

**L05000107388**

\_\_\_\_\_  
(Requestor's Name)

\_\_\_\_\_  
(Address)

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(Address)

\_\_\_\_\_  
(City/State/Zip/Phone #)

☐

PICK-UP

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\_\_\_\_\_  
(Business Entity Name)

\_\_\_\_\_  
(Document Number)

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SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
07 DEC 21 PM 1:09

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## COVER LETTER

**TO: Registration Section  
Division of Corporations**

**SUBJECT: SION ESTATES LLC**

(Name of Limited Liability Company)

The enclosed Articles of Amendment and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

**VICTOR ORTEGA**

(Name of Person)

**SION ESTATES LLC**

(Firm/Company)

**2233 SW 153 PATH**

(Address)

**MIAMI, FLORIDA 33185**

(City/State and Zip Code)

For further information concerning this matter, please call:

**VICTOR ORTEGA**

(Name of Person)

at ( **305** ) **220-0445**

(Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount:

☐ \$25.00 Filing Fee

☒ \$30.00 Filing Fee &  
Certificate of Status

☐ \$55.00 Filing Fee &  
Certified Copy  
(additional copy is enclosed)

☐ \$60.00 Filing Fee,  
Certificate of Status &  
Certified Copy  
(additional copy is enclosed)

**MAILING ADDRESS:**

Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**STREET/COURIER ADDRESS:**

Registration Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

**SION HOME BUILDERS, LLC**  
**SION ESTATES, LLC**

2233 SW 153<sup>rd</sup> Path  
Miami, FL 33185  
Tel: (305) 220-0445

December 18, 2007

Florida Secretary of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314  
Attn: Gretchen Harvey

Re: Sion Home Builders, LLC, Document No. L05000004847  
and Sion Estates, LLC, Document No. L05000107388

Dear Ms. Harvey:

We are the managing members of the above-stated LLC's.

Recently, we have become aware that an individual who is not authorized to act on behalf of the LLC has filed a "wild" designation of member, managing member or manager.

Attached is a copy of the document entitled "Articles of Amendment" filed by Mr. Juan Carlos Sainz with the Secretary of State, Division of Corporations, on September 13, 2007. In such document, he represents himself to be a member or authorized representative of a member. For your information, enclosed please find a copy of his resignation as a member, managing member, or manager, which is dated October 7, 2005 and bears Document No. H05000238861.

Mr. Sainz filed such document *without authorization of the managing members or of the LLC's*, attempting to gain an advantage in potential litigation concerning whether or not he has a direct or indirect interest in the LLC's. The document is, thus, a nullity and his designation as a managing member should be removed immediately from the website of the Secretary of State.

In addition, we are attaching a copy of the relevant documents relating to the Limited Liability Companies, all of which indicate that the business of the Limited Liability Companies is managed by its managing members, namely, Mr. Roy Narinedat and Mr. Victor Ortega. None of such individuals signed the amendment submitted by Mr. Juan Carlos Sianz and, thus, it is a fraud upon the Division of Corporations.

We are currently in the process of finalizing a loan with a bank for construction financing, which, as you might imagine, is extremely difficult to obtain in this current modern-day banking environment. The Division's recording of the "wild" document, has allowed Mr. Juan Carlos Sainz

Florida Secretary of State  
Division of Corporations  
December 18, 2007  
Page -2-

to create a problem for us with our lending banks including, without limitation, a default under the current land loans that effect our projects.

We respectfully request that you forward this letter to your Division Head and ask her to direct you to take all necessary action to remove the "wild" filing from the record and correct the website information. To facilitate the process, attached is another Articles of Amendment that once again removes Mr. Sainz.

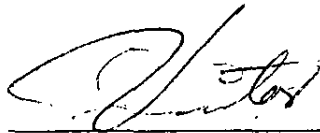
Further, please accept this written request that no **document should be accepted from Mr. Juan Carlos Sainz by the Secretary of State**, absent the notarized signatures of the two duly appointed managing members, Mr. Roy Narinedat and Mr. Victor Ortega.

In the event that litigation ensues among the parties, and the court of law enters an order requiring Mr. Sainz to be listed as a member, we will forward such order to you without delay. In the interim, the State of Florida **must deny** Mr. Sainz the type of self-help that he has resorted to and that makes a mockery of the Department of the Division of Corporations by allowing an individual who is not a listed managing member to unilaterally name himself a managing member without the signature of the two duly appointed managing members.

