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DIVISION OF CORPORATIONS

97 DEC 26 PM 2:47

ACCOUNT NO. : 072100000032

REFERENCE : 649885 4362770

AUTHORIZATION :

Patricia Pujols

COST LIMIT : \$ PREPAID

ORDER DATE : December 26, 1997

ORDER TIME : 10:26 AM

ORDER NO. : 649885-005

CUSTOMER NO: 4362770

CUSTOMER: Michael Male, Esq.
MICHAEL H. MALE, P.A.

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-01/02/98--01014--009
****437.50 ****437.50

Suite 303
3250 Mary Street
Miami, FL 33133

DOMESTIC FILING

NAME: 1550 BISCAYNE ASSOCIATES, LTD.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
XX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

Name	XX	CERTIFIED COPY
Availability	<i>[Signature]</i>	PLAIN STAMPED COPY
Document		CERTIFICATE OF GOOD STANDING
Examiner	CONTACT PERSON: Jeanine Glisar	
Updater	KWM	EXAMINER'S INITIALS:
Updater		
Verifier	KWM	
Acknowledgement	KWM	
W P. Verifier	KWM	

C. TAX _____
FILING 350.00
R. AGENT FEE 35.00
C. COPY 52.50
TOTAL _____
N. BANK _____
BALANCE DUE _____
REFUND _____

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CERTIFICATE OF LIMITED PARTNERSHIP

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OF

1550 BISCAYNE ASSOCIATES, LTD.

THIS CERTIFICATE OF LIMITED PARTNERSHIP is prepared and filed in order to form a limited partnership in accordance with Section 620.108, Florida Statutes.

1. The name of the Limited Partnership is "**1550 BISCAYNE ASSOCIATES, LTD.**"

2. The address of the office and the name and address of the agent for service of process on the Limited Partnership is:

Michael H. Male
3250 Mary Street
Suite 303
Miami, Florida 33133

3. The name and business address of the sole General Partner is:

1550 Biscayne Corp. - 97-104165
3817 N. Miami Avenue
Miami, Florida 33127

4. The mailing address for the limited partnership is:

3817 N. Miami Avenue
Miami, Florida 33127

5. The term of the limited partnership shall commence upon the filing of this Certificate with the Florida Department of State, and the latest date upon which the limited partnership is to dissolve is December 31, 2040.

THE UNDERSIGNED General Partner has executed this Certificate of Limited Partnership this 18 day of Decemberr, 1997.

GENERAL PARTNER:
1550 BISCAYNE CORP.
a Florida corporation

By: 
ROBERT CURRAN, Pres.

THE UNDERSIGNED accepts the foregoing designation as the agent for service of process on 1550 Biscayne Associates, Ltd. and agrees to act in that capacity.


MICHAEL H. MALE

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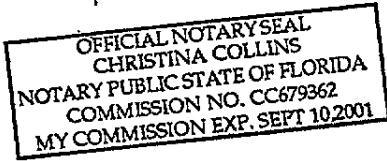
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- Page No. 3 -

WITNESS MY HAND and official seal at Miami, Dade County, Florida, this
18 day of December, 1997.



Christina Collins

*(Print Name of Notary Public)

NOTARY PUBLIC, State of Florida at Large

Commission Number: _____

My Commission Expires: _____

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