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FLORIDA LIMITED LIABILITY CO.  
VDL Property Ventures LLC

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**ARTICLES OF ORGANIZATION  
OF  
VDL PROPERTY VENTURES LLC**

The undersigned, being an authorized representative of the Member(s), desiring to form a limited liability company under and pursuant to the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, do hereby adopt the following Articles of Organization:

**ARTICLE I  
NAME**

The name of the limited liability company is VDL PROPERTY VENTURES LLC (the "Company").

**ARTICLE II  
ADDRESSES**

The principal place of business and mailing address of the Company is:

8521 NW 162nd Street  
Miami Lakes, Florida 33016

**ARTICLE III  
REGISTERED AGENT AND OFFICE**

The Company designates The Legal Team PLLC as its initial registered agent to accept service of process within the State of Florida, with its principal address at 4000 Ponce de Leon, Suite 470, Coral Gables, Florida 33146.

**ARTICLE IV  
DURATION AND CONTINUATION**

The period of the Company's duration shall commence with the filing of these Articles of Organization with the Secretary of State, and shall continue perpetually, unless terminated (i) in accordance with the Company's Operating Agreement, if any, or (ii) by the written agreement of a majority of ownership interest.

**ARTICLE VI  
MANAGEMENT**

The business of the Company shall be conducted, carried on, and managed by at least one (1) Manager and is, therefore, a manager-managed Company. The Manager(s) shall also have the rights and responsibilities described in the Operating Agreement of the Company, if applicable.

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The Manager(s) shall serve in such capacity until his, her, or their successor(s) is/are duly elected and qualified.

## **ARTICLE VII** **MANAGER(S)**

The name and address of the initial Managers of the Company are:

**Victor D. Lubin**  
8521 NW 162nd Street  
Miami Lakes, Florida 33016

## **ARTICLE IX** **PURPOSE**

The purpose for which the Company is being formed is to engage in any activity or business permitted under the laws of the United States and the State of Florida including activities within the United States and abroad.

## **ARTICLE X** **ADDITIONAL MEMBERS**

Additional Members may be admitted upon the written consent of the majority ownership interest, and upon the written application of such new Member, or otherwise in the manner set forth in the Operating Agreement of the Company, if applicable.

## **ARTICLE XI** **OPERATING AGREEMENT**

The power to adopt, alter, amend, or repeal an Operating Agreement of the Company shall be vested in the Managers of the Company in the manner set forth in the Operating Agreement of the Company, if any.

## **ARTICLE XII** **EFFECTIVE DATE**

The Effective Date of the Company shall be the date these Articles are filed in the Florida Department of State, Division of Corporations.

[signatures on following page]

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IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 7th day of October 2024.

ON BEHALF OF THE MEMBER(S):

DocuSigned by:  
*Victor Lubin*  
787A1B039A25479  
\_\_\_\_\_  
Victor D. Lubin

### ACCEPTANCE OF REGISTERED AGENT

The undersigned agrees to act as registered agent for VDL PROPERTY VENTURES, LLC to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 605, Florida Statutes, and acknowledges that the undersigned is familiar with, and accepts, the obligations of such position this 7th day of October 2024.

DocuSigned by:  
*Karel Suarez*  
09C1803CF2814A2  
\_\_\_\_\_  
Karel Suarez, Esq., on behalf of The Legal Team,  
PLLC, Registered Agent

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