

# L18000139601

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.

((H18000171510 3)))



H180001715103ABCY

**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 : MORRISON & MILLS, P.A.  
Account Number : 120000000030  
Phone : (813) 258-3311  
Fax Number : (813) 258-3209

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

Email Address: dorothy2@wilsons-petroleum.com

**FLORIDA LIMITED LIABILITY CO.  
MDZ Properties, LLC**

Certificate of Status	0
Certified Copy	0
Page Count	05
Estimated Charge	\$125.00

RECEIVED

2018 JUN -7 AM 9:00

DIVISION'S  
COMMERCIAL  
SERVICES

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

2018 JUN -7 AM 8:49

FILED

Electronic Filing Menu

Corporate Filing Menu

Help

JUN 08 2018

T. SCOTT

HK000M15103

**ARTICLES OF ORGANIZATION  
OF  
MDZ PROPERTIES, LLC**

The undersigned organizer, hereby makes, subscribes, acknowledges and files with the Secretary of State of the State of Florida these Articles of Organization for the purpose of forming a limited liability company in accordance with the laws of the State of Florida.

**ARTICLE I - NAME**

The name of this limited liability company shall be MDZ PROPERTIES, LLC (hereinafter the "Company")

**ARTICLE II - PURPOSE**

This Company is organized for the purpose of transacting any or all lawful business in accordance with the laws of Florida as enumerated in the Florida Limited Liability Company Act.

**ARTICLE III - EFFECTIVE DATE and DURATION**

The term of existence of the Company shall commence with the filing of the Articles of Organization with the Secretary of State of the State of Florida and shall continue perpetually, unless sooner dissolved in accordance with the laws of the State of Florida. In no instance shall the Company be automatically terminated, dissolved, or operations suspended upon the occurrence of an event, including the death, disability, bankruptcy, expulsion, or withdrawal of a member of the Company, other than the passage of time as may be specified by law or in the Operating Agreement of the Company. Provided, however, that upon any such termination event, the existence and business of the Company may be continued by amendment of these Articles of Organization or the Operating Agreement providing for the continued existence of the Company as may be authorized by Florida Statutes.

Upon the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a Member or upon the occurrence of any other event which terminates the continued membership of a Member in the Company, the remaining Member or Members of the Company shall have a right, by affirmative vote, to continue the existence and business of the Company.

FILED  
2018 JUN - 7 AM 8  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

H18000 M15103

#### **ARTICLE IV - ADDRESS OF PRINCIPAL OFFICE**

The mailing and street address and location of the principal offices of the Company shall be 12773 W Forest Hill Blvd., Suite 105 Wellington, FL 33414, but the Company shall have the power to establish branch offices and other places of business at such other places within or without the state of Florida as may be determined and deemed expedient by the Members.

#### **ARTICLE V - REGISTERED AGENT**

The name and street address of the initial registered agent of this Company shall be Frederick J. Mills, Esquire, of Morrison & Mills, P.A., at 1200 W. Platt Street, Suite 100, Tampa, Florida 33606.

#### **ARTICLE VI - MEMBERSHIP**

This Company shall have one (1) Member initially. The name and address of the initial member is:

Michael D. Zarrella  
1300 Seaway Drive E-7  
Fort Pierce, Florida 34947

Additional Members may be admitted to the Company only upon unanimous affirmative vote of all of the then existing Members and upon such terms as may be unanimously agreed upon by such exiting Members in writing. At no time during the existence of this Company shall there ever be less than one Member.

#### **ARTICLE VII - MANAGEMENT**

The management of the affairs of this Company shall be delegated to a manager who is not required to be a Member of the Company. The initial member has designated and appointed as the Managers of the Company, of which either one of the Managers is authorized to take any action on behalf of the Company, and they each have full signatory authority:

Michael D. Zarrella  
1300 Seaway Drive E-7  
Fort Pierce, Florida 34947

Dorothy M. Zarrella  
706 Osceola Avenue  
Fort Pierce, Florida 34982

#### **ARTICLE VIII - ANNUAL MEETING**

The time and place of the annual Members' meeting shall be the 15th day of March of each and every year at the principal offices of the Company unless otherwise fixed in the Regulations or by a resolution of the Members, and the Members may waive notice thereof before or after the meeting.

H180001715103

#### **ARTICLE IX - POWERS**

This Company shall have all of the powers enumerated in the Florida Limited Liability Company Act.

