

A95000001203

DOUMAR, CURTIS, CROSS, LAYSTROM & PERLOFF

A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS

RAYMOND A. DOUMAR, P.A.
CHARLES L. CURTIS, P.A.
WILLIAM S. CROSS, P.A.
C. WILLIAM LAYSTROM, JR., P.A.
JOHN W. PERLOFF, P.A.

1177 SOUTHEAST THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33306-4497

BROWARD (305) 525-3441

MIAMI (305) 945-3172

TELEFAX (305) 525-3423

E. SCOTT ALLSWORTH, P.A.
JOHN D. VOIGT, P.A.
JEFFREY S. WACHS, P.A.
MARK E. ALLWORTH, P.A.
STUART J. MACIVER, P.A.
RUSSELL L. FORNEY, P.A.

*ALSO ADMITTED IN MICHIGAN

*BOARD CERTIFIED REAL ESTATE LAWYER

CERTIFIED MAIL

RETURN RECEIPT REQUESTED

*ALSO ADMITTED IN PENNSYLVANIA

August 3, 1995

Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

000001556210

-08/03/95--01056--001

****315.00 ****315.00

Re: Certificate of Limited
Partnership of 18TH STREET
LIMITED PARTNERSHIP

Gentlemen:

Enclosed please find the Certificate of Limited Partnership of the Courtyard Plaza Limited Partnership, Acceptance of Appointment as Registered Agent and Affidavit of Capital Contributions.

In addition, also enclosed is our check in the amount of \$315.00 which is comprised of:

A. \$262.50 - registration of registered agent and filing fee for \$30,000.00 of contributions; and

B. \$52.50 - certified copy of Certificate of Limited Partnership.

A self addressed stamped envelope is also enclosed for your convenience in returning the certified copy of the Certificate of Limited Partnership.

If any additional information is required, please do not hesitate to contact me. Thank you for your courtesies in this matter.

Name	matter
Address	1177 SE 3rd Ave
Document	DCC
Signature	DCC
Initials	JSW:lb
Enclosures	
Signature	DCC
Verifier	DCC
Acknowledgement	DCC
W. P. Verifier	DCC

Very truly yours,

Jeffrey S. Wachs
For the firm

FILED
AUG 28 PM 2:10
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

TC
\$30,000.00

A95000001203

CERTIFICATE OF LIMITED PARTNERSHIP

OF

18TH STREET LIMITED PARTNERSHIP

THE UNDERSIGNED, constituting the General Partner of the 18TH STREET LIMITED PARTNERSHIP, a Florida Limited partnership, hereby files its Certificate of Limited Partnership in accordance with Chapter 620, Florida Statutes, as follows:

1. Name of the Partnership. 18TH STREET
LIMITED PARTNERSHIP
2. The address of the office of the Partnership is
2700 W. Cypress Creek Road
Fort Lauderdale, FL 33309
3. Name and addresses of the agent for the service of process on the Partnership is.
JEFFREY S. WACHS, ESQ.
1177 S.E. 3rd Avenue
Fort Lauderdale, FL 33316
4. Name and business address of the General Partner is.

18TH STREET CORPORATION
2700 W. Cypress Creek Road
Fort Lauderdale, FL 33309

P95000056720

SECRETARY OF STATE
TALLAHASSEE
FLORIDA

1995 AUG -8 PM 12:10

FILED

5. Mailing address of the Partnership is.

18TH STREET LIMITED
PARTNERSHIP
c/o 18th Street Corporation
General Partner
2700 W. Cypress Creek Road
Fort Lauderdale, FL 33309

6. Latest date upon which the Partnership will dissolve.

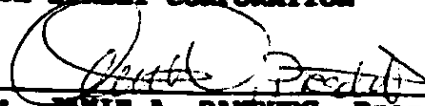
Will be in accordance with Section 620.157
of the Florida Statute, however, no later than
December 31, 2020.

The execution of this Certificate by the undersigned General
Partner constitutes an affirmation under penalties of perjury that
the facts stated herein are true.

IN WITNESS WHEREOF, the undersigned has duly executed this
Certificate of Limited Partnership of the 18TH STREET LIMITED
PARTNERSHIP, this 28th day July, 1995.

GENERAL PARTNER:

18TH STREET CORPORATION

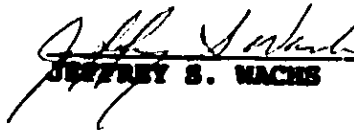

By: JAMIE A. DANBURG, President

FILED
1995 AUG-8 PM 1:11
STATE OF FLORIDA
TALLAHASSEE, FLORIDA

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as Registered Agent for 18TH STREET LIMITED PARTNERSHIP, a Florida limited partnership ("Partnership"), in the foregoing Certificate of Limited Partnership, I, on behalf of the Partnership agree to comply with any and all statutes relative to the complete and proper performance of the duties of a registered agent.

