



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood
Secretary of State

August 8, 2003

HAROLD HAIMOWITZ PA.
4700 NW BOCA RATON BLVD STE. 201
BOCA RATON, FL 33431

SUBJECT: 8051 WEST SUNRISE BOULEVARD BUILDING LIMITED
PARTNERSHIP
Ref. Number: W03000022599

We have received your document for 8051 WEST SUNRISE BOULEVARD BUILDING LIMITED PARTNERSHIP and your check(s) totaling \$642.50. However, the document has not been filed and is being retained in this office for the following:

There is a balance due of \$32.65.

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) 245-6097.

Marsha Thomas
Document Specialist

Letter Number: 703A00045595

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TALLAHASSEE, FLORIDA

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Harold Haimowitz, P.A.

Harold B. Haimowitz
Attorney at Law

August 1, 2003

4700 NW Boca Raton Blvd. (NW 2nd Blvd.)
Suite 201
Boca Raton, Florida 33431
phone: 561-988-0823
fax: 561-988-0849
haimowitzh@aol.com

Florida Department of State
Division of Corporations
409 East Gaines Street
Tallahassee, FL 32399

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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RE: **8051 West Sunrise Boulevard Building Limited Partnership**

To Whom It May Concern:

Enclosed please find the following in connection with the filing of the above referenced Limited Partnership:

1. Certificate of Limited Partnership with Schedule A attached, signed by the General Partner and the Limited Partners.
2. Affidavit of Capital Contributions.
3. My trust account check #2347 in the sum of \$642.25 as the total of the filing fee required (\$581), Certified Copy (\$52.50) and Certificate Under Seal (\$8.75).

The name of the contact person is **HAROLD HAIMOWITZ, ESQ.** whose phone number is **(561)988-0823**. The name and address to which the acknowledgment is to be sent is **HAROLD HAIMOWITZ, P.A., 4700 NW BOCA RATON BLVD., SUITE 201, BOCA RATON, FLORIDA 33431**.

Please file the documents and return a certified copy and a certificate under seal.

Very truly yours,



Harold B. Haimowitz

Enclosure

**Certificate of Limited Partnership
of the
8051 West Sunrise Boulevard Building
Limited Partnership**

This Limited Partnership Agreement, made and entered into as of the 1st day of August, 2003, at Plantation, Florida, by the following, herein called "General Partner":

South Florida Eye Center Building, Inc.

and by the following, hereinafter referred to as "Limited Partners":

Zohreh Assad Sangabi Fard
Donna Tavakkoli
Anna Tavakkoli

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WITNESSETH:

1. Name. The name of this Limited Partnership is The 8051 West Sunrise Boulevard Building Limited Partnership.
2. Business. The business of the Partnership shall be to engage in the purchase, ownership, management, development and sale of products, businesses, and investments, and to engage in all activities related or incidental thereto.
3. Principal Place of Business. The location of the principal place of business of the Partnership is 8051 West Sunrise Boulevard, Plantation, Broward, Florida, 33322.
4. Registered Agent and Office. The registered agent for this Limited Partnership is HASSAN TAVAKKOLI. The street address of the registered agent and the registered office is 8051 West Sunrise Boulevard, Plantation, Florida 33322.
5. The Partners. The General Partner and Limited Partners of this Limited Partnership are as follows:



GENERAL PARTNER:

Place of Business:

South Florida Eye Center Building, Inc. - *PO3000068744*
8051 West Sunrise Boulevard, Plantation, Florida 33322

LIMITED PARTNERS:

Place of Residence:

Zohreh Assad Sangabi Fard
6477 NW 99th Avenue, Parkland, Florida 33076

Donna Tavakkoli
6477 NW 99th Avenue, Parkland, Florida 33076

Anna Tavakkoli
6477 NW 99th Avenue, Parkland, Florida 33076

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6. Term. The Partnership shall begin on the 1st day of August, 2003, and shall continue for 25 years thereafter unless sooner dissolved by law or by agreement of the parties hereto or unless extended by a majority agreement of the Partners.

7. Additional Contributions. No additional contributions of the Limited Partners have been agreed upon.

8. Return of Contributions. No Limited Partner shall be entitled to withdraw or demand the return of any part of such Partner's capital contribution except upon dissolution of the Partnership.

9. Profits. All annual net profits of the Partnership shall be divided among the General and Limited Partners in the same proportions as the Partners' then capital interest accounts, unless retained for the Partnership investment and business activities.

