

CORPORATION INFORMATION
SERVICES INC.
1201 HAYS STREET
TALLAHASSEE, FL 32301
904-222-9171
904-222-0191 FAX

A9500000052

CSO networks

ACCOUNT NO. : 072100000032

REFERENCE : 522242 10831A

MAIL TO
P.O. BOX 5020
TALLAHASSEE, FL 32311

AUTHORIZATION :

COST LIMIT : \$ PREPAID

ORDER DATE : January 9, 1995

ORDER TIME : 10:20 AM

ORDER NO. : 522242

CUSTOMER NO: 10831A

CUSTOMER: Ms. Rose Mary Lombardi
GREENSPOON MARDER HIRSCHFELD
& RAFKIN
Suite 700
100 West Cypress Creek
Ft. Lauderdale, FL 33309

10000138071 1
-01/13/95--01088--041
***1837.50 ***1837.50

DOMESTIC FILING

NAME: OCEAN VILLAS LIMITED
PARTNERSHIP

ARTICLES OF INCORPORATION
XX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: CAROL J. DAVIS

EXAMINER'S INITIALS:

G. TAX
FILING
FILING FEE
COPY
DIAL
I. BANK
BALANCE DUE
REFUND

RECEIVED
95 JAN -9 AM 11:30
DIVISION OF CORPORATION

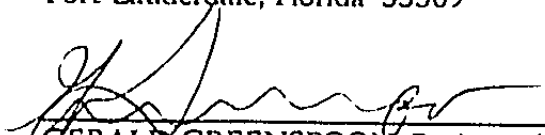
1/9/95
h/n

**CERTIFICATE OF LIMITED PARTNERSHIP
OF
OCEAN VILLAS LIMITED PARTNERSHIP**

The Limited Partnership is organized under the laws of the State of Florida, and its business shall be conducted under the name of OCEAN VILLAS LIMITED PARTNERSHIP. The principal offices of the Partnership will be located at 3700 Collins Avenue, Miami Beach, Florida 33140.

The Registered Agent for the Partnership is:

Gerald Greenspoon, Esq.
Greenspoon, Marder, Hirschfeld & Rafkin, P.A.
100 West Cypress Creek Road, Suite 700
Fort Lauderdale, Florida 33309


GERALD GREENSPOON, Registered Agent

The mailing address for the Limited Partnership shall be:
3700 Collins Avenue
Miami Beach, Florida 33140

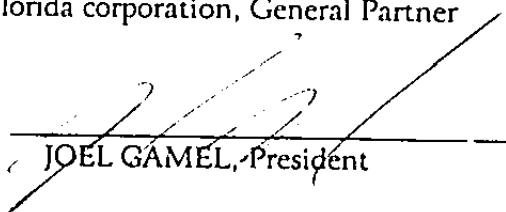
The latest date upon which the Limited Partnership is to be dissolved is December 31, 2024.

The General Partner of the Limited Partnership is:

FIRST EQUITABLE REALTY (MIAMI BEACH), INC.,
a Florida corporation
3700 Collins Avenue, Miami Beach, Florida 33140

Signed this 30th day of December, 1994.

FIRST EQUITABLE REALTY (MIAMI BEACH), INC.,
a Florida corporation, General Partner

By: 
JOEL GAMEL, President

95 JAN -9 AM 10:38

FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

AFFIDAVIT OF CAPITAL CONTRIBUTION

The undersigned constituting all of the General Partners of OCEAN VILLAS LIMITED PARTNERSHIP, a Florida limited partnership, certify as follows:

The amount of capital contributions to date of the limited partners is \$100.00.

The total amount contributed and anticipated to be contributed by the limited partners at this time totals Six Hundred Fifty Thousand and 00/100 (\$650,000.00) Dollars.

FURTHER AFFIANT SAYETH NOT.

Signed this 30th day of December, 1994.

