

A93000000688

Requestor's Name
 Alvaro Monserrat
 210 174th ST., Apt. 1006
 Sunny Isles, Fl 33160

City/State/Zip Phone #

Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

- _____
(Corporation Name) (Document #)
- _____
(Corporation Name) (Document #)
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(Corporation Name) (Document #)

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 *****52.50 *****52.50

- Walk in Pick up time _____ Certified Copy
 Mail out Will wait Photocopy Certificate of Status

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 DIVISION OF CORPORATIONS
 97 JUL -1 AM 11:14

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input checked="" type="checkbox"/>	Amendment (L.P.)
<input type="checkbox"/>	Resignation of R.A., Officer/ Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

C. TAX _____
 FILING 52.50
 R. AGENT FEE _____
 C. COPY _____
 T. S. _____
 N. BANK _____
 BALANCE DUE _____
 REFUND _____

FORM 1099

A93000000688

Examiner's Initials	acc
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FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

June 17, 1997

ALVARO MONSERRAT
210 174TH ST., APT 1006
SUNNY ISLES, FL 33160

SUBJECT: BYRONAIR APARTMENTS, LTD.
Ref. Number: A93000000688

We have received your document for BYRONAIR APARTMENTS, LTD. and your check(s) totaling \$52.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The document must include the date of filing of its original certificate of limited partnership. Our records reflect the original certificate was filed on July 1, 1993. Please amend your document accordingly.

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

If you have any questions concerning the filing of your document, please call (904) 487-6913.

Diane Cushing
Corporate Specialist

Letter Number: 497A00032284

CERTIFICATE OF AMENDMENT

TO

CERTIFICATE OF LIMITED PARTNERSHIP

OF

BYRONAIR APARTMENTS, LTD. A FLORIDA PARTNERSHIP

Pursuant to the provisions of section 620.109, Florida Statutes, this Florida Department of State on DECEMBER 30, 1996, adopts the following certificate of amendment to its certificate of limited partnership:

FIRST: Amendment(s):

The preamble to the agreement of limited partnership is hereby amended to reflect the following names limited partners:

Eduardo Fernandez
Jose Manuel Fernandez
Nuria Fernandez
Manuel Fernandez
Carmen Gonzalez
Ana Monserrat
Alvaro J. Monserrat
Georgia Monserrat

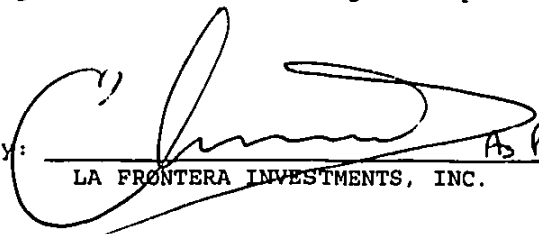
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The percent interest distribution of the remaining limited partners and all other terms shall remain the same, in full force and effect, except that the percentage interest of Ana Monserrat shall decrease by nine percent (9%) to zero percent (0%). Alvaro J. Monserrat's interest shall increase by four and one half percent (4 1/2%) to twenty eight and one half percent (28 1/2%) and Georgia Monserrat's interest shall increase by four and one half percent (4 1/2%) to nineteen (19%) in the overall percent distribution.

SECOND: This certificate of amendment shall be effective at the time of its filing with the Florida Department of State.

THIRD: Signature(s)

Signature of current and general partner:

By:  As President
LA FRONTERA INVESTMENTS, INC.

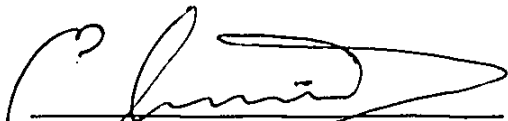
CONSENT FOR AMENDMENT OF AGREEMENT
OF LIMITED PARTNERSHIP

The undersigned partners, EDUARDO FERNANDEZ, JOSE MANUEL FERNANDEZ, NURIA FERNANDEZ, ANA MONSERRAT, GEORGIA MONSERRAT, ALVARO J. MONSERRAT constituting a majority in interest in BYRONAIR APARTMENTS, LTD. A FLORIDA LIMITED PARTNERSHIP, hereby give consent to amend that certain Agreement of Limited Partnership executed by them on July 1, 1993, to allow the transfer of percentage interest from ANA MONSERRAT to ALVARO J. MONSERRAT and GEORGIA MONSERRAT.

The percent interest distribution of the remaining limited partners and all other terms and provisions of the agreement of limited partnership shall remain the same, in full force and effect, except that the percentage of interest of ANA MONSERRAT shall decrease by nine percent (9%) to zero percent (0%), ALVARO J. MONSERRAT'S interest shall increase by four and one half percent (4 1/2%) to twenty eight and one-half percent (28 1/2%), and GEORGIA MONSERRAT'S interest shall increase by four and one half percent (4 1/2%) to nineteen percent (19%), in the overall percent distribution.


Dated and Executed on this 30th day of December, 1996.

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EDUARDO FERNANDEZ


JOSE MANUEL FERNANDEZ


ANA MONSERRAT


NURIA FERNANDEZ


GEORGIA MONSERRAT


ALVARO J. MONSERRAT