

L15000031548

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

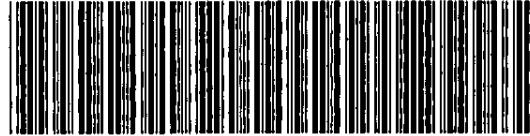
(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

W15-1172

Office Use Only



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12/23/14--01025--010 **113.75

02/10/15--01016--006 **71.25

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2014 DEC 23 PM 5:12
RECORDS OF STATE
TALLAHASSEE FLORIDA

FEB 20 2015
J. BRUCH



FLORIDA DEPARTMENT OF STATE
Division of Corporations

February 10, 2015

ANITA TEJON RODRIGUEZ-TEJERA
1699 CORAL WAY, SUITE 302
MIAMI, FL 33145

SUBJECT: RIO TOWERS LTD LLC
Ref. Number: W15000001172

We have received your document for RIO TOWERS LTD LLC and your check(s) totaling \$185.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name of the entity cannot include "LTD." This word/abbreviation is readily associated with or is commonly used to denote another type of entity. Please amend your document throughout accordingly.

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.

Deborah Bruce
Regulatory Specialist II

Letter Number: 815A00002742

2014 DEC 23 PM 5:12
DIVISION OF STATE
TALLAHASSEE FLORIDA

URGENT REQUEST
VIA FEDEX
On 2/5/2015 &
on 2/19/2015

Deborah Bruce, Regulatory Specialist
Registration Section
Division of Corporation
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301
Tel 850-245-6051

RE: Follow up on our 12/22/2014 Request for Conversion of
Rio Towers LTD (A30889) into an LLC (RIO TOWERS ELHCDC LLC)
Ref Number: W15000001172
LETTER NUMBER 715A00000317

Dear Ms. Bruce:

As per our telephone conversation yesterday, this is to follow up on our request for Conversion of the Rio Towers LTD into an LLC, which we submitted to your Department via Fedex on December 22nd, 2014. Proof of Receipt by your Department on 12/23/2014 is attached hereto. For our Non-Profit Status and related Tax Exemptions, it is critical that our request be honored and approved effective on the date of submittal of 12/23/2014.

The Non-Profit Charitable Organization, 501(c)3, East Little Havana Community Development Corporation (ELHCDC) holds and owns 100% sole interests in both, Rio Towers LTD and Rio Towers LLC. As such, ELHCDC requests and represents that, as sole Non-Profit owner of all assets, properties, and interests in Rio Towers LTD and the LLC, it intends to own and operate all properties, matters, and interests of the Rio Towers LTD as a Limited Liability Corporation, not as a Limited Partnership.

The Application Form corrections that you requested are attached hereto along with the additional fee.

Thank you in advance for your cooperation.

Sincerely,



Anita Tejon Rodriguez-Tejera
Director/Registered Agent for
Rio Towers LTD,
Rio Towers ELHCDC LLC,
Rio Towers LLC, &
East Little Havana Community Development Corporation

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2014 DEC 23 PM 5:12
TALLAHASSEE FLORIDA

URGENT REQUEST

VIA FEDEX
On 2/5/2015

Deborah Bruce, Regulatory Specialist
Registration Section
Division of Corporation
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301
Tel 850-245-6051

RE: Follow up on our 12/22/2014 Request for Conversion of
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Ref Number: W15000001172
LETTER NUMBER 715A00000317

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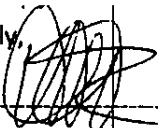
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Sincerely,



Anita Tejon Rodriguez-Tejera
Director/Registered Agent for
Rio Towers LTD,
Rio Towers LTD LLC,
Rio Towers LLC, &
East Little Havana Community Development Corporation

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2014 DEC 23 PM 5:12
TALLAHASSEE FLORIDA
DEPARTMENT OF STATE



FLORIDA DEPARTMENT OF STATE
Division of Corporations

January 7, 2015

ANITA TEJON RODRIGUEZ-TEJERA
1699 CORAL WAY, SUITE 302
MIAMI, FL 33145

SUBJECT: RIO TOWERS, LLC
Ref. Number: W15000001172

We have received your document for RIO TOWERS, LLC and your check(s) totaling \$113.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

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.

We are enclosing the proper form(s) with instructions for your convenience.

There is a balance due of \$71.25.

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.

Deborah Bruce
Regulatory Specialist II

Letter Number: 715A00000317

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DIVISION OF STATE
TALLAHASSEE, FLORIDA

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: RIO TOWERS ELHCDC LLC

(Name of Resulting Florida Limited Company)

The enclosed Articles 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. 605.1045, F.S.

Please return all correspondence concerning this matter to:

ANITA TEJON RODRIGUEZ-TEJERA

Contact Person

**RIO TOWERS LTD & RIO TOWERS LLC. &
EAST LITTLE HAVANA COMMUNITY DEVELOPMENT CORPORATION**

Firm/Company

1699 CORAL WAY, SUITE 302

Address

MIAMI, FL. 33145

City, State and Zip Code

ELHCDC@BELLSOUTH.NET

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

For further information concerning this matter, please call:

ANITA TEJON RODRIGUEZ-TEJERA at (305-519-9917)

Name of Contact Person

Area Code and Daytime Telephone Number

Enclosed is a check for the following amount: **(\$113.75 PAID & Additional \$71.25)**

☐ \$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
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

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TALLAHASSEE, FLORIDA

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FILED

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

The Articles 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.605.1045, Florida Statutes.

