

CERTIFICATE OF LIMITED PARTNERSHIP

The persons hereinafter named as partners associate themselves together to form a limited partnership under the Uniform Limited Partnership Act, as adopted by the State of California. To that end, they execute and file this certificate as required by law, and the provisions hereof shall be their articles of partnership.

I

The name of the partnership is JULINE INVESTMENT CO.

II

This partnership is formed for the purpose of acquiring, holding, improving and developing real estate as an investment and for rental, and to invest in deeds of trust, mortgages, and other personal property.

III

The principal place of business of the partnership shall be 9900 Washington Boulevard, Culver City, California.

IV

The name and place of residence of each member of the partnership are as follows:

General Partner

Edward L. Juline

10735 Cranks Road
Culver City, California

Limited Partners

Ronald H. Coombs

15457 Valley Vista
Sherman Oaks, California

Dr. Garland Garrett	10659 Cranks Road Culver City, California
Leroy J. Koos	4057 Lincoln Avenue Culver City, California
Mayo D. Wright	4125 LaSalle Avenue Culver City, California
Virgil E. Furst	5924 Culview Culver City, California
Paul J. Ostoja	4282 Jasmine Avenue Culver City, California
Glen Preston	220 California Santa Monica, California
Dr. Raymond E. O'Neil	11115 Garfield Street Culver City, California
Dr. Buford Criswell	4077 Lincoln Avenue Culver City, California
Ronnie Crosby	10751 Cranks Road Culver City, California
George Peacock	10833 Franklin Avenue Culver City, California
LaVern Furst	3752 Keystone Avenue Culver City, California
Mervyn G. Lilly	10414 Woodbridge Street North Hollywood, California
Albert DeSouza	2350 Pier Avenue Santa Monica, California
Mae B. Nichols	P. O. Box 73 Hesperia, California
Phillip K. Garrett	10903 Culver Boulevard Culver City, California
Virginia J. Cregier	4257 Baldwin Avenue Culver City, California
Esther Cornwall	3816 Watseka Culver City, California

V

The partnership shall commence on the day that this certificate is filed in the offices of the County Clerk and County Recorder of Los Angeles County, California, and shall terminate on the 31st day of December, 1962.

VI

The captial contributed by each partner is as follows:

General Partner

Edward L. Juline, cash	\$5,000.00
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Limited Partners

Ronald H. Coombs, cash	\$5,000.00
Dr. Garland Garrett, cash	\$5,000.00
Leroy J. Koos, cash	\$5,000.00
Mayo D. Wright, cash	\$5,000.00
Virgil E. Furst, cash	\$5,000.00
Paul J. Ostoja, cash	\$5,000.00
Glen Preston, cash	\$5,000.00
Dr. Raymond E. O'Neal, cash	\$5,000.00
Dr. Buford Criswell, cash	\$4,000.00
Ronnie Crosby, cash	\$2,000.00
George Peacock, cash	\$2,000.00
LaVern Furst, cash	\$1,000.00
Mervyn G. Lilly, cash	\$1,000.00
Albert DeSouza, cash	\$1,000.00
May B. Nichols, cash	\$1,000.00

Phillip K. Garrett, cash	\$1,000.00
Virginia J. Cregier, cash	\$1,000.00
Easther Cornwall, cash	\$1,000.00

VII

No additional contributions shall be made by any partner, either general or limited.

VIII

No contribution of any partner, either general or limited, shall be withdrawn during the continuance of the partnership.

IX

After allowance for the compensation of the general partner, as hereinafter provided, the share of the remaining profits which each partner shall receive is as follows:

General Partner

Edward L. Juline	8 1/3%
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Limited Partners

Ronald H. Coombs	8 1/3%
Dr. Garland Garrett	8 1/3%
Leroy J. Koos	8 1/3%
Mayo D. Wright	8 1/3%
Virgil E. Furst	8 1/3%
Paul J. Ostaja	8 1/3%
Glen Preston	8 1/3%
Dr. Raymond E. O'Neil	8 1/3%
Dr. Buford Criswell	6 2/3%
Ronnie Crosby	3 1/3%
George Peacock	3 1/3%
LaVern Furst	1 2/3%
Mervyn G. Lilly	1 2/3%
Albert DeSouza	1 2/3%
Mae B. Nichols	1 2/3%
Phillip K. Garrett	1 2/3%
Virginia J. Cregier	1 2/3%
Esther Cornwall	1 2/3%

Losses shall be shared in the same ratio and be charged against the capital contributions accordingly, but the losses and liabilities of the limited partners shall be limited to the amount of their contributions, respectively.

