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ACCOUNT NO. : 0721000000032 300001562953 -08/17/95--01016--003 ***1837.50 ***1837.50

REFERENCE: 659707 11694A

AUTHORIZATION :

COST LIMIT : 9 PPD

ORDER DATE : August 15, 1995

ORDER TIME : 11:19 AM

ORDER NO. 659707 1

CUSTOMER NO:

11694A

CUSTOMER: Mm. Carol Truel

RICHARD S. LEHMAN, ESQ

Suite 270

2600 N. Military Trail Boca Raton, FL 33431

R9500003636

DOMESTIC FILING

NAME:

OCEAN VIEW OF HIAMI, LTD.

FF-\$1,750.00

ARTICLES OF INCORPORATION XXX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XXX CERTIFIED COPY

PLAIN STAMPED COPY

CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Danny G. Smith

EXAMINER'S INITIALS:

8/15/950

AFFIDAVIT AND CERTIFICATE OF LIMITED PARTNERSHIP

OF

OCEAN VIEW OF MIANI LTD.

A95000001218

THIS AFFIDAVIT AND CERTIFICATE is made and entered into effective for all purposes and all respects the 14th day of August 7 1995 by and among the undersigned parties.

WITNESSETH:

WHEREAS, the parties hereto desire to form a Limited Partnership, known as OCEAN VIEW OF MIAHI LTD. (The "Partnership"), under and pursuant to the Uniform Limited Partnership Act (U.L.P.A.) and relevant laws of the State of Florida.

1. The name of the Partnership is:

OCEAN VIEW OF NIAMI LTD.

- 2. The business of the Partnership shall consist of (i) the acquisition of real properties and the ultimate sale of such properties; (ii) carrying on any and all activities related thereto; and (iii) any other lawful business.
- 3. The principal office and place of business shall be located at c/o Claudio Stivelman, Suite 2980, Two So. Biscayne Boulevard, Miami, Florida 33131, or such other place in Florida as the Ganeral Partner may from time to time deem advisable. The mailing address of the limited partnership is the same.
 - 4. The names and addresses of each Partner is as follows:

General Partner: Ocean Enter

Ocean Enterprises Development Corp.

a Florida corporation c/o Claudio Stivelman

Two So. Biscayne Boulevard

Suite 2980

Mismi, Florada 33131

with a copy to:

Richard S. Lehman, Esq.

Suite 270

2600 N. Military Trail Boca Raton, Florida 33134 The First

Limited Partner:

Fator Development Corp. a Florida corporation c/o Claudio Stivelman Two So. Biscayne Boulevard

Suite 2980

Miami, Florida 33131

with a copy to:

Richard S. Lehman, Esq.

Suite 270

2600 N. Military Trail Boca Raton, Florida 33134

The Second Limited Partner:

Realinvest Development Corp.

a Florida corporation c/o Claudio Stivelman Two So. Biscayne Boulevard

Suite 2980

Miami, Florida 33131

Any document executed by the General Partner in compliance with the terms of this Certificate, shall be conclusive evidence in favor of any person relying thereon or claiming thereunder that:

- (i) At the time or times of the execution and/or delivery thereof, the Partnership was in full force and effect;
- (ii) Such instrument or document was duly executed in accordance with the provisions of the Partnership Agreement; and
- (iii) Such General Partner is duly authorized to execute and/or deliver said document for and on behalf of the Partnership.
- 5. The term of the Partnership commences as of August 14, 1995 and shall continue until January 1, 2020, unless previously terminated in accordance with the provisions of this Agreement.
- 6. The amount of cash or property (at its agreed value), to be contributed to the capital of the Partnership by each Partner is as follows:

Ocean Enterprises Development Corp.

\$ 10,000

Fator Development Corp.

