

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

L25000127010
FILED 8:00 AM
March 14, 2025
Sec. Of State
wlawrence

Article I

The name of the Limited Liability Company is:

PINECREST 1223 LLC

Article II

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

20742 SW 90 PL
CUTLER BAY, FL. UN 33189

The mailing address of the Limited Liability Company is:

PO BOX 560755
PINECREST, FL. UN 332560755

Article III

Other provisions, if any:

PINECREST 1223 LLC IS A REAL ESTATE INVESTMENT FIRM FOCUSED
ON BUYING, SELLING, AND MANAGING RESIDENTIAL AND COMMERCIAL
PROPERTIES. OUR GOAL IS TO IDENTIFY HIGH-VALUE
OPPORTUNITIES THAT GENERATE STRONG RETURNS AND LONG-TERM
GROWTH.W

Article IV

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

JEAN CHARLES TURBAN
20742 SW 90 PL
CUTLER BAY, FL. 33189

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: JEAN CHARLES TURBAN

Article V

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

Title: P
JEAN CHARLES TURBAN
PO BOX 560755
PINECREST, FL. 33256 UN

Title: VP
MARIA DELPILAR DAVILA TURBAN
PO BOX 560755
PINECREST, FL. 33256 UN

Title: S
KATHERINA TURBAN
PO BOX 560755
MIAMI, FL. 33256 UN

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Article VI

The effective date for this Limited Liability Company shall be:

03/14/2025

Signature of member or an authorized representative

Electronic Signature: JEAN CHARLES TURBAN

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.