

1204 HAYS STREET
TALLAHASSEE, FL 32304
904-222-9471
904-222-0001 FAX

800-342-8086



A 9500001992

DEC 20 PM 12:27
DIVISION OF CORPORATION

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
95 DEC 20 AM 11:16

ACCOUNT NO. : 072100000032

REFERENCE : 777023 4135A

AUTHORIZATION :

Patricia Pjute

COST LIMIT : \$ 140.00

ORDER DATE : December 20, 1995

ORDER TIME : 10:30 AM

ORDER NO. : 777023

CUSTOMER NO: 4135A

600001667026

CUSTOMER: Debra E. Kirschner, Legal Asst
STEEL HECTOR & DAVIS

41st Floor, Ste. 4000
200 S. Biscayne Boulevard
Miami, FL 33131-2398

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
95 DEC 20 AM 10:15

DOMESTIC FILING

NAME: CEJAS HERITAGE LIMITED
PARTNERSHIP

 ARTICLES OF INCORPORATION
XX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Karen B. Rozar

EXAMINER'S INITIALS:

12/21/95

BK

CERTIFICATE OF LIMITED PARTNERSHIP
OF
CEJAS HERITAGE LIMITED PARTNERSHIP

FILED
SECRETARY OF CORPORATIONS
DIVISION OF CORPORATIONS
95 DEC 20 AM 1:15

The undersigned General Partner of the Cejas Heritage Limited Partnership, a Florida limited partnership (the "Partnership"), desiring to adopt a certificate of limited partnership of the Cejas Heritage Limited Partnership (the "Certificate"), pursuant to Section 620.108 of the Florida Revised Uniform Limited Partnership Act (1986) (the "Act"), hereby certifies as follows:

1. Name: The name of the Partnership is Cejas Heritage Limited Partnership.
2. Recordkeeping Office, Principal Place of Business, and Mailing Address: The Partnership's recordkeeping office, principal place of business and mailing address is 200 S. Biscayne Blvd., Suite 2410, Miami, Florida 33131.
3. Initial Registered Agent: The name of the initial registered agent of the Partnership is Paul L. Cejas. The street address of the initial registered agent in the State of Florida is 200 S. Biscayne Blvd., Suite 2410, Miami, Florida 33131.
4. Name and Address of General Partner: The name and address of the general partner of the Partnership is Cejas Heritage Investments, Inc., 200 S. Biscayne Blvd., Suite 2410, Miami, Florida 33131.
P450000-96282
5. Term: The term of the Partnership is until December 31, 2045, unless such term is extended under applicable law and the Partnership's limited partnership agreement, or sooner terminated under applicable law and the limited partnership agreement.
6. Affidavit re: Capital Contribution: An affidavit declaring the amount of the capital contributions of the limited partners and the amount anticipated to be contributed by the limited partners is attached hereto as Exhibit "A".
7. Controlling Agreement: This Certificate summarizes information regarding the Partnership required under the Act but is qualified entirely by reference to the complete agreement of the partners to be embodied in a limited partnership agreement, which agreement shall include provisions not summarized in this Certificate and shall be controlling for all purposes.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, this Certificate has been executed by PAUL L. CEJAS
as PRESIDENT of Cejas Heritage Investments, Inc., a Florida corporation, the
general partner of the Partnership, this 19th day of DECEMBER, 1995.

General Partner:

**Cejas Heritage Investments, Inc.,
a Florida corporation**

By: Paul L. Cejas
Name: PAUL L. CEJAS
Title: PRESIDENT

FILED STATE
SECRETARY OF CORPORATIONS
DIVISION
95 DEC 20 AMO: 15

(Seal)

State of Florida)
) SS:
County of Dade)

Before me, a Notary Public authorized to take acknowledgements in the State and County set forth above, personally appeared PAUL L. CEJAS, PRESIDENT of Cejas Heritage Investments, Inc., a Florida corporation, who acknowledged before me that he/~~she~~ executed the foregoing Certificate of Limited Partnership on behalf of Cejas Heritage Investments, Inc., the general partner of Cejas Heritage Limited Partnership. He/~~She~~ is personally known to me ~~or has produced~~ _____ as identification and ~~did~~ did not take an oath.

In Witness Whereof, I have hereunto set my hand and official seal in the State and County aforesaid, this 19th day of DECEMBER, 1995.

Notary Public, State of Florida
Print Name: RUBEN DIAZ, JR.
My commission expires:



FLORIAN DIAZ, JR.
NAVY COMMISSION # OC31022 EXPIRES
August 23, 1987
CHARGE WITH THEY FOR UNLAWFUL ACT.

