

LD9000046469

(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:

**L. SELLERS**

MAY 13 2009

**EXAMINER**

~~WAGGONER~~

Office Use Only



600154240176

04/30/09 --01030--014 \*\*150.00

FILED  
09 MAY 12 PM 12:29  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

**COVER LETTER**

**TO:** Registration Section  
Division of Corporations

**SUBJECT:** Mystic Park, LLC

(Name of Resulting Florida Limited Company)

The enclosed Certificate of Conversion, Articles of Organization, and fees are submitted to convert an "Other Business Entity" into a "Florida Limited Liability Company" in accordance with s. 608.439, F.S.

Please return all correspondence concerning this matter to:

Jeffrey D. Weinstock, Esq.

(Contact Person)

Buckingham, Doolittle & Burroughs, LLP

(Firm/Company)

5355 Town Center Road, Suite 900

(Address)

Boca Raton, FL 33486

(City, State and Zip Code)

For further information concerning this matter, please call:

George Frank

(Name of Contact Person)

at ( 561 ) 241-0414

(Area Code and Daytime Telephone Number)

Enclosed is a check for the following amount:

☒ \$150.00 Filing Fees  
( \$25 for Conversion  
& \$125 for Articles  
of Organization )

☐ \$155.00 Filing Fees  
and Certificate of  
Status

☐ \$180.00 Filing Fees  
and Certified Copy

☐ \$185.00 Filing Fees,  
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



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

May 1, 2009

JEFFREY D. WEINSTOCK ESQ.  
BUCKINGHAM, DOOLITTLE & BURROUGHS LLP  
5355 TOWN CENTER ROAD, STE. 900  
BOCA RATON, FL 33486

SUBJECT: MYSTIC PARK, LLC  
Ref. Number: W09000020618

We have received your document for MYSTIC PARK, LLC and your check(s) totaling \$150.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Sections 607.1113, 608.4403, 620.2104, and 620.8914, F.S., require the certificate of conversion to be signed by the converting entity as required by applicable law. If the converting entity is a corporation, the certificate of conversion must be signed by a chairman, vice chairman, officer, director, or an incorporator. If the converting entity is a limited liability company, the certificate of conversion must be signed by a member or an authorized representative of a member. If the converting entity is a general partnership or limited liability partnership, the certificate of conversion must be signed by a general partner. If the converting entity is a limited partnership or limited liability limited partnership, the certificate of conversion must be signed by all of the general partners. If the converting entity is another type of business entity, an authorized person must sign the certificate of conversion.

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) 245-6967.

Leslie Sellers  
Regulatory Specialist II

Letter Number: 009A00014761

**Certificate of Conversion**  
For  
**"Other Business Entity"**  
Into  
**Florida Limited Liability Company**

This Certificate of Conversion **and attached Articles of Organization** are submitted to convert the following **"Other Business Entity"** into a **Florida Limited Liability Company** in accordance with s.608.439, Florida Statutes.

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

Mystic Park Family Limited Partnership, LTD

**(Enter Name of Other Business Entity)**

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

first organized, formed or incorporated under the laws of Florida

**(Enter state, or if a non-U.S. entity, the name of the country)**

on June 26, 1997

**(Enter date "Other Business Entity" was first organized, formed or incorporated)**

3. If the jurisdiction of the "Other Business Entity" was changed, the state or country under the laws of which it is now organized, formed or incorporated:

N/A

4. The name of the Florida Limited Liability Company as set forth in the **attached Articles of Organization**:

Mystic Park, LLC

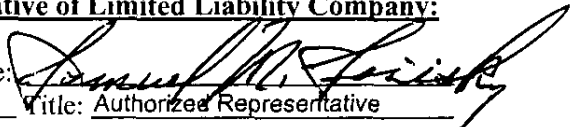
**(Enter Name of Florida Limited Liability Company)**

