

Division of Corporations

https://www.sunbiz.org/submit/cf/cfcovr.exe

L16000037237

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

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

(((H16000046145 3)))



H160000461453ABC.

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 : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (561)694-8107
Fax Number : (561)694-1639

****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.
Mendez / Metz Property Management LLC

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

[Electronic Filing Menu](#)[Corporate Filing Menu](#)[Help](#)

FILED
16 FEB 23 PM 11:50
RECEIVED
16 FEB 23 PM 4:19
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

16 FEB 23 PM 11:50

CLERK OF THE COURT
TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
Mendez / Metz Property Management LLC

Article II. Address

The street address of the Company's initial principal office is:

Mendez / Metz Property Management LLC
2600 S. Douglas Road, Suite 305
Miami FL 33134

The mailing address of the Company's initial principal office is:

Mendez / Metz Property Management LLC
2600 S. Douglas Road, Suite 305
Miami FL 33134

Article III. Registered Agent

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

Antonio L. Martinez, Esq.
2600 S. Douglas Road, Suite 305
Miami FL 33134

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.

Martinez I Morales
2600 S. Douglas Road, Suite 305
Miami FL 33134
305-501-5011 Ext. 803

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:

MM Property Manager LLC
2600 S. Douglas Road, Suite 305
Miami FL 33134

Article VII. Company Existence

The Company's existence shall begin effective as of February 23, 2016.

The undersigned authorized representative of a member executed these Articles of Organization on 2/23/2016.



CORPORATE CREATIONS INTERNATIONAL, INC.
Taide Sanchez Vice President
by Lauren Vadney as attorney-in-fact

Martinez I Morales
2600 S. Douglas Road, Suite 305
Miami FL 33134
305-501-5011 Ext. 803

STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

Mendez / Metz Property Management LLC

REGISTERED AGENT/OFFICE:

Antonio L. Martinez, Esq.
2600 S. Douglas Road, Suite 305
Miami FL 33134

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.


ANTONIO L. MARTINEZ, ESQ.
by Lauren Vadney as attorney-in-fact

Date: February 23, 2016.

Martinez | Morales
2600 S. Douglas Road, Suite 305
Miami FL 33134
305-501-5011 Ext. 803