

# CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32302  
(850) 224-8870 • 1-800-542-8062 • Fax (850) 222-1222

**A98000002747**

The Professional Centre  
at Pembroke Lakes  
LTD

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-12/15/98--01007--021  
\*\*\*\*\*35.00 \*\*\*\*\*35.00

**A 998A0005882**  
**9980005882**

(11)

mk 12/14/98

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LP - 35.00

Signature \_\_\_\_\_

Requested by: 82

Name \_\_\_\_\_

Date 12/14/98

Time 10:46

Walk-In \_\_\_\_\_

Will Pick Up \_\_\_\_\_

- \_\_\_ Art of Inc. File \_\_\_\_\_
- ☒ LTD Partnership File \_\_\_\_\_
- \_\_\_ Foreign Corp. File \_\_\_\_\_
- \_\_\_ L.C. File \_\_\_\_\_
- \_\_\_ Fictitious Name File \_\_\_\_\_
- \_\_\_ Trade/Service Mark \_\_\_\_\_
- \_\_\_ Merger File \_\_\_\_\_
- \_\_\_ Art. of Amend. File \_\_\_\_\_
- \_\_\_ RA Resignation \_\_\_\_\_
- \_\_\_ Dissolution / Withdrawal \_\_\_\_\_
- \_\_\_ Annual Report / Reinstatement \_\_\_\_\_
- ☒ Cert. Copy \_\_\_\_\_
- \_\_\_ Photo Copy \_\_\_\_\_
- \_\_\_ Certificate of Good Standing \_\_\_\_\_
- \_\_\_ Certificate of Status \_\_\_\_\_
- \_\_\_ Certificate of Fictitious Name \_\_\_\_\_
- \_\_\_ Corp Record Search \_\_\_\_\_
- \_\_\_ Officer Search \_\_\_\_\_
- \_\_\_ Fictitious Search \_\_\_\_\_
- \_\_\_ Fictitious Owner Search \_\_\_\_\_
- \_\_\_ Vehicle Search \_\_\_\_\_
- \_\_\_ Driving Record \_\_\_\_\_
- \_\_\_ UCC 1 or 3 File \_\_\_\_\_
- \_\_\_ UCC 11 Search \_\_\_\_\_
- \_\_\_ UCC 11 Retrieval \_\_\_\_\_
- \_\_\_ Courier \_\_\_\_\_

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SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
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\*\*\*\*\*105.00 \*\*\*\*\*105.00

**CERTIFICATE OF LIMITED PARTNERSHIP**

**OF**

**THE PROFESSIONAL CENTRE AT PEMBROKE LAKES, LTD.**

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The undersigned desiring to form a Limited Partnership pursuant to Chapter 620 of the Florida Statutes, and being duly sworn under oath, do depose and certify as follows:

1. The name of the Partnership is:

**THE PROFESSIONAL CENTRE AT PEMBROKE LAKES, LTD.**

2. The mailing and principal address of the Partnership is:

**616 East Atlantic Avenue, Delray Beach, Florida, 33483**

3. The name and address of the Agent of the Partnership for service of process is **MARK L. KRALL, Esq.**, 616 East Atlantic Avenue, Delray Beach, Florida, 33483.

4. The name and address of the General Partner and its percentage of interest in the Partnership is:

**P.C. PEMBROKE, INC.**, a Florida corporation  
616 East Atlantic Avenue  
Delray Beach, Florida, 33483

ONE (1%) PERCENT

5. The names and addresses of the Limited Partners and their percentage of interest in the Partnership are:

**RICHARD D. GERTZ** 15.67%  
5231 N. E. 32 Avenue  
Fort Lauderdale, Florida, 33308

**RICHARD DALE GERTZ, JR.** 16.66%  
5231 N. E. 32 Avenue  
Fort Lauderdale, Florida, 33308

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DIVISION OF CORPORATIONS  
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MICHAEL M. LISTICK 16.66%  
616 East Atlantic Avenue  
Delray Beach, Florida, 33483

