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(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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(Business Entity Name)

(Document Number)

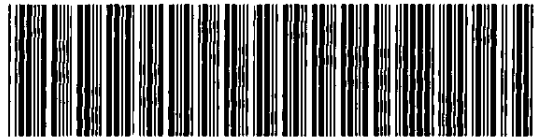
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TALLAHASSEE, FLORIDA

D. BRUCE

MAR 04 2010

EXAMINER



FLORIDA DEPARTMENT OF STATE
Division of Corporations

February 12, 2010

FRANCINE A. CIANFLONE
ROGERS TOWERS, P.A.
1301 RIVERPLACE BLVD., SUITE 1500
JACKSONVILLE, FL 32207

SUBJECT: 686 BLANDING BLVD., LLC
Ref. Number: W10000007419

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

We have received your document for 686 BLANDING BLVD., 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):

The converting Florida entity must be active on our records.

The fees to file the Certificate of Conversion and Articles of Organization total \$150.00 (\$25 filing fee for the Certificate of Conversion, \$100 filing fee for the Articles of Organization, and \$25 for the Registered Agent Designation). Enclose an additional \$30 for each certified copy requested and an additional \$5 for each certificate of status requested.

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) 245-6984.

Deborah Bruce
Regulatory Specialist II

Letter Number: 610A00003688

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: 686 Blanding Blvd., 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:

Francine A. Cianflone
(Contact Person)
Rogers Towers, P.A.
(Firm/Company)
1301 Riverplace Boulevard, Suite 1500
(Address)
Jacksonville, Florida 32207
(City, State and Zip Code)
fcianflone@rtlaw.com
E-mail Address: (to be used for future annual report notifications)

For further information concerning this matter, please call:

Francine A. Cianflone at (904) 346 5545
(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 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
686 BLANDING BLVD.
INTO
686 BLANDING BLVD., LLC**

This Certificate of Conversion is submitted to convert the following "Other Business Entity" into a Florida limited liability company in accordance with Section 609.439, Florida Statutes.

1. The name of the "Other Business Entity" immediately prior to the filing of this Certificate of Conversion is: **686 BLANDING BLVD.** The "Other Business Entity" is a general partnership formed under the laws of the State of Florida on February 1, 1999. *GP1000000287*

2. The name of the Florida limited liability company as set forth in the attached Articles of Organization is: **686 BLANDING BLVD., LLC.**

3. The effective date of the conversion shall be the date upon which this Certificate of Conversion is filed with the Secretary of State of the State of Florida.

* * * * *

Dated: January 9, 2010

686 BLANDING BLVD.

By: _____

Leonard H. Grunthal, III,
General Partner

686 BLANDING BLVD., LLC

By: _____

Leonard H. Grunthal, III,
Member

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TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION
OF
686 BLANDING BLVD., LLC**

These Articles of Organization are submitted for the purpose of forming a limited liability company pursuant to the Florida Limited Liability Company Act, Chapter 608, Florida Statutes, as the same may from time to time be amended (the "Act").

**ARTICLE I
NAME**

The name of the limited liability company (the "Company") is: 686 BLANDING BLVD., LLC.

**ARTICLE II
ADDRESSES**

The initial mailing address and street address of the Company is 45 West Bay Street, Suite 203, Jacksonville, Florida 32202.

**ARTICLE III
REGISTERED AGENT**

The name and street address of the initial registered agent of the Company are Charles R. Curley, Jr., Esq., 1301 Riverplace Boulevard, Suite 1500, Jacksonville, Florida 32207.

**ARTICLE IV
MANAGEMENT**

The Company is to be managed by one or more managers and is, therefore, a manager-managed company.

**ARTICLE V
LIMITED LIABILITY**

Except as otherwise expressly provided by the Act, no member, manager, officer, agent or employee of the Company shall be personally liable for the debts, obligations or liabilities of the Company, whether arising in contract, tort or otherwise, or for the acts or omissions of any other member, manager, officer, agent or employee of the Company.

IN WITNESS WHEREOF, the undersigned, being an authorized representative of a Member of the Company, has executed these Articles of Organization this 31st day of January, 2010. 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.

By: _____

Charles R. Curley, Jr.,
Authorized Representative

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TALLAHASSEE, FLORIDA

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 608.415 or 608.507, Florida Statutes, the undersigned limited liability company submits the following statement to designate a registered office and registered agent in the State of Florida.

1. The name of the limited liability company is:

686 BLANDING BLVD., LLC

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

**CHARLES R. CURLEY, JR.
1301 RIVERPLACE BOULEVARD, SUITE 1500
JACKSONVILLE, FLORIDA 32207**

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.

Dated: January 31, 2010

Signature of Registered Agent



Charles R. Curley, Jr.

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TALLAHASSEE, FLORIDA