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December 10, 1999  
VIA FEDERAL EXPRESS AND FACSIMILE (850) 224-0216

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John Hall  
Hall's Delivery Service  
464 East Freddie Martin Drive  
Tallahassee, Florida 32301

RE: Filing of Certificate of Amendment

Dear Mr. Hall:

Enclosed is a Certificate of Amendment to the Limited Partnership Agreement  
JHM Ruby Lake Hotel, Ltd., for filing with the Secretary of State, along with a check for  
said filing in the amount of \$52.50.

Please fax to this office a stamped copy after filing.

Should you have any questions, do not hesitate to give me a call.

Very truly yours,

  
Donald J. Curotto

3/K 1/16/00

DJC/dl  
Enclosure

Call John Hall when ready  
681-0619

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99 DEC 16 PM 1:31  
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

CERTIFICATE OF AMENDMENT TO  
THE LIMITED PARTNERSHIP AGREEMENT  
OF  
JHM RUBY LAKE HOTEL, LTD.

THIS CERTIFICATE OF AMENDMENT to the Limited Partnership Agreement dated November 24, 1999, of JHM RUBY LAKE HOTEL, LTD., a Florida limited partnership (the "Partnership") made and entered into this 9<sup>th</sup> day of December, 1999.

WHEREAS, a new general partner is to be hereby designated and thereupon the present general partner is hereby to withdraw from the Partnership.

NOW THEREFORE, as permitted by the Partnership Agreement, and in consideration of good and valuable consideration the receipt and sufficiency is hereby acknowledged, the Partnership Agreement is hereby amended as follows:

1. The following is hereby admitted as a general partner in the Partnership and shall have the following percentage interest in the Partnership:

AURO AUSTRIAN HOTEL, LLC., a South Carolina limited liability company authorized to do business in Florida General Partner, 880 Pleasantburg Drive, Greenville, SC 29607, together with the entity referred to on Page 1A

2. JHM ENTERPRISES, INC., a South Carolina corporation attached. authorized to transact business in the State of Florida hereby withdraws as the General Partner of the Partnership.

IN WITNESS WHEREOF, the above named partner has executed this Amendment to the Limited Partnership Agreement of JHM RUBY LAKE HOTEL, LTD. as of the day and year first above written.

NEW GENERAL PARTNER:

AURO AUSTRIAN HOTEL, LLC, a South Carolina limited liability company authorized to do business in the State of Florida

By: Hasmuck P. Rama  
H. P. Rama, Manager

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Page 1A to Certificate of Amendment to The Limited Partnership Agreement of JHM RUBY LAKE HOTEL, LTD.

ADDITIONAL NEW GENERAL PARTNER OF JHM RUBY LAKE HOTEL, LTD.

LAKE BV, LLC, a California limited liability company authorized to do business in Florida

c/o 650 TOWN CENTER DRIVE SUITE 1720

COSTA MESA, CA 92626

Percentage interest of Lake BV, LLC is 40%

SIGNATURE:

LAKE BV, LLC, a California limited liability company authorized to do business in Florida

By:

Managing Member

MAYOR PATER

Print Name

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WITHDRAWING GENERAL PARTNER

JHM ENTERPRISES, INC., a South  
Carolina corporation authorized  
to do business in Florida

By: Hasmukh P. Rama  
Hasmukh P. Rama, CEO

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