

A16000000473

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

(Business Entity Name)

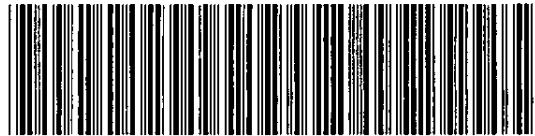
(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

W16-61577 RA Sign

Office Use Only



900289721739

09/01/16--01024--025 **1113.75

FILED
2016 SEP 12 PM 2:48
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

K. SALLY
EXAMINER
SEP 14



FLORIDA DEPARTMENT OF STATE
Division of Corporations

September 8, 2016

ROLAND DIGASBARRO
WINDSOR CAPITAL
1533 SUNSET DR, STE. 228
MIAMI, FL 33143

SUBJECT: WINDSOR INVESTMENTS (1255 NW 22ND STREET), LP
Ref. Number: W16000061577

We have received your document for WINDSOR INVESTMENTS (1255 NW 22ND STREET), LP and your check(s) totaling \$1113.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The registered agent must sign accepting the designation.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6051.

Karen A Saly
Regulatory Specialist II

Letter Number: 816A00018999

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: Windsor Investments (1255 NW 22nd Street), LP
Name of Resulting Florida Limited Partnership or Limited Liability Limited Partnership

The enclosed Certificate of Conversion, Certificate of Limited Partnership, and fees are submitted to convert an "Other Organization" into a Florida Limited Partnership or Limited Liability Limited Partnership in accordance with s. 620.2104, F.S.

Please return all correspondence concerning this matter to:

Roland DiGasbarro

Contact Person

Windsor Capital

Firm/Company

1533 Sunset Dr., STE 228

Address

Miami, Florida 33143

City, State and Zip Code

roland@windsor-capital.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Amy Hettinga

Name of Contact Person

at (305) 961-1450

Area Code and Daytime Telephone Number

Enclosed is a check for the following amount:

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> \$1,052.50 Filing Fees
Fees, (\$52.50 for Conversion
and \$1,000 – Certificate) | <input type="checkbox"/> \$1,061.25 Filing Fees
and Certificate of
Status | <input type="checkbox"/> \$1,105.00 Filing Fees
and Certified Copy | <input checked="" type="checkbox"/> \$1,113.75 Filing
Certified Copy, and
Certificate of Status |
|--|---|---|---|

STREET ADDRESS:

Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

MAILING ADDRESS:

Registration Section
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

FILED
2016 SEP 12 PM 2:48
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Certificate of Conversion
For
"Other Business Organization"

Into

Florida Limited Partnership or Limited Liability Limited Partnership

This Certificate of Conversion and attached Certificate of Limited Partnership are submitted to convert the following "Other Business Entity" into a Florida Limited Partnership or Limited Liability Limited Partnership in accordance with s.620.2104, Florida Statutes.

1. The name of the "Other Business Entity" immediately prior to the filing of this Certificate of Conversion is:

Landmark APT Investments, LLC

(Enter Name of Other Business Entity)

2. The "Other Business Entity" is a limited liability company
(Enter entity type. Example: corporation, limited liability company, sole proprietorship, general partnership, common law or business trust, etc.)

first organized, formed or incorporated under the laws of Delaware
(Enter state, or if a non-U.S. entity, the name of the country)

on May 5, 2016
(Enter date "Other Business Entity" was first organized, formed or incorporated)

3. The name of the Florida Limited Partnership or Limited Liability Limited Partnership as set forth in the attached Certificate of Limited Partnership:

Windsor Investments (1255 NW 22nd Street), LP

(Enter Name of Florida Limited Partnership or Limited Liability Limited Partnership)

4. The conversion was approved as required by Chapter 620, F.S., and was approved in such a manner that complied with the converting organization's governing law.

5. If not effective on the date of filing, enter the effective date: _____
(The effective date: 1) cannot be prior to nor more than 90 days after the date this document is filed by the Florida Department of State; AND 2) must be the same as the effective date listed in the attached Certificate of Limited Partnership, if an effective date is listed therein.)