\$ 990,000

- 7. No Limited Partner (in its capacity as a Limited Partner), shall be required to make any additional capital contribution, or be personally liable for any losses, debts, obligations or liabilities of the Partnership; beyond the amount set forth opposite its name in paragraph 6 herein.
- 8. There is no right by the limited Partners for a return of capital until the liquidation of the Partnership.
- 9. The share of profits and cash flow to which each Partner shall be entitled is as follows:

	Income Items	Capital Items
Ocean Enterprises Development Ltd.	18	18
Fator Davelopment Corp.	69.30 %	69.30%
Realinvest Development Corp.	29.70	29.70%

- 10. Bach Limited Partner may assign its Limited Partnership interest including its right to receive a share of the profits or capital account; provided, however, the Assignee shall not become a substituted Limited Partner of the Partnership unless (i) the selling, withdrawing or retiring Limited Partner offers its interest for sale to the remaining Limited Partners and the remaining Partners do not exercise their option to purchase the interest of the selling, withdrawing or retiring Partner; (ii) the assigning Limited Partner so provides in the instrument of assignment that the assignee will abide by all of the rules of the Partnership. If all of such conditions are satisfied, the General Partner shall prepare (or cause to be prepared) for recordation an amendment to this certificate to be signed and acknowledged by the General Partner, the assigning Limited Partner, and the Assignee.
 - There is no right to admit additional Limited Partners.
- 12. No Partner shall have priority over any other Partner with respect to contribution or capital accounts. However, partners shall receive a return of capital prior to any further distributions.
- 13. A substitute General Partner may continue the Partnership on the demise of a General Partner.
- 14. No Limited Partner shall have any right to demand and receive property, in lieu of cash, in return of his capital account.

15. The registered egent is Richard S. Lehman whose address is Suite 270, 2600 N. Military Trail, Boce Raton, Florida 33431.

IN WITNESS WHEREOF, OCEAN ENTERPRISES DEVELOPMENT CORP., PATOR DEVELOPMENT CORP. and REALINVEST DEVELOPMENT CORP. affix their signatures and seals as of the day and year first above written and swear to all of the foregoing.

OCEAN ENTERPRISES DEVELOPMENT CORP. a Florida Corporation

FATOR DEVELOPMENT CORP a Florida corporation

By: Attorney-In-Fact

REALINVEST DEVELOPMENT CORP.

a Florida corporation

y: Attorney-In-Fact

State of Florida

-

County of Dade

The foregoing instrument was acknowledged before me this 11th day of August, 1995 by RICHARD S. LEISHAN. He is personally known to me and did not take an oath.

Notary Public

CAROL TRUEL

ROTHRY PUBLIC, Sinte of Florida

Dennission Expires Merch 18, 1997
Inded Through General lesurance Unit

OCCUPANT

Ploride Registered Agent Richard S. Lehman P.A. Suite 270 2600 N. Military Trail Boca Raton, FL 33431

Having been named Registered Agent for OCEAN VIEW OF MIANI LTD., at the designated Registered Office, the undersigned hereby accepts said appointment, and agrees to comply with the provisions of the Florida Statutes relative to keeping open said office.

> Richard S. Lehman Registered Agent

> > FILED
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> > SECRETARY OF STATE
> > AND ANASSEE, FLORUDA

A95:00007215



	ACCOUNT NO. : 0721000000	SECRETARY OF STATE FLIRIUS
	REFERENCE : 771576	11694A ER R
	AUTHORIZATION :	SSE 2 . T
	COST LIMIT : 6 PPD	
ORDER DATE	: December 15, 1995	18 A 39
ORDER TIME	; 9:56 AM	900001673519
ORDER NO.	771576	****105.00 ****105.00
CUSTOMER NO	1 11694A	
	Ms. Carol Truel Richard S. Lehman, Esq Suite 270 2600 N. Military Trail Boca Raton, FL 33431	
	DOMESTIC AMENDMENT FILIN	B 38
NAME	OCEAN VIEW OF MIAMI LTD.	CC CC - \$52.50
	LES OF AMENDMENT TED ARTICLES OF INCORPORATION	12/22/950
PLEASE RETU	RN THE FOLLOWING AS PROOF OF FILI	NG :
PLA	RTIFIED COPY NIN STAMPED COPY RTIFICATE OF GOOD STANDING	
CONTACT DES	ocon. Japaine Overen.	

EXAMINER'S INITIALS:

AMENDED AND RESTATED CERTIFICATE OF LIMITED PARTNERSHIP

OF

OCEAN VIEW OF HIAMI LTD.

The undersigned having formed a Limited Partnership which was duly executed and filed in accordance with Section 620.109 of the Florida Statutes, do hereby certify as follows:

1. The name of the Partnership is:

40

OCEAN VIEW OF MIAMI LTD.

