

A96000000275

Michelle R. Haynes
Requestor's Name
Rubino, Pepler & Associates, P.A.
159 Lookout Place, Suite 101
Address
Maitland, FL 32751
City/State/Zip Phone #

FILED
96 FEB -8 PM 11:40
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. Beattie Family Limited Partnership
(Corporation Name) (Document #)
2. _____
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

000001701380
-01/30/96--01070--002
***1785.00 ***1785.00

- ☐ 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

~~XXXXXXXXXXXX~~
\$1785.00-F.F.
CM



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham
Secretary of State

FILED

86 FEB -8 PM 1:46

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

January 26, 1996

MICHELLE R. HAYNES, PARALEGAL
RUBINO, PEPPLER & ASSOCIATES, P.A.
159 LOOKOUT PLACE, STE. 101
MAITLAND, FL 32751

SUBJECT: BEATTIE FAMILY LIMITED PARTNERSHIP
Ref. Number: W96000002026

We have received your document for BEATTIE FAMILY LIMITED PARTNERSHIP and check(s) totaling \$1785.00. However, your check(s) and document are being returned for the following:

Please correct the affidavit of capital contributions, #1 states your capital contributions to date, an amount of \$3,276,000.00 and #3 states the total amount contributed and anticipated to be \$3,243,240.00, which is a lesser amount.

Please return the enclosed check for \$1785.00 or a newly issued check with your corrected document.

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 (904) 487-6920.

Ava Watson
Corporate Specialist

Letter Number: 796A00003498



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

FILED
96 FEB -8 PM 1:46
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

January 31, 1996

MICHELLE R. HAYNES
RUBINO, PEPPLER & ASSOCIATES, P.A.
159 LOOKOUT PLACE, SUITE 101
MAITLAND, FL 32751

SUBJECT: BEATTIE FAMILY LIMITED PARTNERSHIP
Ref. Number: W96000002360

We have received your document for BEATTIE FAMILY LIMITED PARTNERSHIP and your check(s) totaling \$1785.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 620.108(2), Florida Statutes, does not provide for an effective date prior to the date of filing.

Section 620.108, Florida Statutes, requires that limited partnership certificates include the mailing address in addition to the principal place of business address. Please correct your document accordingly. If the mailing address and principal place of business are one and the same, please be sure this is clearly reflected in your document.

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 (904) 487-6025.

Cathy A Mitchell
Corporate Specialist

Letter Number: 296A00004260



LAW OFFICES
Rubino, Pepler & Associates
PROFESSIONAL ASSOCIATION

Thomas R. Pepler
Nicholas J. Rubino

*Florida Board Certified
Wills, Trusts and Estates Attorney

Of Counsel
John M. Campbell

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

160 Lookout Place
Suite 101
Mallard, Florida 32751
Telephone (407) 847-PLAN
Facsimile (407) 847-7880

January 19, 1996

Florida Department of State
Corporate Records Division
P. O. Box 6327
Tallahassee, Florida 32314

VIA FEDERAL EXPRESS
AIRBILL #: 8158489231

Re: BEATTIE FAMILY LIMITED PARTNERSHIP

Dear Sir/Madam:

Please find the following documents enclosed for filing in the above-mentioned limited partnership:

1. Certificate of Limited Partnership; and
2. Affidavit of Capital Contributions; and
3. Acceptance of Appointment of Resident Agent.

In addition, enclosed is a check in the amount of \$ 1,785.00 for the required filing fee.

Please file the enclosed documents accordingly and return certified copies to this office in the provided self-addressed stamped envelope.

If you have any questions or comments regarding the enclosed documents, please do not hesitate to contact this office. Thank you for your assistance in this matter.

Sincerely,
RUBINO, PEPLER & ASSOCIATES, P.A.

Michelle R. Haynes
Michelle R. Haynes
Paralegal to Nicholas J. Rubino

Encls.
mrh

308 524 100

CERTIFICATE OF LIMITED PARTNERSHIP
OF THE
BEATTIE FAMILY LIMITED PARTNERSHIP
A Florida Limited Partnership

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned General Partners, desiring to form a limited partnership pursuant to the Florida Revised Uniform Limited Partnership Act (1986), hereby state:

1. Name. The name of the Limited Partnership is the BEATTIE FAMILY LIMITED PARTNERSHIP.

2. Business. The general character of the Partnership business shall be to hold, develop and manage real estate and equipment, and conduct a general business as thereto related.

3. Principal Place of Business. The location and mailing address of the principal place of business of the Partnership is 401 N. Mills Avenue, Orlando, Florida 32803.

4. Registered Agent. The registered agent for service for this Limited Partnership is Nicholas J. Rubino, Esquire, RUBINO, PEPPLER & ASSOCIATES, P.A., whose address is 159 Lookout Place, Suite 101, Maitland, Orange County, Florida 32751.

