

# CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 100, Tallahassee, Florida 32301  
(850) 224-1000 • (800) 344-8000 • FAX (850) 222-1027

# A01000001305

S. Dixie Commerce Center, LTD.

CORATULP

(7)

RECEIVED

01 SEP 27 AM 10:47

DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

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(6)

Signature

Requested by:

KE 9/27

Name

Date

Time

Walk-In

Will Pick Up

Art of Inc. File

X

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

X

Cert. Copy

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Photo Copy

10/01/01--01055-006  
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Certificate of Good Standing

Certificate of Status

Certificate of Fictitious Name

Corp Record Search

Officer Search

Fictitious Search

BK

Fictitious Owner Search

Vehicle Search

Driving Record

UCC 1 or 3 File

UCC 11 Search

UCC 11 Retrieval

Courier



FLORIDA DEPARTMENT OF STATE  
Katherine Harris  
Secretary of State

September 27, 2001

CAPITAL CONNECTION

TALLAHASSEE, FL

SUBJECT: S. DIXIE COMMERCE CENTER, LTD.  
Ref. Number: W01000022443

We have received your document for S. DIXIE COMMERCE CENTER, LTD. and check(s) totaling \$1837.50. However, your check(s) and document are being returned for the following:

Your AFFIDAVIT states that the amount contributed and anticipated to be contributed by the limited partners TOTALS \$175,000.00.

The filing fee is \$7.00 per \$1,000.00 of total anticipated contributions.

The filing fee would therefore be (\$175.00 times 7) -- \$1,225.00.

You must then add the \$35.00 Registered Agent fee, and the \$52.50 fee for the certified copy you are requesting.

The total amount required to file this limited partnership and to obtain a certified copy of your documents is \$1,312.50.

Please return with a check for the correct amount.

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) 245-6914.

Buck Kohr  
Corporate Specialist

Letter Number: 901A00053763

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DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

CERTIFICATE OF LIMITED PARTNERSHIP OF

S. DIXIE COMMERCE CENTER, LTD.

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

THE UNDERSIGNED, desiring to form a partnership, pursuant to the Florida Revised Uniform Limited Partnership Act as set forth in Section 620.101 et. seq. of the Florida Statutes, certify:

1. The name under which the partnership is to be conducted is S. Dixie Commerce Center, Ltd.
2. The character of the business intended to be transacted by the partnership is to own and manage Real Property.
3. The location of the principal place of business and mailing address is 3595 No. Dixie Highway, Bay 4, in the City of Boca Raton, Florida.
4. The name and address of the general partner of the partnership is:

Name

S. Dixie Business, Inc.  
a Florida corporation

Address

3595 No. Dixie Highway, Bay 4  
Boca Raton, Florida 33431

(a) The name and place of residence of each limited partner of the partnership are as follows:

Name

Genebeth Sperber

Robert D. Sperber

Voluntary Trust dated 6/2/1993

Address

982 McCleary Street  
Delray Beach, Florida 33483

982 McCleary Street  
Delray Beach, Florida 33483

Jeffrey M. Sperber  
Voluntary Trust dated 6/2/1993

982 McCleary Street  
Delray Beach, Florida 33483

Lisa Sperber  
Voluntary Trust Dated 8/11/1994

982 McCleary Street  
Delray Beach, Florida 33483

Iris Sperber Hoffman

271-02 A Grand Central Parkway  
Floral Park, NY 11005

Trask Family Limited Partnership

c/o Spiz & Cooper  
114 Old Country Road  
Mineola, NY 11501

Sue Berland

239 Downs Path  
S. Hampton, NY 11968

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5. The partnership shall exist for an indefinite term.
6. The amount of cash and a description of, and the agreed value of, the other property contributed by the limited partners is \$175,000.00.
7. Limited partners may make such other additional contributions to the capital of the partnership as may from time to time be agreed upon by the general partners and the limited partners.
8. The share of the profits or any other compensation by way of income which each limited partner shall receive is set forth in Exhibit "A" thereto.
9. The address of the office of the limited partnership is 3595 No. Dixie Highway, Bay 4, Boca Raton, Florida 33431. The agent for service of process is Kenneth Sperber, whose address is 3585 No. Dixie Highway, Bay 4, Boca Raton, Florida 33431.

10. The latest date upon which the limited partnership is to dissolve is December 31, 2076.

IN WITNESS, the undersigned have executed this certificate this 25<sup>th</sup> day of September, 2001.

S. DIXIE BUSINESS, INC., General Partner

By: Kenneth Sperber  
Kenneth Sperber, President

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EXHIBIT "A"

<u>NAME &amp; ADDRESS OF INVESTOR</u>	<u>CAPITOL CONTRIBUTION</u>	<u>PARTNERSHIP PERCENTAGE</u>
<b>General Partner:</b>		
S. DIXIE BUSINESS INC.	\$ 1,750.00	1%
<b>Limited Partners:</b>		
GENEBETH SPERBER	\$23,250.00	13.29%
ROBERT D. SPERBER VOLUNTARY TRUST DATED JUNE 2, 1993	\$25,000.00	14.29%
JEFFREY M. SPERBER VOLUNTARY TRUST DATED JUNE 2, 1993	\$25,000.00	14.29%
LISA SPERBER VOLUNTARY TRUST DATED AUGUST 11, 1994	\$25,000.00	14.29%
IRIS SPERBER HOFFMAN	\$25,000.00	14.29%
TRASK FAMILY LIMITED PARTNERSHIP	\$25,000.00	14.29%
SUE BERLAND	\$25,000.00	14.29%

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**AFFIDAVIT OF CAPITAL CONTRIBUTIONS**

THE UNDERSIGNED, constituting the sole general partner of S. DIXIE COMMERCE CENTER, LTD., a Florida Limited partnership, certifies as follows:

The amount of the capital contributions to date of the limited partners is One Hundred Seventy-Five Thousand Dollars (\$175,000.00).

The total amount contributed and anticipated to be contributed by the limited partners at this time totals One Hundred Seventy-Five Thousand Dollars (\$175,000.00).

FURTHER AFFIANT SAYETH NAUGHT.

Under the penalties of perjury I declare that I have read the foregoing and know the contents thereof and that the facts stated herein are true and correct.

S. DIXIE BUSINESS INC., a Florida corporation

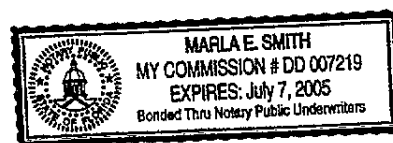
By: Kenneth Sperber  
Kenneth Sperber, President

STATE OF FLORIDA )

COUNTY OF PALM BEACH )

Sworn to and subscribed before me this 25<sup>th</sup> day of September, 2001, by Kenneth Sperber, President of S. Dixie Business, Inc., who is personally known to me (or who has produced \_\_\_\_\_ as identification).

(SEAL)



Marla E. Smith  
Notary Public, State of Florida