JOSEPH COGEN, as Trustee for  
JOSEPH COGEN 12.50%  
2622 N. W. 23 Way  
Boca Raton, Florida, 33431

JOSEPH COGEN, as Trustee for  
LEE COGEN 12.50%  
2622 N. W. 23 Way  
Boca Raton, Florida, 33431

JOSEPH COGEN, as Trustee for  
ALAN COGEN 12.50%  
2622 N. W. 23 Way  
Boca Raton, Florida, 33431

JOSEPH COGEN, as Trustee for  
JUDITH COGEN 12.50%  
2622 N. W. 23 Way  
Boca Raton, Florida, 33431

6. The Partnership shall be formed at the time of the filing of the Certificate of Limited Partnership with the Secretary of State, and the Partnership shall be dissolved no later than December 31, 2038.
7. Attached hereto is an Affidavit declaring the amount of capital contributions of the Limited Partners and the amount anticipated to be contributed by the Limited Partners.

GENERAL PARTNER:

P.C. PEMBROKE, INC.  
a Florida corporation

BY: 

its Mes-

LIMITED PARTNERS:

Richard D. Gertz  
RICHARD D. GERTZ

Richard Dale Gertz, Jr.  
RICHARD DALE GERTZ, JR.

Michael M. Listick  
MICHAEL M. LISTICK

Joseph Cogen  
JOSEPH COGEN, as Trustee  
for JOSEPH COGEN

Joseph Cogen  
JOSEPH COGEN, as Trustee  
for LEE COGEN

Joseph Cogen  
JOSEPH COGEN, as Trustee  
for ALAN COGEN

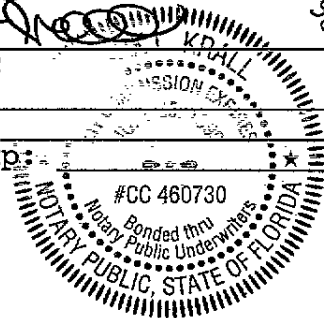
Joseph Cogen  
JOSEPH COGEN, as Trustee  
for JUDITH COGEN

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE me, the undersigned authority, personally appeared Richard D. Gertz, as President of P.C. PEMBROKE, INC., a Florida corporation, as General Partner, to me known to be the person described in the foregoing instrument did/did not take an oath, and he acknowledged that he executed the foregoing as his own act and deed for the purposes expressed therein, on behalf of the corporation.

Dated this 1<sup>st</sup> day of September, 1998.

Mark L. Krall  
NOTARY PUBLIC  
Name: \_\_\_\_\_  
Commission #: \_\_\_\_\_  
Commission Exp: \_\_\_\_\_



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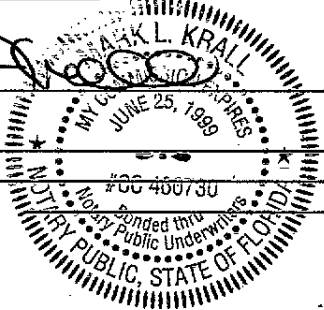
STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE me, the undersigned authority, personally appeared **RICHARD D. GERTZ**, a Limited Partner, to me known to be the person described in the foregoing instrument did/did not take an oath, acknowledged that he executed the foregoing as his own act and deed for the purposes expressed therein.

Dated this 1<sup>st</sup> day of September, 1998.

Mark L. Krall  
NOTARY PUBLIC  
Name: \_\_\_\_\_  
Commission #: \_\_\_\_\_  
Commission Exp: \_\_\_\_\_



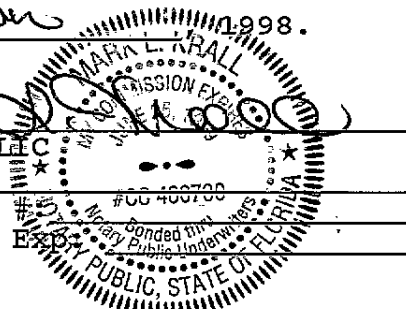
STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE me, the undersigned authority, personally appeared **RICHARD DALE GERTZ, JR.**, a Limited Partner, to me known to be the person described in the foregoing instrument did/did not take an oath, acknowledged that he executed the foregoing as his own act and deed for the purposes expressed therein.

