

## RITTER, RITTER & ZARETSKY

John H. Ritter (1913-1979)  
John A. Ritter\*  
Louis D. Zaretsky  
Steven M. Klein  
\* Also Admitted to Ohio Bar

555 NE 15th Street  
Suite 100  
Miami, FL 33132  
(305) 372-0933  
FAX: (305) 372-0836

L970000001168

October 3, 1997

Via Airborne Express 1 Day Delivery

State of Florida  
Division of Corporations  
409 E. Gainer Street  
Tallahassee, Florida 3314

800002313068--7  
-10/06/97--01155--001  
\*\*\*\*285.00 \*\*\*\*285.00

Re: Filing of Association  
SIDONIA VIEW CONDOMINIUMS, L.C.

Enclosed herewith please find Articles of Association to be  
filed, along with a check for \$285.

Please file, and mail originals back to me along with the  
Corporate Kit. Thank you.

Sincerely yours,

*John Ritter*

John A. Ritter, Esq.

JAR/meg

enclosures

Name	10/7/97
Availability	dc
Document Examiner	---
Updater	DCU
Updater Verifier	DCU
Acknowledgement	DCU
W. P. Verifier	DCU

FILED  
97 OCT 22 PM 1:00  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

W970000022840

L970000001168

## **RITTER, RITTER & ZARETSKY**

John H. Ritter (1913-1979)  
John A. Ritter\*  
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555 NE 15th Street  
Suite 100  
Miami, FL 33132  
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FAX: (305) 372-0836

October 14, 1997

**Via AIRBORNE EXPRESS**

Florida Department of State  
Division of Corporations  
409 E. Gaines Street  
Tallahassee, Florida 32399

Re: Filing of Articles  
Sidonia View Condominiums, L.C.  
RN: W97000022840

Enclosed herewith please find Articles, Affidavit, Warranty Deed and your letter as requested.

Please return proof of filing in the enclosed pre-paid Airborne Express Envelope. Thank you.

Very truly yours,



John A. Ritter

JAR/meg

enclosure



**FLORIDA DEPARTMENT OF STATE**  
**Sandra B. Mortham**  
Secretary of State

October 7, 1997

JOHN A. RITTER, ESQ.  
RITTER, RITTER & ZARETSKY  
555 NE 15TH STREET, SUITE 100  
MIAMI, FL 33132

SUBJECT: SIDONIA VIEW CONDOMINIUMS, L.C.  
Ref. Number: W97000022840

We have received your document for SIDONIA VIEW CONDOMINIUMS, L.C. and your check(s) totaling \$285.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The document must contain the entity's complete mailing address.

An affidavit is required pursuant to section 608.407(2), Florida Statutes, declaring the following: (1) the limited liability company has at least two members; (2) the actual amount of cash contributions; (3) the agreed value and a description of any property other than cash contributed; and (4) the total amount of cash or property anticipated to be contributed by the members.

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 (850) 487-6913.

Diane Cushing  
Corporate Specialist

Letter Number: 097A00049061

ARTICLES OF ASSOCIATION

OF

SIDONIA VIEW CONDOMINIUMS, L.C.

The undersigned subscribers to these Articles of Association, natural persons competent to contract, hereby forms a Limited Liability Company under the laws of the State of Florida.

ARTICLE I. NAME

The name of the company shall be:

SIDONIA VIEW CONDOMINIUMS, L.C.

The principal place of business of this company shall be at 4701 S.W. 7TH STREET, MIAMI, FLORIDA 33134. The mailing address is the same.

ARTICLE II. NATURE OF BUSINESS

This company may engage or transact in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation, including but not limited to condominium conversion, real estate sales, brokerage, financing, purchasing, constructing, rehabilitation, and owning.

ARTICLE III. TERM OF EXISTENCE

The duration of the company shall be 29 years, or a lesser time if so desired by a majority of its members.

ARTICLE IV. ADDRESS

The street address of the initial registered office of the company shall be 555 N.E. 15th Street, Suite 100, Miami, Florida 33132 and the name of the initial registered agent of the company at that address is JOHN RITTER.

