



ROYAL HEALTH
SINCE 1997

March 30, 2022

Via email – dph.don@state.ma.us

Ms. Lara Szent-Gyorgyi, Director
Determination of Need Program
Department of Public Health
250 Washington Street, 5th Floor
Boston, MA 02108

RE: Determination of Need Application – Royal Falmouth Nursing & Rehabilitation Center
Application No. 22031614-CL

Dear Ms. Szent-Gyorgyi,

Pursuant to 105 CMR 100.000 (“Regulations”), on behalf of Royal Health Group, LLC (“Applicant”), we are submitting the related documents to accompany Determination of Need Application No. 22031614-CL. The Applicant requests approval to complete renovations at 359 Jones Road, Falmouth, MA 02540.

Royal Falmouth Nursing & Rehabilitation Center is a 120-bed licensed skilled nursing and rehabilitation center located in Falmouth, Massachusetts. Royal Falmouth, which has been operated and managed by the Royal Health Group, specializes in short-term rehabilitation and long-term care. Additionally, it has a sub-acute unit and provides hospice and respite care.

The facility was originally constructed in 1988 with 80 licensed Level II and 40 Level III beds. The building is 1 story, contains a total of 47,492 gross square footage, and is a Type I non-combustible construction type. The building is 35 years old and needs considerable upgrades as many of the components are well beyond their useful life.

To comply with the De-Densification Requirements effective April 30, 2022, the Applicant proposes to relocate 12 licensed beds in triple-bedded rooms by constructing 6 additional semi-private rooms to the existing units. In addition to this change, the proposed Determination of Need application would also include key renovations and upgrades to the existing facility structure and systems to restore and sustain the facility. The upgrades will provide an enhanced environment for residents and caregivers.

We believe that the Applicant has met the requirements of the “sustain and restore” sections (105 CMR: 100.100) of the Department’s determination of need regulations. It is our understanding that the proposed work complies with the Department’s definition of a conservation project.

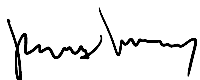
We will be submitting the application and all necessary attachments with this letter of intent. We have also met the public notice requirements as specified in the regulations. A copy of the check for the filing fee is attached to the application.

Royal and the Applicant want to confirm several important matters in this submission to your office:

- First, the objective of the Plan is to address key regulatory requirements, to enhance the facility and services for residents and staff, and to foster financial sustainability in future operations
- Second, separately the Applicant is submitting Attestation and Waiver Request documentation concurrently to the appropriate State Agencies, which confirm the good faith intent to comply with the
- DPH new licensure rules related to 3 and 4 bed rooms. Note that in the Attestation, there is specific citation of the submittal of this timely DON application.
- Third, the plan is predicated on the intent to continue current facility operations, services, and employment. The project involving new construction will not cause undue hardship or major displacement and will be phased to assure continuity.
- Fourth, this is a renovation/construction project involving an existing facility and currently licensed beds.
- Fifth, the project will address the 3-4 bed requirement, Life Safety Code upgrades, and it will enhance quality, environment, and infection protection features.
- Sixth, the Applicant wants to highlight that this proposed project is intended to assure continuation and continuity of the existing facility and its services. This is a renovation and enhancement project at the existing licensed and approved site. The project does not add new SNF beds to the LTC system. It assures sustained and enhanced operation of existing services. The number of beds, the required parking, environmental and zoning elements are reflective of the plan to continue what is in place and make it stronger in a cost-effective way. The plan is also designed to control project cost, mitigate hardship to residents and staff, and to avoid significant bed reduction during construction and renovation.
- Seventh, the application points to the material improvement in future financial performance following the project. The Applicant acknowledges DoN’s policy relating to obtaining the opinion of financial feasibility by an independent, qualified CPA, and will address and comply with this as needed.

Thank you for your consideration of this request. Please contact Karen Koprowski, Regulatory Advisor, should you have any questions or need further information. Her contact information is as follows: (774-239-5885) kkoprowski@strategiccares.com.

