

**CORPORATE  
ACCESS,  
INC.**

# A97006002137

1116-D Thomasville Road . Mount Vernon Square . Tallahassee, Florida 32303

P.O. Box 37066 (32315-7066) ~ (904) 222-2666 or (800) 969-1666 . Fax (904) 222-1666

**WALK IN**

**PICK UP**

10/1/97 1:00 ☺

100002313561--8  
-10/07/97--01023--013  
\*\*\*1750.00 \*\*\*1750.00

☒ **CERTIFIED COPY**

**CUS**

**PHOTO COPY**

**FILING**

1.) WF Properties, Ltd  
(CORPORATE NAME & DOCUMENT #)

2.) \_\_\_\_\_  
(CORPORATE NAME & DOCUMENT #)

3.) \_\_\_\_\_  
(CORPORATE NAME & DOCUMENT #)

4.) \_\_\_\_\_  
(CORPORATE NAME & DOCUMENT #)

5.) \_\_\_\_\_  
(CORPORATE NAME & DOCUMENT #)

6.) \_\_\_\_\_  
(CORPORATE NAME & DOCUMENT #)

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(CORPORATE NAME & DOCUMENT #)

8.) \_\_\_\_\_  
(CORPORATE NAME & DOCUMENT #)

9.) \_\_\_\_\_  
(CORPORATE NAME & DOCUMENT #)

10.) \_\_\_\_\_  
(CORPORATE NAME & DOCUMENT #)

G. TAX \_\_\_\_\_  
FILING 1750.00  
R. AGENT FEE 35.00  
C. COPY 52.50  
TOTAL 1837.50  
N. BANK \_\_\_\_\_  
BALANCE DUE \_\_\_\_\_  
OFFIND \_\_\_\_\_

10/2/97

FILED  
SECRETARY OF CORPORATIONS  
DIVISION OF CORPORATION  
97 OCT - 29 AM 10:38  
DIVISION OF CORPORATION  
97 OCT - 1 AM 11:16  
RECEIVED

W97000022438

Corrected

**SPECIAL INSTRUCTIONS**

100002313561--8  
-10/07/97--01023--014  
\*\*\*\*\*87.50 \*\*\*\*\*87.50

"When you need ACCESS to the world"

CALL THE FILING AND RETRIEVAL AGENCY DEDICATED TO SERVING YOU!



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham  
Secretary of State

October 1, 1997

CORPORATE ACCESS

TALLAHASSEE, FL

SUBJECT: WF PROPERTIES, LTD.  
Ref. Number: W97000022438

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DIVISION OF CORPORATIONS  
97 OCT -2 AM 10:38

We have received your document for WF PROPERTIES, LTD. and check(s) totaling \$87.50. However, your check(s) and document are being returned for the following:

The limited partnership name designated in the document is not available since it is the same as, or not distinguishable from the name of another entity on file with this office. Please select a new name and make the substitution in all the appropriate places.

ALSO, TO AVOID possible confusion, the AFFIDAVIT document should state the exact amount of total anticipated limited partner contributions. I understand this amount to be \$3,093,750.00. But that figure should appear on the AFFIDAVIT document so that people don't have to refer back to the CERTIFICATE to determine the amount.

ALSO, THIS partnership will have to pay the MAXIMUM \$1,750.00 filing fee. With the required \$35.00 R.A. fee, the TOTAL AMOUNT REQUIRED will be \$1,785.00.

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 (850) 487-6914.

Buck Kohr  
Corporate Specialist

Letter Number: 697A00048323

*Corrected*

CERTIFICATE OF LIMITED PARTNERSHIP  
OF

WF BUILDINGS II, LTD.

THE UNDERSIGNED, desiring to form a Limited Partnership pursuant to the laws of the State of Florida, certify as follows:

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AM 10:38

1. The name of the Partnership shall be:

WF BUILDINGS II, LTD.

2. The purpose and business of the partnership shall be to acquire that certain real property located in Weston Park of Commerce, Broward County, Florida, consisting of approximately 5.2975 acres and to manage, operate, mortgage, sell and otherwise deal with such property or any part thereof, and to engage in such other business, in the sole and absolute discretion of the General Partner as may be lawful under the laws of the State of Florida.

