CORPORATION INFORMATION SONALS, INC. 1201 HAYS STREET TALIAHASMI, EL 323OF, 904-222-9171 901-222-0193 FAX

800-342-8086

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MAIL TO: P.O. Box 5020 TAHAHASSEL, FL. 32314

ACCOUNT NO 1 0721 MAMAMAN IN

REFERENCE : 500015 APVICA

AUTHORIZATION :

COST LIMIT : 5 PREPAID

ORDER DATE : January 31, 1995

ORDER TIME : 9:54 AM

ORDER NO. : 500015

CUSTOMER NO: 82021

CUSTOMER: Mr. Jeanne Aplington

LEWIS VEGOSEN & ROSENBACH P.A.

P. O. Box 4388

West Palm Beach, FL 33402-4388

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DOMESTIC FILING

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NAME:

WELP MEMPHIS OUTLET, L.C.

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	TICLES OF INCORPORATION RTIFICATE OF LIMITED PARTNERSHIP	FILING 25 0
PLEASE R	ETURN THE FOLLOWING AS PROOF OF FILE	ING C. COPY 52.50
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CONTACT	FERSON: Cart M. Hensal EXAMINERS INT	REFUND
		1. 21.95

ARTICLES OF ORGANIZATION WELP MEMPHIS OUTLET, L.C.

SECULIAN 31 PN 33 We, the undersigned natural persons competent to contract hereby organize and form a limited liability company ("the Company") under and pursuant to Chapter 608, Florida Statutes as follown:

ARTICLE 1.

Name of Limited Liability Company

The name of the Company shall be WELP Memphis Outlet, L.C.

ARTICLE 2.

Period of Duration

The existence of the Company shall be continuous from the date of filing these Articles with the Department of State until thirtyfive (35) years thereafter.

ARTICLE 3.

Purpose

The Company is organized for the purpose of becoming the general partner of a limited partnership ("the Partnership") formed or to be formed to acquire a Factory Outlet Mall in Lakeland, Tennessee ("the Property") and for the purpose of transacting any and all lawful business in connection therewith which limited liability companies may transact pursuant to Chapter 608, Florida Statutes.

ARTICLE 4.

Place of Buniness and Registered Agent

The street address of the initial business office of the Company is 10th Floor, 500 S. Australian Avenue, West Palm Beach, Florida 33401, and the name and address of the initial registered agent of the Company at that address is LEWIS, VEGOSEN & ROSENBACH, P.A., Attention: DEAN VEGOSEN. The Company shall have the privilege of having offices at other places within or without the State of Florida and within or without the United States of America. The Company may, at its discretion, at any time, change the address of its place of business.

ARTICLE 5.

Investment in Company

The total amount of cash to be contributed to the Company upon its formation is One Hundred Fifty Thousand Dollars (\$150,000.00), which is to be contributed in three equal shares of \$50,000.00 each by the initial three (3) members of the Company. It is contemplated that there will ultimately be fifteen (15) equal shares of \$50,000.00 each for an aggregate of \$750,000.00 in total contributed capital. No property other than cash shall be contributed initially.

ARTICLE 6.

Additional Contributions

Additional contributions over and above the projected \$750,000.00 in aggregate capital, if any, will be made as and when agreed to by a vote of at least a majority of the votes of the Company.

ARTICLE 7.

Additional Homborn

Additional members may be admitted to the Company upon such terms and conditions as shall be established by a majority of the votes of the then-existing members.

ARTICLE 8.

Continuation of Business

The remaining members of the Company shall have the right to continue the business of the Company on the death, retirement, resignation, expulsion, bankruptcy or dissolution of any member or upon the occurrence of any other event which terminates the continued membership of a member in the Company.

ARTICLE 9.

Management

Management of the Company is reserved to LOTNAR ESTEIN, one of the members, who shall serve as the manager of the Company until such time as another manager is designated in accordance with the Regulations. Lothar Estein's address is c/o International Station, 5211 International Drive, Orlando, Florida 32819.

ARTICLE 10.

Indomnification of Members and Manager

Except in the case of gross negligence or willful or wanton misfeasance or malfeasance, the Company shall indemnify and save harmless every manager and member of the Company from all costs and expense incurred by him, her or it in connection with the defense of any action, suit or proceeding, whether civil or criminal, in

which ho, she or it is made a party as a result of having been a member of or manager of the Company.

ARTICLE 11.

Counterparts

These Articles may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, but all of which taken together shall constitute one and the same instrument and it shall not be necessary in making proof of this Agreement to produce or account for more than one counterpart. Multiple signature and notary pages for the members may be attached to a counterpart of those Articles.

