

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

L25000031038  
FILED 8:00 AM  
January 16, 2025  
Sec. Of State  
adjohnson

**Article I**

The name of the Limited Liability Company is:

5195 FORTLAUDERDALE LLC

**Article II**

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

4336 NW 116TH AVE  
DORAL, FL. US 33178

The mailing address of the Limited Liability Company is:

4336 NW 116TH AVE  
DORAL, FL. US 33178

**Article III**

Other provisions, if any:

PURCHASE OF MULTIFAMILY 6 UNITS TO RENT AND RENOVATE. REAL  
ESTATE

**Article IV**

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

GABRIELA A QUINTANA  
4336 NW 116TH AVE  
DORAL, FL. 33178

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: GABRIELA QUINTANA

### **Article V**

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

Title: MGR  
VICTOR M PORTILLO  
4336 NW 116TH AVE  
DORAL, FL. 33178 US

Title: MGR  
MARCO A TOUMA  
1800 NE 56 STREET UNIT1  
FORTLAUDERDALE, FL. 33308

Title: MGR  
GABRIELA A QUINTANA  
4336 NW 116 AVE  
DORAL, FL. 33178 US

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### **Article VI**

The effective date for this Limited Liability Company shall be:

01/16/2025

Signature of member or an authorized representative

Electronic Signature: GABRIELA QUINTANA

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.