

11/18/97 CORPORATE DETAIL RECORD SCREEN 8:40 AM  
 NUM: A94000000193 ST:FL ACTIVE/FL LP FLD: 02/14/1994  
 ACT CONT: 1.00 FEI#: 65-0487673  
 NAME : MAGNUM NORTHEAST PROPERTIES, LTD.  
 PRINCIPAL: 1300 NE 48TH ST CHANGED: 01/11/95  
 ADDRESS POMPAÑO BEACH, FL 33064  
 RA NAME : FREDERICO, JAMES NAME CHG: 01/03/96  
 RA ADDR : 1280 NE 48TH ST. ADDR CHG: 01/03/96  
 POMPAÑO BEACH, FL 33064 US  
 ANN REP : (1995) I 01/11/95 (1996) I 01/03/96 (1997) I 02/04/97

A94000000193

1. MENU, 3. PARTNERS

900002354629--5  
 -11/21/97--01101--021  
 \*\*\*\*\*52.50 \*\*\*\*\*52.50

ENTER SELECTION AND CR:

FILED  
 97 NOV 18 PM 3:30  
 SECRETARY OF STATE  
 TALLAHASSEE, FLORIDA

Name	
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Assignment	
W. P. Verifier	DCC

*Changing  
NP*

C. TAX \_\_\_\_\_  
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 R. STATE FEE \_\_\_\_\_  
 C. STATE FEE \_\_\_\_\_  
 T. STATE FEE \_\_\_\_\_  
 H. STATE FEE \_\_\_\_\_  
 F. STATE FEE \_\_\_\_\_  
 R. STATE FEE \_\_\_\_\_

**CERTIFICATE OF AMENDMENT  
TO  
CERTIFICATE OF LIMITED PARTNERSHIP  
OF**

MAGNUM NORTHEAST PROPERTIES, L.T.D.

DOCUMENT # A94000000193

FEI-65-0487673

(inset name currently on file with Florida Dept. of state)

Pursuant to the provisions of section 620.109, Florida Statutes, this Florida limited partnership, whose certificate was filed with the Florida Department of State on 12 - 14 - 94, adopts the following certificate of amendment to its certificate of limited partnership:

**FIRST:** Amendment(s): (Indicate article number(s) being amended, added, or deleted)

#11 - MAGNUM PROPERTY DEVELOPMENT CORPORATION

#11A - 1280 NE 48TH STREET

#11B - POMPANO BEACH, FL 33064

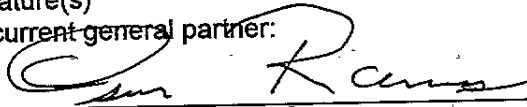
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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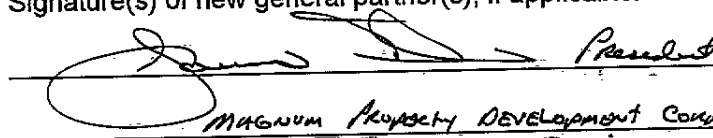
**SECOND:** This certificate of amendment shall be effective at the time of its filing with the Florida Department of State.

**THIRD:** Signature(s)

Signature of current general partner:



Signature(s) of new general partner(s), if applicable:

  
MAGNUM PROPERTY DEVELOPMENT CORPORATION

Filing fee: \$52.50

**NOTICE OF WITHDRAWAL,  
APPOINTMENT OF SUCCESSOR GENERAL PARTNER,  
AND TRANSFER OF PARTNERSHIP INTEREST IN  
MAGNUM NORTHEAST PROPERTIES, LTD.**

This Agreement is made and executed this 4th day of June, 1997, by and among Osiris Ramos, James Frederico, Albert DiMaria, Magnum World Enterprises, Inc. and Magnum Property Development Corporation (Florida corporations) and shall be effective as of the date of a certain Limited Partnership Agreement for Magnum Northeast Properties, Ltd. by and among Osiris Ramos, James Frederico, Albert DiMaria and Magnum Property Development Corporation.

**PROVISIONS**

A. Osiris Ramos, James Frederico and Albert DiMaria are all of the limited partners in a Florida limited partnership known as Magnum Northeast Properties, Ltd. (Limited Partners).

