

1201 HAYS STREET
TALLAHASSEE, FL 32301
904-222-9171
904-222-0000 FAX

800-342-0086

A960000000314

CSO networks
PRESTICE HALL
LEGAL & FINANCIAL SERVICES

96 FEB 15 PM 12:08

DIVISION OF CORPORATION

ACCOUNT NO. : 072100000032

REFERENCE : 040209 4306424

AUTHORIZATION

Patricia Pizito

COST LIMIT : \$ 140.00

ORDER DATE : February 15, 1996

ORDER TIME : 10:51 AM

ORDER NO. : 040209

500001716085

CUSTOMER NO: 4306424

CUSTOMER: Debra E. Kirschner, Legal Asst
STEEL HECTOR & DAVIS

41st Floor, Ste. 4000
200 S. Biscayne Boulevard
Miami, FL 33131-2390

DOMESTIC FILING

NAME: HAR VENTURE LIMITED
PARTNERSHIP

EFFECTIVE DATE:

Name	2/15/96	ARTICLES OF INCORPORATION
Ass. No.	Dec	CERTIFICATE OF LIMITED PARTNERSHIP
PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:		
1. Original	DEC	CERTIFIED COPY
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96 FEB 15 PM 2:55
TALLAHASSEE, FLORIDA

Tc
\$4,950.00

A960000000314

CERTIFICATE OF LIMITED PARTNERSHIP

OF

HAB VENTURE LIMITED PARTNERSHIP

The undersigned General Partner of the HAB Venture Limited Partnership, a Florida limited partnership (the "Partnership"), desiring to adopt a certificate of limited partnership of the HAB Venture Limited Partnership (the "Certificate"), pursuant to Section 620.108 of the Florida Revised Uniform Limited Partnership Act (1986) (the "Act"), hereby certifies as follows:

1. Name: The name of the Partnership is HAB Venture Limited Partnership.
2. Recordkeeping Office, Principal Place of Business, and Mailing Address: The Partnership's recordkeeping office, principal place of business and mailing address is 200 S. Biscayne Blvd., Suite 2410, Miami, Florida 33131.
3. Initial Registered Agent: The name of the initial registered agent of the Partnership is Paul L. Cejas. The street address of the initial registered agent in the State of Florida is 200 S. Biscayne Blvd., Suite 2410, Miami, Florida 33131.
4. Name and Address of General Partner: The name and address of the general partner of the Partnership is PLC Real Estate Ventures, Inc., 200 S. Biscayne Blvd., Suite 2410, Miami, Florida 33131.
PA6000013692
5. Term: The term of the Partnership is until December 31, 2045, unless such term is extended under applicable law and the Partnership's limited partnership agreement, or sooner terminated under applicable law and the limited partnership agreement.
6. Affidavit re: Capital Contribution: An affidavit declaring the amount of the capital contributions of the limited partners and the amount anticipated to be contributed by the limited partners is attached hereto as Exhibit "A".
7. Controlling Agreement: This Certificate summarizes information regarding the Partnership required under the Act but is qualified entirely by reference to the complete agreement of the partners to be embodied in a limited partnership agreement, which agreement shall include provisions not summarized in this Certificate and shall be controlling for all purposes.

[SIGNATURES ON NEXT PAGE]

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96 FEB 15 PM 2:55

IN WITNESS WHEREOF, this Certificate has been executed by Paul L. Cejas, as President of PLC Real Estate Ventures, Inc., a Florida corporation, the general partner of the Partnership, this 14 day of February, 1996.

General Partner:

PLC Real Estate Ventures, Inc.,
a Florida corporation

By: [Signature]
Name: Paul L. Cejas
Title: President

(Seal)

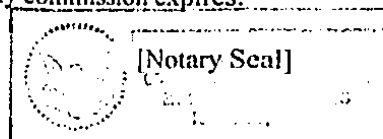
State of Florida)
) SS:
County of Dade)

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STATE
OFFICE
TALLAHASSEE, FLORIDA

Before me, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared Paul L. Cejas, President of PLC Real Estate Ventures, Inc., a Florida corporation, who acknowledged before me that he executed the foregoing Certificate of Limited Partnership on behalf of PLC Real Estate Ventures, Inc., the general partner of HAB Venture Limited Partnership. He is personally known to me or has produced _____ as identification.

