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95 DEC 28 PM 12:08
DIVISION OF REGISTRATION

ACCOUNT NO. : 072100000032
REFERENCE : 785396 163505A
AUTHORIZATION : Patricia Pizito
COST LIMIT : \$ 1837.50

FILED
95 DEC 28 PM 2:20
SECRETARY OF STATE
TALLAHASSEE FLORIDA

ORDER DATE : December 28, 1995

ORDER TIME : 9:14 AM

ORDER NO. : 785396

CUSTOMER NO: 163505A

400001673034

CUSTOMER: Ms. Katherine A. Brewer
LEE MAX ROTHMAN, P.A.

One Executive Court, Suite 134
2295 Corporate Boulevard, n. W.
Boca Raton, FL 33431

DOMESTIC FILING

NAME: CANTERBURY REALTY, LTD.

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: Karen B. Rozar

EXAMINER'S INITIALS: _____

CC
12/28/95

**CERTIFICATE OF LIMITED PARTNERSHIP
AND AFFIDAVIT OF CAPITAL CONTRIBUTIONS
OF**

CANTERBURY REALTY, LTD.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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We, the undersigned, hereby associate ourselves together and sign and swear to this Certificate of Limited Partnership for the purpose of forming a limited partnership under the laws of the State of Florida.

1. Name of the Partnership. The name of the Partnership shall be CANTERBURY REALTY, LTD.

2. Character of Business. The character of the business to be conducted by the Partnership is to acquire and hold real property for investment and to improve, sell and exchange or lease real property for the purpose of obtaining the gains therefrom.

3. Mailing Address, Principal Place of Business and Agent for Service of Process. The mailing address of the Partnership shall be 2295 Corporate Boulevard, Suite 134, Boca Raton, Florida 33431 and service of process shall be made on Lee Rothman, Esquire, 2295 Corporate Boulevard, Suite 134, Boca Raton, Florida 33431.

4. Name and Place of Residence of Each Partner.

(a) The name and business address of the General Partner is as follows:

<u>Name</u>	<u>Residence</u>
Canterbury Realty, L.C.	2295 Corporate Boulevard Suite 134 Boca Raton, FL 33431

(b) The names and places of residence of the Limited Partners are as follows:

<u>Name</u>	<u>Residence</u>
The Ansel Family Partnership, a Florida general partnership	Buckingham Builders, Inc. 7227 Clint Moore Road Boca Raton, FL 33496
Phylcar Realty, a Florida general partnership	2295 Corporate Boulevard Suite 134 Boca Raton, FL 33431

5. Term. The term for which the Partnership is to exist shall be for the term of fifty (50) years, unless sooner terminated under the Limited Partnership Agreement.

6. Contributions of Partners. The General Partner and Limited Partners are contributing cash to the Limited Partnership as follows:

Canterbury Realty, L.C. - General Partner \$ 46,000.00

The Ansel Family Partnership - Limited Partner \$1,127,000.00

Phylcar Realty - Limited Partner \$1,127,000.00

There are no anticipated future contributions.

7. Return of Contributions. The time when the contributions of the Limited Partners are to be returned is on termination of the Limited Partnership. However, the Limited Partnership Agreement allows the earlier return of capital contribution.

8. Profits, etc. The share of profits or the other compensation by way of income which the General Partner and Limited Partners shall receive by reason of their contributions are as follows:

<u>Name</u>	<u>Percentage</u>
Canterbury Realty, L.C., General Partner	2%
The Ansel Family Partnership, Limited Partner	49%
Phylcar Realty, Limited Partner	49%

9. Assignee of Limited Partner. A Limited Partner may substitute an assignee as contributor in his place. The legal representative may be substituted for a deceased Limited Partner at such time as the General Partner consents.

10. Additional Limited Partners. Additional Limited Partners shall be admitted only upon agreement of the General Partner and Limited Partners.

11. No Right to Priority. No right is given to any Limited Partner, to priority over other Limited Partners as to contribution or as to income.

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STATE OF FLORIDA

12. No Right of Limited Partner to Demand Property Other Than Cash. No right is given to the Limited Partner to demand and receive property other than cash in return for his contributions.

DATED this 27 day of December, 1995.

GENERAL PARTNER:

CANTERBURY REALTY, L.C.

By: Lee Rothman

Its: member

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 27th day of December, 1995 by Lee May of CANTERBURY REALTY, L.C., a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced as identification and who did/did not take an oath.

Katherine A. Brewer
Notary Public

Printed Signature of Notary

My Commission Expires:



KATHERINE A. BREWER
MY COMMISSION # 0000071 EXPIRES
December 30, 1997
BONDED THRU TROY PAID INSURANCE, INC.

The undersigned hereby accepts designation as Registered Agent for CANTERBURY REALTY, LTD.

Lee Rothman
LEE ROTHMAN

FILE ON OR BEFORE APRIL 5, 1996 TO AVOID
REVOCATION AND \$500 PENALTY FEE

LIMITED PARTNERSHIP
ANNUAL REPORT
1996



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

FILED

96 MAR 15 AM 11:29

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

DO NOT WRITE IN THIS SPACE

1. Name of Limited Partnership

CANTERBURY REALTY, LTD.

1a. DOCUMENT #
A95000002079

Mailing Address

2295 CORPORATE BLVD.
STE. 134
BOCA RATON FL 33431

Principal Office Address

2295 CORPORATE BLVD.
STE. 134
BOCA RATON FL 33431

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
12/28/1985

3a. Date of Last Report

4. State or Country of Formation

FL

5a. Capital Contributions as Shown
on Record
\$2,254,000.00

5b. Amount of Capital Contributions in
FLORIDA to date

6. FEI Number

Applied For

Applied For

Not Applicable

7. CERTIFICATE OF STATUS REQUIRED

Not Applicable

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

ROTHMAN, LEE
2295 CORPORATE BLVD.
SUITE 134
BOCA RATON FL 33431

10. If changed, new Registered Agent/Office

Name

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

Suite, Apt. #, etc.

City

288881748462
-03/19/96--01093--006
*****576.25 *****576.25
FL

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.

SIGNATURE (Registered Agent Accepting Appointment)

DATE

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)

CANTERBURY REALTY, L.C.

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

2295 CORPORATE BLVD.,

11b. City, State & Zip Code

BOCA RATON FL 33431

11c. Registry/
Document Number

L94000000324

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 from public access under 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

DATE

2-20-96

Typed or Printed Name of General Partner Signing Form

Telephone Number

CR2E003 (11/95)