FILED  
91 OCT 22 PM 11:00  
SECRET  
TALLAHASSEE, FLORIDA

97 OCT 22 PM 11:00  
TALLAHASSEE  
FILED

**ARTICLE V. INITIAL CONTRIBUTIONS**

This company shall have an initial contribution to capital of \$ 1,000 in real property and cash, consisting of the 12 rental units 24 and 30 Sidonia Avenue from CEBALLOS, and payment of condominium conversion and rehabilitation expenses by FIGUEROA. Upon sale of each of the 12 units, which shall be for a minimum of \$65,000 each, after payment of the underlying mortgages and expenses, 1/12 of the capital contributions shall be returned from each sale, and the remaining net profit shall be paid one half to the Ceballos' and one half to the Figueroa's.

**ARTICLE VI. ADDITIONAL CONTRIBUTIONS**

All members may be required to make additional contributions if, the managers of the company find that the company requires additional capital in which to operate the company or to preserve its assets.

**ARTICLE VII. MANAGERS**

This corporation shall have two (2) managers. The name and street address of the initial managers who shall hold office for the first year of the company, or until their successors are elected or appointed is (are):

JUAN CEBALLOS CASTILLO, Calle Francesco Ramirez, #102, Santo Domingo, Dominican Republic.

SIXTO FIGUEROA, 4701 S.W. 7th Street, Miami, Florida 33134.

Said managers shall operate the company on a day to day basis, and are granted all powers under Chapter 608, Florida Statutes (1991), as amended, except that to convey real property both managers must join in conveyance.

ARTICLE VIII. ADMISSION OF NEW MEMBERS

New members may be admitted only on written approval of each and every member of the company (unanimous consent).

ARTICLE IX. MEMBERS

JUAN CEBALLOS CASTILLO  
MELIDA GARCIA DE CEBALLOS

SIXTO FIGUEROA  
SUSY M. FIGUEROA

ARTICLE X. RIGHT OF CONTINUANCE

The members are hereby granted the right to continue the operation of the company in the event that one or more of its members dies, retires, resigns, is expelled, becomes bankrupt, the dissolution of a member or the occurrence of any other event which terminates the continued membership of a member of the company.

ARTICLE XI. POWERS

The managers are hereby granted all powers consistent with Chapter 608, Florida Statutes, as amended. In addition, they are granted all powers that would be given to a president of a corporation, except that to convey real property both managers must join in conveyance.

97 OCT 23 PM 1:00  
FILED  
TALLAHASSEE, FLORIDA  
SECRETARY OF STATE

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal  
on this 16 day of September 1997.

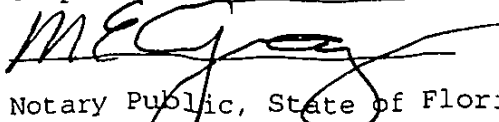
By: 

SIXTO FIGUEROA

STATE OF FLORIDA)

COUNTY OF DADE )

The foregoing instrument was acknowledged before me this 16 day  
of September 1997, by SIXTO FIGUEROA who is personally known to me /  
or produced \_\_\_\_\_, as identification.

  
Notary Public, State of Florida at Large

My Commission Expires:

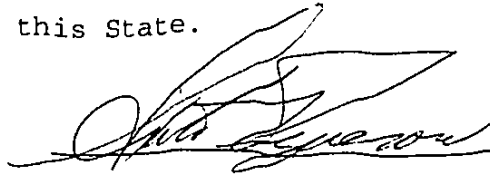
M.E. GRAY  
Notary Public, State of Florida  
My Comm. expires Nov 2, 1997  
No. CC327584

FILED  
97 OCT 22 PM 1:00  
TALLAHASSEE, FLORIDA

CERTIFICATE DESIGNATING PLACE OF BUSINESS  
OR DOMICILE FOR THE SERVICE OF PROCESS  
WITHIN THIS STATE, NAMING AGENT UPON WHOM  
PROCESS MAY BE SERVED

In pursuance of Chapters 48,091, 608.415 and 608.416, Florida Statutes, the following is submitted, in compliance with said Act:

SIDONIA VIEW CONDOMINIUMS, L.C., desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Association, at City of Miami, County of Dade, State of Florida, has named JOHN RITTER located at 555 N.E. 15th Street, Suite 100, Miami, Florida 33132 as its agent to accept service of process within this State.



