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universal realty and development, inc.

URD

December 17, 1999

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*****87.50 *****87.50

VIA U.S. EXPRESS MAIL

W99-29262

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

RE: Filing of Limited Partnership
For 157th/Pompano Partners, Ltd.

Dear Sir or Madame:

Enclosed, please find check #2891 in the amount of \$87.50, which represents the filing fee to file the above-referenced partnership.

Also, enclosed are the following documents:

1. Certificate of Registered Agent of 157th/Pompano Partners,
2. Certificate of Limited Partnership of 157th/Pompano Partners, Ltd.
3. Affidavit - Gary P. Eidelstein
4. Agreement of Limited Partnership of 157th/Pompano Partners, Ltd.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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Should you have any questions or require additional information, please call me.

Very truly yours,

UNIVERSAL REALTY & DEVELOPMENT, INC.

[Handwritten Signature]
Gary P. Eidelstein
President

GPE:ed
Enclosures
gary/floridadept.ltr



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

December 23, 1999

GARY P. EIDELSTEIN
2665 S. BAYSHORE DR
STE 908
MIAMI, FL 33133

SUBJECT: 157TH/POMPANO PARTNERS, LTD.
Ref. Number: W99000029262

We have received your document for 157TH/POMPANO PARTNERS, LTD. and your check(s) totaling \$87.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

Every corporation, limited partnership, general partnership, limited liability company or trust listed as a general partner of a limited partnership, general partnership, or registered limited liability partnership must have an active registration/filing on file with this office before this filing will be completed. We are enclosing the appropriate instructions and/or forms for your convenience.

Please return your document, along with a copy of this letter, within 60 days your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6097.

Michael Mays
Document Specialist

Letter Number: 399A00060050

SECRETARY OF STATE
TALLAHASSEE, FLORIDA
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CERTIFICATE OF LIMITED PARTNERSHIP

OF

157TH/POMPANO PARTNERS, LTD.

1. The name of the limited partnership is 157TH/POMPANO PARTNERS, LTD.
2. The mailing address of the limited partnership is 2665 South Bayshore Drive, Suite 908, Miami, Florida 33133.
3. The name and address of the agent for service of process is Gary P. Eidelstein, 2665 South Bayshore Drive, Suite 908, Miami, Florida 33133.
4. The name and business address of the general partner is:

Universal Holding Company
2665 South Bayshore Drive
Suite 908
Miami, Florida 33133
5. The latest date upon which the limited partnership is to dissolve is December 31, 2056.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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IN WITNESS WHEREOF, the undersigned has executed this Certificate this 3rd day of January, 2000.

**UNIVERSAL HOLDING COMPANY, a
Florida corporation**

By: Gary P. Eidelstein
Gary P. Eidelstein, President

AFFIDAVIT


STATE OF FLORIDA }
 } SS
COUNTY OF DADE }

I, Gary P. Eidelstein, upon being duly sworn, depose and say:

1. I am the president of Universal Holding Company, the general partner of 157th/pompano Partners, Ltd., a limited partnership organized under the laws of the State of Florida.


2. The limited partners have made capital contributions in the amount of \$1,000.00, which is the amount anticipated to be contributed by the limited partners.

FURTHER AFFIANT SAYETH NAUGHT.



Gary P. Eidelstein

The foregoing instrument was sworn to, subscribed and acknowledged before me this 3rd day of January, 2000, GARY P. EIDELSTEIN, who is personally known to me and did not take an oath.



Notary Public
State of Florida

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00 JAN -7 PM 1:16
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ELIZABETH DUPREY
STATE OF FLORIDA
MY COMM. #CC550487
EXP: 4/25/2000
BONDED

NOTARY PUBLIC

Print Name of Notary Public

My Commission Expires:

CERTIFICATE OF REGISTERED AGENT

OF

157TH/POMPANO PARTNERS, LTD.

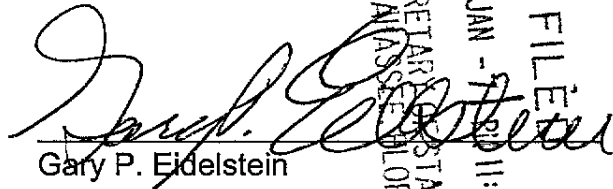
Pursuant to Section 620.105 of the Florida Revised Uniform Limited Partnership Act, the following is submitted, in compliance with said Act:

That 157th/Pompano Partners, Ltd., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Certificate of Limited Partnership, at the City of Miami, County of Dade, State of Florida, has named Gary P. Eidelstein, located at 2665 South Bayshore Drive, Suite 908, Miami, Florida 33133, as its agent to accept service of process within this State.

ACKNOWLEDGMENT

Having been named to accept service of process for the above stated limited partnership, at the place designated in his Certificate, the undersigned hereby agrees to act in this capacity and agrees to comply with the provision of said Act relative to keeping open said office.

Dated this 3rd day of January, 2000.


Gary P. Eidelstein

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TALLAHASSEE FLORIDA