

**Electronic Articles of Incorporation  
For**

P24000063607  
FILED  
October 09, 2024  
Sec. Of State  
kcostello

286 N BISCAYNE RIVER DR, INC

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

**Article I**

The name of the corporation is:

286 N BISCAYNE RIVER DR, INC

**Article II**

The principal place of business address:

5250 NW 84 AVE  
#1008  
MIAMI, FL. US 33166

The mailing address of the corporation is:

5250 NW 84 AVE  
#1008  
MIAMI, FL. US 33166

**Article III**

The purpose for which this corporation is organized is:

ANY AND ALL LAWFUL BUSINESS.

**Article IV**

The number of shares the corporation is authorized to issue is:

100

**Article V**

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

CHARLES ZIES  
5250 NW 84 AVE  
#1008  
MIAMI, FL. 33166

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: CHARLES ZIES

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## Article VI

The name and address of the incorporator is:

CHARLES ZIES  
5250 NW 84 AVE  
#1008  
MIAMI FL 33166

Electronic Signature of Incorporator: CHARLES ZIES

I am the incorporator submitting these Articles of Incorporation 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 this corporation and every year thereafter to maintain "active" status.

## Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: P  
CHARLES ZIES  
5250 NW 84 AVE #1008  
MIAMI, FL. 33166 US

## Article VIII

The effective date for this corporation shall be:

10/08/2024