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JEAN D. SMALL, ATTORNEY

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904/398-5301, 928-9108, 928-0065
Fax: 904/996-0130

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June 30, 1999

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

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RE: filing documents for limited partnership, A Florida Pioneer Family, Ltd.

Dear Sir/ Madam:

Enclosed are the original and one copy of a limited partnership certificate, affidavit of increasing fees and a designation of registered agent. If you have any questions or if there are any problems, please call me at 904/928-0065. I have also enclosed two checks totaling \$810.70 to cover the required fees.

Sincerely,

Jean D. Small

Jean D. Small
Attorney and Counselor at Law

JDS/hs
Enclosure

cc: file
Jean Mizell
Helen B. Hodges

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SECRETARY OF STATE

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FAMILY LIMITED PARTNERSHIP CERTIFICATE

CERTIFICATE OF A FOUNDING FLORIDA FAMILY LIMITED PARTNERSHIP

THIS CERTIFICATE is executed on 16th March, 199~~8~~⁹
with respect to the agreement of A Founding Florida Family Limited Partnership ("the partnership").

1. Name. The partnership's name is A Founding Florida Family, Ltd.

2. Partnership's Business. The partnership's business is owning, developing, leasing, managing, and selling real estate, and all other related acts. The partnership may also do all things not otherwise illegal under the laws of the State of Florida.

3. Registered Agent. The name and post office address of the partnership's registered agent is:

Mrs. Jean H. Mizell
5041 Dorman Place
Callahan, Florida 32011-3803

She is a resident of Florida, her business address is given above, and she will continue to reside in Florida so long as she is resident agent for A Founding Florida Family, Ltd.

4. Specified Office. The post office address of the office at which its records are kept is:

Mrs. Jean H. Mizell
5041 Dorman Place
Callahan, Florida 32011-3803

5. Partners. The names and post office addresses of the general partners are:

Minorcan Development, Incorporated
5041 Dorman Place
Callahan, Florida 32011-3803

Buckhorns Creek Development, Inc.
5041 Dorman Place
Callahan, Florida 32011-3803

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6. Dissolution. The latest date on which the limited partnership is to be dissolved and its affairs wound up is December 31, 2038.

IN WITNESS WHEREOF, the undersigned general partners have signed and sealed this certificate, on the day and year first above written.

Minorcan Development, Inc.

Jean H. Mizell
Jean Mizell, President

Buckhorns Creek Development, Inc.

Jean H. Mizell
Jean Mizell, President

Jean H. Mizell
Jean Mizell, President

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NOTARY PUBLIC

STATE OF FLORIDA

COUNTY OF NASSAU

Jean Mizell, President of both Minorcan Development, Inc. and Buckhorns Creek Development, Inc., did personally appear before me and after being duly sworn did acknowledge this certificate of partnership on this the 16th day of March, 1999.

Leslie W. Small
Notary Public - State of Florida



Leslie W Small
My Commission CC603115
Expires November 21, 2000

CERTIFICATE OF DESIGNATION

REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Florida Statutes Section 620.105, the undersigned limited partnership, organized under the laws of Florida, submits the following statement in designating the registered agent/registered office in the State of Florida.

1. The name of the limited partnership is:

A Founding Florida Pioneer Family, Ltd.

2. The name and address of the registered agent and registered office is:

**Jean H. Mizell
5041 Dorman Place
Callahan, Florida 32011**

Having been named as Registered Agent and to accept service of process for the above named limited partnership at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties and I am familiar with and accept the obligations of my position as registered agent

Jean H. Mizell
Jean H. Mizell

3/16/99
Date

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OFFICE

AFFIDAVIT

The undersigned principal of the limited partnership, A Founding Florida Pioneer Family, Ltd, attests that the amount of the capital contributions made so far are: \$110,795.00, and the amount of capital to be contributed is expected to be greater by unknown amount. Further the principal represents that any differences from these will be reported and appropriate filing fees made.

Date 16th March 1999

Jean H. Mizell

Jean H. Mizell, President
Buckhorns Creek Development, Inc., General Partner
Minorcan Development, Inc., General Partner

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