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(Requestor's Name)

(Address)

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(City/State/Zip/Phone #)

☐ PICK-UP

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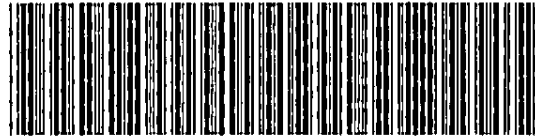
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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COVER LETTER

TO: New Filing Section
Division of Corporations

SUBJECT: Root Real Estate One, 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:

John Ferguson, Esq.

(Contact Person)

Cobb Cole, P.A.

(Firm/Company)

149 S. Ridgewood Avenue, Suite 700

(Address)

Daytona Beach, FL 32114

(City, State and Zip Code)

john.ferguson@cobbcole.com

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

For further information concerning this matter, please call:

John Ferguson

at (386)

323-9247

(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
& S125 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 ORGANIZATION
OF
ROOT REAL ESTATE ONE, LLC

A Florida Limited Liability Company

ARTICLE 1

NAME

The name of this Limited Liability Company is: Root Real Estate One, LLC.

ARTICLE 2

PRINCIPAL OFFICE AND REGISTERED AGENT

The street and mailing address of the principal office of the limited liability company is
275 Clyde Morris Blvd., Ormond Beach, Florida 32174.

The name and address of the initial registered agent of the company is Philip Maroney, 275
Clyde Morris Blvd, Ormond Beach, Florida 32174.

ARTICLE 3

MANAGEMENT

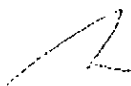
The limited liability company is to be manager-managed. The name and address of its
Managers are:

Root Real Estate Corp.
275 Clyde Morris Blvd.
Ormond Beach, Florida 32174

RDT, LLC
275 Clyde Morris Blvd.
Ormond Beach, Florida 32174

IN WITNESS WHEREOF, the undersigned does hereby execute and acknowledge
these articles of organization this 26th day of April, 2022.

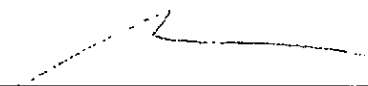
Root Real Estate Corp., as Manager

By: 
Name: Philip Maroney
Its: President of Manager

**CERTIFICATE DESIGNATING REGISTERED
AGENT AND STREET ADDRESS FOR
SERVICE OF PROCESS**

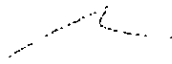
Pursuant to Chapter 605 Florida Statutes, Root Real Estate One, LLC hereby designates PHILIP MARONEY, 275 Clyde Morris Blvd, Ormond Beach, Florida 32174, as its registered agent and the street address of its registered office, respectively, for service of process within the State of Florida.

Root Real Estate Corp., as Manager

By: 
Name: Philip Maroney
Its: President of Manager

ACCEPTANCE OF DESIGNATION

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, the undersigned hereby accepts appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties and is familiar with and understands the obligations of its position as provided for in Chapter 605, Florida Statutes.


Philip Maroney, Individually

**ARTICLES OF CONVERSION
FOR
"OTHER BUSINESS ENTITY"
INTO
FLORIDA LIMITED LIABILITY COMPANY**

These Articles of Conversion are submitted to convert the following Delaware limited partnership into a Florida limited liability company, in accordance with Section 605.1045, Florida Statutes ("F.S."). In connection with the conversion of Root Real Estate One, L.P., Ltd., a Delaware limited partnership, into Root Real Estate One, LLC, a Florida limited liability company, the undersigned hereby certifies as follows:

1. The name of the converting entity immediately prior to the filing of the Articles of Conversion is: Root Real Estate One, L.P., Ltd.
2. The converting entity is a Delaware limited partnership first organized, formed or incorporated under the laws of the State of Delaware on December 9, 1992.
3. The name of the Florida limited liability company, as set forth in the attached Articles of Organization is: Root Real Estate One, LLC.
4. The effective date in the State of Florida of the conversion shall be the date on which these Articles of Conversion are filed by the Florida Department of State.
5. The plan of conversion has been approved by the eligible converting entity in accordance with this chapter and the laws of its current/organic jurisdiction.
6. The converting entity has agreed to pay to any members having appraisal rights the amount to which such members are entitled under ss. 605.1006 and 605.1061-605.1072, F.S.

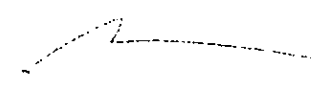
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IN WITNESS WHEREOF, the undersigned have caused this Certificate of Conversion to be executed as of the 10th day of April, 2022.

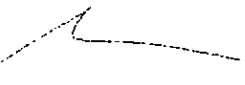
ROOT REAL ESTATE ONE, L.P., LTD.

By: Root Real Estate Corp.
as General Partner

By: 
Name: Philip Maroney
Its: President

ROOT REAL ESTATE ONE, LLC

By: Root Real Estate Corp.,
as Manager

By: 
Name: Philip Maroney
Its: President