

L05000011292

Steven D. Rubin Attorney at Law
(Requestor's Name)

Suite 434 Compson Financial Center
(Address)

980 N. Federal Hwy.
(Address)

Boca Raton, FL 33432
(City/State/Zip/Phone #)

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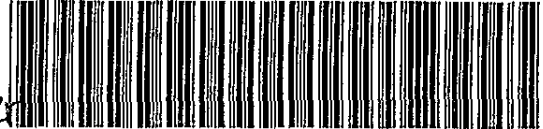
(Business Entity Name)

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J. BRYAN
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J. BRYAN FEB - 3 2005

ARTICLES OF ORGANIZATION OF

804 BROADWAY, LLC

The undersigned certify that we have associated ourselves together for the purpose of becoming a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit. We further declare that the following Articles shall serve as the Charter and authority for the conduct of business of the Limited Liability Company (hereinafter referred to as "Company").

ARTICLE I

NAME AND PRINCIPAL PLACE OF BUSINESS

The name of the Company shall be 804 BROADWAY, LLC, and its principal office shall be located at 1101 Vista Del Mar Drive North, City of Delray Beach, County of Palm Beach, State of Florida 33483, but it shall have the power and authority to establish branch offices at any other place or places as the members may designate. The mailing address is the same.

ARTICLE II

PURPOSES AND POWERS

In addition to the powers authorized by the laws of the State of Florida for limited liabilities companies, the general nature of the business or businesses to be transacted, and which the Company is authorized to transact, shall be as follows:

1. To engage in any activity or business authorized under the Florida Statutes.
2. In general, to carry on any and all incidental business; to have and exercise' all the powers conferred by the laws of the State of Florida, and to do any and all things set forth in these Articles to the same extent as a natural person might or could do.

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3. To purchase or otherwise acquire, undertake, carry on, improve, or develop all or any of the business, good will, rights, assets, and liabilities of any person, firm, association, or corporation carrying on any kind of business of a similar nature to that which this Company is authorized to carry on, pursuant to the provisions of the Articles; and to hold, utilize, and in any manner dispose of the rights and property so acquired.

4. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision or department, and to perform and carry out, assign, cancel or rescind any of the contracts.

5. To all or any of the Company powers, and to carry out all or any of the purposes, enumerated in these Articles and otherwise granted or permitted by law, while acting as agent, nominee, or attorney-in-fact for any persons or corporations, and perform any service under contract or otherwise for any corporation, joint stock company, association, partnership, firm, syndicate, individual, or other entity, and in this capacity or under this arrangement develop, improve, stabilize, strengthen or extend the property and commercial interest of the property and to aid, assist, or participate in any lawful enterprises in connection with or incidental to the agency, representation, or service, and to render any other service or assistance it may lawfully do under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit.

6. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the powers herein set forth in the Articles, either alone or in association

with others incidental or pertaining to, or going out of, or connected with its business, or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

The several clauses contained in this statement of the general nature of the business or businesses to be transacted shall be construed as both purposes and powers of this Company, and statements contained in each clause, except as otherwise expressed, be in no way limited or restricted by reference to or interference from the terms of any other clause. They shall be regarded as independent purposes and powers.

Nothing contained in these Articles shall be deemed or construed as authorizing or permitting, or purporting to authorize or permit the Company to carry on any business, exercise any power, or do any act which a Company may not, under Florida laws, lawfully carry on, exercise, or do, or which is in any way in contravention of the Company's Operating Agreement.

ARTICLE III

EXERCISE OF POWERS

All Company powers shall be exercised by or under the authority of, and the business and affairs of this company shall be managed under the direction of, the manager of this Company. This Article may be amended from time to time as provided in the Operating Agreement of the Company or by a unanimous vote of the members of the Company.

ARTICLE IV

MANAGEMENT

This Company shall be a manager-managed Company by one (1) manager. The name and address of the Manager shall serve until otherwise provided in the Company's Operating

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Agreement is as follows: Stephen E. Gravett, 1101 Vista Del Mar Drive North, Delray Beach, Florida 33483.

ARTICLE V

MEMBERSHIP RESTRICTIONS

Members shall have the right to admit new members and contributions required of new members shall be determined as provided in the Company's Operating Agreement.

