

The Pioneer Group, Inc

60 State Street
Boston, MA 02109-1820
617-742-7825

FILED

SEP -8 PM 12: 09

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

B96000000221

Florida Department of State
Division of Corporations- Limited Partnership Section
P.O. Box 6327
Tallahassee, Florida 32314
Attention: Brenda Tadlock
Senior Corporate Section Administrator

000002962470--7

-08/17/99--01070--005
****315.00 ****105.00



Re: CEENIS Equities, Limited Partnership (Ref. # B96000000219)
CEENIS Investor Fund, Limited Partnership (Ref. # B96000000220)
CEENIS Property Fund, Limited Partnership (Ref. # B96000000221)

DE
173

Dear Ms. Tadlock:

I spoke with you several weeks ago regarding the above-named Florida limited partnerships. We filed the enclosed Certificates of Cancellation with the required fee of \$52.50 for each in April. You returned the Certificates with the notices enclosed, indicating that your records do not show the new general partner for each of the partnerships. Apparently, last year when our company bought the interests in the partnerships from Auburndale Properties, Inc., the change in general partners was never registered with Florida. As a result, your notices were sent to Auburndale Properties, Inc., which has since moved from Massachusetts to New Jersey, and the woman there who used to handle these filings is no longer with the company, all of which caused a considerable delay in the notices being forwarded to our office last month.

At your suggestion, Auburndale Properties, Inc. has signed the enclosed Certificates of Amendment to change the general partner for each partnership, and the new general partners have signed as well. I have enclosed the \$52.50 fee for each Certificate of Amendment. Additionally, I am resubmitting the Certificates of Cancellation and the \$52.50 fee for each partnership. I hope that everything is now in order and that you can confirm the cancellation of each of these partnerships, which no longer serve any purpose, as we have replaced them with entities of our own.

If you have any questions regarding the enclosed, please call me at (617) 422-4206 or fax me at (617) 422-4293. Thank you very much for your assistance.

Name	
Availability	
Document Examiner	let
Updater	
Updater Verifier	Enclosures
Acknowledgement	
W. P. Verifier	

Very truly yours,

Margaret C. Begley

GP not required to register
because LP filing cancel.
Simultaneously.

FF \$52.50
CC 52.50



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

August 23, 1999

MARGARET C. BEGLEY
THE PIONEER GROUP, INC.
60 STATE ST.
BOSTON, MA 02109-1820

SUBJECT: CEENIS PROPERTY FUND, LIMITED PARTNERSHIP
Ref. Number: B96000000221

We have received your document for CEENIS PROPERTY FUND, LIMITED PARTNERSHIP and your check(s) totaling \$157.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 620.173, Florida Statutes, requires amendments filed to foreign limited partnerships to be signed by a general partner and the signature to be notarized. ✓

Your fees and your certificate of cancellation are being retained in this office. ✓
Further, please note we have amended the name of the limited partnership to match our records. ✓

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) 487-6911.

Brenda Tadlock
Sr. Corporate Section Administrator

Letter Number: 899A00042179

The Pioneer Group, Inc.

60 State Street
Boston, MA 02109-1820
617-742-7825

September 3, 1999

Florida Department of State
Division of Corporations- Limited Partnership Section
P.O. Box 6327
Tallahassee, Florida 32314
Attention: Brenda Tadlock
Senior Corporate Section Administrator



Re: CEENIS Equities, Limited Partnership (Ref. # B96000000219)
CEENIS Investor Fund, Limited Partnership (Ref. # B96000000220)
CEENIS Property Fund, Limited Partnership (Ref. # B96000000221)

Dear Ms. Tadlock:

I spoke with you last week regarding the above-named Florida limited partnerships. As I told you then, I am grateful to you for being flexible enough to adapt the forms so that we do not have to chase down signatures from the former general partners. As you requested, I have had the each of the enclosed certificates notarized.

I apologize that these matters have taken so much of your time and hope that we have now resolved all issues. If you need anything further, please call me at (617) 422-4206 or fax me at (617) 422-4293. Thank you very much for your assistance.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Margaret C. Begley", is written over a horizontal line.

Margaret C. Begley

Enclosures

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

FILED
99 SEP - 8 PM 12:09
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CEENIS PROPERTY FUND, LIMITED PARTNERSHIP

(Insert name currently on file with Florida Dept. of State)
173 Delaware

Pursuant to the provisions of section 620. ~~IX~~, Florida Statutes, this ~~Florida~~ limited partnership, whose certificate was filed with the Florida Dept. of State on June 14, 1996, adopts the following certificate of amendment to its certificate of limited partnership.

FIRST: Amendment(s): (indicate article number(s) being amended, added, or deleted)

Article iv. is amended to read in its entirety as follows:

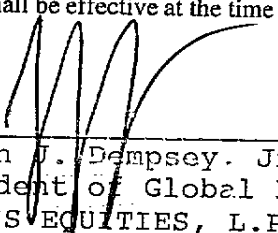
"iv. General Partner. The name and mailing address of the general partner of the Partnership are as follows:

PBO Property Fund, L.L.C.
c/o Pioneer Real Estate Advisors, Inc.
60 State Street
Boston, MA 02109

SECOND: This certificate of amendment shall be effective at the time of its filing with the Florida Department of State.

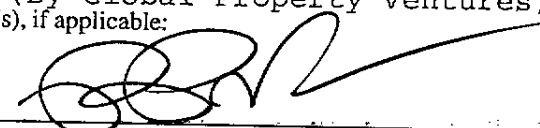
THIRD: Signature(s)

Signature of current general partner:

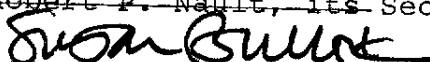


Joseph J. Dempsey, Jr.
President of Global Property Ventures, Inc.
CEENIS EQUITIES, L.P.
(By Global Property Ventures, Inc., its GP)

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



PBO Property Fund, L.L.C.
(By Robert P. Nault, its Secretary)



County of Suffolk
Commonwealth of MA
My Commission Expires: July 2, 2007