10. Assignments. A Limited Partner shall have the right to sell such Partner's interest in the Partnership but only after such Limited Partner gives to the Partnership a 120-day opportunity to purchase such interest, as explained in detail by the Partnership Agreement.

11. Additional Limited Partners. The General Partner may admit additional limited partners.

12. Priority Among Limited Partners. There is no priority of one Limited Partner over another as to the contributions or compensation by way of income.

13. Continuance of Business. 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, a new General Partner. If the last surviving or serving General Partner dies, retires, and/or becomes insane, then the Limited Partners holding interest in capital in excess of fifty percent (50%) of the capital owned by all Limited Partners may elect to continue the Partnership by selecting a new General Partner.

14. Property Other Than Cash. A Limited Partner may not demand property other than cash in return for such Partner's contributions.

15. Amount of Cash and Agreed Value and Description of Other Property Contributed. The Partners in the Limited Partnership have contributed their interest in the property as set forth in Schedule "A" attached hereto, with an agreed value of \$82,700.

GENERAL PARTNER: South Florida Eye Center Building, Inc.
PERCENTAGE INTEREST: 5%
CONTRIBUTION: \$200

LIMITED PARTNER: Zohreh Assad Sangabi Fard
PERCENTAGE INTEREST: 51%
CONTRIBUTION: \$82,100 (value of real estate contribution see exhibit B)

LIMITED PARTNER: Donna Tavakkoli
PERCENTAGE INTEREST: 22%
CONTRIBUTION: \$200

LIMITED PARTNER: Anna Tavakkoli
PERCENTAGE INTEREST: 22%
CONTRIBUTION: \$200

GENERAL PARTNER:

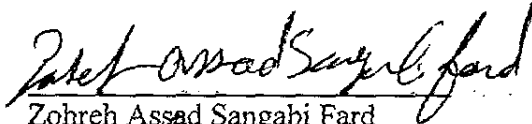
South Florida Eye Center Building, Inc.

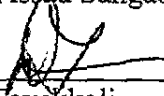
BY: H. Tavakkoli

President

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LIMITED PARTNERS:


Zohreh Assad Sangabi Fard


Donna Tavakkoli


Anna Tavakkoli

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TALLAHASSEE, FLORIDA

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Schedule "A"

Attached to THE 8051 WEST SUNRISE BOULEVARD BUILDING LIMITED PARTNERSHIP, dated the 1st day of August, 2003.

1. The following real estate subject to the encumbrances owed thereon, to wit:

Attached as Exhibit B

The above-described real estate is hereby conveyed to said 8051 WEST SUNRISE BOULEVARD BUILDING LIMITED PARTNERSHIP with Grantors retaining the obligation to personally pay all obligations thereon if any presently exist.

2. The following accounts in the following institutions, together with all future additions, interest, or accumulations therein:

None.

3. The following securities in the following companies:

None.

4. The following vehicles:

None.

5. All rights, title, and interests in and to the following:

\$600 of current funds.

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SECURITY

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DATED the 1st day of August, 2003.

GENERAL PARTNER:
SOUTH FLORIDA EYE CENTER BUILDING, INC.

BY: H. Akkol

TITLE: President

STATE BAR OF FLORIDA
TALLAHASSEE, FLORIDA

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SWORN TO AND SUBSCRIBED before me an officer duly authorized in the state and county named above to take acknowledgments, personally appeared _____, who is known to me or has produced his driver's license and is the persons described in and who executed the foregoing instrument as an officer of SOUTH FLORIDA EYE CENTER BUILDING, INC., a Florida corporation. He acknowledged before me that he executed the foregoing instrument as such officer in the name and on behalf of the corporation this 1st day of ~~July~~ AUGUST, 2003.

[Signature]
Notary Public, State of Florida



Steven J. Garcia
MY COMMISSION # CC889601 EXPIRES
December 6, 2003
BONDED THROUGH TROY FAIR INSURANCE, INC.

