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Florida Department of State  
Division of Corporations  
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FLORIDA LIMITED LIABILITY CO.  
700 SOUTH BROADWAY, LLC

Certificate of Status	0
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B. BOSTICK

JUN 11 2014

EXAMINER

H14000136648

ARTICLES OF ORGANIZATION  
FOR 700 SOUTH BROADWAY, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
FILED PURSUANT TO FLORIDA STATUTE §605.0201

ARTICLE I

The name of the Limited Liability Company is 700 SOUTH BROADWAY, LLC.

ARTICLE II

The mailing address and street address of the principal office of the Limited Liability Company is 29 Wood Valley Lane, Port Washington, NY 11050.

ARTICLE III

The Company and the duration of its existence shall commence upon the filing of these Articles and shall continue indefinitely unless sooner terminated in accordance with the provisions of the Operating Agreement.

ARTICLE IV

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

John Boiardi- authorized member  
29 Wood Valley Lane  
Port Washington, NY 11050

Catherine Boiardi-authorized member  
29 Wood Valley Lane  
Port Washington, NY 11050.

ARTICLE V

No right is given to any member to admit additional members without the consent of all members and then only in accordance with the Operating Agreement.

ARTICLE VI

Upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or upon the occurrence of any other event which pursuant to the Operating Agreement or state law

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terminates the continued membership of a member in the Company, the remaining members may, by unanimous vote, within ninety (90) days, elect to continue the business of the Company. The member or members shall forthwith execute and record an amendment to the Articles of Organization to evidence such continuation, if required by appropriate governing law.

#### ARTICLE VII

A member may not assign or transfer any portion of his or her interest in the Company without the prior written, unanimous approval of each remaining member and then only in accordance with the Operating Agreement.

#### ARTICLE VIII

The net profits and losses of the Company for any year shall be allocated among the members in accordance with the Operating Agreement.

#### ARTICLE IX

The initial Registered Agent to accept service of process on the Company is Mark J. Nowicki, 480 Maplewood Drive, Ste 2, Jupiter, FL 33458.

In witness whereof, the undersigned member does hereby set his hand and seal this 10<sup>th</sup> day of June, 2014.

700 South Broadway, LLC

By: 

Mark J. Nowicki, authorized  
representative for each member

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STATE OF FLORIDA  
DEPARTMENT OF STATE

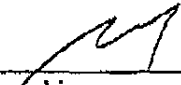
Certificate Designating Place of Business or Domicile for the Service of Process Within This State, Naming Agent Upon Whom Process May be Served on Behalf of 700 South Broadway, LLC.

The following is submitted, in compliance with Chapter 605 Florida Statutes:

700 South Broadway, LLC, a limited liability company organized under the laws of the State of Florida, with its principal office at 29 Wood Valley Lane, Port Washington, NY 11050 has named Mark J. Nowicki, 480 Maplewood Drive, Ste 2, Jupiter, FL 33458, its agent to accept service of process within this State.

ACCEPTANCE:

I agree to act as Resident Agent to accept Service of Process; to keep the office open during prescribed hours; to post my name (and any other officers of said corporation authorized to accept service of process at the Florida designated address) in some conspicuous place in office as required by law.

  
\_\_\_\_\_  
Mark J. Nowicki  
Registered Agent

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