

**CORPORATE
ACCESS,
INC.**

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

12-30-97

☒ **CERTIFIED COPY** _____

CUS _____

☐ **PHOTO COPY** _____

☒ **FILING** 1500

1.) Block 108 Partnership, LTD
(CORPORATE NAME & DOCUMENT #)

2.) _____
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3.) _____
(CORPORATE NAME & DOCUMENT #)

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(CORPORATE NAME & DOCUMENT #)

10.) _____
(CORPORATE NAME & DOCUMENT #)

SPECIAL INSTRUCTIONS _____

AG-2899

Name	<u>OK</u>
Availability	<u>230</u>
Document	<u>OK</u>
Examiner	<u>OK</u>
Updater	<u>OK</u>
Un-	<u>OK</u>
Verified	<u>OK</u>

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LP -87.50
CBT 52.50

**CERTIFICATE OF LIMITED PARTNERSHIP
OF
BLOCK 68 PARTNERSHIP, LTD.**

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Pursuant to the provisions of the Florida Revised Uniform Limited Partnership Act as set forth in Chapter 620 of the Florida Statutes, the undersigned, desiring to form a limited partnership, hereby state the following:

1. The name of the Partnership is BLOCK 68 PARTNERSHIP, LTD.
2. The character of the business to be conducted by the Partnership is to engage in the business of owning, developing and investing in real estate in the United States of America and for any other lawful business activity.
3. The location and mailing address of the principal place of business of the Partnership is 533 W. New England Avenue, Suite C, Winter Park, Florida 32789.
4. The term for which the Partnership is to exist shall commence on the date this Certificate of Limited Partnership is filed, and shall continue until the close of business on December 31, 2050, unless sooner terminated by the General Partner or pursuant to the terms and conditions of the Limited Partnership Agreement.
5. The name, place of business, units and percentage of shares of the sole General Partner is:

	<u>Units</u>	<u>Percentage Owned</u>
Winter Park Redevelopment Management Corp. Post Office Box 350 Winter Park, Florida 32790-0350	1	1.0%

894-38528

6. The General Partner shall be required to make an initial capital contribution of cash in the total amount of \$10.00.

7. The Limited Partners shall be required to make an initial total capital contribution of cash in the total amount of \$990.00.

8. The Limited Partners shall be required to make additional capital contributions upon call by the General Partner.

9. The Limited Partners shall not be entitled to the return of its capital contributions except by virtue of distributions pursuant to the Partnership Agreement or upon dissolution of the Partnership.

10. The share of the profits or other compensation by way of income which the Limited Partners shall receive by reason of its capital contribution is a total of ninety-nine percent (99%).

11. The Limited Partners have the right to substitute an assignee of its Partnership interest as a contributor in its place only with the written consent of the General Partner and the other Limited Partners and upon the following terms and conditions: executing an instrument of assignment and filing same with the General Partner, obtaining the consent of a majority of the Limited Partners, executing any additional instruments the General Partner deems necessary, and paying to the General Partner all costs involved in making this amendment.

12. The General Partner has the right, with the consent of the majority of the Limited Partners, to admit additional Limited Partners.

13. Upon adjudication of bankruptcy or filing of a petition under the Federal Bankruptcy Act, withdrawal or removal of the General Partner, or the death or adjudication of incompetency of the General Partner, the Partnership will be dissolved unless within sixty (60) days after such

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event the Limited Partners elect to continue the business of the Partnership and select a substitute General Partner who agrees in writing to accept such selection.

14. No right is given to the Limited Partners to demand and receive property other than cash in return for their contributions. However, upon dissolution there may be distributed pursuant to the terms of the Partnership Agreement partnership property distributed in kind.

IN WITNESS WHEREOF, we have hereunto set our hands this 29th day of December, 1997, effective upon filing with the Florida Secretary of State.

