

L11000007598

WELBAUM GUERNSEY

ATTORNEYS AT LAW

901 Ponce de Leon Boulevard

Penthouse Suite

Coral Gables, Florida 33134

(City/State/Zip/Phone #)

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2011 JAN 19 PM 12:30
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

C. LEWIS

JAN 19 2011

EXAMINER

FILED

ARTICLES OF ORGANIZATION
OF
TURNPIKE LAND DEVELOPMENT, L.L.C.

2011 JAN 18 PM 4:30

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned authorized representative of a member subscribes to these Articles of Organization for the purpose of forming a limited liability company under the laws of the State of Florida.

ARTICLE I - NAME

The name of this limited liability company (the "Company") is: TURNPIKE LAND DEVELOPMENT, L.L.C.

ARTICLE II - TERM OF EXISTENCE

This limited liability company is to exist perpetually and shall commence existence on the date of filing.

ARTICLE III - NATURE OF BUSINESS

The general purposes for which the company is organized are:

1. To transact any and all lawful businesses for which a limited liability company may be formed under the laws of the State of Florida.
2. To do such other things as are incidental to the foregoing or necessary or desirable in order to accomplish the foregoing.

ARTICLE IV - ADDRESS

The street address of the initial principal office of the company is: 17891 S. Dixie Highway, Suite 105B, Palmetto Bay, Florida 33157 and the name of its initial Registered Agent and his address are: ROBERT J. BLACK, 901 Ponce De Leon Boulevard, 10th Floor, Coral Gables, Florida 33134.

ARTICLES V - INITIAL MEMBERS

The names of the initial members of the Company are:

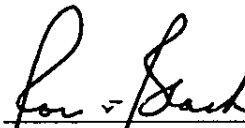
1. DANIEL SABAG
17891 S. Dixie Highway
Suite 105B
Palmetto Bay, Florida 33157

ARTICLE VI - MANAGEMENT

The Company is to be managed by one or more member as provided in the Operating Agreement of the Company.

IN WITNESS WHEREOF, these Articles have been subscribed on this, the 3 day of January, 2011.

Under penalties of perjury, I declare that I have read the foregoing, and the facts alleged are true, to the best of my knowledge and belief.



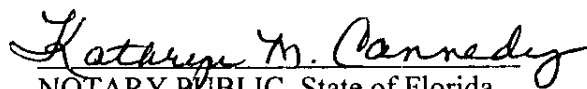
ROBERT J. BLACK-

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that on this day, before me, a Notary Public, duly appointed in the State and County named above to take acknowledgments, personally appeared, **ROBERT J. BLACK**, as Registered Agent of TURNPIKE LAND DEVELOPMENT, L.L.C., to me known to be the person described as the authorized representative in and who executed the foregoing Articles of Organization, and acknowledged before me that he subscribed to these Articles of Organization.

WITNESS, my hand and official seal in the County and State named above, this 3 day of January, 2011.

My Commission Expires:

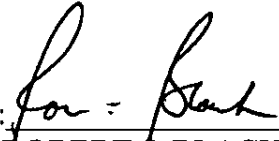


NOTARY PUBLIC, State of Florida



ACKNOWLEDGMENT:

HAVING BEEN NAMED TO ACCEPT THE SERVICE OF PROCESS FOR THE ABOVE STATED LIMITED LIABILITY COMPANY, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT TO ACT IN THE CAPACITY, AND AGREE TO COMPLY WITH THE PROVISIONS OF SAID ACT RELATIVE TO KEEPING SAID OFFICE OPEN.

By: 
ROBERT J. BLACK-
REGISTERED AGENT

J:\38\2007\2007-125\Turnpike Land Development LLC.wpd

FILED
2011 JAN 18 PM 1:30
SECRETARY OF STATE
TALLAHASSEE, FLORIDA