#### **ARTICLE X - AMENDMENTS**

This Company reserves the right to amend or repeal any provisions contained in these Articles of Organization or any amendment hereto by unanimous affirmative vote of all of the Members of the Company at the time of such proposed amendment, and any right conferred upon the Members is subject to this reservation.

#### **ARTICLE XI - LIMITED LIABILITY OF MEMBERS**

No Member of the Company shall be liable for the debts, liabilities, or obligations of the Company in excess of the amount of the Member's investment in the Company.

#### **ARTICLE XII - LIMITATION ON AGENCY AUTHORITY OF MEMBERS**

Pursuant to Section 605.04074, Florida Statutes, no Member of the Company shall be an agent for the Company solely by virtue of being a Member, and no Member shall have authority to incur debt or contractual liability on behalf of the Company solely by virtue of being a Member.

#### **ARTICLE XIII - CAPITAL CONTRIBUTIONS**

Each Member shall contribute capital to the Company. The amount of cash, the description and agreed value of other non-cash contributions, and the amount or description of property anticipated to be contributed by the Members to the Company shall be addressed in a document separate and distinct from these Articles of Organization.

#### **ARTICLE XIV - ADDITIONAL CAPITAL CONTRIBUTIONS**

No Member of the Company shall be obligated or required to make additional capital contributions to the Company.

#### **ARTICLE XV - TAX MATTERS MEMBER**

The initial member, Michael D. Zarrella, shall be the tax matters member of the Company.

4180001715103

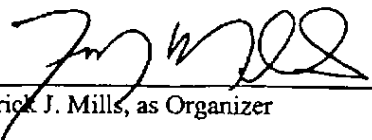
**ARTICLE XVI – OPERATING AGREEMENT**

At a later date, the Members, if they so choose, shall adopt an Operating Agreement to govern the business affairs or operations of the Company. The Operating Agreement may thereafter be repealed or altered only upon affirmative vote of all of the Members of the Company at the time of such proposed amendment.

**ARTICLE XVII—INDEMNIFICATION**

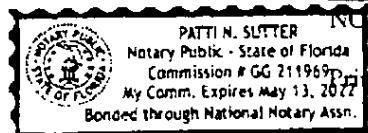
The Company shall indemnify any person who was or is a party defendant or is threatened to be made a party defendant, pending or completed action, suit or proceeding, whether civil, criminal, administrative, or investigative (other than an action by or in the right of the Company) by reason of the fact that he is or was a Member of the Company, Manager, employee or agent of the Company, or is or was serving at the request of the Company, for instant expenses (including attorney's fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred in connection with such action, suit or proceeding if the Members determine that he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interest of the Company, and with respect to any criminal action proceeding, has no reasonable cause to believe his/her conduct was unlawful.

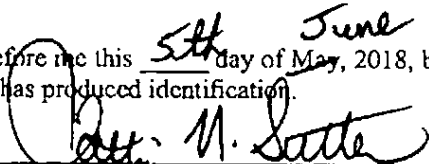
**IN WITNESS WHEREOF**, the undersigned has hereunto set his hands and seal, acknowledged, and filed the foregoing Articles of Organization under the existing laws of the State of Florida.

  
Frederick J. Mills, as Organizer

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 5th June day of May, 2018, by Frederick J. Mills, who is ☒ personally known to me or ☐ who has produced identification.




  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
Patti N. Sutter  
Print Name: \_\_\_\_\_

M180001715103

**STATEMENT OF ACCEPTANCE  
OF APPOINTMENT AS REGISTERED  
FOR  
MDZ PROPERTIES, LLC**

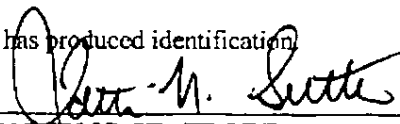
Having been named in the Articles of Organization of MDZ PROPERTIES, LLC, as Registered Agent to accept service of process for the aforesaid company at its registered office at 1200 West Platt Street, Suite 100, Tampa, Florida 33606, the undersigned does hereby agree to act in this capacity and further agrees to comply with the provisions of all statutes relative to the proper and complete discharge of his duties, including those duties and obligations specified in the Florida Limited Liability Company Act.

By:   
Frederick J. Mills, Registered Agent  
DATE: June 5, 2018

**STATE OF FLORIDA**

**COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me this 5th day of June, 2018, by Frederick J. Mills, Esq. [ ☒ ] who is personally known to me or [ ☐ ] who has produced identification

  
NOTARY PUBLIC, STATE OF FLORIDA  
**Patti N. Sutter**  
Print Name: \_\_\_\_\_