5. If not effective on the date of filing, enter the effective date: Effective on Filing.  
**(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 Articles of Organization, if an effective date is listed therein.)**

**FILED**  
**09 MAY 12 PM 12:29**  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Signed this 22nd day of April 2009

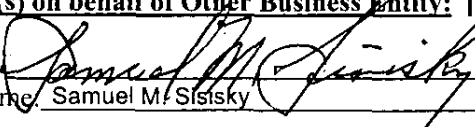
**Signature of Member or Authorized Representative of Limited Liability Company:**

Signature of Member or Authorized Representative: 

Printed Name: Samuel M. Sisisky

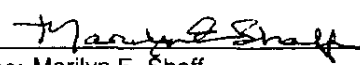
Title: Authorized Representative

**Signature(s) on behalf of Other Business Entity: [See below for required signature(s).]**

Signature: 

Printed Name: Samuel M. Sisisky

Title: General Partner

Signature: 

Printed Name: Marilyn E. Shaff

Title: General Partner

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

**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 Partnership or Limited Liability Limited Partnership:**

Signatures of ALL General Partners.

**All others:**

Signature of an authorized person.

**Fees:**

Certificate of Conversion:	\$25.00
Fees for Florida Articles of Organization:	\$125.00
Certified Copy:	\$30.00 (Optional)
Certificate of Status:	\$5.00 (Optional)

**ARTICLES OF ORGANIZATION  
OF  
MYSTIC PARK, LLC**

The undersigned, desiring to form a limited liability company (the "Company") under Chapter 608 of the Florida Statutes (the "Act") does hereby state the following:

**Article I - Name**

The name of the Company shall be: **MYSTIC PARK, LLC.**

**Article II - Purpose**

The Company is formed for the purpose of managing commercial real estate and any and all lawful activities in connection therewith.

**Article III - Principal Place of Business**

The initial mailing address and street address of the principal office of the Company shall be **6612 N.W. 24<sup>th</sup> Ave., Boca Raton, FL 33496.**

**Article IV - Registered Office and Registered Agent**

The name and street address of the initial registered agent of the Company is:

BDB Agent Co.  
5355 Town Center Rd., Suite 900  
Boca Raton, FL 33486.

**Article V – Management**

The Company shall be a Manager-managed company.

**Article VI – Managers**

The names and street addresses of all Managers are:

Samuel M. Sisisky (MGR)  
6612 N.W. 24<sup>th</sup> Ave.  
Boca Raton, FL 33496

**FILED**  
**09 MAY 12 PM 12:29**  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

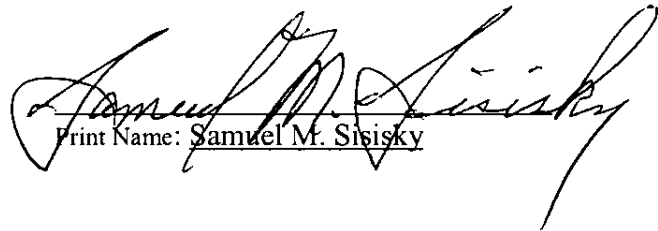
Marilyn E. Shaff (MGR)  
13585 Kiltie Court  
Delray Beach, FL 33446

**Article VII - Effective Date**

The Company's effective date of existence shall be the date of filing of these Articles of Organization.


**IN WITNESS WHEREOF**, the undersigned, being a member of the Company named herein, for the purpose of forming a limited liability company under the Act, has executed these Articles of Organization as of this 22nd day of April, 2009.

**AUTHORIZED REPRESENTATIVE:**

  
Print Name: Samuel M. Sisisky

Having been designated to act as registered agent and to accept service of process for the above stated limited liability company at the place designated in the Articles of Organization, 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 relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S.

**BDB AGENT CO., INC.**, an Ohio corporation authorized to transact business in Florida

By:   
Name: Jeffrey Winkler  
Title: Assistant Secretary

**FILED**  
**09 MAY 12 PM 12:29**  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA