



THE UNITED STATES
CORPORATION
COMPANY

A98000001024

ACCOUNT NO. : 072100000032

REFERENCE : 792439 134758A

AUTHORIZATION :

COST LIMIT : \$ ~~750.50~~ *Patricia P. [signature]*

FILED STATE
SECRETARY OF CORPORATIONS
DIVISION OF CORPORATIONS
98 APR 23 AM 10:59

ORDER DATE : April 23, 1998 ~~156.10~~

ORDER TIME : 12:25 PM

ORDER NO. : 792439-005

CUSTOMER NO: 134758A

CUSTOMER: Theodore J. Klein, Esq
THEODORE J. KLEIN, ESQ

88 N.e. 168th Street

200002498602--6

N. Miami Beach, FL 33162

DOMESTIC FILING

NAME: FINE REAL ESTATE VENTURES,
LTD. (3)

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
XX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

Name	<u>4/23/98</u>	CERTIFIED COPY
Availability	<u>ccc</u>	PLAIN STAMPED COPY
Document		CERTIFICATE OF GOOD STANDING
Examiner	CONTACT PERSON: Janna Wilson	
Updater		EXAMINER'S INITIALS: <u>BM</u>
Updater		
Verifier		
Acknowledgement		
W. P. Verifier		

RECEIVED
98 APR 23 PM 4:07
DEPARTMENT OF REVENUE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

4/23/98
TC
\$9,800.00

CERTIFICATE OF LIMITED PARTNERSHIP
OF
FINE REAL ESTATE VENTURES, LTD.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 APR 23 AM 10:59

Pursuant to the provisions of the Florida Revised Uniform Limited Partnership Act, and §620.108 of the Florida Statutes, the undersigned, being the sole General Partner of FINE REAL ESTATE VENTURES, LTD., hereby duly executes and files with the Florida Secretary of State this Certificate of Limited Partnership.

1. The name of the limited partnership is:

FINE REAL ESTATE VENTURES, LTD.

2. The business address and the mailing address of the Limited partnership is 1051 N.W. 3 Street, Hallandale, Florida 33009.
3. The name of the registered agent for service of process required by §620.105 of the Florida Statutes is Theodore J. Klein.
4. The Florida street address for the registered agent is:

88 N.E. 168 Street
North Miami Beach, Florida 33162

5. Acceptance of Appointment of Registered Agent:

Having been named the statutory registered agent of FINE REAL ESTATE VENTURES, LTD., at the place designated in this Certificate of Limited Partnership, I hereby accept such designation and confirm that I am familiar with and agree to accept the obligations imposed by §620.192 of the Florida Statutes and I agree to comply with the provisions of Florida Law relative to keeping the registered office open.



Theodore J. Klein

Dated: April 21, 1998

6. The name and business address of the general partner is as follows:

P98000033983
FINE HOLDINGS, INC.
1051 N.W. 3 Street
Hallandale, Florida, 33009

7. The latest date upon which the limited partnership is to dissolve is December 31, 2042.

IN WITNESS WHEREOF, The Sole General Partner has executed the foregoing Certificate of Limited Partnership on this 21 day April, 1998 in accordance with §620.14 of the Florida Statutes.

FINE HOLDINGS, INC., a Florida corporation, as general partner

BY: 

Ted Fine, President

AFFIDAVIT

THE UNDERSIGNED, constituting the sole general partner of FINE REAL ESTATE VENTURES, LTD., a Florida Limited Partnership, hereby certify as follows:

1. The amount of capital contributions to date of the limited partners is: \$0.00.
2. The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$9,800.00.

FURTHER AFFIANT SAYETH NOT.

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.

FINE HOLDINGS, INC.,
a Florida corporation, as
general partner

BY: 

Ted Fine, President

ptrshp\fine.clp