

L21000437967

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

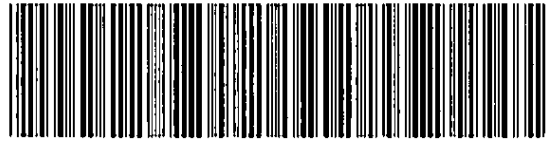
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



800373132538

10/07/21--01008--009 **150.00

RECEIVED
2021 OCT -7 AM 10:57
TALLAHASSEE, FL
FILED
2021 OCT -7 PM 12:32
SECRETARY OF STATE
TALLAHASSEE, FL

**CORPORATE
ACCESS,
INC.**

When you need ACCESS to the world

236 East 6th Avenue, Tallahassee, Florida 32303
P.O. Box 37066 (32315-7066) ~ (850) 222-2666 or (800) 969-1666. Fax (850) 222-1666

WALK IN

PICK UP: 10/7 DANNY

CERTIFIED COPY

XX PHOTOCOPY

CUS

XX FILING

CONVERSION

1. **VILLAGE OAKS REALTY-II, LLC**
(CORPORATE NAME AND DOCUMENT #)

2. _____
(CORPORATE NAME AND DOCUMENT #)

3. _____
(CORPORATE NAME AND DOCUMENT #)

4. _____
(CORPORATE NAME AND DOCUMENT #)

5. _____
(CORPORATE NAME AND DOCUMENT #)

6. _____
(CORPORATE NAME AND DOCUMENT #)

**SPECIAL
INSTRUCTIONS:**

COVER LETTER

TO: New Filing Section
Division of Corporations

SUBJECT: Village Oaks Realty- II, 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:

Benjamin P. Nigro

(Contact Person)

Stok Kon + Braverman

(Firm/Company)

1 East Broward Blvd Suite 915

(Address)

Fort Lauderdale, FL 33301

(City, State and Zip Code)

jrmac6431@gmail.com

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

For further information concerning this matter, please call:

Benjamin P. Nigro

at (954) 237 1777

(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

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

FILED

2021 OCT -7 PM 12:32

**ARTICLES OF CONVERSION
FOR
VILLAGE OAKS REALTY-II, INC.
INTO
VILLAGE OAKS REALTY-II, LLC**

SECRETARY OF STATE
TALLAHASSEE, FL

The Articles of Conversion and attached Articles of Organization are submitted to convert VILLAGE OAKS REALTY-II, INC., a Florida corporation, into VILLAGE OAKS REALTY-II, LLC, a Florida limited liability company, in accordance with Fla. Stat. § 605.1045.

1. The name of the business entity immediately prior to the filing of the Articles of Conversion is VILLAGE OAKS REALTY-II, INC.

2. VILLAGE OAKS REALTY-II, INC. is a corporation first organized, formed or incorporated under the laws of the State of Florida on February 16, 2001.

3. The name of the Florida Limited Liability Company set forth in the attached Articles of Organization is VILLAGE OAKS REALTY-II, LLC.

4. These Articles of Conversion and the attached Articles of Organization shall be effective as of the date of filing with the Florida Department of State.

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

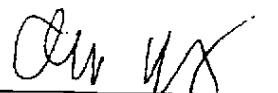
6. VILLAGE OAKS REALTY-II, INC. has agreed to pay any members having appraisal rights the amount to which such members are entitled under Fla. Stat. §§ 605.1006 and 605.1061-605.1072.

Signed this 28 day of September, 2021.

Signature of Authorized Representative of Limited Liability Company:

By: 
Ariel P. Meltzer, Manager

Signature on behalf of Village Oaks Realty-II, Inc.:

By: 
Ariel P. Meltzer, President

FILED

2021 OCT -7 PM 12:32

**ARTICLES OF ORGANIZATION
FOR
VILLAGE OAKS REALTY-II, LLC**

SECRETARY OF STATE
TALLAHASSEE, FL

The undersigned Organizer, desiring to form a limited liability company pursuant to the provisions of the Florida Revised Limited Liability Company Act (the "Act"), hereby submits, and files with the Florida Department of State, the following Articles of Organization.

ARTICLE I — NAME:

The name of the Limited Liability Company shall be: VILLAGE OAKS REALTY-II, LLC (the "Company").

ARTICLE II — ADDRESS:

The mailing address and street address of the principal office of the Company shall be as follows:

6431 Cowpen Road
Miami Lakes, Florida 33014

ARTICLE III — REGISTERED AGENT AND REGISTERED OFFICE:

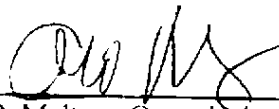
The address of the initial registered office of the Company in the State of Florida is 6431 Cowpen Road, Miami Lakes, Florida 33014, and the name of the registered agent at such address is Jeri R. Macaluso.

ARTICLE IV — MANAGEMENT:

The Company shall be managed by one or more Managers. The name and address of the initial Manager is:

Ariel P. Meltzer
6431 Cowpen Road
Miami Lakes, Florida 33014

IN WITNESS WHEREOF, the undersigned Organizer has executed these Articles of Organization this 25th day of September, 2021. In accordance with Section 605.0201 of the Act, the execution of these Articles of Organization constitutes an affirmation under the penalties of perjury that the facts stated herein are true.



Ariel P. Meltzer, Organizer

CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Sections 605.0113, Florida Statutes, the undersigned Limited Liability Company, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida:

1. The name of the company is:

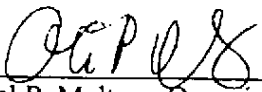
VILLAGE OAKS REALTY-II, LLC
2. The name and address of the registered agent and office is:

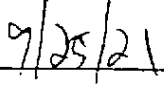
JERI R. MACALUSO
6431 Cowpen Road
Miami Lakes, Florida 33014

SECRETARY OF STATE
TALLAHASSEE, FL

2021 OCT -7 PM12:32

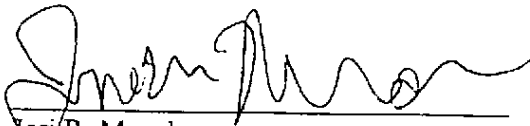
FILED

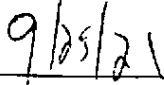


Ariel P. Meltzer, Organizer


DATE

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.



Jeri R. Macaluso


DATE