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Email Address: bobsullivan@rjsreality.com

**FLORIDA LIMITED LIABILITY CO.  
BROADWAY AND BLUE HERON REALTY, LLC**

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**ARTICLES OF ORGANIZATION  
OF  
BROADWAY AND BLUE HERON REALTY, LLC**

The undersigned authorized representative of a member, for the purpose of forming a limited liability company under the Florida Limited Liability Act, Florida Statutes Chapter 605 (the "Act"), hereby makes, acknowledges and files the following Articles of Organization:

**ARTICLE I — NAME**

The name of the limited liability company is BROADWAY AND BLUE HERON REALTY, LLC (the "Company"),

**ARTICLE II - ADDRESS**

The mailing address and street address of the principal office of the Company is:

11811 U.S. Highway One  
Suite 101  
North Palm Beach, Florida 33408

**ARTICLE III - REGISTERED AGENT**

The name and Florida street address of the registered agent are:

Robert J. Sullivan  
11811 U.S. Highway One  
Suite 101  
North Palm Beach, Florida 33408

*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 605, F.S.*

  
Robert J. Sullivan

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**ARTICLE IV — MANAGEMENT**

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

<u>Title</u>	<u>Name and Address</u>
MGR	Robert J. Sullivan 11811 U.S. Highway One Suite 101 North Palm Beach, Florida 33408

Dated: February 16, 2016.

**REQUIRED SIGNATURE**

  
Robert J. Sullivan, Authorized Representative

(In accordance with Section 605.0203(1)(b), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. 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.)