Sincerely,



James Mamary, Sr.
Royal Health Group

Enclosures

Cc: Elizabeth Chen, Executive Office of Elder Affairs
Stephen Davis, DPH Healthcare Licensure and Certification
Suzanne Barry, Center for Health Information and Analysis
Kate Mills, Health Policy Commission
Whitney Moyer, MassHealth Office of Long-Term Services and Supports
Attorney General's Office

FILING FEE

Vendor
Commonwealth of Massachusetts

Vendor ID
Commonwealth of

Date
03/16/2022

Check Number
017094

Mamary Funding, LLC

Invoice Number

Date

Voucher Number

Description

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42 Winter Street Unit 1
Pembroke, MA 02359

M&T Bank
327 Great Oaks Blvd
Albany, NY 12203-5971

10-4/220

Mar 16, 2022
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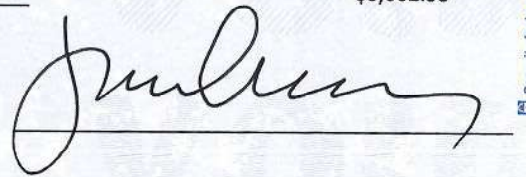
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Pay Eight Thousand Two Dollars And 58 Cents

\$8,002.58

to the Order of:

Commonwealth of Massachusetts
1 Ashburton Place
Boston, MA 02108



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PUBLIC NOTICE



HARRY CHIN/GLOBE STAFF

The Brockton boys' basketball team celebrates its 59-58 victory over Lexington in Division 1.

MIAA BASKETBALL ROUNDUP

Brockton boys extend run

By Nate Weitzer
GLOBE CORRESPONDENT

The Brockton boys' basketball team is peaking at the right time.

After starting the season 1-5, the Boxers won seven of their last nine games to qualify for the Division 1 statewide tournament, and kept the run going Thursday night by scoring a narrow 59-58 win at seventh-seeded Lexington in a first-round showdown.

"We had a gauntlet of a season," Brockton second-year coach Manny DeBarros said.

"We had a few bumps in the road early, with COVID, and really, with a tough schedule. But I'm thankful for that schedule because there's nothing these guys haven't seen now. Once we started to put one or two wins together, that belief started, and that's everything for an athlete."

Brockton (13-9) awaits the winner of Friday's matchup between Needham and Methuen in the Round of 16 (TBA).

The visiting Boxers took a 27-21 lead into halftime by dominating the glass and holding Middlesex League MVP C.J. Cox to 4 points over the first two quarters.

Late in the third quarter, Cox (19 points) started to get going and senior captain Kaien Larkin (16 points) gave the Minutemen (17-3) their first lead since the

opening minutes at 37-36.

The teams traded blows and the lead changed hands eight times over the next six minutes, but the No. 26 Boxers were able to pull ahead thanks to big buckets from sophomores Cam Monteiro (18 points) and Nathan Rateau (9 points).

Junior Dominick Hopkins (6 points, 7 rebounds) and senior Niko Lutz (14 points, 13 rebounds) were immense on the glass, as Brockton earned a 37-17 rebounding advantage over 32 minutes.

"Between Dominick Hopkins and Niko Lutz, they controlled the ball," said DeBarros. "Hopkins was our unsung hero tonight, him and Nate [Rateau], who is only a sophomore, they did a fantastic job of playing big and not worrying about the lights."

A floater from Monteiro gave Brockton a 59-53 lead with a minute to play, then Larkin responded with a banked 3-pointer and Cox eventually scored with 5.8 seconds remaining to make it a 1-point game.

After Dajon Burton (12 points) missed a pair of free throws, Cox got one last look from just over halfcourt, but it fell short as time expired.

"The biggest thing is trusting each other," said DeBarros. "Today, what we really did a good job of is not getting on an emo-

tional rollercoaster."

"All we've been talking to these guys about is believing in each other. That and playing for the city of Brockton. I tell them, 'Hey you play for the name on the front of the jersey.' Because I'm Brockton-bred. I bleed red and black. So I would want for nothing more for these guys to continue to win, and to play for the city of Brockton."

