

**L04000091829**

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DIVISION OF CORPORATIONS

**L04-91829**

**LIMITED LIABILITY AMENDMENT**

**BROADWAY REALTY LLC**

Certificate of Status	0
Certified Copy	1
Page Count	02
Estimated Charge	\$55.00

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**AMENDED AND RESTATED  
ARTICLES OF ORGANIZATION FOR  
BROADWAY REALTY LLC**

**ARTICLE I – NAME**

The name of the Limited Liability Company is **Broadway Realty LLC** (hereinafter referred to as the "Company").

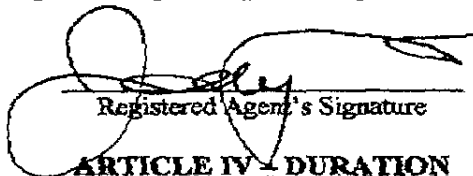
**ARTICLE II – ADDRESS**

The mailing address and street address of the principal office of the Company is  
**201 Front Street, Suite 209  
Key West, Florida 33040**

**ARTICLE III – Registered Agent, Registered Office,  
& Registered Agent's Signature**

**Jerry Coleman, Esq.  
JERRY COLEMAN, P.L.  
201 Front Street, Suite 203  
Key West, Florida 33040-8347**

*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 608, F.S.*

  
Registered Agent's Signature  
**ARTICLE IV – DURATION**

The term of duration for the Company shall be perpetual, as may be limited by any agreements between or among the members.

**ARTICLE V – MEMBERS' RIGHTS TO CONTINUE BUSINESS**

The remaining members of the Company may continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the

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occurrence of any other event which terminates the continued membership of the member in the Company, in accordance with any agreements between or among the members related to continuing of the business.

#### ARTICLE VI - MANAGEMENT

The Company is to be managed by one or more managers and is, therefore, a manager-managed company. The only member of the Company is Bruce E. Moore. Bruce E. Moore is a manager of the Company. Each manager of the Company shall have full authority and power on behalf of the Company to purchase, buy, accept, sell, convey, encumber, lease and pledge real and personal property in the name of the Company and to execute deeds, leases, mortgages and instruments of any kind relating to Company and its property and obligations and to obligate the Company for debts, and to initiate, prosecute, defend and settle legal disputes and suits of any kind. The Company shall be authorized to provide real estate brokerage services, with the initial qualifying broker for the Company being Bruce E. Moore.

#### ARTICLE VII - EFFECTIVE DATE

Pursuant to the provisions of Chapter 608, Florida Statutes, the Company shall begin in existence upon the filing of these Articles of Organization.

  
Signature of a member or an authorized  
representative of a member

(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are

Jerry Coleman  
Typed or Printed

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Prepared by:

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