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(City/State/Zip/Phone #)

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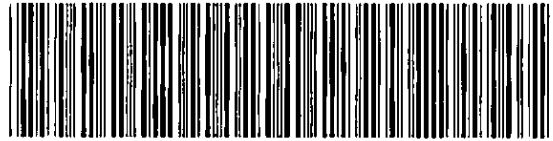
(Business Entity Name)

(Document Number)

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08/27/24--01002--013 **160.00

COVER LETTER

**TO: New Filing Section
Division of Corporations**

SUBJECT: 370 Bayland LLC

Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Daniel D. Peck

Name of Person

Peck & Peck, P.A.

Firm/Company

5200 Tamiami Trail North, Suite 101

Address

Naples, Florida 34103

City/State and Zip Code

peckandpeck@aol.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Daniel D. Peck

239

263-9818

at ()

Name of Person

Area Code

Daytime Telephone Number

Enclosed is a check for the following amount:

☐ \$125.00 Filing Fee

☐ \$130.00 Filing Fee &
Certificate of Status

☐ \$155.00 Filing Fee &
Certified Copy
(additional copy is enclosed)

☒ \$160.00 Filing Fee,
Certificate of Status &
Certified Copy
(additional copy is enclosed)

Mailing Address

New Filing Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

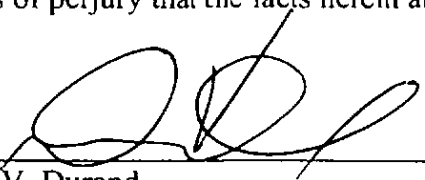
Street Address

New Filing Section Division
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

**ARTICLES OF ORGANIZATION
OF
370 BAYLAND LLC**

1. Name. The name of this limited liability company is 370 Bayland LLC, a Florida limited liability company (the "Company").
2. Duration and Effective Date. The Company shall have perpetual existence commencing on the filing of the Articles of Organization with the State of Florida and continues even though a membership of a member is terminated.
3. Purpose. This corporation is organized to own and operate b and b properties, buy, sell, manage, operate, lease and renovate real estate, and for all other purposes allowed a Florida limited liability company.
4. Principal Office. The mailing and street address of the Company's principal office is 19062 Wild Blue Boulevard, Fort Myers, Florida 33913.
5. Registered Agent and Office. The name of the initial registered agent of the Company is Daniel D. Peck. The street address of the initial registered agent of the Company is 5200 Tamiami Trail North, Suite 101, Naples, Florida 34103.
6. Additional Members. Additional members to the Company may be admitted, but only upon the unanimous consent of all members of the Company at the time admission is sought.
7. Management of the Company. The name and address of each person authorized to manage and control the limited liability company follows. The Company shall be managed by one manager. The manager is David V. Durand, 19062 Wild Blue Boulevard, Fort Myers, Florida 33913.
8. Member of the Company. The name and address of the only member is David V. Durand Trustee of the David V. Durand Revocable Trust of 2011.
9. Voting. The Company is authorized to issue membership interests with voting rights and membership interests without voting rights.
10. Certificated Interests. The members' interests in the Company may but need not be evidenced by certificates.
11. Member's Rights. Pursuant to section 605.04074(2) of the Florida Statutes, no member of the Company other than the manager shall be an agent of the company solely by virtue of being a member, and no member other than the manager shall have authority to incur debt or contractual liability on behalf of the company solely by virtue of being a member. Any Operating Agreement of the company as defined in section 605.0105 of the Florida Statutes must be in writing and signed by the initial members.

The undersigned Manager and Member freely executed these Articles of Organization the 13 day of August, 2024, affirming under penalties of perjury that the facts herein are true.



David V. Durand

ACCEPTANCE BY REGISTERED AGENT

Having been named Registered Agent and designated to accept service of process for the within-named Company, at the place designated herein, and being familiar with the obligations of that position, I hereby agree to act in that capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.



Daniel D. Peck, Registered Agent

Dated: August 15, 2024