Division 3 State

Swampscott 73, Pittsfield 51 — Evan Roth (20 points, 7 rebounds, 5 assists, 4 steals) led the Big Blue (16-4) to a first-round win against the Generals.

Girls

Division 3 State

North Reading 61, Pittsfield 49 — Faith Newton scored 28 points to lead the Hornets (12-9), who traveled 145 miles for a first-round victory.

Old Rochester 50, Quabbin 23 — Logan Fernandes scored 16 points and Maddie Wright added 12 points as the ninth-seeded Bulldogs (19-2) earned a first-round win at home.

Division 4 State

Malden Catholic 66, Pope Francis 40 — Senior classmates Kayla Jackson (10 points, 12 rebounds), Lily Minos (11 points, 15 rebounds), and Kylla Reynolds (16 points, 7 assists) propelled the No. 6 Lanciers (20-2) to a first-round victory.

MIAA HOCKEY ROUNDUP

By Jim Clark
GLOBE CORRESPONDENT

For BC High coach John Flaherty, a Milton resident, Thursday night's Division 1 first-round game against his hometown team at UMass Boston's Clark Athletic Center was "bittersweet."

But when push came to shove, he was happy he had Dorchester's Jackie Murphy and Weymouth's James Marshall on his side. Marshall scored a pair of first-period goals and Murphy tapped home the game-winner with 4:48 to play to give the No. 13 Eagles a 3-2 victory over No. 20 Milton.

"I'm happy we won, I'm happy of our effort," Flaherty said. "But I'm proud to be from Milton, based on that team and their performance."

As the minutes ticked down in regulation, Murphy camped in front of Milton goalie Ryan Dexter and batted home a feed from senior Brendan Burke, sealing the win for the Eagles (8-12-1) and a trip to the Round of 16 against either No. 4 Catholic Memorial or No. 29 Arlington Catholic.

"Ryan Dexter was stopping everything we threw at him," Flaherty said. "We knew it was going to take something, a bang-bang play in front of the net. And Jackie Murphy does what he does best, drives the cage and gets into that area."

In a bit of a ceremonial nod to his hometown, Flaherty started an all-Milton first line featuring his son Ryan, a junior captain, centering sophomore Owen Welch and senior Ricky Robinson.

But it was the visiting Wildcats who got on the board first as Junior Owen McHugh curled into the left circle and flipped a backhand that seemed to have caught both the Eagles' defense and goalie Jack Burke off guard, slowly sliding into a vacant right side of the net just 3:45 into the game.

That is when Marshall, reunited on the top line with Flaherty and senior captain Aidan McDonnell after the opening minutes, briefly took over the game. The sophomore skated into the zone and put a little fake on a defender before wristing a shot past Dexter at 10:38.

Just 2:39 later, Marshall was at it again, this time circling the zone with the puck and down the right side of the slot before flipping a backhand over Dexter's blocker and into the top left corner.

"He was possessed today. Marshall brought his game today," Flaherty said. Just when it looked as if the Eagles would get into the locker room with the lead, Milton struck again as senior defenseman Joe Pender blasted one home from the left hash mark with just 21 seconds left in the period.

Division 1 State

Winchester 2, Central Catholic 1 — No. 16 Winchester scored twice in the first period and rode a 25-save performance from sophomore Max Lowenberg to slip by No. 17 Central Catholic in a first-round game at O'Brien Arena. Winchester (11-8-3) will face top seed St. John's Prep in the



MATTHEW J. LEE/GLOBE STAFF

John Carew (2) clears the puck out of the crease during Milton's 3-2 loss to BC High.

Round of 16. Central finishes 10-9-4.

"Just a great high school hockey game," Winchester coach Gino Khachadourian said. "The first or second period Max made a couple glove saves from the slot, had a big save at the end, he's definitely come along and his confidence is through the roof right now."

Shane Napolitano put Winchester up, 1-0, with 8:55 left in the first and a power-play goal from Max Long made it 2-0. CC got on the board with 7:39 in the second on a goal from Andrew Duval.