ARTICLE 12.

Manner of Contributing Capital and Use

Each member of the Company shall contribute \$10,000.00 of his, her or its total \$50,000.00 capital contribution upon execution hereof. The initial \$10,000.00 contributed by each member may be contributed by the Company to the capital of the Partnership to provide funds toward a down payment on the Property to provide operating capital for expenses of the Partnership. EACH MEMBER ACKNOWLEDGES AND AGREES THAT THE CAPITAL CONTRIBUTED TO THIS COMPANY MAY BE AT RISK AND THAT SOME OR ALL OF IT MAY NOT BE REFUNDABLE OR RECOVERABLE EVEN IF THE PARTNERSHIP DOES NOT ULTIMATELY ACQUIRE THE PROPERTY. EACH MEMBER IS WILLING TO ASSUME THE COMPANY, AS GENERAL PARTNER OF THE THIS RISK BECAUSE PARTNERSHIP, IS RECEIVING A DISPROPORTIONATELY LARGE SHARE OF PARTNERSHIP FOR ITS \$750,000.00 CAPITAL INTEREST THE IN CONTRIBUTION TO THE PARTNERSHIP.

The remaining \$40,000.00 of each member's \$50,000.00 capital contribution shall be due and payable to the Company upon receipt of written notice from the Manager that it is due. This portion of each member's capital contribution shall be contributed to the Partnership only at or near the time of acquisition of the Property by the Partnership. In the event any member fails to make any part of the Capital Contribution due from such member within twenty (20) days of the date it is required to be made hereunder (as determined by the manager), such member shall be in default and shall immediately lose all of his, her or its interest as a member of the Company without entitlement to any refund of any portion of the Capital that may have already been contributed by such member, or to any compensation or other remuneration.

In witness of the foregoing, we have hereunto set our hands and seals this <u>light</u> day of <u>liminal</u>, 1995.

LOTHAR ESTEIN

WATTER PRAUSE

WALTER LUX

STATE OF FLORIDA) ; ss. COUNTY OF ORANGE)

Before me personally came and appeared LOTHAR ESTEIN, who has Appeared LOTHAR ESTEIN, who have appear

that he, executed said instrument for the purposes therein expressed.

WITNESS my hand and official soal in the State and County last aforesaid this 1/211 day of January 1995.

CYNTHA ANN ABNRY
My Comm Exp. 11/30/08
Bonded By Service Ins
No. CC423876

Francoully Known 110Anc 1 D.

Notary Public, State of Florida Commission No. (2.43374)

STATE OF FLORIDA)
COUNTY OF ORANGE)

C

Before me personally came and appeared WALTER PRAUSE, who has produced as identification German Passport No. 13 Nesconding to me well known and known to me to be the individual described in and who executed the foregoing instrument and acknowledged to and before me that he, executed said instrument for the purposes therein expressed.

CYNTHIA ANN ABNEY
My Comm Exp. 11/30/98
W PUBLIO
No. CC423876
L Prisonally Known 110ther Lts.

Notary Public, State of Florida Commission No. <u>CC433576</u>

STATE OF FLORIDA)
COUNTY OF ORANGE)

Produced-as-identification—German-Passport—No. Peconomy, to me-well known and known to me to be the individual described in and who executed the foregoing instrument and acknowledged to and before me that he, executed said instrument for the purposes therein expressed.

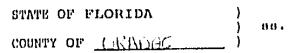
WITNESS my hand and official seal in the State and County last aforesaid this Work day of Warross, 1995.

CYNTHIA ANN ABNEY
My Comm Exp. 11/30/98
NOTARY
Bonded By Service Ins
No. CC423876

U Personly Known [1] Other 1 D

Notary Public, State of Florida Commission No. 10452976

AFFIDAYIT





Before me, a Notary Public duly authorized to administer oaths and take acknowledgments in the County and State aforesaid, personally came and appeared LOTHAR ESTEIN, who being by me first duly sworn, deposed and stated:

- 1. I am a member of WELP Memphis Outlet, L.C., a Florida limited liability company in formation ("the Limited Liability Company").
 - 2. The Limited Liability Company has at least two members.
- 3. The total amount of cash contributed by the members as of the date hereof is Thirty Thousand Dollars (\$30,000.00).
- 4. The agreed value of property other than cash contributed by the members is \$0.00, and no property other than cash is anticipated to be contributed by the members.
- 5. The total amount of cash anticipated to be contributed to the Limited Liability Company by the members is Seven Hundred Fifty Thousand Dollars (\$750,000.00). This total includes the amounts set forth in paragraphs 3 and 4 above.

TOURD ESMETH

Sworn to and subscribed before me by LOTHAR ESTEIN, who is personally known to me this total day of Minimum, 1995.

CYNTHIA ANN ABNEY
My Comm Exp. 11/30/98
My Comm Exp. 11/30/98
Bonded By Service Ins
No. CC423876

My commission expires: 1130/8

Cipithin Dru alberty (Printed Name)

Notary Public

State of Florida at large Commission No. (4) 137%

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

In pursuance of Chapter 608, Florida Statutes, the following is submitted, in compliance with said Act:

That WELP MEMPHIS OUTLET, L.C., dosiring to organize as a limited liability company under the laws of the State of Florida with its principal office, as indicated in the Articles of Organization, has named Lowis, Vegosen and Rosenbach, P.A., Attention: Dean Vegosen, located at 10th Floor, 500 South Australian Avenue, City of West Palm Beach, County of Palm Beach, State of Florida, as its agent to accept service of process within this state.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above stated limited liability company, at the place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of law relative to keeping open said office.

LEWIS, VEGOSEN AND ROSENBACH, P.A.

By: Xanuel N. Vreedwell
Kenneth A. Treadwell 5...

1. 9.50000 SENDACITED 89 ATTORNEYS AT LAW SKI SOUTH AUSTRALIAN AVENUE WEST PALM BEACH, FLORIDA 33401

March 16, 1995

ROBERT M. LEWIS (1932-1982)

CASS W. CHRISTENSON
ANNÉ DESORMIER-CARTWRIGHT
GARY M. DUNKEL
CYNTHIA J. JACKSON
JOHN IL LEVETT
MARSHALL J. OSOFSKY
DEAN J. ROSENHACH
JOHN R. SHEPPARD, JR.
KENNETH A. TRIFADWIELL
DIAN VEGOSEN
GARY WALK

MAILING ADDRESS: P.O. HOX 4388 WEST PALM HEACH, PL 33402-4388

> EDWARD BOBICK PREDBRICK L KETTEL, 111 "OF COUNSEL"

> TELEPHONE (407) 659-3300 FAX: (407) 832-1991

Corporate Records Bureau Division of Corporations Department of State P.O. Box 6327 Tallahassoe, FL 32314

Ro: WELP Memphis Outlet, L.C./ Document No. L95000000089 ~

Gentlemen:

Enclosed are duplicate counterparts of Articles of Amendment to Articles of Organization, and Supplemental Affidavit for filing in connection with the captioned limited liability company. Also enclosed is a check to the Secretary of State in the amount of \$355.00 in payment of the filing fees.

Please file the enclosed documents at your earliest convenience and issue certified copies of the documents. Your receipt and the certified copies of the documents should be mailed to the undersigned at the address on this letterhead.

Thank you.

000001445470 -04/06/95--01046--025 ****355.00 ****105.00

Sincerely,

Dean Vegosen

DV:jha Enclosures

cc: Lothar Estein

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AMEIN

TWENTY-ONE YEARS OF SERVICE 1974-1995

ARTICLES OF AMENDMENT TO ARTICLES OF ORGANIZATION OF WELP MEMPHIS OUTLET, L.C.

We, the undersigned, Lothar Estein, Walter Prause and Walter Lux, being all of the Members of WELP Memphis Outlet, L.C., and Florida limited liability company, on behalf of the company heraby, execute this Amendment in accordance with Chapter 608, Florida Statutes, as follows:

- 1. The name of the limited liability company is WELP Memphis Outlet, L.C.
- 2. The Articles of Organization were filed with the Department of State on January 31, 1995.
- 3. Article 5, "Investment in Company", of the Articles of Organization of WELP Memphis Outlet, L.C. is hereby amended in its entirety to read as follows:

"The total amount of cash to be contributed to the Company upon its formation is One Hundred Eighty Thousand Dollars (\$180,000.00), which is to be contributed in three equal shares of \$60,000.00 each by the initial three (3) members of the Company. It is contemplated that there will ultimately be fifteen (15) equal shares of \$60,000.00 each for an aggregate of \$900,000.00 in total contributed capital. No property other than cash shall be contributed initially."

4. Article 6, "Additional Contributions", of the Articles of Organization of WELP Memphis Outlet, L.C. is hereby amended in its entirety to read as follows:

"Additional contributions over and above the projected \$900,000.00 in aggregate capital, if any, will be made as and when agreed to by a vote of at least a majority of the votes of the Company."

5. Article 12, "Manner of Contributing Capital and Une" of the Articles of Organization of WELP Memphis Outlet, L.C. is hereby amended in its entirety to read as follows:

"Each member of the Company shall contribute \$10,000.00 of his, her or its total \$60,000.00 capital contribution upon execution hereof. The initial \$10,000.00 contributed by each member may be contributed by the Company to the capital of the Partnership to provide funds toward a down payment on the Property to provide operating capital for expenses of the Partnership. EACH MEMBER ACKNOWLEDGES AND AGREES THAT THE CAPITAL CONTRIBUTED TO THIS COMPANY MAY BE AT RISK AND THAT SOME OR ALL OF IT MAY NOT BE REFUNDABLE OR RECOVERABLE EVEN IF THE PARTNERSHIP DOES NOT ULTIMATELY ACQUIRE THE PROPERTY. EACH MEMBER IS WILLING TO ASSUME THIS RISK BECAUSE THE COMPANY, AS GENERAL PARTNER OF THE PARTNERSHIP, IS RECEIVING A DISPROPORTIONATELY LARGE SHARE OF INTEREST IN THE PARTNERSHIP FOR ITS \$900,000.00 CAPITAL CONTRIBUTION TO THE PARTNERSHIP.

"The remaining \$50,000.00 of each member's \$60,000.00 capital contribution shall be due and payable to the Company upon receipt of written notice from the Manager that it is due. This portion of each member's capital contribution shall be contributed to the Partnership only at or near the time of acquisition of the Property by the Partnership. IN THE EVENT ANY MEMBER FAILS TO MAKE ANY PART OF THE CAPITAL CONTRIBUTION DUE FROM SUCH MEMBER WITHIN TWENTY (20) DAYS OF THE DATE IT IS REQUIRED TO BE MADE HEREUNDER (AS DETERMINED BY THE MANAGER), SUCH MEMBER SHALL BE IN DEFAULT AND SHALL IMMEDIATELY LOSE ALL OF HIS, HER OR ITS INTEREST AS A MEMBER OF THE COMPANY WITHOUT ENTITLEMENT TO ANY REFUND OF ANY PORTION OF THE CAPITAL THAT MAY HAVE ALREADY BEEN CONTRIBUTED BY SUCH MEMBER, OR TO ANY COMPENSATION OR OTHER REMUNERATION."

6.	The n	nembers adop	ted the	above	described	l Amei	ndment to	the
Articles	of Or	ganization	by una	nimous	consent	the	K day	, of
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WALTER PR	AUSE			WALT	ER LUX-7			

STATE OF FLORIDA)
COUNTY OF ORANGE

Before me personally came and appeared LOTHAR ESTEIN, Dwho is personally known to me/ Dwho has produced as identification a Florida driver's license, to me well known and known to me to be the individual described in and who executed the foregoing instrument and acknowledged to and before me that he, executed said instrument for the purposes therein expressed.

WITNESS my hand and official soal in the State and County last aforesaid this 13th day of 1010 , 1995.

CYNTHIA ANN ABNEY

CYNTHIA ANN ADNEY
My Comm Exp. 11/30/98
My Comm Exp. 11/30/98
My Comm Exp. 11/30/98
My Comm Exp. 11/30/98
Mo. CC423876

(Description of the community Known 1104 at 0.

Notary Public, State of Florida Commission No. (14) 3577

STATE OF FLORIDA (COUNTY OF ORANGE)

Before me personally came and appeared WALTER PRAUSE, who is personally known to me/ Dwho has produced as identification German Passport No. _____, to me well known and known to me to be the individual described in and who executed the foregoing instrument and acknowledged to and before me that he, executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal in the State and County last aforesaid this the day of hand, 1995.

CYNTHIA ANN ABNEY
My Comm Exp. 11/30/98
My Comm Exp. 11/30/98
My Comm Exp. 11/30/98
Bonded By Service Ins
No. CC423876

Personally Known 11 Other L D.

Notary Public, State of Florida Commission No. (C4)3876

STATE OF FLORIDA COUNTY OF ORANGE

Before me personally came and appeared WALTER LUX, who is personally known to me/ Dwho has produced as identification German Passport No. ______, to me well known and known to me to be the individual described in and who executed the foregoing instrument and acknowledged to and before me that he, executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal in the State and County last aforesaid this 134 day of 1995.