X

No additional general or limited partners shall be admitted to this partnership.

XI

No limited partner shall have the right to substitute an assignee as a limited partner in his stead.

XII

No limited partner shall have prior rights over any other limited partner.

XIII

No partner, limited or general, shall have the right to demand and receive any property other than cash in return for his contribution.

XIV

The general partner shall have full management and control of the partnership business and he shall devote such time to partnership affairs as the business may require.

XV

The general partner shall keep accurate books of account on the calendar year basis. Such books shall

disclose all transactions of the partnership, and reflect the profit and loss and financial conditions of the business at all times. All books and records shall be open to inspection by any partner at all reasonable times.

XVI

The general partner shall have the right to determine whether partnership profits shall be distributed in cash from time to time, or shall be left in the business. However, upon written request of two-thirds or more of the limited partners, the general partner shall make pro-rata distribution of accrued earnings to the extent of available cash. Distribution and accumulation shall at all times be in the ratio and proportion of the respective interests, as set forth in paragraph IX, to the end that the respective contributions and accumulations shall at all times remain invariable in proportion.

XVII

As compensation for his services in managing and executing the affairs of the partnership, the general partner shall receive ten percent (10%) of the net profits of the enterprise. He may withdraw such compensation from partnership funds at the times and in the installments that he desires, but the aggregate of such withdrawals for services rendered in any calendar year shall not exceed ten percent (10%) of the net profits of that year. In the event of a net loss in any calendar year, the general partner's compensation shall be nil for his services rendered that year, but such loss shall not be carried forward or back for the purpose of computing his compensation for any other calendar year. The remaining ninety percent (90%) of the net profits of each year shall be divided as provided by paragraph IX, above.

XVIII

This agreement shall be binding on the parties hereto and their respective heirs, administrators, successors and assigns.

IN WITNESS WHEREOF, The parties hereto have executed this agreement as of the 1 day of May, 1957.

Edward L. Juline
Edward L. Juline,
General Partner

Ronald H. Coombs
Ronald H. Coombs

Garland F. Farrett, M.D.
Dr. Garland Farrett

Leroy J. Koos
Leroy J. Koos

Mayo D. Wright
Mayo D. Wright

Virgil E. Furst
Virgil E. Furst

Paul J. Ostoja
Paul J. Ostoja

Glen H. Preston
Glen Preston

Dr. Raymond E. O'Neal
Dr. Raymond E. O'Neal

Buford Criswell, M.D.
Dr. Buford Criswell

Ronnie Crosby
Ronnie Crosby

George M. Peacock
George Peacock

LaVern W. Furst
LaVern Furst

Mervyn G. Lilly
Mervyn G. Lilly

Albert DeSouza
Albert DeSouza

Mae B. Nichols
Mae B. Nichols

Phillip K. Garrett
Phillip K. Garrett

Virginia J. Cregier
Virginia J. Cregier

Esther Cornwall
Esther Cornwall

Limited Partners

STATE OF CALIFORNIA)
County of Los Angeles) ss.

On May 1st, 1957, before me, the undersigned, a Notary Public in and for said County and State, personally appeared EDWARD L. JULINE, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same.

WITNESS my hand and official seal.

Virginia J. Cregier
Notary Public in and for said County and State

STATE OF CALIFORNIA)
County of Los Angeles) ss.

On May 7, 1957, before me, the undersigned, a Notary Public in and for said County and State, personally appeared RONALD H. COOMBS, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same.

WITNESS my hand and official seal.

Virginia J. Cregier
Notary Public in and for said County and State

STATE OF CALIFORNIA)
County of Los Angeles) ss.

On May 3rd, 1957, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DR. GARLAND GARRETT, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same.

WITNESS my hand and official seal.

Virginia J. Cregier
Notary Public in and for said County and State

STATE OF CALIFORNIA)
County of Los Angeles) ss.

On May 1st, 1957, before me, the undersigned, a Notary Public in and for said County and State, personally appeared LEROY J. KOOS, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same.

WITNESS my hand and official seal.

Virginia J. Cregier
Notary Public in and for said County and State

STATE OF CALIFORNIA)
County of Los Angeles) ss.

On May 6, 1957, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MAYO D. WRIGHT, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same.

WITNESS my hand and official seal.

