

LAW OFFICES

A PARTNERSHIP OR PROFESSIONAL ASSOCIATION

JAMES C. BRADY, P.A. •
RICHARD G. COHEN, JR., P.A.
CATHERINE HAFFERTY

*JAMES C. BRADY
 ALSO MEMBER, VIRGINIA BAR AND
 BAR OF THE DISTRICT OF COLUMBIA
 WASHINGTON D.C.
 TELEFAX (202) 547-0863

Some people have P95000070297

**CERTIFICATE OF LIMITED PARTNERSHIP OF
THE ISLES OF PLANTATION ACRES, LTD.**

THIS LIMITED PARTNERSHIP AGREEMENT made this 10 day of October, 1995, by and between EXECUTIVE DEVELOPMENT GROUP, INC., as General Partner (the "General Partner") and THE ISLES OF PLANTATION ACRES, INC., ERIN AUSTIN GROUP, INC., CONSOLIDATED EQUITY INVESTMENTS, INC. and EQUITY INVESTMENTS, INC. (collectively referred to as "Limited Partners").

W I T N E S S E T H :

1. **Formation of Partnership.** The parties agree to enter into this Partnership to be formed pursuant to the provisions of the Uniform Limited Partnership Law, Chapter 620, Part I, Florida Statutes, which shall govern the rights and liabilities of the parties, except as expressed below and in the Agreement of Limited Partnership.

2. **Name, Principle Office and Mailing Address.** The business of the Partnership shall be conducted under the name of "The Isles of Plantation Acres, Ltd." The principle office and the address of the General Partner and Registered Agent for service of process and as a mailing address shall be 5030 Northwest 109th Avenue, Suite M, Sunrise, FL 33351.

3. **Nature of Business.**

A. To conduct business, hold, mortgage, sell, convey, lease or otherwise dispose of real or personal property.

B. To contract debts and borrow money, issue, sell, place bonds, debentures, notes and other evidences of debts, and execute mortgages, transfers of Partnership property or other instruments to secure the payment of Partnership indebtedness.

C. To guarantee, endorse, purchase, hold, sell, transfer, mortgage, pledge or otherwise acquire or dispose of shares of capital stock, bonds, securities or other evidences of indebtedness created by any person, firm or corporation, and while the owner of such stock, exercise all of the rights, powers and privileges of ownership, including the right to vote the stock.

FILED
1995 OCT 11 PM 12:00
CLERK OF CIRCUIT COURT
IN AND FOR THE COUNTY OF DADE
FLORIDA

[Handwritten signature]
[Handwritten initials]

D. To purchase the assets of any other person, firm or corporation and engage in the same or other character of business.

E. To enter into, make and perform contracts for any lawful purpose pertaining to the business of the Partnership without limit as to amount, with any person, firm, syndicate, association, corporation or governmental entity, domestic or foreign.

F. To exercise all powers of like partnerships confirmed by the laws of the State of Florida.

The purposes listed above shall not limit or restrict this Partnership.

4. Name and Address of General Partner. The name and address of the General Partner is:

Executive Development Group, Inc.
5030 Northwest 109th Avenue
Suite M
Sunrise, FL 33351

L31636

FILED
1995 OCT 19 PM 12:30
TALLAHASSEE
FLORIDA

5. Latest Date Upon Which Limited Partnership is to Dissolve. The latest date upon which the Partnership is to dissolve is January 1, 2005.

IN WITNESS WHEREOF, we have signed this Certificate this October, 1995.

EXECUTIVE DEVELOPMENT
GROUP, INC., General Partner

By: 
ALLAN J. POMERANTZ
President

THE ISLES OF PLANTATION ACRES,
INC., Limited Partner

By: 
ALLAN J. POMERANTZ
President

PSR

CONSOLIDATED EQUITY
INVESTMENTS, INC., Limited Partner

By: [Signature] President

ERIN AUSTIN GROUP, INC., Limited
Partner

By: [Signature] President

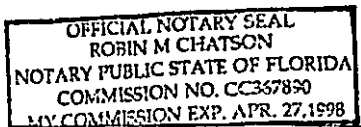
EQUITY INVESTMENTS, INC., Limited
Partner

By: [Signature] President

STATE OF FLORIDA :
COUNTY OF BROWARD : SS.