B. Magnum World Enterprises, Inc. is the sole general partner in Magnum Northeast Properties, Ltd. with a 1% partnership interest and gives notice of its voluntary withdrawal from the Partnership effective as of the date of this Agreement.

C. The Limited Partners hereby elect, as successor 1% general partner, Magnum Property Development Corporation (a Florida corporation) effective as of the date of this Agreement.

D. Magnum World Enterprises, Inc. hereby sells, transfers and assigns all of its right, title and interest in Magnum Northeast Properties, Ltd. to Magnum Property Development Corporation for the amount of \$1.00, payable in cash upon the execution of this Agreement.

E. This Agreement shall supersede and nullify any prior agreements between the parties relating to the subject matter thereof, to the extent it is inconsistent with those prior agreements.

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement on the day and year first written above.

Magnum Property Development Corporation  
1280 N.E. 48th Street  
Pompano Beach, Florida 33064


By: \_\_\_\_\_

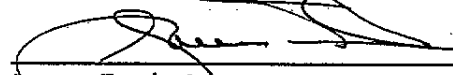
James Frederico, President

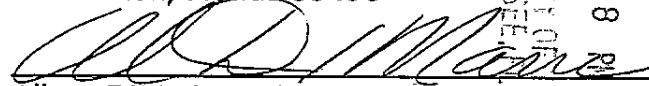
Magnum World Enterprises, Inc.  
1280 N.E. 48th Street  
Pompano Beach, Florida 33064

By:

  
James Frederico, President

  
Osiris Ramos  
5945 General Lee Terrace  
Stuart, Florida 33064

  
James Frederico  
337 N.E. 52nd Street  
Boca Raton, Florida 33496

  
Albert DiMaria  
740 N.E. 28th Avenue  
Pompano Beach, Florida 33062

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97 NOV 18 PM 3:30  
TALLAHASSEE, FLORIDA  
SECRETARY OF STATE

STATE OF FLORIDA)  
COUNTY OF BROWARD) SS:

On this 4 day of JUNE, 1997, before me personally came Osiris Ramos, to me known and known to me to be the individual described in, and who executed the foregoing instrument, and he duly acknowledged to me that he executed the same.

  
Notary Public

STATE OF FLORIDA)  
COUNTY OF BROWARD) SS:

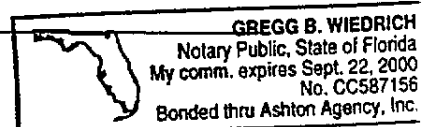
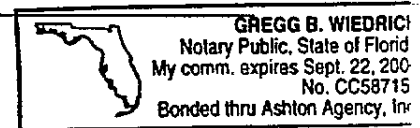
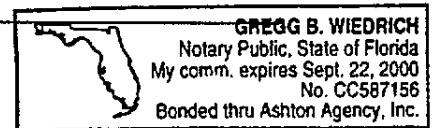
On this 4 day of JUNE, 1997, before me personally came James Frederico, to me known and known to me to be the individual described in, and who executed the foregoing instrument, and he duly acknowledged to me that he executed the same.

  
Notary Public

STATE OF FLORIDA)  
COUNTY OF BROWARD) SS:

On this 4 day of JUNE, 1997, before me personally came Albert DiMaria, to me known and known to me to be the individual described in, and who executed the foregoing instrument, and he duly acknowledged to me that he executed the same.

  
Notary Public



STATE OF FLORIDA)  
COUNTY OF BROWARD) SS:

On this 4 day of JUNE, 1997 before me personally came James Frederico, to me known, who, being by me, duly sworn, did depose and say that he resides at 3779 N.W. 52nd Street, Boca Raton, Florida 33496 and that he is the President of Magnum Property Development Corporation, the Corporation described in and which executed the above instrument; that he knows the seal of said Corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Corporation, and that he signed his name thereto by like order.

  
\_\_\_\_\_  
Notary Public

STATE OF FLORIDA)  
COUNTY OF BROWARD) SS:

On this 4 day of JUNE, 1997 before me personally came James Frederico, to me known, who, being by me, duly sworn, did depose and say that he resides at 3779 N.W. 52nd Street, Boca Raton, Florida 33496 and that he is the President of Magnum World Enterprises, Inc., the Corporation described in and which executed the above instrument; that he knows the seal of said Corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Corporation, and that he signed his name thereto by like order.

  
\_\_\_\_\_  
Notary Public