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as the registered agent for the Cejas Heritage Limited Partnership, a Florida limited partnership (the "Partnership"), in the foregoing Certificate of Limited Partnership of the Partnership, I hereby agree to accept service of process for said Partnership and to comply with all statutes relative to the complete and proper performance of the duties of the registered agent.



Paul L. Cejas
Registered Agent

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SECRETARY OF STATE
DIVISION OF CORPORATIONS
DEC 20 AM 10:15

EXHIBIT "A"

**AFFIDAVIT RE: CAPITAL CONTRIBUTIONS
OF
CEJAS HERITAGE LIMITED PARTNERSHIP**

COMES NOW, PAUL L. CEJAS, as PRESIDENT of Cejas Heritage Investments, Inc., a Florida corporation, the general partner of the Cejas Heritage Limited Partnership (the "Limited Partnership"), who deposes and states as follows:

1. The initial limited partner of the Limited Partnership is Paul L. Cejas:
2. The initial capital contributions of the limited partners of the Limited Partnership are as follows:

<u>Name</u>	<u>Amount of Contribution</u>
Paul L. Cejas	\$4,950.00

3. The initial capital contribution of the general partner of the Limited Partnership is as follows:

<u>Name</u>	<u>Amount of Contribution</u>
Cejas Heritage Investments, Inc.	\$ 50.00

4. To the best of my knowledge, the limited partner anticipates making additional capital contributions to the Limited Partnership, however the amount of such additional capital contributions is unknown at this time. A supplemental affidavit as required by Section 620.112 will be filed when appropriate.

5. Affiant further sayeth naught.

General Partner
Cejas Heritage Investments, Inc.

By: [Signature]
Name: PAUL L. CEJAS
Title: PRESIDENT

Sworn to and subscribed before me this 19th day of DECEMBER, 1995, by PAUL L. CEJAS, as the PRESIDENT of Cejas Heritage Investments, Inc., the general partner of the Cejas Heritage Limited Partnership, who is personally known to me/has produced identification and has taken an oath.

(type of identification)

[Signature]

Notary Public, State of Florida
Print Name: RUBEN DIAZ, JR.
My commission expires:

MIA9510/19308-1



RUBEN DIAZ, JR.
MY COMMISSION EXPIRES AUGUST 22, 1997
GAINED THIS TRUST FROM REPUTABLE, ETC.

FILED - STATISTICS
SECRETARY OF CORPORATIONS
DIVISION OF CORPORATIONS
95 DEC 20 AM 1:15

FILE ON OR BEFORE DECEMBER 20, 1995 OR PENALTY
WILL BE SUBJECT TO REVOCATION AND 50% PENALTY FEE

LIMITED PARTNERSHIP
ANNUAL REPORT
1996



FLORIDA DEPARTMENT OF STATE
Sandra Murdman
Secretary of State
DIVISION OF CORPORATIONS

1. Name of Limited Partnership
**CEJAS HERITAGE LIMITED
PARTNERSHIP**

1a. DOCUMENT #
A95000001992

Mailing Address
**200 S. Biscayne Blvd.
Suite 2410
Miami, FL 33131**

Principal Office Address
**200 S. Biscayne Blvd.
Suite 2410
Miami, FL 33131**

If above addresses are incorrect in any way, use through the incorrect information and enter correct address in Block 2 and/or 3.

3. Date Formed or Registered to Do Business in
**FLORIDA
December 20, 1995**

3a. Date of Last Report

4. State or Country of Formation
Florida

5a. Capital Contributions as Shown
on Record

5b. Amount of Capital Contributions in
FLORIDA to date
\$5,000.00

6. FEI Number

7. CERTIFICATE OF STATUS REQUIRED
☒ Applied For
☐ Not Applicable

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.
MAKE CHECK PAYABLE TO FLORIDA DEPT. OF STATE

9. Name and Address of Current Registered Agent

**Paul L. Cejas
200 S. Biscayne Boulevard - Suite 2410
Miami, Florida 33131**

10. If changed, new Registered Agent/Office

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

**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

**Cejas Heritage Investments,
Inc.**

**200 S. Biscayne Blvd.
Suite 2410**

Miami, Florida

P95000096282

**800001679268
-01/04/96--01126--017
****191.25 ****191.25**

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 as if made under oath. I further certify that I am a General Partner of the limited partnership, receiver or trustee in charge to execute this report as required by chapter 620, Florida Statutes.

Cejas Heritage Investments, Inc.

SIGNATURE By: *Paul L. Cejas*

Paul L. Cejas, President

DATE

12/36/95

Typed or Printed Name of General Partner Signing For

Telephone Number

CR2E003 (6/95)