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Florida Department of State

Division of Corporations

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To: Division of Corporations
Fax Number : (850)617-6381

From: Account Name : LAW OFFICE OF GARY B LEUCHTMAN
Account Number : I20140000058
Phone : (850)316-8179
Fax Number : (850)898-3377

20 FEB 18 AM 11:01

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: gbl@leuchtmanlaw.com

FLORIDA LIMITED LIABILITY CO.

Batt Condo, LLC

Table with 2 columns: Description and Amount. Rows include Certificate of Status (0), Certified Copy (0), Page Count (05), and Estimated Charge (\$125.00).

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**ARTICLES OF ORGANIZATION
OF
BATT CONDO, LLC**

I, the undersigned subscriber to these Articles of Organization, being a natural person competent to contract, do hereby make, subscribe, acknowledge, and file these Articles for the purpose of forming a limited liability company under the laws of the State of Florida.

ARTICLE ONE

The name of the limited liability company shall be Batt Condo, LLC (the "Company").

ARTICLE TWO

The principal place of business of the Company shall be 3 Portofino Drive, Unit 1901, Pensacola Beach, FL 32561 or such other place or places as the members from time to time may determine.

ARTICLE THREE

The name and address of the initial registered agent of the Company and the registered office shall be Gary B. Leuchtman, 921 North Palafox Street, Pensacola, Florida 32501.

ARTICLE FOUR

The Company will be a Manager-Managed Company. The Managers are authorized and empowered to manage and control the Company. The name and address of the Managers are:

David Batt
3 Portofino Drive
Unit 1901
Pensacola Beach FL 32561

Harry Batt III
3 Portofino Drive
Unit 1901
Pensacola Beach FL 32561

ARTICLE FIVE

The Company shall have perpetual existence commencing on the date of filing these Articles of Organization in the Office of the Secretary of State of the State of Florida.

ARTICLE SIX

The Company is organized for the purpose of transacting any and all lawful business, both within and without the State of Florida; however, the Members anticipate that the activities of the Company will be limited to acquiring, marketing, leasing, maintaining and selling that certain

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residential condominium located at 3 Portofino Drive, Unit 1901, Pensacola Beach, Florida. Additionally, the general nature of the business or businesses to be transacted shall be:

(a) To conduct, maintain, operate, and to do business in any activity within the purpose for which a limited liability company may be organized under the Florida Limited Liability Company Act.

(b) To own real and personal property, and to use, operate, maintain, remodel, improve, and generally deal with and in the same, and any appurtenances convenient, desirable, or necessary in the conduct and operation of the lawful business of the Company.

(c) To do all and everything necessary or proper for the accomplishment of the objects and purposes of the Company, as determined by the Company's members in their discretion and consistent with the laws of the State of Florida, or as necessary or incidental to the protection and benefit of the Company, and in general to carry out any lawful business, regardless of whether such business is similar in nature to the objects as set forth herein, and in any part of the world, either as principal, agent, contractor, or otherwise, and either alone or in conjunction with any other persons, firm, associations, corporation, or other entities, both within and without the State of Florida, to the same extent as natural persons lawfully might or could do, insofar as acts may be permitted to be done by a limited liability company organized under the laws of the State of Florida.

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ARTICLE SEVEN

Additional members may be admitted, at such times and on such terms and conditions, as are consistent with the requirements of the Operating Agreement of the Company.

ARTICLE EIGHT

The remaining members of the Company may continue the business of the Company upon the termination of membership of a member in the Company (by reason of death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or the occurrence of any other event terminating membership in the Company) upon unanimous agreement in accordance with the Operating Agreement of the Company.

ARTICLE NINE

The Company shall have all of the powers enumerated in the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, as such chapter presently exists or may hereafter be amended.

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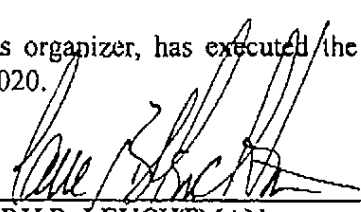
ARTICLE TEN

The name and address of the organizer is:

Gary B. Leuchtman
921 North Palafox Street
Pensacola, Florida 32501

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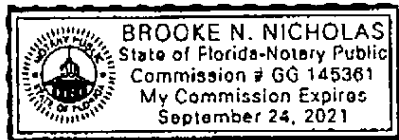
IN WITNESS WHEREOF, the undersigned, as organizer, has executed the foregoing Articles of Organization on this 15th day of January 2020.

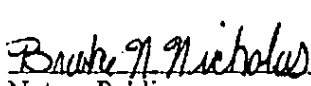


GARY B. LEUCHTMAN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 15th day of January, 2020, by Gary B. Leuchtman by personal appearance who is personally known to me or has produced _____ as identification.

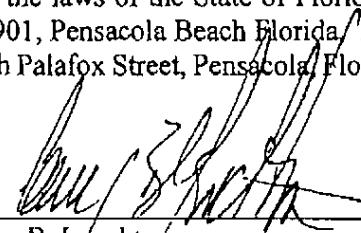




Notary Public

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN FLORIDA AND NAMING
AGENT UPON WHOM PROCESS MAY BE SERVED

In compliance with Section 605.0113, Florida Statutes, the following is submitted: that Batt Cond, LLC, desiring to organize or qualify under the laws of the State of Florida, with its principal place of business at 3 Portofino Drive, Unit 1901, Pensacola Beach Florida, has named Gary B. Leuchtman, whose business address is 921 North Palafox Street, Pensacola, Florida 32501 as its agent to accept service of process within Florida.



Gary B. Leuchtman
Organizer

