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Division of Corporations

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From: Account Name : ELJAI EK, RUIZ, RODRIGUIZ, ALVEREZ, PLLC DBA ERRA LAW
Account Number : I2003000013
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CORPORATIONS
COMMERCIAL
SERVICES

FLORIDA/FOREIGN LP/LLLP
2641 Property Ventures, LP

Certificate of Status	1
Certified Copy	0
Page Count	03
Estimated Charge	\$1,008.75

2024 MAY 31 PM 2:42

H24000167797 3

**CERTIFICATE OF LIMITED PARTNERSHIP
OF**

2641 Property Ventures, LP

The undersigned, for the purpose of forming a limited partnership pursuant to Florida Statutes, Chapter 620.1201, hereby make, acknowledge, and file the following Certificate of Limited Partnership.

ARTICLE I -- NAME

The name of the limited partnership shall be **2641 Property Ventures, LP** (the "Partnership").

2024/05/31 PM 2:42

ARTICLE II -- ADDRESS

- (a) The principal address of the Company shall be c/o 2601 South Bayshore Drive, 18th Floor, Coconut Grove, Florida 33133.
- (b) The mailing address of the Company shall be c/o 2601 South Bayshore Drive, 18th Floor, Coconut Grove, Florida 33133.

ARTICLE III -- DURATION

The Partnership shall commence its existence as of the date of filing by the Florida Department of State, Division of Corporations. The Partnership's existence shall be perpetual unless the Partnership is earlier dissolved as provided in this Certificate of Limited Partnership.

ARTICLE IV -- REGISTERED OFFICE AND AGENT

The name and street address of the registered agent of the Company in the State of Florida is **ERRA Registered Agents, LLC, 2601 South Bayshore Drive, 18th Floor, Coconut Grove, Florida 33133.**

Page 2 of Certificate of Limited Partnership of

H24000167797 3

2641 Property Ventures, LP

ARTICLE V – GENERAL PARTNER

The name and address of the General Partner of the Partnership is:

2641 Property GP, LLC
a Florida limited liability company
2601 South Bayshore Drive, 18th Floor
Coconut Grove, Florida 33133

ARTICLE X -- INDEMNIFICATION

The Partnership shall indemnify each General Partner, Limited Partner and organizer of the Partnership against any and all liability, obligations and expenses incurred by person or entity in connection with or arising out of any action, suit or proceeding in which he/she/it may be involved, by reason of such person or entity being or having been a General Partner, Limited Partner and/or organizer of the Partnership to the full extent permitted by the laws of the State of Florida, except and excluding if said liability, obligations and/or expenses arise as a result of any fraud, gross negligence or willful misconduct by said person.

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**Page 3 of Certificate of Limited Partnership of
2641 Property Ventures, LP**

H24000167797 3

IN WITNESS WHEREOF, the undersigned has made and subscribed this Certificate of Limited Partnership on this 31st day of May, 2024.

General Partner:

2641 Property GP, LLC
a Florida limited liability company


By: Santiago Ejatek III, Esq., as Authorized Signatory

ACKNOWLEDGMENT OF APPOINTMENT BY REGISTERED AGENT

Having been named the registered agent for the above Partnership at the place designated in the foregoing Certificate of Limited Partnership, I hereby accept the same and agree to act in this capacity, and agree to comply with the provisions of Florida law relative to keeping the registered office open.

ERRA Registered Agents, LLC
a Florida limited liability company


Santiago Ejatek III, Esq., Manager