



THE UNITED STATES
CORPORATION
COMPANY

A99000000423

ACCOUNT NO. : 072100000032

REFERENCE : 168446 6922A

AUTHORIZATION :

COST LIMIT : \$ PPD

ORDER DATE : March 15, 1999

ORDER TIME : 12:35 PM

ORDER NO. : 168446-005

CUSTOMER NO: 6922A

CUSTOMER: Carol Aronson, Esq
WEINER & ARONSON, P.A.
WEINER & ARONSON, P.A.
102 North Swinton Avenue
The Clark House
Delray Beach, FL 33444-2614

600002806706--8
-03/15/99--01132--014
***1750.00 ***1750.00

600002806706--8
-03/15/99--01132--015
*****35.00 *****35.00

DOMESTIC FILING

NAME: COMEAU LIMITED PARTNERSHIP

EFFECTIVE DATE:

 ARTICLES OF INCORPORATION
XX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Tamara Odom

EXAMINER'S INITIALS:

BK
3/15/99

FILED
SECRETARY OF CORPORATIONS
DIVISION OF CORPORATIONS
99 MAR 15 PM 2:41

RECEIVED
99 MAR 15 PM 2:23
DIVISION OF CORPORATIONS

**CERTIFICATE OF LIMITED PARTNERSHIP
AND AFFIDAVIT OF CAPITAL CONTRIBUTIONS
OF
COMEAU LIMITED PARTNERSHIP**

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
99 MAR 15 PM 2:42

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 Comeau Limited Partnership, a Florida limited partnership.

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 120 South Olive Avenue, Suite 200, West Palm Beach, FL 33401, and service of process shall be made on Michael S. Weiner, Esquire, at 102 N. 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, Alcad Real Estate Corporation, is as follows:

<u>Name</u>	<u>Residence</u>
Alcad Real Estate Corporation	120 South Olive Avenue, Suite 200 West Palm Beach, FL 33401

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

<u>Name</u>	<u>Residence</u>
Albert Beriro	120 South Olive Avenue, Suite 200 West Palm Beach, FL 33401
Herbert Chestler	13853 Monaco Way Palm Beach Gardens, FL 33410

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SECRETARY OF STATE
DIVISION OF CORPORATIONS
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5. **Term.** The term for which the Partnership is to exist shall be for the term ending December 31, 2049, 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:

(a) General Partner, Alcad Real Estate Corporation	\$25,000.00
(b) Limited Partner, Herbert Chestler	\$250,000.00
(c) Limited Partner, Albert Beriro	\$225,000.00

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>
(a) General Partner, Alcad Real Estate Corporation	1%
(b) Limited Partner, Herbert Chestler	50%
(c) Limited Partner, Albert Beriro	49%

9. **Assignee of Limited Partner.** A Limited Partner may substitute an assignee in his place only pursuant to the terms of the Limited Partnership Agreement. The legal representative may be substituted for a deceased Limited Partner only pursuant to the terms of the Limited Partnership Agreement.

10. **Additional Limited Partners.** Additional Limited Partners shall be admitted only pursuant to the terms of the Limited Partnership Agreement.

11. **No Right to Priority.** No right is given to any Limited Partner to priority over any other Limited Partner as to the return of capital contributions.

12. **No Right of Limited Partner to Demand Property Other Than Cash.** No right is given to a Limited Partner to demand property other than in cash in return for his contributions.

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

DATED this 9th day of March, 1999.

GENERAL PARTNER:

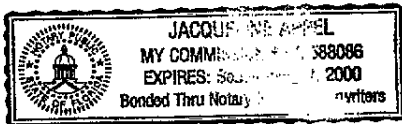
Alcad Real Estate Corporation

By: [Signature]
Its: President

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

Sworn to before me this 9th day of March, 1999 by Albert Beriro, President of Alcad Real Estate Corporation, a Florida corporation, on behalf of the corporation.

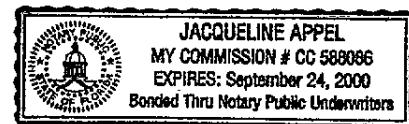


[Signature]
Signature of Notary Public-State of Florida

JACQUELINE APPEL
Print, Type, or Stamp Commissioned Name of Notary Public

My Commission Expires:

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____



The undersigned hereby accepts designation as Registered Agent for COMEAU LIMITED PARTNERSHIP.

[Signature]
MICHAEL S. WEINER

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