

L15000044908

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

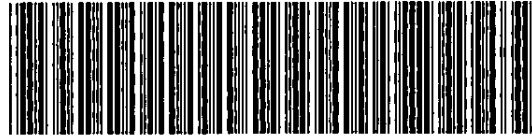
(Business Entity Name)

(Document Number)

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

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15 MAR 10 AM 10:59

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

MAR 13 2015  
T. HAMPTON

## COVER LETTER

**TO:** Registration Section  
Division of Corporations

**SUBJECT:** Summit Realty & Investment Group, 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:

J. Jacob R. Peek

(Contact Person)

Driver, McAfee, Peek & Hawthorne, P.L.

(Firm/Company)

One Independent Drive, Suite 1200

(Address)

Jacksonville, FL 32202

(City, State and Zip Code)

jll@dmphlaw.com

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

For further information concerning this matter, please call:

Jeannette Ladnier at ( 904 ) 807-8201

(Name of Contact Person)

(Area Code)

(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

March 5, 2015

RECEIVED  
15 MAR 19 AM 10:00  
INFORMATION SERVICES

J JACOB R PEEK  
DRIVER MCAFEE PEEK & HAWTHORNE PL  
ONE INDEPENDENT DR - STE 1200  
JACKSONVILLE, FL 32202

SUBJECT: SUMMIT REALTY & INVESTMENT GROUP, LLC  
Ref. Number: W15000015894

We have received your document for SUMMIT REALTY & INVESTMENT GROUP, 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 correct title for the conversion is "Articles of Conversion for Other Business Entity into Florida Limited Liability Company".

As a condition of a conversion, pursuant to s.605.0212(9) & s.605.0212(10), Florida Statutes, the entity must be active and current in filing its annual reports with the Department of State through December 31 of the calendar year in which the conversion is submitted for filing.

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.

Tammy Hampton  
Regulatory Specialist III

Letter Number: 215A00004544

# SUMMIT REALTY & INVESTMENT GROUP, INC.

February 10, 2015

## DELIVERED VIA FEDERAL EXPRESS

Florida Department of State  
New Filing Section Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

RE: Summit Realty & Investment Group, Inc. (P13000062708)

To Whom It May Concern:

I am writing regarding the conversion of Summit Realty & Investment Group, Inc. (the "Corporation") to a limited liability company pursuant to the documents attached hereto, and its subsequent registration with the name Summit Realty & Investment Group, LLC (the "Company"). The Corporation and the Company have the same principals. As President of the Corporation, I hereby request that you authorize the conversion of the Corporation and the formation of the Company with the name Summit Realty & Investment Group, LLC.

Thank you and please let me know if you have any questions.

Sincerely,

SUMMIT REALTY & INVESTMENT  
GROUP, INC., a Florida corporation

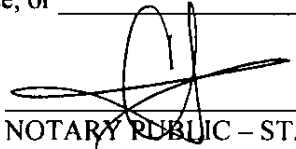
By: 

James M. Burbach, President

STATE OF FLORIDA  
COUNTY OF Columbia

The Letter above was acknowledged before me this 10<sup>th</sup> day of Feb., 2015, by James M. Burbach, an individual residing in the State of Florida. He is X personally known to me,     produced a current Florida or     Driver's License, or     as identification.



  
NOTARY PUBLIC - STATE OF FLORIDA  
My Commission Expires: 7/22/17

**ARTICLES OF CONVERSION  
FOR  
OTHER BUSINESS ENTITY  
INTO  
FLORIDA LIMITED LIABILITY COMPANY**

The undersigned, being an officer of Summit Realty & Investment Group, Inc., a Florida corporation, and an authorized representative of Summit Realty & Investment Group, LLC, a Florida limited liability company, pursuant to Sections 607.1112 and 605.1045, Florida Statutes, do hereby submit the following Articles of Conversion:

**ARTICLE I – CORPORATION NAME**

The name of the corporation is Summit Realty & Investment Group, Inc. (the “Corporation”).

P13000062708

**ARTICLE II – FORMATION AND EXISTENCE**

The Corporation’s Articles of Incorporation were filed with the Secretary of State of the State of Florida and became effective on July 26, 2013. The Corporation was assigned document number P13000062708. The Corporation currently exists in the records of the Secretary of State of the State of Florida.

**ARTICLE III – EFFECTIVE DATE**

The Articles of Conversion are effective upon filing with the Secretary of State of the State of Florida.

**ARTICLE IV – LIMITED LIABILITY COMPANY NAME**

The name of the limited liability company set forth in the Articles of Organization attached hereto as Exhibit A (the “Articles of Organization”) is Summit Realty & Investment Group, LLC (the “Company”).

**ARTICLE V – COMPLIANCE WITH LAWS**

The conversion of the Corporation into the Company is permitted by the laws applicable to the Corporation and this conversion complies with such laws and the requirements of Sections 607.1112 and 605.1045, Florida Statutes.

