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(Requestor's Name)

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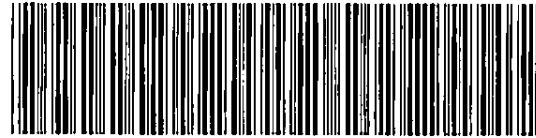
(Business Entity Name)

(Document Number)

Certificates of Status _____

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TALLAHASSEE, FLORIDA
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Filing Cover Sheet

To: Florida Division of Corporations

From: LESLIE SELLERS C/O Capitol Services, Inc.

Date: 12/28/2023

Trans#: 1431367

Entity Name: HARPER/MCNEW DEVELOPMENT CO., LLC ?

Articles of Incorporation ()

Articles of Dissolution ()

Conversion (XXX)

Foreign Qualification ()

Limited Partnership ()

Reinstatement ()

Other ()

Amendment ()

Annual Report ()

Fictitious Name ()

Limited Liability ()

Merger ()

Withdrawal / Cancellation ()

Partnership Registration ()

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TALLAHASSEE, FL

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STATE FEES PREPAID WITH CHECK # 3674 FOR \$180.00

PLEASE RETURN:

Certified Copy (XXX) Plain Stamped Copy ()

Good Standing () Certificate of Fact ()

Eff. date -
1/10/24



Filing Cover Sheet

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Certified Copy (XXX) Plain Stamped Copy ()

Good Standing () Certificate of Fact ()

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:
HARPER/MCNEW DEVELOPMENT CO., INC.

(Enter Name of Other Business Entity)

2. The "Other Business Entity" is a CORPORATION

(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 12/10/2002

(date of organization, formation or incorporation)

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

HARPER/MCNEW DEVELOPMENT CO., LLC

(Enter Name of Florida Limited Liability Company)

4. If not effective on the date of filing, enter the effective date: JANUARY 1, 2024

(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 28 day of December 2023.

Signature of Authorized Representative of Limited Liability Company:

Signature of Authorized Representative: Ronald E. Inge
Printed Name: Ronald E. Inge Title: Manager

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

Signature: Ronald E. Inge
Printed Name: Ronald E. Inge Title: 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

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Articles of Organization
of
Harper/McNew Development Co., LLC
A Florida Limited Liability Company

1. Name. The name of this limited liability company is Harper/McNew Development Co., LLC (the "Company"), and it shall be formed as a Florida limited liability company under Chapter 605, Florida Statutes.

2. Duration. The Company shall exist from the date of filing of these Articles of Organization with the Florida Secretary of State, and the Company's existence shall be perpetual.

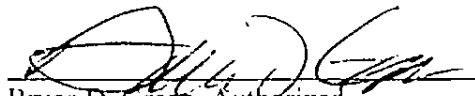
3. Purpose. The Company is organized for the purpose of transacting all lawful activities and businesses that may be conducted by a limited liability company under the laws of the State of Florida.

4. Place of Business. The mailing address of the Company's principal office is 5571 Halifax Avenue, Fort Myers, Florida 33912, and the street address of the Company's principal office is 5571 Halifax Avenue, Fort Myers, Florida 33912.

5. Registered Agent and Office. The name of the initial registered agent of the Company is GSK Registered Agents, Inc. The street address of the initial registered agent of the Company is 1380 Royal Palm Square Boulevard, Fort Myers, Florida 33919.

6. Management of the Company. The Company shall be managed by a Manager or Managers and is, therefore, a manager-managed company. Beverly H. McNew, Ronald E. Inge and Sharon M. Thompson shall serve as the initial Managers of the Company.

