

U220000296879

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

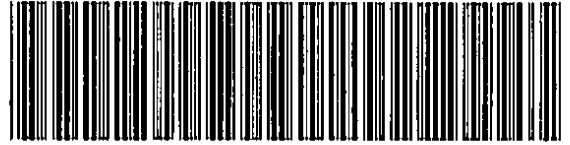
(Business Entity Name)

(Document Number)

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

Special Instructions to Filing Officer:

Office Use Only



700387874497

05/18/22--01015--011 \*0150100

FILED  
2022 JUN 28 AM 11:23  
CLERK OF DISTRICT COURT  
STATE OF NEW YORK

ATTORNEYS:  
BLAKE A. BOHLMAN  
LANA CRUCIN  
DIXIE DAIMWOOD  
MICHAEL P. DICKEY \*\*  
DAVISSON F. DUNLAP, III \*  
MICHAEL J. HENRY  
ROBERT L. KAUFFMAN \*\* +  
CHRISTINE SUTHERLIN LADWIG \*\*\* +  
DAVID H. MILAM  
ASHLEY B. ROGERS \*\*\*\* +  
MATTHEW S. SCANLAN  
GARY A. SHIPMAN \*\*  
AARON A. WHITE \* \*\* ^

BOARD CERTIFIED - CONSTRUCTION LAW \*  
CERTIFIED CIRCUIT COURT MEDIATOR \*\*  
FL LICENSED CPA & LL.M (TAXATION) \*\*\*  
BOARD CERTIFIED-REAL ESTATE\*\*\*\*  
BOARD CERTIFIED- CONDOMINIUM & PLANNED  
DEVELOPMENT LAW ^  
ALSO ADMITTED IN AL +



OF COUNSEL:  
DAVISSON F. DUNLAP, JR.  
KRISTIN A. GARDNER  
WILLIAM E. WHITNEY

PLANNING & DEVELOPMENT CONSULTANT  
MELISSA WARD, AICP  
(NOT ADMITTED TO FL BAR)

PLEASE REPLY TO: SRB OFFICE  
CHRISTINE SUTHERLIN LADWIG  
2063 S. COUNTY HWY 395  
SANTA ROSA BEACH, FL 32459  
PHONE: 850-231-3315  
FACSIMILE: 850-231-5816  
CHRISTINE@DUNLAPSHIPMAN.COM  
PARALEGAL: KERRI RAMAGE  
KERRI@DUNLAPSHIPMAN.COM

June 21, 2022

***VIA UPS DELIVERY***

Dept. of State Div. of Corp.  
c/o Jessica A. Fason  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

RE: W22000079846 / Letter No. 422A00013260

Dear Ms. Fason:

In response to your letter dated June 14, 2022, please find enclosed a corrected Articles of Conversion form that states the date on which, and the jurisdiction in which, the other business entity was first organized.

If you have any questions or concerns, please feel free to contact me at the number listed above.

Sincerely,

/s/ Christine S. Ladwig

Christine S. Ladwig, Esq.



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

June 14, 2022

SYDNEY HIATT  
265 CANAL ST  
SANTA ROSA BEACH, FL 32459

SUBJECT: HIGH GATE HOLDINGS OF FLORIDA, LLC  
Ref. Number: W22000079846

We have received your document for HIGH GATE HOLDINGS OF FLORIDA, LLC and your check(s) totaling \$150.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The Certificate of Conversion must state the date on which, and the jurisdiction in which, the other business entity was first organized and, if changed, its jurisdiction immediately prior to the conversion.

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.

Jessica A Fason  
Regulatory Specialist II

Letter Number: 422A00013260

**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:  
HIGHGATE HOLDINGS, 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 MISSOURI  
(Enter state, or if a non-U.S. entity, the name of the country)

on OCTOBER 12, 2021  
(date of organization, formation or incorporation)

3. The name of the Florida Limited Liability Company as set forth in the **attached Articles of Organization**:  
HIGHGATE HOLDINGS OF FLORIDA, 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.

**FILED**  
2022 JUN 28 AM 11:23  
CLERK OF THE FLORIDA DEPARTMENT OF STATE

Signed this 9<sup>th</sup> day of April 2022.

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

Signature of Authorized Representative: Sydney Hiatt, Trustee  
Printed Name: Sydney Hiatt, Trustee Title: Managing Member

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

Signature: [Signature]  
Printed Name: Stephen W. Hiatt, Trustee Title: Managing Member

Signature: Sydney Hiatt, Trustee  
Printed Name: Sydney Hiatt, Trustee Title: Managing Member

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:

HIGHGATE HOLDINGS OF FLORIDA, 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:

265 CANAL ST  
SANTA ROSA BEACH, FL  
32459

#### Mailing Address:

265 CANAL ST  
SANTA ROSA BEACH, FL  
32459

### 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:

SYDNEY HIATT

Name

265 CANAL ST

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

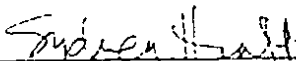
SANTA ROSA BEACH

FL 32459

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)

**ARTICLE IV-**

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

Title:

"AMBR" = Authorized Member

"MGR" = Manager

AMBR

Name and Address:

HIATT LIVING TRUST DTD NOV. 30, 2011

265 CANAL ST

SANTA ROSA BEACH, FL 32459

MGR

SYDNEY HIATT

265 CANAL ST

SANTA ROSA BEACH, FL 32459

MGR

STEPHEN W. HIATT

265 CANAL ST

SANTA ROSA BEACH, FL 32459

(Use attachment if necessary)

**ARTICLE V:** Other provisions, if any.

**REQUIRED SIGNATURE:**

Sydney Hiatt, Trustee

**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.

SYDNEY HIATT, 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)**

**FILED**  
**2022 JUN 20 AM 11:23**  
**STATE OF FLORIDA**