

A02000001283



ACCOUNT NO. : 072100000032

REFERENCE : 756592 80420A

AUTHORIZATION :

Patricia Pajaro

COST LIMIT : \$ 1837.50

ORDER DATE : September 24, 2002

ORDER TIME : 11:04 AM

ORDER NO. : 756592-005

400007986824--2

CUSTOMER NO: 80420A

CUSTOMER: Donald S. Rosenberg, esq
Peckar & Abramson Rosenberg,
Reisman & Stein LLP
Suite 3050
One Southeast Third Avenue
Miami, FL 33131

DOMESTIC FILING

NAME: FORT LAUDERDALE COURTYARD II,
LTD.

EFFECTIVE DATE:

XX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY

Name	Availability
Document Examiner	DCC
Updater	DCC
Updater Verifier	DCC
Acknowledgement	DCC
2. Verifier	DCC

CONTACT PERSON: Ginger Simmons - EXT. 1139

EXAMINER'S INITIALS:

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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TC
\$1,800,000.00

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CERTIFICATE OF LIMITED PARTNERSHIP

OF

FORT LAUDERDALE COURTYARD II, LTD.

Pursuant to the provisions of the Florida Revised Uniform Limited Partnership Act, and the Florida Statutes, the Undersigned, being the sole General Partners of FORT LAUDERDALE COURTYARD II, LTD., a Florida limited partnership, hereby execute this Certificate of Limited Partnership to be filed with the Secretary of State of Florida.

1. The name of this limited partnership is:

FORT LAUDERDALE COURTYARD II, LTD.

2. The office, mailing and business address of the limited partnership is Suite 3050, One S.E. Third Avenue, Miami, FL 33131.

3. The name and address of the Registered Agent and office for service of process required by §620.105, Florida Statutes, to be maintained by the limited partnership is:

Donald S. Rosenberg
Suite 3050, One S.E. Third Avenue
Miami, FL 33131

4. The names and business addresses of the General Partners are as follows:

KGN/Bradley Associates Florida, LLC
Suite 3050, One S.E. Third Avenue
Miami, FL 33131

Courtyard General Partner, LLC
1065 Kane Concourse, Suite 201
Bay Harbor Islands, FL 33154

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5. The latest date upon which the limited partnership is to dissolve is December 31, 2060.

6. This Certificate of Limited Partnership shall be effective on the date of its filing in the Office of the Secretary of State of Florida.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

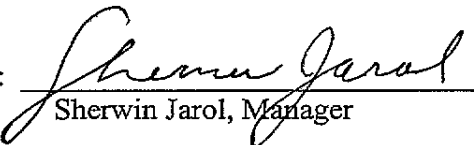
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Under penalties of perjury we declare that we have read the foregoing and know the contents thereof and that the facts stated herein are true and correct.

Signed this 24th day of September, 2002.

KGN/BRADLEY ASSOCIATES FLORIDA, LLC

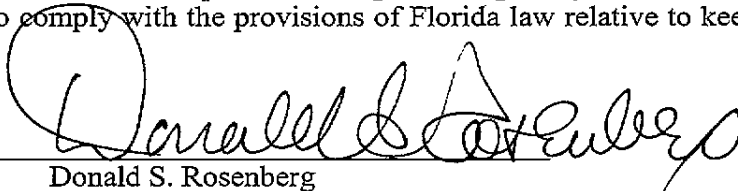
By:  (Seal)
Sherwin Jarol, Manager

COURTYARD GENERAL PARTNER, LLC

By:  (Seal)
Robert Finvarb, Manager

Acceptance of Appointment of Registered Agent

Having been named as the Statutory Registered Agent of FORT LAUDERDALE COURTYARD II, LTD., at the office above designated the Undersigned hereby accepts such designation and the obligations provided for the position of registered agent by Section 620.192 of the Florida Statutes. I agree to comply with the provisions of Florida law relative to keeping the registered office open.


Donald S. Rosenberg

Dated: September 24, 2002

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TALLAHASSEE, FLORIDA

AFFIDAVIT

The Undersigned, constituting all of the general partners of FORT LAUDERDALE COURTYARD II, LTD., a Florida Limited Partnership, hereby certify as follows:

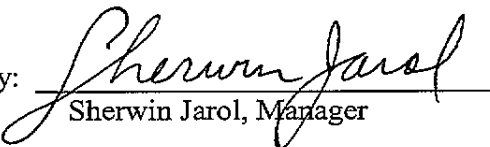
1. The amount of capital contributions to date of the limited partners is: ZERO (-0-)
2. The total amount contributed and anticipated to be contributed by the limited partners at this time totals: \$1,800,000.00.

FURTHER AFFIANT SAYETH NOT.

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

Signed this 24th day of September, 2002.

KGN/BRADLEY ASSOCIATES FLORIDA, LLC


By:  (Seal)
Sherwin Jarol, Manager

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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COURTYARD GENERAL PARTNER, LLC

By:  (Seal)
Robert Finvarb, Manager