

7435

077593

RECORDED AT REQUEST OF
AND RETURN TO:

Philip and Mary Guthrie
1415 Lantana St
Camarillo, Ca 93010

OFFICIAL RECORDS
OF VENTURA COUNTY RECORDER
ROBERT L. HAMM

PAID BY CR

AUG 14 2 47 PM '81



**PARADISE PROPERTIES
CERTIFICATE OF LIMITED PARTNERSHIP**

1. The name of the limited partnership shall be **PARADISE PROPERTIES.**
2. The purpose of the limited partnership shall be to purchase and invest in real estate and to engage in the business of owning, operating, maintaining, renting, and holding as an investment such real estate, together with such other activities with respect to the partnership property and such other lawful business activities as the General Partner may determine.
3. The location of the principal place of business of the limited partnership shall be 1415 Lantana Street, Camarillo, California 93010.
4. The names and addresses of the general and limited partners are set forth on Exhibit A to the Certificate of Limited Partnership.
5. The limited partnership is created as of July 31, 1981 and shall terminate on December 31, 2000.
6. The amount of cash and property contributed by each limited partner is set forth on Exhibit A to this Certificate of Limited Partnership.
7. Each limited partner shall contribute such additional amounts to the capital of the partnership as may from time-to-time be determined to be required for the reasonable demands of the business of the partnership provided:
 - (a) The contributions of the limited partners shall be in the same portions as that they share in the profits and losses as of the dates such call is made:

1-13-8-81

101861
684 PAGE 609

(b) Such call for contributions may be made no more frequently than semi-annually, and;

(c) The additional contributions in any twelve month period may not exceed ~~Twenty~~ percent (20%) of the limited partners' initial contributions.

8. There is no agreed time when the contribution of each limited partner is to be returned.

9. The share of the profits which each limited partner shall receive by reason of his contribution is set forth on Exhibit A to this Certificate of Limited Partnership.

10. No right is given for a limited partner to substitute an assignee as a contributor in his place.

11. The right to admit additional limited partners, other than the original limited partners, has not been given.

12. No limited partner has the right to priority over other limited partners as to contributions or to compensation by way of income.

13. Upon the death, incapacitation, withdrawal, insolvency, or retirement of a general partner the limited partners may elect to continue the partnership. Such election shall be by an affirmative vote of one hundred percent (100%) of the limited partners.

14. No limited partner has the right to demand and receive property other than cash in return for his contribution.

15. Limited partners shall have the right to vote for the election or removal of a general partner; the termination of the partnership; amendment of the Agreement of Limited Partnership and sale of all or substantially all of the assets of the partnership, except properties purchased for investment and potential resale which may be sold by the general partner in the due course of business. It shall take at least an affirmative vote of sixty-six and two-thirds (66-2/3) of the total percentage interest of the limited partners to elect or remove a general partner or to cause any other action itemized above to become effective.

EXHIBIT A
TO
PARADISE PROPERTIES
CERTIFICATE OF LIMITED PARTNERSHIP

LIMITED PARTNERS

<u>Names & Address</u>	<u>Share of Profits</u>	<u>Contribution</u>
WARREN R. & GENEVA M. DAVIS 9740 PENFIELD AV. CHATHAM, CA 91311	18.89%	\$20,000.00
FRANK E. & LUCILLE A. GIBBRT 9505 DESERD BLVD. P. 300 NORTHRIDGE, CA 91324	22.78%	\$22,000.00
RICHARD L. & SUZANNE C. BICHAN 1455 ARBICATAE AVE PESQUERA, CA 94955	18.82%	\$20,000.00
Philip C. & Mary Guthrie 1415 Lantana St Camarillo, Ca 93010	26.44%	\$28,000
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

GENERAL PARTNER

Philip C. and Mary Guthrie
1415 Lantana Street
Camarillo, California 93010

15%

-0-

077593

101861

GENERAL PARTNERS

Philip C. Guthrie
Philip C. Guthrie

Mary Guthrie
Mary Guthrie

LIMITED PARTNERS

Warren R. & Geneva M. Davis
Frank E. & Lucille A. Gilbert
Richard C. & Suzanne C. Buchan
Philip C. & Mary V. Guthrie

By Philip C. Guthrie
Philip C. Guthrie
Attorney-in-Fact

State of California)
County of Ventura) ss

On August 14, 1981, before me, the undersigned, a Notary Public in and for said State, personally appeared Philip C. Guthrie and Mary Guthrie, known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he or she executed the same.

WITNESS my hand and official seal

Denese Holden
Notary Public in and for said State



State of California)
County of Ventura) ss

On August 14, 1981, before me, the undersigned, a Notary Public in and for said State, personally appeared Philip C. Guthrie, known to me to be the person whose name is subscribed to the within instrument as the attorney in fact of Warren R. & Geneva M. Davis, Frank E. & Lucille A. Gilbert, Richard C. And Suzanne C. Buchan, Philip C. &

Mary V. Guthrie, Limited Partners and acknowledged to me that he subscribed said names as principals and his own name as attorney-in-fact.

WITNESS my hand and official seal.

Denese Holden
Notary Public in and for said State



077593

101861

DO NOT EXPOSE TO DIRECT LIGHT FOR
PROLONGED PERIODS. COPY WILL FADE



I hereby certify that the annexed instrument
is a true and correct copy of the document
which is of record in this office.

Dated:

DEC 3 1981
ROBERT L. HAMM, Recorder
Ventura County, California

REQUESTED BY
DOUGLAS COUNTY TITLE
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

20072
1984 JUN - 7 AM 11: 55

SUZANNE BEAUDREAU
RECORDER

Betty Herndon
Dep

101861

BOOK 684 PAGE 613