The foregoing instrument was acknowledged before me this 9 day of ^{October}~~September~~, 1995, by ALLAN J. POMERANTZ, as President of EXECUTIVE DEVELOPMENT GROUP, INC., General Partner of THE ISLES OF PLANTATION ACRES, LTD., who is personally known to me or who has produced SELF as identification and who did not take an oath.

x [Signature]
Signature of Notary Public



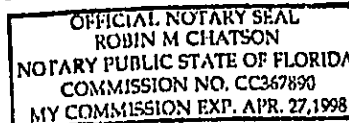
(Print, type or stamp name of
Notary & Commission No.)

P
[Handwritten initials]

STATE OF FLORIDA :
: SS.
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 9 day of ^{OCTOBER}~~September~~, 1995, by ALLAN J. POMERANTZ, as President of THE ISLES OF PLANTATION ACRES, INC., Limited Partner, who is personally known to me or who has produced SELF as identification and who did not take an oath.

Robin M Chatson
Signature of Notary Public

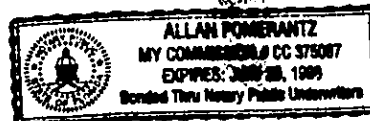


(Print, type or stamp name of
Notary & Commission No.)

STATE OF FLORIDA :
: SS.
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 10 day of ^{OCTOBER}~~September~~, 1995, by MARK PALESTINE, as President of CONSOLIDATED EQUITY INVESTMENTS, INC., Limited Partner, who is personally known to me or who has produced SELF as identification and who did not take an oath.

Allan J Pomerantz
Signature of Notary Public



(Print, type or stamp name of
Notary & Commission No.)

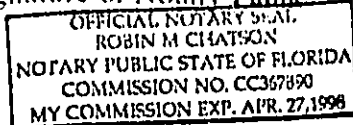
STATE OF FLORIDA :
: SS.
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 10 day of ^{OCTOBER}~~September~~, 1995, by SELF, as President of ERIN AUSTIN GROUP, INC.,

129
P

Limited Partner, who is personally known to me or who has produced
SELF as identification and who did not take an oath.

X Robin Chatson
Signature of Notary Public

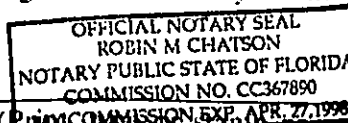


(Print, type or stamp name of
Notary & Commission No.)

STATE OF FLORIDA :
COUNTY OF BROWARD : SS.

The foregoing instrument was acknowledged before me this 16 day of ^{October}~~September~~,
1995, by ALAN POMERANTZ, as President of EQUITY INVESTMENTS,
INC., Limited Partner, who is personally known to me or who has produced
SELF as identification and who did not take an oath.

X Robin Chatson
Signature of Notary Public



(Print, type or stamp name of Notary &
Commission No.)

P
P

AFFIDAVIT

STATE OF FLORIDA :
COUNTY OF BROWARD : SS.
:

BEFORE ME, the undersigned authority, personally appeared ALLAN J. POMERANTZ, President of EXECUTIVE DEVELOPMENT GROUP, INC., General Partner of THE ISLES OF PLANTATION ACRES, LTD., who, after being duly sworn, deposes and says:

1. That he is the President of Executive Development Group, Inc., a Florida corporation, General Partner of The Isles of Plantation Acres, Ltd., a Florida Limited Partnership, and his business address is 5030 Northwest 109th Avenue, Suite M, Sunrise, FL 33351.

2. The contribution of the General Partner shall be limited solely to services rendered by the General Partner with respect to the management and conduct of business of the Partnership. The value of such services has been deemed to equal one (1%) percent of the value of the Partnership.

