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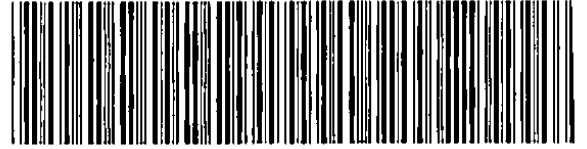
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**DATE: 01/30/23**

**NAME: RAILROAD PROPERTY GROUP, L.L.C.**

**TYPE OF FILING: ARTICLES**

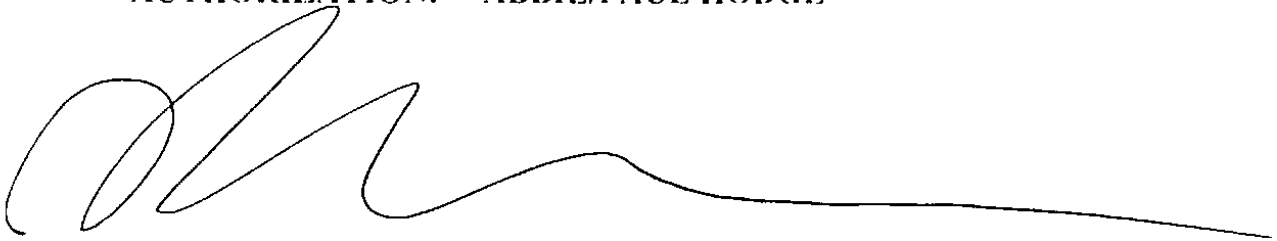
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**ACCOUNT: FCA000000015**

**AUTHORIZATION: ABBIE/PAUL HODGE**



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TALLAHASSEE, FL

**ARTICLES OF ORGANIZATION  
OF  
RAILROAD PROPERTY GROUP, L.L.C.**

The undersigned, being authorized to execute and file these Articles on behalf of the members for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 605, does hereby certify and adopt these Articles of Organization.

**ARTICLE I - NAME**

The name of the limited liability company shall be **RAILROAD PROPERTY GROUP, L.L.C.** ("Company").

**ARTICLE II - ADDRESS**

The mailing address of the principal office of the Company shall be 43 Walkers Ridge Drive, Ponte Vedra Beach, Florida 32082, and the street address of the principal office of the Company shall be 43 Walkers Ridge Drive, Ponte Vedra Beach, Florida 32082.

**ARTICLE III – DURATION and PURPOSE**

The Company shall commence on the date of filing these Articles of Organization with the Florida Department of State and the Company's existence shall be perpetual. The primary purposes of the Company shall be real estate investment and development.

**ARTICLE IV - REGISTERED OFFICE AND AGENT**

The name and street address of the registered agent of the Company in the State of Florida is Kerry Anne Schultz, Esquire, 2779 Gulf Breeze Parkway, Gulf Breeze, Florida 32563.

**ARTICLE V - CAPITAL CONTRIBUTIONS**

The cash and/or property contributed to the Company by its members and the members' obligations to make additional contributions to the Company shall be as prescribed in the Operating Agreement of the Company as adopted and agreed upon by the members.

## ARTICLE VI – MANAGER OR MEMBER

The name and address of each Manager or Member is as follows:

Name and Address:

Marcus Andrew Higgins, DMD  
43 Walkers Ridge Drive  
Ponte Vedra Beach, Florida 32082

Title:

Member

Linda Rose White, DMD  
43 Walkers Ridge Drive  
Ponte Vedra Beach, Florida 32082

Member

## ARTICLE VII - ADMISSION OF ADDITIONAL MEMBERS

Additional members may not be admitted except as prescribed in the Operating Agreement of the Company as adopted and agreed upon by the members. Members' interests in the Company may not be transferred except as prescribed in the Operating Agreement of the Company as adopted and agreed upon by the members.

## ARTICLE VIII – MEMBERS' RIGHTS TO CONTINUE BUSINESS

Upon the death, retirement, resignation, expulsion, bankruptcy, withdrawal, or dissolution of a member, or upon the occurrence of any other event which terminates the continued membership of a member in the Company, the remaining members of the Company shall have the right to continue the business of the Company as prescribed in the Operating Agreement of the Company as adopted and agreed upon by the members.

## ARTICLE IX - MANAGEMENT

The Company shall be member-managed in accordance with the Operating Agreement of the Company as adopted and agreed upon by the members.

## ARTICLE X - AMENDMENT

These Articles of Organization and the Operating Agreement of the Company may be amended from time to time as prescribed in the Operating Agreement of the Company as adopted and agreed upon by the members.

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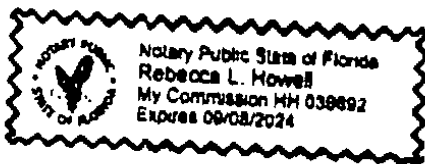
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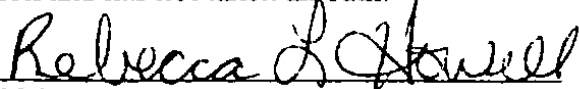
IN WITNESS WHEREOF, the undersigned hereby acknowledges and executes these Articles of Organization on behalf of and as an authorized representative of the members and of the Company.

  
KERRY ANNE SCHULTZ, Organizer

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of January 2023, by KERRY ANNE SCHULTZ, who is ☒ personally known to me or ☐ who has produced \_\_\_\_\_ as identification and has not taken an oath.



  
NOTARY PUBLIC  
Commission No.: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

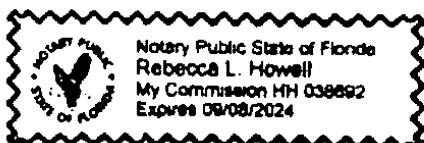
**ACCEPTANCE OF DESIGNATION AS  
RESIDENT AGENT**


KERRY ANNE SCHULTZ, the designated resident agent of **RAILROAD PROPERTY GROUP, L.L.C.**, does hereby certify that her business address is 2779 Gulf Breeze Parkway, Gulf Breeze, Florida 32563, do hereby accept the designation and appointment as resident agent of **RAILROAD PROPERTY GROUP, L.L.C.**, a Florida Limited Liability Company, and am familiar with and accept the duties and obligations of registered agent.

DATED this 30 day of January 2023

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of January 2023, by KERRY ANNE SCHULTZ, who is ☒ personally known to me or ☐ who has produced \_\_\_\_\_ as identification and has not taken an oath.



  
NOTARY PUBLIC  
Commission No.: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

  
KERRY ANNE SCHULTZ

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TALAHASSEE, FLORIDA

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