

A95000001324

9/06/95

FLORIDA DIVISION OF CORPORATIONS
PUBLIC ACCESS SYSTEM

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((H95000009910))

ELECTRONIC FILING COVER SHEET

TO: DIVISION OF CORPORATIONS
DEPARTMENT OF STATE
STATE OF FLORIDA
409 EAST GAINES STREET
TALLAHASSEE, FL 32399

FROM: COHEN, CHASE, HOFFMAN & TRAUTMAN, P.
9400 S DADELAND BLVD
SUITE 600
MIAMI FL 33156- 9-0000

FAX: (904) 922-4000

CONTACT: MARY W KURLANSIK
PHONE: (305) 670-0201
FAX: (305) 670-6152

((H95000009910))

DOCUMENT TYPE: FLORIDA LIMITED PARTNERSHIP

NAME: TOBY PROPERTY, LTD.

FAX AUDIT NUMBER: H95000009910

CURRENT STATUS: REQUESTED

DATE REQUESTED: 09/06/1995

TIME REQUESTED: 16:39:20

CERTIFIED COPIES: 1

CERTIFICATE OF STATUS: 0

NUMBER OF PAGES: 5

METHOD OF DELIVERY: FAX

ESTIMATED CHARGE: \$1,837.50

ACCOUNT NUMBER: 102450002676

Note: Please print this page and use it as a cover sheet when submitting documents to the Division of Corporations. Your document cannot be processed without the information contained on this page. Remember to type the Fax Audit number on the top and bottom of all pages of the document.

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** ENTER 'M' FOR MENU. **

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DIVISION OF CORPORATIONS
95 SEP -7 AM 9:26

95 SEP -7 AM 7:56

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CERTIFICATE OF LIMITED PARTNERSHIP
OF
TOBY PROPERTY, LTD.,
a Florida limited partnership

The undersigned General Partner of TOBY PROPERTY, LTD. (the "Partnership"), desiring to form a limited partnership pursuant to the Florida Revised Uniform Limited Partnership Act as set forth in Chapter 620, Part I of the Florida Statutes, hereby states the following:

1. The name of the Partnership is TOBY PROPERTY, LTD.
2. The address of the office of the Partnership is 19207 N. 18th Avenue, North Miami Beach, Florida 33179.
3. The name and address of the agent for service of process on the Partnership is TOBY WIENER, 19207 N.E. 18th Avenue, North Miami Beach, Florida 33179.
4. The name and business address of the General Partner is: TOBY PROPERTY, INC., 19207 N.E. 18th Avenue, North Miami Beach, Florida 33179.
5. The mailing address of the Partnership is 19207 N.E. 18th Avenue, North Miami Beach, Florida 33179.
6. The latest date upon which the Partnership shall dissolve is December 31, 2064.

The execution of this Certificate by the undersigned General Partner constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

This Instrument prepared by:
Joseph Barry Schimmel, Esquire
Florida Bar No. 989533
Cohen, Chase, Hoffman & Trautman, P.A.
9400 S. Dadeland Boulevard, Suite 600
Miami, Florida 33156
(305) 670-0201

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IN WITNESS WHEREOF, this Certificate of Limited Partnership has been executed by the General Partner of TOBY PROPERTY, LTD. this 5th day of September, 1995.

WITNESSES:



Print Name: Fredric A. Hoffmann



Print Name: Joseph Baer Siskind

General Partner:
TOBY PROPERTY, INC.

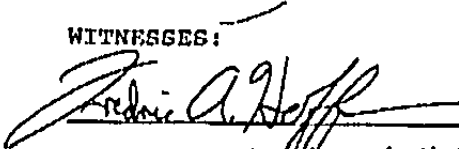
By: Toby Wiener
TOBY WIENER, President

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DIVISION OF CORPORATIONS
95 SEP -7 AM 9:26

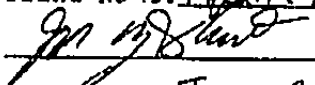
ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent for TOBY PROPERTY, LTD., a Florida limited partnership (the "Partnership") in the foregoing Certificate of Limited Partnership, the undersigned, on behalf of the Partnership, hereby agrees to accept service of process for said Partnership and to comply with any and all Statutes relative to the complete and proper performance of the duties of registered agent.

