

A98000001914

CAPITOL SERVICES d/b/a  
PARALEGAL & ATTORNEY SERVICE BUREAU, INC.

(Requestor's Name)

1406 Hays Street, Suite 2

(Address)

Tallahassee, FL 32301 (904) 656-3992

(City, State, Zip)

(Phone #)

OFFICE USE ONLY

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98 AUG 10 PM 2:17

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-08/10/98-01034-021  
\*\*\*1837.50 \*\*\*1837.50

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

1. EAST Port Center, Ltd  
(Corporation Name) (Document #)
2. \_\_\_\_\_  
(Corporation Name) (Document #)
3. \_\_\_\_\_  
(Corporation Name) (Document #)
4. \_\_\_\_\_  
(Corporation Name) (Document #)

☒ Walk in ☒ Pick up time 8/10

☒ Certified Copy

☐ Mail out ☐ Will wait ☐ Photocopy

☐ Certificate of Status

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NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input checked="" type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark

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DIVISION OF CORPORATION

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8/10/98



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham  
Secretary of State

August 10, 1998

*Please back late*

*Resubmit*

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CAPITOL SERVICES

TALLAHASSEE, FL

SUBJECT: EAST PORT CENTER, LTD.  
Ref. Number: W98000018071

We have received your document for EAST PORT CENTER, LTD. and your check(s) totaling \$1837.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

Please note that we have RETAINED your \$1,837.50 payment.

In Item 3 in the CERTIFICATE document, the partnership's PRINCIPAL ADDRESS is listed. This is a required element. But the partnership's MAILING ADDRESS must also be listed.

ALSO, IN ADDITION to the Certificate of Limited partnership, you must submit an AFFIDAVIT OF CAPITAL CONTRIBUTIONS. The affidavit must state 2 money amounts. It must state the total limited partner contributions to date, and then it must state the TOTAL AMOUNT CONTRIBUTED AND ANTICIPATED TO BE CONTRIBUTED.

Since this partnership's contributions to date already result in the partnership's paying the MAXIMUM FILING FEE, it would be to the partnership's benefit to state a TOTAL ANTICIPATED LIMITED PARTNER CONTRIBUTION AMOUNT that will never be exceeded. That way the partnership can save itself the cost of filing SUPPLEMENTAL AFFIDAVITS. The cost of filing these documents could be as high as \$1,750.00 each.

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: 498A00041518

GP # 507607

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**CERTIFICATE OF LIMITED PARTNERSHIP AND  
AND AFFIDAVIT OF CAPITAL CONTRIBUTIONS  
OF  
EAST PORT CENTER, LTD.**

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We, the undersigned, desiring to form a partnership, pursuant to the Florida Uniform Limited Partnership Act as set forth in §620.01 of the Florida Statutes, do hereby certify:

1. The name of the firm under which such partnership is to be conducted is East Port Center, Ltd.
2. The character of the business intended to be transacted by the partnership is the acquisition, development, holding, renting, leasing, operating, managing and selling of real property.
3. The location of the principal place of business and the mailing address is to be at 5300 N. Powerline Road, Suite 207, in the City of Fort Lauderdale, State of Florida. 33309
- 4(a) The name and address of each general partner interested in the partnership is as follows:

E.J. PLESKO & ASSOCIATES, INC.  
6515 GRAND TETON PLAZA  
MADISON, WISCONSIN 53719

507607

- 4(b) The name and address of each limited partner interested in the partnership is as follows:

DAVID R. HUSMAN  
c/o EQUIBASE CAPITAL CORPORATION  
1200 N. ASHLAND AVENUE  
CHICAGO, ILLINOIS 60622

ERWIN J. PLESKO  
6515 GRAND TETON PLAZA  
MADISON, WISCONSIN 53719

S.R. 84 GROUP, INC.  
1402 EAST LAS OLAS BOULEVARD #1098  
FORT LAUDERDALE, FLORIDA 33301

5. The time at which the partnership is to begin is August <sup>10,</sup> 1998, and the time at which the partnership is to end is December 1, 2048, or such earlier date as all of the partners agree to.

6. The amount of cash and a description of, and the agreed value of the other property contributed by each limited partner is as follows:

DAVID L. HUSMAN	CASH - \$575,000
ERWIN J. PLESKO	CASH - \$575,000
S.R. 84 GROUP, INC.	REAL PROPERTY LOCATED AT 1881, 2045 AND 2055 STATE ROAD 84 - AGREED VALUE \$1,150,000

7. The limited partners may make such additional contributions to the capital of the partnership as may from time to time be agreed upon by the general partners and the limited partners. The anticipated total of all contributions is \$20,000,000, and in the event the contributions should exceed said \$20,000,000, a Supplemental Affidavit of Contributions shall be filed.
8. The time agreed upon when the contribution of each limited partner is to be returned is December 31, 2048, or such earlier time as provided for in the Agreement of Limited Partnership.
9. The share of the profits or any other compensation by way of income which each limited partner shall receive by reason of his/her contribution is as follows:

David L. Husman shall receive 33.34% of the profits of the partnership.  
Erwin J. Plesko shall receive 32.33% of the profits of the partnership.  
S.R. 84 Group, Inc. shall receive 33.33% of the profits of the partnership.

10. The right of partners to admit additional limited partners is as follows:

Additional limited partners may be admitted with the written consent of all the existing limited partners.

11. The right of one or more of the limited partners to priority over the other limited partners as to contributions or as to compensation by way of income and the nature of such priority is as follows:

S.R. 84 Group, Inc. receives a \$100,000 annual preferred return payable solely from rent, as defined in the Agreement of Limited Partnership. Payment of this annual preferred return is guaranteed by David L. Husman and Erwin J. Plesko.

All limited partners receive a Preferred Return equal to fifteen (15) percent of their Remaining Invested Capital.

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## AFFIDAVIT OF CAPITAL CONTRIBUTIONS

The amount of capital contributions to date of the limited partners is \$2,300,000.

The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$20,000,000.

Under penalties of perjury, we declare that we have read the foregoing and know the contents thereof and that the facts stated herein are true and correct.

### REGISTERED AGENT DESIGNATION

The Registered Agent for EAST PORT CENTER, LTD. is:

S.R. 84 GROUP, INC.  
1402 East Las Olas Boulevard, #1098  
Fort Lauderdale, FL 33301

In witness whereof the undersigned have executed this Certificate the 4<sup>th</sup> day of August, 1998.

\_\_\_\_\_  
E.J. Plesko & Associates, Inc.  
General Partner

\_\_\_\_\_  
David L. Husman  
Limited Partner


\_\_\_\_\_  
Erwin J. Plesko  
Limited Partner

  
\_\_\_\_\_  
S.R. 84 Group, Inc.  
Limited Partner  
and Registered Agent

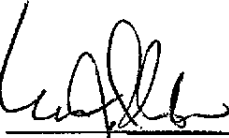
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In witness whereof the undersigned have executed this Certificate the 4<sup>th</sup> day of August, 1998.

  
\_\_\_\_\_  
E.J. Plesko & Associates, Inc.  
General Partner

  
\_\_\_\_\_  
David L. Husman  
Limited Partner

  
\_\_\_\_\_  
Erwin J. Plesko  
Limited Partner

\_\_\_\_\_  
S.R. 84 Group, Inc.  
Limited Partner

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