The undersigned executed these Articles of Organization effective as of January 1, 2024. In accordance with the Act, the execution of these Articles of Organization constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

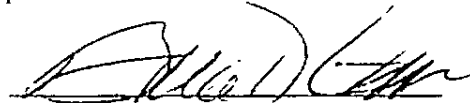

Bruce D. Green, Authorized
Representative

Acceptance by Registered Agent

Having been named Registered Agent and designated to accept service of process for Harper/McNew Development Co., LLC, at the place designated herein, and being familiar with the obligations of that position, GSK Registered Agents, Inc., hereby agrees to act in this capacity, and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of the duties of the Registered Agent.

GSK Registered Agents, Inc., a Florida corporation

By:


Bruce D. Green, President

Dated: January 1, 2024

PLAN OF CONVERSION AGREEMENT

This Plan of Conversion Agreement is made as of the Effective Date written below, by and among

(i) Harper/McNew Development Co., Inc., a Florida corporation (the "Corporation"); and

(ii) Harper/McNew Development Co., LLC, a Florida limited liability company (the "Company").

The Corporation and the Company are collectively referred to herein as the "Constituent Companies."

Recitals

Whereas, the parties desire to adopt a plan of reorganization;

Whereas, the Constituent Companies deem it advisable that the Corporation be converted into the Company, a limited liability company organized under the laws of the State of Florida, pursuant to this Agreement and in accordance with the applicable laws of the State of Florida;

Whereas, at or prior to the Effective Date as hereinafter defined, the Corporation's shareholders shall each surrender such shareholder's ownership interest in the Corporation (collectively, the "Corporation Stock") and will acquire from the Company the units of the Membership Interest (collectively, the "Membership Interest") necessary to complete the conversion provided for herein.

Operative Provisions

1. The Conversion

1.1. **The Corporation.** Upon the Effective Date (as defined in Section 9), of the conversion, the separate existence of the Corporation shall cease; all of the Corporation Stock shall be exchanged for and converted into units of the Membership Interest, as hereinafter provided; and upon the filing of a Certificate of Conversion, certified as to the requisite Member approval, with the Secretary of State of Florida, the Company shall possess, all of the rights, privileges, immunities, powers, and purposes, and all of the property, real and personal, causes of action, and every other asset of the Corporation, and shall assume and be liable for all of the liabilities, obligations, and penalties of the Corporation, in accordance with the Florida Business Corporation Act (the "Act") and the Florida Limited Liability Company Act (the "Florida Act").

1.2. **The Company.** Following the conversion, the existence of the Company shall continue unaffected and unimpaired by the conversion, with all of the rights, privileges, immunities, and powers, and subject to all of the duties and liabilities, of a limited liability company organized under the laws of the State of Florida. The Articles of Organization and

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Operating Agreement of the Company, as in effect immediately prior to the Effective Date, shall continue in full force and effect, and, except as provided in Section 6, shall not be changed in any manner by the conversion. The members and managers of the Company immediately prior to the Effective Date shall continue as the members and managers of the Company.

2. Conversion of Shares of Corporation Stock

2.1. Conversion Ratio. Each one percent (1%) of the Corporation Stock immediately prior to the Effective Date shall, without any action on the part of the Company, be converted into one (1) unit of the Membership Interest, and the converted interest of the Corporation shall be thereupon extinguished.

2.2. Exchange of Certificates. As promptly as practicable after the Effective Date, each holder of an outstanding certificate or certificates that prior thereto represented shares of the Corporation Stock, if any, shall surrender the same to the Company as exchange agent for all such holders (the "Exchange Agent"), and such holders shall be entitled upon such surrender to receive in exchange therefore certificates representing the number of whole units of the Membership Interest into which the shares of the Corporation Stock theretofore represented by the certificate or certificates so surrendered shall have been converted. Adoption of the Agreement by the shareholders of the Corporation shall constitute ratification of the appointment of the Company as Exchange Agent.

2.2.1. Until so surrendered, each outstanding certificate that, prior to the Effective Date, represented the Corporation Stock, shall be deemed for all purposes to evidence ownership of the number of whole units of the Membership Interest into which the shares of the Corporation Stock presented thereby prior to such Effective Date shall have been converted.

