

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

**L25000254499
FILED 8:00 AM
May 30, 2025
Sec. Of State
mkanderson**

Article I

The name of the Limited Liability Company is:

20185 E COUNTRY CLUB DR UNIT 1701 AVENTURA FL LLC

Article II

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

170 EAST 87TH STREET
EAST 15A
NEW YORK, NY. 10128

The mailing address of the Limited Liability Company is:

170 EAST 87TH STREET
EAST 15A
NEW YORK, NY. 10128

Article III

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

EDUARD ZAVULUNOV
3301 NE 183RD AVE
UNIT 2001
AVENTURA, FL. 33160

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: EDUARD ZAVULUNOV

Article IV

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

Title: PRES
JAY M BAUMAN
170 EAST 87TH STREET, UNIT E15A
NEW YORK, NY. 10128

Title: VP
MARILYN M SALAMON
170 EAST 87TH STREET, UNIT EAST15A
NEW YORK, NY. 10128

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Article V

The effective date for this Limited Liability Company shall be:

05/30/2025

Signature of member or an authorized representative

Electronic Signature: JAY BAUMAN

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.