

L24000322953

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

(Business Entity Name)

(Document Number)

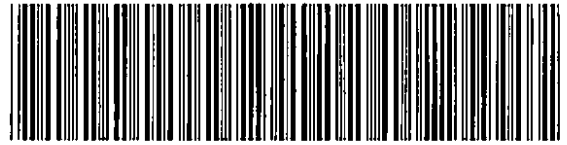
Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

05/28/24

W24000322953

Office Use Only



600420716336

S. CHATHAM  
JUL 23 2024

01/03/24--01033--012 \*\*150.00

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2024 MAY 28 PM 12:53  
CABLE AND/OR VIDEO  
FACSIMILE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

May 21, 2024

To Whom it Concerns:

I apologize for the slow response, but the letters enclosed from the Florida Department of State enclosed were frankly lost in the shuffle as I moved to St. Petersburg the first of the year. I only recently realized that these letters were requesting updated submittals.

I spoke with someone in your department today and given my submittals were simply missing my signature on one line in each submittal, she suggested that I simply sign and return these to your office despite the late response, noting that there is apparently a year to complete these submittals. Hopefully this is indeed no issue.

Each of my applications was missing my signature on a second location, so I have signed each form in the appropriate location and attached them in this envelope. I hope this is all that is needed to complete my Articles of Conversion.

If you need anything further, please don't hesitate to call me at 402.440.4274. Thank you so much for your consideration!

Sincerely,

Scott D. Sullivan

RECEIVED  
2024 MAY 28 PM 12:57  
FLORIDA DEPARTMENT OF  
STATE  
CORPORATIONS  
AND COMMERCIAL  
SERVICES



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

February 1, 2024

SCOTT SULLIVAN  
BELL TOWER, LLC  
1535 BEACH DRIVE SE  
ST. PETERSBURG, FL 33701

SUBJECT: BELL TOWER, LLC  
Ref. Number: W24000017484

We have received your document for BELL TOWER, 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):

Sections 607.1113, 605.0203, 620.2104, and 620.8914, F.S., require the certificate of conversion to be signed by the converting entity as required by applicable law. If the converting entity is a corporation, the certificate of conversion must be signed by a chairman, vice chairman, officer, director, or an incorporator. If the converting entity is a limited liability company, the certificate of conversion must be signed by an authorized representative. If the converting entity is a general partnership or limited liability partnership, the certificate of conversion must be signed by a general partner. If the converting entity is a limited partnership or limited liability limited partnership, the certificate of conversion must be signed by all of the general partners. If the converting entity is another type of business entity, an authorized person must sign the certificate of 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.

Rickey L Richardson  
Regulatory Specialist II

Letter Number: 824A00002273

**COVER LETTER**

**TO:** New Filing Section  
Division of Corporations

**SUBJECT:** Bell Tower, 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:

SCOTT SULLIVAN  
(Contact Person)

Bell Tower LLC  
(Firm/Company)

1535 BEACH DRIVE SE  
(Address)

St. Petersburg, FL 33701  
(City, State and Zip Code)

sullivanproperties1@gmail.com  
E-mail Address: (to be used for future annual report notifications)

For further information concerning this matter, please call:

SCOTT SULLIVAN at (402) 440-4274  
(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  
(\$25 for Conversion  
& \$125 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 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:

BELL TOWER, LLC

(Enter Name of Other Business Entity)

2. The "Other Business Entity" is a

single-member LLC

(Enter entity type. Example: corporation, limited partnership, general partnership, common law or business trust, etc.)

- First organized, formed or incorporated under the laws of

Nebraska

(Enter state, or if a non-U.S. entity, the name of the country)

on

April 13, 2023

(date of organization, formation or incorporation)

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

BELL TOWER, 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.

**FILED**  
2024 MAY 28 PM 12:50  
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DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

Signed this 26 day of December 2023.

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

Signature of Authorized Representative: [Signature]

Printed Name: SCOTT SULLIVAN Title: MANAGER

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

Signature: [Signature]

Printed Name: SCOTT SULLIVAN Title: MANAGER

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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2024 MAY 28 PM 12:50  
CLERK AND CLERK  
FRANCHISING  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

# ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

## ARTICLE I - Name:

The name of the Limited Liability Company is:

Bell Tower 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:

1535 Beach Drive SE  
St. Petersburg, FL 33701

### Mailing Address:

1535 Beach Drive SE  
St. Petersburg, FL 33701

## 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:

SCOTT D. SULLIVAN

Name

1535 Beach Drive SE

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

St. Petersburg FL 33701

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)

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2024 MAY 28 PM 12:50  
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DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

**ARTICLE IV-**

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

**Title:**

"AMBR" = Authorized Member

"MGR" = Manager

Manager

**Name and Address:**

SCOTT SULLIVAN

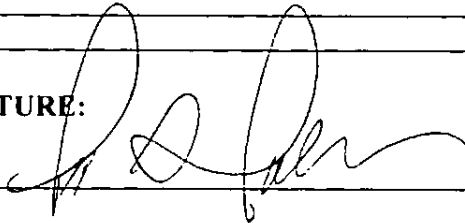
1535 Beach Drive SE

St. Petersburg, FL 33701

(Use attachment if necessary)

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

**REQUIRED SIGNATURE:**



**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.

SCOTT D. SULLIVAN

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)**

FILED  
2021 MAY 28 PM 12:50  
CLERK OF THE COURT  
TALLAHASSEE, FLORIDA