Dated this 1<sup>st</sup> day of September, 1998.

Mark L. Krall  
NOTARY PUBLIC  
Name: \_\_\_\_\_  
Commission #: \_\_\_\_\_  
Commission Exp: \_\_\_\_\_



STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE me, the undersigned authority, personally appeared **MICHAEL M. LISTICK**, a Limited Partner, to me known to be the person described in the foregoing instrument did/did not take an oath, acknowledged that he executed the foregoing as his own act and deed for the purposes expressed therein.

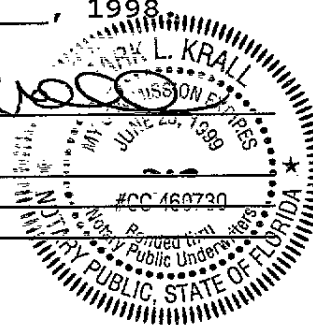
Dated this 1st day of September, 1998.

  
NOTARY PUBLIC

Name: \_\_\_\_\_

Commission #: \_\_\_\_\_

Commission Exp: \_\_\_\_\_



STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE me, the undersigned authority, personally appeared **JOSEPH COGEN**, as Trustee for **JOSEPH COGEN**, a Limited Partner, to me known to be the person described in the foregoing instrument did/did not take an oath, acknowledged that he executed the foregoing as his own act and deed for the purposes expressed therein.

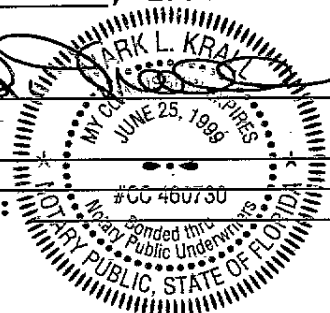
Dated this 1st day of September, 1998.

  
NOTARY PUBLIC

Name: \_\_\_\_\_

Commission #: \_\_\_\_\_

Commission Exp: \_\_\_\_\_



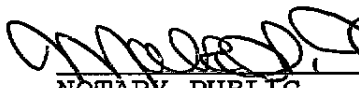
STATE OF FLORIDA

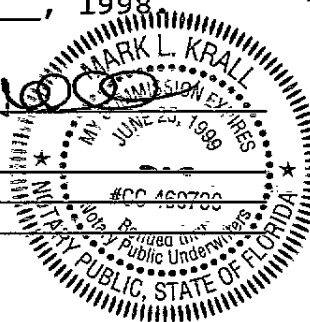
COUNTY OF PALM BEACH

BEFORE me, the undersigned authority, personally appeared **JOSEPH COGEN**, as Trustee for **LEE COGEN**, a Limited Partner, to me known to be the person described in the foregoing instrument did/did not take an oath, acknowledged that he executed the

foregoing as his own act and deed for the purposes expressed therein.

Dated this 1st day of September, 1998

  
NOTARY PUBLIC  
Name: \_\_\_\_\_  
Commission #: \_\_\_\_\_  
Commission Exp: \_\_\_\_\_




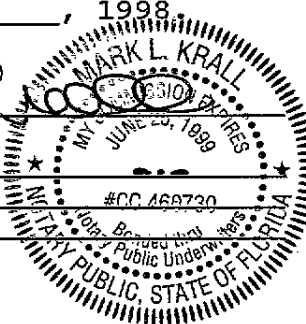
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STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE me, the undersigned authority, personally appeared JOSEPH COGEN, as Trustee for ALAN COGEN, a Limited Partner, to me known to be the person described in the foregoing instrument did/did not take an oath, acknowledged that he executed the foregoing as his own act and deed for the purposes expressed therein.

