

1201 HAYS STREET
TALLAHASSEE, FL 32301-2007
800-222-0077
904-237-0111 FAX

800-142-8086



PREPAID
LEGAL & FINANCIAL SERVICES ACCOUNT NO. : 072100000032

REFERENCE : 010810 6922A

AUTHORIZATION :

COST LIMIT : \$ PREPAID

8000011889508
-07/10/96--01034--022
***1846.25 ***1846.25

ORDER DATE : July 5, 1996

ORDER TIME : 9:54 AM

ORDER NO. : 010810

CUSTOMER NO: 6922A

CUSTOMER: Eli Nunez, Legal Assistant
MICHAEL S. WEINER & ASSOCIATES

102 North Swinton Avenue

Del Ray Beach, FL 33444-2614

CSO
-5
PM 12:32
FILING
SECTION

DOMESTIC FILING

NAME: GUARANTY BUILDING LIMITED
PARTNERSHIP

EFFECTIVE DATE:

G. TAX _____
FILING _____ 17.50
R. AGENT FEE _____ 35.00
G. COPY _____ 52.50
TOTAL _____ 105.00
N. BANK _____

G. TAX _____
FILING _____
BALANCE DUE _____
REFUND _____

ARTICLES OF INCORPORATION
XX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Daniel W Leggett

EXAMINER'S INITIALS: DL

7/5/96

CERTIFICATE OF LIMITED PARTNERSHIP
AND AFFIDAVIT OF CAPITAL CONTRIBUTIONS
OF
GUARANTY BUILDING LIMITED PARTNERSHIP

We, the undersigned, hereby associate ourselves together and sign and swear to this Certificate of Limited Partnership for the purpose of forming a limited partnership under the laws of the State of Florida.

1. Name of the Partnership. The name of the Partnership shall be Guaranty Building Limited Partnership.

2. Character of Business. The character of the business to be conducted by the Partnership is to acquire and hold real property for investment and to improve, sell and exchange or lease real property for the purpose of obtaining the gains therefrom.

3. Mailing Address, Principal Place of Business and Agent for Service of Process. The mailing address of the Partnership shall be 400 N. Congress Avenue, West Palm Beach, Florida, 33401 and service of process shall be made on Michael S. Weiner, Esquire, Weiner & Morici, P.A., 102 North Swinton Avenue, Delray Beach, Florida, 33444.

4. Name and Place of Residence of Each Partner.

(a) The name and business address of the General Partner is as follows:

<u>Name</u>	<u>Residence</u>
Alcad Real Estate Corp.	400 N. Congress Avenue, West Palm Beach, FL 33401

(b) The name and place of residence of the Limited Partners are as follows:

<u>Name</u>	<u>Residence</u>
Alcad Real Estate Corp.	400 N. Congress Avenue, West Palm Beach, FL 33401
H & K Development Co.	241 Jungle Road Palm Beach, FL 33480
Leo Chriqui	400 N. Congress Avenue, West Palm Beach, FL 33401

5. Term The term for which the Partnership is to exist shall be for the term of fifty (50) years, unless sooner terminated under the Limited Partnership Agreement

6. Contributions of Partners The General Partner and Limited Partners are contributing cash to the Limited Partnership as follows.

Alcad Real Estate Corp. (General Partner)	\$3,000
Alcad Real Estate Corp. (Limited Partner)	\$97,000
H & K Development Co.	\$100,000
Leo Chriqui	\$100,000

There are no anticipated future contributions.

7. Return of Contributions The time when the contributions of the Limited Partners are to be returned is on termination of the Limited Partnership. However the Limited Partnership Agreement allows the earlier return of capital contribution.

8. Profits, etc. The share of profits or the other compensation by way of income which the General Partner and Limited Partners shall receive by reason of their contributions are as follows:

<u>Name</u>	<u>Percentage</u>
Alcad Real Estate Corp. (General Partner)	1%
Alcad Real Estate Corp. (Limited Partner)	33%
H & K Development Co.	33%
Leo Shriqui	33%

9. Assignee of Limited Partner A Limited Partner may substitute an assignee as contributor in his place. The legal representative may be substituted for a deceased Limited Partner at such time as the General Partner consents.