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

FIRSTEQUITABLE REALTY (MIAMI BEACH), INC.,
a Florida corporation, General Partner

By: _____

JOEL GAMEL, President

FILED
STATE
SECRETARY OF
DIVISION
95 JAN -9 AM 10:38

FILE ON OR BEFORE DECEMBER 31, 1995 OR PARTNERSHIP
WILL BE SUBJECT TO REVOCATION AND \$500 PENALTY FEE

LIMITED PARTNERSHIP
ANNUAL REPORT
1996



FLORIDA DEPARTMENT OF STATE
Sandra Matheson
Secretary of State
DIVISION OF CORPORATIONS

FILED

95 DEC 15 PM 1:25

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

(DO NOT WRITE IN THIS SPACE)

1. Name of Limited Partnership:

1a. DOCUMENT #
A95000000052

OCEAN VILLAS LIMITED PARTNERSHIP

Mailing Address:

3700 COLLINS AVENUE
MIAMI BEACH FL 33140

Principal Office Address:

3700 COLLINS AVENUE
MIAMI BEACH FL 33140

2. New Mailing Address, If Applicable

3700 Collins Ave.

State, Apt. # etc.

City, State & Zip

Miami Beach, FL 33140

2a. New Principal Office Address, If Applicable

Same as above

State, Apt. # etc.

City, State & Zip

3. Date Formed or Registered to Do Business in
FLORIDA 01/09/1995

3a. Date of Last Report

4. State or Country of Formation
FL

5a. Capital Contributions as Shown
on Record
\$650,000.00

5b. Amount of Capital Contributions in
FLORIDA to date

6. FEI Number
65-0567322

Applied Fee

Not Applicable

7. CERTIFICATE OF STATUS REQUIRED

\$0.75 Additional Fee required
for a Certificate of Status

8. FEES: 1.) Filing Fee: Computed at a rate of \$7 per \$1,000 on amount entered in 5a or 5b if 5b blank, with a minimum filing fee of \$52.50 and a maximum of \$437.50.
2.) Supplemental Fee: \$138.75 (pursuant to section 607.103, F.S.)
THE AMOUNT DUE SHALL BE NO LESS THAN \$101.25 (\$52.50 + \$138.75) AND NO MORE THAN \$576.25 (\$437.50 + \$138.75)
Note: If the amount entered in 5a is greater than amount entered in 5b, a supplemental affidavit must be submitted along with a separate and appropriate filing fee.
MAKE CHECK PAYABLE TO FLORIDA DEPT. OF STATE

9. Name and Address of Current Registered Agent

GREENSPOON, GERALD ESQ.
C/O GREENSPOON, MARDER
100 WEST CYPRESS CREEK ROAD, SUITE 700
FORT LAUDERDALE FL 33309

10. If changed, new Registered Agent/Office

Name

Street Address (P.O. Box Number is Not Acceptable)

State, Apt. # etc.

City

FL

Zip Code

10a. Pursuant to the provisions of sections 620.1051 and 620.102, Florida Statutes, the above-named limited partnership organized or registered under the laws of the State of Florida, submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. Such change was authorized by its general partner(s). I hereby accept the appointment of registered agent. I am familiar with, and accept the obligations of section 620.102, Florida Statutes.

SIGNATURE (Registered Agent Accepting Appointment)

DATE

A GENERAL PARTNER THAT IS A CORPORATION, LIMITED PARTNERSHIP OR OTHER BUSINESS ENTITY

11. Name(s) of General Partner(s)

FIRST EQUITABLE REALTY (MIAM)

11a. Address of Each General Partner
(Do NOT Use Post Office Box Numbers)

3700 COLLINS AVENUE

11b. City, State & Zip Code

MIAMI BEACH FL 33140

11c. Registered
Document Number

P94000059353

500001666725
-12/20/95--01037--013
****576.25 ****576.25

Note: General partners MAY NOT be changed on this form; an amendment must be filed to change a general partner.

12. I do hereby certify that the information supplied with this filing is voluntarily furnished and does not qualify for the exemption stated in Section 119.07(3)(k), Florida Statutes. I release the Division of Corporations from any liability of non-compliance with Section 119.07(3)(k) in the event that the information supplied is deemed exempt from public access. I further certify that the information indicated on this annual report is true and accurate, and my signature shall have the same legal effects as if made under oath. I further certify that I am a General Partner of the limited partnership, receiver or trustee empowered to execute this report as required by chapter 620, Florida Statutes.

SIGNATURE

Typed or Printed Name of General Partner Signing Form

Sam T. Velazquez Jr. First Equitable Realty of Miami

DATE

12-8-95
(515) 334-4886

Telephone Number