

**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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