**Limited Partnership Agreement** LIMITED PARTNERSHIP AGREEMENT OF

^ABC LAND ASSOCIATES LIMITED PARTNERSHIP

THIS LIMITED PARTNERSHIP AGREEMENT (this **"Partnership Agreement"**) is made this ^ day of ^, 19^ by and among ^ABC Associates, an Illinois general partnership (the **"General Partner"**), and the other persons (the **"Initial Limited Partners"**) who are identified on and have executed the signature pages to this Partnership Agreement.

RECITAL

The General Partner and the Initial Limited Partners wish to enter into and form a limited partnership (the **"Partnership"**) under the Illinois Revised Uniform Limited Partnership Act (the **"Illinois RULPA"**) to acquire a certain parcel of land located at ^, ^, ^ County, Illinois (the **"Property"**), to construct thereon a parking lot or other suitable facility, and to hold and lease or operate the Property and such facility for income-producing purposes and possible future redevelopment or sale, all in accordance with the terms of this Partnership Agreement.

NOW THEREFORE, in consideration of the premises and the mutual promises and covenants herein contained, it is agreed that:

1. *Formation.*

The parties hereto hereby enter into and form a limited partnership (the **"Partnership"**) under the Illinois RULPA. The rights and obligations of the Partners (defined in Section 19) shall be as stated in the Illinois RULPA except as otherwise provided herein.

1. *Name.*

The name of the Partnership shall be "^ABC Land Associates Limited Partnership."

1. *Principal Office.*

The principal office of the Partnership shall be located at ^, ^, Illinois ^ or such other location as the General Partner may determine. The Partnership may have such additional offices as the General Partner may in its discretion deem necessary or advisable.

1. *Purpose.*

The principal business of the Partnership is to undertake and perform the activities described in the Recital to this Partnership Agreement and to engage in any and all activities that may be related or incidental thereto. The Partnership shall not engage in any other business or activity.

1. *Filing of Original Certificate.*

As promptly as practicable after the date of this Partnership Agreement the General Partner shall file an original certificate of limited partnership of the Partnership in the office of the Secretary of State of Illinois in accordance with Section 201 of the Illinois RULPA.

1. *Term.*

The Partnership shall commence on the date of the filing referred to in Section 5 and shall continue in full force and effect until ^, 19^, unless sooner terminated pursuant to the provisions of this Partnership Agreement.

1. *Partners; Contributions; Etc.*
	1. *Initial Partners.*

The name, business address and Capital Contribution (defined in Section 19) of the General Partner and each Initial Limited Partner is set forth on Exhibit A to this Partnership Agreement.

* 1. *Initial Capital Contributions.*

Concurrently with the execution and delivery of this Partnership Agreement the General Partner and each Initial Limited Partner has contributed such Partner's Capital Contribution in full, in cash, to the capital of the Partnership.

**PARTIAL DOCUMENT – THE REMAINDER IS VIEWABLE BY THE MEMBERS ONLY**

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**HOW TO CRUSH IT – DELIVER A+ WORK**

1. Download the full unrestricted template(s) from the members area
	1. Use more than one template alternative to cover all the angles
	2. Cut and paste from each to produce one unique to your situation
2. Determine the thought areas that are critical for delivering excellence
3. For the “excellence areas” do a competitive benchmarking assessment by using the market research and market intelligence tools
	1. State of the industry – current status and trends
	2. State of the competition – existing, new, and those in related markets
	3. State of your company – get honest internal and external views
4. From analysis of the data in #3, develop alternative options
	1. Out of the box thinking – use the creativity tools to generate unique ideas
	2. Test them and get input and feedback – use the collaboration tools to add value from others with different perspectives
	3. Narrow down to the best option for the “excellence areas”
5. Complete the template using the best “narrowed” down option
6. Develop eye catching reports that communicate your results very well and cause reviewers to be awed by its quality
	1. Use the designer power point graphics
	2. Use the designer excel charts
7. Ask for help at any point in the process – contact us online or offline.
8. Present your report and receive praise for its comprehensiveness and creativity. You are now viewed as different from the pack.

9. Get bigger rewards, be in demand, and field better opportunities. Use the personal growth tools to “get the edge”.