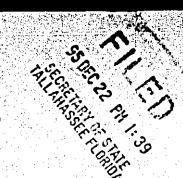
- 2. The date the original Certificate of Limited Partnership was filed in the Office of the Secretary of State was August 15, 1995.
- 3. The character of the Partnership business is to acquire and own various real estate investments in the United States and particularly in the State of Florida.
- 4. The Partnership's principal place of business is located at c/o Jacques Claudio Stivelman, Two So. Biscayne Boulevard, Smite 2680, Miami, Florida 33131, or such place as the General Partner may from time to time designate.
 - 5. a. The name and address of the General Partner is:

Ocean Enterprises Development Corp. c/o Jacques Claudio Stivelman Suite # 2680 Two So. Biscayne Boulevard Miami, Florida 33131

b. The Limited Partners prior to this Amended and Restated Certificate of Limited Partnership were and continue to be:

Fator Development Corp. c/o Jacques Claudio Stivelman Suite # 2680 Two So. Biscayne Boulevard Miami, Florida 33131

1



Realinvest Development Corp. c/o Jacques Claudio Stivelman Suite # 2680 Two So. Biscayne Boulevard Miami, Florida 33131

- 6. The term of the Partnership has commenced on August 14, 1995 and shall continue until January 1, 2020 unless sooner terminated as provided in the Limited Partnership Agreement.
- 7. The Partnership Agreement has been amended to reflect that the amount of the Limited Partner's required capital contribution shall be reduced.
- 8. The new capital contributions to the Partnership consisting of cash or other property as of this Amended and Restated Certificate of Limited Partnership are as follows:

<u>Partner</u> <u>Capital Contribution</u>

Fator Development Corp. \$247,000
Ocean Enterprises Development Corp. 2,500
Realinvest Development Corp. - 0 -

- 8. No time has been agreed upon as to when the Limited Partners shall be entitled to a return of their contribution to the Partnership.
- 9. The profits and loses of the Partnership and all items of income, gain, loss, deductions or credits which enter into the computation thereof shall be allocated to the Partners in the following manner:

		Income Items	Capital <u>Items</u>
Ocean Enterprises Development	Ltd.	1%	18
Fator De elopment Corp.		69.30%	69.308
Realinve t Development Corp.		29.70%	29.708

- 10. The Limited Partner may not substitute an assignee as a Limited Partner in its place without the consent of the General Partner.
- 11. The General Partner does not have the right to admit additional Limited Partners.
- 12. There is no priority among the Limited Partners as to contribution or as to compensation by way of income. However, Partners shall receive a return of capital prior to any further distributions.

- 13. In the event of the withdrawal, or removal, or bankruptcy of the General Partner, the Limited Partners have the right to elect a successor General Partner and continue the business of the Partnership.
- 14. The Limited Partners do not have the right to demand and receive property other than cash in return for its contribution.

IN WITNESS WHEREOF, the undersigned have executed and sworn this Amended Certificate as of the 30 th day of November, 1995.

ATTEST:

OCEAN VIEW OF NIAMI LTD.

a Florida Limited Partnership

By: OCEAN ENTERPRISES

DEVELOPMENT CORP.

a Florida corporation, its
corporate General Partner

By:

Title:

Afformation of the state of the

FATOR DEVELOPMENT CORP. a Florida corporation

By: Shifting in Avi Date: 11-30 95

REALINVEST DEVELOPMENT CORP.

By: Attheway Su- fact
Date: 11-30-95

Thie / Omlin

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CONTACT PERSON:

Jeanine Prezeau

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ACCOUNT NO. : 072100000032	
REFERENCE : 771576 11	1694A
AUTHORIZATION :	As S are
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ORDER DATE : December 15, 1995	2 PH
ORDER TIME : 9:56 AM	55
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CUSTOMER NO: 11694A	
CUSTOMER: Ms. Carol Truel Richard S. Lehman, Esq Suite 270	5 EC -5
2600 N. Military Trail Boca Raton, FL 33431	
DOMESTIC AMENDMENT FILING	W: 23
	800001673518
NAME: OCEAN VIEW OF MIAMI LTD.	-12/28/9501091013 *****52.50 *****52.50
ARTICLES OF AMENDMENT RESTATED ARTICLES OF INCORPORATION	122/950
PLEASE RETURN THE FOLLOWING AS PROOF OF FILING: CERTIFIED COPY PLAIN STAMPED COPY CERTIFICATE OF GOOD STANDING	12/22/950)
WITH SING	

EXAMINER'S INITIALS:

SUPPLEMENTAL AFFIDAVIT OF CAPITAL CONTRIBUTIONS

FOR A LINITED PARTNERSHIP

The undersigned general partner of OCEAN VIEW OF MIANI LTD., a Florida Limited Partnership, executed this supplemental affidavit filed pursuant to section 620.112, Florida Statutes.

