CORPORATION INFORMATION
SERVICES, INC.
1201 HAYS STREET
TALLAHASSEE, FL 32301
904-222-9171
904-222-0193 FAX

800-342-8086

csc networks

A95000000371

MAIL TO:
P.O. BOX 5828
TALLAHASSEE, FL 32314

ACCOUNT NO. : 072100000032

REFERENCE : 557768 10561

AUTHORIZATION :

COST LIMIT : 9 PPD

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
95 MAR -9 AM 11:39

ORDER DATE : March 9, 1995

ORDER TIME : 9:51 AM

ORDER NO. : 557768

CUSTOMER NO: 10561

CUSTOMER: Robert Hudson, Jr., Esq
BAKER & MCKENZIE

Suite 1600
701 Brickell Avenue
Miami, FL 33131

C. TAX	
FILING	1750.00
S. AGENT FEE	35.00
COPY	52.50
TOTAL	1837.50
N. BANK	
BALANCE DUE	

DOMESTIC FILING

600001428866
-03/13/95--01067--013
***1837.50 ***1837.50

NAME: LEHMANN LAND DEVELOPMENT, LTD.

95 MAR -9 AM 9:15

____ ARTICLES OF INCORPORATION
XX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XXX CERTIFIED COPY
____ PLAIN STAMPED COPY
____ CERTIFICATE OF GOOD STANDING

3/9/95

CONTACT PERSON: Jodie Krebs

EXAMINER'S INITIALS: BK

BAKER & McKENZIE

ATTORNEYS AT LAW

SUITE 1600
BARNETT TOWER
701 BRICKELL AVENUE
MIAMI, FLORIDA 33131-2627
TELEPHONE (305) 789-8900
CABLE ABOGADOMIA · TELEX 522366
FACSIMILE (305) 789-8953

Europe / Middle East
AMSTERDAM, BARCELONA, BERLIN, BRUSSELS, BUDAPEST, CAIRO, FRANKFURT, GENEVA, RIEV, LONDON, MADRID, MILAN, MOSCOW, PARIS, PRAGUE, RIYADH, ROME, ST. PETERSBURG, STOCKHOLM, WARSAW, ZURICH

Asia / Pacific
BANGKOK, BEIJING, HANOI, HO CHI MINH CITY, HONG KONG, MANILA, MELBOURNE, SINGAPORE, SYDNEY, TAIPEI, TOKYO

North and South America
BOGOTA, BRASILIA, BUENOS AIRES, CARACAS, CHICAGO, DALLAS, JUAREZ, MEXICO CITY, MIAMI, MONTERREY, NEW YORK, PALO ALTO, RIO DE JANEIRO, SAN DIEGO, SAN FRANCISCO, SAO PAULO, TIJUANA, TORONTO, VALENCIA, WASHINGTON, D.C.

ROBERT F. HUDSON, JR.
(305) 789-8908

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
95 MAR -9 AM 11:39

March 8, 1995

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

Re: Lehmann Land Development, Ltd.

Dear Sir/Madame:

Following please find the original plus one copy of the Certificate of Limited Partnership of Lehmann Land Development, Ltd. for filing with your office, along with our Firm's check in the amount of $1,837.50 to cover for the filing and certification fees.

Kindly process the filing of the Certificate of Limited Partnership and return the certified copy to the messenger service who is delivering this letter.

Should you have any questions or comments, please do not hesitate to contact us.

Very truly yours,

R. F. Hudson, Jr.

Robert F. Hudson, Jr.

Enclosures
MIAM#57945#1

CERTIFICATE OF LIMITED PARTNERSHIP

OF

LEHMANN LAND DEVELOPMENT, LTD.

a Florida limited partnership

1. The name of this limited partnership is Lehmann Land Development, Ltd. (the "Partnership").

2. The principal place of business and the mailing address of the Partnership is:

5500 Collins Avenue, Suite 1203
Miami Beach, Florida 33140

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
95 MAR -9 AM 11:39

3. The name and address of the registered agent of the Partnership is:

Robert F. Hudson, Jr.
701 Brickell Avenue, Suite 1600
Miami, Florida 33131

4. The name and address of the General Partner of the Partnership is:

Lehmann Land Development, Inc.
5500 Collins Avenue, Suite 1203 P95000015045
Miami Beach, Florida 33140

5. The latest date upon which the Partnership is to dissolve is December 31, 2054.

IN WITNESS WHEREOF, the undersigned general partner of Lehmann Land Development, Ltd., has executed this Certificate of Limited Partnership this 2 day of March, 1995.

GENERAL PARTNER:

LEHMANN LAND DEVELOPMENT, INC.

By: _____
Manfred R. Lehmann, President

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

1. The name of the partnership is Lehmann Land Development, Ltd., a Florida limited partnership (the "Partnership").

2. The amount of the capital contribution of the Limited Partners and the amount anticipated to be contributed by the Limited Partners of the Partnership is $350,000.00.

FURTHER AFFIANT SAYETH NOT.

GENERAL PARTNER:

LEHMANN LAND DEVELOPMENT, INC.

