

**STATE OF GEORGIA**  
**Secretary of State**  
**Corporations Division**  
**313 West Tower**  
**2 Martin Luther King, Jr. Dr.**  
**Atlanta, Georgia 30334-1530**

**CERTIFICATE OF CONVERSION**

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that articles of conversion have been filed on **10/13/2022** converting

**Julington Square One, LLC**  
a Foreign Limited Liability Company  
to  
**JULINGTON SQUARE ONE, LLC**  
a Domestic Limited Liability Company

The required fees as provided by Title 14 of the Official Code of Georgia Annotated have been paid.

WITNESS my hand and official seal in the City of Atlanta  
and the State of Georgia on **10/26/2022**.



*Brad Raffensperger*

Brad Raffensperger  
Secretary of State

**CERTIFICATE OF CONVERSION**  
**FOR**  
**JULINGTON SQUARE ONE, LLC**  
**INTO**  
**▲**  
**GEORGIA LIMITED LIABILITY COMPANY**

This Certificate of Conversion (herein this “Certificate”) are submitted to convert Julington Square One, LLC, now a Delaware limited liability company (the “Company”) into a Georgia limited liability company in accordance with Ga Code Annotated Section 14-11-204 and Section 14-11-212.

1. The name of the Delaware limited liability company converting into a Georgia limited liability company is:

**Julington Square One, LLC**

2. The name of the “Converted “ Entity” is:

**Julington Square One, LLC, a Georgia limited liability company**

3. The Company is a limited liability company originally organized and formed under the laws of the State of **Delaware**.

4. The Company is qualified as a foreign limited liability under Georgia law.

5. The conversion to a foreign entity in Delaware was approved by the Delaware Secretary of State.

6. As required by Georgia law, Articles of Organization for the Company compliant with Georgia Law were filed with the Georgia Secretary of State.

7. The Second Amended and Restated Operating Agreement of the Company dated April 19, 2022, and as amended as of the date of this Certificate (“Amended Company Agreement”) set forth (A) the manner and basis for converting the ownership interests of the members in the Company (“Members”) to Membership Interests in the converted Company; and

(ii) confirmation that such Amended Company Agreement will be effective immediately upon the effectiveness of such election and conversion as hereafter stipulated; and (iii) confirmation that all Members elect to make this election to convert into interests as Members of the limited liability company formed pursuant to this Certificate and applicable Georgia law.

8. This conversion shall be effective in Georgia on the date of filing of this Certificate; and the effectiveness of the converted company as a limited liability company dates from August 6, 2012, the original date of formation in Delaware.

9. The street and mailing address of the office of the Company where the Georgia Secretary of State may send any process served on the office of the Secretary of State is:

1805 US Highway 82 West  
Tifton, Ga. 31793  
Attn: Frank Jones, CEO

10. The consent and approval of the Members of the Company to this election and conversion is evidenced by the signatures of each Member on the Amended Company Agreement.

11. This Certificate is executed by authorized representatives of the Members and Manager of the Company.

Signed this 19<sup>th</sup> day of October, 2022

Member:

Stafford Development Company, a Georgia corporation, Member

By: \_\_\_\_\_

Its: President

Member:

Monument/Julington Associates Limited Partnership, *MEMBER*

Stafford Capital Corporation, a Georgia corporation  
General Partner

By: *Frank J.*  
Its: President

Frank J. Jones, Jr. \

Approved:

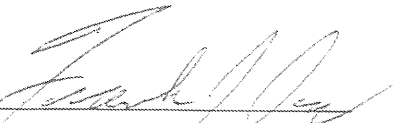
Manager of the Company

Stafford Capital Corporation, a Georgia corporation  
Manager of Julington Square One, LLC

By: Frank J. Jones, Jr.

Its: President

Frank J. Jones, Jr.



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Frank J. Jones, Jr. Authorized Person

PRESIDENT, STAFFORD  
CAPITAL CORPORATION

MANAGER OF  
JULINGTON SQUARE ONE, LLC



Secretary of State

OFFICE OF SECRETARY OF STATE
CORPORATIONS DIVISION
2 Martin Luther King Jr. Dr. SE
Suite 313 West Tower
Atlanta, Georgia 30334
(404) 656-2817
sos.ga.gov

TRANSMITTAL INFORMATION FORM
GEORGIA LIMITED LIABILITY COMPANY

IMPORTANT: Please provide the entity's primary email address when completing this form.

