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FLORIDA LIMITED LIABILITY CO.

Ranier Properties, LLC

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**ARTICLES OF ORGANIZATION
OF
RANIER PROPERTIES, LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act (Chapter 605 of the Florida Statutes), hereby make, acknowledge, and file the following Articles of Organization.

**ARTICLE I
NAME**

The name of this limited liability company is **RANIER PROPERTIES, LLC** (the "Company").

**ARTICLE II
ADDRESS**

The Company's mailing address shall initially be 506 Lake Mirror Dr., Lake Placid, Florida 33852, and the street address of the Company's principal office shall initially be 506 Lake Mirror Dr., Lake Placid, Florida 33852.

**ARTICLE III
REGISTERED AGENT**

The name and Florida street address of the Company's initial registered agent for service of process in the State of Florida are: Jack B. Edgemon, Jr., 506 Lake Mirror Dr., Lake Placid, Florida 33852.

**ARTICLE IV
MANAGEMENT**

The Company shall be managed by a manager or managers appointed by the members in accordance with the operating agreement adopted by the members for the management of the business and affairs of the company.

The name and address of the initial manager(s) of the company is/are:

Initial Manager(s): **Jack B. Edgemon, Jr.**
 506 Lake Mirror Dr.
 Lake Placid, Florida 33852

ARTICLE V
DURATION

The Company's existence shall be perpetual, beginning upon the date and time these articles of organization are filed with the Florida Department of State, unless the Company is earlier dissolved as provided in these articles of organization, the Company's operating agreement, or by applicable law.

ARTICLE VI
PURPOSES AND POWERS

This Company is organized for the purpose of transacting any and all lawful business for which limited liability companies may be formed under the Florida Revised Limited Liability Company Act. The Company shall have all the rights, privileges, and powers now or hereafter available to limited liability companies under the laws of the State of Florida.

ARTICLE VII
OPERATING AGREEMENT

The power to adopt, alter, amend, or repeal the operating agreement for the Company shall be vested in the members of the Company. The operating agreement may contain any provision for the regulation and management of the affairs of the Company not inconsistent with law or these articles of organization. Any provision of the operating agreement adopted by the members may be repealed or altered and new provisions may be adopted by the members, in accordance with the operating agreement or the Florida Revised Limited Liability Company Act, or any successor thereto.

ARTICLE VIII
AMENDMENT OF ARTICLES

The Company reserves the right to amend these articles of organization, from time to time, in any and as many respects as may be desired, in accordance with the manner and procedures now or hereafter provided by the Florida Revised Limited Liability Company Act, or any successor thereto.

IN WITNESS WHEREOF, the undersigned organizer, being a member, or authorized representative of a member, of the company, has made and subscribed these articles of organization, on this 8 day of March, 2017.



JACK B. EDGEMON, JR.

ACCEPTANCE OF REGISTERED AGENT

Having been named in the articles of organization of **RANIER PROPERTIES, LLC**, as the registered agent of this limited liability company, I hereby consent to accept service of process for the foregoing named Company at the place designated in the articles of organization, and I 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 state that I am familiar with and accept the obligations of my position as registered agent.

Dated: March 8, 2017


JACK B. EDGEMON, JR.
Registered Agent

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