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(Requestor's Name)

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(City/State/Zip/Phone #)

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MAIL

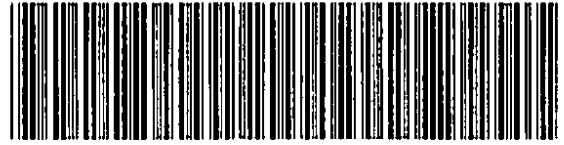
(Business Entity Name)

(Document Number)

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

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FILED  
2021 JAN 20 PM 2:05  
FBI - BOSTON

BJ MANAGEMENT COMPANY, LLC  
1070 East Knollcrest Drive  
Covina, CA 91724  
818-519-0393

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

January 11, 2021

RE: Villa Romana, LLC

2021 JAN 20 PM 2:05  
FILED  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FL

Enclosed are the following documents:

Cover letter  
Articles of Conversion For Other Business Entity into a limited liability company  
Articles of Conversion  
Check for \$180

Please kindly file the documents and return the certified copy of the Article of Conversion and Articles of Organization is the enclosed self-addressed stamped envelope.

If the enclosed fees only cover the cost for one certified copy, please kindly send me a certified copy of the ARTICLES OF CONVERSION.

Please contact me at 818-519-0393 with any questions.

Thank you.

BJ Management Company, LLC

## COVER LETTER

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

**SUBJECT:** Villa Romana, 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:

Jack Greenberg

(Contact Person)

BJ Managment Company, LLC

(Firm/Company)

1070 East Knollcrest Drive

(Address)

Covina, CA 91724

(City, State and Zip Code)

amie@greenberglawcorp.com

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

For further information concerning this matter, please call:

Amie Greenberg at (310) 694-5444

(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  
(S25 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  
Villa Romana, 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 Texas  
(Enter state, or if a non-U.S. entity, the name of the country)
- on 11/16/2016  
(date of organization, formation or incorporation)
3. The name of the Florida Limited Liability Company as set forth in the **attached Articles of Organization**:  
Villa Romana, LLC  
(Enter Name of Florida Limited Liability Company)
4. If not effective on the date of filing, enter the effective date: \_\_\_\_\_  
(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 9th day of January 2021.

**Signature of Authorized Representative of Limited Liability Company:**

Signature of Authorized Representative: \_\_\_\_\_

Printed Name: BJ Mgt. Co, LLC by Jack Greenberg Mgr. Title: Manager

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

Signature: Jack Greenberg

Printed Name: BJ Mgt. Co, LLC by Jack Greenberg Mgr. Title: Manager

Signature: Jack Greenberg

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)

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2021 JAN 20 PM 2:05

CLERK

# ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

## ARTICLE I - Name:

The name of the Limited Liability Company is:

Villa Romana, 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:

1070 East Knollcrest Drive

Covina, CA 91724

### Mailing Address:

1070 East Knollcrest Drive

Covina, CA 91724

## 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:

Registered Agents, Inc.

Name

7901 4TH ST N, STE 300

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

ST. PETERSBURG

FL 33702

City

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)

2021 JAN 20 PM 2:05

**ARTICLE IV-**

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

**Title:**

"AMBR" = Authorized Member

"MGR" = Manager

MGR

**Name and Address:**

BJ Mangement Company, LLC

Jack Greenberg, Its Manager

1070 East Knollcrest Drive Covina, CA 91724

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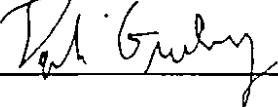
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(Use attachment if necessary)

**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.

BJ Management Company LLC by Jack Greenberg Its Manager

Typed or printed name of signer

**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)**