Virginia J. Cregier
Notary Public in and for said County and State

STATE OF CALIFORNIA)
County of Los Angeles) ss.

On May 3, 1957, before me, the undersigned, a Notary Public in and for said County and State, personally appeared VIRGIL E. FURST, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same.

WITNESS my hand and official seal.

Virginia J. Cregier
Notary Public in and for said County and State

STATE OF CALIFORNIA)
County of Los Angeles) ss.

On May 6, 1957, before me, the undersigned, a Notary Public in and for said County and State, personally appeared PAUL J. OSTOJA, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same.

WITNESS my hand and official seal.

Virginia J. Cregier
Notary Public in and for said County and State

STATE OF CALIFORNIA)
County of Los Angeles) ss.

On May 6, 1957, before me, the undersigned, a Notary Public in and for said County and State, personally appeared GLEN PRESTON, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same.

WITNESS my hand and official seal.

Virginia J. Cregier
Notary Public in and for said County and State.

STATE OF CALIFORNIA)
County of Los Angeles) ss.

On may 6, 1957, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DR. RAYMOND E. O'NEAL , known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same.

WITNESS my hand and official seal.

Virginia J. Cregier
Notary Public in and for said County and State

STATE OF CALIFORNIA)
County of Los Angeles) ss.

On May 4, 1957, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DR. BUFORD CRISWELL, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same.

WITNESS my hand and official seal.

Virginia J. Cregier
Notary Public in and for said County and State

STATE OF CALIFORNIA)
County of Los Angeles) ss.

On May 4, 1957, before me, the undersigned, a Notary Public in and for said County and State, personally appeared RONNIE CROSBY, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same.

WITNESS my hand and official seal.

Virginia J. Cregier
Notary Public in and for said County and State

STATE OF CALIFORNIA)
County of Los Angeles) ss.

On May 3, 1957, before me, the undersigned, a Notary Public in and for said County and State, personally appeared GEORGE PEACOCK, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same.

WITNESS my hand and official seal.

Virginia J. Cregier
Notary Public in and for said County and State

STATE OF CALIFORNIA)
County of Los Angeles) ss.

On May 3, 1957, before me, the undersigned, a Notary Public in and for said County and State, personally appeared LA VERN FURST, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Virginia J. Cregier
Notary Public in and for said County and State.

STATE OF CALIFORNIA)
County of Los Angeles) ss.

On May 6, 1957, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MERVYN G. LILLY, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Virginia J. Cregier
Notary Public in and for said County and State.

STATE OF CALIFORNIA)
County of Los Angeles) ss.

On May 4, 1957, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ALBERT DeSOUZA, known to me th be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same.

WITNESS my hand and official seal.

Virginia J. Cregier
Notary Public in and for said county and State.

STATE OF CALIFORNIA)
Coutny of Los Angeles) ss.

On May 2, 1957, beofore me, the undersigned, a Notary Public in and for said County and State, personally appeared MAE B. NICHOLS, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same.

WITNESS my hand and official seal.

Virginia J. Cregier
Notary Public in and for said County and State.

state of California)
) ss.
County of Los Angeles)

On May 3rd, 1957, before me, the undersigned, a Notary Public in and for said County and State, personally appeared PHILLIP K. GARRETT, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same.

WITNESS my hand and official seal.

Virginia J. Cregier
Notary Public in and for said County and State

STATE OF CALIFORNIA)
) ss.
County of Los Angeles)

On May 1, 1957, before me, the undersigned, a Notary Public in and for said County and State, personally appeared VIRGINIA J. CREGIER, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same.

WITNESS my hand and official seal.

Edward L. Juline
Notary Public in and for said County and State
My Commission Expires Oct. 30, 1959

STATE OF CALIFORNIA)
) ss.
County of Los Angeles)

On May 6, 1957, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ESTHER CORNWALL, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same.

WITNESS my hand and official seal.

Virginia J. Cregier
Notary Public in and for said County and State

I hereby certify that, if impressed with the seal of the Los Angeles County Recorder, this is a true copy of the document recorded in book 54535 page 350 of Official Records in this office.

SEAL RAY E. LEE, County Recorder
Los Angeles County, State of California

Date: Dec. 27, 1957
By O. V. Shahodian Deputy

Recorded at the request of Nevada Title Guaranty Co., September 21, A.D., 1960 At 22 minutes past 4 P. M.

Willis A. DePaoli - Recorder.