

Charter Number Only

A98000001181

5-8-98

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 MAY 12 AM 11:51

TESCHER, CHAVES, RUBIN ETAL

Requestor's Name

2101 Corporate Blvd. #216

Address

Boca Raton, FL 33431

City

State

ZIP

Phone

(561) 998-7847

04440

600002520096--9

-05/12/98--01020--016

***1837.50 ***1837.50

OPTION ONLY

CORPORATION(S) NAME

N. Dixie Commerce Center, LTD.

- () Profit
() NonProfit
() Foreign
☒ Limited Partnership
() Reinstatement
() Certified Copy
() Call When Ready
☒ Walk In
- () Amendment
() Dissolution
() Annual Report
() Reservation
() Photo Copies
() Call If Problem
() Will Wait
- () Merger
() Mark
() Other
() Change of Registered Agent
() Certificate Under Seal
() After 4:30
☒ Pick Up
() Mail Out

Name
Availability
Document
Examiner
Updater
Verifier
Acknowledgment
W.P. Verifier

CR2E031 (R8-85)



Empire Toll Free: 1-800-432-3028

3K

5/12/98

RECEIVED
98 MAY 12 AM 9:22
SECRETARY OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FL 32399

**CERTIFICATE OF LIMITED PARTNERSHIP
OF
N. DIXIE COMMERCE CENTER, LTD.**

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The undersigned, pursuant to the provisions of Section 620.108 of the Florida Statutes, hereby certify and swear in this Certificate of Limited Partnership to the following:

1. NAME.

The name of the Limited Partnership is:

N. DIXIE COMMERCE CENTER, LTD.

2. REGISTERED AGENT.

The name and address of the Registered Agent for the Limited Partnership are:

M&W Agents, Inc.
2101 Corporate Blvd. Suite 216
Boca Raton, FL 33431

3. GENERAL PARTNER.

The name and business address of the general partner are as follows:

N. DIXIE BUSINESS INC., a Florida corporation
5624 Boca Marina Circle S.
Boca Raton, FL 33487

998000041527

4. MAILING ADDRESS AND PRINCIPAL ADDRESS.

The mailing and principal address of the Limited Partnership are as follows:

5624 Boca Marina Circle S.
Boca Raton, Florida 33487

5.

DISSOLUTION DATE.

The latest date upon which the Limited Partnership is to dissolve is
December 31, 2057.

IN WITNESS WHEREOF, the General Partner has caused this certificate of
Limited Partnership to be executed at Boca Raton, Florida, this 14th day of May, 1998.

General Partner

N. Dixie Business, Inc.

By: Kenneth Sperber
Kenneth Sperber, President

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ACCEPTANCE

Pursuant to Section 620.192 of the Florida Statutes, the undersigned accepts appointment as registered agent for N. **DIXIE COMMERCE CENTER, LTD.**, a Florida limited partnership, and accepts all obligations imposed on it as such under Florida law.

Executed this 11th day of May, 1998.

M&W AGENTS, INC.

By: 

Robert Chaves, Vice-President

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AFFIDAVIT

STATE OF FLORIDA)
)
COUNTY OF PALM BEACH) SS

The undersigned General Partner of N. DIXIE COMMERCE CENTER, LTD. (the "Limited Partnership"), each being duly sworn, deposes and says:

The total capital contributions of the limited partners of the Limited Partnership through this date is \$100 and the anticipated future capital contributions of the limited partners to the Limited Partnership is \$430,000.

General partner

N. DIXIE BUSINESS, INC.

By: Kenneth Sperber
Kenneth Sperber, its President

The foregoing instrument was signed before me this 8th day of May, 1998, by Kenneth Sperber in the capacity indicated. He is personally known to me or produced as identification.



MARY JANINE PERRY
COMMISSION # CC 657835
EXPIRES JUN 22, 2001
BONDED THRU
ATLANTIC BONDING CO., INC.

Mary Janine Perry
Name: MARY JANINE PERRY
Commission No.: CC 657835
Notary Public
State of Florida at Large

My commission expires: JUNE 22, 2001
F:\APPS\WPDATA\MARY\SPERBER\N-CERT2.LPS