

# L10000021976

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(Requestor's Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(City/State/Zip/Phone #)

☐ PICK-UP    ☐ WAIT    ☐ MAIL

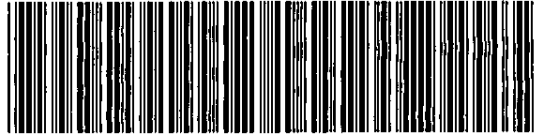
\_\_\_\_\_  
(Business Entity Name)

\_\_\_\_\_  
(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

C. LEWIS  
FEB 26 2010  
EXAMINER

## COVER LETTER

**TO:** Registration Section  
Division of Corporations

**SUBJECT:** Weinstock Family Realty, L.L.C.  
(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:

Thomas W. Ruggles, Esq.  
(Contact Person)

Thomas W. Ruggles, P.A.  
(Firm/Company)

603 Indian Rocks Road  
(Address)

Belleair, FL 33756  
(City, State and Zip Code)

E-mail Address: (to be used for future annual report notifications)

For further information concerning this matter, please call:

Thomas W. Ruggles, Esq. at ( 727 ) 449-2500  
(Name of Contact Person) (Area Code and Daytime Telephone Number)

Enclosed is a check for the following amount:

<input checked="" type="checkbox"/> \$150.00 Filing Fees (\$25 for Conversion & \$125 for Articles of Organization)	<input checked="" type="checkbox"/> \$155.00 Filing Fees and Certificate of Status	<input type="checkbox"/> \$180.00 Filing Fees and Certified Copy	<input type="checkbox"/> \$185.00 Filing Fees, Certified Copy, and Certificate of Status
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**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

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TALLAHASSEE, FLORIDA

**CERTIFICATE OF CONVERSION**  
**OF WEINSTOCK FAMILY REALTY CO. A PARTNERSHIP**  
**INTO WEINSTOCK FAMILY REALTY, LLC.**  
**A FLORIDA LIMITED LIABILITY COMPANY**

This Certificate of Conversion and attached Articles of Organization are submitted to convert **WEINSTOCK FAMILY REALTY CO.,** a New York general partnership, into **WEINSTOCK FAMILY REALTY, L.L.C.** a Florida Limited Liability Company pursuant to and in accordance with Section 608.439, Florida Statutes.

1. The name of the entity that was immediately prior to the filing of this Certificate of Conversion is **:WEINSTOCK FAMILY REALTY CO., A NEW YORK GENERAL PARTNERSHIP**
2. The **WEINSTOCK FAMILY REALTY CO.** is and has been a general partnership first organized and formed under the laws of the State of New York on the 2<sup>nd</sup> day of January 1990.
3. The name of the newly organized Florida Limited Liability Company as set forth in the attached Articles of Organization is: **WEINSTOCK FAMILY REALTY L.L.C**
4. The effective date of the conversion is to be the date of filing with the Florida Secretary of State Department of Corporations.

Signed this 29 day of Jan, 2010

Signature: Teri Weinstock Wald  
**TERI WALD**  
Managing Member of the Weinstock Family  
Realty, L.L.C.

**JOINDER AND CONSENT**

We, the undersigned members of the joint venture partnership entitled **WEINSTOCK FAMILY REALTY CO.**, hereby consent to and join in the Certificate of Conversion to convert the partnership into a Florida Limited Liability Company to be known as **WEINSTOCK FAMILY REALTY, LLC.**

DATED this 29 day of Jan, 2010.

