

A95000001852

5798 JOHNSON STREET
HOLLYWOOD, FLORIDA 33021

(305) 866-7466
FAX: (305) 866-3410

November 27, 1995

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

600001652946
-12/05/95--01033--015
*****87.50 *****87.50

Re: New corporation: Universal Real Estate, Inc.
New limited partnership: Universal Real Estate, Ltd.

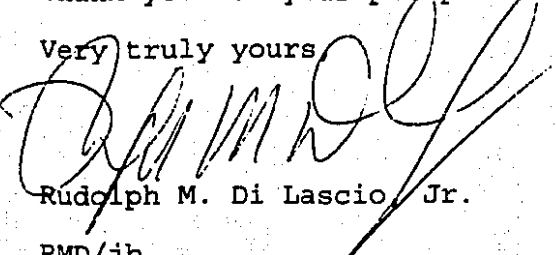
Enclosed you will find the following items regarding the filing of the above referenced corporation and limited partnership:

1. Original and one copy of the Articles of Incorporation for Universal Real Estate, Inc.
2. Check in the amount of \$122.50 to cover filing fee and certified copy charge for the Articles;
3. Original and one copy of the Affidavit and Certificate of Limited Partnership of Universal Real Estate, Ltd.
4. Check in the amount of \$87.50 to cover filing fee for the Affidavit and Certificate of Limited Partnership.

Please file the above corporation and limited partnership and return the certified copy and true copy to the office of the undersigned.

Thank you for your prompt attention to this matter.

Very truly yours,


Rudolph M. Di Lascio, Jr.

RMD/jb
Enclosures

FF- \$152.50
RA- \$35.00

12/1/95

FILED
1995 NOV 29 PM 1:22
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

AFFIDAVIT AND
CERTIFICATE OF LIMITED PARTNERSHIP
OF
UNIVERSAL REAL ESTATE, LTD.

A95000001852

WE, the undersigned, desiring to form a Partnership pursuant to the Florida Revised Uniform Limited Partnership Act as set forth in Section 620.101 et seq. of the Florida Statutes do hereby certify as follows:

1. The name of the firm under which the Partnership is to be conducted is **UNIVERSAL REAL ESTATE, LTD.**

2. The character of the business intended to be transacted by the Partnership is as follows:

This Partnership may engage in or transact any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state, country, territory or nation.

3. The location of the principal place of business is to be at: 4699 S.W. 64th Avenue, Davie Florida 33314.

4. The name and business address of each General Partner interested in the Partnership is as follows:

UNIVERSAL REAL ESTATE, INC.
4699 S.W. 64th Avenue
Davie, Florida 33314

5. The name and place of residence of each Limited Partner interested in the Partnership is as follows:

TOBY SNYDER
4699 S.W. 64th Avenue
Davie, Florida 33314

6. The Partnership shall begin when this Certificate of Partnership is duly filed and accepted by the Secretary of State, and is to exist for an indefinite term.

7. The mailing address of the office of the Limited Partnership is:

4699 S.W. 64th Avenue
Davie, Florida 33314

8. The Agent for service of process is:

TOBY SNYDER

whose address is:

4699 S.W. 64th Avenue
Davie, Florida 33314

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TALLAHASSEE, FLORIDA

9. The amount of cash and a description of, and the agreed value of the other property contributed by each Limited Partner is as follows:

TOBY SNYDER
\$100.00 - Cash

10. The Limited Partner is not required to contribute any additional capital to the Partnership. No additional contributions are anticipated at this time. Limited Partner may make such additional contributions to the capital of the Partnership as may from time to time be agreed upon by the General Partner and the Limited Partner.

11. The amount of cash and a description of, and the agreed value of the other property contributed by each General Partner is as follows:

UNIVERSAL REAL ESTATE, INC.
\$1,000.00 - Cash

12. The share of the profits or any compensation by way of income which each Limited Partner shall receive by reason of its contribution is as follows:

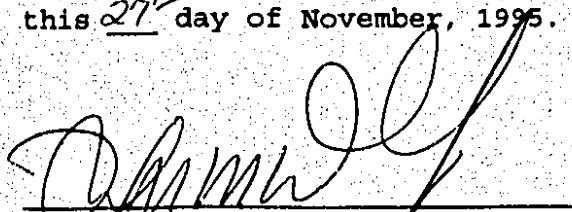
TOBY SNYDER - 1%

13. The share of the profits or any compensation by way of income which each General Partner shall receive by reason of its contribution is as follows:

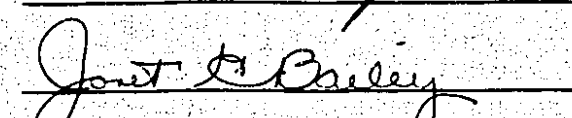
UNIVERSAL REAL ESTATE, INC. - 99%

14. The Limited Partner shall have the right to demand and receive property other than cash in return for her contributions.

IN WITNESS WHEREOF, the undersigned have executed this Certificate this 27th day of November, 1995.




RUDOLPH M. DI LASCIO, JR.

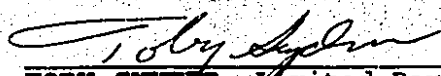


JANET G. BAILEY

UNIVERSAL REAL ESTATE, INC.

By: 

TOBY SNYDER, President,
General Partner



TOBY SNYDER, Limited Partner

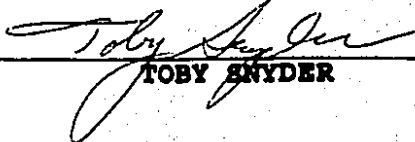
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TALLAHASSEE, FLORIDA

ACCEPTANCE OF REGISTERED AGENT

TOBY SNYDER, having been named as the registered agent to accept service of process for:

UNIVERSAL REAL ESTATE, LTD.

at the address designated in the attached articles, hereby accepts the appointment as registered agent and agrees to act in this capacity. **TOBY SNYDER** further agrees to comply with the provisions of all statutes relative to the proper and complete performance of the duties as registered agent, and is familiar with and accepts the obligation of the position as registered agent under section 620.105, Florida Statutes.


TOBY SNYDER

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILE ON OR BEFORE DECEMBER 31, 1996 OR PARTNERSHIP
WILL BE SUBJECT TO REVOCATION AND \$500 PENALTY FEE

LIMITED PARTNERSHIP
ANNUAL REPORT
1996



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

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

96 APR 30 AM 11:38

1. Name of Limited Partnership
Universal Real Estate, Ltd.

1a. DOCUMENT #
A95000001852

DO NOT WRITE IN THIS SPACE

2. New Mailing Address, if Applicable

Suite, Apt. #, etc.

City, State & Zip

2a. Now Principal
200001813062
05/08/96 01038-025

Suite, Apt. #, etc.

City, State & Zip

Mailing Address
**4699 S.W. 64th Avenue
Davie, Florida 33314**

Principal Office Address
**4699 S.W. 64th Avenue
Davie, Florida 33314**

If above addresses are incorrect in any way, line through the incorrect information and enter correct address in Block 2 and/or 2a

3. Date Formed or Registered to Do Business in
FLORIDA
11/29/95

3a. Date of Last Report

4. State or Country of Formation
Florida

5a. Capital Contributions as Shown
on Record
\$100.00

5b. Amount of Capital Contributions in
FLORIDA to date
\$100.00

6. FEI Number
65-0654923

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

**Toby Snyder
4699 S.W. 64th Avenue
Davie, Florida 33314**

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 accept the appointment of registered agent. I am familiar with, and accept the obligations of section 620.192, Florida Statutes

DATE

SIGNATURE (Registered Agent Accepting Appointment)

**A GENERAL PARTNER THAT IS A CORPORATION, LIMITED PARTNERSHIP OR OTHER BUSINESS ENTITY
MUST BE REGISTERED AND ACTIVE WITH THIS OFFICE.**

11. Name(s) of General Partner(s)
Universal Real Estate, Inc.

11a. Address of Each General Partner
(Do NOT Use Post Office Box Numbers)
4699 S.W. 64th Avenue

11b. City, State & Zip Code
Davie, Florida 33021

11c. Registration
Document Number
381383
P95000091025

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 required by chapter 620, Florida Statutes

SIGNATURE *Toby Snyder*
By: **Toby Snyder, President**
Typed or Printed Name of General Partner Signing Form

DATE **3/21/96**

Telephone Number **(954) 792-5577**

CR2003 (6/96)