3. The place of business of the Partnership shall be 3064 Birkdale Drive, Fort Lauderdale, Florida 33332, which shall also be the mailing address for the Limited Partnership.

4. The address of the office and the name and address of the agent for service of process shall be:

JOSEPH L. SCHWARTZ, ESQ.  
MILLER, SCHWARTZ & MILLER, P.A.  
4040 Sheridan Street  
Hollywood, FL 33021

5. The name and business address of the General Partner is as follows:

CRAIG R. WEINER ASSOCIATES, INC.  
3064 Birkdale Drive  
Fort Lauderdale, FL 33332

549865

6. The name and place of residence of each Limited Partners in the Partnership are:

CLASS A LIMITED PARTNERS:

NEIL JASON WEINER  
3064 Birkdale Drive  
Fort Lauderdale, FL 33332

ANDREA ROCHELLE WEINER  
3064 Birkdale Drive  
Fort Lauderdale, FL 33332

CLASS B LIMITED PARTNER:

CRAIG R. WEINER  
3064 Birkdale Drive  
Fort Lauderdale, FL 33332

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7. The term for which the Partnership is to exist is from the filing of this Certificate of Limited Partnership with the Department of State until December 31, 2045.

8. The General Partner shall contribute \$1,250.00 to the capital of the Partnership; the Class A Limited Partners shall contribute \$61,875.00, to the capital of the Partnership; and the Class B Limited Partner shall contribute \$61,875.00 to the capital of the Partnership.

9. The General Partner shall be entitled to one (1%) percent of the profits and other income and shall bear one (1%) percent of any loss of the Partnership; the Class A Limited Partners shall be entitled to forty-nine and one-half (49.5%) per cent of the profits and other income and shall be forty-nine and one-half (49.5%) per cent of the loss of the Partnership; the Class B Limited Partner shall be entitled to forty-nine and one-half (49.5%) per cent of the profits and other income and shall bear forty-nine and one-half (49.5%) per cent of any loss of the Partnership.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 20 day of September, 1997.

Signed, Sealed and Delivered  
in the presence of:

\_\_\_\_\_  
\_\_\_\_\_

GENERAL PARTNER  
CRAIG R. WEINER ASSOCIATES, INC.

BY: [Signature]  
CRAIG R. WEINER, PRESIDENT

CLASS A LIMITED PARTNERS:

[Signature] (SEAL)  
NEAL JASON WEINER

\_\_\_\_\_  
ANDREA ROCHELLE WEINER

CLASS B LIMITED PARTNER:

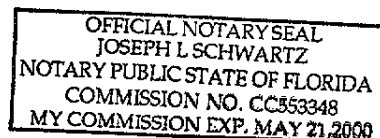
[Signature] (SEAL)  
CRAIG R. WEINER

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 20 day of September, 1997, by CRAIG R. WEINER, as President of CRAIG R. WEINER ASSOCIATES, INC., a Florida corporation, General Partner, who acknowledged that he did sign the foregoing instrument, on behalf of said Corporation, for the purposes contained therein, who is personally known to me ☒ yes ☐ no, or if not, has produced N/A as identification.

[Signature]  
Notary Public  
My Commission Expires:

3



IN WITNESS WHEREOF, the undersigned have set their hands and seals this  
day of September, 1997.

Signed, Sealed and Delivered  
in the presence of:

\_\_\_\_\_  
\_\_\_\_\_

GENERAL PARTNER  
CRAIG R. WEINER ASSOCIATES, INC.

