

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

L25000207068  
FILED 8:00 AM  
May 01, 2025  
Sec. Of State  
klovelace

**Article I**

The name of the Limited Liability Company is:  
SPRINGS GROVE INVESTORS LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
4251 SALZEDO ST  
APARTMENT UNIT E505  
CORAL GABLES, FL. US 33146

The mailing address of the Limited Liability Company is:  
4251 SALZEDO ST  
APARTMENT UNIT E505  
CORAL GABLES, FL. UN 33146

**Article III**

Other provisions, if any:  
TO ENGAGE IN ANY LAWFUL BUSINESS ACTIVITY IN THE STATE OF  
FLORIDA.

**Article IV**

The name and Florida street address of the registered agent is:  
NICOLAS H LIPCON  
4251 SALZEDO ST  
APARTMENT UNIT E505  
CORAL GABLES, FL. 33146

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: NICOLAS LIPCON

## **Article V**

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

Title: AR  
NICOLAS H LIPCON  
4251 SALZEDO ST  
CORAL GABLES, FL. 33146 US

Title: AR  
CHRISTIAN C GROSSENBACHER  
11757 KIOWA AVENUE  
LOS ANGELES, CA. 90049 US

Title: AR  
NOAH I ROLNICK  
4251 SALZEDO ST  
CORAL GABLES, FL. 33146 US

**L25000207068**  
**FILED 8:00 AM**  
**May 01, 2025**  
**Sec. Of State**  
klovelace

## **Article VI**

The effective date for this Limited Liability Company shall be:

04/30/2025

Signature of member or an authorized representative

Electronic Signature: NICOLAS LIPCON

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.