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TALLAHASSEE, FLORIDA
16 DEC -8 PM 2:07

COVER LETTER

**TO: Registration Section
Division of Corporations**

SUBJECT: IB TOWNHOMES, LLC

Name of Limited Liability Company

The enclosed "Application by Foreign Limited Liability Company for Authorization to Transact Business in Florida," Certificate of Existence, and check are submitted to register the above referenced foreign limited liability company to transact business in Florida..

Please return all correspondence concerning this matter to the following:

DEMZY GUEITS

Name of Person

SERFATY LAW, P.A.

Firm/Company

4770 BISCAYNE BLVD., SUITE 1430

Address

MIAMI, FL 33137

City/State and Zip Code

CORPORATE@SERFATYLAW.COM

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

DEMZY GUEITS

305

722-8555

Name of Contact Person

at (_____) _____
Area Code

Daytime Telephone Number

MAILING ADDRESS:

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

STREET ADDRESS:

Division of Corporations
Registration Section
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

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

☐ \$160.00 Filing Fee, Certificate
of Status & Certified Copy

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**APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY FOR AUTHORIZATION TO TRANSACT BUSINESS
IN FLORIDA**

IN COMPLIANCE WITH SECTION 605.0902, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN LIMITED LIABILITY COMPANY TO TRANSACT BUSINESS IN THE STATE OF FLORIDA:

1. IB TOWNHOMES, LLC
(Name of Foreign Limited Liability Company: must include "Limited Liability Company," "L.L.C.," or "LLC.")

(If name unavailable, enter alternate name adopted for the purpose of transacting business in Florida. The alternate name must include "Limited Liability Company," "L.L.C.," or "LLC.")

2. DELAWARE 3. 80-0811240
(Jurisdiction under the law of which foreign limited liability company is organized) (FEI number, if applicable)

4. _____
(Date first transacted business in Florida, if prior to registration.)
(See sections 605.0904 & 605.0905, F.S. to determine penalty liability)

5. 4770 BISCAYNE BLVD., SUITE 1430
MIAMI, FL 33137
(Street Address of Principal Office)

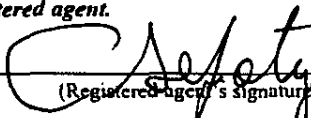
6. 4770 BISCAYNE BLVD., SUITE 1430
MIAMI, FL 33137
(Mailing Address)

7. Name and street address of Florida registered agent: (P.O. Box NOT acceptable)

Name: SERFATY LAW, P.A.
Office Address: 4770 BISCAYNE BLVD., SUITE 1430
MIAMI, Florida 33137
(City) (Zip code)

Registered agent's acceptance:

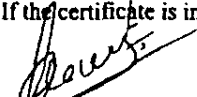
Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this application, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.


(Registered agent's signature)

8. The name, title or capacity and address of the person(s) who has/have authority to manage is/are:

GILBERT EDERHY - MANAGING MEMBER
MOISE EDERHY - MANAGING MEMBER

9. Attached is a certificate of existence, no more than 90 days old, duly authenticated by the official having custody of records in the jurisdiction under the law of which it is organized. (If the certificate is in a foreign language, a translation of the certificate under oath of the translator must be submitted)


Signature of an authorized person

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.

GILBERT EDERHY
Typed or printed name of signer

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TALLAHASSEE, FLORIDA
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Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF
DELAWARE, DO HEREBY CERTIFY "IB TOWNHOMES, LLC" IS DULY FORMED
UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND
HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS
OF THE SEVENTH DAY OF DECEMBER, A.D. 2016.

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SECRETARY OF STATE
DELAWARE



5144224 8300

SR# 20166957621

You may verify this certificate online at corp.delaware.gov/authver.shtml


Jeffrey W. Bullock, Secretary of State

Authentication: 203466054

Date: 12-07-16

State of Delaware
Secretary of State
Division of Corporations
Delivered 09:49 AM 04/24/2012
FILED 09:47 AM 04/24/2012
SRV 120464589 - 5144224 FILE

CERTIFICATE OF FORMATION

OF

IB TOWNHOMES, LLC

This Certificate of Formation of **IB TOWNHOMES, LLC** the ("Company"), is being executed by the undersigned for the purpose of forming a limited liability company pursuant to the Delaware Limited Liability Company Act.


1. The name of the Company is **IB TOWNHOMES, LLC**.

2. The address of the registered office of the Company in Delaware is 800 Delaware Ave., City of Wilmington, New Castle County 19801. The Company's registered agent at that address is Delaware Corporations LLC.

IN WITNESS WHEREOF, the undersigned, an authorized person, has caused this Certificate of Formation to be duly executed as of the 24th day of April, 2012.

DELAWARE CORPORATIONS LLC,
Authorized Person

By:


Robin G. Brooks, Vice President

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SECRETARY OF STATE
DELAWARE