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(Requestor's Name)

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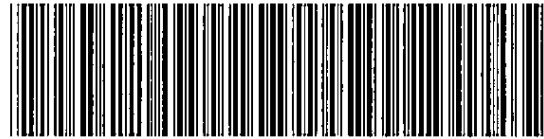
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22 AUG - 5 AM 6:46

CORPORATION SERVICE COMPANY
1201 Hays Street
Tallahassee, FL 32301
Phone: 850-558-1500

ACCOUNT NO. : I20000000195

REFERENCE : 863831 8284021

AUTHORIZATION :



COST LIMIT : \$ 125.00

ORDER DATE : August 4, 2022

ORDER TIME : 9:15 AM

ORDER NO. : 863831-005

CUSTOMER NO: 8284021

DOMESTIC FILING

NAME: DIXIE TRACKS 2, LLC

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP
XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

CERTIFIED COPY
XX PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Eyliena Baker - EXT.

EXAMINER'S INITIALS:

22 AUG -5 AM 6:10

ARTICLES OF ORGANIZATION OF A
FLORIDA LIMITED LIABILITY COMPANY

The undersigned, in forming a Florida Limited Liability Company ("Company") under the Florida Revised Limited Liability Company Act, Chapter 605 of the Florida Statutes, hereby adopts the following Articles of Organization for such Company:

ARTICLE I - NAME

The name of this limited liability company is:

Dixie Tracks 2, LLC

ARTICLE II - ADDRESS

The mailing address and the street address of the principal office of the Company is 2801 N.E. 208th Terr., Suite 102, Aventura, Florida 33180.

ARTICLE III - INITIAL REGISTERED AGENT

The name of the initial Registered Agent of the Company is Steven J. Schermer. The street address of the initial Registered Agent Office is 401 E. Las Olas Blvd., Suite 1400, Fort Lauderdale, FL 33301.

ARTICLE IV - MANAGEMENT

The Company is to be managed by one or more managers and is, therefore, a manager-managed company. The name and address of the initial manager is:


Title: MGR
Barry J. Silverman
2801 N.E. 208th Terr, Suite 102
Aventura, Florida 33180

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ARTICLE V - AMENDMENTS

The power to amend these Articles of Organization is reserved in the Members of the Company and any such amendment requires the unanimous written consent of all of the Members of the Company.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization this 4th day of August, 2022.

By: 
Steven J. Schermer, Authorized Representative


(In accordance with Section 605.0203(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in Section 817.155, Florida Statutes).

22 AUG -5 AM 6:46

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

I hereby accept the appointment as the initial Registered Agent of Dixie Tracks 2, LLC, as made in the foregoing Articles of Organization, and agree to act in such 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 the initial Registered Agent of Dixie Tracks 2, LLC as provided for in Chapter 605, Florida Statutes.

Date: August 4, 2022



Steven J. Schermer, Initial Registered Agent

22 AUG -5 AM 6: