

# L23000312584

\_\_\_\_\_  
(Requestor's Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

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

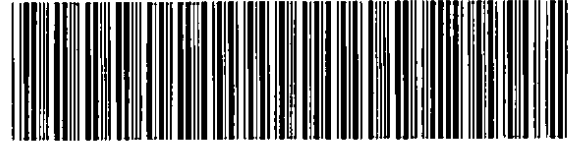
\_\_\_\_\_  
(Document Number)

Certified Copies \_\_\_\_\_

Certificates of Status \_\_\_\_\_

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JUL 1 2023  
TALLAHASSEE, FLORIDA

2023 JUN 28 PM 4:00

FILED  
2023 JUN 28 PM 2:34  
TALLAHASSEE, FLORIDA



12905 SW 42 STREET Suite: 210  
MIAMI, FL 33175  
Phone: 305-444-4994  
Email: filing@ecfsfiling.com

Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBERS(S):

1. Sweet Tea Property I, LLC.  
(CORPORATE NAME) (DOCUMENT #)

2. \_\_\_\_\_  
(CORPORATE NAME) (DOCUMENT #)

3. \_\_\_\_\_  
(CORPORATE NAME) (DOCUMENT #)

☐ Walk-In

X Pick up time: \_\_\_\_\_

☒ Certified Copy

☐ Certificate Of Status

New Filings	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	Non-Profit
<input type="checkbox"/>	Limited Liability
<input checked="" type="checkbox"/>	Other: Conversion

Amendments	
<input type="checkbox"/>	Amendments
<input type="checkbox"/>	Resignation
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Other:

Other Filings	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Apostille:
<input type="checkbox"/>	Other:

Examiners Initials

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**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: Sweet Tea Properties I, L.L.C.

2. The "Other Business Entity" is a limited liability company first organized under the laws of the Commonwealth of Virginia on March 29, 2013.

3. The name of the Florida Limited Liability Company as set forth in the attached Articles of Organization is: Sweet Tea Properties I, L.L.C.

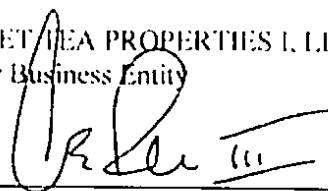
4. The effective date of this filing shall be June 29, 2023.

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

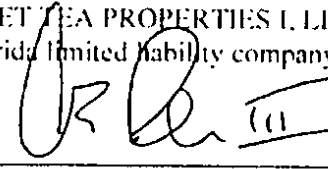
6. The "Converted or Other Business Entity" has agreed to pay any members having appraisal rights the amount to which such members are entitled under ss. 605.1006 and 605.1061-605.1072, F.S.

Signed this 20<sup>th</sup> day of June, 2023.

SWEET TEA PROPERTIES I, L.L.C.  
Other Business Entity

By:   
O. E. Burke, III, Executive Manager

SWEET TEA PROPERTIES I, L.L.C.  
a Florida limited liability company

By:   
O. E. Burke, III, Executive Manager

FILED  
2023 JUN 28 PM 2:34  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF ORGANIZATION  
FOR FLORIDA LIMITED LIABILITY COMPANY**

**ARTICLE I  
NAME**

The name of the Limited Liability Company is Sweet Tea Properties I, LLC.

**ARTICLE II  
ADDRESS**

The mailing address and street address of the principal office of the Limited Liability Company is:

**Principal Office Address:**

1324 State Road 44  
New Smyrna Beach, Florida 32168

**Mailing Address:**

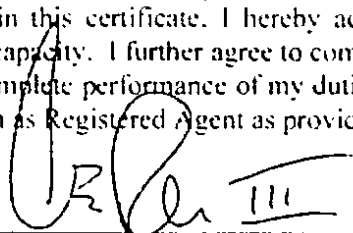
1324 State Road 44  
New Smyrna Beach, Florida 32168

**ARTICLE III  
REGISTERED AGENT, REGISTERED OFFICE  
AND REGISTERED AGENT'S SIGNATURE**

The name and the Florida street address of the Registered Agent are:

O. E. Burke, III  
1324 State Road 44  
New Smyrna Beach, Florida 32168

Having been named as Registered Agent and to accept service of process for the above stated limited liability company at the place designed 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.

  
\_\_\_\_\_  
O. E. Burke, III, Registered Agent

**ARTICLE IV  
EFFECTIVE DATE**

The effective date shall be June 29, 2023.

**FILED**  
2023 JUN 28 PM 2:35  
SUNSHINE STATE  
CLERK OF CIRCUIT COURT  
PALM BEACH COUNTY, FLORIDA

## ARTICLE V

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

Title:

MGR

Name and Address:

O. E. Burke, III  
1324 State Road 44  
New Smyrna Beach, FL 32168

AMBR

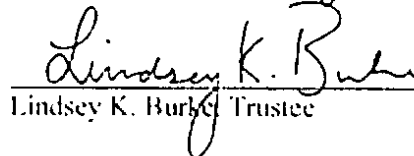
Teri M. Rigell, Trustee of The Teri  
McCotter Rigell Revocable Trust  
dated June 12, 1998, and Restated  
September 26, 2022  
703 Faulkner Street  
New Smyrna Beach, FL 32168

AMBR

Lindsey K. Burke, Trustee of The Teri  
McCotter Rigell Revocable Trust  
dated June 12, 1998, and Restated  
September 26, 2022  
1324 State Road 44  
New Smyrna Beach, FL 32168

REQUIRED SIGNATURE:

  
Teri M. Rigell, Trustee

  
Lindsey K. Burke, Trustee

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.

Teri M. Rigell, and Lindsey K. Burke, Trustees of The Teri McCotter Rigell Revocable Trust dated June 12, 1998, and Restated September 26, 2022.