REGISTERED AGENT:


JEFFREY S. WACHS

FILED
1995 AUG -8 PM 12:10
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned authority, personally appeared JAMIE A. DANBURG, the President of 18TH STREET CORPORATION, the General Partner of the 18TH STREET LIMITED PARTNERSHIP, a Florida limited partnership, herein referred to as the "Partnership", who, upon being duly sworn, certified as follows:

1. As of the date hereof, the amount of capital contributions to the Partnership made by the Limited Partners is as follows:

\$30,000.00

2. The amount of capital contributions anticipated to be contributed by additional Limited Partners is as follows:

NONE

3. Affiant has executed this Affidavit of Capital Contributions as the duly authorized representative of the General Partner of said Partnership.

FURTHER AFFIANT SAYETH NOT.

Under 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.

DATED this 28th day of July, 1995.


JAMIE A. DANBURG

FILED
AUG - 8 PM 12:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

STATE OF FLORIDA)
COUNTY OF BROWARD) SS:

SWORN TO AND SUBSCRIBED before me, the undersigned authority,
by JAMIE A. DANVUNG, President and who appeared personally before
me and took an oath, who is personally known to me or who produced
his _____ as identification,
on this 28th day of July, 1995.

Lisa D. Belenson
Notary Public, State of Florida
Print Name: Lisa D. Belenson
My Commission Number: CC 399213
My Commission Expires: 8/10/98



LISA D. BELENSON
COMMISSION # CC 399213
EXPIRES AUG 10, 1998
BONDED THRU
ATLANTIC BONDING CO., INC.

FILE ON OR BEFORE DECEMBER 31, 1995 OR PARTNERSHIP
WILL BE SUBJECT TO REVOCATION AND \$600 PENALTY FEE

LIMITED PARTNERSHIP
ANNUAL REPORT
1996



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

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

96 JAN -5 AM 7:45

1. Name of Limited Partnership

1a. DOCUMENT #
A95000001203

18TH STREET LIMITED PARTNERSHIP

DO NOT WRITE IN THIS SPACE *mtm*

Mailing Address

**2700 W. CYPRUS CREEK ROAD, Suite D-104
FORT LAUDERDALE FL 33309**

Principal Office Address

**2700 W. CYPRUS CREEK ROAD, Suite D-104
FORT LAUDERDALE FL 33309**

2. New Mailing Address, If Applicable

Suite, Apt. #, etc.

City, State & Zip

2a. New Principal Office Address, If Applicable

Suite, Apt. #, etc.

City, State & Zip

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

3a. Date of Last Report

4. State or Country of Formation

FL

5a. Capital Contributions as Shown
on Record

\$30,000.00

5b. Amount of Capital Contributions in
FLORIDA to date

6. FEI Number

45-0598862

Applied For

Not Applicable

7. CERTIFICATE OF STATUS REQUIRED

8. FEES: 1.) Filing Fee: Computed at a rate of \$7 per \$1,000 on amount entered in 5b or 5a 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 607.193, F.S.)
THE AMOUNT DUE SHALL BE NO LESS THAN \$191.25 (\$52.50 + \$138.75) AND NO MORE THAN \$576.25 (\$437.50 + \$138.75)
Note: If the amount entered in 5b is greater than amount entered in 5a, 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

**WACHS, JEFFREY S ESQUIRE
1177 S.E. 3RD AVENUE
FORT LAUDERDALE FL 33316**

10. If changed, new Registered Agent/Office

Name

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

Suite, Apt. #, etc.

City

FL

Zip Code

10a. Pursuant to the provisions of sections 620.1051 and 620.192, 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 do as the appointment of registered agent. I am familiar with, and accept the obligations of section 620.192, 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)

WITH STREET CORPORATION

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

**2700 W. CYPRUS CREEK
Suite D-104**

11b. City, State & Zip Code

FORT LAUDERDALE FL 33

11c. Registry/
Document Number

P00000006720

**000001687210
-01/11/95--01092--014
***348.75 ***348.75**

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 that 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 provided by chapter 607, Florida Statutes.

SIGNATURE

[Signature]

DATE

12/18/95

Typed or Printed Name of General Partner Signing Form

Telephone Number

CR2E003 (0/95)