

# L97000000167

## PARIS & ASSOCIATES

Professional Association  
15310 Amberly Drive  
Suite 300  
Tampa, Florida 33647

Telephone (813) 975-1900

Facsimile (813) 975-1850

December 30, 1996

200002043652--1  
-01/02/97--01059--013  
\*\*\*\*337.50 \*\*\*\*337.50

Secretary of State  
Post Office Box 5588  
Tallahassee, FL 32314

Re: ZiZi Pina, LLC

Dear Sir:

Please file the enclosed Articles of Organization. A check in the amount of \$337.50 is enclosed for your required filing fees:

\$250.00	Filing Fee
\$35.00	Designation of registered agent
\$52.30	Certified copy

Please return the certified copy of the document to our office in the envelope provided.

FILED  
97 FEB 11 AM 9:37  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Sincerely,

*Deborah M. Paris*

Deborah M. Paris

DMP:lr  
Enclosures

*Called 1-9-97  
Need total contribution*

~~1097.823~~

*DMP  
1-8-97*



FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

January 13, 1997

DEBORAH M. PARIS  
PARIS & ASSOCIATES  
15310 AMBERLY DRIVE SUITE 300  
TAMPA, FL 33647

SUBJECT: ZIZI PINA, L.C.  
Ref. Number: W9700000823

We have received your document for ZIZI PINA, L.C. and your check(s) totaling \$337.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The affidavit must include the total capital contribution.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6923.

Doris McDuffie  
Corporate Specialist Supervisor

Letter Number: 197A00001702

*Mailed  
2/4/97  
HR*

FILED

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION OF  
ZIZI PINA, L.C.

NAME

The name of this Limited Liability Company is:

ZIZI PINA, L.C.

(hereinafter "the Company").

DURATION

The duration of the Company shall be perpetual.

ADDRESS

The mailing address and street address of the principal office of the Company is 11406 Tullamore Place, Tampa, Florida 33617.

REGISTERED AGENT

The name and address of the registered agent of the Company in Florida is: Bernard S. Martins, Jr., 11406 Tullamore Place, Tampa, Florida 33617.

ADDITIONAL MEMBERS

Additional members may be admitted to the Company upon the terms and conditions as set forth in the Regulations of the Company.

RIGHT TO CONTINUE BUSINESS

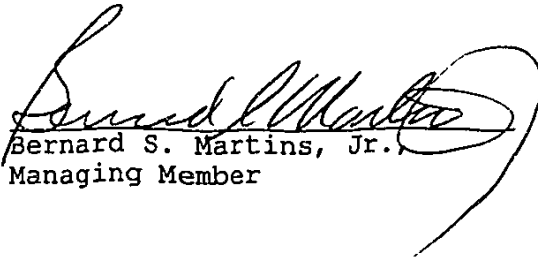
The members of the Company shall have the right to continue the business of the Company upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member, or

the occurrence of any other event which terminates the continued membership of a member of the Company.

MANAGEMENT

The Management of the Company shall be by the members. The Managing Member is Bernard S. Martins, Jr., 11406 Tullamore Place, Tampa, Florida 33617.

IN WITNESS WHEREOF, these Articles of Organization have been executed by the Managing Member on this 30 day of December, 1996.

  
Bernard S. Martins, Jr.  
Managing Member

ACCEPTANCE BY REGISTERED AGENT

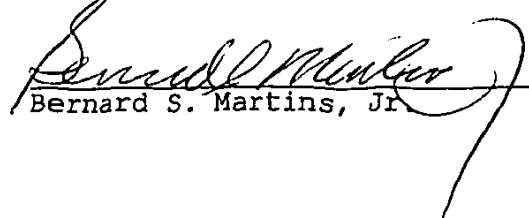
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Bernard S. Martins, Jr. does hereby accept the designation of Registered Agent and states that he is familiar with, and accepts, the obligations provided for in 608.415, Florida Statutes.

DATED this 30 day of December, 1996.

  
Bernard S. Martins, Jr.

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AFFIDAVIT

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

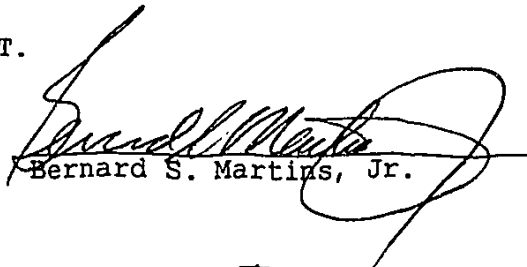
Bernard S. Martins, Jr., being first duly sworn according to law, hereby states:

1. That I am the Managing Member of ZIZI PINA, L.C., (hereinafter "the Company") and that as such, make this Affidavit.
2. That ZIZI PINA, L.C. has two Members.
3. That cash in the amount of \$1000.00 has been contributed.
4. That real property with a value of \$ 350,000<sup>00</sup> has been contributed, such real property being described as follows:

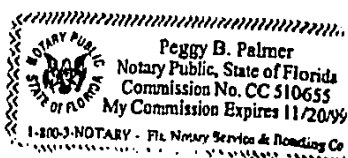
Real property located in Citrus and Walton Counties, Florida, as more particularly described on the legal descriptions attached.

