# CAPITAL CONNECTION, INC. 417 E. Virgina Street, Sole 1 I. Tallant see, J. I. Ida J. 2. 2. (850) 224-8 for 1. 2-861-342 8060 • Faz (85.) 24-1 22

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### CERTIFICATE OF LIMITED PARTNERSHIP

**OF** 

# BLATE FAMILY

### LIMITED PARTNERSHIP

# A Florida Limited Partnership

OFER IN PAR 2: 35 The undersigned, acting as formers of a limited partnership under the Florida Revised Uniform Partnership Act, adopt the following certificate for such limited partnership.

- Name. The name of this Limited Partnership is THE BLATE FAMILY LIMITED 1. PARTNERSHIP.
- Business. The general character of the Partnership business shall be to own, acquire, 2. sell and lease investment real estate and other investment property of any type, kind or description, and to conduct a general business as thereto related.
- Principal Place of Business and Location of Records. The location of the principal 3. place of business of the Partnership is 9290 W. Bay Harbor Drive, Bay Harbor Islands, Miami-<u>Dade</u> County, Florida <u>33154</u>, at which place the records shall be maintained.
- Registered Agent. The name and address of the registered agent for service for this 4. Limited Partnership is Eric W. Sulzberger, Esq. at 1090 Kane Concourse, Suite 201, Bay Harbor Islands\_\_, Florida\_33154\_, who acknowledges by his, her or its signature hereunder, that he, she or it accepts same.
- The General Partner. The name and business address of the General Partner is as 5. follows:

### **GENERAL PARTNER**

### **PLACE OF BUSINESS**

STEVEN BLATE

1351 Lorrel S.W.

N. Canton, Ohio 44720

- 6. <u>Mailing Address.</u> The mailing address of the Limited Partnership is <u>1351 Lorrel</u>

  <u>S.W., N. Canton</u>, Ohio <u>44720</u>.
- 7. <u>Term.</u> The Partnership shall begin at the time of the filing of the certificate of Limited Partnership with the Department of state and shall liquidate and dissolve on <u>December 31</u>, <u>2030</u>, unless sooner dissolved by law or by agreement of the parties of the parties hereto or unless extended by a majority agreement of the Partners.
- 8. <u>Additional Contributions</u>. No additional contributions of the Limited Partners have been agreed upon.
- 9. Return of Contributions. No Limited Partner shall be entitled to withdraw or demand the return of any part of his or her capital contribution except upon dissolution of the Partnership.
- 10. <u>Profits.</u> All annual net profits of the Partnership shall be divided among the General and Limited Partners in the same proportion as the Partners' then capital interest accounts, unless retained for Partnership investment and business activities.
- 11. <u>Sale or Transfer of Interest in Partnership.</u> A Limited Partner shall not have the right to sell or transfer his or her interest in the Partnership without the prior written consent of the partners, unless the transfer is a permitted transfer, as explained in detail by the Partnership Agreement.
- 12. <u>Additional Limited Partners.</u> The General Partners may admit additional limited partners.

- 13. <u>Priority Among Limited Partners.</u> There is no priority of one Limited Partners another as to the contributions or compensation by way of income.
- 14. <u>Continuance of Business.</u> Upon the death, retirement or insanity of the surviving General Partner, the Partnership shall dissolve unless continued by the remaining Partners and selecting when necessary, by unanimous vote, a new successor General Partner.
- 15. <u>Property Other than Cash.</u> A Limited Partner may not demand property other than cash in return for his or her contributions.
- 16. Amount of Cash and Affidavit to Agreed Value and Description of Property Contributed. The Limited Partners in the Limited Partnership have contributed their interest in the property as set forth in Schedule "B," Affidavit of the Amount of the Capital Contributions of the Limited Partners, and Any Among Anticipated to be Contributed by the Limited Partners," attached hereto, with an agreed value of \$2,500,000.00.

IN WITNESS WHEREOF, the parties have hereunder executed this Certificate on the 31 day of January, 2000

GENERAL PARTNER:

STEVEN BLATE 1351 Lorrel S.W.

N. Canton, Ohio 44720

Dated: \_\_\_\_3

ERIC W. SULZBERGÉR

Registered Agent

1090 Kane Concourse, Suite 201

Bay Harbor Islands, FL 33154

WEED IN PAY 2. 35

# SCHEDULE "B"

The BLATE FAMILY LIMITED PARTNERSHIP
"AFFIDAVIT OF THE AMOUNT OF THE CAPITAL CONTRIBUTIONS OF THE LIMITED PARTNERSHIP AND ANY AMOUNT ANTICIPATED TO BE CONTRIBUTED BY THE LIMITED PARTNERS"
The undersigned presents this Affidavit, given under oath, to affirm the following:
1. The amount of the capital contributions to date of the Limited Partnership of the BLATE FAMILY Limited Partnership is \$
2. The amount contributed and anticipated to be contributed by the Limited Partners at this time totals \$2.500,000.00  STEVEN BLATE  1351 Lorrel S.W.  N. Canton, Ohio 44720  Dated: 31 (AN 2000)
STATE OF OHIO
COUNTY OF STARK
The foregoing instrument was acknowledged before me this 31st day of farther, by STEVEN. BLATE, who is personally known to me, or, if not produced the following form of identification:
NOTARY PUBLIC  LINDA M. CLEMENT  Notary Public, State of Ohio
Name of Notary types, printed stignampeares Dec. 16, 2002