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TALLAHASSEE, FLORIDA

T. BURCH  
MAR 23 2017

## COVER LETTER

**TO:** New Filing Section  
Division of Corporations

**SUBJECT:** Moscada Properties of West Palm Beach, 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:

Gigi Iza

(Contact Person)

Umbach Financial Group, LLC

(Firm/Company)

525 South Flagler Drive, Suite 100

(Address)

West Palm Beach, FL 33401

(City, State and Zip Code)

giza@joesfinancial.com

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

For further information concerning this matter, please call:

Gigi Iza

at ( 561 ) 228-7499  
(Name of Contact Person) (Area Code) (Daytime Telephone Number)

Enclosed is a check for the following amount: (All checks processed by this office must be payable in US dollars and drawn on a bank located in the United States)

☒ \$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:**

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

**MAILING ADDRESS:**

New Filing Section  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

**ARTICLES OF CONVERSION**

**FOR**

**MOSCADA PROPERTIES, LP**

**INTO**

**MOSCADA PROPERTIES OF WEST PALM BEACH, LLC**

The Articles of Conversion and attached Articles of Organization are submitted to convert Moscada Properties, LP, a Delaware limited partnership, (the "Other Business Entity") into Moscada Properties of West Palm Beach, a Florida limited liability company, (the "Converted Entity") in accordance with § 605.1045, Florida Statutes.

**ARTICLE I - OTHER BUSINESS ENTITY**

The name of the Other Business Entity immediately prior to the filing of the Articles of Conversion is: Moscada Properties, LP, a Delaware limited partnership. Moscada Properties, LP was first organized, formed or incorporated under the laws of Delaware on September 4, 2013.

**ARTICLE II - CONVERTED ENTITY**

The name of the Florida limited liability company as set forth in the attached Articles of Organization is Moscada Properties of West Palm Beach, LLC.

**ARTICLE III - PLAN OF CONVERSION**

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

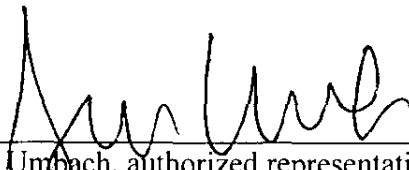
**ARTICLE IV - APPRAISAL RIGHTS**

The Converted Entity or Other Business Entity has agreed to pay any members having appraisal rights the amount to which such members are entitled under §§ 605.1006 and 605.1061-605.1072, Florida Statutes.

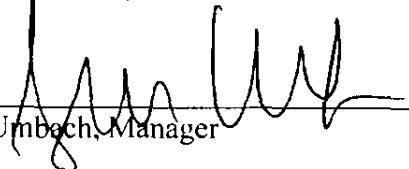
**ARTICLE V - EFFECTIVE DATE**

The effective date of these Articles of Conversion shall be the date of filing of these Articles of Conversion with the Florida Department of State.

Signed this 16 day of March, 2017.

  
\_\_\_\_\_  
Joseph Umbach, authorized representative of  
Moscada Properties of West Palm Beach, LLC

Canela Group, LLC, a Delaware limited liability  
company, general partner of Moscada Properties, LP

By:   
\_\_\_\_\_  
Joseph Umbach, Manager

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**ARTICLES OF ORGANIZATION  
OF  
MOSCADA PROPERTIES OF WEST PALM BEACH, LLC**

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TALLAHASSEE, FLORIDA

The undersigned, acting as authorized representative of this limited liability company pursuant to Chapter 605 of the Florida Statutes, hereby forms a limited liability company under the laws of the State of Florida and adopts the following Articles of Organization for such limited liability company:

**ARTICLE I - NAME OF COMPANY**

The name of the limited liability company is Moscada Properties of West Palm Beach, LLC (the "Company").

**ARTICLE II - PRINCIPAL OFFICE**

The street address, and the mailing address, of the principal office of the Company is 525 South Flagler Drive, Suite 100, West Palm Beach, Florida 33401.

**ARTICLE III - REGISTERED AGENT AND REGISTERED OFFICE**

The street address of the initial registered office of the Company in the State of Florida is 525 South Flagler Drive, Suite 100, West Palm Beach, Florida 33401. The name of the registered agent of the Company at that address is Joseph Umbach.

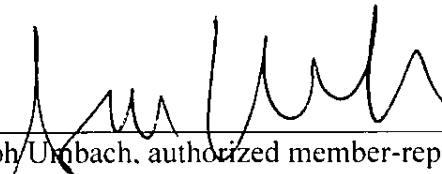
**ARTICLE IV - MANAGEMENT**

The Company is to be a manager-managed company. The name and address of the initial manager of the Company is Joseph Umbach, 525 South Flagler Drive, Suite 100, West Palm Beach, Florida 33401.

ARTICLE V - EFFECTIVE DATE

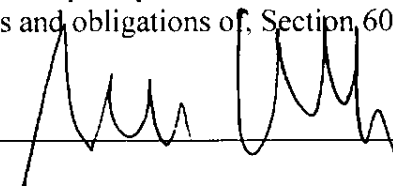
The effective date of these Articles of Organization, and the beginning of the existence of the Company, shall be the date of filing of these Articles of Organization with the Florida Department of State.

The undersigned authorized member-representative has made and subscribed these Articles of Organization this 15 day of March, 2017.

  
\_\_\_\_\_  
Joseph Umbach, authorized member-representative

STATEMENT OF ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent to accept service of process for the above referenced limited liability company, at the place designated in the foregoing Articles of Organization, I hereby accept such appointment and agree to act in such capacity. I further agree to comply with the provisions of all statutes relevant to the proper and complete performance of the duties of a registered agent, and I am familiar with, and accept the duties and obligations of, Section 605.0113 of the Florida Statutes.

  
\_\_\_\_\_

Date: March 15, 2017

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CLERK OF DISTRICT COURT  
TALLAHASSEE, FLORIDA