

Florida Department of State

Division of Corporations

Electronic Filing Cover Sheet

L24000286897

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H24000216254 3)))



H240002162543ABC

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations

Fax Number : (850)617-6381

From:

Account Name : GUNSTER, YOAKLEY & STEWART, P.A.

Account Number : 076117000420

Phone : (561)650-0728

Fax Number : (561)671-2527

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

Email Address: mstocks@gunster.com

RECEIVED
2024 JUN 25 AM 11:40

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

2024 JUN 25 AM 8:29

FLORIDA LIMITED LIABILITY CO.

NUSSREAL, LLC

Certificate of Status	1
Certified Copy	1
Page Count	02
Estimated Charge	\$160.00

H24000216254 3

**ARTICLES OF ORGANIZATION
FOR
NUSSREAL, LLC
(A Florida Limited Liability Company)**

The undersigned, for the purpose of forming a limited liability company under the laws of the State of Florida pursuant to the Florida Revised Limited Liability Company Act (the "Act"), hereby adopts the following Articles of Organization:

**ARTICLE I -
Name**

The name of the Limited Liability Company is NussReal, LLC (the "Company").

**ARTICLE II -
Duration**

This Company shall exist on the date of filing of these Articles with the Secretary of State of the State of Florida. The duration of the Company shall be perpetual.

**ARTICLE III -
Nature of Business**

This Company is organized for the purpose of transacting any and all lawful business.

**ARTICLE IV -
Address**

The initial principal office and mailing address of the Company is: 6718 Casa Grande Way, Delray Beach, Florida 33446.

**ARTICLE V -
Initial Registered Agent and Registered Office**

The street address of the initial registered office of the Company is 801 US Highway 1, North Palm Beach, Florida 33408, and the name of the initial registered agent of this Company at that address is Corporate Creations Network Inc.

**ARTICLE VI -
Management**

The Company shall be manager-managed in accordance with its Operating Agreement. The initial managers of the Company are:

Zachary Nussbaum
6718 Casa Grande Way
Delray Beach, Florida 33446.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

2024 JUN 25 AM 8:29

H24000216254 3

**ARTICLE VII -
Membership Certificates**

Each Member's interest in the Company may be evidenced by a membership participation or unit certificate. No Member of the Company may transfer, sell or assign its membership interest in the Company to any other person except as provided for in the Company's Operating Agreement.

**ARTICLE VIII -
Amendment**

The Company reserves the right to amend or repeal any provision contained in these Articles of Organization, and any right conferred upon the Members is subject to this reservation.

IN WITNESS WHEREOF the undersigned has executed these Articles as of the 21st day of June, 2024.

/s/ Mitchell D. Schepps

Mitchell D. Schepps,
Authorized Representative

(In accordance with Section 605.0205(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

ACCEPTANCE BY REGISTERED AGENT

Having been named as registered agent and to accept the service of process for the above-stated limited liability company at the place designated in these Articles, Corporate Creations Network Inc. hereby accepts the appointment as registered agent and agrees to act in this capacity. Corporate Creations Network Inc. further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and states that it is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 605, F.S.

CORPORATE CREATIONS NETWORK INC.

/s/ Jim "JP" Perkins
By: _____
Jim "JP" Perkins, Executive Vice President

Dated: June 21, 2024