Division 2 State

North Attleborough 3, Newton South 1 — Mark Ayvazyan collected a pass off glass from senior forward Nick Longa and scored the go-ahead goal with a forehead-to-backhand move with 1:18 left, lifting No. 25 North Attleborough (10-10-1) to the first-round win at John A. Ryan Skating Arena in Watertown. An empty netter from senior captain Nikolas Kojian locked up the win over the No. 8 Lions (12-7-2).

Division 4 State

Assabet 6, Saugus 5 — Nolan Tomczyk shot the game-winning goal for the No. 9-seeded Aztecs (13-5) to secure their double overtime win. Tomczyk had a hat trick.

Girls

Division 1 State

Stoneham/Wilmington 2, Methuen/Tewksbury 1 — Lily MacKenzie scored both goals for Stoneham/Wilmington (9-11-1) at Methuen High School.

Division 2 State

Braintree 2, Hanover 1 — Emma Walsh and Savannah Littlewood tallied the goals for second-seeded Braintree (15-5-1) at Zapustas rink in Randolph.

Barnstable 3, Woburn 0 — Codi Pickering, an eighth-grader, made 20 saves to power 21st-seeded Barnstable past No. 12 Woburn in a first-round matchup.

Al Traub reported from Watertown.

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WANTED TO LEASE
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On behalf of the State 911 Department, the Massachusetts Division of Capital Asset Management and Maintenance invites proposals to lease approximately 15,000 usable square feet of Public Safety Answering Point (PSAP) for State 911 well as a Training Center and Office Space in the above-referenced search area for a term of 10 years.

Proposals must be submitted to:
Division of Capital Asset Management and Maintenance
Office of Leasing and State Office Planning
One Ashburton Place
10th Floor, Room 1500
Boston, MA 02108
or by e-mail to: leasingprocurement@dcam.state.ma.us

Proposals must be submitted by the deadline of **March 24, 2022, at 2:00 p.m.** Proposals will be opened at that time.

The RFP can be downloaded from www.mass.gov/seal under the heading "RFPs" and then click on "Find RFP". You may also email leasingprocurement@dcam.state.ma.us or call 857-204-1353 to request a copy of the RFP. For further information, call Peter Woodford at 617-429-8227. This notice is also available at www.mass.gov/seal

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LEGAL NOTICES

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Friday, March 04, 2022

Notice Content

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PUBLIC ANNOUNCEMENT CONCERNING A PROPOSED HEALTHCARE PROJECT Royal Falmouth Nursing & Rehabilitation Center Royal Falmouth Nursing & Rehabilitation Center, located at 359 Jones Road, Falmouth, Massachusetts, intends to file an application with the Department of Public Health to add semi-private rooms and make renovations to the existing facility. An evaluation of the facility identified key renovations that need to be made to provide an enhanced environment for residents and caregivers and improve the quality of care and quality of life for existing and future residents. The allocated area to be renovated is 3,774 gross square feet. The renovations will allow the facility to shift beds among the facility's three nursing units to be in compliance with the state's new De-Densification Requirements, which prohibit nursing facilities from having residents in three and four-bedded rooms. Dedensification will be accomplished by also building out the first and second floor

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ARTICLES OF ORGANIZATION

359 JONES, LLC
OPERATING AGREEMENT

This Operating Agreement, dated as of the 1st day of February, 2017, is by James S. Mamary, Sr., of Hingham, Jonathan W. Mamary of Hingham,, Joshua R. Mamary of Boston, and James S. Mamary, Jr. of Norwell, collectively referred to herein as a "Members".

