



THE UNITED STATES
CORPORATION
COMPANY

A98000000743

ACCOUNT NO. : 072100000032

REFERENCE : 750663 6922A

AUTHORIZATION :

COST LIMIT : \$ PREPAID

ORDER DATE : March 23, 1998

ORDER TIME : 10:18 AM

ORDER NO. : 750663-005

CUSTOMER NO: 6922A

CUSTOMER: Michael S. Weiner, Esq
WEINER & MORICI, P.A.

102 North Swinton Avenue

Del Ray Beach, FL 33444-2614

DOMESTIC FILING

NAME: PINEAPPLE PROPERTIES, LIMITED

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
XX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
XX PLAIN STAMPED COPY
XX CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Daniel W Leggett

EXAMINER'S INITIALS:

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 MAR 23 PM 12:47

600002464976--0
-03/23/98-01055-026
****157.50 ****157.50

(4)

RECEIVED
98 MAR 23 PM 12:15
DIVISION OF CORPORATIONS
TALLAHASSEE, FL 32310

**CERTIFICATE OF LIMITED PARTNERSHIP
AND AFFIDAVIT OF CAPITAL CONTRIBUTIONS
OF
PINEAPPLE PROPERTIES, LIMITED**

FILED STATE
SECRETARY OF CORPORATIONS
DIVISION OF CORPORATIONS
98 MAR 23 PM 12:47

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 Pineapple Properties, Limited.

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 352 NE 3rd Avenue, Delray Beach, Florida 33444 and service of process shall be made on Michael S. Weiner, Esquire, 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>
Pineapple Properties, Inc. pg 700008462	352 NE 3rd Avenue Delray Beach, FL 33444

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

<u>Name</u>	<u>Residence</u>
Reneé Radabaugh	352 NE 3rd Avenue Delray Beach, FL 33444
Ronald Radabaugh	352 NE 3rd Avenue Delray Beach, FL 33444

Michael S. Weiner

102 North Swinton Avenue
Delray Beach, FL 33444

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:

Pineapple Properties, Inc.	\$ <u>100.00</u>
Reneé Radabaugh	\$ <u>4,700.00</u>
Ronald Radabaugh	\$ <u>4,700.00</u>
Michael S. Weiner	\$ <u>500.00</u>

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>
Pineapple Properties, Inc.	<u>1</u> %
Reneé Radabaugh	<u>47</u> %
Ronald Radabaugh	<u>47</u> %
Michael S. Weiner	<u>5</u> %

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.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 MAR 23 PM 12:47

13. The Registered Agent for the Limited Partnership shall be Michael S. Weiner, and the Registered Office shall be Weiner, Morici & Aronson, P.A., 102 North Swinton Avenue, Delray Beach, Florida, 33444.

DATED this 20th day of March, 1998.

GENERAL PARTNER:
PINEAPPLE PROPERTIES, INC.

By: [Signature]
Its: Vice President

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 20th day of March, 1998 by Ronald Radabaugh, Vice President of Pineapple Properties, Inc., 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.

Marie P. Hankins

Notary Public

Marie P. Hankins

Printed Signature of Notary

My Commission Expires:

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

The undersigned hereby accepts designation as Registered Agent for PINEAPPLE PROPERTIES, LIMITED.

[Signature]
MICHAEL S. WEINER