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To: Division of Corporations
Fax Number : (850) 205-0383

From: Account Name : BARITZ & COLMAN LLP
Account Number : 120000000130
Phone : (561) 750-0910
Fax Number : (561) 750-5045

W03-3750

GP not on record

00500-00617-00671

FLORIDA LIMITED PARTNERSHIP

Southstar Land Limited Partnership

Certificate of Status	0
Certified Copy	1
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**CERTIFICATE OF LIMITED PARTNERSHIP
OF
SOUTHSTAR LAND LIMITED PARTNERSHIP, A FLORIDA LIMITED
PARTNERSHIP**

The undersigned, desiring to form SOUTHSTAR LAND LIMITED PARTNERSHIP, a Florida limited partnership, under the provisions of Chapter 620 of the Florida Statutes, does hereby make, sign and swear the following Certificate, executed and filed pursuant to § 620.108, Fla. Stats., for that purpose:

1. The name of the limited partnership is SOUTHSTAR LAND LIMITED PARTNERSHIP, a Florida Limited Partnership (the Limited Partnership).
2. The mailing address and principal place of business address of the Limited Partnership is 751 Park of Commerce Drive, Suite 128, Boca Raton, Florida 33487. The name and address of the Limited Partnership's agent for service of process is Nancy B. Colman, Esq., Baritz & Colman LLP, 150 East Palmetto Park Road, Suite 750, Boca Raton, FL 33432.
3. The name and business address of the sole General Partner of the Limited Partnership is SOUTHSTAR LAND, INC., 751 Park of Commerce Dr., Suite 128, Boca Raton, Florida 33487.
4. The latest date upon which the Limited Partnership is to dissolve is December 31, 2053, unless otherwise set forth in the Limited Partnership Agreement.

IN WITNESS WHEREOF, the undersigned has executed and delivered this Certificate of Limited Partnership on October 29, 2003.

SOUTHSTAR LAND, INC.
Sole General Partner of SOUTHSTAR LAND
LIMITED PARTNERSHIP

By: 

Martin Pechter, President

Prepared By:
Nancy B. Colman, Esq.
Baritz & Colman, LLP
150 East Palmetto Park Road, Suite 750
Boca Raton, FL 33432

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**AFFIDAVIT OF CAPITAL CONTRIBUTIONS
OF THE LIMITED PARTNERS OF
SOUTHSTAR LAND LIMITED PARTNERSHIP, A FLORIDA LIMITED
PARTNERSHIP**

Before me, the undersigned authority, personally appeared Martin Pechter, the President of SOUTHSTAR LAND, INC., the General Partner of SOUTHSTAR LAND LIMITED PARTNERSHIP, who, being first duly sworn deposes and says:

1. That the limited partnership known as SOUTHSTAR LAND LIMITED PARTNERSHIP, currently has two (2) limited partners.
2. The total amount of cash contributed by the limited partners of SOUTHSTAR LAND LIMITED PARTNERSHIP is One Hundred and no/00 Dollars (\$100.00) cash.
3. Real Property in the amount of (\$0) has been contributed by members.
4. The total of cash and property anticipated to be contributed by members is One Hundred and no/00 Dollars. This amount includes amounts from Paragraphs 2 and 3 above.

Further, Affiant sayeth naught.

SOUTHSTAR LAND, INC.
Sole General Partner of SOUTHSTAR LAND
LIMITED PARTNERSHIP

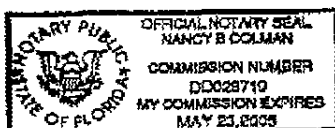
By: _____

Martin Pechter, President

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 29th day of October, 2003, by Martin Pechter, who (☒) is personally known to me or, (☐) who has produced _____ as identification.

NOTARY SEAL



Notary Public _____

Print name below:

My Commission Expires: _____

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**CERTIFICATE OF ACCEPTANCE OF DESIGNATED REGISTERED AGENT AND
REGISTERED OFFICE FOR SERVICE OF PROCESS**

In compliance with Section 48.091, Florida Statutes, the following is submitted:

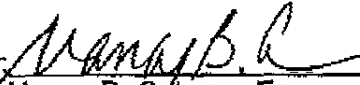
1. That Southstar Land Limited Partnership, desiring to organize under the laws of the State of Florida, has named Nancy B. Colman, of Baritz & Colman, LLP, located at 150 East Palmetto Park Road, Suite 750, Boca Raton, Florida 33432, as its agent to accept service of process within Florida.


Nancy B. Colman, Esq.

Dated: Oct. 28, 2003

2. That, having been named to accept service of process for the above-stated limited partnership, at the place designated in this Certificate, the undersigned hereby agrees to act in this capacity and agrees to comply with the provisions of Chapter 48.091, F.S., relative to keeping open said office.

BARITZ & COLMAN, LLP.
Registered Agent

By 
Nancy B. Colman, Esq.

Dated: Oct. 28, 2003

Prepared by:
Nancy B. Colman, Esq.
Baritz & Colman, LLP.
150 East Palmetto Park Road, Suite 750
Boca Raton, FL 33432

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