5. Limited Partners. The General Partners and Limited Partners of this Limited Partnership are as follows:

GENERAL PARTNERS

Jack R. Beattie

PLACE OF RESIDENCE

401 N. Mills Avenue
Orlando, Florida 32803

LIMITED PARTNERS

Jack R. Beattie Trust
Dated April 15, 1994

PLACE OF RESIDENCE

401 N. Mills Avenue
Orlando, Florida 32803

6. Term. The Partnership shall begin on the 9th February, 1996, and shall continue until December 31, 2005, or sooner dissolved by law or by agreement of the parties 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 his 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 his 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 has died, retired and/or becomes insane,

then the Limited Partners holding interest in capital ^{allowed} by
selecting a new General Partner.

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14. Property Other Than Cash. A Limited Partner ^{may not}
demand property other than cash in return for his capital
contributions.

The execution of this Certificate by the undersigned General
Partners constitutes an affirmation under the penalties of perjury
that the facts stated herein are true.

IN WITNESS WHEREOF, this Certificate of Limited Partnership
has been executed by the General Partners on behalf of the Limited
Partnership this 12 day of January, 1996.

Witnesses:

Nichelle L. Haynes

Janet M. Scott

BEATTIE LIMITED
PARTNERSHIP

Jack R. Beattie
General Partner

STATE OF FLORIDA
COUNTY OF ORANGE

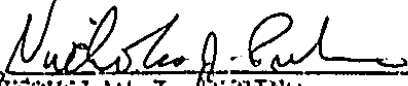
NOTARIAL STATEMENT OF PROOF

FILED

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I HEREDY CERTIFY that on this day, before me, ~~Notary Public~~ ^{Notary Public} duly authorized in the State and County aforesaid, ~~JACK R. BEATTIE~~ ^{JACK R. BEATTIE} personally appeared JACK R. BEATTIE, to me personally known or who produced a Florida Driver's License as identification, who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County last aforesaid this 12th day of January, 1996.


NICHOLAS J. RUBINO
Notary Public, State of Florida
My Commission Expires 8/26/98
Commission No. CC 385997
Bonded thru Troy Fain Insurance Co.

(NOTARIAL SEAL)

This document prepared by:

NICHOLAS J. RUBINO, Esquire
RUBINO, PEPPLER & ASSOCIATES, P.A.
Attorneys at Law
159 Lookout Place, Suite 101
Maitland, Florida 32751
Telephone: (407)-647-7470

BEATTIE FAMILY LIMITED PARTNERSHIP
AFFIDAVIT OF CAPITAL CONTRIBUTIONS

STATE OF FLORIDA
COUNTY OF ORANGE

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Before me, the undersigned authority, personally appeared JACK R. BEATTIE, the General Partner of the BEATTIE FAMILY LIMITED PARTNERSHIP, a Florida Limited Partnership, who being first duly sworn, deposes and says:

1. The amount of capital contributions to date is \$ 3,276,000.
2. The Limited Partners do not anticipate an additional contribution at this time.
3. The total amount contributed and anticipated to be contributed by the Limited Partners at this time is \$ 3,276,000.
4. Under the penalties of perjury, I declare that I have read the foregoing and that the facts alleged are true to the best of my knowledge and belief.

BEATTIE FAMILY LIMITED PARTNERSHIP,
a Florida Limited Partnership

By: 

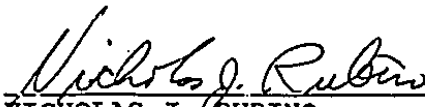
General Partner

NOTARIAL STATEMENT OF PROOF

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared JACK R. BEATTIE, to me personally known or who produced a Florida Driver's License as identification, who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County last aforesaid this 24th day of January, 1996.


NICHOLAS J. RUBINO

Notary Public, State of Florida
My Commission Expires 8/26/98
Commission No. CC 385997
Bonded thru Troy Fain Insurance Co.

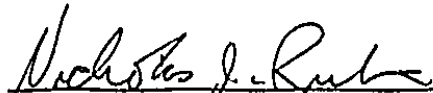
(NOTARIAL SEAL)

BEATTIE FAMILY LIMITED PARTNERSHIP

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent for BEATTIE FAMILY LIMITED PARTNERSHIP, a Florida limited partnership, in the forgoing Certificate of Limited Partnership, I, on behalf of the limited partnership, hereby agree to accept service of process for the limited partnership and to comply with any and all statutes relative to the complete and proper performance of the duties of registered agent.

DATED this 12th day of January, 1996.


NICHOLAS J. RUBINO
RUBINO, PEPPLER & ASSOCIATES, P.A.
159 Lookout Place
Suite 101
Maitland, Florida 32751
(407)-647-7470

Subscribed and sworn to before me on this 12th day of January, 1996 by Nicholas J. Rubino, who produced a valid Florida driver's license as identification.


Notary Public - State of Florida
My Commission Expires:



MICHELLE R HAYNES
My Commission CC431363
Expires Jan. 03, 1999
Bonded by HAI
800-422-1555