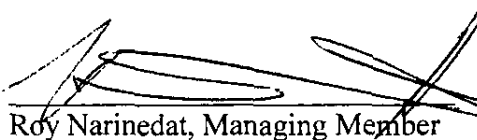
Please ensure the division takes action immediately, as severe damages will result to our Company through this negligent change in our corporate status and acceptance of Mr. Sainz's unilateral appointment as a managing member.

Thank you in advance for your anticipated cooperation and assistance.

Sincerely,



Victor Ortega, Managing Member

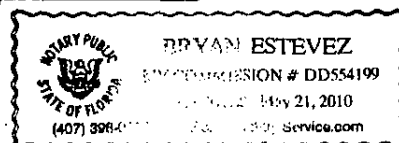


Roy Narinedat, Managing Member

STATE OF FLORIDA       )  
                                      ) ss:  
COUNTY OF DADE       )

BEFORE ME, on this 19 day of December, 2007, the undersigned authority, Victor Ortega, personally appeared and he is personally known to me or has produced \_\_\_\_\_, as identification, and after being first duly sworn, deposes and states that he has read the foregoing and that the allegations and statements contained therein are true and correct, based on his direct personal knowledge.

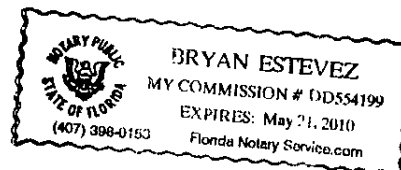
Bryan Estevez  
Signature  
Print (Notary's Name)  
Notary Public



STATE OF FLORIDA       )  
                                      ) ss:  
COUNTY OF DADE       )

BEFORE ME, on this 19 day of December, 2007, the undersigned authority, Roy Narinedat, personally appeared and he is personally known to me or has produced \_\_\_\_\_, as identification, and after being first duly sworn, deposes and states that he has read the foregoing and that the allegations and statements contained therein are true and correct, based on his direct personal knowledge.

Bryan Estevez  
Signature  
Print (Notary's Name)  
Notary Public



ARTICLES OF AMENDMENT  
TO  
ARTICLES OF ORGANIZATION  
OF

SION ESTATES LLC

(Name of the Limited Liability Company as it now appears on our records.)  
(A Florida Limited Liability Company)

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
07 DEC 21 PM 1:09

The Articles of Organization for this Limited Liability Company were filed on NOVEMBER 3, 2005 and assigned  
Florida document number L05000107388.

This amendment is submitted to amend the following:

**A. If amending name, enter the new name of the limited liability company here:**

The new name must be distinguishable and end with the words "Limited Liability Company," the designation "LLC" or the abbreviation "L.L.C."

**B. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:**

Name of New Registered Agent:

New Registered Office Address:

(Enter Florida street address)

\_\_\_\_\_, Florida

(City)

(Zip Code)

**New Registered Agent's Signature, if changing Registered Agent:**

*I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.*

(If Changing Registered Agent, Signature of New Registered Agent)

If amending the Managers or Managing Members on our records, enter the title, name, and address of each Manager or Managing Member being added or removed from our records:

MGR = Manager

MGRM = Managing Member

<u>Title</u>	<u>Name</u>	<u>Address</u>	<u>Type of Action</u>
	JUAN CARLOS SAINZ	2233 SW 153 PATH MIAMI, FLORIDA 33185	<input type="checkbox"/> Add <input checked="" type="checkbox"/> Remove
			<input type="checkbox"/> Add <input type="checkbox"/> Remove
			<input type="checkbox"/> Add <input type="checkbox"/> Remove
			<input type="checkbox"/> Add <input type="checkbox"/> Remove
			<input type="checkbox"/> Add <input type="checkbox"/> Remove
			<input type="checkbox"/> Add <input type="checkbox"/> Remove

D. If amending any other information, enter change(s) here: *(Attach additional sheets, if necessary.)*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dated 12-19-07

\_\_\_\_\_  
Signature of a member or authorized representative of a member  
VICTOR ORTEGA ROY NARINEDAT  
\_\_\_\_\_  
Typed or printed name of signee