

U18000172620

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.**

((H18000172620 3)))



H180001726203ABC.

**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.  
KEY APARTMENT 3B, LLC

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

RECEIVED

2018 JUN -7 PM 4:19

FLORIDA  
DIVISION OF  
COMMERCIAL  
SERVICES

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

18 JUN -7 PM 2:26

APPROVED  
AND  
FILED

H18000172620

## ARTICLES OF ORGANIZATION

### Article I. Name

The name of this Florida limited liability company is:  
KEY APARTMENT 3B, LLC

### Article II. Address

The street address of the Company's initial principal office is:  
KEY APARTMENT 3B, LLC  
7400 SW 57th Court, Suite 202  
S. Miami FL 33143

The mailing address of the Company's initial principal office is:  
KEY APARTMENT 3B, LLC  
7400 SW 57th Court, Suite 202  
S. Miami FL 33143

### Article III. Registered Agent

The name and street address of the Company's registered agent is:  
Amadeo Lopez-Castro III, P.A.  
7400 SW 57th Court, Suite 202  
S. Miami FL 33143

### 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-Esteve & Lopez-Castro  
7400 S.W. 57th Court, Suite 202  
South Miami FL 33143  
305-665-6335

H18000172620

18 JUN -7 PM 2:26  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

APPROVED  
AHD  
JUN 7

H18000172620

### 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:

Christian Crews  
7400 SW 57th Court, Suite 202  
S. Miami FL 33143  
Carolina Bergaz Crews  
7400 SW 57th Court, Suite 202  
S. Miami FL 33143

### Article VII. Company Existence

The Company's existence shall begin effective as of June 7, 2018.

The undersigned authorized representative of a member executed these Articles of Organization on 6/7/2018.



---

AMADEO LOPEZ-CASTRO III  
by R. Kauffman as attorney-in-fact

Martinez-Estevé & Lopez-Castro  
7400 S.W. 57th Court, Suite 202  
South Miami FL 33143  
305-665-6335

H18000172620

H18000172620

## STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:  
KEY APARTMENT 3B, LLC

REGISTERED AGENT/OFFICE:  
Amadeo Lopez-Castro III, P.A.  
7400 SW 57th Court, Suite 202  
S. Miami FL 33143  
UNITED STATES

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.



---

AMADEO LOPEZ-CASTRO III, P.A.  
by Rachel Kauffman as Attorney-in-Fact  
Date: June 7, 2018.

Martinez-Esteve & Lopez-Castro  
7400 S.W. 57th Court, Suite 202  
South Miami FL 33143  
305-665-6335

H18000172620