

# CAPITAL CONNECTION, INC.

417 E. Virginia St., Suite 1, Tallahassee, FL 32301, (904)224-8870  
 Mailing Address: Post Office Box 10349, Tallahassee, FL 32302  
 TOLL FREE No. 1-800-342-8062  
 FAX (904) 222-1222

**A95000000221**

NAME

FIRM

ADDRESS

PHONE ( )

Service: Top Priority Regular  
 One Day Service Two Day Service

To us via Return via

Matter No.: Express Mail No.

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Same people as  
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Name Availability	
Document Examiner	K158
Updater	
Updater Verifier	
Acknowledgement	DCC
W. P. Verifier	DCC

REQUEST TAKEN CONFIRMED APPROVED

DATE

TIME CK No.

BY AAC

WALK-IN  
 Will Pick Up 2:13 12/20

RE: United Properties  
I, Ltd

C.C. FEE

DISBURSED

<input type="checkbox"/> Initial Ex. of Inc.		
<input type="checkbox"/> Corp. Record Book		
<input checked="" type="checkbox"/> Ltd. Partnership File		
<input type="checkbox"/> Foreign Corp. File		
<input checked="" type="checkbox"/> ( ) Cert. Copy(s)		
<input type="checkbox"/> Art. of Amend. File		
<input type="checkbox"/> Dissolution/Withdrawal		
<input type="checkbox"/> C U S		
<input type="checkbox"/> Fictitious Name File		
<input type="checkbox"/> Name Reservation		
<input type="checkbox"/> Annual Report/Reinstatement		
<input type="checkbox"/> Reg. Agent Service		
<input type="checkbox"/> Document Filing		
<input type="checkbox"/> Corporate Kit		
<input type="checkbox"/> Vehicle Search		
<input type="checkbox"/> Driving Record		
<input type="checkbox"/> Document Retrieval		
<input type="checkbox"/> UCC 1 or 3 File		
<input type="checkbox"/> UCC 11 Search		
<input type="checkbox"/> UCC 11 Retrieval		
<input type="checkbox"/> File No.'s		
<input type="checkbox"/> Copies		
<input type="checkbox"/> Courier Service		
<input type="checkbox"/> Shipping/Handling		
<input type="checkbox"/> Phone		
<input type="checkbox"/> Top Priority		
<input type="checkbox"/> Express Mail Prop.		
<input type="checkbox"/> FAX ( )		
<input type="checkbox"/> pgs.		
<input type="checkbox"/> BULK DUE		
<input type="checkbox"/> SUBTOTALS		

C. TAX  
 FEE  
 E.  
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 T.  
 R.  
 B.  
 R.

FEE	\$
DISBURSED	\$
SURCHARGE	\$
TAX on corporate supplies	\$
SUBTOTAL	\$
PREPAID	\$
BALANCE DUE	\$

Please remit invoice number with payment  
 TERMS: NET 10 DAYS FROM INVOICE DATE  
 1 1/2% per month on Past Due Amounts  
 Past 30 Days, 18% per Annum.

THANK YOU  
 from  
 Your Capital Connection

**CERTIFICATE AND AFFIDAVIT  
OF LIMITED PARTNERSHIP  
OF  
UNITED PROPERTIES I, LTD.**

We, the undersigned, desiring to form a limited partnership, pursuant to the Florida Revised Uniform Limited Partnership Act as set forth in 620.101 et seq. of the Florida Statutes, do hereby certify:

1. The name of the limited partnership is United Properties I, Ltd..
2. The purpose of the limited partnership is to own, operate, improve, market, develop, rent, lease, maintain, repair, construct improvements upon, sell or otherwise dispose of, mortgage or otherwise encumber certain real property located in the State of Florida, and to conduct all other business activities necessary thereto as permitted by the laws of the State of Florida.
3. The mailing address of the limited partnership is 7975 N.W. 154th Street, Suite 400, Miami Lakes, Florida 33016.
4. (a) The name and business address of the general partner is:

<u>Name</u>	<u>Address</u>
Trans-Action Properties, Inc., a Florida corporation H 39170	7975 N.W. 154th Street Suite 400 Miami Lakes, Florida 33016

(b) The name and place of residence or business of each limited partner interested in the partnership is as follows:

