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FLORIDA LIMITED LIABILITY CO.
VICTINA REALTY, LLC

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**ARTICLES OF ORGANIZATION
OF
VICTINA REALTY, LLC**

(A Florida Limited Liability Company)

The undersigned organizer hereby adopts these Articles of Organization for the purpose of forming a Limited Liability Company under The Florida Limited Liability Company Act, Chapter 605 of the Florida Statutes (the "Act").

1. **NAME.** The name of this limited liability company (the "Company") is **Victina Realty, LLC.**

2. **EFFECTIVE DATE AND DURATION.** The existence of the Company shall commence on January 1, 2023. The period of duration of the Company shall be perpetual.

3. **PURPOSE.** The purpose and business of the Company shall be to engage in any lawful act or activity which may be carried on by a limited liability company under the Act.

4. **MAILING ADDRESS AND STREET ADDRESS OF PRINCIPAL OFFICE.** The mailing address and street address of the principal office of the Company is: 481 Arborview Lane, Venice, FL 34292.

5. **REGISTERED AGENT.** The name and address of the initial Registered Agent of the Company is: C. Kelley Corbridge, 1314 E Venice Ave - Ste D, Venice, FL 34285.

6. **MANAGEMENT BY MANAGERS.** A Member of the Company shall not be a Manager by virtue of his status as a Member. The Company shall be managed by one or more Managers appointed by the Members. The name/s and address/es of the initial Managers who shall manage the Company are as follows:

George V. Cohen, as Trustee of The George V. Cohen Revocable Living Trust
u/a/d 1/16/2020, as amended, 481 Arborview Lane, Venice, Florida, 34292

Ina M. Maske, as Trustee of The Ina M. Maske Revocable Living Trust u/a/d
4/17/2012, as amended, 481 Arborview Lane, Venice, Florida, 34292

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7. **ADDITIONAL MEMBERS.** New Members may be admitted only upon the unanimous written consent of the Members and in accordance with restrictions set forth in the Operating Agreement of the Company.

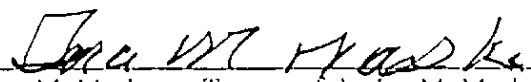
8. **LIMITED LIABILITY.** No Member or Manager or agent of the Company shall be liable under a judgment, decree, or order of a court, or in any other manner for any debt, obligation, or liability of the Company.

9. **RESTRICTIONS ON TRANSFER OF MEMBERSHIP INTERESTS.** Governance Interests in the Company may not be transferred. Distributional Interests may only be transferred in compliance with the restrictions set forth in the Operating Agreement of the Company. Any attempted transfer in violation of such restrictions shall be void ab initio and of no legal force or effect.

IN WITNESS WHEREOF the undersigned, as Members, hereby execute these Articles of Organization this 1st day of January, 2023.



George V. Cohen, as Trustee of The George V. Cohen Revocable Living Trust u/a/d 1/16/2020, as amended



Ina M. Maske, as Trustee of the Ina M. Maske Revocable Living Trust u/a/d 4/17/2012, as amended

"Members"

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VICTINA REALTY, LLC

CERTIFICATE OF DESIGNATION OF REGISTERED AGENT

Having been designated Registered Agent to accept service of process for the above stated **Victina Realty, LLC**, at the place designated in this Certificate, the undersigned **C. Kelley Corbridge**, whose address is 1314 E Venice Ave - Ste D, Venice, FL 34285, does hereby accept the designation, agree to act in that capacity, and agree to comply with the provisions of Florida Statutes relative thereto.

DATED: January 1, 2023

A handwritten signature in black ink, appearing to read 'C. Kelley Corbridge', written over a horizontal line.

C. Kelley Corbridge, Registered Agent