

L23000512408

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

From:

Account Name : AVILA RODRIGUEZ HERNANDEZ MENA & GARRO LLP
Account Number : I20070000136
Phone : (305)779-3560
Fax Number : (786)664-3375

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

Email Address: asanz@avilalaw.com

FLORIDA LIMITED LIABILITY CO. BCG BI JV COMMERCIAL LLC

Certificate of Status	0
Certified Copy	1
Page Count	02
Estimated Charge	\$155.00

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TALLAHASSEE, FL

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ARTICLES OF ORGANIZATION OF BCG BI JV COMMERCIAL LLC

The undersigned, being a duly authorized representative of a member, desiring to form a limited liability company under and pursuant to the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, does hereby adopt the following Articles of Organization:

ARTICLE I NAME

The name of the limited liability company is: BCG BI JV COMMERCIAL LLC (the "Company")

ARTICLE II ADDRESS

The mailing address and street address of the principal office of the Company is:

Principal Office Address:

8 NE 27th Street
Miami, FL 33137

Mailing Address:

8 NE 27th Street
Miami, FL 33137

ARTICLE III REGISTERED AGENT, REGISTERED OFFICE, & REGISTERED AGENT'S SIGNATURE

The name and the Florida street address of the registered agent are:

Interamerican Corporate Services LLC
2525 Ponce De Leon Blvd., PH 12th Floor
Coral Gables, Florida 33134

Having been named as registered agent and to accept service of process for the above limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S.

INTERAMERICAN CORPORATE SERVICES LLC

By: _____

Daniel O. Mena, Manager

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ARTICLE IV
OPERATING AGREEMENT

The power to adopt, alter, amend, or repeal an operating agreement for the Company shall be vested in the Members of the Company.

ARTICLE V
MANAGEMENT

The name and address of each person authorized to manage and control the Company:

Title:
Manager

Name and Address:
Martin Miculitzki
8 NE 27th Street
Miami, FL 33137

IN WITNESS WHEREOF, the undersigned hereby executes these Articles of Organization as of the 14th day of November, 2023.

AVILA RODRIGUEZ HERNANDEZ MENA &
GARRO LLP
ss Duly Authorized Representative of a Member

By: _____

Repe V. Murai

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JUDGMENT LIEN CERTIFICATE

FOR PURPOSES OF FILING A JUDGMENT LIEN, THE FOLLOWING INFORMATION IS SUBMITTED IN ACCORDANCE WITH § 55.203, FLORIDA STATUTES.

1. JUDGMENT DEBTOR (DEFENDANT) NAME AS SHOWN ON JUDGMENT, IF AN INDIVIDUAL, IS:

LAST NAME FIRST NAME MI
MAILING ADDRESS
CITY ST ZIP

2. ADDITIONAL JUDGMENT DEBTOR, IF AN INDIVIDUAL, IS:

LAST NAME FIRST NAME MI
MAILING ADDRESS
CITY ST ZIP

3. JUDGMENT DEBTOR (DEFENDANT) NAME AS SHOWN ON JUDGMENT, IF A BUSINESS ENTITY, IS:

SB Olivia Way LLC

BUSINESS ENTITY NAME

261 Northwood Park Street

MAILING ADDRESS

Valrico FL 33956
CITY ST ZIP

4. FEDERAL EMPLOYER IDENTIFICATION NUMBER:

5. DEPARTMENT OF STATE DOCUMENT FILE NUMBER:

PLEASE CHECK BOX IF DOCUMENT NUMBER IS NOT APPLICABLE ☒

6. JUDGMENT CREDITOR (PLAINTIFF) NAME AS SHOWN ON JUDGMENT OR CURRENT OWNER OF JUDGMENT, IF ASSIGNED:

Lexington Homeowners' Association, Inc.

CREDITOR NAME(S)

2477 Stickney Point Rd, Ste 118A

MAILING ADDRESS

Sarasota FL 34231
CITY ST ZIP

7. DEPARTMENT OF STATE DOCUMENT FILE NUMBER:

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8. OWNER'S ATTORNEY OR AUTHORIZED REPRESENTATIVE (ACKNOWLEDGMENT OF FILING WILL BE SENT TO THIS ADDRESS):

Michelle A. Rowe, Law Offices of Lobeck & Hanson, PA

NAME

2033 Main Street, Suite 403

MAILING ADDRESS

Sarasota FL 34237
CITY ST ZIP

9. AMOUNT DUE ON MONEY JUDGMENT: \$31,214.20

10. APPLICABLE STATUTORY INTEREST RATE: 8.54%

UNDER PENALTY OF PERJURY, I hereby certify that: (1) The judgment above described has become final and there is no stay of the judgment or its enforcement in effect; (2) All of the information set forth above is true, correct, current and complete; (3) I have not previously filed a Judgment Lien Certificate regarding the above judgment with the Department of State, and; (4) I have complied with all applicable laws in submitting this Judgment Lien Certificate for filing.

SIGNATURE OF CREDITOR OR AUTHORIZED REPRESENTATIVE

Argus Property Management/ Trisha Junsch

PRINT NAME

NON-REFUNDABLE PROCESSING FEE:

JUDGMENT LIEN WITH ONE DEBTOR \$ 20.00

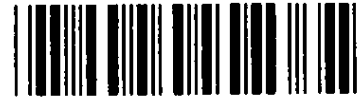
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11. NAME OF COURT:

County Court of 12th Judicial Circuit

Manatee County, Florida

12. CASE NUMBER:

2023 CC 4174

13. DATE OF ENTRY: 10 13 2023
MONTH DAY YEAR

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MAILING ADDRESS
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MAILING ADDRESS
CITY ST ZIP

3. JUDGMENT DEBTOR (DEFENDANT) NAME AS SHOWN ON JUDGMENT, IF A BUSINESS ENTITY, IS:

Washkings Pressure Washing & Property Maintenance Incorporated

BUSINESS ENTITY NAME

261 Northwood Park Street

MAILING ADDRESS

Valrico FL 33956
CITY ST ZIP

4. FEDERAL EMPLOYER IDENTIFICATION NUMBER: 85-1727161

5. DEPARTMENT OF STATE DOCUMENT FILE NUMBER:

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Trisha Junsch

SIGNATURE OF CREDITOR OR AUTHORIZED REPRESENTATIVE

Argus Property Management/ Trisha Junsch

PRINT NAME

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