

1201 HAYS STREET
TALLAHASSEE, FL 32301
904-222-0171
904-222-0172

800-342-8086

A96000000780



ACCOUNT NO. : 072100000032

REFERENCE : 927906 4323852

AUTHORIZATION :

COST LIMIT : \$ PREPAID

400001004734
-05/02/96--01036--020
****148.75 ****148.75

ORDER DATE : April 23, 1996

ORDER TIME : 10:01 AM

ORDER NO. : 927906

CUSTOMER NO: 4323852

CUSTOMER: Mary Fendle, Legal Assistant
DEAN, MEAD, EGERTON,
BLOODWORTH, CAPOUANO & BOZAR
800 North Magnolia Avenue
Suite 1500
Orlando, FL 32803

G. TAX 603 8.75
FILING 52.50
R. AGENT FEE 20.00
G. COPY 52.50
TOTAL 148.75
BALANCE DUE
REFUND

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 APR 23 PM 4:03

DOMESTIC FILING

NAME: NEWPORT PARTNERS XXIII, LTD.

EFFECTIVE DATE:

☒ ARTICLES OF INCORPORATION
☐ CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

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

CONTACT PERSON: Karen B. Rozar

EXAMINER'S INITIALS:

B/K
4/23/96

File
2nd
4/23/96 PM 12:03

CERTIFICATE OF LIMITED PARTNERSHIP
OF
NEWPORT PARTNERS XXIII, LTD.

The undersigned General Partner, desiring to form a limited partnership pursuant to the Florida Revised Uniform Limited Partnership Act, Sections 620.101 through 620.186 of the Florida Statutes, hereby states the following:

1. The name of the Partnership is "NEWPORT PARTNERS XXIII, LTD."
2. The address of the office of the Partnership as referred to in Section 620.105, Florida Statutes, is 300 International Parkway, Suite 270, Heathrow, Florida 32746.
3. The name of the agent for service of process on the Partnership shall be Peter S. Cahall, 300 International Parkway, Suite 270, Heathrow, Florida 32746.
4. The name and business address of the General Partner are:

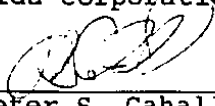
<u>Name</u>	<u>Address</u>
Newport Partners XXIII, Inc.	300 International Parkway Suite 270 Heathrow, Florida 32746

5. The mailing address for the Partnership is 300 International Parkway, Suite 270, Heathrow, Florida 32746.
6. The latest date upon which the Partnership shall dissolve is December 31, 2041.
7. A conveyance or encumbrance of real property or any interest therein held in the name of the Partnership, and any other instrument affecting title to real property in which the Partnership has an interest, shall be executed in the Partnership name by the General Partner.

This Certificate of Limited Partnership was executed by the General Partner this 19 day of April, 1996.

GENERAL PARTNER

NEWPORT PARTNERS XXIII, INC., a
Florida corporation


By: 
Peter S. Cahall, President

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STATE
CORPORATIONS
APR 23 PM 4:03

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent for the above-named Partnership, at the place designated in the foregoing Certificate of Limited Partnership, I hereby accept such appointment and agree to act in such capacity, and I further agree to comply with provisions of all statutes relevant to the proper and complete performance of the duties of a registered agent. I am familiar with, and accept the duties and obligations of, Section 620.192 of the Florida Statutes.

REGISTERED AGENT



Peter S. Cahall

Date: April 19, 1996

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SECRETARY OF CORPORATIONS
DIVISION
96 APR 23 PM 4:03

STATE OF FLORIDA
COUNTY OF SEMINOLE

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned, personally appeared Peter Cahall, President of NEWPORT PARTNERS XXIII, INC., the sole general partner of NEWPORT PARTNERS XXIII, LTD., a Florida limited partnership (the "Partnership"), of Seminole County, Florida, who upon being duly sworn, certified as follows:

1. The amount of the capital contributions to the Partnership made by the limited partners is \$100.00.
2. The amount of additional capital contributions anticipated to be contributed by the limited partners is \$ -0-.

FURTHER AFFIANT SAYETH NOT.

Under penalties of perjury, I declare that I have read the foregoing and that the facts alleged are true, to the best of my knowledge and belief.

GENERAL PARTNER

NEWPORT PARTNERS XXIII, INC.

Date: April 19, 1996

By: [Signature]
Peter S. Cahall, President

Sworn to and subscribed before me this 19 day of April, 1996, by PETER S. CAHALL, President of NEWPORT PARTNERS XXIII, Inc., as General Partner on behalf of NEWPORT PARTNERS XXIII, Ltd., a Florida limited partnership. He (check one) ☒ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____

Virginia Weeks
Print Name: Virginia J. Weeks
Notary Public - State of Florida
Commission No.: _____
My Commission Expires: _____



Walter J. Fendley
A96 000000 780

Requestor's Name
2218th Magnolia Ave. Suite 1500
Address
Orlando, FL 32803
City/State/Zip Phone #

700002019687--2
-12/04/96--01094--009
***1750.00 ***1750.00

Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. *Newport Partners XXIII, Ltd*
(Corporation Name) (Document #)
2. _____
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

FILED
65 DEC -4 PM 12:16
SECRETARY OF STATE
TREASURY

- ☐ Walk in ☐ Pick up time _____ ☐ Certified Copy
☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/ Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

A96-780
CRD 10
Name Availability
Document Examiner
Updater
Updater Verifier
Acknowledgment
P. Verifier

Examiner's Initials

STATE OF FLORIDA
COUNTY OF SEMINOLE

SUPPLEMENTAL AFFIDAVIT
OF
CAPITAL CONTRIBUTIONS

FILED
RECEIVED
NOV 21 1996
CLERK OF COURT
SEMINOLE COUNTY
FLORIDA

BEFORE ME, the undersigned, personally appeared Peter S. Cahall, President of NEWPORT PARTNERS XXIII, INC. the sole general partner of NEWPORT PARTNERS XXIII, LTD., a Florida limited partnership (hereinafter referred to as the "Partnership"), of Seminole County, Florida, who upon being duly sworn, certified as follows:

1. The amount of capital contributions contributed to the Partnership by the limited partners is \$279,427.50.
2. The amount of additional capital contributions anticipated to be contributed by the limited partners is \$0.

FURTHER AFFIANT SAYETH NOT.

Under penalties of perjury, I declare that I have read the foregoing and that the facts alleged are true, to the best of my knowledge and belief.

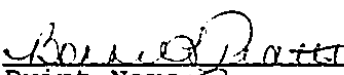
GENERAL PARTNER:

NEWPORT PARTNERS XXIII, INC.

Date: November 14, 1996

By: 
Peter S. Cahall, President

The foregoing instrument was acknowledged before me this 14 day of November, 1996, by Peter S. Cahall, as President of NEWPORT PARTNERS XXIII, INC., a Florida corporation, on behalf of the corporation. Said person (check one) ☐ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____.


Print Name: Donnie L. Pratte
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