**ARTICLE VI -- ADOPTION OF ARTICLES OF CONVERSION**

The Articles of Conversion were adopted and approved, and its filing authorized, by the joint unanimous written consent of the Corporation’s directors and shareholders on February 16, 2015.

Prepared by:  
Driver, McAfee, Peek & Hawthorne, P.L.  
One Independent Drive, Suite 1200  
Jacksonville, Florida 32202  
(904) 301-1269

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TALLAHASSEE, FLORIDA

ARTICLE VII -- ADOPTION OF ARTICLES OF CONVERSION AND ARTICLES OF  
ORGANIZATION

The Articles of Conversion and the Articles of Organization were adopted and approved, and their filing authorized, by the undersigned authorized representative of the Company on February 16, 2015 and the undersigned affirms that the facts stated herein and in the Articles of Organization are true.

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TALLAHASSEE, FLORIDA

IN WITNESS WHEREOF, the undersigned officer of the Corporation and authorized representative of the Company have executed the Certificate of Conversion as of February 16, 2015 on behalf of the Corporation and the Company affirming that the facts stated herein are true.

SUMMIT REALTY & INVESTMENT GROUP, INC.  
a Florida corporation

By: James M. Burbach  
James M. Burbach, President

SUMMIT REALTY & INVESTMENT GROUP, LLC  
a Florida limited liability company

By: Luke W. Carrender  
Luke W. Carrender, authorized representative

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TALLAHASSEE, FLORIDA

**EXHIBIT A**

Articles of Organization

See attached.

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA



**ARTICLES OF ORGANIZATION  
OF  
SUMMIT REALTY & INVESTMENT GROUP, LLC**

The undersigned, an authorized representative of a prospective member, desiring to form a limited liability company under the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, hereby adopts the following Articles of Organization:

**ARTICLE I - NAME**

The name of the limited liability company is Summit Realty & Investment Group, LLC (the "Company").

**ARTICLE II - ADDRESS**

The street and mailing address of the Company's principal office are:

496 SW Ring Court  
Lake City, Florida 32025

**ARTICLE III - PURPOSE**

The Company is organized for the purpose of performing all lawful business permitted under the laws of the United States and of the State of Florida.

**ARTICLE IV- REGISTERED OFFICE AND AGENT**

The Company (i) designates One Independent Drive, Suite 1200, Jacksonville, Florida 32202 as the street address of the Company's registered office, and (ii) names J. Jacob R. Peek as the Company's registered agent at that address.

**ARTICLE V - MANAGEMENT AND AUTHORITY**

The Company shall be a manager-managed company. Pursuant to Section 605.04074, Florida Statutes, no member of the Company shall be an agent of the Company solely by virtue of being a member, and no member shall have authority to incur debt or contractual liability on behalf of the Company solely by virtue of being a member.

**ARTICLE VI - INDEMNIFICATION**

The Company shall indemnify any person who is or was a party to any proceeding by reason of the fact that such person is or was a manager, member or officer of the Company or its subsidiaries, to the fullest extent not prohibited by law, for actions taken in the capacity of such person as a manager, member or officer of the Company or its subsidiaries. To the fullest extent not prohibited by law, the Company shall advance reasonable indemnification expenses (including attorneys' fees and costs) for actions taken in the capacity of such person as a manager, member or officer within twenty (20) days after receipt by the Company of (i) a written statement requesting such advance, (ii) evidence of the expenses

Prepared by:

Driver, McAfee, Peek & Hawthorne, P.L.  
One Independent Drive, Suite 1200  
Jacksonville, Florida 32202  
904-301-1269

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incurred, and (iii) a written statement by or on behalf of such person agreeing to repay the advanced expenses if it is ultimately determined that such person is not entitled to be indemnified against such expenses.

**IN WITNESS THEREOF**, the undersigned has hereunto set his hand and seal this 16 day of February, 2015.

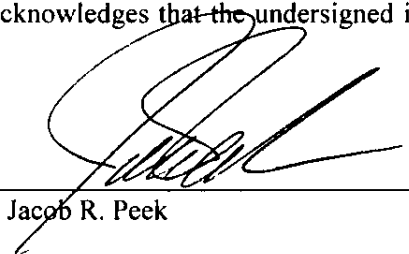
Luke W. Carrender  
Luke W. Carrender, Authorized Representative

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TALLAHASSEE, FLORIDA

### ACCEPTANCE OF REGISTERED AGENT

The undersigned (i) agrees to act as registered agent for the Company named above, to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 605, Florida Statutes, and (ii) acknowledges that the undersigned is familiar with, and accepts, the obligations of such position.

Dated: February 16, 2015

  
\_\_\_\_\_  
J. Jacob R. Peek

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15 MAR 10 AM 10:59  
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TALLAHASSEE, FLORIDA