

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

L24000245126  
FILED 8:00 AM  
May 28, 2024  
Sec. Of State  
nculligan

**Article I**

The name of the Limited Liability Company is:

BISCAYNE COVE 2601, LLC

**Article II**

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

104 CRANDON BLVD  
SUITE 400-A  
KEY BISCAYNE, FL. 33149

The mailing address of the Limited Liability Company is:

104 CRANDON BLVD  
SUITE 400-A  
KEY BISCAYNE, FL. 33149

**Article III**

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

GIORGIO NUSINER  
104 CRANDON BLVD  
SUITE 400-A  
KEY BISCAYNE, FL. 33149

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: GIORGIO NUSINER

## **Article IV**

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

Title: MGR  
GIORGIO NUSINER  
104 CRANDON BLVD., SUITE 400-A  
KEY BISCAYNE, FL. 33149

Title: AP  
MARIA ZOUMHAN  
18181 31ST CT - APT 2106  
NORTH MIAMI BEACH, FL. 33160

Signature of member or an authorized representative

Electronic Signature: GIORGIO NUSINER

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.

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