10. Additional Limited Partners Additional Limited Partners shall be admitted only upon agreement of the General Partner and Limited Partners.

11. No Right to Priority No right is given to any Limited Partner, to priority over other Limited Partners as to contribution or as to income.

12. No Right of Limited Partner to Demand Property Other Than Cash. No right is given to the Limited Partner to demand and receive property other than cash in return for his contributions.

DATED this 13th day of May, 1996.

GENERAL PARTNER:

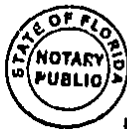
ALCAD REAL ESTATE CORP.

By: [Signature]
Its: GENERAL PARTNER

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 13th day of May, 1996, by ALCAD REAL ESTATE CORP., a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification and who did/did not take an oath.



DOROTHY E. WILSON
My Comm Exp. 3/24/00
Bonded By Service Ins
No. CC526836
☒ Personally Known ☐ Other I.D.

[Signature]
Notary Public

Dorothy E. Wilson
Printed Signature of Notary

My Commission Expires:

The undersigned hereby accepts designation as Registered Agent for Guaranty Building Limited Partnership.

[Signature]
MICHAEL S. WEINER

A9600000/275

WEINER, MONICI &
ATTORNEYS AT LAW
The Clark House
102 North Swinton Avenue
Delray Beach, Florida 33444

MICHAEL S. WEINER
ALFRED G. MONICI
CAROLE ARONSON

South Palm Beach County: (407) 266-2000
North Palm Beach County: (407) 736-6880
Broward County: (954) 462-4938
Telecopier: (407) 272-6831

October 15, 1996

Secretary of State
State of Florida
P. O. Box 6327
Tallahassee, FL 32314

RE: Guaranty Building Limited Partnership
Our File No.: BERA(097)022

500001979395--4
-10/18/96--01012--002
****105.00 ****105.00

Dear Sir or Madam:

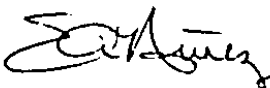
Enclosed please find the following:

1. Original and one copy of the Amended Certificate of Limited Partnership;
2. Our firm's check number 248 in the sum of \$105.00 representing the filing and certified copy fee; and
3. A self-addressed stamped envelope.

Would you please return the certified copy of the Amended Certificate to me in the provided envelope.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,



Eli Nuñez
Legal Assistant to
Carole Aronson

/en

Enclosures

cc: Carole Aronson, Esquire

A96-1275

Name	CR-18
Availability	
Document	EP
Examiner	
Updater	RE
Updater	
Verifier	
Acknowledgment	
W. P. Verifier	

FILED
95 OCT 28 AM 9:42
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

AMENDED CERTIFICATE OF LIMITED PARTNERSHIP
OF GUARANTY BUILDING LIMITED PARTNERSHIP

The Certificate of Limited Partnership of Guaranty Building Limited Partnership, ~~dated~~
on ~~November 10, 1995~~ is hereby amended as follows
July 5, 1996

1 Paragraph (3) is hereby amended to read as follows

3 Mailing address and agent for service of process
The mailing address of the Partnership shall be 120 South
Olive Avenue, Suite 206, West Palm Beach, Florida, 33401
and service of process shall be made on Michael S. Weiner,
Esquire, Weiner & Morici, P.A., 102 North Swinton Avenue,
Delray Beach, Florida, 33444

2 Paragraph (4) is hereby amended to reflect the business address of the general partner
as 120 South Olive Avenue, Suite 206, West Palm Beach, Florida, 33401

DATED this 9 day of October, 1996

ALCAD REAL ESTATE CORP.,
a Florida corporation

By
Its

ALBERT BERRIO
PRESIDENT

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 9TH day of OCTOBER,
1996 by ALBERT BERRIO, PRESIDENT of ALCAD REAL ESTATE CORP.,
a Florida corporation, on behalf of the corporation, who is personally known to me or who has
produced _____ as identification and ~~who did~~ did not take an oath.

Jacqueline Appel
Notary Public

JACQUELINE APPEL

Printed Signature of Notary

My Commission Expires