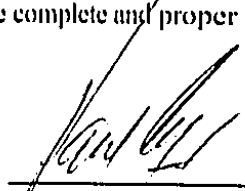
In Witness Whereof, I have hereunto set my hand and official seal in the State and County aforesaid, this 14 day of February, 1996.

[Signature]
Notary Public, State of Florida
Print Name: Hilda C. Montero
My commission expires: _____



ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as the registered agent for HAB Venture Limited Partnership, a Florida limited partnership (the "Partnership"), in the foregoing Certificate of Limited Partnership of the Partnership, I hereby agree to accept service of process for said Partnership and to comply with all statutes relative to the complete and proper performance of the duties of the registered agent.



Paul L. Cejas
Registered Agent

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EXHIBIT "A"

**AFFIDAVIT RE: CAPITAL CONTRIBUTIONS
OF
HAB VENTURE LIMITED PARTNERSHIP**

COMES NOW, Paul L. Cejas, as President of PLC Real Estate Ventures, Inc., a Florida corporation, the general partner of the HAB Venture Limited Partnership (the "Limited Partnership"), who deposes and states as follows:

1. The initial limited partner of the Limited Partnership is Paul L. Cejas;
2. The initial capital contributions of the limited partners of the Limited Partnership are as follows:

<u>Name</u>	<u>Amount of Contribution</u>
Paul L. Cejas	\$4,950.00

3. The initial capital contribution of the general partner of the Limited Partnership is as follows:

<u>Name</u>	<u>Amount of Contribution</u>
PLC Real Estate Ventures, Inc.	\$ 50.00

4. To the best of my knowledge, the limited partner anticipates making additional capital contributions to the Limited Partnership, however the amount of such additional capital contributions is unknown at this time. A supplemental affidavit as required by Section 620.412 will be filed when appropriate.

5. Affiant further saith naught.

General Partner:

PLC Real Estate Ventures, Inc.

By: *Paul L. Cejas*

Name: Paul L. Cejas

Title: President

Sworn to and subscribed before me this 14 day of February, 1996, by Paul L. Cejas, as the President of PLC Real Estate Ventures, Inc., the general partner of HAB Venture Limited Partnership, who is personally known to me/has produced _____ as identification.

(type of identification)

Milda C. Montero
Notary Public, State of Florida
Print Name: Milda C. Montero
My commission expires:

[Notary seal]

A96000000314



Premiere Hall
LEGAL & FINANCIAL SERVICES

ACCOUNT NO. : 072100000032

REFERENCE : 128038 4306424

AUTHORIZATION : Patricia Pizub

COST LIMIT : \$ 105.00

RECEIVED
TALLAHASSEE, FLORIDA

96 OCT 22 PM 3:41

FILED

ORDER DATE : October 22, 1996

ORDER TIME : 10:16 AM

ORDER NO. : 128038-010

800001983068--8

CUSTOMER NO: 4306424

CUSTOMER: Debra E. Kirschner, Legal Asst
Steel Hector & Davis
41st Floor, Ste. 4000
200 S. Biscayne Boulevard
Miami, FL 33131-2398

CM

DOMESTIC AMENDMENT FILING

NAME: HAB VENTURES, LTD.

A96-314

EFFECTIVE DATE:

☒ ARTICLES OF AMENDMENT
☐ RESTATED ARTICLES OF INCORPORATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

☒ CERTIFIED COPY
☐ PLAIN STAMPED COPY
☐ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: W. Charles Earnest

EXAMINER'S INITIALS: _____

RECEIVED
96 OCT 22 AM 11:06
DIVISION OF CORPORATION

**CERTIFICATE OF AMENDMENT TO
CERTIFICATE OF LIMITED PARTNERSHIP OF
HAB VENTURES, LTD.**

FILED
96 OCT 22 PM 5:11
TALLAHASSEE, FLORIDA

The undersigned general partner of HAB Ventures Ltd., a Florida limited partnership (the "Partnership"), desiring to amend the Certificate of Limited Partnership of HAB Ventures Ltd. (the "Certificate") pursuant to Section 620.109 of the Florida Revised Uniform Limited Partnership Act, hereby states the following:

1. The name of the Partnership is "HAB Ventures, Ltd."
2. The Certificate of Limited Partnership for the Partnership was originally filed on February 15, 1996.
3. The name of the Partnership is hereby amended to "West Ventures, Ltd."