Primary Email Address: GEORGE@MATTINGLYLAWLLC.COM

NOTICE TO APPLICANT: PRINT PLAINLY OR TYPE REMAINDER OF THIS FORM

1. LLC Name Reservation Number (If one has been obtained; if articles are being filed without prior reservation, leave this line blank.)

JULINGTON SQUARE ONE, LLC

LLC Name (List exactly as it appears in articles.)

2. MATTINGLY LAW, LLC

Name\* of Person Filing Articles of Organization (Certificate will be emailed to this person at address listed below.)

2964 PEACHTREE RD, SUITE 300 ATLANTA GA 30305

Address City State Zip Code

GEORGE@MATTINGLYLAWLLC.COM 404 281 2151

Filer's Email Address Telephone Number

3. 1805 US HIGHWAY 82 WEST

Principal Office Mailing Address of LLC (Unlike registered office address, this may be a post office box.)

TIFTON GA 31793

City State Zip Code

4. FRANK J. JONES, JR

Name\* of Registered Agent in Georgia

1805 US HIGHWAY 82 WEST

Registered Office Street Address in Georgia (Post office box or mail drop not acceptable for registered office address.)

TIFTON TIFT GA 31793

City County State Zip Code

Registered Agent's Email Address

5. Name\* and Address of Each Organizer (Attach additional sheets if necessary.)

MATTINGLY LAW, LLC 2964 PEACHTREE RD # 300 ATLANTA GA 30305

Organizer Address City State Zip Code

Organizer Address City State Zip Code

6. Mail the following items to the Secretary of State at the above address:

- 1) This Transmittal Information Form;
2) The Articles of Organization; and
3) Filing fee of \$110.00 (\$100 filing fee + \$10 paper filing service charge) payable to Secretary of State. Filing fees are non-refundable.

I understand that this Transmittal Information Form is included as part of my filing, and the information on this form will be entered in the Secretary of State business entity database. I certify that the above information is true and correct to the best of my knowledge.

Matthew Jones, LLC by [Signature], Sole Member
Signature of Authorized Person

10/18/2022
Date

MATTINGLY LAW, LLC, by George Mattingly, Sole Member
Print Name\*

\* Enter individual's legal name, i.e. first and last name without use of initials or nicknames. Middle names or initials may be included.



Secretary of State

OFFICE OF SECRETARY OF STATE
CORPORATIONS DIVISION
2 Martin Luther King Jr. Dr. SE
Suite 313 West Tower
Atlanta, Georgia 30334
(404) 656-2817
sos.georgia.gov/corporations

Articles of Organization

Article One

The name of the limited liability company is:

JULINGTON SQUARE ONE, LLC

Article Two

(Check, and if applicable complete, one of the following)

- [X] The articles of organization shall be effective upon filing with the Secretary of State.
[] The articles of organization shall be effective on: \_\_\_\_\_ at \_\_\_\_\_
(Date) (Time)

[Note: The delayed effective date may not be later than 90 days after the filing date.]

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization on

10/18/2022
(Date)

Mattingly Law, LLC by [Signature], Sole Member
Signature

MATTINGLY LAW, LLC by [Signature], Sole Member
Print Name\*

- Capacity (choose one option only): [X] Organizer
[] Member
[] Manager
[X] Attorney-in-fact

\* Enter individual's legal name, i.e. first and last name without use of initials or nicknames. Middle names or initials may be included.



Secretary of State

**OFFICE OF SECRETARY OF STATE  
CORPORATIONS DIVISION**

2 Martin Luther King Jr. Dr. SE  
Suite 313 West Tower  
Atlanta, Georgia 30334  
(404) 656-2817  
sos.ga.gov

\*Electronically Filed\*  
Secretary of State  
Filing Date: 10/13/2022 1:12:10 PM

**TRANSMITTAL INFORMATION FORM  
BUSINESS CONVERSION**

1. **23766424**

Filing Number

2. **Mattingly Law, LLC**

Name of Person Filing Business Conversion

**2964 Peachtree Rd., Suite 300**

Address

**Atlanta**

City

**GA**

State

**30305**

Zip Code

3. Submitted with this filing is a filing fee of \$95.00 payable to "Secretary of State". Filing fees are non-refundable.

I understand that this Transmittal Information Form is included as part of my filing, and the information on this form will be entered in the Secretary of State business entity database. I certify that the above information is true and correct to the best of my knowledge.

**Mattingly Law, LLC, be Gam, Sole member**

Signature of Authorized Person