

# L20000107871

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(Requestor's Name)

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(City/State/Zip/Phone #)

☐ PICK-UP    ☐ WAIT    ☐ MAIL

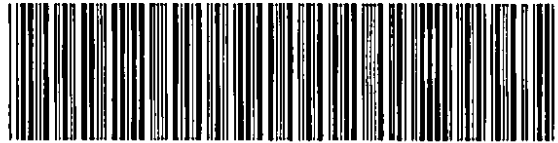
\_\_\_\_\_  
(Business Entity Name)

\_\_\_\_\_  
(Document Number)

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

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SECRETARY OF STATE  
TALLAHASSEE, FL

2020 APR 22 PM 2:56

N CULLIGAN

APR 23 2020

## COVER LETTER

**TO:** Registration Section  
Division of Corporations

**SUBJECT:** Regency Place Combined

Name of Florida Partnership

The enclosed Certificate of Conversion and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to:

Charlee Miska

Contact Person

Peek & Miska

Firm/Company

200 E Forsyth St

Address

Jacksonville, FL 32202

City, State and Zip Code

cmiska@peekmiska.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Charlee Miska

at ( 904 ) 596-8524

Name of Contact Person

Area Code and Daytime Telephone Number

Enclosed is a check for the following amount:

☒ \$25.00 Filing Fee

☐ \$33.75 Filing Fee  
and Certificate of  
Status

☐ \$77.50 Filing Fee  
and Certified Copy

☐ \$86.25 Filing Fee,  
Certified Copy, and  
Certificate of Status

**Mailing Address:**

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

**Street Address:**

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



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

April 14, 2020

CHARLEE MISKA  
PEEK & MISKA  
200 E FORSYTH ST  
JACKSONVILLE, FL 32202

SUBJECT: REGENCY PLACE COMBINED, LLC  
Ref. Number: W20000037124

We have received your document for REGENCY PLACE COMBINED, LLC and check(s) totaling \$25.00. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

There is a balance due of \$125.00.

Remove, a Florida Joint Venture this is filed as a General Partnership.

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) 245-6052.

Neysa Culligan  
Regulatory Specialist II

Letter Number: 820A00007866

2020 APR 22 PM 3:04  
RECEIVED  
DIVISION OF CORPORATIONS

FILED

2020 APR 22 PM 2:56

**ARTICLES OF CONVERSION  
OF  
REGENCY PLACE COMBINED, A FLORIDA GENERAL PARTNERSHIP  
INTO  
REGENCY PLACE COMBINED, LLC**

SECRETARY OF STATE  
TALLAHASSEE, FL

The Articles of Conversion and attached Articles of Organization are submitted to convert a Florida partnership into a limited liability company under the Section 605.1045, Florida Statutes.

1. The name of the Florida partnership immediately prior to filing the Articles of Conversion is Regency Place Combined, a Florida General Partnership (The "Partnership"). The Partnership is a partnership organized and formed under the laws of the State of Florida on / 08 07/2002
2. The name of the Florida limited liability company as set forth in the attached Articles of Organization is Regency Place Combined, LLC (the "Company").
3. The Partnership has converted into a limited liability company under the laws of the State of Florida in compliance with Chapters 605 and 620, Florida Statutes.
4. The plan of conversion was approved in accordance with Chapters 605 and 620, Florida Statutes.
5. This conversion is effective as of the date of filing.
6. The Partnership 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 31<sup>st</sup> day of March, 2020.

**REGENCY PLACE COMBINED, LLC**

By: John Steele Edgerton Jr.  
John Steele Edgerton Jr., Manager

**REGENCY PLACE COMBINED, A FLORIDA  
GENERAL PARTNERSHIP**

By: Edgerton Regency Investors, LLC, its General Partner

By: John Steele Edgerton Jr.  
Name: John Steele Edgerton Jr.  
Title: partner / managing member

**ARTICLES OF ORGANIZATION  
OF  
REGENCY PLACE COMBINED, LLC**

Pursuant to the Florida Limited Liability Company Act, Chap. 605.0201, Florida Statutes, as amended from time to time (the "Act"), the following are adopted as the Articles of Organization of the limited liability company organized hereby:

**ARTICLE I  
NAME**

The name of this limited liability company (the "Company") shall be Regency Place Combined, LLC

**ARTICLE II  
ADDRESS**

The mailing address and the street address of the principal office of this Company shall be 4038 Ortega Forest Drive, Jacksonville, Florida 32210.

**ARTICLE III  
PURPOSE**

The purpose for which the Company is organized is any and all lawful business.

**ARTICLE IV  
MANAGEMENT**

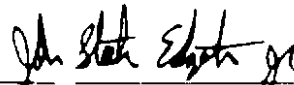
John Steele Edgerton Jr. shall be the initial Manager of the Company.

**ARTICLE V  
REGISTERED AGENT**

The initial registered agent of this Company shall be John Steele Edgerton Jr. and the initial registered address shall be 4703 Queen Lane Jacksonville, Florida 32210.

IN WITNESS WHEREOF, the undersigned, as an authorized representative for a member of this Company, has executed these Articles of Organization on behalf of this Company in accordance with §605.0203 of the Act.

**REGENCY PLACE COMBINED, LLC**

  
\_\_\_\_\_  
John Steele Edgerton, Jr., Manager

SECRETARY OF STATE  
TALLAHASSEE, FL

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Dated: April 2, 2020.

**CERTIFICATE DESIGNATING REGISTERED OFFICE AND REGISTERED  
AGENT FOR THE SERVICE OF PROCESS WITHIN FLORIDA**

In compliance with Chapter 605, Florida Statutes, as amended from time to time (the "Act"), the following is submitted:

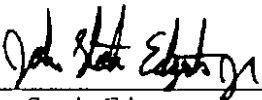
Regency Place Combined, LLC, desiring to organize or qualify under the laws of the State of Florida as a limited liability company pursuant to the Act, hereby designates John Steele Edgerton Jr. as its registered agent to accept service of process within the State of Florida and the address of its registered office shall 4703 Queen Lane, Jacksonville, Florida 32210.

**REGENCY PLACE COMBINED, LLC**

By:   
John Steele Edgerton Jr., Manager

Having been named as registered agent to accept service of process for the above stated limited liability company, at the place designated in this certificate, we hereby agree to accept the appointment as registered agent and agree to act in this capacity. We further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and we are familiar with and accept the obligations of our position as registered agent.

DATED this 2<sup>nd</sup> day of April, 2020.

  
John Steele Edgerton Jr.

FILED  
2020 APR 22 PM 2:56  
SECRETARY OF STATE  
TALLAHASSEE, FL