3. The names, addresses and amount contributed by the Limited Partners as follows:

The Isles of Plantation Acres, Inc. 5030 Northwest 109th Avenue Suite M Sunrise, FL 33351	\$100.00
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Consolidated Equity Investments, Inc. <u>12150 NW 10 STREET</u> <u>CORAL SPRINGS, FL 33071</u>	\$100.00
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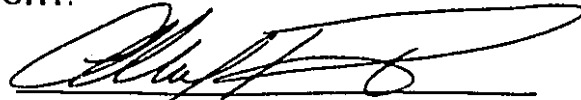
Erin Austin Group, Inc. <u>P.O. Box 770610</u> <u>CORAL SPRINGS, FL 33077</u>	\$100.00
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Equity Investments, Inc. 5030 Northwest 109th Avenue Suite M Sunrise, FL 33351	\$96.00
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FILED
1985 OCT 19 PM 12:00
CLERK OF DISTRICT COURT
STATE OF FLORIDA

4. The liability of any Limited Partner for the debts or obligations of or to the Partnership at any time shall be limited to the amount then contributed by him to the capital of the Partnership in his share in the undistributed net profits.

FURTHER AFFIANT SAYETH NAUGHT.

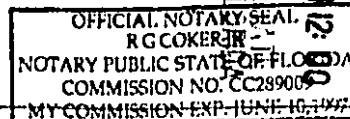


ALLAN J. POMERANTZ
President of EXECUTIVE
DEVELOPMENT GROUP, INC.,
General Partner

SWORN TO AND SUBSCRIBED before me this 13 day of October,
1995. Known to me



Signature of Notary Public



(Print, type or stamp name of Notary and
Commission No.)

**CERTIFICATE DESIGNATING REGISTERED
AGENT AND PLACE OF BUSINESS FOR THE SERVICE
OF PROCESS WITHIN FLORIDA AND ACCEPTANCE
OF AGENT UPON WHOM PROCESS MAY BE SERVED**

In compliance with Sections 48.091 and 620.105, Florida Statutes, the following is submitted:

That THE ISLES OF PLANTATION ACRES, LTD., desiring to organize or qualify as a Limited Partnership under the laws of the State of Florida, with its principle place of business at 5030 Northwest 109th Avenue, Suite M, Sunrise, FL 33351, has named ALLAN J. POMERANTZ, the President of its General Partner, as its agent to accept service of process within Florida.

DATED this 10 day of October, 1995.

EXECUTIVE DEVELOPMENT
GROUP, INC., General Partner

By: 

ALLAN J. POMERANTZ
President

FILED
1995 OCT 19 PM 12:00
SECRET
TALLAHASSEE, FLORIDA

Having been named to accept service of process for the above-named Limited Partnership, at the place designated in this Certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all Statutes relative to the proper performance of my duties.


ALLAN J. POMERANTZ

FILE ON OR BEFORE DECEMBER 31, 1995 OR PARTNERSHIP
WILL BE SUBJECT TO REVOCATION AND \$500 PENALTY FEE

A9500001590
LIMITED PARTNERSHIP
ANNUAL REPORT
1996
DIVISION OF CORPORATIONS

FILED

96 JAN 29 AM 9:20

SECRETARY OF STATE
TALLAHASSEE FLORIDA

1. Name of Limited Partnership

1a. DOCUMENT #

A9500001590

The Isles of Plantation Acres

Mailing Address

Principal Office Address

5030 Northwest 109th Avenue
Suite M
Sunrise, FL 33351

2. New Mailing Address, If Applicable

Suite, Apt. #, etc. 600001702086

City, State & Zip 01/31/96 01811 012

City, State & Zip ****191.25 ****191.25

2a. New Principal Office Address, If Applicable

Suite, Apt. #, etc.

City, State & Zip

If above addresses are incorrect in any way, line through the incorrect information and enter correct address in Block 2 and/or 2a

3. Date Formed or Registered to Do Business in
FLORIDA
10/19/95

3a. Date of Last Report
N/A

4. State or Country of Formation
Florida

5a. Capital Contributions as Shown
on Record.
\$396.00

5b. Amount of Capital Contributions in
FLORIDA to date
\$396.00

6. FEI Number
65-0593950

Applied For

Not Applicable

7. CERTIFICATE OF STATUS REQUIRED ☐

8. FEES: 1.) Filing Fee: Computed at a rate of \$7 per \$1,000 on amount entered in 5b or 5a if 5b blank, with a minimum filing fee of \$52.50 and a maximum of \$437.50
2.) Supplemental Fee: \$138.75 (pursuant to section 607.193, F.S.)