The total amount of capital contributions of the limited partners is \$250,000.00.

Dated this 20th day of December, 1995.

FURTHER AFFIANT SAYETH NOT.

Under penalties of perjuty I declare that I have read the foregoing and that the facts are true, to the best of my knowledge and belief.

OCEAN VIEW OF MIANI LTD.
a Florida limited partnership
by: Ocean Enterprises Development
Corp., a Florida corporation

RICHARD S. LEHMAN Attorney-in-Fact

		-	(Mg) 12 (4)				
LIMITED PARTNERSHIP ANNUAL REPORT 1996		Seriota M Secuetary	• •			ED PH 1:34	
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above addresses are incorrect in any way, line through the	Incorrect information and en	fer correct addin	s St in Block 2 and/or	Surter, A	\pt #.etc.	2/28/950	57351.
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			Name	10.	is changed, new H	agistered Agent/Offic	•
LEMMA, RICHARD S							<u> </u>
2000 N. MILITARY TRAIL SUITE 270			Street Address (P.C	J. Box Numbo	or Is Not Acceptable)		
		i	Surle Apt # etc.				···
BOCA RATON PL 20431			City		·		Zip Code
On. Pursuant to the provisions of sections 620 1051 and for the purpose of changing its registered office or agent. I am familiar with, and accept the obligations (GNATURE (Registered Agent Accepting Appointment) A GENERAL PARTNER THAT		OL	391151111111111111111111111111111111111	autrorizeri u	Demonstr	DATE	e appointment of registe
1. Name(s) of General Partner(s)		HEach General Post Office Box		. Crly	. Scin 5.22 Code	11c.	Registration/ Document Number
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Note: General partners MAY NOT	be changed on t	his form;	an amendr	ent mu	st be filed to	change a g	eneral pertne
 I do hereby certify that the information supplied with the Corporations from any liability of non-compliance with this annual report is true and accurate and that my sig empowered to execute this report as required by ghap 	ryl) ire shar have the same le						

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U	rations from any kability of non-compliance with Segtion 119 07(3)(k) in the event that the information supplied is deemed exempt from public access. I further certify that the information indicated on
lh	inual report is true and accurate and that my signal are ship have the same legal effects as if made under outh. I further centry that I am a General Partner of the inmited pertnership, recently and the same legal effects as if made under outh. I further centry that I am a General Partner of the inmited pertnership, recently of trusted.
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LOOK HAYS STREET TALLAMASSEE, FL 32301

ORDER TIME :

9:59 AM904-222-9171

904-222-0393 FAX

ORDER NO.

771576

CUSTOMER NO:

11694A



TWOFKS arol Truel

5000001218 MENTICE MALL Richard S. Lehman, Esq.

2600 N. Military Trail Boca Raton, FL 33431

DOMESTIC FILINGS

OCEAN VIEW OF MIAMI LTD NAME

___ ANNUAL REPORT

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

CERTIFIED COPY PLAIN STAMPED COPY CERTIFICATE OF GOOD STANDING

12/02/950

CONTACT PERSON: Jeanine Prezeau EXAMINER'S INITIALS

FILE ON OR BEFORE DECEMBER 31, 1996 OR PAYITHERSHIP .WILL BE SUBJECT TO REVOCATION AND \$500 PLNALTY EEE

SIGNATURE

Typed or Printed Name of General Partner S

FILE ON OR BEFORE DECEMBE WILL BE SUBJECT TO REVOCA	TION AND STAR PERSELL CA	ОГОТА		
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	Principal Office Address		AUG. 15, 1995	250,000
O CLAUDIO STIVELMAN NO SOUTH BISCAYNE BLV	SAME D.		DEC. 9, 1995	
UITE 2980 IAMI, FLORIDA 33131			4. State or Country of Formation	250,000
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