

**2024 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L21000384933

**Entity Name:** 170 BISCAYNE, LLC

**Current Principal Place of Business:**

571 NW 28 STREET  
MIAMI, FL 33127

**Current Mailing Address:**

571 NW 28 STREET  
MIAMI, FL 33127 US

**FEI Number:** APPLIED FOR

**Certificate of Status Desired:** Yes

**Name and Address of Current Registered Agent:**

CHARLES RATNER, P.A.  
605 LINCOLN ROAD  
SUITE 210  
MIAMI BEACH, FL 33139 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:**

\_\_\_\_\_  
Electronic Signature of Registered Agent

\_\_\_\_\_  
Date

**Authorized Person(s) Detail :**

Title	MGR	Title	MGR
Name	KARP, KOBI	Name	KARP, NANCY
Address	571 NW 28 STREET	Address	571 NW 28 STREET
City-State-Zip:	MIAMI FL 33127	City-State-Zip:	MIAMI FL 33127

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** NANCY KARP

**MGR**

**02/19/2024**

\_\_\_\_\_  
Electronic Signature of Signing Authorized Person(s) Detail

\_\_\_\_\_  
Date