<u>Name</u>	<u>Address</u>
Rinaldo P. Petrini	7975 N.W. 154th Street Suite 400 Miami Lakes, Florida 33016
Phillip Orme Miller	7975 N.W. 154th Street Suite 400 Miami Lakes, Florida 33016
Anthony Mijares, Jr.	7975 N.W. 154th Street Suite 400 Miami Lakes, Florida 33016

5. The name and address of the limited partnership's Registered Agent is:

Abbey L. Kaplan, Esq.  
Kluger, Peretz, Kaplan & Berlin, P.A.  
1970 Miami Center  
201 South Biscayne Boulevard  
Miami, Florida 33131

6. The partnership shall exist for a term commencing with the filing of this Certificate and continuing until December 31, 2015, unless sooner dissolved, terminated or extended as provided in Article 3 of the Agreement of Limited Partnership, or under the laws of the State of Florida.

7. The amount of the capital contribution of the Limited Partners to date is \$0. The amount of capital to be contributed by each partner is as follows:

Name	Amount and Description of Property Contributed
Trans-Action Properties, Inc., a Florida corporation	\$ 10.00
Anthony Mijares, Jr.	490.00
Phillip Orme Miller	75.00
Rinaldo P. Petrini	425.00

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ESS 100 14 17 11:01

The total amount of cash contributed to the Partnership is \$1,000.00.

8. The limited partners may make such additional contributions to the capital of the partnership as may from time to time be agreed upon by the general partner and the limited partners.

9. The capital contribution of the limited partners shall be returned only as provided by Article 9 of the Agreement of Limited Partnership.

10. The share of the profits and other compensation by way of income which each limited partner shall receive shall be as specified in Article 9 of the Agreement of Limited Partnership.

11. A limited partner shall only have the right to substitute another as contributor in his place if he fully complies with the provisions specified in Article 13 of the Agreement of Limited Partnership which requires a consent of the general partner for all transfers except in

certain limited circumstances such as inter-family transfers and in all cases requires compliance with all other provisions of that Article.

12. Additional limited partners may be admitted upon the written unanimous consent of all partners, both general and limited, subject to the provisions of Article 13 of the Agreement of Limited Partnership.

13. No limited partner shall have any rights of priority over the other of any nature except as provided by the Agreement of Limited Partnership.

14. A limited partner shall not have the right to demand and receive property other than cash in return for his contribution.

15. If a limited partner dies, retires, is expelled, is declared bankrupt in a court of competent jurisdiction, is dissolved or is by the occurrence of any other event terminated as a member in the partnership, the remaining partners have the right to continue the operation and business of the partnership.

16. The partnership is to be managed by the general partner whose name and address are set forth in Paragraph 4(a) herein.

IN WITNESS WHEREOF, the undersigned have executed this certificate this        day of       , 1995.

GENERAL PARTNER:

TRANS-ACTION PROPERTIES, INC., a Florida corporation

ATTEST:

*R. B. Bunde*

By: *Anthony Mijares, Jr.* President  
Anthony Mijares, Jr., President

[signatures continue on next page]

ACKNOWLEDGEMENT OF GENERAL PARTNER

STATE OF FLORIDA:

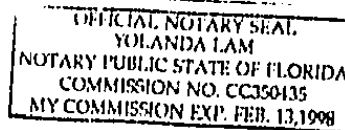
COUNTY OF DADE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1995, by ANTHONY MIJARES, JR., as President of Trans-Action Properties, Inc., who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

Yolanda Lam - cc 250435  
Notary Public, Commission No.

\_\_\_\_\_  
Name of Notary typed, printed or stamped

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CERTIFICATE OF REGISTERED AGENT

OR

UNITED PROPERTIES I, LTD.

Pursuant to Section 620.105 of the Florida Revised Uniform Limited Partnership Act, the following is submitted, in compliance with said Act:

That United Properties I, Ltd., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Certificate of Limited Partnership, at the City of Miami Lakes, County of Dade, State of Florida, has named Abbey L. Kaplan, Esq., located at 1970 Miami Center, 201 South Biscayne Boulevard, County of Dade, State of Florida, 33131, as its agent to accept service of process within this State.

A C K N O W L E D G M E N T

Having been named to accept service of process for the above state limited partnership, at the place designated in this Certificate, the undersigned hereby agrees to act in this capacity and agrees to comply with the provision of said Act relative to keeping open said office.

