



THE UNITED STATES
CORPORATION
COMPANY

A98000000086

ACCOUNT NO. : 072100000032

REFERENCE : 658264 105772A

AUTHORIZATION :

Patricia Pijute

COST LIMIT : \$ 157.50

FILED
SECRETARY OF CORPORATIONS
DIVISION OF CORPORATIONS
98 JAN -6 PM 4:46

ORDER DATE : January 6, 1998

ORDER TIME : 9:35 AM

ORDER NO. : 658264-005

CUSTOMER NO: 105772A

900002390739--8

CUSTOMER: Mr. Henry Batievsky
AMERICAN EQUITY PROPERTIES
INC.
Suite 600
19495 Biscayne Boulevard
Aventura, FL 33180

DOMESTIC FILING

NAME: PINES ¹⁴⁵ ~~36~~, LTD.

EFFECTIVE DATE:

 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: Andrew Cumper

EXAMINER'S INITIALS:

RECEIVED
98 JAN -6 AM 10:42
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

BH

1/6/98



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham
Secretary of State

January 6, 1998

ANDREW CUMPER
CSC NETWORKS
TALLAHASSEE, FL

SUBJECT: PINES 136, LTD.
Ref. Number: W98000000280

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 JAN -6 PM 4:49

We have received your document for PINES 136, LTD. and the authorization to debit your account in the amount of \$157.50. However, the document has not been filed and is being returned for the following:

The limited partnership name designated in the document is not available since it is the same as, or not distinguishable from the name of another entity on file with this office. Please select a new name and make the substitution in all the appropriate places.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6914.

Buck Kohr
Corporate Specialist

Letter Number: 998A00000659

RESUBMIT

Please give original
submission date as file date.

RECEIVED
98 JAN -8 AM 11:35
DIVISION OF CORPORATION

**CERTIFICATE OF LIMITED PARTNERSHIP OF
PINES 145, LTD.**

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
JAN -6 PM 4:49

The undersigned General Partner desiring to form a limited partnership pursuant to the Florida Revised Uniform Limited Partnership Law as set forth in Section 620.108 of the Florida Statutes, hereby states the following:

1. The name of the Partnership is PINES 145, LTD.
2. The address of the office of the Partnership is One Turnberry Place, 19495 Biscayne Boulevard, Suite 600, Aventura, Florida 33180.
3. The name and address of the agent for service of process on the Partnership is HENRY BATIEVSKY, ESQ., One Turnberry Place, 19495 Biscayne Boulevard, Suite 600, Aventura, Florida 33180.
4. The name and business address of the corporate General Partner is AMERICAN EQUITY PROPERTIES, INC., One Turnberry Place, 19495 Biscayne Boulevard, Suite 600, Aventura, Florida 33180. V47794
5. The mailing address of the Partnership is One Turnberry Place, 19495 Biscayne Boulevard, Suite 600, Aventura, Florida 33180.
6. The latest date upon which the Partnership shall dissolve is June 30, 2080.
7. The effective date of this Certificate of Limited Partnership shall be upon filing with the Department of State.
8. A conveyance or encumbrance of real property held in the Partnership name, and any other instrument affecting title to real property in which the Partnership has an interest shall be executed in the Partnership name by (a) BERNARDO BATIEVSKY, as President of AMERICAN EQUITY PROPERTIES, INC., a Florida corporation, as the General Partner of PINES 136, LTD. or (b) an authorized corporate officer, of AMERICAN EQUITY PROPERTIES, INC., a Florida corporation, as General Partner of PINES 145, LTD.

The execution of this Certificate by the undersigned General Partner constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

IN WITNESS WHEREOF, this Certificate of Limited Partnership has been executed by the General Partner of PINES 145, LTD. this 2nd day of January, 1998.

GENERAL PARTNER

AMERICAN EQUITY PROPERTIES, INC.,
a Florida corporation

By: 
BERNARDO BATIEVSKY, PRESIDENT

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent for PINES 145, LTD., a Florida limited partnership (the "Partnership"), in the foregoing Certificate of Limited Partnership, I, on behalf of the Partnership, hereby agree to accept service of process for said Partnership and to comply with any and all Statutes relative to the complete and proper performance of the duties of Registered Agent.

REGISTERED AGENT

By: 
HENRY BATIEVSKY

STATE OF FLORIDA)
)
COUNTY OF DADE)

SS:

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 JAN -6 PM 4:49

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned authority, personally appeared BERNARDO BATIEVSKY, as President of American Equity Properties, Inc., a Florida corporation, which is the General Partner of Pines 145, Ltd., a Florida limited partnership, hereinafter referred to as the "Partnership", One Turnberry Place, 19495 Biscayne Boulevard, Suite 600, Aventura, Florida 33180, who upon being fully sworn, certified as follows:

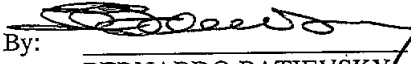
The Limited Partners have made capital contributions in the amount of \$9,900.00 and will not make any additional capital contributions.

FURTHER AFFIANT SAITH NAUGHT

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

GENERAL PARTNER:

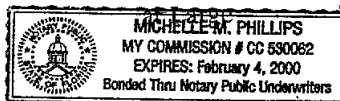
AMERICAN EQUITY PROPERTIES,
INC., a Florida corporation

By: 
BERNARDO BATIEVSKY
President

Dated: January 2, 1998

The foregoing instrument was acknowledged before me this 2nd day of January, 1998, by BERNARDO BATIEVSKY, as President of American Equity Properties, Inc., a Florida corporation, the General Partner of the Partnership, who is personally known to me.


Notary Public, State of Florida



Print/Type or Stamp Notary Name
Commission No. (if any) _____

My Commission Expires:
