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FLORIDA LIMITED LIABILITY CO.
244 BROADWAY LLC

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ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I — Name:

The name of the Limited Liability Company ("Company") is:

244 BROADWAY LLC

ARTICLE II — Address:

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

244 BROADWAY LLC

**Mailing Address: 2549 Brazilia Court
Punta Gorda, FL 33950**

**Street Address: 2549 Brazilia Court
Punta Gorda, FL 33950**


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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE III — Registered Agent, Registered Office, & Registered Agent's Signature:

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

**Jack O. Hackett II
Farr, Farr, Emerich, Hackett, Carr and Holmes, P.A.
99 Nesbit Street
Punta Gorda, Florida 33950**

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.



Jack O. Hackett II, Registered Agent

ARTICLE IV — Management

The Company shall be a manager-managed limited liability company. The initial managers shall be:

**David G. Hughes
2549 Brazilia Court
Punta Gorda, FL 33950**

**George C. Banos
3450 Gulf Shore Boulevard, Unit 411
Naples, FL 34103**

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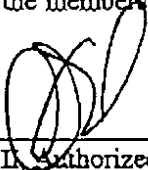
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Richard M. Powers
11 Pine Plain Road
Georgetown, MA 01833

The managers must act jointly. Any subsequent manager or managers shall be appointed as provided in the Operating Agreement as it may be amended from time to time. The managers may appoint, employ, or otherwise contract with any persons for the transaction of the business of the Company or the performance of services for or on behalf of the Company, and the managers may delegate to any such person (who may be designated by the manager as an officer of the Company) such authority to act on behalf of the Company as the managers may from time to time deem appropriate.

ARTICLE V – Duration

The Company shall exist perpetually or until dissolved in a manner provided by law, or as provided in the operating agreement adopted by the members and shall commence its existence on filing of these Articles.



Jack O. Hackett II, Authorized Representative of a Member

(In accordance with section 605.0203(1)(b), Florida Statutes, the execution of this certificate 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 Florida Statute Section 817.155)

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