

L19000161450

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

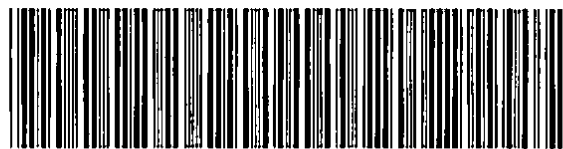
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



500330596975

06/17/19--01024--003 **150.00

FILED
2019 JUN 17 PM 12:07
SECRETARY OF STATE
TALLAHASSEE, FL

T. BURCH
JUL 1 2019

LAW OFFICES
DAVID M. PRESNICK, P.A.
Attorneys and Counselors At Law

Reply To:

David M. Presnick

Admitted to practice in:

Florida and Connecticut

E-Mail: david@presnicklaw.com

Mariner Square
96 Willard Street, Suite 1C
Cocoa, Florida 3292
Telephone (321) 639-376
Fax (321) 639-391

June 12, 2019

New Filing Section
Division of Corporations
Post Office Box 6327
Tallahassee, Florida 32314

RE: CASABLANCA REALTY, INC.

Dear Ladies and Gentlemen:

Enclosed for filing are the following documents:

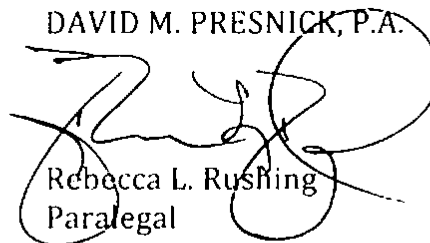
1. Articles of Conversion for CASABLANCA REALTY, INC.; and
2. Articles of Organization of CASABLANCA REALTY, LLC.

Our check in the amount of \$150.00 to cover the filing fee is also enclosed.

Thank you for your assistance in this matter. Should you have any questions regarding the foregoing, please call.

Sincerely,

DAVID M. PRESNICK, P.A.



Rebecca L. Rushing
Paralegal

/rlr

Enclosures as stated.

**ARTICLES OF CONVERSION
FOR
CASABLANCA REALTY, INC.
INTO
FLORIDA LIMITED LIABILITY COMPANY**

SECRETARY OF STATE
TALLAHASSEE, FL

2019 JUN 17 PM 12:07

FILED

The Articles of Conversion and attached Articles of Organization are submitted to convert "Other Business Entity" known as **CASABLANCA REALTY, INC.** a Florida corporation into a Florida Limited Liability Company in accordance with Section 605.1045, *Florida Statutes*.

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

CASABLANCA REALTY, INC.

2. The "Other Business Entity" is a Florida corporation first organized, formed or incorporated under the laws of the State of Florida on October 4, 1982.
3. The name of the Florida Limited Liability Company as set forth in the **attached Articles of Organization** shall be:

CASABLANCA REALTY, LLC

4. If not effective on the date of filing, enter the effective date: N/A.
5. The plan of conversion has been approved in accordance with all applicable statutes.
6. The "Converted or Other Business Entity" has agree to pay any members having appraisal rights the amount to which such members are entitled under Sections 605.1006 and 605.1061-605.1072, *Florida Statutes*.

Signature of Authorized Representative of Limited Liability Company:

Signature of Authorized Representative: _____

Print Name: Kitty C. Donovan

Title: Manager

Signature(s) on behalf of Other Business Entity:

Signature of Authorized Representative: _____

Print Name: Kitty C. Donovan

Title: President

FILED

2019 JUN 17 PM 12:07

**SECRETARY OF STATE
TALLAHASSEE, FL**

**ARTICLES OF ORGANIZATION
OF
CASABLANCA REALTY, LLC**

The undersigned, being authorized to execute and file these Articles, hereby certifies that:

**ARTICLE I
Name**

The name of this limited liability company ("Limited Liability Company") is:
CASABLANCA REALTY, LLC.

**ARTICLE II
Address**

The mailing address and street address of the principal office of the Limited Liability Company is: 1575 Sarno Road, Melbourne, Florida 32935.

**ARTICLE III
Duration**

The Limited Liability Company shall exist for a perpetual duration.

**ARTICLE IV
Management**

The Limited Liability Company is to be managed by one or more managers, and the name and address of the initial manager who is to serve as manager pursuant to the Operating Agreement of the Limited Liability Company ("Manager") until her successors are elected is:

KITTY C. DONOVAN
1575 Sarno Road
Melbourne, Florida 32935

ARTICLE V
Admission of Additional Members

Additional members will be admitted only upon the consent of the Members owning a majority of the Membership Units upon such terms as provided in the Operating Agreement.

ARTICLE VI
Members' Rights to Continue Business

The remaining members of the Limited Liability Company shall have the right to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the Limited Liability Company.

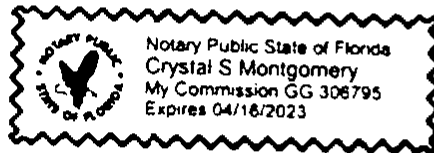
IN WITNESS WHEREOF, we have signed these Articles of Organization and acknowledged them to be our act this 12th day of June, 2019.


KITTY C. DONOVAN, Manager

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 12th day of June, 2019, by **KITTY C. DONOVAN**, who ☐ is personally known to me or ☒ has produced FLDU as identification.


NOTARY PUBLIC



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

SECRETARY OF STATE
TALLAHASSEE, FL

2019 JUN 17 PM 12:07

FILED

PURSUANT TO THE PROVISIONS OF SECTION 605.0113, 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: **CASABLANCA REALTY, LLC.**
2. The name and the Florida street address of the registered agent are:

KITTY C. DONOVAN
1575 Sarno Road
1601 Spruce Road
Melbourne, Florida 32935

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.


KITTY C. DONOVAN