6. The conversion is permitted by the applicable law(s) governing the other business entity and the other business entity complies with such law(s) in effecting the conversion.

7. The "Other Business Entity" currently exists on the official records of the jurisdiction under which it is currently organized, formed or incorporated.

FILED
2016 SEP 12 PM 2:48

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Signed this 20th day of August, 2016

Signature of Each General Partner Listed in Attached Certificate of Limited Partnership/Limited Liability Limited Partnership: Individual(s) signing affirm(s) that the facts stated in this document are true. Any false information constitutes a third degree felony as provided for in s.817.155, F.S.

Signature: [Signature]
Printed Name: Roland DiGasbarro Title: Manager of General Partner

Signature: [Signature]
Printed Name: Patrick Mazoni Title: Manager of General Partner

Signature: _____
Printed Name: _____ Title: _____

Signature: _____
Printed Name: _____ Title: _____

Signature: _____
Printed Name: _____ Title: _____

Signature: _____
Printed Name: _____ Title: _____

Required Signature(s) on behalf of Other Business Entity: Individual signing affirms that the facts stated in this document are true. Any false information constitutes a third degree felony as provided for in s.817.155, F.S. [See below for required signature(s).]

Signature: [Signature]
Printed Name: Roland DiGasbarro Title: Manager

If Florida Corporation:

Signature of Chairman, Vice Chairman, Director, or Officer.

If Directors or Officers have not been selected, an Incorporator must sign.

If Florida General Partnership or Limited Liability Partnership:

Signature of one General Partner.

If Florida Limited Liability Company:

Signature of a Member or Authorized Representative.

All others:

Signature of an authorized person.

Fees:

Certificate of Conversion:	\$ 52.50
Fees for Florida Certificate of Limited Partnership: ((\$965 Filing Fee and \$35 Filing Fee)	\$1,000.00
Certified Copy:	\$ 52.50 (Optional)
Certificate of Status:	\$ 8.75 (Optional)

CERTIFICATE OF LIMITED PARTNERSHIP
FOR
FLORIDA LIMITED PARTNERSHIP
OR
LIMITED LIABILITY LIMITED PARTNERSHIP

FILED
2016 SEP 12 PM 2:48
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

1. Windsor Investments (1255 NW 22nd Street), LP

(Name of Limited Partnership or Limited Liability Limited Partnership, which must include suffix)
Acceptable Limited Partnership suffixes: Limited Partnership, Limited, L.P., LP, or Ltd.
Acceptable Limited Liability Limited Partnership suffixes: Limited Liability Limited Partnership, L.L.P.
or LLLP.

2. 1533 Sunset Drive, Suite 228 Coral Gables, FL 33143

Street address of initial designated office

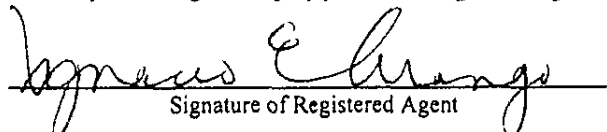
3. Ignacio E. Arango Esq.

Name of Registered Agent for Service of Process

4. 1401 Brickell Avenue, Suite 825, Miami, FL 33131

Florida street address for Registered Agent

5. *I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.*


Signature of Registered Agent

6. 1533 Sunset Drive, Suite 228, Coral Gables, FL 33143

Mailing address of initial designated office

7. If limited partnership elects to be a limited liability limited partnership, check box ☒.

FILED
2016 SEP 12 PM 2:48
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

8. Name and business address of each general partner.

Name:

Business Address:

Windsor (1255 NW 22nd Street) - GP, LLC

1533 Sunset Drive, Suite 228

Coral Gables, FL 33143

9. Effective date, if other than the date of filing.

(Effective date cannot be prior to nor more than 90 days after the date the document is filed by the Florida Department of State.)

Signed this 26th day of August 2016

Signature of each general partner: Individual(s) signing affirms that the facts stated in this document are true. Any false information constitutes a third degree felony as provided for in s.817.155, F.S.

R. DiGaspero
Rolando DiGaspero, Manager of General Partner

Patrick J. J. J.
Patrick J. J. J., Manager of General Partner