

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

**L25000417243  
FILED 8:00 AM  
September 09, 2025  
Sec. Of State  
grkersey**

**Article I**

The name of the Limited Liability Company is:

SUNSET MM LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:

474 FERNWOOD ROAD  
KEY BISCAYNE, FL. US 33149

The mailing address of the Limited Liability Company is:

474 FERNWOOD ROAD  
KEY BISCAYNE, FL. US 33149

**Article III**

Other provisions, if any:

INVEST IN THE ACQUISITION, DEVELOPMENT AND CONSTRUCTION OF  
REAL ESTATE IN FLORIDA, SUPERVISE CONTRACTORS AND  
SUBCONTRACTORS, AND ANY LEGAL BUSINESS TO ACCOMPLISH ITS  
BUSINESS PURPOSE

**Article IV**

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

FERNANDO CARABANO  
2150 CORAL WAY  
SUITE 400  
CORAL GABLES, FL. 33145

Having been named as registered agent and to accept service of process for the above stated 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.

Registered Agent Signature: FERNANDO CARABANO

### **Article V**

The name and address of person(s) authorized to manage LLC:

Title: MD  
NELSON R MEZERHANE  
474 FERNWOOD RD  
KEY BISCAYNE, FL. 33149 US

Title: MD  
IRENE M MENDOZA  
474 FERNWOOD RD  
KEY BISCAYNE, FL. 33149 US

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### **Article VI**

The effective date for this Limited Liability Company shall be:

09/09/2025

Signature of member or an authorized representative

Electronic Signature: IRENE M. MENDOZA

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.