Dated: March 2, 1995

By: _____
Manfred R. Lehmann, President

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
95 MAR -9 AM 11:39

ACKNOWLEDGMENT OF REGISTERED AGENT

The undersigned, having been named as Registered Agent for Lehmann Land Development, Ltd., at the place designated in this Certificate of Limited Partnership, hereby agrees to act in such capacity and to comply with the provisions of law in relation thereto.

R. F. Hudson, Jr.

Robert F. Hudson, Jr.
Registered Agent

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
95 MAR -9 AM 11:39

MIAMI\56867

FILE ON OR BEFORE DECEMBER 31, 1995 OR PARTNERSHIP WILL BE SUBJECT TO REVOCATION AND $500 PENALTY FEE

LIMITED PARTNERSHIP ANNUAL REPORT

1996

FLORIDA DEPARTMENT OF STATE
Sandra Mortham
Secretary of State
DIVISION OF CORPORATIONS

FILED
1995 OCT 23 PM 2:11
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

DO NOT WRITE IN THIS SPACE

1. Name of Limited Partnership: **LEHMANN LAND DEVELOPMENT, LTD.**

1a. DOCUMENT # **A95000000371**

Mailing Address:
5500 COLLINS AVENUE, SUITE 1200
MIAMI BEACH FL 33140

Principal Office Address:
5500 COLLINS AVENUE, SUITE 1200
MIAMI BEACH FL 33140

If above addresses are incorrect in any way, line through the incorrect information and enter correct address in Block 2 and/or 2a

2. New Mailing Address, if Applicable
Suite, Apt. # or etc.: 000001EST 10/27/95--01030--004
City, State & Zip: ****576.25 ****576.25

2a. New Principal Office Address, if Applicable
Suite, Apt. # etc.:
City, State & Zip:

3. Date Formed or Registered to Do Business in FLORIDA: 03/09/1995

3a. Date of Last Report:

4. State or Country of Formation: FL

5a. Capital Contributions as Shown on Record: $350,000.00

5b. Amount of Capital Contributions in FLORIDA to date:

6. FEI Number: 65 - 05 78193

7. CERTIFICATE OF STATUS REQUIRED
Applied For
Not Applicable
$8.75 Additional Fee required for a Certificate of Status

8. FEES: 1) Filing Fee. Computed at a rate of $7 per $1,000 on amount entered in 5b or 5a if 5b blank, with a minimum filing fee of $52.50 and a maximum of $437.50
2) Supplemental Fee. $138.75 (pursuant to section 607.193, F.S.)
THE AMOUNT DUE SHALL BE NO LESS THAN $191.25 ($52.50 + $138.75) AND NO MORE THAN $576.25 ($437.50 + $138.75)
Note: If the amount entered in 5b is greater than amount entered in 5a, a supplemental affidavit must be submitted along with a separate and appropriate filing fee.
MAKE CHECK PAYABLE TO FLORIDA DEPT. OF STATE

9. Name and Address of Current Registered Agent:
HUDSON, ROBERT F JR.
701 BRICKELL AVENUE, SUITE 1600
MIAMI FL 33131

10. If changed, new Registered Agent/Office
Name: Sara Anne Lehmann
Street Address (P.O. Box Number is Not Acceptable): 5500 Collins Ave, Suite 1203
Suite, Apt. # etc.: Suite 1203
City: Miami Beach FL Zip Code: 33140

10a. Pursuant to the provisions of sections 620.1051 and 620.102, Florida Statutes, the above named limited partnership organized or registered under the laws of the State of Florida, submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. Such change was authorized by its general partner(s). I hereby accept the appointment of registered agent. I am familiar with, and accept the obligations of section 620.102, Florida Statutes.

SIGNATURE (Registered Agent Accepting Appointment): Sara Anne Lehmann DATE: 10/20/95

A GENERAL PARTNER THAT IS A CORPORATION, LIMITED PARTNERSHIP OR OTHER BUSINESS ENTITY

11. Name(s) of General Partner(s)	11a. Address of Each General Partner (Do NOT Use Post Office Box Numbers)	11b. City, State & Zip Code	11c. Registration/ Document Number
LEHMANN LAND DEVELOPMENT, IN	5500 COLLINS AVENUE,	MIAMI BEACH FL 33140	P95000015045

AR- $437.50
SF- $ 138.75
10/26/95

Note: General partners MAY NOT be changed on this form; an amendment must be filed to change a general partner.

12. I do hereby certify that the information supplied with this filing is accurately furnished and does not qualify for the exemption stated in section 119.07(3)(i), Florida Statutes. I hereby release the Division of Corporations from any liability of non-compliance with Section 119.07(3)(i) in the event that the information supplied is deemed exempt from public access. I further certify that the information indicated on this annual report is true and accurate and that my signature shall have the same legal effects as if made under oath; I further [illegible], that I am a General Partner of the limited partnership, receiver or trustee empowered to execute this report as required by Chapter 620, Florida Statutes.

SIGNATURE: Sara Anne Lehmann DATE: 10/20/95

Typed or Printed Name of General Partner Signing Form: Sara Anne Lehmann Telephone Number: 305 866 0194

CR2E003 (6/95)

0005794