CYNTHIA ANN ARNEY
My Comm Exp. 11/30/98
FUBLIC Bonded By Service Ins
No. CC423876

Demonstrate No. CC423876

Notary Public, State of Florida Commission No. 12 423 77

A PIORNEYS AT LAW
SO SOUTH AUSTRALIAN AVENUE
WEST PALM BEACH, FLORIDA 33401

ROBBRT M. LIGWIS (1932-1982)

CASS W. CHRISTINSON
ANNÉ DISORMIER-CARTWRIGHT
GARY M. DUNKEL.
CYNTHIA J. JACKSON
JOHN H. LEVITT
MARSHALL J. OSOPSKY
DIAN J. ROSENBACH
JOHN R. SHEPPARD, JR.
SEGNETH A. TREADWELL
DIAN VEGOSEN
GARY WALK

March 16, 1995

MAILING ADDRESS: P.O. BOX 4388 WEST PALM BRACH, FL 33402-4388

> BDWARD BOBICK FREDERICK J. KEITHE, 111 ~OF COUNSEL~

TIPLEPHONE (407) 059-3300 PAX: (407) 832-1991

Corporate Records Bureau Division of Corporations Department of State P.O. Box 6327 Tallahassee, FL 32314

Re: WELP Memphis Outlet, L.C./ Document No. 195000000089

Gentlemen:

Enclosed are duplicate counterparts of Articles of Amendment to Articles of Organization, and Supplemental Affidavit for filing in connection with the captioned limited liability company. Also enclosed is a check to the Secretary of State in the amount of \$355.00 in payment of the filing fees.

Please file the enclosed documents at your earliest convenience and issue certified copies of the documents. Your receipt and the certified copies of the documents should be mailed to the undersigned at the address on this letterhead.

Thank you.

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Sincerely,

Dean Vegosen

DV:jha Enclosures

cc: Lothar Estein

SUPPLEMENTAL AFFIDAVIT

STATE	OF	FLORID	λ)	
			}	0.0
COUNTY	(OI	CRANG	E)	

Before me, a Notary Public duly authorized to administer on the and take acknowledgments in the County and State aforesaid, porson-ally came and appeared LOTHAR ESTEIN, who being by me first duly sworn, doposed and stated:

- I am a member of WELP Memphis Outlet, L.C., afflorida limited liability company in formation ("the Limited Liability Company").
 - 2. The Limited Liability Company has at least two members.
- The total amount of cash contributed by the members as of the date hereof is Thirty Thousand Dollars (\$30,000.00).
- The agreed value of property other than cash contributed by the members is \$0.00, and no property other than cash is anticipated to be contributed by the members.
- The total amount of cash anticipated to be contributed to the Limited Liability Company by the members is Nine Hundred Thousand Dollars (\$900,000.00).

 CYNTHA ANN ABNEY

CYNTHIA ANN ABNEY
My Comm Exp. 11/30/98
PUBLIC
Bonded By Service Ins No. CC423876

() Per)conally Known [] Other L.D.

LOTHAR ESTEIN

Sworn to and subscribed before me by LOTHAR ESTEIN, who is personally known to me this left day of March, 1995.

Notary Public

State of Florida at

Commission No. CC 40

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FILE NOW: Fee after May 1, will be \$263.75

\$ 23	WELP MEMPHIS OUTLET, L.	FLORIDA DEPARTA STATE DIV NO COI 1.78 Corporation Buppler DRIDA DEPARTME NT #L9500000 CC.	MENT OF STATE MENT OF STATE MODES MATIONAL OF	o Pincipal I	SECRETARY OF ALLAHASSEE, For the continuous addition and the continuous addition and the continuous addition are continuous addition and continuous addition are continuous additional are continuous are continuous additional are continuous a	STATE LORIDA	
Gry & S. Z. Sulle, A. Z.p. LEWIS ATTN: 500 S. WEST	e madicing arkfress is excurred in any way. line through incompanies of Business I TNTERNATIONAL Scribe. Suite.	Apt. #, etc. Apt. #, etc. Apt. #, etc. Apt. #, etc. Apt. # Act. Blate P. A. H. FLOOR	SITOOT Address (P.O. I. Strillo, Apt. #, etc. City	OTH FLEST PA Date Organ 1/31/1 FEI Number Onto of Last	IM BISACH FI FIAM BISACH FI	33401 State of Fermation Applied For Not Applicable of Status Desired Additional for Hermani Agent	
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anaging n	eby cortify that the information supplied with this film bify that the information indicated on this annual rope nembor or manager of the limited liability company o opears in Block 10, or on an attachment with an add	IT IS ITUE AND ACCURATE AND The technology of Injetos on	dibat mu cianatura chali.	have the en-			

SEVIATURE AND TYPE DICHTSTALL DEADE OF SECURES MANAGERS MEMBER OF MANAGER

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SIGNATURE: _