Dated this 1st day of September, 1998

  
NOTARY PUBLIC  
Name: \_\_\_\_\_  
Commission #: \_\_\_\_\_  
Commission Exp: \_\_\_\_\_




STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE me, the undersigned authority, personally appeared JOSEPH COGEN, as Trustee for JUDITH COGEN, a Limited Partner, to me known to be the person described in the foregoing instrument did/did not take an oath, acknowledged that he executed the

foregoing as his own act and deed for the purposes expressed therein.

Dated this 1<sup>st</sup> day of September, 1998.

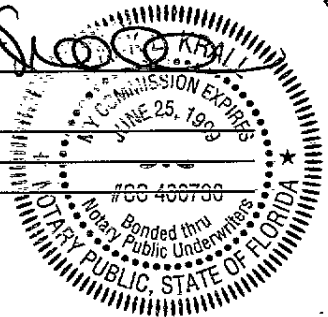
  
NOTARY PUBLIC

Name: \_\_\_\_\_

Commission #: \_\_\_\_\_

Commission Exp: \_\_\_\_\_

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AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF PAUM BEACH

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DIVISION OF CORPORATIONS  
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The undersigned, RICHARD D. GERTZ, being duly sworn,  
deposed and says:

1. He is the President of P.C. PEMBROKE, INC., a Florida corporation, the General Partner of THE PROFESSIONAL CENTRE AT PEMBROKE LAKES, LTD., the same being formed as a Florida Limited Partnership being filed with the Secretary of State, State of Florida.

2. The amount of capital contributions of the Limited Partners and the amount anticipated to be contributed by the Limited Partners is:

Name:	Contributed/ Anticipated Contributed Amount:
RICHARD D. GERTZ	\$ 188.00
RICHARD DALE GERTZ, JR.	\$ 200.00
MICHAEL M. LISTICK	\$ 200.00
JOSEPH COGEN, as Trustee for JOSEPH COGEN	\$ 150.00
JOSEPH COGEN, as Trustee for LEE COGEN	\$ 150.00
JOSEPH COGEN, as Trustee for ALAN COGEN	\$ 150.00
JOSEPH COGEN, as Trustee for JUDITH COGEN	\$ 150.00

3. The anticipated contributed amount is merely an estimate,

but is subject to future uncertainties.

DATED this 1<sup>st</sup> day of September, 1998.

P.C. PEMBROKE, INC.,  
a Florida corporation

BY: Richard D. Gertz

its Pres.

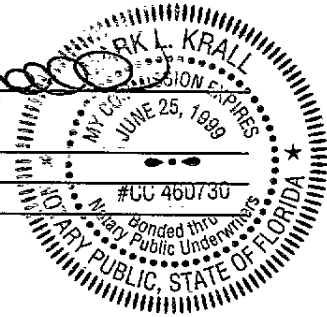
SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me this 1<sup>st</sup> day of September, 1998, by Richard D. Gertz, the President of P.C. PEMBROKE, INC., a Florida corporation, as General Partner, to me known to be the person described in the foregoing instrument and who executed the foregoing instrument and he acknowledged before me that he executed said instrument as his act and deed for the purposes expressed therein on behalf of the corporation.

Mark L. Krall  
NOTARY PUBLIC

Name: \_\_\_\_\_

Commission #: \_\_\_\_\_

Commission Exp: \_\_\_\_\_



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

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DIVISION OF CORPORATIONS  
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In accordance with Florida Statutes, the following is submitted:

THAT, THE PROFESSIONAL CENTRE AT PEMBROKE LAKES, LTD., a Florida Limited Partnership, with its principal office at 616 East Atlantic Avenue, Delray Beach, Florida, 33483, has named MARK L. KRALL, whose address is 616 East Atlantic Avenue, Delray Beach, Florida, 33483, as its agent to accept service of process within the State.

**ACKNOWLEDGMENT**

Having been named to accept service of process for the above-stated Limited Partnership, at the place designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of the Florida Statutes relative to keeping open said office.

DATED this 1<sup>st</sup> day of September, 1998.

  
MARK L. KRALL