Parcel 1:

The portion of Tract "A" according to the Plat of JACARANDA PLAZA, as recorded in Plat book 84, at page 38 of the public records of Broward County, Florida, described as follows:

Commencing at the Northeast corner of said Tract A; thence run South 0 degrees 58 minutes, 52 seconds East (on the assumed bearing) 237.18 feet along the East boundary of said Tract A; thence continue South 0 degrees, 55 minutes, 52 seconds East 138.54 feet along said East boundary, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 30 feet and a central angle of 90 degrees 54 minutes 32 seconds run Southwesterly 47.60 feet, to a point of tangency on the South boundary of said Tract A; thence run South 89 degrees 55 minutes 40 seconds West 178.20 feet along said South boundary to the Point of Beginning; thence continue South 89 degrees 55 minutes 40 seconds West 150 feet along said South boundary; thence run North 0 degrees 04 minutes 20 seconds West 189 feet; thence run North 89 degrees 55 minutes 40 seconds East 150 feet; thence run South 0 degrees 04 minutes 20 seconds East 189 feet, to the Point of Beginning.

Also being described as Tract C of JACARANDA PLAZA SECOND SECTION, according to the Plat thereof recorded in Plat Book 82, at Page 30 of the Public Records of Broward County, Florida.

Parcel 2:

Non-exclusive easement for the benefit of Parcel 1 as created by Warranty Deed dated September 30, 1976 and filed October 1, 1976 in Official Records Book 6745, at Page 387 for

ingress, egress and parking over, across and upon the driveways, entranceways and parking areas now or hereafter constructed on that certain tract of land described as follows:

A parcel of land in the North 1/2 of Section 33, Township 49 South, Range 41 East, said parcel including portions of Blocks 1 and 2 in said Section 33, according to the Everglades Plantation Company Amended Plat, as recorded in Plat Book 2, at Page 7, of the Public Records of Dade County, Florida, said parcel also being a portion of Tract A, according to the unrecorded Plat of Jacaranda Plaza and being more particularly described as follows:

Commencing on the North line of said Section 33, at an intersection with a line 2020 feet West of, as measured at right angles, and parallel to the East line of said Section 33, said line also forming the East right of way line of University Drive, as now located and constructed; thence run South 0 degree 58 minutes 52 seconds East (on assumed bearing) 100.01 feet along said Westery right of way line, to an intersection with a line 100 feet South of, as measured at right angles, and parallel to said North line of Section 33; thence run South 89 degrees 55 minutes, 40 seconds West 40.01 feet along said parallel line, also forming the South right of way line of the Old Plantation Water Control District Canal, to the Point of Beginning; thence continue South 89 degrees 55 minutes 40 seconds West 695 feet; thence run South 0 degrees 04 minutes 20 seconds East 405 feet, to an intersection with a line 7 feet North of, as measured at right angles, and parallel to the Northery right of way line of West Sunrise Blvd., as now located and constructed; thence run North 89 degrees 55 minutes, 40 seconds East 342.76 feet along said parallel line; thence run North 0 degrees 04 minutes 20 seconds 168.0 feet to a point; thence North 89 degrees 55 minutes 40 seconds East 356 feet to a point on a line 40 feet West of, as measured at right angles, and parallel to said West right of way line of University Drive; thence run North 0 degree 55 minutes 52 seconds 237.18 feet along said parallel line to the Point of Beginning.

Also being described as a portion of Tract "A" of JACARANDA PLAZA as recorded in Plat Book 84, at Page 38 and Tract "c" of ARBY'S INTERNATIONAL PLANTATION, as recorded in Plat Book 88, at Page 9, of the Public Records of Broward County, Florida.

Exhibit B

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**AFFIDAVIT OF CAPITAL CONTRIBUTIONS
FOR FLORIDA LIMITED PARTNERSHIP**

STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned constituting all of the general partners of **8051 West Sunrise Boulevard Building Limited Partnership**, a Florida Limited Partnership, certify:

The amount of capital contributions to date of the limited partners is \$82,700.

The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$82,700.

Signed this 1ST day of August, 2003.

FURTHER AFFIANT SAYETH NOT.

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

GENERAL PARTNER:

SOUTH FLORIDA EYE CENTER BUILDING, INC.

BY: H. Tavakkoli
TITLE: President

SWORN TO AND SUBSCRIBED before me an officer duly authorized in the state and county named above to take acknowledgments, personally appeared HASSAN TAVAKKOLI, who is known to me or has produced his driver's license and is the persons described in and who executed the foregoing instrument as an officer of SOUTH FLORIDA EYE CENTER BUILDING, INC., a Florida corporation. He acknowledged before me that he executed the foregoing instrument as such officer in the name and on behalf of the corporation this 1ST day of August, 2003.



Steven J. Garcia
MY COMMISSION # CC889601 EXPIRES
December 6, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

[Signature]
Notary Public, State of Florida

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CLERK OF CIRCUIT COURT
ALLIANCE FLORIDA