

L060000019872

(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:

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BLS AUTHORIZATION BY PHONE TO

CORRECT executed date to be 14th

DATE 02/23/06 @ 10:12 am.

DOC. EXAM Bry



100064472381

02/21/06--01028--014 **125.00

EFFECTIVE DATE

02/14/06

FILED
2006 FEB 21 PM 12:48
TALLAHASSEE, FLORIDA

J. BRYAN FEB 23 2006

Law Offices of James M. Costello, P.L.

a Florida Professional Limited Liability Company

Phone (239) 334-8333

Fax (239) 334-8994

2069 First Street, Suite 301 Mailing Address: Post Office Box 549
Fort Myers, Florida 33901

Fort Myers, Florida 33902-0549

February 10, 2006

Florida Department of State
Division of Corporations
New Filing Section
409 East Gaines Street
Tallahassee, Florida 32399

FILED
2006 FEB 21 PM 12:48
TALLAHASSEE, FLORIDA

Re: Broadway Development, LLC; New Filing; Filing Fees.

Dear Section Clerk:

Please find enclosed:

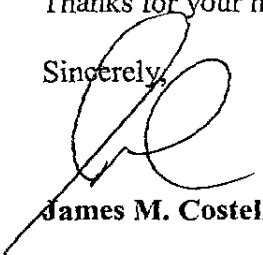
1. An original executed Articles of Organization for the above-named Florida entity;
2. A conformed copy of the Articles of Organization, as requested;
3. Check in the amount of \$125.00 to cover the Filing Fee (\$100.00), and Registered Agent Fee (\$25.00).

Please show the Filing Date as February 10, 2006 as per Article III of the Articles and Fla. Stat. §608.409(1).

Please file the Articles and return a conformed copy of them to me at the above address. If you have any questions, please call collect. I will accept the charges.

Thanks for your help and cooperation.

Sincerely,


James M. Costello

JMC/bls
Encl.

**ARTICLES OF ORGANIZATION
OF
BROADWAY DEVELOPMENT, LLC.**

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2006 FEB 21 PM 12:48
TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, Fla. Stat. Chapter 608, hereby make, acknowledge, and file the following Articles of Organization.

ARTICLE I -- NAME

The name of the limited liability company shall be BROADWAY DEVELOPMENT, LLC.

ARTICLE II -- ADDRESS

EFFECTIVE DATE

02/14/06

The mailing address and street address of the principal office of the company shall be 3625 Del Prado Boulevard, Cape Coral, Florida 33904.

ARTICLE III -- DURATION

The company shall commence its existence on the date these articles of organization are executed by the organizer/member. The company's existence shall be perpetual, unless the company is earlier dissolved as provided in these articles of organization.

ARTICLE IV -- REGISTERED OFFICE AND AGENT

The name and street address of the registered agent and registered office of the company in the State of Florida is Robert D. Gerrero, 3625 Del Prado Boulevard, Cape Coral, Florida 33904.

ARTICLE V -- CAPITAL CONTRIBUTIONS

The members of the company shall contribute to the capital of the company the cash or property set forth in a written subscription agreement.

ARTICLE VI -- ADDITIONAL CAPITAL CONTRIBUTIONS

Each member shall make additional capital contributions to the company only on the unanimous consent of all the members.

ARTICLE VII -- ADMISSION OF NEW MEMBERS

No additional members shall be admitted to the company except with the unanimous written consent of all the members of the company and on such terms and conditions as shall be determined by all of the members. A member may transfer his or her interest in the company as set forth in the operating agreement of the company, but the transferee shall have no right to participate in the management of the business and affairs of the company or become a member unless all the other members of the company other than the member proposing to dispose of his or her interest approve of the proposed transfer by unanimous written consent.

ARTICLE VIII -- TERMINATION OF EXISTENCE

The company shall be dissolved on the death, bankruptcy, or dissolution of a member or manager, or on the occurrence of any other event that terminates the continued membership of a member in the company, unless the business of the company is continued by the consent of all the remaining members, provided there is at least one remaining member.

ARTICLE IX -- MANAGEMENT

The company shall be managed by a manager in accordance with regulations or operating agreement adopted by the members for the management of the business and affairs of the company. These regulations or operating agreement may contain any provisions for the regulation and management of the affairs of the company not inconsistent with law or these articles of organization. The name and address of the initial manager of the company is Robert D. Gerrero, 3625 Del Prado Boulevard, Cape Coral, Florida 33904.

In Witness Whereof, the undersigned organizers have made and subscribed these Articles of Organization at Cape Coral, Lee County, Florida this 14 day of February, 2006.


ROBERT D. GERRERO, Organizer/Member

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2006 FEB 21 PM 12:48
CLERK OF DISTRICT COURT
TALLAHASSEE, FLORIDA

STATE OF FLORIDA)
COUNTY OF LEE) §

Sworn to (or affirmed) and subscribed before me this 14th day of February, 2006, by
Robert D. Gerrero, who is personally known to me or who has produced identification of:

(Seal)

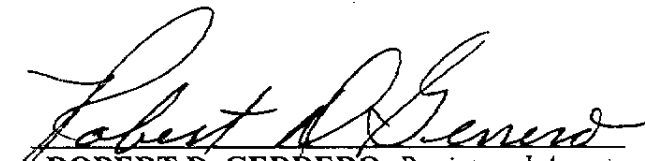


James M. Costello
MY COMMISSION # DD191932 EXPIRES
May 1, 2007
BONDED THRU TROY FAIN INSURANCE, INC.


Notary Public: *State of Florida At Large* (sign)

ACCEPTANCE OF REGISTERED AGENT

The undersigned, being the person named in the articles of organization of BROADWAY DEVELOPMENT, LLC., as the registered agent of this limited liability company, hereby consents to accept service of process for the above stated company at the place designated in the articles of organization, and accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his or her duties, and is familiar with and accept the obligations of the position of registered agent under Florida Statutes Chapter 608.


ROBERT D. GERRERO, Registered Agent

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TALLAHASSEE, FLORIDA