

P06000083419

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W6-26357

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

T. Burch JUN 21 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
Fort Myers, Florida 33901

Mailing Address: Post Office Box 549

Fort Myers, Florida 33902-0549

June 6, 2006

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

Re: Broadway Development Corp.; New Filing; Filing Fees.

Dear Section Clerk:

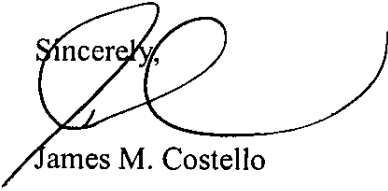
Please find enclosed:

1. An original executed Articles of Incorporation for the above-named Florida corporation;
2. A conformed copy of the Articles of Incorporation, as requested; and
3. Check in the amount of \$78.75 to cover the Filing Fee.

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.



FLORIDA DEPARTMENT OF STATE
Division of Corporations

June 8, 2006

LAW OFFICES OF JAMES M. COSTELLO, P.L.
PO BOX 549
FORT MYERS, FL 33902-0549

SUBJECT: BROADWAY DEVELOPMENT CORP.
Ref. Number: W06000026357

We have received your document for BROADWAY DEVELOPMENT CORP. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity.

Please select a new name and make the correction in all appropriate places. One or more major words may be added to make the name distinguishable from the one presently on file.

Adding "of Florida" or "Florida" to the end of a name is not acceptable.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6928.

Tim Burch
Document Specialist
New Filing Section

Letter Number: 006A00039608

RECEIVED
06 JUN 20 PM 1:34

**ARTICLES OF INCORPORATION
OF
BROADWAY CONDOMINIUM DEVELOPMENT CORP.**

In compliance with the requirements of Fla. Stat. Chapter 607, the undersigned, being a natural person, does hereby act as an incorporator in adopting and filing the following Articles of Incorporation for the purpose of organizing a business corporation.

**ARTICLE I
(Name)**

The name of the corporation ("Corporation") is BROADWAY CONDOMINIUM DEVELOPMENT CORP.

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TALLAHASSEE, FLORIDA

**ARTICLE II
(Existence)**

The existence of the corporation shall be perpetual and shall begin on the date these Articles are executed by the Incorporator.

**ARTICLE III
(Street Address)**

The street address of the principal office of the Corporation is 3625 Del Prado Boulevard, Cape Coral, Florida 33904.

**ARTICLE IV
(Authorized Shares)**

The maximum number of shares this Corporation is authorized to issue is 1,000, all of which shall be Common Shares. All Common Shares shall be identical with each other in every respect and the holders of Common Shares shall be entitled to one vote for each share on all matters on which shareholders have the right to vote.

**ARTICLE V
(Registered Office)**

The initial street address of the Corporation's registered office is 3625 Del Prado Boulevard, Cape Coral, Florida 33904. The initial registered agent for the Corporation at that address is Robert D. Gerrero.

**ARTICLE VI
(Initial Directors)**

The initial board of directors shall consist of two (2) members. The names and address of the persons who will serve on the initial board of directors are:

<i>NAME</i>	<i>ADDRESS</i>
Robert D. Gerrero	3625 Del Prado Boulevard Cape Coral, Florida 33904
Elaine J. Gerrero	3625 Del Prado Boulevard Cape Coral, Florida 33904

**ARTICLE VII
(Incorporators)**

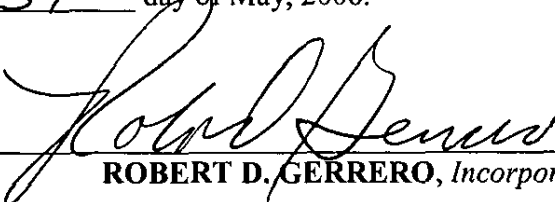
The name and street address of the person signing these Articles of Incorporation is:

<i>NAME</i>	<i>ADDRESS</i>
Robert D. Gerrero	3625 Del Prado Boulevard Cape Coral, Florida 33904

**ARTICLE VIII
(Directors/Officer Indemnity)**

The corporation shall indemnify its directors, officers, employees, and agents to the fullest extent permitted by law.

In Witness Whereof, the undersigned incorporator has executed these articles of incorporation this 31st day of May, 2006.



ROBERT D. GERRERO, Incorporator

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for BROADWAY CONDOMINIUM DEVELOPMENT CORP. at the place designated in the Articles of Incorporation, the undersigned is familiar with and accepts the obligations of that position pursuant to Fla. Stat. §607.0501(3).

Dated: this 31st day of May, 2006.



ROBERT D. GERRERO, *Registered Agent*