Dated this \_\_\_\_ day of \_\_\_\_, 1995

  
Abbey L. Kaplan

FILE ON OR BEFORE DECEMBER 31, 1995 OR PARTNERSHIP  
WILL BE SUBJECT TO REVOCATION AND \$500 PENALTY FEE

LIMITED PARTNERSHIP  
ANNUAL REPORT  
1996



FLORIDA DEPARTMENT OF STATE  
Tallahassee, Florida  
Secretary of State  
DIVISION OF CORPORATIONS

FILED

95 DEC 27 PM 1:52

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

1. Name of Limited Partnership

1a. DOCUMENT #  
A95000000221

UNITED PROPERTIES I, LTD.

Mailing Address

7975 N.W. 154TH STREET, SUITE 400  
MIAMI LAKES FL 33016

Principal Office Address

7975 N.W. 154TH STREET, SUITE 400  
MIAMI LAKES FL 33016

If above addresses are the same, list only one, then check the appropriate information and enter correct address in Block 2 and/or 2a.

3. Date Formed or Registered to Do Business in  
FLORIDA 02/14/1995

3a. Date of Last Report

4. State or Country of Formation  
FL

5a. Capital Contributions as Shown  
on Record  
\$1,000.00

5b. Amount of Capital Contributions in  
FLORIDA to date

6. FEI Number  
65-0559931

Applied For

Not Applicable

7. CERTIFICATE OF STATUS REQUIRED

\$0.75 Additional Fee required  
for a Certificate of Status

8. FEES: 1) Filing Fee: Computed at a rate of \$7 per \$1,000 on amount entered in 5a or 5b if blank, with a minimum filing fee of \$52.50 and a maximum of \$437.50.  
2) Supplemental Fee: \$138.75 (pursuant to section 607.193, F.S.)  
THE AMOUNT DUE SHALL BE NO LESS THAN \$191.25 (\$52.50 + \$138.75) AND NO MORE THAN \$578.25 (\$437.50 + \$138.75).  
Note: If the amount entered in 5b is greater than amount entered in 5a, a supplemental affidavit must be submitted along with a separate and appropriate filing fee.  
MAKE CHECK PAYABLE TO FLORIDA DEPT. OF STATE

9. Name and Address of Current Registered Agent

KAPLAN, ABBEY L ESQ  
KLUIGER PERETZ KAPLAN & BERLIN, P.A.  
1970 MIAMI CENTER, 201 S. BISCAYNE BLVD  
MIAMI FL 33131

10. If changed, new Registered Agent/Location

Name

Street Address (P.O. Box Number is Not Acceptable)

State Apt # etc.

City

FL

Zip Code

10a. Pursuant to the provisions of sections 620.1051 and 620.192, Florida Statutes, the above named limited partnership organized or registered under the laws of the State of Florida, submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. Such change was authorized by its general partner(s). I hereby accept the appointment of registered agent. I am familiar with and accept the obligations of section 620.192, Florida Statutes.

SIGNATURE (Registered Agent Accepting Appointment)

DATE

A GENERAL PARTNER THAT IS A CORPORATION, LIMITED PARTNERSHIP OR OTHER BUSINESS ENTITY

11. Name(s) of General Partner(s)

TRANS-ACTION PROPERTIES, INC

11a. Address of Each General Partner  
(Do NOT Use Post Office Box Number)

7975 N.W. 154TH STREE

11b. City, State & Zip Code

MIAMI LAKES FL 33016

11c. Registry  
Document Number

H39170

AR - \$152.50  
ST - \$138.75

600001678646  
-01/04/96--01074--017  
\*\*\*191.25 \*\*\*191.25

1-3-96a

Note: General partners MAY NOT be changed on this form; an amendment must be filed to change a general partner.

12. I do hereby certify that the information supplied with this filing is voluntarily furnished and does not qualify for the exemption stated in Section 119.07(3)(k), Florida Statutes. I release the Division of Corporations from any liability of non-compliance with Section 119.07(3)(k) in the event that the information supplied is deemed exempt from public access. I further certify that the information indicated on this annual report is true and accurate and that my signature shall have the same legal effect as if made under oath. I further certify that I am a General Partner of the limited partnership, receiver or trustee empowered to execute this report as required by chapter 620, Florida Statutes.

SIGNATURE

(DATE)

Typed or Printed Name of General Partner Signing Form

TRANS-ACTION PROPERTIES, INC.  
ANTHONY MISAROS, JR., PRES.

Telephone Number

305-538-2600

CR2E003 (6/95)