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CORPORATION(S) NAME

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CR2E031 (R8-85)

Acknowledgment

W.P. Verifier

CERTIFICATE OF LIMITED PARTNERSHIP

OF

THE ALNA ROSA

LIMITED PARTNERSHIP #1

A Florida Limited Partnership

The undersigned, acting as formers of a limited partnership under the Florida Revised Uniform Partnership Act, adopt the following certificate for such limited partnership.

- 1. Name. The name of this Limited Partnership is THE ALNA ROSA LIMITED PARTNERSHIP #1.
- 2. <u>Business</u>. The general character of the Partnership business shall be to own, acquire, sell and lease investment real estate and other investment property of any type, kind or description, and to conduct a general business as thereto related.
- 3. Principal Place of Business and Location of Records. The location of the principal place of business of the Partnership is 2500 E. Hallandale Beach Boulevard, Suite 707 Hallandale, Broward County, Florida 33009, at which place the records shall be maintained.
- 4. Registered Agent. The name and address of the registered agent for service for this Limited Partnership is Sibyl Brody at 2500 E. Hallandale Beach Boulevard, Suite 707, Hallandale, Florida 33009, who acknowledges by her signature hereunder, that he, she or it accepts same.
- 5. <u>The General Partner.</u> The name and business address of the General Partner is as follows:

GENERAL PARTNER

PLACE OF BUSINESS

2500 Hallandale Building, Inc.

2500 E. Hallandale Beach Blvd.

695 WU 047502 Suite 707

Hallandale, FL 33009

6. <u>Mailing Address</u>. The mailing address of the Limited Partnership is 2500 E. Hallandale Beach Blvd., Suite 707, Hallandale Florida 33009.



- 7. Term. The Partnership shall begin at the time of the filing of the certificate of Limited Partnership with the Department of State and shall liquidate and dissolve on June 1, 2020, unless seener dissolved by law or by agreement of the parties of the parties hereto or unless extended by a majority agreement of the Partners.
- 8. Additional Contribution. No additional contributions of the Limited Partners have been agreed upon.
- 9. Return of Contributions. No Limited Partner shall be entitled to withdraw or demand the return of any part of his or her capital contribution except upon dissolution of the Partnership.
- 10. <u>Profits.</u> All annual net profits of the Partnership shall be divided among the General and Limited Partners in the same proportion as the Partner's then capital interest accounts, unless retained for Partnership investment and business activities.
- 11. <u>Sale or Transfer of Interst in Partnership</u>. A Limited Partner shall not have the right to sell or transfer his or her interest in the Partnership without the prior written consent of the partners, unless the transfer is a permitted transfer, as explained in detail by the Partnership Agreement.
- 12. <u>Additional Limited Partners</u>. The General Partners may admit additional limited partners.
- 13. <u>Priority Among Limited Partners</u>. There is no priority of one Limited Partner over another as to the contributions or compensation by way of income.
- 14. <u>Continuance of Business</u>. 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, by unanimous vote, a new successor General Partner.
- 15. <u>Property Other than Cash</u>. A Limited Partner may not demand property other than cash in return for his or her contributions.
- 16. Amount of Cash and Affidavit to Agreed Value and Description of Property Contributed. The Limited Partners in the

Limited Partnership have contributed their interest in the property as set forth in Schedule "B", Affidavit of the Amount of the Capital Contributions of the Limited Partners, and Any Amount Anticipated to be Contributed by the Limited Partners" attached million horeto, with agrood valuo ο£ ton dollars an (\$10,000,000.00).

IN WITNESS WHEREOF, the parties have hereunder executed this Certificate on the _____ day of June, 1995 .

GENERAL PARTNER:

2500 Hallandale Bulding , Inc.

Preside

Sib41 Brody

Registered Agent

SCHEDULE "B" THE ALNA ROSA LIMITED PARTNERSHIP #1

"AFFIDAVIT OF THE AMOUNT OF THE CAPITAL CONTRIBUTIONS OF THE LIMITED PARTNERSHIP, AND ANY AMOUNT ANTICIPATED TO BE CONTRIBUTED BY THE LIMITED PARTNERS"



The undersigned presents this Affidavit, given under oath, to affirm the following:

- The amount of the capital contributions to date of the Limited Partnership of the Alna Rosa Limited Partnership #1 is one million dollars (\$1,000,000.00).
- The amount contributed and anticipated to be contributed by the Limited Partners at this time totals ten million dollars (\$10,000,000.00).

dy R. Segall, President 2500 Hallandale Building, Inc.

Dated: June 16, 1995

STATE OF FLORIDA

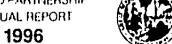
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 16th. day of June, 1995, by JUDY R. SEGALL, President of 2500 Hallandale Building, Inc., who is personally known to me, or, has produced the following form of identification: driver license.

MOTARY PUBLIC STATE OF FLORIDA HY COMMISSION EXP. AUG. 2,1995 DONDED THRU CENERAL INS. UND.

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

LIMITED PARTNERSHIP ANNUAL REPORT



FLORIDA DEPARTMENT OF STATE

Sancha Montrium

Secretary of State DIVISION OF CORPORATIONS FILED

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					SECRETARY OF STATE TALLAHASSEE, FLORIDA							
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58. Capital Contributions as Shown on Hecord	5b. A	unkert of Capital Contributions in LORIDA to date		6, 11114	06033/3			74723377	\$8.75 Add	DE BTATUS REQUIRED		
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MAKE CHECK PAYABLE TO FLORIDA DI 9. Name and Ar	 	urrent Registered Agent					10.	If changed, new Registers	d Agent/Office			
BRODY, SIBYL					Nurse							
2500 E. HALLANDALE BEACH BLVD., STE. 707 HALLANDALE FL 33009					Street Address (P.O. Boy Number Is Hot Acceptation)							
				Suite Apt #, etc								
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SIGNATURE (Registered Agent Accepting	Appointme	nt) ()	<u> </u>	10/10	WITER	DADI	NED	DATE			v	
A GENERAL PARTN	EH TH	AT IS A COMPON	IA	HON, L		PARI	IVEN	Shir On Othe	.n D031			
11. Name(s) of General Partner(s)	1. Name(s) of General Partner(s)			118. Address of Each General Par (Do NOT Use Post Office Box N.			Partner 115. City, State & Zip Code			Registration/ Document Number		
2500 HALLANDALE BUILDING, IN		2500 E. HALL	2500 E. HALLANDALE BE			AR-		ANDALE FL 33009 ↓ \$\\\ 437.50 \$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		P95000047502	ROFOTT (RIOK)	
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Note: General partners	MAY	NOT be changed or	n ti	his form	an am	endme	nt mu	st Le filed to ch	inge a g	eneral partne	<u>- </u>	
 tido hereby certify that the informat Corporations from any liability of no this annual report is true and accus empowered to execute this report 	n-compliand ate and Iffal a required I	ce with Section 1.19.07(3)(k) in the Imy signature shall have the same	d ma	not the tibe unic	וחונס מצייתתא	16PC1 15 (1PPAC	voa everno	I TRUTH DUDNE ACCUES LINIT	ог согим ичи и	rtnership, receiver or tru	t on istee	
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