

1201 BAY STREET
TALLAHASSEE, FL 32301

800-342-8086

A95000000759



ACCOUNT NO. : 072100000032

REFERENCE : 600002 10561

AUTHORIZATION : *Patricia Pyzdek*

COST LIMIT : \$ 1037.50

FILED STATE
SECRETARY OF CORPORATIONS
95 MAY 16 PM 4:56

ORDER DATE : May 16, 1995

ORDER TIME : 3:08 PM

ORDER NO. : 600002

8000001489578

CUSTOMER NO: 10561

CUSTOMER: James H. Barrett, esq
BAKER & MCKENZIE

Suite 1600
701 Brickell Avenue
Miami, FL 33131

R 95000000925
BY
SW

DOMESTIC FILING

RECEIVED
95 MAY 16 PM 4:19
DIVISION OF CORPORATIONS

NAME: MIZNER PLACE, LTD.

ARTICLES OF INCORPORATION
☒ CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX ☐ CERTIFIED COPY
☐ PLAIN STAMPED COPY
☐ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Debbie Skipper

EXAMINER'S INITIALS:

5/16/95
B/K

CERTIFICATE OF LIMITED PARTNERSHIP

OF

MIZNER PLACE, LTD.

a Florida limited partnership

RECEIVED
DIVISION OF CORPORATIONS
MAY 16 PM 4:56

1. The name of the limited partnership is Mizner Place, Ltd. (the "Partnership").
2. The principal place of business and the mailing address of the Partnership is:

6001 Broken Sound Parkway, N.W.
Suite 408
Boca Raton, Florida 33487

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

Bellestar Management Corp.
6001 Broken Sound Parkway, N.W.
Suite 408
Boca Raton, Florida 33487

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

Lexstar (Mizner), Inc.
6001 Broken Sound Parkway, N.W.
Suite 408
Boca Raton, Florida 33487

PA5000038925

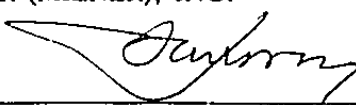
5. The latest date upon which the Partnership is to dissolve is December 31, 2045.

IN WITNESS WHEREOF, the undersigned general partner of the Mizner Place, Ltd. has executed this Certificate of Limited Partnership this 15 day of May, 1995.

GENERAL PARTNER:

LEXSTAR (MIZNER), INC.

By:



Joseph M. Lavalley, President

AFFIDAVIT OF CAPITAL CONTRIBUTION

1. The name of the partnership is Mizner Place, Ltd., a Florida limited partnership (the "Partnership").

2. The amount of capital contributions of the Limited Partners and the amount anticipated to be contributed by the Limited Partners of the Partnership totals \$1,060,606.

FURTHER AFFIANT SAYETH NOT.

GENERAL PARTNER:

LEXSTAR (MIZNER), INC.



Joseph M. Lavalle, Secretary

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
95 MAY 16 PM 4: 56

DATED:



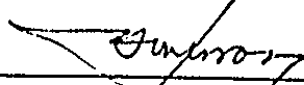
, 1995

ACKNOWLEDGMENT OF REGISTERED AGENT

The undersigned, having been named as Registered Agent for Mizner Place, 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.

BELLESTAR MANAGEMENT CORP.

By: _____


Joseph M. Lavalley, Secretary

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
95 MAY 16 PM 4:56

60620

1201 HAYS STREET
TALLAHASSEE, FL 32301

800-342-8086

A95000000759



ACCOUNT NO. : 072100000032

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AUTHORIZATION :

Patricia Pizzato

COST LIMIT : \$ 1037.50

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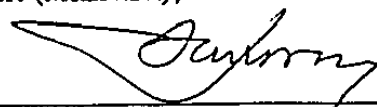
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Joseph M. Lavalley, President

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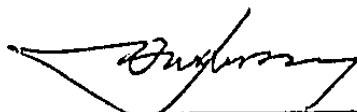
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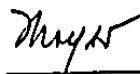
LEXSTAR (MIZNER), INC.



Joseph M. Lavalle, Secretary

FILED
SECRETARY OF CORPORATIONS
DIVISION
95 MAY 16 PM 4: 56

DATED:



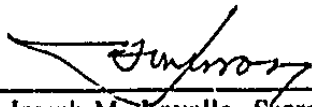
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BELLESTAR MANAGEMENT CORP.

By: _____


Joseph M. Lavalle, Secretary

FILED OF STATE
SECRETARY OF CORPORATIONS
95 MAY 16 PM 4:56

60620

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 M. Moore
Secretary of State
DIVISION OF CORPORATIONS

FILED

95 DEC 27 PM 1:38
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

DO NOT WRITE IN THIS SPACE

1. Name of Limited Partnership
1a. DOCUMENT #
A95000000759

MIZNER PLACE, LTD.

Mailing Address
0001 BROKEN SOUND PARKWAY, N.W., SUITE 400
BOCA RATON FL 33487

Principal Office Address
0001 BROKEN SOUND PARKWAY, N.W., SUITE 400
BOCA RATON FL 33487

2. New Mailing Address, If Applicable
State, Apt. # etc.
100001380461
City, State & Zip
-01/05/95--01043--018
*****576.25 *****576.25

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

3. Date Formed or Registered to Do Business in
FLORIDA 05/16/1995

3a. Date of Last Report

4. State or Country of Formation
FL

5a. Capital Contributions as Shown on Record
\$1,060,606.00

5b. Amount of Capital Contributions in FLORIDA to date

6. Filing Number
65-0584498

7. CERTIFICATE OF STATUS REQUIRED
Applied For
Not Applicable
\$0.75 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 5a or 5b if 5b blank, with a minimum filing fee of \$52.50 and a maximum of \$42.50.
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 (\$42.50 + \$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
BELLESTAR MANAGEMENT CORP.
6001 BROKEN SOUND PARKWAY, N.W., SUITE 408
BOCA RATON FL 33487

10. If changed, New Registered Agent/Office
Name
Street Address (P.O. Box Number is Not Acceptable)
State, Apt. # etc.
City
FL Zip Code

10a. Pursuant to the provisions of sections 620.105(1) and 620.192, 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 620.192, Florida Statutes.

SIGNATURE (Registered Agent Accepting Appointment) DATE
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
LEXSTAR (MIZNER), INC.	6001 BROKEN SOUND PAR	BOCA RATON FL 33487	P95000038925

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 voluntarily furnished and does not qualify for the exemption stated in Section 119.02(3)(k), Florida Statutes. I release the Division of Corporations from any liability of non-compliance with Section 119.02(1)(g) 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 effect as if made under oath. I certify 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
Typed or Printed Name of General Partner Signing Form
JANET LAYNE, PRESIDENT

DATE
12/24/95
(407) 995 5754

CR2E003 (6/95)