

L14000/28831

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)



PICK-UP



WAIT



MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____

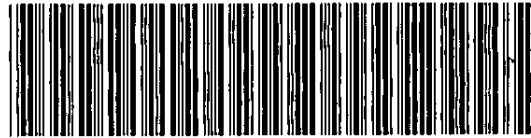
Certificates of Status _____

Special Instructions to Filing Officer:

AUG 18 2014

A. LUNT

Office Use Only



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08/18/14--01001--006 **375.00

FILED
2014 AUG 15 AM 10:12
TALLAHASSEE FLORIDA

RECEIVED
DEPARTMENT OF STATE
14 AUG 15 08 3:18

CT Corporation System

515 E Park Avenue, Tallahassee, FL, 32301 850-222-1092

~~TURNBERRY OCEAN CLUB REALTY LLC~~
TURNBERRY REALTY LLC
~~TURNBERRY YACHT CLUB REALTY LLC~~

☐ Nonprofit

☐ Domestic Corporation

☐ Limited Partnership

☒ LLC

Formation

☐ Certified Copy

☒ Walk In

☐ Mail Out

Name

Availability _____

Document

Examiner _____

Updater _____

Verifier _____

W.P. Verifier _____

☐ Amendment

☐ Dissolution/Withdrawal

☐ Reinstatement

☐ Annual Report

☐ Name Registration

☐ Fictitious Name

☐ Photocopies

☐ Will Wait

☐ Merger

☐ Mark

☐ Other

☐ UCC

☐ CUS

☐ After 4:30

☒ Pick Up

Order#:

9244436

Ref#:

Amount: \$

2014 JUN 15 PM 10:12
 TALLAHASSEE
 CT CORPORATION SYSTEM

FILED

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: Turnberry Realty LLC
Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Mario A. Romine
Name of Person

Turnberry Realty LLC c/o Mario A. Romine
Firm/Company

19950 West Country Club Drive, 10th Floor
Address

Aventura, FL 33180
City/State and Zip Code

mromine@turnberry.com
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Mario A. Romine at (305) 937-6262
Name of Person Area Code Daytime Telephone Number

Enclosed is a check for the following amount:

- ☒ \$125.00 Filing Fee ☐ \$130.00 Filing Fee & Certificate of Status ☐ \$155.00 Filing Fee & Certified Copy (additional copy is enclosed) ☐ \$160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

Mailing Address
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street/Courier Address
Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

FILED
2014 MAR 15 AM 10 12
TALLAHASSEE, FL 32301

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

Tumberry Realty LLC

(Must end with 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:

Attention: Mario A. Romina

19950 West Country Club Drive

Aventura, FL 33180

Attention: Mario A. Romina

19950 West Country Club Drive

Aventura, FL 33180

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:

NRAI Services, Inc.

Name

1200 South Pine Island Road

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

Plantation

FL

33324

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.

Michele Holden, Asst. Sec.
Registered Agent's Signature (REQUIRED)

(CONTINUED)

ARTICLE IV-

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

Title:

"AMBR" = Authorized Member

"MGR" = Manager

MGMR

Name and Address:

Jeffrey Soffer

19950 West Country Club Drive, 10th Floor
Aventura, FL 33180

MGMR

Daniel Riordan

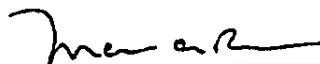
19950 West Country Club Drive, 10th Floor
Aventura, FL 33180

(Use attachment if necessary)

ARTICLE V: Effective date, if other than the date of filing: _____ (OPTIONAL)
(If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of filing.)

ARTICLE VI: Other provisions, if any.

REQUIRED SIGNATURE:



Signature of a member or an authorized representative of a member.
(In accordance with section 605.0203 (1) (b), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. 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.)

Mario A. Romine

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
2014 AUG 15 PM 10:12
TALLAHASSEE, FL 32309
CLERK OF CIRCUIT COURT