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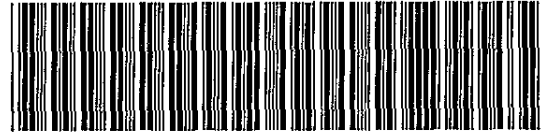
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RECEIVED
03 JAN 21 AM 9:00
STATE OF FLORIDA
TALLAHASSEE, FLORIDA

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03 JAN 21 PM 1:00
STATE OF FLORIDA
TALLAHASSEE, FLORIDA



FLORIDA DEPARTMENT OF STATE
Ken Detzner
Secretary of State

January 23, 2003

EMPIRE

SUBJECT: 455 APARTMENTS, L.P.
Ref. Number: W03000001714

We have received your document for 455 APARTMENTS, L.P. and your check(s) totaling \$87.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

You must add a limited partnership suffix to the name, such as LTD., LIMITED, or LIMITED PARTNERSHIP.

YOU CAN'T HAVE LP FOR A SUFFIX FOR A FLORIDA LIMITED PARTNERSHIP.

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 (850) 245-6097.

Marsha Thomas
Document Specialist

Letter Number: 003A00004233

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

03 JAN 21 PM 1:01

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DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

03 JAN 27 AM 9:08

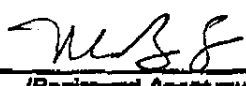
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TALLAHASSEE, FLORIDA

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CERTIFICATE OF LIMITED PARTNERSHIP OF

1. 455 Apartments, Limited Partnership
(Name of Limited Partnership; must contain a suffix such as "Limited", "Ltd.", or "Limited Partnership")
2. 951 NE 167th Street, Suite 204 N. Miami Beach, FL 33162
(Business address of Limited Partnership)
3. Marc Ben-Ezra
(Name of Registered Agent for Service of Process)
4. 951 NE 167th Street Suite 204, N. Miami Beach, FL 33162
(Florida street address for Registered Agent)
5. 
(Registered Agent must sign here to accept designation as Registered Agent for Service of Process)
6. 951 NE 167th Street, Suite 204, N. Miami Beach, FL 33162
(Mailing Address of the Limited Partnership)

7. The latest date upon which the Limited Partnership is to be dissolved is January 6, 2003.

8. Name of general partner(s):

Specific address:

Ben-Ezra Apartments, Inc.

951 NE 167th Street, Suite 204
N. Miami Beach, FL 33162

Signed this 16 day of January, 15 2003.

Signature of all general partners:

Ben-Ezra Apartments, Inc
General Partner
Isaac Ben-Ezra
Isaac Ben-Ezra as president
General Partner

Isaac Ben-Ezra
General Partner

General Partner

General Partner

General Partner

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

NOTARY PUBLIC
TALLAHASSEE, FLORIDA

03 JAN 21 PM 1:01

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The undersigned constituting all of the general partners of

455 Apartments, L.P., a Florida Limited Partnership, certify:

The amount of capital contributions to date of the limited partners is \$ 1,000.00

The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$ 1,000.00.

FURTHER AFFIANT SAYETH NOT.

Under the penalties of perjury I (we) declare that I (we) have read the foregoing and know the contents thereof and that the facts stated herein are true and correct.

Ben-Eva Apartments, Inc.
Isaac Ben-Eva
by: Isaac Ben-Eva, as president
General Partner

Isaac Ben-Eva
General Partner

General Partner

General Partner

General Partner

General Partner

This 16 day of January, 2003

Marvin E Katz
My Commission CC820917
Expires May 9, 2003