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TALLAHASSEE, FLORIDA

FLORIDA LIMITED PARTNERSHIP

LAKE TRAVIS PARTNERS, LTD.

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M05000174704 3

CERTIFICATE OF LIMITED PARTNERSHIP

1. Laka Travis Partners, Ltd.
(Name of Limited Partnership; must contain a suffix such as "Limited", "Ltd.", or "Limited Partnership")
2. 875 N. Michigan Ave., #3620, Chicago, IL 60611
(Business address of Limited Partnership)
3. E. Barry Mansur
(Name of Registered Agent for Service of Process)
4. 1117 Schefflers Drive, Capeiva, FL 33924
(Florida street address for Registered Agent)
5. 
(Registered Agent must sign here to accept designation as Registered Agent for Service of Process)
6. 875 N. Michigan Avenue #3620, Chicago IL 60611
(Mailing Address of the Limited Partnership)

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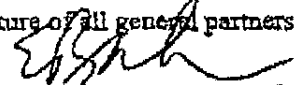
7. The latest date upon which the Limited Partnership is to be dissolved is: 12/31/2050
8. Name(s) of general partner(s): _____ Street address: _____

Continental Realty Corporation875 N. Michigan Ave., #3620#F96000006539Chicago, IL 60611

Under 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.

Signed this 13 day of July, 2005.

Signature of all general partners:


General Partner, President
Continental Realty Corporation

General PartnerGeneral PartnerGeneral PartnerGeneral PartnerGeneral Partner

M05000174704 3

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**AFFIDAVIT OF CAPITAL CONTRIBUTIONS
FOR FLORIDA LIMITED PARTNERSHIP**

The undersigned constituting all of the general partners of Lake Travis Partners, Ltd.

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.

Signed this 14 day of July, 2005.

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.


General Partner

General Partner

General Partner

General Partner

General Partner

General Partner

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