IN WITNESS WHEREOF, this Certificate of Amendment to Certificate of Limited Partnership of HAB Ventures, Ltd. has been executed by the General Partner of the Partnership as of this 18 day of October, 1996.

PLC REAL ESTATE VENTURES, INC.,
as General Partner

By: _____

Name: _____

Title: _____

A9600000314

HOLLAND KNIGHT
 315 SOUTH CALHOUN STREET

Address
 Tallahassee, Florida 32301

City/State/Zip Phone #
 224-7000

SECRETARY OF STATE
 DIVISION OF CORPORATIONS
 01/23/97--01043--012
 ****175.00 ****\$52.50
 Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. West Ventures, Ltd
 (Corporation Name) (Document #)
2. _____
 (Corporation Name) (Document #)
3. _____
 (Corporation Name) (Document #)
4. _____
 (Corporation Name) (Document #)

FILED
 SECRETARY OF STATE
 DIVISION OF CORPORATIONS
 97 JAN 23 PM 2:28

- ☐ Walk in ☐ Pick up time 1:00 ☒ ~~Certificate of Status~~
☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

NEW FILINGS	
☐	Profit
☐	NonProfit
☐	Limited Liability
☐	Domestication
☐	Other

AMENDMENTS	
☒	Amendment
☐	Resignation of R.A., Officer/ Director
☐	Change of Registered Agent
☐	Dissolution/Withdrawal
☐	Merger

OTHER FILINGS	
☐	Annual Report
☐	Fictitious Name
☐	Name Reservation

REGISTRATION/ QUALIFICATION	
☐	Foreign
☐	Limited Partnership
☐	Reinstatement
☐	Trademark
☐	Other

OK 1/23/97

CERTIFICATE OF AMENDMENT
OF
CERTIFICATE OF LIMITED PARTNERSHIP
OF
WEST VENTURES, LTD.

FILED
SECRETARY OF CORPORATIONS
91 JAN 23 PM 2:28

Pursuant to Section 620.109 of the Florida Revised Uniform Limited Partnership Act, the Undersigned hereby adopts the following Amendments to the Certificate of Limited Partnership originally filed with the Florida Secretary of State's Office on February 15, 1996, under file number A96000000314:

1. The name of the limited partnership is WEST VENTURES, LTD.
2. The original Certificate of Limited Partnership was filed with the Florida Secretary of State on February 15, 1996.
3. The Certificate of Limited Partnership is hereby amended by the insertion of a new Section 8 to read in its entirety as follows:

"Section 8

Purpose and Powers of the Partnership: The sole and exclusive business and purpose of the Partnership shall be (i) to acquire, invest in, hold, lease, manage, operate, finance, refinance, own, improve, renovate, develop maintain and repair, construct improvements upon, sell, lease, mortgage or otherwise encumber and ultimately dispose of the property located at 11105 S.W. 88th Street, Miami, Florida 33176; and (ii) to engage in such other lawful activities as are necessary or incidental to the purpose and business of the Partnership. Except by the written agreement and decision of all of the Partners, the Partnership shall not engage in any other business or activity. Notwithstanding anything in this Certificate or the Limited Partnership Agreement of the Partnership (the "Partnership Agreement") to the contrary, so long as any obligations of the Partnership to the Federal National Mortgage Association, a United States governmental agency, its successors or assigns remain outstanding and not paid in full, this Section 8 shall not be amended in any respect without the prior written consent of the Federal National Mortgage Association."

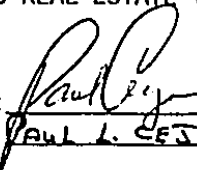
The undersigned Sole General Partner of the Partnership has authorized the above amendments and has executed this Amendment to Certificate of Limited Partnership on the date indicated.

SOLE GENERAL PARTNER:

PLC REAL ESTATE VENTURES, INC.

Date: January 16, 1997

By:

 PRESIDENT
PAUL L. CASAS, President