

# A010000000989



**FLORIDA PROPERTY  
INVESTMENT PARTNERS**

*An Acquisition, Development and  
Management Company*

July 2, 2001

Florida Dept. of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

Attention: New Filings Section

RE: FPIP XI, LTD.

Dear Sir/Madam:

600004465186--1  
-07/09/01--01109--001  
\*\*\*\*140.00 \*\*\*\*140.00

Enclosed for filing are two (2) originals each of the Certificate of Limited Partnership and Affidavit of Capital Contributions for the above referenced Florida limited partnership. We have checked with the Name Availability Section and have been advised that the above referenced entity name is available. Please file one original of each document and return certified originals to us. Also enclosed is a check in the amount of One Hundred Forty and No/100 Dollars (\$140.00) for the following filing fees:

Minimum Requisite Filing Fee	\$ 52.50
Certified Copy	\$ 52.50
Registered Agent Designation	<u>\$ 35.00</u>
	\$140.00

W01-16035

Thank you for your prompt and courteous attention to this matter. Please contact this office if you have any questions.

Very truly yours,

FLORIDA PROPERTY INVESTMENT PARTNERS, INC.

George A. Morgan, Jr.  
President

GAM/dh  
Enclosures

lep

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JUL 23 AM 9:52  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

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FLORIDA DEPARTMENT OF STATE  
Katherine Harris  
Secretary of State

RECEIVED  
JUL 16 2001  
BY: \_\_\_\_\_

July 12, 2001

GEORGE A. MORGAN, JR.  
FLORIDA PROPERTY INVESTMENT PARTNERS  
3696 NORTH FEDERAL HIGHWAY, SUITE 200  
FT. LAUDERDALE, FL 33308-6262

SUBJECT: FPIP XI, LTD.  
Ref. Number: W01000016035

We have received your document for FPIP XI, LTD. and your check(s) totaling \$140.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The contribution information in section 7 of your certificate conflicts with the information in your affidavit. Please correct one or the other so that they both agree.

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) 245-6958.

Lee Rivers  
Document Specialist

Letter Number: 601A00041168

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01 JUL 23 AM 9:52  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA



FLORIDA PROPERTY  
INVESTMENT PARTNERS

*An Acquisition, Development and  
Management Company*

July 16, 2001

Florida Dept. of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

Attention: Lee Rivers, Document Specialist

RE: Letter Number: 601A00041168

Dear Mr. Rivers:

We are in receipt of your letter dated July 12, 2001, referenced above. Please note the following:

- Per section 7 of the Certificate of Limited Partnership, the total anticipated Capital Contributions to be paid into the Partnership is \$500.00.
- Per 7a of the Certificate, the amount to be contributed by the Limited Partners is \$495.00.
- Per 7b of the Certificate, the amount to be contributed by the General Partner is \$5.00.
- The Affidavit of Capital Contributions requires the total amount contributed by the Limited Partners, which is \$495.00, the same amount stated in 7a of the Certificate.

Accordingly, the contribution information does not conflict with the Certificate. We are, therefore, returning our documents for filing. If you have any questions, please call (954) 563-8600.

Very truly yours,

FLORIDA PROPERTY INVESTMENT PARTNERS, INC.

George A. Morgan, Jr.  
President

GAM/dh  
Enclosures

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TALLAHASSEE FLORIDA

FPIP XI, LTD.  
A FLORIDA LIMITED PARTNERSHIP  
CERTIFICATE OF LIMITED PARTNERSHIP

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TALLAHASSEE, FLORIDA  
SECRETARY OF STATE

The undersigned General Partner desiring to limited partnership pursuant to the Florida Revised Uniform Partnership Law as set forth in Section 620.101, et. seq. of the Florida Statutes, hereby states the following:

1. The name of the Partnership is FPIP XI, LTD.  
2. The address of the office of the Partnership is 3696 North Federal Highway, Suite #200, Fort Lauderdale, Florida 33308-6262.

3. The name and address of the agent for service of process on the Partnership is GEORGE A. MORGAN, JR., 3696 North Federal Highway, Suite #200, Fort Lauderdale, Florida 33308-6262.

4. The name and business address of the General Partner is as follows:

FLORIDA PROPERTY INVESTMENT PARTNERS, INC. L01645  
3696 North Federal Highway  
Suite #200  
Fort Lauderdale, Florida 33308-6262

5. The mailing address of the Partnership is 3696 North Federal Highway, Suite #200, Fort Lauderdale, Florida 33308-6262.

6. The latest date upon which the Partnership shall dissolve is June 30, 2031.

7. The total anticipated Capital Contributions to be paid into the Partnership is and shall be FIVE HUNDRED (\$500.00) DOLLARS as follows:

a. FOUR HUNDRED NINETY-FIVE (\$495.00) DOLLARS to be contributed by the Limited Partners.

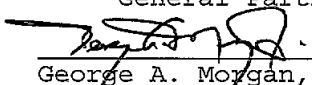
b. FIVE (\$5.00) DOLLARS to be contributed by the ONE (1%) PERCENT General Partner, FLORIDA PROPERTY INVESTMENT PARTNERS, INC.

The execution of this Certificate by the undersigned General Partner constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

IN WITNESS WHEREOF, this Certificate of Limited Partnership has been executed by the General Partner of FPIP XI, LTD. this 29<sup>th</sup> day of June, 2001.

FPIP XI, LTD., a Florida limited partnership

By: FLORIDA PROPERTY INVESTMENT PARTNERS, INC.  
General Partner

  
George A. Morgan, Jr.  
President

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before 29<sup>th</sup> day of June, 2001, by GEORGE A. MORGAN, JR., as President of FLORIDA PROPERTY INVESTMENT PARTNERS, INC., a Florida corporation, as General Partner of FPIP XI, LTD., a Florida limited partnership, who is personally known to me.



NOTARY PUBLIC:

Sign: Dale A. Hassel

Print: DALE A. HASSEL  
State of Florida at Large

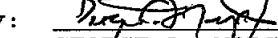
(SEAL)

My Commission Expires:

#### ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent for FPIP XI, 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 said Partnership and to comply with any and all Statutes relative to the complete and proper performance of the duties of registered agent.

REGISTERED AGENT:

By:   
GEORGE A. MORGAN, JR.

**AFFIDAVIT OF CAPITAL CONTRIBUTIONS  
FOR FLORIDA LIMITED PARTNERSHIP**

The undersigned constituting all of the general partners of FPIP XI, LTD.

a Florida Limited Partnership, certify:

The amount of capital contributions to date of the limited partners is \$ -0-

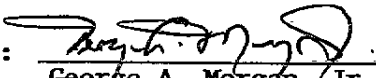
The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$ 495.00

Signed this 29<sup>th</sup> day of June, 2001

FURTHER AFFIANT SAYETH NOT.

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

FLORIDA PROPERTY INVESTMENT  
PARTNERS, INC., GENERAL PARTNER

By:   
George A. Morgan, Jr.  
President

\_\_\_\_\_  
General Partner

\_\_\_\_\_  
General Partner

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General Partner

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General Partner

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General Partner

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TALLAHASSEE, FLORIDA