial mailing address of this Limited Liability Company shall be **1337 Bradford Road Fort Myers, Florida 33901**, and such other place or places as the member from time to time may determine.

The initial Registered Agent of the Limited Liability Company shall be **Darrin R. Schutt, Esq., 12601 New Brittany Boulevard, Fort Myers, Florida 33907.**

ARTICLE IV

MANAGEMENT OF BUSINESS

This Limited Liability Company is to be single member company managed by its sole member, such that the company is to be a single-member managed company. The single member is:

**NINA BIRKART
1337 Bradford Road
Fort Myers, Florida 33901**

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**ARTICLE V
REGULATIONS**

At the time of executing these articles of organization, the members of the Limited Liability Company shall adopt regulations containing all provisions for the regulation and management of this company not inconsistent with law or these articles.

The power to alter, amend or repeal these regulations shall be vested in the sole member of this company.

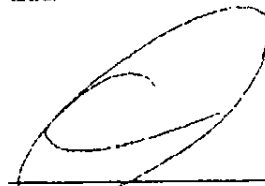
**ARTICLE VI
PROPERTY**

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 this Limited Liability Company.

**ARTICLE VII
DISTRIBUTION OF EARNINGS**

The Member shall have the sole discretion whether to issue earnings or retain the same, either in whole or in part. The Member shall not be required to provide a reason for the determination to retain such earnings.

IN WITNESS WHEREOF, the Authorized Agent of the Member has executed these Articles of Organization on this 31st day of May, 2024, and acknowledges that in accordance with §605.0203(1), Florida Statutes, that the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

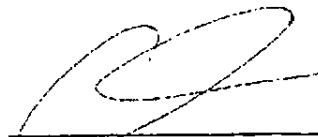


Darin R. Schutt, Esq.
Authorized Agent for Member Nina Birkart

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ACKNOWLEDGEMENT

Having been named to accept service of process for the above-stated Limited Liability Company at the place designated within the Articles of Organization, the undersigned hereby accepts to act in this capacity and agrees to comply with the provisions of § 605.0113(2), Florida Statutes.



Darrin R. Schutt, Esq.