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Division of Corporations

**A2400000270**

Florida Department of State  
Division of Corporations  
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To:

Division of Corporations  
Fax Number : (850)617-6383

From:

Account Name : ELJAIEK,RUIZ,RODRIGUIZ,ALVEREZ,PLLC DBA ERRA LAW  
Account Number : I20030000013  
Phone : (305)444-5969  
Fax Number : (786)532-9173

\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\*

Email Address: mm@erralaw.com

## FLORIDA/FOREIGN LP/LLLP

2641 Property Ventures, LP

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

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2024 MAY 31 PM 2:33

CORPORATIONS  
COMMERCIAL  
SERVICES

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H24000167797 3

**CERTIFICATE OF LIMITED PARTNERSHIP  
OF**

**2641 Property Ventures, LP**

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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").

**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, 18<sup>th</sup> Floor, Coconut Grove, Florida 33133.**

2024 MAY 31 PM 2:42

***Page 2 of Certificate of Limited Partnership of***

**H24000167797 3**

**2641 Property Ventures, LP**

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**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 Ejazek 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 Ejazek III, Esq., Manager