WHEREAS, 359 Jones, LLC (the "LLC") has been formed pursuant to the Massachusetts Limited Liability Company Act (the "Act") by the filing on January 31, 2017 of a Certificate of Organization in the office of the Secretary of State of The Commonwealth of Massachusetts;

NOW, THEREFORE, in consideration of the mutual covenants herein expressed, the parties hereto hereby agree as follows:

1. Management by Members.

(a) The LLC shall be member-managed. The Members shall have the authority to (i) exercise all the powers and privileges granted by the Act or any other law or this operating agreement, together with any powers incidental thereto, so far as such powers are necessary or convenient to the conduct, promotion or attainment of the business, trade, purposes or activities of the LLC and (ii) to take any other action not prohibited under the Act or other applicable law.

(a) All decisions of the Members respecting any matter set forth herein or otherwise affecting or arising out of the conduct of the business of the LLC shall be made by action of the holders of more than 50% in voting interest, based on percentage voting interests held as Members as set forth on Schedule A hereto ("Percentage Voting Interests"), unless pursuant to this Agreement, the Act or to other applicable law a greater number or percentage of Percentage Voting Interests or of all interests is required.

2. Capital Contributions; Capital Accounts; and Liability of Members

(a) The Members have contributed in cash to the capital of the LLC the amount set forth opposite such Members' name on Schedule A hereto. Additional capital contributions may be made by any Member if agreed to by the Members and shall be reflected on Schedule A hereto.

(b) Except as otherwise provided in this Section 2, no Member shall be obligated to contribute any additional capital to the LLC. No interest shall accrue on any contributions to the capital of the LLC, and no Member shall have the right to withdraw or to be repaid any capital contributed by him or to receive any other payment in respect of his interest in the LLC, including without limitation as a result of the withdrawal or resignation of such Member from the LLC, except as specifically provided in this Agreement.

(c) A separate capital account shall be established for each Member, and shall be maintained in accordance with applicable regulations under the Internal Revenue Code of 1986,

as amended ("the Code"). To the extent consistent with such regulations, there shall be credited to each Member's capital account the amount of any contribution of capital made by such Member to the LLC, and such Member's share of the net profits of the LLC, and there shall be charged against each Member's capital account the amount of all distributions to such Member, and such Member's share of the net losses of the LLC.

(d) The liability of the Members for the losses, debts and obligations of the LLC shall be limited to their capital contributions; provided, however, that under applicable law, the Members may under certain circumstances be liable to the LLC to the extent of Previous distributions made to them in the event that the LLC does not have sufficient assets to discharge its liabilities. No Member shall have any liability to restore any negative balance in his or its Capital Account. In no event shall any Member be personally liable for any liabilities or obligations of the LLC.

3. Return of Contributions. The contribution of each Member is to be returned to such Member only upon the termination and liquidation of the LLC, but contributions may be returned prior to such time if agreed upon by all Members.

4. Share of Profits and Other Items.

(a) The net profits and losses of the LLC shall be allocated among the Members according to the percentage of total interests, both voting and non-voting (the "Percentage Total Interests") of each Member. Subject to the foregoing, distributions to the Members shall be made at such times and in such amounts as the Members shall determine.

(b) Net profits and net losses shall, for both accounting and tax purposes, be net profits and net losses as determined for reporting on the LLC's federal partnership income tax return. For tax purposes, all items of depreciation, gain, loss, deduction or credit shall be determined in accordance with the Code and, except to the extent otherwise required by the Code, allocated to and among the Members in the same percentages in which the Members share in the net profits and net losses.

5. Substitution and Assignment of a Member's Interest. No Member may sell, assign, give, pledge, hypothecate, encumber or otherwise transfer, including, without limitation, any assignment or transfer by operation of law or by order of court, such Member's interest in the LLC or any part thereof, or all or any part of the assets of the LLC, without the unanimous written consent of all the Members, and any purported assignment without such consent shall be null and void and of no effect whatsoever.

6. Admission of Additional Members. Additional Members may be admitted to the LLC. The parties agree that it is their intention to issue membership interests in connection with the recruitment of executives and other employees. Such newly-issued membership interests may be either voting interests or non-voting interests, as the parties and the new member may agree.

7. Priorities. No Member shall have any rights or priority over any other Members as to contributions or as to distributions or compensation by way of income.