1. The name of the "Other Business Entity" immediately prior to the filing of the Articles of Conversion is:
Rio Towers LTD

(Enter Name of Other Business Entity)

2. The "Other Business Entity" is a **Limited Partnership** A30889

(Enter entity type. Example: corporation, limited partnership,
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 **12/10/1990**

(date of organization, formation or incorporation)

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

RIO TOWERS ELHCDC LLC

(Enter Name of Florida Limited Liability Company)

4. If not effective on the date of filing, enter the effective date: **12/23/2014**

(The effective date: 1) cannot be prior to date of receipt or filed date 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.)


5. The plan of conversion has been approved in accordance with all applicable statutes.

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CLERK OF STATE
TALLAHASSEE FLORIDA



Signed this 22nd day of December 2014.

Signature of Authorized Representative of Limited Liability Company:

Signature of Authorized Representative: 

Printed Name: Anita Tejon Rodriguez-Tejera
For the Rio Towers ELHCDC LLC

Title: Executive Director/Registered Agent

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

Signature: 

Printed Name: Anita Tejon Rodriguez-Tejera
For Rio Towers LTD and its
General Partner Rio Towers LLC
and its sole Member and the Limited Partner East Little
Havana Community Developments Corporation,
As a 501(c)3 Charitable Not-For-Profit
Organization

Title: Executive Director/Registered Agent

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:

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

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CLERK OF STATE
TALLAHASSEE FLORIDA

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

ARTICLE I - Name:

The name of the Limited Liability Company is:

RIO TOWERS ELHCDC LLC

(Must end with the words "Limited Liability Company, "L.L.C.," or "LLC.")

ARTICLE II - Address:

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

Principal Office Address:

1699 CORAL WAY, SUITE 302,
MIAMI, FL. 33145

Mailing Address:

1699 CORAL WAY, SUITE 302,
MIAMI, FL. 33145

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

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

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

ANITA TEJON RODRIGUEZ-TEJERA

Name

1699 CORAL WAY, SUITE 302,
MIAMI, FL. 33145

Florida street address (P.O. Box **NOT** acceptable)

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 605, F.S.



Registered Agent's Signature (REQUIRED)

(CONTINUED)

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TALLAHASSEE, FLORIDA

ARTICLE IV-

The name and address of each person authorized to manage and control the Limited Liability Company:

Title:

"AMBR" = Authorized Member

"MGR" = Manager

Name and Address:

AMBR

RIO TOWERS LLC, whose sole MEMBER is EAST
LITTLE HAVANA COMMUNITY DEVELOPMENT
CORPORATION a Fla NON-PROFIT 501(C) 3

1699 CORAL WAY, SUITE 302,
MIAMI, FL. 33145

AMBR

EAST LITTLE HAVANA COMMUNITY
DEVELOPMENT CORPORATION,
a Fla NON-PROFIT 501(C) 3

1699 CORAL WAY, SUITE 302,
MIAMI, FL. 33145

(Use attachment if necessary)

ARTICLE V: Effective date, if other than the date of filing: December 23rd, 2014. (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of filing.)

ARTICLE VI: Other provisions, if any.

The purpose and goals for this conversion into the Rio Towers ELHCDC LLC is to continue the operations and ownership of the Rio Towers Affordable Housing Project located in the City of Miami, FL, under a Florida Limited Liability Corporation (LLC) business structure through its two Charitable Not-For-Profit 501(C)3 Authorized Members, the Rio Towers LLC and the East Little Havana Community Development Corporation. Furthermore, the purpose and goal is to continue to foster, develop, construct, manage, renovate, rehabilitate, lease, rent, and operate Very-Low-Income, Low-Income, and Affordable Housing in accordance and compliance with the existing Mortgages, Promissory Notes, Land Restrictive Covenants for Affordability, Internal Revenue Rules, Florida Statutes, Non-Profit income tax exemptions, and Real Estate Property Taxes Exemptions for qualifying organizations under any of the various EXEMPT categories, including but not limited to: 501(c)3, Not-For-Profit, Non-Profit, Community Development Corporations (CDC), Community Based Organizations (CBO), or Community Housing Development Organization (CHDO).

REQUIRED SIGNATURE:

Signature of a member or an authorized representative of a member.

(In accordance with section 605.0203 (1) (b), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.)

ANITA TEJON RODRIGUEZ-TEJERA

Typed or printed name of signee

Filing Fees:

\$125.00 Filing Fee for Articles of Organization and Designation of Registered Agent

\$ 30.00 Certified Copy (Optional)

\$ 5.00 Certificate of Status (Optional)

2014 DEC 23 PM 5:12
STATE OF FLORIDA
DEPARTMENT OF STATE