BLOCK 68 PARTNERSHIP, LTD.,
a Florida limited partnership

By: Winter Park Redevelopment
Management Corp., a Florida corporation
its General Partner

By: 
Daniel B. Bellows, President

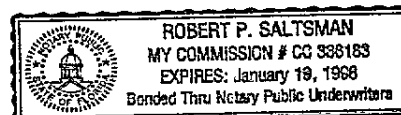
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STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 29th day of December, 1997 by Daniel B. Bellows, as President of Winter Park Redevelopment Management Corp., a Florida corporation, General Partner of Block 68 Partnership, Ltd., on behalf of the partnership, who ☒ is personally known to me or ☐ has produced _____ as identification.

NOTARY PUBLIC:

Sign: Robert Saltzman
Print: Robert Saltzman
State of Florida at Large (Seal)
My Commission Expires:



**LIMITED PARTNERSHIP REGISTERED AGENT DESIGNATION
OF BLOCK 68 PARTNERSHIP, LTD.**

In compliance with Section 620.105, Florida Statutes, the following is submitted:

First, that Winter Park Redevelopment Management Corp., with its place of business at 533 W. New England Avenue, Suite C, Winter Park, Florida 32789, has named Daniel B. Bellows of 533 W. New England Avenue, Suite C, Winter Park, Florida 32789 as its agent to accept service of process within the State of Florida.

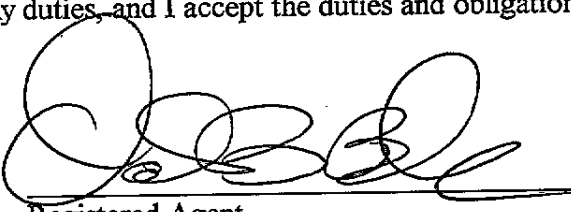
BLOCK 68 PARTNERSHIP, LTD.,
a Florida limited partnership

BY: Winter Park Redevelopment
Management Corp., a Florida corporation,
its General Partner

By: 
Daniel B. Bellows, President

Date: 12/29/97

Having been named to accept Service of Process for the above stated Limited Partnership, at the place designated in this certificate, I hereby agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I accept the duties and obligations of Section 620.192, Florida Statutes.


Registered Agent

Date: 12/29/97

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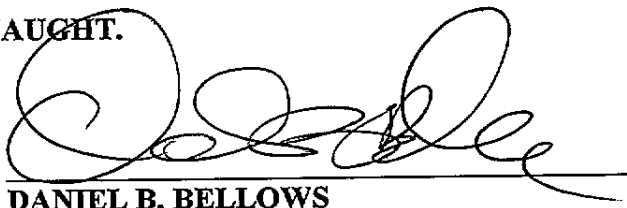
**AFFIDAVIT FOR CERTIFICATE OF
LIMITED PARTNERSHIP OF BLOCK 68 PARTNERSHIP, LTD.**

**STATE OF FLORIDA
COUNTY OF ORANGE**

Pursuant to Chapter 620.108 Florida Statutes, before me, the undersigned authority, this day personally appeared Daniel B. Bellows, as President of Winter Park Redevelopment Management Corp., the General Partner of Block 68 Partnership, Ltd. ("Affiant"), who being first duly sworn, deposes and says:

1. That the total amount contributed by the Limited Partners to Block 68 Partnership, Ltd. is \$990.00.
2. That the anticipated total capital contribution by the Limited Partners to Block 68 Partnership, Ltd. is \$990.00

FURTHER AFFIANT SAYETH NAUGHT.


DANIEL B. BELLOWS

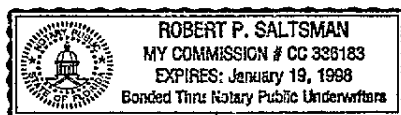
SWORN TO AND SUBSCRIBED before me
on this 29th day of December, 1997, by
Daniel B. Bellows.

☒ Personally known to me.

☐ Produced identification:

Type: _____

Robert Saltzman
Notary Public
(SEAL)



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