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J. BRYAN

APR 22 2011

EXAMINER

JOHN CHARLES HECKIN  
ATTORNEY AT LAW  
21202 OLEAN BLVD., SUITE C-2  
P.O. BOX 494307  
PORT CHARLOTTE, FLORIDA 33949-4307  
PHONE (941) 627-0333

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April 19, 2011

Department of State  
Division of Corporations  
Corporate Filings  
P.O. Box 6327  
Tallahassee, FL 32314

RE: 305 Harbor, LLC  
Articles of Organization

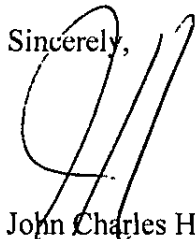
Gentlemen:

Pursuant to Section 608.407 Florida Statutes, enclosed for filing are Articles of Organization for 305 Harbor, LLC, a Florida limited liability company. Also enclosed is my check in the amount of \$155.00 for filing of the Articles, Designation of Registered Agent, and one (1) certified copy of the Articles of Organization.

Please return the certified copy of the Articles to the undersigned at the above address.

Thank you for your courtesy and cooperation.

Sincerely,



John Charles Heekin, Esq.  
/bqh

Encl.

ARTICLES OF ORGANIZATION  
OF

305 HARBOR, LLC

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11 APR 21 PM 12:58  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned subscriber, DAVID S. BALLESTAS, M.D., a natural person competent to contract, herewith files these Articles of Organization pursuant to Section 608.407 Florida Statutes for such organization.

ARTICLE ONE. Name.

The name of the organization is 305 HARBOR, LLC. The business address of the organization is 109 SE Graham Street, Port Charlotte, FL 33952, the mailing address is 109 SE Graham Street, Port Charlotte, FL 33952, and such other and further addresses as shall be adopted by the manager from time to time.

ARTICLE TWO. Nature of Business.

The general business to be transacted by this organization is as follows:

1. Any business, as defined in Section 608.402 Florida Statutes. The specific business for which this organization is initially created is to own, manage, operate and in all other ways deal in and with Unit 305, Port Charlotte Medical Pavilion, 2525 Harbor Boulevard, Port Charlotte, Florida 33952 as fully and to the same extent as could a natural person dealing with his or her own property.

2. To establish, purchase, lease as lessee, or otherwise acquire, to own, operate, and maintain, and to sell, mortgage, deed in trust, lease as lessor, and otherwise dispose of retail stores or departments therein; to buy, sell, trade, manufacture, deal in, and deal with goods, wares, and merchandise of every kind and nature, and to carry on such business as wholesaler, retailer, importer, and exporter; to acquire all such merchandise, supplies, materials, and other articles that shall be necessary or incidental to such business; and to have any and all powers above set forth as fully as a natural person, whether as principal, agent, trustee, or otherwise.

3. To purchase, to receive by way of gift, subscribe for, invest in and in all other ways, acquire, import, lease, possess, maintain, handle on consignment, own, hold for investment or otherwise, enjoy, exercise, operate, manage, conduct, perform, make, borrow, guarantee, contract in respect of, trade and deal in, sell, exchange, let, lend, export, mortgage, pledge, deed in trust, hypothecate, encumber, transfer, assign and in all ways dispose of, design, develop, invent, improve, equip, repair, alter, fabricate, assemble, build, construct, operate, manufacture, plant, cultivate, produce, market, and in all ways deal in and with property of every kind and character, real, personal or mixed, tangible or intangible, wherever situated and however held, including, but not limited to, money, credit, choses in action, securities, stocks, bonds, warrants, script, certificates, debentures, mortgages, notes, commercial paper and other obligations and evidences of interest in or indebtedness of any person, firm or corporation, foreign or domestic, or of any government or subdivision or agency thereof, documents of title, and accompanying rights, and every other kind and character of personal property, real property, and the products and avails thereof, and every character of interest therein and appurtenance thereto.

4. To have and to exercise all the powers now or hereafter conferred by the laws of the State of Florida upon limited liability companies organized pursuant to the laws under which this organization is organized and any and all acts amendatory thereof and supplemental thereto.

ARTICLE THREE. Term of existence.

This organization is to exist perpetually.

LAW OFFICES  
OF  
JOHN CHARLES  
HEEKIN, P.A.

21202 OLEAN BLVD  
SUITE C-2  
PORT CHARLOTTE, FL 33952  
P O BOX 494307  
PORT CHARLOTTE, FL 33949-4307  
(941) 627-0333

ARTICLE FOUR. Registered office.

The name of the initial registered agent of the organization for service of process in this state is JOHN CHARLES HEEKIN, Attorney. The initial registered office is 21202-C2 Olean Boulevard, Port Charlotte, Florida 33952. The registered agent is an individual who resides in this state and whose business office is identical to the registered office.

ARTICLE FIVE. Managers

The limited liability company is to be managed by one (1) or more managers and shall be a manager-managed company.

The initial manager of the company shall be DAVID S. BALLESTAS, M.D., whose address is 109 SE Graham Street, Port Charlotte, FL 33952.

ARTICLE SIX. Members.

The organization may have one (1) or more members. The initial members are:

DAVID S. BALLESTAS, M.D.  
and EVELIA BALLESTAS 98%

JEAN VARGO 2%

ARTICLE SEVEN. Commencement.

This organization shall commence existence on the filing of these Articles of Organization.

  
DAVID S. BALLESTAS, M.D., Member

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

Before me personally appeared DAVID S. BALLESTAS, M.D. to me personally known or who produced \_\_\_\_\_ as identification, known to me to be the person described in and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes herein expressed and who did take an oath.

WITNESS my hand and official seal, this 19 day of April, 2011.

My commission expires:

(Affix Seal)

Notary Public - State of Florida

Print Name:



JOHN CHARLES HEEKIN  
MY COMMISSION # DD 637783  
EXPIRES: May 10, 2011  
Bonded Thru Budget Notary Services

ACCEPTANCE

Pursuant to Section 608.415 Florida Statutes, I, JOHN CHARLES HEEKIN, with offices at 21202-C2 Olean Blvd., Port Charlotte, Florida 33952, hereby accept the foregoing designation as registered agent of 305 HARBOR, LLC.

Witness my hand and seal this 19 day of April, 2011.

  
JOHN CHARLES HEEKIN

LAW OFFICES  
OF  
JOHN CHARLES  
HEEKIN, P.A.

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