

Division of Corporations

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Account Name : BLALOCK, WALTERS, HELD & JOHNSON, P.A.
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FLORIDA/FOREIGN LIMITED LIABILITY CO.

WALDEMERE VENTURES, LLC

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**ARTICLES OF ORGANIZATION
OF
WALDEMERE VENTURES, LLC**

The undersigned, a member, manager or authorized representative, hereby subscribes to these Articles of Organization to form a limited liability company ("**Company**") under the Florida Limited Liability Company Act (Chapter 608, *Florida Statutes*) and in accordance with *Florida Statutes* § 608.407.

Article I - Name

The name of the limited liability company is "**Waldemere Ventures, LLC**".

Article II - Mailing Address and Street Address of Principal Office

The mailing address and the street address of the principal office is 1921 Waldemere Street, Suite 814, Sarasota, Florida 34239.

Article III - Name and Street Address of Initial Registered Agent

The name and street address of the Company's initial registered agent is Blalock, Walters, Held & Johnson, P.A., 802 11th Street West, Bradenton, Florida 34205.

Article IV - Management

The Company shall be managed by two (2) managers (who shall be designated as "Managers") and is, therefore, a manager-managed limited liability company. The initial Managers are:

Brad S. Lerner, M.D., having a business address at c/o LernerCohen Healthcare, P.A., 1921 Waldemere Street, Suite 814, Sarasota, Florida 34239, and

Paul R. Marcus, having a business address at c/o Davis Marcus Partners, Inc., One Appleton Street, Boston, Massachusetts 02116.

The rights, duties, obligations and authority of the Managers shall be set forth in the Operating Agreement of the Company. Other than the filing of these Articles, no person, other than the Managers, is authorized to execute documents to be filed with the Florida Department of State or to otherwise bind or transact business on behalf of the Company.

Article V - Purpose

The principal business and purpose of the Company is to acquire, hold, maintain, manage, lease, improve, operate, and sell real property together with the improvement of such real property and incidental personal property, and to engage in any and all general business activities related to or incidental to those purposes.

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Article VI - Transfers of Membership Interest

The Company's members may only transfer membership interests in accordance with the specific provisions of the Operating Agreement of the Company. Any transfer in violation of these articles or the Operating Agreement of the Company shall be deemed null and void.

Article VII - Existence

In accordance with *Florida Statutes* § 608.409, the Company's existence shall begin at the date and time these Articles of Organization are filed, as evidenced by the Florida Department of State's date and time endorsement, and shall dissolve not later than December 31, 2037.

IN WITNESS WHEREOF, these Articles of Organization are executed on this 6th day of November 2007.


Robert S. Stroud, Esq.
Authorized Representative

Prepared by:
Robert S. Stroud, Esq.
Florida Bar No. 0783781
Blalock, Walters, Held & Johnson, P.A.
802 11th Street West
Bradenton, Florida 34205

ACKNOWLEDGMENT OF REGISTERED AGENT

Having been named as registered agent to accept service of process for Waldemere Ventures, LLC at the place designated in these articles, the undersigned hereby 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 relative to the proper and complete performance of such duties, and is familiar with and accepts the obligations of the position as registered agent as provided for in Chapter 608, *Florida Statutes*.

BLALOCK, WALTERS, HELD & JOHNSON, P.A.
By _____
Clifford L. Walters, President

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