

1201 HAYS STREET
TALLAHASSEE, FL 32301

800-342-8086



A95000000825

FILED
DIVISION OF CORPORATIONS
95 MAY 31 PM 2:29

ACCOUNT NO. : 072100000032

REFERENCE : 607487 82621A

AUTHORIZATION :

Patricia Pyatt

COST LIMIT : 9 140.00

ORDER DATE : May 31, 1995

ORDER TIME : 10:41 AM

ORDER NO. : 607487

9000001501959

CUSTOMER NO: 82621A

CUSTOMER: David A. Schwartz, Esq
PAULA L. SCHWARTZ, ESQ

Suite 204
8181 West Broward Boulevard
Plantation, FL 33324

DOMESTIC FILING

NAME: WATERMARK-KLEWOW GROUP IV, LTD

ARTICLES OF INCORPORATION

XXX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XXX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Denny G. Smith

EXAMINER'S INITIALS:

5/31/95
BYL

**CERTIFICATE OF LIMITED PARTNERSHIP OF
WATERMARK-KLEMON GROUP IV, LTD.**

ARTICLE I

NAME

The name of the limited partnership is:
WATERMARK-KLEMON GROUP IV, LTD.

ARTICLE II

OFFICE ADDRESS

The office address of the limited partnership is:
10191 West Sample Road, Coral Springs, Florida 33065.

ARTICLE III

REGISTERED AGENT

The registered agent of the limited partnership for
acceptance of service of process and the address of the registered
office is:

David A. Schwartz, Esquire
8181 West Broward Blvd., Suite 204
Plantation, Florida 33324

ARTICLE IV

GENERAL PARTNER

The names and addresses of the general partners are:

WILKURT, INC.
10191 West Sample Road
Coral Springs, Florida 33065
(Document No. 94000048328)

HARJOR, INC.
10191 West Sample Road
Coral Springs, Florida 33065
(Document No. 94000048327)

SECRET
DIVISION OF SECURITY
MAY 31 PM 2:29

ARTICLE V

MAILING ADDRESS

The mailing address of the limited partnership is: 10194
West Sample Road, Coral Springs, Florida 33065.

ARTICLE VI

DISSOLUTION

The latest date upon which the limited partnership is to
dissolve is December 31, 2045.

IN WITNESS WHEREOF, the undersigned has made and
subscribed this Certificate of Limited Partnership at Coral
Springs, Broward County, Florida, for the uses and purposes
aforesaid this 30th day of May, 1995.

WILKURT, INC.,
a Florida corporation, as
General Partner

By: 
L. William Rudnick, President

HARJOR, INC.,
a Florida corporation, as
General Partner

By: 
Jordan Klemow, Vice-Pres.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
95 MAY 31
PM 2:29

STATE OF FLORIDA)
COUNTY OF BROWARD) SS.

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared William Rudnick, as President of WILKURT, INC., a Florida corporation, and as General Partner for WATERMARK-KLEWOW GROUP IV LTD., to me well known to be the person described in and who executed the foregoing CERTIFICATE OF LIMITED PARTNERSHIP, and being first duly sworn, he acknowledged before me that he executed the same freely and voluntarily for the purpose therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of May, 1995.

STATE OF FLORIDA NOTARY PUBLIC

My Commission Expires:

OFFICIAL NOTARY SEAL
ANTHONY ANGOTTI JR
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC424623
MY COMMISSION EXP. FEB. 19, 1999

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced N/A
Did Take Oath _____ OR Did Not Take Oath ☒

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared Jordan Klemow, as Vice President of HARJOR, INC., a Florida corporation, and as General Partner of WATERMARK-KLEWOW GROUP IV, LTD., to me well known to be the person described in and who executed the foregoing CERTIFICATE OF LIMITED PARTNERSHIP, and being first duly sworn, he acknowledged before me that he executed the same freely and voluntarily for the purpose therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of May, 1995.

OFFICIAL NOTARY SEAL
ANTHONY ANGOTTI JR
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC424623
MY COMMISSION EXP. FEB. 19, 1999

STATE OF FLORIDA NOTARY PUBLIC

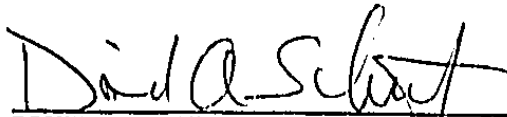
My Commission Expires:

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced N/A
Did Take Oath _____ OR Did Not Take Oath ☒

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for the
above stated limited partnership, at the place designated in
Article III of this Certificate of Limited Partnership, the
undersigned hereby agrees to act in this capacity, and further
agrees to comply with the complete discharge of his duties.

Dated this 30th day of May, 1995.



DAVID A. SCHWARTZ, ESQUIRE

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
MAY 31 1995
PM 2:29

AFFIDAVIT

STATE OF FLORIDA)
) SS.
COUNTY OF BROWARD)

FILED
CLERK OF DISTRICT COURT
DIVISION OF RECORDS
95 MAY 31 PM 2:29

BEFORE ME, the undersigned Notary Public, personally appeared L. William Rudnick, as President of Wilkurt, Inc. and Jordan Klemow, as Vice-President of Harjor, Inc., who, being first duly sworn, depose and say:

1. That L. William Rudnick is the President of WILKURT, INC., a Florida corporation.
2. That Jordan Klemow is the Vice-President of HARJOR, INC., a Florida corporation.
3. That said companies are the sole General Partners of WATERMARK-KLEWOW GROUP IV, LTD., a Florida limited partnership.
4. The initial capital contributions of the limited partners will be \$2,000.00, and the amount anticipated to be contributed by the limited partners will be \$2,000.00.

