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(Requestor's Name)

(Address)

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(City/State/Zip/Phone #)

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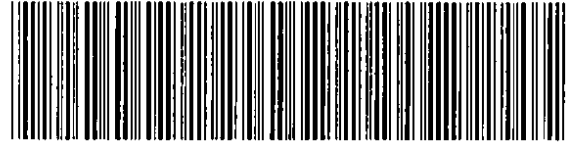
(Business Entity Name)

(Document Number)

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

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07/11/23--01022--007 \*\*155.00

FILED  
2023 JUL 11 PM 12:39  
SECRETARY OF STATE  
TALLAHASSEE, FL

**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:

100 Grand Realty Inc. 22/004088603  
(Enter Name of Other Business Entity)

2. The "Other Business Entity" is a S Corp  
(Enter entity type. Example: corporation, limited partnership, general partnership, common law or business trust, etc.)

First organized, formed or incorporated under the laws of Florida  
(Enter state, or if a non-U.S. entity, the name of the country)

on 10/8/21  
(date of organization, formation or incorporation)

3. The name of the Florida Limited Liability Company as set forth in the **attached Articles of Organization**:

100 Grand Realty LLC  
(Enter Name of Florida Limited Liability Company)

4. If not effective on the date of filing, enter the effective date: None

**(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.

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TALLAHASSEE, FL

Signed this 8<sup>th</sup> day of July 2023.

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

Signature of Authorized Representative: Lisa M Sanborn  
Printed Name: Lisa M Sanborn Title: President

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

Signature: Edward Sanborn  
Printed Name: Edward Sanborn Title: Vice President

Signature: \_\_\_\_\_  
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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TALLAHASSEE, FL

# ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

## ARTICLE I - Name:

The name of the Limited Liability Company is:

100 Grand Realty 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:

### Mailing Address:

990 Kent Lane  
Palm Harbor FL 34683

990 Kent Lane  
Palm Harbor FL 34683

## 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:

Lisa M Sanborn

Name

990 Kent Lane

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

Palm Harbor FL 34683

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..*

Lisa M Sanborn

Registered Agent's Signature (REQUIRED)

(CONTINUED)

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TALLAHASSEE, FL

**ARTICLE IV-**

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

**Title:**

"AMBR" = Authorized Member

"MGR" = Manager

**Name and Address:**

_____	_____
_____	_____
<u>Vice President</u>	Edward Sanburn
_____	990 Kent Lane
_____	Palm Harbor FL 34683
<u>President</u>	Lisa M Sanburn
_____	990 Kent Lane
_____	Palm Harbor FL 34683
_____	_____
_____	_____

(Use attachment if necessary)

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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TALLAHASSEE, FL

**REQUIRED SIGNATURE:**

\_\_\_\_\_  
*Lisa M Sanburn*

**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.

\_\_\_\_\_  
*Lisa M Sanburn*  
Typed or printed name of signee

**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)**

# Electronic Articles of Incorporation For

P21000088003  
FILED  
October 08, 2021  
Sec. Of State  
sjkurisko

100 GRAND REALTY INC.

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

## Article I

The name of the corporation is:  
100 GRAND REALTY INC.

## Article II

The principal place of business address:  
990 KENT LANE  
PALM HARBOR, FL. 34683

The mailing address of the corporation is:  
990 KENT LANE  
PALM HARBOR, FL. 34683

## Article III

The purpose for which this corporation is organized is:  
ANY AND ALL LAWFUL BUSINESS.

## Article IV

The number of shares the corporation is authorized to issue is:  
100

## Article V

The name and Florida street address of the registered agent is:  
LISA SANBORN  
990 KENT LANE  
HILLCREEK CIR S  
PALM HARBOR, FL. 34683

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: LISA SANBORN

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SECRETARY OF STATE  
TALLAHASSEE, FL

P21000088003  
FILED  
October 08, 2021  
Sec. Of State  
sjkurisko

## Article VI

The name and address of the incorporator is:

MICHAEL T HEIDER  
10300 49TH STREET NORTH  
  
CLEARWATER, FL 33762

Electronic Signature of Incorporator: MICHAEL HEIDER

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that 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. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

## Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: P  
LISA SANBORN  
990 KENT LANE  
PALM HARBOR, FL. 34683

Title: VP  
EDWARD SANBORN  
990 KENT LANE  
PALM HARBOR, FL. 34683

## Article VIII

The effective date for this corporation shall be:

10/01/2021

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