

# L10000005606

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**ARTICLES OF ORGANIZATION**  
*of*  
**DIXIE RAILROAD, LLC**

These Articles of Organization are adopted for the purpose of forming a limited liability company under the laws of the State of Florida, to be filed with the Florida Department of State, as follows:

**ARTICLE ONE: NAME**

The name of the Company is Dixie Railroad, LLC.

**ARTICLE TWO: PRINCIPAL OFFICE AND ADDRESS**

The principal office of the Company shall be located in Manatee County, Florida, at 3715 45th St E, Bradenton, FL 34208, until and unless such principal office location is subsequently changed by the Company pursuant to its Operating Agreement. The Company may also establish and maintain any other alternative mailing addresses as is determined by the Company to be appropriate.

**ARTICLE THREE: COMMENCEMENT AND DURATION**

The Company shall commence its existence on 15 January 2010 and it shall exist perpetually thereafter.

**ARTICLE FOUR: OPERATING AGREEMENT**

The Company shall adopt an Operating Agreement by affirmative unanimous vote of all the Members of the Company, which may thereafter be amended or repealed only upon the same affirmative unanimous vote. The Operating Agreement must be in writing and signed by all Members.

FELDMAN & ROBACK, ATTORNEYS AT LAW, 3808 - 26TH STREET WEST, BRADENTON, FLORIDA 34205, TELEPHONE (941) 758-8688

Fax Audit No:  
H10000010361 3

## ARTICLE FIVE: MEMBERSHIP

The initial Members of the Company are those one or more persons or entities having subscribed to a membership interest in writing, heretofore executed and delivered to the undersigned signatory of these Articles of Organization, as authorized representative of the Member or Members, each such Member having the percentage, proportion, or share specified therein. Thereafter, additional Members shall be admitted to the Company only in accordance with the Operating Agreement. Any transferee of or successor to a Member's interest in the Company shall be treated only as an assignee thereof and not as a Member, until and unless that transferee is admitted as a Member, if ever, all in accordance with the terms and provisions of the Operating Agreement. In any and all events, (a) no interest in the Company may be transferred except as specifically set forth in the Operating Agreement, and (b) no additional Members shall be admitted to the Company except upon the affirmative unanimous vote or consent thereto of all the Members of the Company, on such terms and conditions as shall be agreed to by all the Members.

Unless otherwise specified in the Operating Agreement, any and all decisions to be made or actions to be undertaken by the Members shall be made or undertaken by absolute majority vote therefor or consent thereto of the interests held by the Members, not by a majority in number of the Members themselves. For this purpose, each Member's interest shall be calculated as a percentage of the whole and each Member shall have the right to the number of votes equal to that percentage.

The remaining Members shall have the right to continue the business of the company upon the death, disability, retirement, resignation, withdrawal, expulsion, bankruptcy, or dissolution of a Member, or the occurrence of any other event which terminates the continued membership of a Member in the company.

## ARTICLE SIX: MANAGEMENT

The Company shall be a manager-managed Company and it shall be managed by one or more Managers appointed by the Members in accordance with the Operating Agreement.

Fax Audit No:  
H10000010361 3

Fax Audit No:  
H10000010361 3

ARTICLE SEVEN: REGISTERED OFFICE AND AGENT

The Registered Office of the Company is at 3908 26th St W, Bradenton, FL 34205, and the Registered Agent at that address is Marc H. Feldman. The Company may subsequently change either or both the Registered Office and Registered Agent from time-to-time hereafter.

ARTICLE EIGHT: INDEMNIFICATION

The Company may indemnify and advance expenses to a Member, Manager, employee or agent of the Company in connection with any proceeding, to the extent permitted by and in accordance with applicable law and the Operating Agreement.

ARTICLE NINE: AMENDMENT OF ARTICLES OF ORGANIZATION

These Articles of Organization may be amended only upon the affirmative unanimous vote of all the Members of the Company.

*In Witness Whereof*, these Articles of Organization are executed on 15 January 2010 by Marc H. Feldman, as authorized representative for the initial Member or Members of the Company.



Marc H. Feldman

Fax Audit No:  
H10000010361 3

Fax Audit No:  
H10000010361 3

### ACCEPTANCE OF APPOINTMENT

as

### REGISTERED AGENT

I, Marc H. Feldman, hereby accept my appointment as Registered Agent for Twenty Six 1316, LLC, and will maintain the Registered Office of the Company in Manatee County, Florida, at 3908 26th St W, Bradenton, FL 34205.

I am familiar with and accept the obligations imposed upon me as Registered Agent under Florida law.

Dated: 15 January 2010.



Marc H. Feldman

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