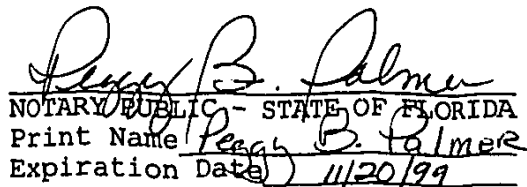
5. That the total value of cash and real property contributed is \$ 351,000<sup>00</sup>.

FURTHER AFFIANT SAYETH NAUGHT.

  
Bernard S. Martins, Jr.

SWORN TO AND SUBSCRIBED before me this 30<sup>th</sup> day of January, 1997, by Bernard S. Martins, Jr.



  
NOTARY PUBLIC - STATE OF FLORIDA  
Print Name Peggy B. Palmer  
Expiration Date 11/20/99

Parcel A:

Commencing at the Southwest corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 24, T2S, R21W, thence North  $0^{\circ}03'$  East along said forty section line 890.0 (eight hundred ninety) feet, thence East 1353.0 (one thousand three hundred fifty three) feet, to the Point of Beginning of tract of land herein described, thence continue East 357.49 (three hundred fifty seven, point 49) feet, thence North  $34^{\circ}26'30''$  East 121.26 (one hundred twenty one, point 26) feet, thence West 426.01 (four hundred, twenty six) feet, thence South  $0^{\circ}03'$  West, 100.0 (one hundred) feet to the Point of Beginning, lying and being in the Northwest  $\frac{1}{4}$  of Section 24, T2S, R21W, Walton County, Florida.

Parcel B:

Begin at the Southwest corner of Lot 31, Section 24, T2S, R21W of Santa Rosa Plantation as recorded in Book 2 Page 4, Public Records of Walton County, Florida. Proceed East along the South line of said Lot 31, 33 feet to the East R/W of a county road, thence North along the East R/W of said county road 230.00 feet to the North R/W of Sally's Lane thence East along the North R/W of Sally's Lane 357.49 feet to the POB, thence North  $34^{\circ}26'00''$  121.24 feet to the North line of Lot 31, thence East along the North line of Lot 31, 100.00 feet to a point, thence continue East 20.00 feet more or less to the water's edge 134.37 feet more or less to the North R/W of Sally's Lane thence West along the North R/W of Sally's Lane 20.00 feet more or less to a point, thence continue West 78.76 feet to the top together with all riparian rights appertaining thereto.

A BOUNDARY SURVEY FOR  
BERNARD S. MARLINS  
OF

Lot 3 and 1/3 of Lot 2, Block B, Sunny Isle Estates, an unrecorded subdivision in Section 34, Township 18 South, Range 16 East, Citrus County, Florida (legal description on separate sheet). Legal description was furnished.

Lot 3, Block B, Sunny Isle Estates, Unit 1, an unrec. Subdivision, more completely described as follows: Commence at a squared cedar stake at the SE corner of Township 18 South, Range 16 East, Citrus County, Fla., and run due West 10,560 feet to the SE corner of Sec. 34, Township 18 South, Range 16 East; th. run due N 1786.05 feet; th. run N 51°16'51" W 14.98 ft; th. run N 30°21'30" E 139.30 ft; th. run N 59°38'30" W 1270 ft. to the Point of Beginning; th. continue N 59°38'30" W 75 ft; th. run S 30°21'30" W 233.65 ft. to the mean high water line of a salt water bay; th. run SE'ly along the mean high water line of said salt water bay to a point that is S 30°21'30" W 238.73 ft. from the P.O.B. th. run N 30°21'30" E 238.73 ft. to the P.O.B. AND A Portion of Lot 2, Block B, Sunny Isle Estates, Unit 1, an unrec. Subdivision, more completely described as follows: Commence at a squared cedar stake at the SE corner of Township 18 South, Range 16 East, Citrus County, Fla., and run due West 10,560 ft. to the SE corner of Section 34, Township 18 South, Range 16 East, th. run due N 1786.05 ft; th. run N 51°16'51" W 14.98 ft; th. run N 30°21'30" E 139.30 ft; th. run N 59°38'30" W 1345.00 ft. to the Point of Beginning; th. continue N 59°38'30" W 40 ft; th. run S 30°21'30" W 204 ft, to the mean high water line of a salt water bay; th. run SE'ly along the mean high water line of said salt water bay to a point that is S 30°21'30" W 233.65 ft. from the P.O.B.; th. run N 30°21'30" E 233.65 ft. to the Point of Beginning.