8. INTENTIONALLY OMITTED

9. Continuation of the LLC. The Members may discontinue the business of the LLC upon the occurrence of any event which constitutes an event of dissolution of an LLC under the Act by electing to do so within 90 days after the occurrence of any such event. Any such election shall be made by the Members by action of the holders of more than 50% in Percentage Voting Interests.

10. Termination of Membership; Return of Capital. No Member may terminate his or its membership in the LLC or have any right to distributions respecting his membership interest (upon withdrawal or resignation from the LLC or otherwise) except as expressly set forth herein. No Member shall have the right to demand or receive property other than cash in return for such Member's contribution.

Each party to this Agreement shall have the right, upon ninety days written notice to the others, to terminate their arrangements under this Agreement. At the time such notice to the other is given, the party giving such notice shall state a price at which he is willing to sell to the others (or, at the others' option, to the LLC itself) his interest in the LLC. If the other parties are willing to purchase (or to have the LLC purchase) the interest of the party giving notice at such price, they shall so notify the party giving notice within thirty days of receipt of such notice, and within ninety days thereafter (i.e., within one hundred twenty days of the giving of the original notice), shall effect such purchase. If the parties receiving the notice are unwilling to purchase the interest of the party giving notice at the offered price, the party giving the original notice shall have the right (but not the obligation) to purchase the interests of the other parties at such offered price, the closing for such purchase to be within said ninety-day and one hundred twenty-day periods. If there is no purchase of a party's interest under the preceding provisions, the parties shall thereafter work together for the liquidation of the LLC.

11. Books and Records; Bank Accounts.

(a) The Members shall cause the LLC to keep just and true books of account with respect to the operations of the LLC. Such books shall be maintained at the principal place of business of the LLC, or at such other place as the Members shall determine, and all Members, and their duly authorized representatives, shall at all reasonable times have access to such books.

(b) Such books shall be closed and balanced as of December 31 in each year. The same method of accounting shall be used for both LLC and accounting and tax purposes. The fiscal year of the LLC shall be the calendar year.

(c) James S. Mamary, Sr. shall be the "tax matters partner" of the LLC for purposes of the Code.

11. Indemnity; Other Business.

(a) Each Member shall be entitled to indemnity from the LLC for any liability incurred and/or for any act performed by him or it within the scope for the authority conferred by this Agreement, and/or for any act omitted to be performed, except for his or its gross negligence or willful misconduct, which indemnification shall include all reasonable expenses incurred, including reasonable legal and other professional fees and expenses.

(b) The Members and any affiliates of any of them may engage in and possess interests in other business ventures and investment opportunities of every kind and description, independently or with others, including serving as managers and general partners of other limited liability companies and partnerships with purposes similar to those of the LLC, provided, however, that the Member's participation in such other ventures shall not materially interfere with their obligations to the business of the LLC. Neither the LLC nor any other Member shall have any rights in or to such ventures or opportunities or the income or profits therefrom.

11. Miscellaneous.

(a) Subject to the restrictions on transfers set forth herein, this Agreement shall be binding upon and shall inure to the benefit of the Members and their respective successors, successors-in-title, heirs and assigns, and each and every successor-in-interest to any Member, which such successor acquires such interest by way of gift, purchase, foreclosure, or any other method, shall hold such interest subject to all of the terms and provisions of his Agreement. None of the provisions of this Agreement shall be for the benefit of or enforceable by any creditor of any member, or any creditor of the LLC other than a Member who is such a creditor of the LLC.

(b) No change, modification or amendment of this Agreement shall be valid or binding unless such change, modification or amendment shall be in writing and duly executed by all of the Members.

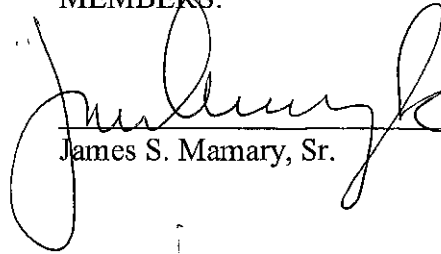
(c) This Agreement and the rights and obligations of the parties hereunder shall be governed by and interpreted, construed and enforced in accordance with the laws of the Commonwealth of Massachusetts.

