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LEUCHTMAN LAW 850-893-3377 >> 850-617-6381

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COMMERCIAL SERVICES

**FLORIDA LIMITED LIABILITY CO.**  
**419 Fort Pickens Road, LLC**

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**ARTICLES OF ORGANIZATION  
OF  
419 Fort Pickens Road, LLC**

We, the undersigned subscriber to these Articles of Organization, being natural persons 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 419 Fort Pickens Road, LLC (the "Company").

**ARTICLE TWO**

The principal place of business of the Company shall be 1920 Bay Pine Circle, Gulf Breeze, Florida 32563, 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:

Allen W. Townley & Jeannine S. Townley  
1920 Bay Pine Circle, Gulf Breeze, Florida 32563

**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. Additionally, the general nature of the business or businesses to be transacted shall be:

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(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.

#### 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.

## ARTICLE TEN

The name and address of the organizer is:

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

IN WITNESS WHEREOF, the undersigned, as organizer, has executed the foregoing Articles of Organization on this 6<sup>th</sup> day of April, 2022.

  
GARY B. LEUCHTMAN

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

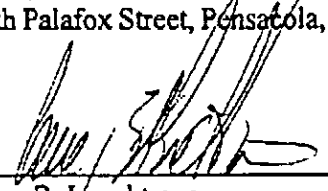
The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of April, 2022, by Gary B. Leuchtman who is personally known to me or has produced as identification.



  
Notary Public

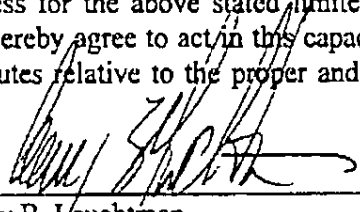
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE  
FOR THE SERVICE OF PROCESS WITHIN FLORIDA AND NAMING  
AGENT UPON WHOM PROCESS MAY BE SERVED

In compliance with Section 605.0113, Florida Statutes, the following is submitted, that Fort Pickens Road, LLC, desiring to organize or qualify under the laws of the State of Florida, with its principal place of business at 1920 Bay Pine Circle, Gulf Breeze, Florida 32563, 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

## ACCEPTANCE:

Having been named to accept service of process for the above stated limited liability Company, at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

  
\_\_\_\_\_  
Gary B. Leuchtmann  
Registered Agent

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TALLAHASSEE, FLORIDA