

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

**L24000399133
FILED 8:00 AM
September 12, 2024
Sec. Of State
cgolden**

Article I

The name of the Limited Liability Company is:
280 SIXTH AVENUE REALTY, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
94 LONGMEADOW ROAD
BELMONT, MA. US 02478

The mailing address of the Limited Liability Company is:
94 LONGMEADOW ROAD
BELMONT, MA. US 02478

Article III

Other provisions, if any:
REAL ESTATE DEVELOPMENT AND MANAGEMENT

Article IV

The name and Florida street address of the registered agent is:
NIGOL KEURKUNIAN
2925 NW 126TH AVENUE
UNIT 228
SUNRISE, FL. 33325

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: NIGOL KEURKUNIAN

Article V

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

Title: MGR
ARA G BARSOUMIAN
94 LONGMEADOW ROAD
BELMONT, MA. 02478 US

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Article VI

The effective date for this Limited Liability Company shall be:

09/12/2024

Signature of member or an authorized representative

Electronic Signature: ARA G. BARSOUMIAN

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.