WITNESSES:



Print Name: Fredric A. Hoffman



Print Name: Joseph Bruce Schimmel


TODY WIENER

Dated: September 5, 1995.

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DIVISION OF CORPORATIONS

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

STATE OF FLORIDA)
) SS.:
COUNTY OF DADE)

BEFORE ME, the undersigned authority, personally appeared TOBY WIENER, President of TOBY PROPERTY, INC., the General Partner of TOBY PROPERTY, LTD., a Florida limited partnership, hereinafter referred to as the "Partnership", who upon being duly sworn, certifies as follows:

1. The amount of capital contributions to the Partnership made by the limited partners is \$ 990.00.

2. It is anticipated that the limited partners will make additional capital contributions to the Partnership in the amount of \$ 1,100,000.00.

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
TOBY PROPERTY, INC.

WITNESSES:

[Signature]

Print Name: Robert A. Hoffman

[Signature]

Print Name: JOSEPH BARRY SCHUMMEL

By: Toby Wiener
TOBY WIENER, President

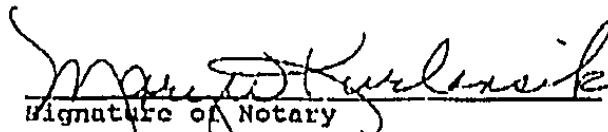
Date: September 5, 1995.

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STATE OF FLORIDA
COUNTY OF DADE

SWORN TO AND SUBSCRIBED before me this 5th day of September,
1995, by TOBY WIENER, who produced her Florida Driver License as
identification.


Signature of Notary

Mary W. Kurlansik

Printed Name of Notary

My Commission Expires:



MARY W. KURLANSIK
COMMISSION # CC 471200
EXPIRES AUG 9, 1997
BONDED TO
ATLANTIC BONDING CO., -

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DIVISION OF CORPORATIONS
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FILE OR 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 Matham
Secretary of State
DIVISION OF CORPORATIONS

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96 MAR 11 PM 2:53

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

DO NOT WRITE IN THIS SPACE

1. Name of Limited Partnership: **1a. DOCUMENT #**
A95000001324

TOBY PROPERTY, LTD

Mailing Address: **19207 N E 18TH AVENUE
N MIAMI BEACH, FL 33179**

Principal Office Address: **19207 N E 18TH AVENUE
N MIAMI BEACH, FL 33179**

3. Date Formed or Registered to Do Business in FLORIDA: **9/7/95**

3a. Date of Last Report: **N/A**

4. State or Country of Formation: **FL**

5a. Capital Contributions as Shown on Record: **\$ 1,100,990.00**

5b. Amount of Capital Contributions in FLORIDA to Date: **\$ 1,100,990.00**

6. FEI Number: **65-0605161**

2. New Mailing Address, if Applicable

State, Apt. #, etc.

City, State & Zip: **100001 33179 FL
03/13/96--01070--005**

2a. New Principal Office Address, if Applicable

State, Apt. #, etc.

City, State & Zip: **44435 06
444516, 25**

8. FEES: 1) Filing Fee. Computed at a rate of \$7 per \$1,000 (on amount entered in 5b or 5a if 5b Mark), with a minimum filing fee of \$52.50 and a maximum of \$437.50
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 \$570.25 (\$437.50 + \$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

**Toby Wiener
19207 N.E. 18th Avenue, North
Miami Beach, Fl. 33179**

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 620.1051 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. Registry Document Number
TOBY PROPERTY, INC.	19207 N E 18TH AVENUE	N MIAMI BEACH, FL 33179	P95000068678

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 119.07(1)(a), Florida Statutes. I release the Division of Corporations from any liability of non-compliance with Section 119.07(3)(a) 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 effects as if made under oath. I further certify that I am a General Partner of the limited partnership, receiver or trustee empowered to execute this report as required by chapter 607, Florida Statutes.

SIGNATURE **Toby Wiener** DATE **12/30/95**

Typed or Printed Name of General Partner Signer: **Toby Property, Inc Toby Wiener pres.** Telephone Number: **305-982-6983**