

10/11/96 FRI 10:13:18 AM

THE CLARKSON COMPANY

RWC

0001

A96000001911

ATT: JOHN E. WEATHERBY

3000 UNIV BLVD SOUTH

JAX

32216

TQmika

October 11, 1996

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

Re: AGREEMENT OF LIMITED PARTNERSHIP OF REGENCY RETAIL
ASSOCIATES, LTD.

200001986552-4
-10/25/96--01093--011
*****87.50 *****87.50

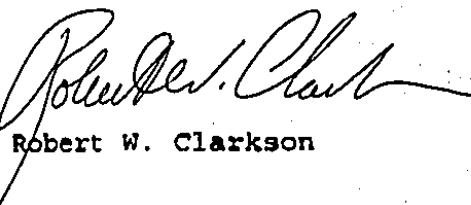
Dear Sirs:

Please file the enclosed Certificate of Limited Partnership of Regency Retail Associates, Ltd. and provide me with a certified copy of the Articles of Incorporation as amended through this filing. Enclosed is our check in the amount of \$87.50 (filing fee: \$35.00; certified copy: \$52.50).

I appreciate your cooperation.

Very truly yours,

J. TAX	_____
FILING	52.50
R. AGENT FEE	35.00
C. COPY	_____
TOTAL	87.50
V. BANK	_____
BALANCE DUE	_____


Robert W. Clarkson

Enclosures (2)

CC: [unclear]

(T)

904-356-1500

(FAX)

(PHONE)

904-359 0045

CERTIFICATE OF LIMITED PARTNERSHIP
OF
REGENCY RETAIL ASSOCIATES, LTD.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 OCT 14 PM 2:41

The general partner of Regency Retail Associates, Ltd. certifies as follows:

1. The name of the limited partnership is Regency Retail Associates, Ltd.
2. The address of the office of the limited partnership in this state is 3100 University Boulevard South, Suite 200, Jacksonville, Florida 32214.
3. The name and address of the registered agent for service of process on the limited partnership is ~~Howard L. Dale, 200 West Forsyth Street, Suite 4100, Jacksonville, Florida 32202-4308.~~ Robert W. Clarkson, 431 E. Central Blvd., Suite 220, Orlando, Florida 32801
4. The names and business addresses of the general partners are: John F. Weatherby, 3100 University Boulevard South, Suite 200, Jacksonville, Florida 32214; and Clarkson Property Group, Inc., 3100 University Boulevard South, Suite 200, Jacksonville, Florida 32214.
5. The mailing address for the limited partnership is: c/o Clarkson Property Group, Inc., 3100 University Boulevard South, Suite 200, Jacksonville, Florida 32214.
6. The latest date upon which the limited partnership is to dissolve is December 31, 2010.
7. This Certificate shall be effective upon its filing with the Department of State. An affidavit declaring the amount of the capital contributions of the limited partners and the amount anticipated to be contributed by the limited partners accompanies this Certificate and is attached hereto.
8. This Certificate of Limited Partnership has been duly executed and is being filed in accordance with Section 620.108, Florida Statutes.

GENERAL PARTNER:

CLARKSON PROPERTY GROUP, INC.,
a Florida corporation

By: 
Robert W. Clarkson, President



P 93000084669

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed before me
this 11th day of October, 1996.

Sheila Kay Warner

Notary Public, State of Florida at Large

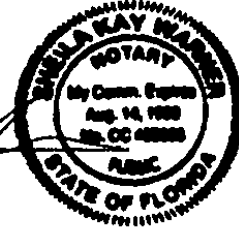
SHEILA KAY WARNER
~~Notary Public, State of Florida~~
My comm. expires Aug. 14, 1999
Comm. No. CC 488525

Name Typed or Printed
My commission expires:

[Notarial Seal]

The undersigned accepts appointment as the registered agent for service of process of the
limited partnership shown above.

Robert W. Clarkson
Robert W. Clarkson
Date: October 11, 1996



FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 OCT 14 PM 2:41

AFFIDAVIT DECLARING CAPITAL CONTRIBUTIONS
(\$620.108, Florida Statutes)

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 OCT 14 PM 2:41

STATE OF FLORIDA
COUNTY OF DUVAL

The undersigned, having been duly sworn, hereby deposes and says that:

1. He is the President of Clarkson Property Group, Inc., a Florida corporation and a general partner of Regency Retail Associates, Ltd., and makes this affidavit on behalf of said general partner and said partnership.
2. The amount of the capital contributions of the limited partners on the date of this affidavit is hereby declared to be: \$196.00.
3. The amount anticipated to be contributed by the limited partners is hereby declared to be: \$196.00.

FURTHER THE AFFIANT SAITH NOT.

REGENCY RETAIL ASSOCIATES, LTD.

By: CLARKSON PROPERTY GROUP,
INC., a Florida coporation and
general partner

By: Robert W. Clarkson, President



Sworn to and subscribed before me this 11th
day of October, 1996.