2.2.2. After the Effective Date and until the outstanding certificates formerly representing shares of the Corporation Stock are so surrendered, no distribution payable to holders of record of the Membership Interest shall be paid to the holders of such outstanding Corporation Stock in respect thereof. Upon surrender of such outstanding certificates, however, there shall be paid to the holders of the certificates for the Membership Interest issued in exchange therefore the amount of distributions, if any, that theretofore became payable with respect to such full units of the Membership Interest, but that have not theretofore been paid on such units. No interest shall be payable with respect to the payment of any distribution.

3. Representations and Warranties of the Corporation

3.1. Company Organization and Good Standing. The Corporation is a corporation duly organized, validly existing, and in good standing under the laws of the State of Florida; and is qualified to do business as a foreign corporation in each jurisdiction, if any, in which its property or business requires such qualification.

3.2. Capitalization. The Corporation's issued and outstanding shares of Corporation Stock are fully paid and non-assessable, and are held solely by the shareholders of the Corporation.

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JESSIE R. HARRIS

There are no options, warrants, or rights outstanding to purchase shares of the Corporation Stock from the Corporation.

3.3. No Violations. Consummation of the conversion will not constitute or result in a breach or default under any provision of any charter, bylaw, indenture, mortgage, lease, or agreement, or any order, judgment, decree, law, or regulation to which any property of the Corporation is subject or by which the Corporation is bound, except for breaches or defaults that in the aggregate would not have a materially adverse effect on the Corporation's properties, business operations, or financial condition.

3.4. Authorization. Execution of this Agreement has been duly authorized and approved by the Corporation's shareholders.

4. Representations and Warranties of the Company

4.1. Company Organization and Good Standing. The Company is a limited liability company duly organized, validly existing, and in good standing under the laws of the State of Florida, and is qualified to do business as a foreign limited liability company in each jurisdiction, if any, in which its property or business requires such qualification.

4.2. Capitalization. The Company's issued and outstanding units of Membership Interest are fully paid and non-assessable, and are held solely by the members of the Company. There are no options, warrants, or rights outstanding to purchase units of the Membership Interest from the Company.

4.3. Absence of the Company Liabilities. Prior to the Effective Date, the Company will have engaged only in the transactions contemplated by the Agreement, will have no material liabilities, and will have incurred no obligations except in connection with its performance of the transactions provided for in this Agreement.

4.4. No Violations. Consummation of the conversion will not constitute or result in a breach or default under any provision of any charter, bylaw, indenture, mortgage, lease, or agreement, or any order, judgment, decree, law, or regulation to which any property of the Company is subject or by which the Company is bound, except for breaches or defaults that in the aggregate would not have a materially adverse effect on the Company's properties, business operations, or financial condition.

4.5. Authorization. Execution of this Agreement has been duly authorized and approved by the Company's members.

5. Covenants of the Corporation

The Corporation covenants and agrees that between the date of this Agreement and the Effective Date:

5.1. **Articles of Incorporation or Bylaws.** No change will be made in the Corporation's Articles of Incorporation or Bylaws.

5.2. **Capitalization.** The Corporation will not make any changes in its authorized or issued shares of Corporation Stock, declare or pay any distribution, or issue, encumber, purchase, or otherwise acquire any of its shares of Corporation Stock.

5.3. **Corporations Meeting.** The Corporation will submit this Agreement to the shareholders as contemplated by Section 8 and will use its best efforts to obtain the requisite shareholders approval.

5.4. **Conduct of Business.** The Corporation will use its best efforts to maintain and preserve its business organization, employee relationships, and goodwill intact, and will not, without the written consent of the Company, enter into any material commitment except in the ordinary course of business.

6. **Covenants of the Company.**

The Company covenants and agrees that between the date of this Agreement and the Effective Date:

6.1. **Articles of Organization and Operating Agreement.** No change will be made in the Company's Articles of Organization or Operating Agreement.