This affidavit is made and given pursuant to the terms and requirements of Section 620.108, Florida Statutes.

HARJOR, INC, a Florida corp.

By:

Jordan Klemow
JORDAN KLEWOW, Vice-Pres.

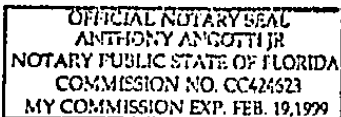
WILKURT, INC., a Florida corp.

By:

L. William Rudnick
L. WILLIAM RUDNICK, Pres.

STATE OF FLORIDA)
COUNTY OF BROWARD)

SWORN TO and subscribed to before me this 30th day of May, 1995.



STATE OF FLORIDA NOTARY PUBLIC

My Commission Expires:

Personally Known ☒ Or Produced Identification _____
Type of Identification Produced N/A
Did Take Oath _____ OR Did Not Take Oath ☒

A95000000825

OFFICE USE ONLY (Document #)

Watermark-Klemow Group IV, LTD

(Requestor's Name)

10191 West Sample Road

(Address)

Coral Springs, FL 33065

(City, State, Zip)

(Phone #)

OFFICE USE ONLY

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (If known):

1. Watermark-Klemow Group IV, LTD.

(Corporation Name)

(Document #)

2. A95000000825

(Corporation Name)

(Document #)

3. (Corporation Name) (Document #)

4. (Corporation Name) (Document #)

☐ Walk in ☐ Pick up time

☐ Certified Copy

☐ Mail out ☐ Will wait ☐ Photocopy

☐ Certificate of Status

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

400001692664
-01/19/96--01011--009
+++3500.00 +++475.00

FF \$11,750.00

1-18-96

FILED
96 JAN 18 AM 9:35
SECRETARY OF STATE
TALLAHASSEE, FLORIDA



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

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

96 JAN 18 AM 9:36
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned general partners of WATERBURY-KRUMHOLTZ GROUP IV, Ltd.
_____, a
Florida Limited Partnership, executed this supplemental affidavit filed pursuant to section 620.112,
Florida Statutes.

The total amount of the capital contributions of the limited partners is: \$ 1,665,000⁰⁰.

This 19th day of DECEMBER, 19 95.

FURTHER AFFIANT SAYETH NOT.

*Under penalties of perjury I declare that I have read the foregoing and that the facts are true, to
the best of my knowledge and belief.*

General Partner(s)
[Signature]
JORDAN KRUMHOLTZ - V.P. HARBOR, INC. G.P.
[Signature]
L.W. RUDNICK, TRS. WILMONT, INC. G.P.

FEES:

\$7 per \$1,000 based on the additional contributions
(Minimum \$52.50 - Maximum \$1,750.00)

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
Sandra Montalvo
Secretary of State
DIVISION OF CORPORATIONS

FILED
96 JAN 18 AM 9:36
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

1. Name of Limited Partnership

1a. DOCUMENT #
A95000000825

WATERMARK-KLEMOW GROUP IV, LTD.

Mailing Address

10191 WEST SAMPLE ROAD
CORAL SPRINGS FL 33065

Principal Office Address

10191 WEST SAMPLE ROAD
CORAL SPRINGS FL 33065

If above addresses are incorrect in any way, use through the correct information and enter correct address in 2a and/or 2b.

3. Date Formed or Registered to Do Business in
FLORIDA 05/31/1995

3a. Date of Last Report

4. State or Country of Formation
FL

5a. Capital Contributions as Shown
on Record
\$2,000.00

5b. Amount of Capital Contributions in
FLORIDA to date
1,665,000.00

6. FTT Number
65-0591773

Applied For
Not Applicable

7. CERTIFICATE OF STATUS REQUIRED
\$5.75 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 5b or 5a if 5b blank, with a minimum filing fee of \$52.50 and a maximum of \$437.50.
2) Supplemental Fee: \$138.75 (pursuant to section 607.19, F.S.)
THE AMOUNT DUE SHALL BE NO LESS THAN \$191.25 (\$52.50 + \$138.75) AND NO MORE THAN \$576.25 (\$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

SCHWARTZ, DAVID A ESQ.
8181 WEST BROWARD BLVD., SUITE 204
PLANTATION FL 33324

10. If changed, new Registered Agent/Office

Name

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

Suite, Apt. #, etc.

City

FL

Zip Code

10a. Pursuant to the provisions of sections 620.1051 and 620.102, 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. Each 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 620.102, 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)

WILKURT, INC.
HARJOR, INC.

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

10191 WEST SAMPLE ROAD
10191 WEST SAMPLE ROAD

11b. City, State & Zip Code

CORAL SPRINGS FL 33065
CORAL SPRINGS FL 33065

11c. Registration/
Document Number

P94000048328
P94000048327

AR- \$1437.50 000001692662
-01/19/96--01011--009
SF \$138.75 ***3500.00 ***\$576.25

1-18-96a

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)(b), Florida Statutes. I release the Division of Corporations from any liability of non-compliance with Section 119.07(3)(b) 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 effects as if made under oath. I further certify that I am a General Partner of the limited partnership, general partner or trustee empowered to execute this report as required by chapter 620, Florida Statutes.

SIGNATURE

Typed or Printed Name of General Partner Signing Form

WATERMARK-KLEMOW UP6P

DATE

Telephone Number

12/1/95
3057533739