

L990000001602

LAW OFFICES
GREEN, KAHN, PIOTRKOWSKI
A PROFESSIONAL ASSOCIATION
317 SEVENTY-FIRST STREET
MIAMI BEACH, FLORIDA 33141

KAREN B. COHEN
MARVIN M. GREEN
BRUCE H. HORNSTEIN
DONALD J. KAHN
JOEL S. PIOTRKOWSKI

PLEASE REPLY TO: P.O. BOX 4297

AREA CODE 305
MIAMI 865-4311
TELEFAX 865-5203

February 19, 1999

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****285.00 ****285.00

Secretary of State
Division of Corporations
409 E. Gaines Street
Tallahassee, Fl. 32301

Re: Bella Roma Estates at Hyde Park, L.L.C.
Articles of Organization

Gentlemen:

Enclosed herewith please find original and one copy of the Articles of Organization for the above, together with our check in the amount of \$285.00 representing the following:

Filing Fee	\$250.00
Resident Agent Fee	35.00
	<u>\$285.00</u>

After filing, please forward to this office the copy of the Articles of Organization marked "filed".

Your prompt attention in this matter is appreciated.

Very truly yours,

JOEL S. PIOTRKOWSKI

Name	3/4/99
Availability	dcc
Document	SSP:ss
Examination	Enclosures DCC
Updater	DCC
Updater Verifier	DCC
Acknowledgement	DCC
W. P. Verifier	DCC

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FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
99 MAR 22 PM 3:19

Outstanding
address
admission
of add'l partners



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

March 4, 1999

JOEL S. PIOTRKOWSKI
GREEN KAHN PIOTRKOWSKI
317 SEVENTY-FIRST STREET
MIAMI BEACH, FL 33141

SUBJECT: BELLA ROMA ESTATES AT HYDE PARK, L.L.C.
Ref. Number: W99000005307

We have received your document for BELLA ROMA ESTATES AT HYDE PARK, L.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 both the street address of the principal office and the mailing address of the limited liability company.

If you are going to list the admission of additional members you must be specific. You can't just say "as they may determine" or say "as stated in the Operating Agreement".

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: 699A00010020



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

March 12, 1999

JOEL S. PIOTRKOWSKI
GREEN KAHN PIOTRKOWSKI
317 SEVENTY-FIRST STREET
MIAMI BEACH, FL 33141

SUBJECT: BELLA ROMA ESTATES AT HYDE PARK, L.L.C.
Ref. Number: W99000005307

We have received your document for BELLA ROMA ESTATES AT HYDE PARK, L.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):

Section 608.407(1)(e), Florida Statutes, requires the articles of organization to set forth the right, if given, of the members to admit additional members and the terms and conditions of the admissions. Reference to the operating agreement/regulations is not sufficient.

This was requested in my previous letter. Please be more specific.

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: 099A00011893

ARTICLES OF ORGANIZATION

OF

BELLA ROMA ESTATES AT HYDE PARK, L.L.C.

The undersigned, desiring to form a limited liability company pursuant to Chapter 608, Florida Statutes, state:

ARTICLE I

NAME

The name of this limited liability company is BELLA ROMA ESTATES AT HYDE PARK, L.L.C.

ARTICLE II

DURATION

The duration of the limited liability company shall commence upon the filing of these Articles of Organization with the Florida Department of State and the issuance of the certificate of organization, and shall terminate fifty (50) years from the date of such certificate.

ARTICLE III

PURPOSE

It is the purpose of the limited liability company to engage in any activity or business permitted under the laws of the United States and of the State of Florida, including but not limited to acquiring, owning, holding, improving, using, selling, conveying, mortgaging or otherwise dealing in or with real or personal property, or interests in real or personal property, wherever situated.

ARTICLE IV

ADDRESS

The mailing address and the address of the place of business of the limited liability company in the State of Florida is 5005 Excellence Boulevard, Tampa, FL 33617, and the name and address of its initial Registered Agent is Joel S. Piotrkowski, Esquire, 317 - 71st Street, Miami Beach, Florida 33141.

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SECRETARY OF STATE
DIVISION OF CORPORATIONS
99 MAR 22 PM 3:19

ARTICLE V

CASH AND PROPERTY CONTRIBUTED

The total amount of cash and a description and agreed value of property other than cash contributed is as follows: Cash in the amount of \$1,000.00.

ARTICLE VI

ADDITIONAL CONTRIBUTIONS

There is no agreement among the members to make additional contributions.

ARTICLE VII

ADMISSION OF ADDITIONAL MEMBERS

The members shall have the right to admit additional members only upon the unanimous consent of the members and only in the event if the new member assumes the existing obligations set forth in the operating agreement.

ARTICLE VIII

CONTINUITY OF BUSINESS

The remaining members of the limited liability company shall have the right to continue the business of the limited liability company on the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member, or upon the occurrence of any other event which terminates the continued membership of a member in the limited liability company.