6.2. **Capitalization.** The Company will not make any changes in its authorized or issued units of Membership Interest, declare or pay any distribution, or issue, encumber, purchase, or otherwise acquire any of its units of Membership Interest.

6.3. **Members' Meeting.** The Company will submit this Agreement to the members' meeting contemplated by Section 9 and will use its best efforts to obtain the requisite member approval.

6.4. **Conduct of Business.** The Company will use its best efforts to maintain and preserve its business organization, employee relationships, and goodwill intact, and will not, without the written consent of the Corporation, enter into any material commitment except in the ordinary course of business.

7. **Access.**

From the date hereof to the Effective Date, the Constituent Companies shall provide each other with such information and permit each other's shareholders, managers, and representatives such access to its properties and books and records as the other may from time to time reasonably request. If the conversion is not consummated, all documents received in connection with this Agreement shall be returned to the party furnishing the same, and all information so received shall be treated as confidential.

8. Conditions Precedent to Obligations of the Corporation.

The Corporation's obligation to consummate this conversion shall be subject to the fulfillment on or before the Effective Date of each of the following conditions, unless waived in writing by the Corporation:

8.1. Representations and Warranties of the Company. The representations and warranties of the Company set forth in Section 4 hereof shall be true and correct at the Effective Date as though made at and as of that date, except as affected by transactions contemplated hereby.

8.2. Covenants of the Company. The Company shall have performed all covenants required by this Agreement to be performed by either on or before the Effective Date.

8.3. Shareholder and Member Approval. This Agreement shall have been adopted by the necessary vote of holders of the shares of Corporation Stock and units of Membership Interest of the Constituent Companies as set forth herein.

9. Conditions Precedent to Obligations of the Company.

The obligations of the Company under this Agreement are subject to the fulfillment, before or on the Effective Date, of each of the following conditions, unless waived in writing by the Company:

9.1. Representations and Warranties of the Corporation. The representations and warranties of the Corporation set forth in Section 3 hereof shall be true and correct at the Effective Date as though made at and as of that date, except as affected by transactions contemplated hereby.

9.2. Covenants of the Corporation. The Corporation shall have performed all covenants required by this Agreement to be performed by either on or before the Effective Date.

9.3. Shareholder and Member Approval. This Agreement shall have been adopted by the necessary vote of holders of the shares of Corporation Stock and units of Membership Interest of the Constituent Companies as set forth herein.

10. Termination.

10.1. Circumstances of Termination. This Agreement may be terminated (notwithstanding approval by the shareholders or members of any party hereto):

10.1.1. By the mutual consent in writing of the shareholders of the Corporation and the members of the Company.

10.1.2. By the shareholders of the Corporation, if any condition provided in Section 8 hereof has not been satisfied or waived on or before the Effective Date.

10.1.3. By the members of the Company if any condition provided in Section 9

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hereof has not been satisfied or waived on or before the Effective Date.

10.1.4. By the shareholders or members of either the Corporation or the Company if the Effective Date has not occurred by December 31, 2024.

10.2. **Effect of Termination.** In the event of a termination of this Agreement pursuant to Section 10.1 hereof, each party shall pay the costs and expenses incurred by it in connection with this Agreement and no party (or any of its shareholders, officers, members or managers) shall be liable to any other party for any costs, expenses, damage, or loss of anticipated profits hereunder.

11. **Effective Date of Conversion.**

11.1. After adoption and approval of this Agreement by the shareholders of the Corporation in accordance with the requirements of applicable law, and upon satisfaction of each of the conditions set forth in Sections 8 and 9 (unless waived in accordance with this Agreement) and in the absence of any facts that would give any party hereto a right to terminate this Agreement (which right has not been waived), an executed counterpart of this Agreement, certified as to the requisite shareholder approval, shall be submitted for filing with the Florida Secretary of State.

