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(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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MAIL

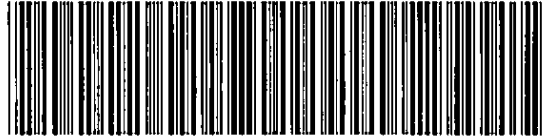
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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SECRETARY OF STATE
TALLAHASSEE, FL

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APR 8 2020



Philomene Gabriel, Paralegal
pgabriel@sgrwlaw.com
Direct Dial: 301-634-3173

December 9, 2019

VIA UPS

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

RE: Articles of Conversion and Articles of Organization for Romar Sunset, LLC
Our File No.: 23998.001

Dear Sir or Madam:

Enclosed, please find (i) a check in the amount of \$150.00 for filing fee made payable to Florida Department of State (\$25 for Articles of Conversion + \$125 for Articles of Organization) and (ii) an originally executed Articles of Conversion and Articles of Organization.

Please feel free to contact me with any questions you may have.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Philomene Gabriel".

Philomene Gabriel

Enclosures

cc: Marc Wertheimer, Esquire

Selzer Gurvitch Rabin Wertheimer & Polott, P.C.

4416 East West Highway ■ Fourth Floor ■ Bethesda, MD 20814-4568
Phone: (301) 986-9600 ■ Fax: (301) 986-1301 ■ Toll Free: (888) 986-9600
www.selzergurvitch.com

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COVER LETTER

TO: New Filing Section
Division of Corporations

SUBJECT: ROMAR SUNSET, 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:

PHILOMENE GABRIEL

(Contact Person)

SELZER GURVITCH RABIN WERTHEIMER & POLOTT, P.C.

(Firm/Company)

4416 EAST WEST HIGHWAY, SUITE 400

(Address)

BETHESDA, MD 20814

(City, State and Zip Code)

MWERTHEIMER@SGRWLAW.COM

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

For further information concerning this matter, please call:

MARC WERTHEIMER

at (301) 634-3160

(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

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SECRETARY OF STATE
TALLAHASSEE, FL

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:
ROMAR SUNSET, LLC

(Enter Name of Other Business Entity)

2. The "Other Business Entity" is a limited liability company
(Enter entity type. Example: corporation, limited partnership, general partnership, common law or business trust, etc.)

First organized, formed or incorporated under the laws of MARYLAND
(Enter state, or if a non-U.S. entity, the name of the country)

on 06/16/1997
(date of organization, formation or incorporation)

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

(Enter Name of Florida Limited Liability Company)

4. If not effective on the date of filing, enter the effective date: 12/31/2019

(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.)

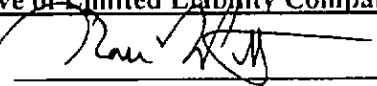
Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the
document's effective date on the Department of State's records.

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.

Signed this 6th day of December 2019

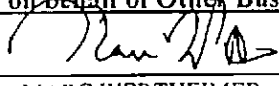
Signature of Authorized Representative of Limited Liability Company:

Signature of Authorized Representative: 

Printed Name: MARC WERTHEIMER

Title: MANAGER

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

Signature: 

Printed Name: MARC WERTHEIMER

Title: MANAGER

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 FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

ROMAR SUNSET, LLC

(Must contain 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:

4740 SOUTH OCEAN BOULEVARD

UNIT 1203

HIGHLAND BEACH, FL 33487

Mailing Address:

4740 SOUTH OCEAN BOULEVARD

UNIT 1203

HIGHLAND BEACH, FL 33487

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:

MARC WERTHEIMER

Name

4740 SOUTH OCEAN BOULEVARD, UNIT 1203

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

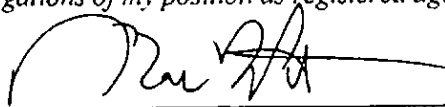
HIGHLAND BEACH

City

FL 33487

Zip

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, FL

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ARTICLE IV-

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

Title:

"AMBR" = Authorized Member

"MGR" = Manager

MANAGER

Name and Address:

MARC WERTHEIMER

4740 SOUTH OCEAN BLVD, UNIT 1203

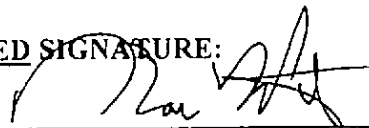
HIGHLAND BEACH, FL 33487

(Use attachment if necessary)

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TALLAHASSEE, FL

ARTICLE V: Other provisions, if any.

REQUIRED SIGNATURE:



Signature of a member or an authorized representative of a member

This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. 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.

MARC WERTHEIMER

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)