ARTICLE IX

MANAGEMENT

Management of the limited liability company is reserved to the members, whose names and addresses are as follows:

Alfredo Seidner, Individually and as Trustee
5005 Excellence Boulevard
Tampa, FL 33617

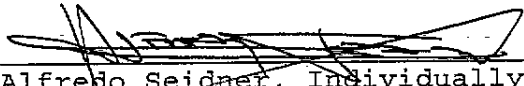
ARTICLE X

INDEMNIFICATION

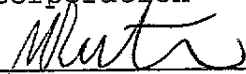
The limited liability company shall indemnify any member, or

former member, and agents of all members, to the full extent permitted by law.

IN WITNESS WHEREOF, the undersigned have executed these Articles of Organization as of this 19th day of February, 1999.


Alfredo Seidner, Individually and
as Trustee of the Alfredo Seidner
Silva Trust dated July 24, 1976,
amended February 10, 1989

Julie Realty of Florida, Inc., a
Florida corporation

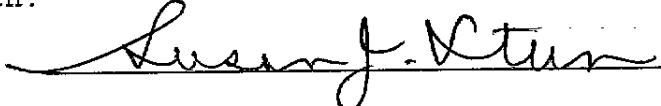
By: 
Isaac Reiter, Vice-President.

Genrak Holdings, Inc., a Canadian
corporation

By: 
Henry Rakowski, President.

STATE OF FLORIDA)
 :SS.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this
19th day of February, 1999, by Alfredo Seidner,
Individually and as Trustee of the Alfredo Seidner Silva Trust dated
July 24, 1976, as amended February 10, 1989, who is personally known
to me and who did take an oath.



OFFICIAL NOTARY SEAL
SUSAN J STEIN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO CC451286
MY COMMISSION EXP APR. 30, 1999

STATE OF FLORIDA)
 :SS.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this
19th day of February, 1999, by Isaac Reiter, Vice-
President of Julie Realty of Florida, Inc., a Florida corporation,
who is personally known to me and who did take an oath.

Susan J Stein

OFFICIAL NOTARY SEAL
SUSAN J STEIN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO CC451286
MY COMMISSION EXP APR. 30, 1999

STATE OF FLORIDA)
 :SS.
COUNTY OF MIAMI-DADE)

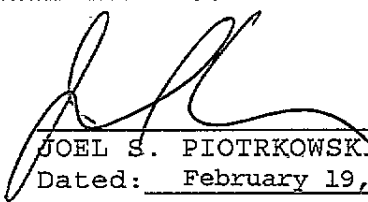
The foregoing instrument was acknowledged before me this
19th day of February, 1999, by Henry Rakowski, President
of Genrak Holdings, Inc., a Canada corporation, who is personally
known to me and who did take an oath.

Susan J Stein

OFFICIAL NOTARY SEAL
SUSAN J STEIN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO CC451286
MY COMMISSION EXP APR. 30, 1999

ACCEPTANCE OF REGISTERED AGENT

HAVING BEEN NAMED AS REGISTERED AGENT TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED LIMITED LIABILITY COMPANY AT THE PLACE DESIGNATED IN ARTICLE IV OF THESE ARTICLES OF ORGANIZATION, 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 RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATION OF MY POSITION AS REGISTERED AGENT.


JOEL S. PIOTRKOWSKI

Dated: February 19, 1999

99 MAR 22 PM 3:19

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

AFFIDAVIT OF MEMBERSHIP AND CONTRIBUTORS

OF

BELLA ROMA ESTATES AT HYDE PARK, L.L.C.

STATE OF FLORIDA)

:SS.

COUNTY OF MIAMI-DADE)

Alfredo Seidner, Individually and as Trustee of the Alfredo Seidner Silva Trust dated July 24, 1976, as amended February 10, 1989, Julie Realty of Florida, Inc., a Florida corporation, and Genrak Holdings, Inc., a Canadian corporation, being severally duly sworn, depose and say:

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SECRETARY OF CORPORATIONS
DIVISION OF CORPORATIONS
99 MAR 22 PM 3:19

1. The above named limited liability company has at least two members.
2. The total amount of cash contributed by the members is \$1,000.00.
3. No property other than cash shall be contributed by the members.
4. The total amount of cash or property anticipated to be contributed by the members is \$1,000.00.

BELLA ROMA ESTATES AT HYDE PARK,
L.L.C.

By: 

Alfredo Seidner, Individually and
as Trustee of the Alfredo Seidner
Silva Trust dated July 24, 1976,
as amended February 10, 1989

Julie Realty of Florida, Inc., a
Florida corporation

By: 

Isaac Reiter, Vice-President.

Genrak Holdings, Inc., a Canadian
corporation

By: 

Henry Rakowski, President.

The foregoing instrument was severally acknowledged before me this 19th day of February, 1999, by Alfredo Seidner, Individually and as Trustee of the Alfredo Seidner Silva Trust dated July 24, 1976, as amended February 10, 1989; Isaac Reiter, as Vice-President of Julie Realty of Florida, Inc., a Florida corporation and Henry Rakowski, as President of Genrak Holdings, Inc., a Canadian corporation. They are each personally known to me and did take an oath.

WITNESS my hand and official seal in the State and County last aforesaid this 19th day of February, 1999.

