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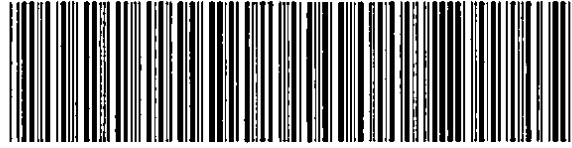
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DATE: 12/17/2024

NAME: MAGNOLIA TERRACE L.P.

TYPE OF FILING: CERT. OF PARTNERSHIP

COST: 1,008.75 - CHECK ATTACHED

RETURN: PLAIN COPY AND GOOD STANDING PLEASE

~~ACCOUNT: ECA000000015~~

~~AUTHORIZATION: ABBIE/PAUL HODGE~~

File 3rd Need ASAP - thank you!

**CERTIFICATE OF LIMITED PARTNERSHIP
OF
MAGNOLIA TERRACE L.P.**

Pursuant to the authority of Section 620.1201, Florida Statutes, the undersigned, constituting the general partner of Magnolia Terrace L.P. (the "Partnership"), hereby submits the following in connection with the formation of the Partnership:

1. The name of the Partnership shall be Magnolia Terrace, L.P. (the "Partnership").
2. The address of the initial office where records shall be kept shall be 7160 Chagrin Road, Suite 250, Chagrin Falls, Ohio 44023. The name and address of the initial registered agent for service of process is Corporation Service Company, 1201 Hays Street, Tallahassee, Florida 32301.
3. The names and initial business addresses of the General Partners are:

JIC Magnolia Terrace G.P. LLC, a Florida limited liability company
7160 Chagrin Road, Suite 250
Chagrin Falls, Ohio 44023

ONIC-Magnolia G.P. LLC, a Florida limited liability company
500 Delaney Avenue, Suite 303
Orlando, Florida 32801
4. The initial mailing address of the limited partnership is 7160 Chagrin Road, Suite 250, Chagrin Falls, Ohio 44023.
5. The latest date upon which the Partnership is to dissolve shall be December 31, 2084.
6. The Partnership hereby elects not to be a limited liability limited partnership.

This Certificate has been executed by the undersigned as of the 17th day of December, 2024.

[Signature contained on the following page]

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AND
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

MANAGING GENERAL PARTNER:

JIC MAGNOLIA TERRACE G.P. LLC, a Florida
limited liability company

By: Timothy M. Morgan
Timothy M. Morgan, Manager

GENERAL PARTNER:

ONIC-MAGNOLIA TERRACE G.P. LLC, a
Florida limited liability company

By: _____
Alfred Arzuaga, President

MANAGING GENERAL PARTNER:

JIC MAGNOLIA TERRACE G.P. LLC, a Florida
limited liability company

By: _____
Timothy M. Morgan, Manager

GENERAL PARTNER:

ONIC-MAGNOLIA TERRACE G.P. LLC, a
Florida limited liability company

By: AA _____
Alfred Arzuaga, President

ACKNOWLEDGEMENT OF REGISTERED AGENT

Having been designated as the Registered Agent for Magnolia Terrace L.P., the undersigned hereby accepts the designation and agrees to act as the Registered Agent of said limited partnership and states that it is familiar with and accepts its statutory obligations as such.

CORPORATION SERVICE COMPANY

By: Zachary Chiri
Name: ZACHARY CHIRI
Title: ASSISTANT SECRETARY

Dated the 17 day of DECEMBER, 2024.