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(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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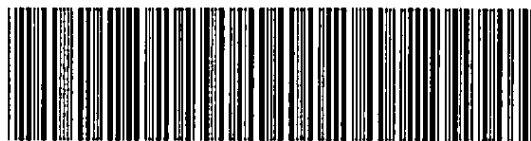
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

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SECRETARY OF STATE
DIVISION OF CORPORATIONS
19 DEC 26 AM 10:13

COVER LETTER

TO: New Filing Section
Division of Corporations

SUBJECT: Alberta Heights Apartments, 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:

David M. Jeffries

(Contact Person)

Fee & Jeffries, P.A.

(Firm/Company)

1227 N. Franklin Street

(Address)

Tampa, Florida 33602

(City, State and Zip Code)

djeffries@feejeffries.com

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

For further information concerning this matter, please call:

David M. Jeffries

(Name of Contact Person)

at (813) 229-8008

(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

Mailing Address:

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

Street Address:

New Filing Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

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:
Alberta Heights Apartments, Inc.
(Enter Name of Other Business Entity)

2. The "Other Business Entity" is a Corporation 599110
(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 December 9, 1991
(date of organization, formation or incorporation)

3. The name of the Florida Limited Liability Company as set forth in the **attached Articles of Organization**:
Alberta Heights Apartments, LLC
(Enter Name of Florida Limited Liability Company)

4. If not effective on the date of filing, enter the effective date: December 31, 2019.
(The effective date: Cannot be prior to date of receipt or filed date nor more than 90 calendar days after the date this document is filed by the Florida Department of State.)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

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

6. The "Converted or Other Business Entity" has agreed to pay any members having appraisal rights the amount to which such members are entitled under ss. 605.1006 and 605.1061-605.1072, F.S.

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Signed this 19 day of December 2019.

Signature of Authorized Representative of Limited Liability Company:

Signature of Authorized Representative: [Signature]
Printed Name: David M. Jeffries Title: Authorized Representative

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

Signature: Michele Wischert
Printed Name: Michele R. Wischert Title: President

Signature: _____
Printed Name: _____ Title: _____

Signature: _____
Printed Name: _____ Title: _____

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)

**ARTICLES OF ORGANIZATION
OF
ALBERTA HEIGHTS APARTMENTS, LLC**

The undersigned authorized representative of a member of the captioned Limited Liability Company, under the provisions of the Florida Limited Liability Company Act, Chapter 605, Florida Statutes, adopts the following Articles of Organization:

ARTICLE I

Name, Mailing Address and Purpose of Organization

The name of this limited liability company is Alberta Heights Apartments, LLC (the "Company"). The Company's principal address and mailing address is 2840 S.W. Third Avenue, Suite 200, Miami, Florida 33129. The Company's initial registered agent is William R. Wiseheart, whose address is 2840 S.W. Third Avenue, Suite 200, Miami, Florida 33129. The Company is organized to enable its members to transact any lawful business for which a limited liability company may be organized under Florida law.

ARTICLE II

Duration of Existence

The Company shall be formed effective December 31, 2019 and shall remain in existence until terminated in accordance with the provisions of the Florida Revised Limited Liability Company Act or the Company's Operating Agreement.

ARTICLE III

Management of the Company

The Company shall be managed in the manner set forth in the Company's Operating Agreement. The following individuals shall be the Company's initial manager(s), who shall serve the Company in the capacity set forth in the Company's Operating Agreement, and who shall have full authority to establish the Company's accounts with financial institutions:

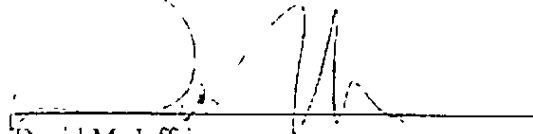
William R. Wiseheart

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ARTICLE IV
Indemnification

If in the judgment of the members, the criteria set forth in §605.0408, *Florida Statutes*, or any successor statute, have been met, then the Company shall indemnify any manager or member, or former manager or member, his/her or its personal representatives, devisees or heirs, in the manner and to the extent contemplated by §605.0408, *Florida Statutes*.

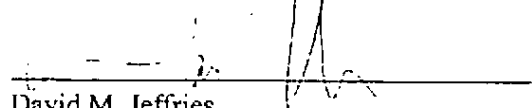
IN WITNESS WHEREOF, the undersigned authorized representative of a member has executed these Articles of Organization this 19th day of December, 2019.



David M. Jeffries,
Authorized Representative of a Member

CERTIFICATE DESIGNATING
REGISTERED AGENT

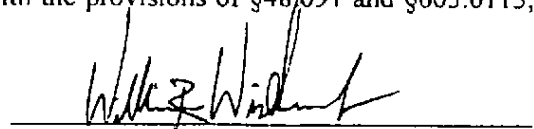
Pursuant to the provisions of §48.091 and §605.0113, *Florida Statutes*, Alberta Heights Apartments, LLC, desiring to organize as a limited liability company under the laws of the State of Florida, by action of its members, hereby designates William R. Wiseheart an individual resident of the State of Florida, as its Registered Agent for the purpose of accepting service of process within such State and designates 2840 S.W. Third Avenue, Suite-200, Miami, Florida 33129, the business address of its Registered Agent, as its Registered Office.



David M. Jeffries,
Authorized Representative of a Member

ACKNOWLEDGMENT

I hereby accept my appointment as Registered Agent of the above named limited liability company and agree to act as such in accordance with the provisions of §48.091 and §605.0113, *Florida Statutes*.



William R. Wiseheart, Registered Agent

FEE & JEFFRIES, P.A.
ATTORNEYS AND COUNSELORS AT LAW
1227 N. FRANKLIN STREET
TAMPA, FLORIDA 33602-5884

813-229-8008

813.229.0046 (FAX)

December 22, 2019

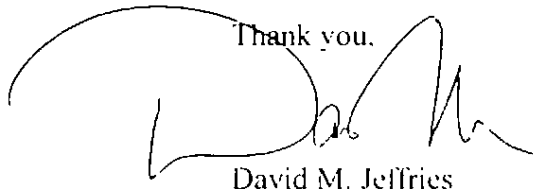
New Filing Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

Re: Conversion Documents

To whom it may concern:

Enclosed are the required documents to convert three separate corporations into limited liability companies: Alberta Heights Apartments, Scotty's Fruit Stand, and Florida Law Institute. There are three separate checks enclosed for each filing. If you should have any questions, please do not hesitate to call me at the number above.

Thank you.

A handwritten signature in black ink, appearing to read 'D. M. Jeffries', with a large, sweeping initial 'D'.

David M. Jeffries