A member's interest in the Company may not be sold or otherwise transferred except in accordance with the Company's Operating Agreement.

On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrences of any other event that terminates the continued membership of a member in the Company, the right to continue the business shall be upon unanimous consent of such remaining members, or as provided in the Company's Operating Agreement.

ARTICLE VI

CAPITAL CONTRIBUTIONS

Capital contributions will be made as required for investment purposes, as determined by unanimous consent of the members of the Company or the Company's Operating Agreement.

ARTICLE VII

PROFITS AND LOSSES

1. Sharing of Profits. The members shall be entitled to the net profits arising from the operation of the Company business that remain after the payment of the expenses of conducting the business of the Company, as provided in the Company's Operating Agreement.

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2. Losses. All losses that occur in the operation of the Company business shall be paid out of the capital of the Company and the profits of the business, or, if such sources are insufficient to cover such losses, in accordance with the Company's Operating Agreement.

3. In the even the company has no Operating Agreement, then profits and losses shall be paid or incurred, as the case may be, in proportion to the member's interest in the Company.

ARTICLE VIII

DURATION

This Company shall exist until a date not to exceed 30 years form the date of filing with the Department of State, or until dissolved in a manner provided by law, or as provided in the Company's Operating Agreement adopted by the members.

ARTICLE IX

INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The address of the initial registered office of the Company is 980 North Federal Highway, Suite 434, Boca Raton, Florida 33432 and the name of the Company's initial registered agent at such address is Steven D. Rubin.

ARTICLE X

MEMBERS

The Company shall have two (2) members initially. The names and addresses of the members are: Stephen E. Gravett, 1101 Vista Del Mar North, Delray Beach, Florida 33483 and Bonnie A. Gravett, 1101 Vista Del Mar Drive North, Delray Beach, Florida 33483.

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ARTICLE XI

EFFECTIVE DATE

The effective date of the Company's existence shall be at the time these Articles are filed with the Secretary of State.

The undersigned, being an original member of the Company, certifies that the foregoing constitutes the Articles of Organization of 804 BROADWAY, LLC, and under penalties of perjury, that the facts herein are true.

Executed by the undersigned at Boca Raton, Florida on this 17 day of ^{JAN. 2005}~~July~~, 2004.


Stephen E. Gravett, Member

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was sworn to, subscribed and acknowledged before me this 17th day of JAN, ~~2004~~²⁰⁰⁵, by Stephen E. Gravett who
(please check one)

☒ is (are) personally known to me OR

☐ has (have) produced _____ as identification and he/she/they
(please check one)

☐ did take an oath

☐ did not take an oath

My Commission Expires


Notary Public



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STATEMENT DESIGNATING REGISTERED AGENT AND OFFICE

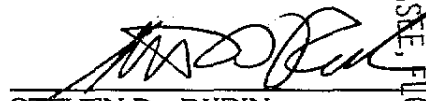
Pursuant to the provisions of Sections 608.415 and 608.407(1)(d) of the Florida Limited Liability Company Act, the limited liability company ("Company") identified below submits the following statement in designating its registered office and registered agent in the State of Florida.

The name of the Company is 804 BROADWAY, LLC.

The name of the registered agent for 804 BROADWAY, LLC is Steven D. Rubin, and the street address of the Company's principal office where the agent is located is 980 North Federal Highway, Suite 434, Boca Raton, Florida 33432.

This statement is to acknowledge that, as indicated above, 804 BROADWAY, LLC, has appointed me, Steven D. Rubin, as its registered agent to accept service of process for the Company at the place designated above in this certificate. I accept this 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 the position as registered agent.

Dated: 1/20/05


STEVEN D. RUBIN
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TALLAHASSEE, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was sworn to, subscribed and acknowledged before me this 20th day of January, 2005, by Steven D. Rubin, who
(please check one)

☒ is (are) personally known to me OR
_____ has (have) produced _____ as identification and he/she/they

(please check one)

☒ did take an oath
☐ did not take an oath

My Commission Expires


Notary Public



Martha J Hugo
My Commission DD224938
Expires June 26, 2007

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