

## Florida Department of State

**24000484310**

Please print this page and use it as a cover sheet. Type the tax authority number (shown below) on the top and bottom of all pages of the document.

((H24000382764 3)))



H240003827643ABC3

**Note:** DO NOT hit the REFRESH/RELOAD button on your browser from this page.  
Doing so will generate another cover sheet.

## To:

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

## From:

Account Name : COMPUTERSHARE  
Account Number : 110432003053  
Phone : (561)694-8107  
Fax Number : (561)214-8442

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

**Email Address:** \_\_\_\_\_

## FLORIDA LIMITED LIABILITY CO.

## BTV70, LLC

Certificate of Status	1
Certified Copy	0
Page Count	04
Estimated Charge	\$130.00

RECEIVED

2024 NOV 18 PM 4:33

TALLAHASSEE, FL

17:18:10 11/18/2024

73717

H24000382764

## ARTICLES OF ORGANIZATION

### Article I. Name

The name of this Florida limited liability company is:  
BTV70, LLC

### Article II. Address

The street address of the Company's initial principal office is:  
BTV70, LLC  
649 SW Whitmore Drive  
Port Saint Lucie FL 34984

The mailing address of the Company's initial principal office is:  
BTV70, LLC  
649 SW Whitmore Drive  
Port Saint Lucie FL 34984

### Article III. Registered Agent

The name and street address of the Company's registered agent is:

Joseph Butera  
649 SW Whitmore Drive  
Port Saint Lucie FL 34984

### Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Computershare Entity Solutions Inc.

801 US Highway 1  
North Palm Beach FL 33408  
(561) 694-8107

H24000382764

FILED  
NOV 19 2024  
PORT SAINT LUCIE, FL  
CLERK OF DISTRICT COURT

H24000382764

Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

Article VI. Management

This will be a manager-managed company. The name and address of each manager is:

Victor Bakunoff  
649 SW Whitmore Drive  
Port Saint Lucie FL 34984  
Leonard Marshall  
649 SW Whitmore Drive  
Port Saint Lucie FL 34984

Article VII. Company Existence

The Company's existence shall begin effective as of November 18, 2024.

The undersigned authorized representative of a member executed these Articles of Organization on 11/18/2024.



---

COMPUTERSHARE ENTITY SOLUTIONS INC.

Computershare Entity Solutions Inc.

801 US Highway 1  
North Palm Beach FL 33408  
(561) 694-8107

H24000382764

H24000382764

Saray Djidji, Special Secretary

## STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

BTV70, LLC

REGISTERED AGENT/OFFICE:

Joseph Butera

649 SW Whitmore Drive

Port Saint Lucie FL 34984

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



---

JOSEPH BUTERA

Saray Djidji, Attorney-in-Fact

Date: November 18, 2024.

Computershare Entity Solutions Inc.

801 US Highway 1

North Palm Beach FL 33408

(561) 694-8107

H24000382764