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BRUCE ELLIOT EVANS

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BRUCE ELLIOT EVANS
ALSO MEMBER OF NY & CT BAR

OF COUNSEL TO
CHARLES WENDER
ATTORNEY-AT-LAW, CHARTERED

February 18, 2005

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

ATTN: Bureau of Commercial Recording

RE: Boca Title Partners Title & Escrow, LTD

Dear Sir/Madam:

Enclosed please find the Certificate of Limited Partnership of Boca Title Partners Title & Escrow, LTD, the Affidavit of Capital Contributions, and a check in the amount of \$87.50, made payable to the Secretary of State, for the filing fees and Designation of Agent.

Please return the certified copy to my attention at your earliest convenience.

Very truly yours,


Bruce Elliot Evans

*BEE/bjk
Enclosures*

I:corp.ltr

**CERTIFICATE OF LIMITED PARTNERSHIP
OF
BOCA TITLE PARTNERS TITLE & ESCROW, LTD**

1. The Name of the partnership is:

Boca Title Partners Title & Escrow, LTD

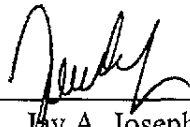
2. The business and mailing address of the limited partnership is:

900 West Linton Boulevard, Suite 200A
Delray Beach, Florida 33444

3. The name and address of the Registered Agent for Service of Process is:

Jay A. Josephson
900 West Linton Boulevard, Suite 200A
Delray Beach, Florida 33444

4. Acceptance by Registered Agent:

By: 
Jay A. Josephson

5. The latest date upon which the Limited Partnership is to be dissolved is:

December 31, 2010

6. Name and address of General Partner:

Fourteenth Beach, Inc.
900 West Linton Boulevard, Suite 200A
Delray Beach, Florida 33444

P04-89540

Signed this 17th day of FEBRUARY, 2005.

Signature of sole general partner:

Fourteenth Beach, Inc.

By: 
Jay A. Josephson

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AFFIDAVIT OF CAPITAL CONTRIBUTION

BEFORE ME, the undersigned constituting the sole general partner of Boca Title Partners Title & Escrow, LTD, ('Partnership'), a Florida limited partnership, certifies as follows:

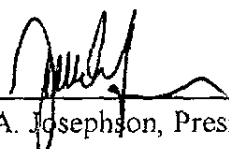
The amount of capital contributions to date of the limited partners is valued at \$2,000.00. The total amount anticipated to be contributed by the limited partners at this time totals \$2,000.00.

FURTHER AFFIANT SAITH NOT.

Under the penalties of perjury we declare that we have read the foregoing and that the facts alleged are true, to the best of our knowledge and belief.

Boca Title Partners Title & Escrow, LTD

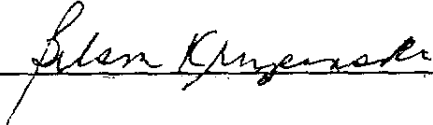
By: FOURTEENTH BEACH, INC.
ITS GENERAL PARTNER

By: 
Jay A. Josephson, President

as its

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 17th day of FEBRUARY, 2005, by Jay A. Josephson, as President, for Fourteenth Beach, Inc., a Florida corporation on behalf of the corporation, who is personally known to me () or has produced _____ as identification.



Notary Public, State of Florida

My Commission Expires: 10/21/06



Belson Krupinski
Commission #DD151407
Expires: Oct 21, 2006
Bonded Thru
Atlantic Bonding Co., Inc.