Witnesses:

Teri Weinstock Wald  
Print Name: ~~BRENT ANDERSON~~

Teri Weinstock Wald  
TERI WALD

David D. Wolinich  
Print Name: Teri B Weinstock

Ashley Trifiletti  
Print Name: Ashley Trifiletti

Stephen M. Weinstock  
STEPHEN M. WEINSTOCK

Kris Richards  
Print Name: KRIS RICHARDS

Brent Anderson  
Print Name: BRENT ANDERSON

Joan Breiner  
JOAN BREINER

Bruce Breiner  
Print Name: BRUCE BREINER

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TALLAHASSEE, FLORIDA

Joinder and Consent of Members to convert  
Weinstock Family Realty Co.  
into Weinstock Family Realty, LLC,  
a Florida limited liability company

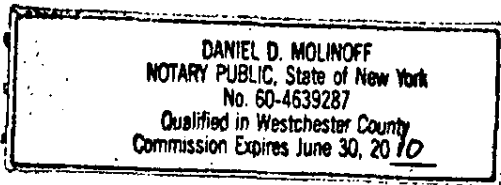
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

STATE OF NEW YORK }  
COUNTY OF Westchester }

The foregoing document was acknowledged before me on the 29<sup>th</sup> day of January,  
2010 by **TERI WALD**, who: ☒ is personally known to me, or ☐ is not personally known to me,  
who produced \_\_\_\_\_ as identification.

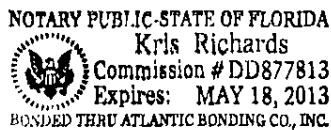


NOTARY PUBLIC

Daniel D. Molinoff  
State of New York at Large  
Commission Number & Expiration Date:

STATE OF FLORIDA }  
COUNTY OF PINELLAS }

The foregoing document was acknowledged before me on the 8 day of February,  
2010 by **STEPHEN M. WEINSTOCK**, who: ☒ is personally known to me, or ☐ is not personally  
known to me, who produced \_\_\_\_\_ as identification.



NOTARY PUBLIC

Kris Richards  
State of Florida at Large  
Commission Number & Expiration Date: DD 877813  
Exp 5/18/13

STATE OF FLORIDA }  
COUNTY OF Sarasota }

The foregoing document was acknowledged before me on the 20 day of January,  
2010 by **JOAN BREINER**, who: ☒ is personally known to me, or ☐ is not personally known to  
me, who produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

Lori J. Niles  
State of Florida at Large  
Commission Number & Expiration Date:



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**ARTICLES OF ORGANIZATION FOR FLORIDA  
LIMITED LIABILITY COMPANY**

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLE 1 - Name:**

The name of the Limited Liability Company is:

**Weinstock Family Realty, LLC**

**ARTICLE II - Address:**

The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:

**148 - 13<sup>th</sup> Street, S.W.  
Largo, FL 33770**

Mailing Address

**106 Polyclana Lane  
Largo, FL 33770**

**ARTICLE III - Registered Agent, Registered Office & Registered Agent's Signature:**

The name and the Florida street address of the registered agent are:

**Thomas W. Ruggles, Esq.  
603 Indian Rocks Road  
Belleair, FL 33756**

*Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, 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.*

  
\_\_\_\_\_  
Registered Agent's Signature

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TALLAHASSEE, FLORIDA

**ARTICLE IV - Manager(s) or Managing Member(s):**

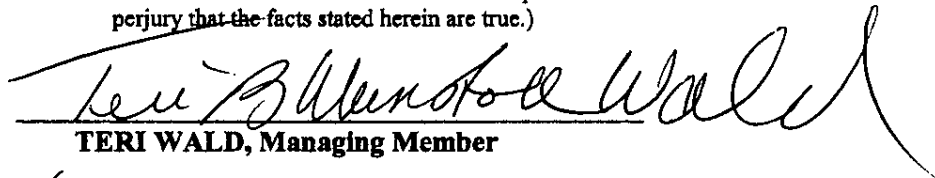
The name and address of each Manager or Managing Member is as follows:

<u>Title</u>	<u>Name and Address</u>
MGRM	Teri Wald 55 Chestnut Avenue Larchmont, N. Y. 10538
M	Stephen M. Weinstock 106 Poinciana Lane Largo, FL 33770
M	Joan Breiner 117 S. Warbler Lane Sarasota, FL 34236-1611

**ARTICLE V:** Effective Date, if other than the date of filing XXXXXXXXXXXXXX

**REQUIRED SIGNATURE:**

(In accordance with Section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

  
TERI WALD, Managing Member

Dated: 1/29/, 2010