



THE UNITED STATES
CORPORATION
COMPANY

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AUTHORIZATION :

Patricia Pizutto

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CUSTOMER NO: 7142564

CUSTOMER: Mr. Nick Roknich Iii
ROKNICH & GIBSON

Suite 901
1800 Second Street
Sarasota, FL 34236

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****145.00 ****145.00

DOMESTIC FILING

NAME: WATERFRONT DEVELOPMENTS OF
SARASOTA, L.C.

EFFECTIVE DATE:

XX ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX PLAIN STAMPED COPY

CONTACT PERSON: Tamara Odom

EXAMINER'S INITIALS:

L98-1205

Name	OK
Availability	OK
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Updater	OK
Verifier	OK
Acknowledgment	OK
W. P. Verifier	OK

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ARTICLES OF ORGANIZATION OF
WATERFRONT DEVELOPMENTS OF SARASOTA, L.C.

The undersigned certify that we have associated ourselves together for the purposes of becoming a limited liability company under the laws of the State of Florida, providing for the formation, rights, privileges, and immunities of limited liability companies for profit. We further declare that the following Articles shall serve as the Charter and authority for the conduct of business of the limited liability company.

ARTICLE I

NAME AND PRINCIPAL PLACE OF BUSINESS

The name of the limited liability company shall be WATERFRONT DEVELOPMENTS OF SARASOTA, L.C., and its principal office shall be located at 560 WARDLAW LN, Sarasota, Florida 34208 in the County of Sarasota, State of Florida, but it shall have the power and authority to establish branch offices at any other place or places as the members may designate.

ARTICLE II

PURPOSES AND POWERS

In addition to the powers authorized by the laws of the State of Florida for limited liability companies, the general nature of the business or businesses to be transacted, and which the limited liability company is authorized to transact, shall be as follows:

1. To engage in any lawful business or activity.
2. To enter into and make all necessary contracts for its business with any person, entity, partnership, association, corporation, domestic or foreign, or of any domestic or foreign state, government, or governmental authority, or of any political or administrative subdivision, or department, and to perform and carry out, assign, cancel, or rescind any of such contracts.
3. To do everything necessary, proper, advisable, or convenient for the accomplishment of any of the purposes, or the attainment of any of the objects, or the furtherance of any of the

powers set forth in these Articles, either alone or in association with others incidental or pertaining to, or going out of, or connected with its business or powers, provided the same shall not be inconsistent with the laws of the State of Florida.

Nothing contained in these Articles shall be deemed construed as authorizing or permitting, or purporting to authorize or permit the limited liability company to carry on any business or exercise any power, or do any act which a limited liability company may not, under Florida laws, lawfully carry on, exercise, or do.

ARTICLE III

EXERCISE OF POWERS

All limited liability company powers shall be exercised by or under the authority of, and the business and affairs of this limited liability company shall be managed under the direction of, the members of this limited liability company. This Article may be amended from time to time in the regulations of the limited liability company by a unanimous vote of the members of the limited liability company.

ARTICLE IV

MANAGEMENT

This limited liability company is to be managed by two (2) managers. The names and addresses of the persons who shall serve as manager until the first annual meeting of members or until a successor is elected and qualified are as follows:

Donald Lehmer
560 YARDARM LN
Sarasota, FL 34228

SUSAN LEHMER
560 YARDARM LN
Sarasota, FL 342

ARTICLE V

MEMBERSHIP RESTRICTIONS

Members shall have the right to admit new members by unanimous consent. Contributions required of new members shall be determined as of the time of admission to the limited liability company.

A member's interest in the limited liability company may not be sold or otherwise transferred except with unanimous written consent of all members.

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On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event that terminates the continued membership of a member in the limited liability company, the remaining members shall have the right to continue the business on unanimous consent of the remaining members. The member of members continuing the business shall compensate the departing member pursuant to the regulations of the limited liability company contained in the separate agreement.

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ARTICLE VI

DURATION

The date and time when the existence of the limited liability company shall commence shall be 12:01 a.m. on JULY 22, 1998. This limited liability company shall exist perpetually, or until dissolved in a manner provided by law, or as provided in the regulations adopted by the members.


ARTICLE VII

INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The address of the initial registered office of the limited liability company is ROKNICH & GIBSON, 1800 Second St. Suite 901, Sarasota, Florida 34236, County of Sarasota, State of Florida, and the name of the company's initial registered agent at that address is Nick Roknich, III.

The undersigned, being a member of the limited liability company, certifies that this instrument constitutes the Articles of Organization of WATERFRONT DEVELOPMENTS OF SARASOTA, L.C..

Executed by the undersigned on 7-22-98, 1998.

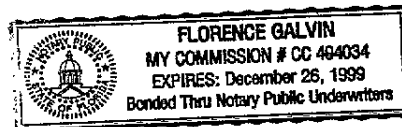

Donald Lehmer

STATE OF FLORIDA
COUNTY OF SARASOTA:

The foregoing instrument was acknowledged before me this 20
day of July, 1998 by Donald Lehmer, as a member, on
behalf of WATERFRONT DEVELOPMENTS OF SARASOTA, L.C., a limited
liability company, who is (Notary choose one) [✓] personally
known to me, or [] who has produced _____
as identification.

Florence Galvin
Signature of Notary Public

Printed name of Notary Public
My Commission expires:



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AFFIDAVIT OF MEMBERSHIP AND CONTRIBUTIONS

STATE OF FLORIDA
COUNTY OF SARASOTA

In compliance with FS § 608.407(2), the undersigned member or authorized representative of a member of WATERFRONT DEVELOPMENTS OF SARASOTA, L.C. deposes and says:

1. The limited liability company identified above has at least two members.
2. The total amount of cash contributed by the members is \$600,000.00.
3. If any, the agreed value of property other than cash contributed by the members is \$ NONE.
4. The total amount of cash or property anticipated to be contributed by the members is \$ 1,100,000.00. This total includes the amounts from 2 and 3 above.


DONALD LEHMER

STATE OF FLORIDA
COUNTY OF SARASOTA:

The foregoing instrument was acknowledged before me this 20th day of July, 1998 by DONALD LEHMER, as Manager, on behalf of WATERFRONT DEVELOPMENTS OF SARASOTA, L.C., a limited liability company, who is (Notary choose one) [☒] personally known to me, or [☐] who has produced _____ as identification.


Signature of Notary Public

Printed name of Notary Public
My Commission expires:

