

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

L23000447136
FILED 8:00 AM
September 27, 2023
Sec. Of State
wlawrence

Article I

The name of the Limited Liability Company is:
2801 45TH ST SW VD, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
1900 N BAYSHORE DRIVE
SUITE 1 A # 13-1309
MIAMI, FL. US 33132

The mailing address of the Limited Liability Company is:
1900 N BAYSHORE DRIVE
SUITE 1 A # 13-1309
MIAMI, FL. US 33132

Article III

Other provisions, if any:
INVESMENT AND REAL ESTATE DEVELOPMENT

Article IV

The name and Florida street address of the registered agent is:
IVELISSE GONZALEZ
3350 SW 148TH AV
SUITE 140
MIRAMAR, FL. 33027

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: IVELISSE GONZALEZ

Article V

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

Title: MGR
LEOPARDINVESTMENT LLC
1900 N BAYSHORE DR SUITE 1A # 13-1309
MIAMI, FL. 33132 US

Title: MGR
VALDERRAMA GROUP LLC
1900 N BAYSHORE DR SUITE 1A #13-1309
MIAMI, FL. 33132 US

Title: MGR
URBAN DOMUS CONSTRUCTION LLC
3350 SW 148TH AV, SUITE 140
MIRAMAR, FL. 33027 US

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Article VI

The effective date for this Limited Liability Company shall be:

09/26/2023

Signature of member or an authorized representative

Electronic Signature: FERNANDO VALDERRAMA

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.