BY: \_\_\_\_\_  
CRAIG R. WEINER, PRESIDENT

CLASS A LIMITED PARTNERS:

\_\_\_\_\_(SEAL)  
NEIL JASON WEINER

Andrea R. Weiner (SEAL)  
ANDREA ROCHELLE WEINER

CLASS B LIMITED PARTNER:

\_\_\_\_\_(SEAL)  
CRAIG R. WEINER

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 1997, by CRAIG R. WEINER, as President of CRAIG R. WEINER  
ASSOCIATES, INC., a Florida corporation, General Partner, who acknowledged that he did  
sign the foregoing instrument, on behalf of said Corporation, for the purposes contained  
therein, who is personally known to me ( ) yes ( ) no, or if not, has produced  
\_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

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OCT -2 AM 10:38

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 2 day of \_\_\_\_\_, 1997, by NEIL JASON WEINER and ANDREA ROCHELLE WEINER, Class A Limited Partners, who are personally known to me ( ) yes ( ) no, or if not, have produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

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9 OCT 1997

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 20 day of September, 1997, by CRAIG R. WEINER, Class B Limited Partner, who is personally known to me (X) yes ( ) no, or if not, has produced N/A as identification.

Joseph L Schwartz  
Notary Public  
My Commission Expires:

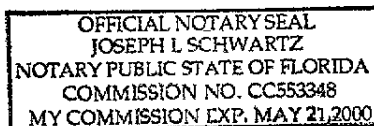
OFFICIAL NOTARY SEAL  
JOSEPH L SCHWARTZ  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC553348  
MY COMMISSION EXP. MAY 21, 2000

B:WFPProp.Cer  
JLS/dig (Weiner I)  
9/19/97

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 25 day of September, 1997, by NEIL JASON WEINER, a Class A Limited Partner, who is personally known to me ( ☒ ) yes ( ) no, or if not, has produced N/A as identification.

Joseph L. Schwartz  
Notary Public  
My Commission Expires:

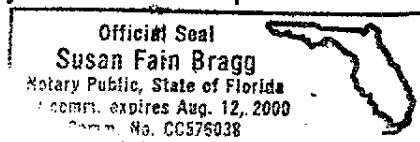


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STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of September, 1997, by ANDREA ROCHELLE WEINER, a Class A Limited Partner, who is personally known to me ( ) yes ( ☒ ) no, or if not, has produced Fla. Drivers License as identification.

Susan Fain Bragg  
Notary Public  
My Commission Expires:





AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared, CRAIG R. WEINER, who after first being duly sworn, on oath, deposes and says:

1. I am CRAIG R. WEINER, President and sole stockholder of CRAIG R. WEINER ASSOCIATES, INC., a Florida corporation.

2. CRAIG R. WEINER ASSOCIATES, INC. a Florida corporation, is the General Partner of WF BUILDINGS LTD., a Florida limited partnership.

3. The amount of capital contributions of the Limited Partners are as set forth on the attached Certificate of Limited Partnership and additional contributions of \$2,970,000.00, are anticipated from the Limited Partners. Total anticipated contribution by the limited partners is \$3,093,750.00.

4. The amount of capital contributions of the General Partner are as set forth on the attached Certificate of Limited Partnership and additional contributions of \$30,000.00, is anticipated from the General Partner.

5. This Affidavit is executed pursuant to Section 620.108 of the Florida Statutes.

FURTHER AFFIANT SAYETH NAUGHT.

  
\_\_\_\_\_  
CRAIG R. WEINER

(SEAL)

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DIVISION OF CORPORATIONS  
OCT - 2 10:38

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 20  
September, 1997, by CRAIG R. WEINER, who is personally known to me (X) yes ( ) no  
or if not, has produced N/A as identification.

Joseph L. Schwartz  
Notary Public  
My Commission Expires:

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DIVISION OF CORPORATIONS  
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OFFICIAL NOTARY SEAL  
JOSEPH L. SCHWARTZ  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC553348  
MY COMMISSION EXP. MAY 21, 2000

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for WF BUILDINGS II, LTD., a  
Florida Limited Partnership, at the place designated in the Certificate of Limited  
Partnership, JOSEPH L. SCHWARTZ agrees to act in that capacity and agrees to comply with  
the provisions of Section 48.091 relative to keeping open such office.

Dated this 20 day of September, 1997.

Joseph L. Schwartz  
JOSEPH L. SCHWARTZ,  
REGISTERED AGENT

B:WFProp.Cer  
JLS/dig (Weiner I)  
9/19/97