THE AMOUNT DUE SHALL BE NO LESS THAN \$191.25 (\$52.50 + \$138.75) AND NO MORE THAN \$576.25 (\$437.50 + \$138.75)

Note: If the amount entered in 5b is greater than amount entered in 5a, a supplemental affidavit must be submitted along with a separate and appropriate filing fee.

\$191.25

MAKE CHECK PAYABLE TO FLORIDA DEPT. OF STATE.

9. Name and Address of Current Registered Agent

10. If changed, new Registered Agent/Office

Allan J. Pomerantz
5030 Northwest 109th Avenue
Suite M
Sunrise, FL 33351

Name

Street Address (P.O. Box Number Is Not Acceptable)

Suite, Apt. #, etc.

City

FL

Zip Code

10a. Pursuant to the provisions of sections 620.1051 and 620.192, Florida Statutes, the above-named limited partnership organized or registered under the laws of the State of Florida, submits this statement for the purpose of changing its registered office or registered agent, or both in the State of Florida. Such change was authorized by its general partner(s). I hereby accept the appointment of registered agent. I am familiar with, and accept the obligations of section 620.192, Florida Statutes.

SIGNATURE (Registered Agent Accepting Appointment)

DATE 12/29/95

**A GENERAL PARTNER THAT IS A CORPORATION, LIMITED PARTNERSHIP OR OTHER BUSINESS ENTITY
MUST BE REGISTERED AND ACTIVE WITH THIS OFFICE.**

11. Name(s) of General Partner(s)

11a. Address of Each General Partner
(Do NOT Use Post Office Box Numbers)

11b. City, State & Zip Code

11c. Registration/
Document Number

Executive Development
Group, Inc.

5030 Northwest 109th
Avenue, Suite M

Sunrise, FL 33351

L31636

AR \$52.50
SF \$138.75

1-30-96

Note: General partners MAY NOT be changed on this form; an amendment must be filed to change a general partner.

12. I do hereby certify that the information supplied with this filing is voluntarily furnished and does not qualify for the exemption stated in Section 119.07(3)(k), Florida Statutes. I release the Division of Corporations from any liability of non-compliance with Section 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 this annual report is true and accurate and that my signature shall have the same legal effects and made under oath. I further certify that I am a General Partner of the limited partnership, receiver or trustee empowered to execute this report as required by chapter 685, Florida Statutes.

SIGNATURE

DATE 12/29/95

Typed or Printed Name of General Partner Signing Form

Allan J. Pomerantz

Telephone Number (954) 742-9114

CR2E003 (6/95)

Isles of Plantation, Inc.

A95-000001590

Coral Spring, FL 33065

City/State/Zip

Phone #

Office Use Only

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

1. _____
(Corporation Name) (Document #)
2. _____
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

☐ Walk in

☐ Pick up time _____

☐ Certified Copy

☐ Mail out

☐ Will wait

☐ Photocopy

☐ Certificate of Status

FILED
97 SEP -8 PM 4:30
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/ Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

800002289478--B
-09/10/97--01084--004
*****52.50 *****52.50

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

A95-1590

Name	<i>ARQ-9</i>
Availability	
Document Examiner	<i>AR</i>
Updater	<i>AR</i>
Updater Verifier	<i>AR</i>
Acknowledgement	<i>AR</i>
W. P. Verifier	<i>AR</i>

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

EXECUTIVE DEVELOPMENT GROUP, INC.
(Insert 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 10/19/95, 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. EXECUTIVE DEVELOPMENT GROUP, INC.
ALLAN S. POMERANTZ
5030 NW 109 AVE
SUNRISE, FL. 33351
THE ISLES OF PLANTATION ACRES, LTD.
BRUCE S. BUTLER
9709 W. Sample Rd.
Coral Springs, FL. 33065

FILED
97 SEP - 8 PM 4: 30
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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:

ALLAN S. POMERANTZ, EXECUTIVE DEVELOPMENT GROUP, INC.

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

BRUCE S. BUTLER, THE ISLES OF PLANTATION ACRES, LTD.