11.2. The Effective Date of this conversion is January 1, 2024 (the "Effective Date").

12. **General Provisions.**

12.1. **Law Applicable.** This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Florida.

12.2. **Parties Bound.** This Agreement shall be binding upon the parties hereto and their respective heirs, executors, administrators, personal representatives, legal representatives, successors, assigns, creditors, receivers and all holders or possessors of any shares or units of the Constituent Companies' Corporation Stock or Membership Interest, including, but without limitation thereto, assignees, transferees, pledgees, mortgagees, donees, trustees, and all other Persons with notice or knowledge, or chargeable with such notice or knowledge, of the provisions hereof.

12.3. **Further Action.** The parties hereto agree to take and perform such actions and execute, acknowledge, and deliver such other instruments or documents which may be reasonably necessary, appropriate, or desirable to carry out the provisions of this Agreement.

12.4. **Entire Agreement.** This Agreement contains the entire Agreement of the parties with respect to the subject matter contained herein, and supersedes any prior understanding or agreement, whether written or oral, between the parties with respect to the subject matter contained herein.

12.5. **Notice.** Whenever any notice is required or permitted to be given under any provision of this Agreement, such notice shall be in writing, signed by or on behalf of the party

giving the notice, and shall be deemed to have been given when delivered by personal delivery or mailed by certified or registered mail, postage prepaid, return receipt requested, addressed to the party to whom such notice is to be given (or at such other address as shall have been stated in a previous notice similarly given).

12.6. Multiple Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original instrument, and said counterparts shall collectively constitute one and the same Agreement which may be sufficiently evidenced by one counterpart.

12.7. Costs of Enforcement. If any action at law or in equity (including any appellate proceeding) is brought to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to legal and accounting fees, costs, and disbursements in addition to any other relief to which such party may be entitled.

12.8. Authority. All provisions, terms, and conditions of this Agreement have been duly consented to, ratified, approved, and adopted by the parties, and appropriate authority has been delegated to the undersigned officers of the parties to execute this Agreement.

12.9. Waiver. Any failure on the part of either party hereto to comply with any of its obligations, agreements, or conditions hereunder may be waived in writing by the party to whom such compliance is owed.

12.10. Brokers. Each party represents to the other party that no broker or finder has acted for it in connection with this Agreement and agrees to indemnify and hold harmless the other party against any fee, loss, or expense arising out of claims by brokers or finders employed or alleged to have been employed by it.

12.11. Headings. The headings of the various Sections herein contained are intended for ease of reference only and are not to be construed as evidence of the intent as to the content thereof.

12.12. Interpretation. In the event of any dispute as to the precise meaning of any term contained herein, the principles of construction and interpretation that written documents be construed against the party preparing the same shall not be applicable.

12.13. Time of the Essence. Time is of the essence of this Agreement.

12.14. Effect of Agreement. This Agreement supersedes any provision of the Articles of Incorporation, Bylaws, Articles of Organization or the Operating Agreement of the parties and other documents and agreements presently in effect as they relate the conversion and to the other matters covered herein.

12.15. Agreement Drafted by Counsel for the Corporation. The parties acknowledge that Green Schoenfeld & Kyle LLP, counsel for the Corporation, has prepared this Agreement on behalf of and in the course of its representation of the Corporation and that: (a) they have been advised that a conflict may exist between the interests of the Corporation, the Company and their

interests; (b) they have been advised by Green Schoenfeld & Kyle LLP to seek the advice of independent counsel; and (c) they have had the opportunity to seek the advice of independent counsel.

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last below written.

CORPORATION:

Harper/McNew Development Co., Inc., a
Florida corporation

DocuSigned by:
By: Ronald E. Inge
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Ronald E. Inge, President

COMPANY:

Harper/McNew Development Co., LLC, a
Florida limited liability company

DocuSigned by:
By: Ronald E. Inge
ECFA1FC6830041E
Ronald E. Inge, Manager

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