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LEWIS, VEGOSEN, ROSENBACH, SILBER & DUNKEL, P.A.
ATTORNEYS AT LAW
500 SOUTH AUSTRALIAN AVENUE, 10th FLOOR
WEST PALM BEACH, FLORIDA 33401

ROBERT M. LEWIS (1932-1982)

CASS W. CHRISTENSON
GARY M. DUNKEL **
CYNTHIA J. JACKSON
ANDREA D. MCMILLAN
MARSHALL J. OSOFSKY****
JOHN R. SHEPPARD, JR.
LOUIS M. SILBER */**
SAMUEL A. THOMAS
DEAN VEGOSEN
GARY WALK ***
BRENT G. WOLMER

November 10, 1998

MAILING ADDRESS:
P.O. BOX 4388
WEST PALM BEACH, FL 33402-4388

OF COUNSEL
DEAN J. ROSENBACH
EDWARD BOBICK

TELEPHONE (561) 659-3300
FAX: (561) 832-1991

* Board Certified Trial Lawyer
** Board Certified Business Litigation Lawyer
*** Board Certified Real Estate Lawyer
**** Board Certified Appellate Lawyer

Via FedEx

Corporate Records Bureau
Division of Corporations
Department of State
409 E. Gaines
Tallahassee, FL 32399

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-11/12/98--01084--001
****157.50 ****157.50

Re: Estein & Associates St. Augustine, Ltd.

Gentlemen:

Enclosed herewith for filing in connection with the captioned limited partnership are: Certificate of Limited Partnership, Affidavit of Capital Contributions, and Registered Agent form. Also enclosed is a copy of the Certificate of Limited Partnership.

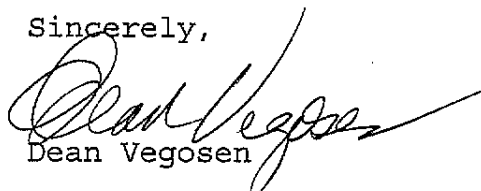
Also enclosed herewith is a check to the order of the Secretary of State in the amount of \$157.50 to cover the following fees:

Filing Fee	\$ 70.00
Certified copy of Certificate	52.50
Registered Agent Fee	35.00
Total:	<u>\$157.50</u>

Kindly process the enclosures and return a certified copy of the Certificate of Limited Partnership at your earliest convenience.

Thank you for your attention to this matter.

Sincerely,


Dean Vegosen

DV:jha
Enclosures

cc: Lothar Estein



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

November 17, 1998

DEAN VEGOSEN
LEWIS, VEGOSEN, ROSENBACH, SILBER ET AL
P.O. BOX 4388
WEST PALM BEACH, FL 33402-4388

SUBJECT: ESTEIN & ASSOCIATES ST. AUGUSTINE, LTD.
Ref. Number: W98000025836

FILED
98 DEC -3 AM 9:16
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

We have received your document for ESTEIN & ASSOCIATES ST. AUGUSTINE, LTD. and your check(s) totaling \$157.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 620.108, Florida Statutes, requires the affidavit include the amount of capital contributions of the limited partners and the amount anticipated to be contributed.

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) 487-6025.

Cathy A Mitchell
Corporate Specialist

Letter Number: 698A00055196

CERTIFICATE OF LIMITED PARTNERSHIP
OF
ESTEIN & ASSOCIATES ST. AUGUSTINE, LTD.

This Certificate of Limited Partnership is prepared and recorded pursuant to Chapter 620, Florida Statutes, and the undersigned swears to the following:

1. The name of the Partnership is ESTEIN & ASSOCIATES ST. AUGUSTINE, LTD.
2. The character of the business to be conducted by the Partnership is to act as a joint venture partner in owning and developing real property in St. Augustine, Florida and to conduct such other activities in connection with Partnership business as the General Partner deems necessary or appropriate or such other purposes as may be permitted under applicable law.
3. The address of the office of the Partnership is c/o Estein & Associates USA, Ltd., 5211 International Drive, Orlando, Florida 32819.
4. The mailing address of the Partnership is c/o Estein & Associates USA, Ltd., 5211 International Drive, Orlando, Florida 32819.
5. The mailing address of the sole General Partner is:

Name

Address

p48-63979
G. P. Estein St. Augustine
Corporation

c/o Estein & Associates USA
5211 International Drive
Orlando, FL 32819

6. The term for which the Partnership is to exist shall commence on the date hereof and shall continue until July 31, 2033, unless earlier terminated by the Partners or the dissolution or termination of the Partnership.
7. The Agent for Services of process of the Partnership is Dean Vegosen, Esq., whose address is c/o Lewis, Vegosen, Rosenbach, Silber & Dunkel, P.A., 500 S. Australian Avenue, 10th Floor, West Palm Beach, Florida 33401.

IN WITNESS WHEREOF, the undersigned has executed this Certificate this 10 day of July, 1998.

G. P. ESTEIN ST. AUGUSTINE
CORPORATION, General Partner

By: 

Lothar Estein, President

98DEC-3 AM 9:16
FILED
TALLAHASSEE, FLORIDA
SECRETARY OF STATE

STATE OF FLORIDA

COUNTY OF ORANGE

Before me, the undersigned authority, personally appeared LOTHAR ESTEIN, as President of G. P. Estein St. Augustine Corporation, who is personally known to me to be the individual named in the foregoing instrument, and he acknowledged to and before me that he executed the same as such President of G. P. Estein St. Augustine Corporation, duly authorized, and affixed thereto the corporate seal, for the purposes therein expressed.

WITNESS my hand and official seal in the State and County last aforesaid, this 10 day of July, 1998.



DENISE O. PURINTON
My Comm Exp. 11/14/2000
Bonded By Service Ins
No. CC601604
☒ Personally Known ☐ Other ID.

Denise O. Purinton
Notary Public, State of Florida

STATE OF FLORIDA
COUNTY OF ORANGE

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

Before me, a Notary Public authorized to take acknowledgements in the State and County aforesaid, appeared LOTHAR ESTEIN, the President of G.P. ESTEIN ST. AUGUSTINE CORPORATION, the sole General Partner of ESTEIN & ASSOCIATES ST. AUGUSTINE, LTD., a Florida limited partnership ("the Partnership"), who, upon being duly sworn, certified and stated as follows:

1. The total amount of capital contributions made by the Limited Partners is Nine Thousand Nine Hundred Dollars (\$9,900.00).

2. The maximum amount of additional capital contributions that will be anticipated to be contributed by the Limited Partners in addition to the amount stated above is: None.

3. It is not known if there will be any additional Limited Partners or any additional contributions by existing Limited Partners. The Agreement of Limited Partnership does allow for capital calls to be made if the Partnership requires additional capital.

4. The amount of initial capital being contributed by the General Partner is \$100.00.

5. Under penalties of perjury, the undersigned acknowledges that he has read the foregoing and that the facts alleged are true to the best of his knowledge and belief.

IN WITNESS WHEREOF, the undersigned has executed this Affidavit the 24 day of November, 1998.




Lothar Estein

Sworn to and subscribed before me this 24 day of November, 1998 by Lothar Estein, who is personally known to me.



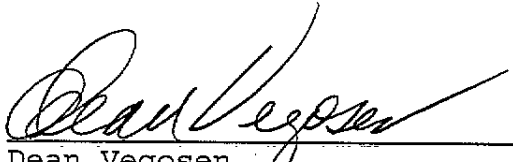
DENISE O. PURINTON
My Comm Exp. 11/14/2000
Bonded By Service Ins
No. CC601604
☒ Personally Known ☐ Other I.D.



Notary Public, State of Florida

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as Registered Agent for ESTEIN & ASSOCIATES ST. AUGUSTINE, LTD., a Florida limited partnership (the "Partnership"), in the foregoing Certificate of Limited Partnership, I, on behalf of the Partnership, hereby agree to accept service of process for the Partnership and to comply with any and all statutes relative to the complete and proper performance of the duties of Registered Agent.



Dean Vegosen

DATE: 11/6, 1998