(d) This Agreement may be executed in a number of counterparts, all of which together shall for all purposes constitute one Agreement, binding on all the Members notwithstanding that all members have not signed the same counterpart.

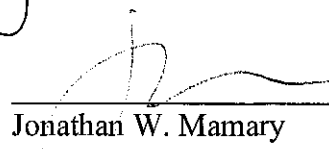
(e) This Agreement embodies the entire agreement and understanding between the parties hereto with respect to the subject matter hereof and supersedes all prior agreements and understandings relating to such subject matter.

IN WITNESS WHEREOF, the Members have signed and sworn to this Agreement as of the date first above written.

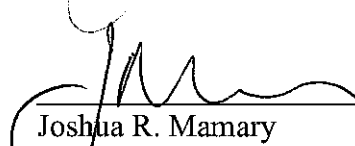
MEMBERS:



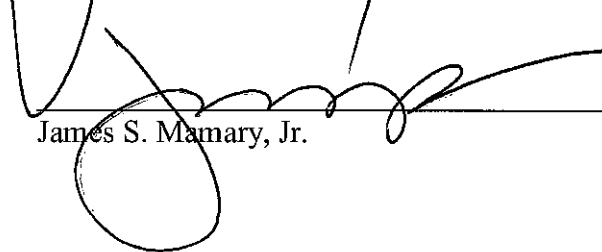
James S. Mamary, Sr.



Jonathan W. Mamary



Joshua R. Mamary



James S. Mamary, Jr.

•SCHEDULE A TO OPERATING AGREEMENT
359 Jones, LLC

<u>Name and addresses of members</u>	<u>Capital Contributions</u>	<u>Voting Units</u>
Jonathan W. Mamary 42 Winter Street, U1 Pembroke, MA 02359	\$24.99	24.99
James S. Mamary, Jr. 42 Winter Street, U1 Pembroke, MA 02359	\$24.99	24.99
James S. Mamary, Sr. 42 Winter Street, U1 Pembroke, MA 02359	\$45.02	45.02
Joshua R. Mamary 42 Winter Street, U1 Pembroke, MA 02359	\$5.00	5.00

**CERTIFICATE OF ORGANIZATION
OF ROYAL NURSING CENTER, LLC**

FILED

OCT 27 1031

SECRETARY OF THE COMMONWEALTH
CORPORATIONS DIVISION

Pursuant to the provisions of the Massachusetts Limited Liability Company Act (the "Act"), the undersigned hereby certifies as follows:

1. Name of the Limited Liability Company. The name of the limited liability company formed hereby is ROYAL NURSING CENTER, LLC (the "LLC").
2. Address of Office of the LLC. The address of the office which the LLC is required to maintain in the Commonwealth of Massachusetts under Section 5 of the Act is 125 Liberty Street, Suite 405, Springfield, Massachusetts 01103.
3. Federal Employer Identification Number. The federal employer identification number of the LLC is not available.
4. Agent of LLC for Service of Process. The name and address of the resident agent of the LLC required under Section 5 of the Act for service of process is Richard M. Gaberman, 32 Hampden Street, Springfield, Massachusetts.
5. Date of Dissolution. The LLC has no specific date of dissolution.
6. Manager. At the time of formation of the LLC, its Manager is New England Health Care Management, Inc.
7. Execution of Documents. The Manager is authorized to execute documents to be filed with the Secretary of State of the Commonwealth of Massachusetts.
8. Business of the LLC. The general character of the business of the LLC is to acquire, own, operate, manage, and sell or otherwise deal with nursing homes and all other health care services and facilities, whether related or unrelated to nursing homes, and all forms of related real estate and personal property, tangible or intangible, to hold for investment and develop and operate the same in such manner as determined by the Manager, and to mortgage, sell, transfer, and exchange or otherwise deal with such properties from time to time in the discretion of the Manager, whether related or unrelated to nursing homes, and also carry on any other lawful business, trade, purpose or activity, all as determined by the Manager in its discretion.
9. Execution of Documents Relating to Real Property. The Manager is authorized to execute, acknowledge, deliver and record on behalf of the LLC a recordable instrument purporting to affect an interest in real property, whether to be recorded with a registry of deeds or with a district office of the Land Court.