Sheila Kay Warner

[Notarial Seal]

Notary Public, State of Florida at Large

SHEILA KAY WARNER
Notary Public, State of Florida
My comm. expires Aug. 14, 1999
Comm. No. CC 488525

Name Typed or Printed
My commission expires:

CERTIFICATE OF LIMITED PARTNERSHIP
OF
REGENCY RETAIL ASSOCIATES, LTD.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 OCT 14 PM 2:41


The general partner of Regency Retail Associates, Ltd. certifies as follows:

1. The name of the limited partnership is Regency Retail Associates, Ltd.
2. The address of the office of the limited partnership in this state is 3100 University Boulevard South, Suite 200, Jacksonville, Florida 32214.
3. The name and address of the registered agent for service of process on the limited partnership is Howard L. Dale, 200 West Forsyth Street, Suite 1100, Jacksonville, Florida 32202-4308.
4. The names and business addresses of the general partners are: John F. Weatherby, 3100 University Boulevard South, Suite 200, Jacksonville, Florida 32214; and Clarkson Property Group, Inc., 3100 University Boulevard South, Suite 200, Jacksonville, Florida 32214.
5. The mailing address for the limited partnership is: c/o Clarkson Property Group, Inc., 3100 University Boulevard South, Suite 200, Jacksonville, Florida 32214.
6. The latest date upon which the limited partnership is to dissolve is December 31, 2010.
7. This Certificate shall be effective upon its filing with the Department of State. An affidavit declaring the amount of the capital contributions of the limited partners and the amount anticipated to be contributed by the limited partners accompanies this Certificate and is attached hereto.
8. This Certificate of Limited Partnership has been duly executed and is being filed in accordance with Section 620.108, Florida Statutes.

GENERAL PARTNER:

CLARKSON PROPERTY GROUP, INC.,
a Florida corporation

By:


Robert W. Clarkson, President

By:


John F. Weatherby

AFFIDAVIT DECLARING CAPITAL CONTRIBUTIONS
(§620.108, Florida Statutes)

STATE OF FLORIDA
COUNTY OF DUVAL

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 OCT 14 PM 2:41

The undersigned, having been duly sworn, hereby deposes and says that:

1. He is the President of Clarkson Property Group, Inc., a Florida corporation and a general partner of Regency Retail Associates, Ltd., and makes this affidavit on behalf of said general partner and said partnership.

2. The amount of the capital contributions of the limited partners on the date of this affidavit is hereby declared to be: \$196.00.

3. The amount anticipated to be contributed by the limited partners is hereby declared to be: \$196.00.

FURTHER THE AFFIANT SAITH NOT.

REGENCY RETAIL ASSOCIATES, LTD.

By: CLARKSON PROPERTY GROUP,
INC., a Florida corporation and
general partner

By: 
Robert W. Clarkson, President

By: 
John H. Weatherly

Sworn to and subscribed before me this _____
day of October, 1996.

[Notarial Seal]

Notary Public, State of Florida at Large

Name Typed or Printed
My commission expires:

A96000001911

The Clarkson Company
(Requestor's Name)
3100 University Blvd. South, Ste. 200
(Address)
Jacksonville, FL 32216-2758
(City, State, Zip) (Phone #)

3100002116143-- 2
-03/18/97--01063--002
****942.38 ****418.63

OFFICE USE ONLY

314

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

1. Regency Retail Associates, Ltd. A96000001911
(Corporation Name) (Document #)
2. _____
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

☐ 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

C. TAX _____
FILING 418.63
R. AGENT FEE _____
C. COPY _____
TOTAL 418.63
N. BANK _____
BALANCE DUE _____
REFUND _____

Examiner's Initials

KWM



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

January 10, 1997

REGENCY RETAIL ASSOCIATES, LTD.
3100 UNIVERSITY BLVD SOUTH, SUITE 200
JACKSONVILLE, FL 32216

SUBJECT: REGENCY RETAIL ASSOCIATES, LTD.
Ref. Number: A96000001911

We have received your document for REGENCY RETAIL ASSOCIATES, LTD. and your check(s) totaling \$558.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

Attached is a computer printout for the above referenced limited partnership which reflects the total amount contributed and anticipated to be contributed by the limited partners last reported to this office. The amount listed in Block 5a or 8a of the document and the amount last reported to this office must be identical. Please amend Block 5a or 8a accordingly.

If the total amount contributed by the limited partners is being amended, a supplemental affidavit reflecting the new total must be submitted.

The fee to file the supplemental affidavit will be based on the increase at a rate of \$7 per \$1000, with a minimum filing fee of \$52.50 and maximum filing fee of \$1750. The fee to file a supplemental affidavit decreasing the contributions is \$52.50.

The fee to file the supplemental affidavit is \$418.63 and the fee to file the annual report is \$523.75. The total fee due for both filings is \$942.38. Please return the supplemental affidavit and the annual report together with the appropriate fee.

Attached is a computer printout for your partnership which shows the general partner(s) according to our records. Your annual report must list the same partners as shown on the printout. To change the partner(s), an amendment must be filed and the appropriate filing fee submitted in accordance with chapter 620, Florida Statutes.

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 (904) 487-6967.

Kermy Manning
Corporate Specialist

Letter Number: 497A00001517



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

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

The undersigned general partners of REGENCY RETAIL ASSOCIATES, LTD., a
Florida Limited Partnership, executed this supplemental affidavit filed pursuant to section 620.112,
Florida Statutes.

The total amount of the capital contributions of the limited partners is: \$ 60,196.

This 7 day of March, 19 97.

FURTHER AFFIANT SAYETH NOT.

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

General Partner(s)

CLARKSON PROPERTY GROUP, INC.

By: [Signature]

Charles A. Clarkson, President

JOHN F. WEATHERBY

FEES:

**\$7 per \$1,000 based on the additional contributions
(Minimum \$52.50 - Maximum \$1,750.00)**