Manager

ACKNOWLEDGEMENT BY DESIGNATED AGENT

Having been named to accept service of process for the above stated corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

  
\_\_\_\_\_  
JOHN RITTER

FILED  
97 OCT 22 PM 1:00  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

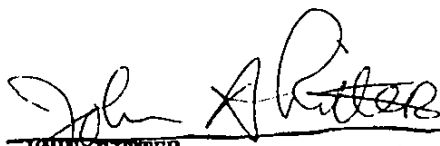


# AFFIDAVIT OF MEMBERSHIP AND CONTRIBUTIONS

FILED  
97 OCT 22 PM 1:00  
SECTION 608.408(3)  
TALLAHASSEE, FLORIDA

The undersigned member or authorized representative of a member of \_\_\_\_\_  
SIDONIA VIEW CONDOMINIUMS, L.C. deposes and says:

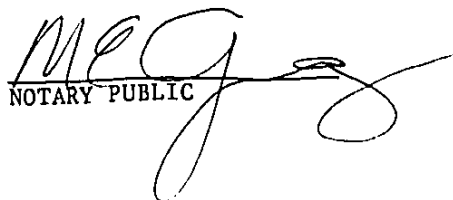
- 1) the above named limited liability company has at least two members
- 2) the total amount of cash contributed by the member(s) is \$ 5,500
- 3) if any, the agreed value of property other than cash contributed by member(s) is \$ 310,000  
A description of the property is attached and made a part hereto.
- 4) the amount of cash or property anticipated to be contributed by member(s) is \$ 94,500
- 5) the total amounts of 2, 3 and 4 is \$ 610,000

  
\_\_\_\_\_  
JOHN RITTER  
Signature of a member or authorized representative of a member.

(In accordance with section 608.408(3), Florida Statutes, the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

Subscribed and sworn to before this 14th day of October 1997.

Notary Public  
My Comm. No. \_\_\_\_\_

  
NOTARY PUBLIC

+305229133 S. I. H. U.  
Name Guido A. Aguilera, Esq.  
Address 815 Ponce de Leon Blvd.  
Coral Gables, FL 33134

OFF. REC. 1519012701

This instrument was prepared by:  
Name Guido A. Aguilera, Esq.  
Address 815 Ponce de Leon Blvd.  
Coral Gables, FL 33134

91R32451 1991 SEP 16 12:54

Grantee S.S. No. \_\_\_\_\_  
Grantee S.S. No. 054-64-5815  
Name \_\_\_\_\_

DOCSTP-DEE 3,030.00 SURTAX 2,272.50  
MARSHALL ADER, CLERK DADE COUNTY, FL

(Space above this line for recording date.)

## WARRANTY DEED (STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture, made this 12th day of September 19 91. Between

EMERALD FOREST INVESTMENTS, INC., a Florida Corporation  
1511 Zedeta Avenue, Coral Gables, FL 33146  
of the County of Dade, State of Florida, grantor, and

JUAN CEBALLOS CASTILLO and MELIDA GARCIA DE CEBALLOS, his wife  
whose post office address is Number 13 Catalina Street, Bonao, Dominican Republic  
of the County of \_\_\_\_\_, State of \_\_\_\_\_, grantee,

Witnesseth that said grantor, for and in consideration of the sum of Ten Dollars and no/100 Dollars,  
(\$10.00)

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby  
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following  
described land, situate, lying and being in \_\_\_\_\_ Dade County, Florida, to-wit:

Lots 5, 6 and 7, Block 30 of REVISED PLAT OF CORAL GABLES,  
DOUGLAS SECTION, according to the Plat thereof, as recorded  
in Plat Book 25, Page 69, of the Public Records of Dade County,  
Florida.

SUBJECT TO: Taxes for the year 1991 and all subsequent years.  
Conditions, restrictions, easements, limitations and zoning  
ordinances of record, if any, without reimposition same.

FOLIO NUMBER: 03-41080092920

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all  
persons whomsoever.

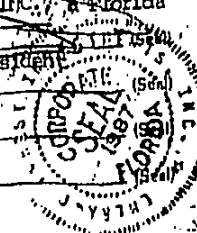
"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

Guido A. Aguilera  
Guido A. Aguilera

EMERALD FOREST INVESTMENTS, INC., a Florida  
Corporation  
Julio E. Hernandez President

RECORDED IN OFFICIAL RECORDS BOOK  
OF DADE COUNTY, FLORIDA  
RECORD VERIFIED  
Clark of Circuit & County  
Courts



STATE OF FLORIDA  
COUNTY OF DADE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared  
JULIO E. HERNANDEZ as President of EMERALD FOREST INVESTMENTS, INC.

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that  
\_\_\_\_\_ he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of September, 19 91.

My commission expires:

Gladys A. Aguilera Notary Public  
STATE OF FLORIDA

16.1