The undersigned hereby affirms, under the pains and penalties of perjury, that the facts stated herein are true, this 28th day of October, 1998.

NEW ENGLAND HEALTH CARE MANAGEMENT, INC.

By: Steven P. Marcus
Steven P. Marcus, Its President
Duly Authorized

4592

COMMONWEALTH OF MASSACHUSETTS

LIMITED LIABILITY COMPANY
(General Laws, Chapter 156C)

634640

Filed this 29 day of October
19 98.

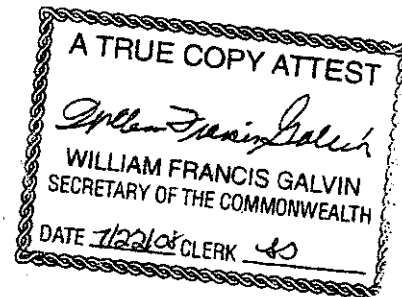
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CASHIERS
SECRETARY'S OFFICE

William Francis Galvin

WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH

SECRETARY OF THE
COMMONWEALTH
98 OCT 30 AM 12:42
CORPORATION DIVISION



RICHARD GIBSON
413-781-5066

FILED

MAY 23 2000

CERTIFICATE OF AMENDMENT
OF CERTIFICATE OF ORGANIZATION

SECRETARY OF
CORPORATIONS

(Pursuant to the provisions of Section 13 of the Massachusetts
Limited Liability Company Act)

To the State Secretary
of the Commonwealth of Massachusetts

F.E.I. Number: 04-3473511

It is hereby certified that:

FIRST: The name of the limited liability company (the "company") is ROYAL
NURSING CENTER, LLC.

SECOND: The date of filing of the company's certificate of organization is October 29,
1998.

THIRD: The name of the manager, if any, of the company is MAMARY, INC.

FOURTH: The Manager is authorized to execute any documents to be filed with the
Secretary of the Commonwealth of Massachusetts.

FIFTH: The Manager is authorized to execute, acknowledge, deliver, and record any
recordable instrument purporting to affect an interest in real property, whether to be recorded with a
Registry of Deeds or with a District Office of the Land Court.

SIXTH: The amendments to the company's certificate of organization are as follows:

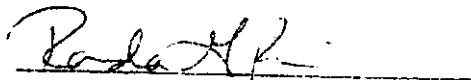
1. Manager: The manager of the company has been changed from New England Health
Care Management, Inc. to Mamary, inc.

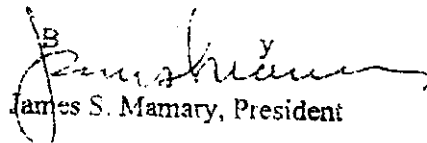
2. The principal office of the company is: 545 Main Street, Falmouth, MA 02540.

SEVENTH: This certificate of amendment shall be effective at the time of its filing with
the Secretary of State.

Executed on April 14, 2000

MAMARY, INC.




James S. Mamary, President

326
Ck.# 1475

707042
The Commonwealth of Massachusetts
Limited Liability Company
(General Laws, Chapter 156C)

Filed this 23 day May, 2000.

FEES PAID
100.00
MAY 23 2000

FILED

CARRIERS
SECRETARY'S OFFICE

MAY 23 2000

SECRETARY OF
THE COMMONWEALTH
00 MAY 23 AM 11:55
CORPORATION DIVISION

William Francis Galvin

WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH

Duggan, Lawrence - Capital
89 Adams Rd. / Suite 20
PO Box 477
Needham, Mass. 01902

A TRUE COPY ATTEST

Phone: 771-762-0077

William Francis Galvin
WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH

DATE 7/22/05 CLERK 41