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Robert A. Heekin, Esq.

4347-4 University Boulevard South, Jacksonville, Florida 32216 • (904) 636-9777 • Fax (904) 636-5665

February 5, 1998

Florida Department of State
Division of Corporations
Limited Partnership Section
409 E. Gaines Street
Tallahassee, Florida 32399

500002426875--2
-02/10/98--01072--003
*****87.50 *****87.50

Re: 103rd Street Equities, Ltd.

Gentlemen:

Enclosed is the Certificate of Limited Partnership for 103rd Street Equities, Ltd., plus an Affidavit regarding capital contributions of the limited partner, for filing with the State. Also enclosed is a check in the amount of \$87.50 to cover the following filing fees:

Filing Fee	\$52.50
Designation of Registered Agent	<u>35.00</u>
	\$87.50

If you should have any questions concerning this limited partnership filing, please contact our office.

Sincerely,

Cathy Voss

Cathy Voss

CV/
Enclosures

FILED
98 FEB -9 PM 1:30
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Name	2/13/98
Availability	3673 Dec..
Document Examiner	
Updater	
Updater Verifier	
Acknowledgment	ECC
Preparer	DCC

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TC
\$1,000.00

**CERTIFICATE OF LIMITED PARTNERSHIP
OF
103rd STREET EQUITIES, LTD.**

The undersigned, being the sole general partner of 103rd Street Equities, Ltd. (the "Partnership"), for the purpose of forming a limited partnership under the provisions of Chapter 620, Part I, Florida Statutes, hereby certifies that:

ARTICLE I

NAME AND ADDRESS

Section 1.1 Name. The name of the Partnership is 103rd Street Equities, Ltd.

Section 1.2 Address. The principal office and mailing address of the Partnership shall be 4347-10 University Boulevard South, Jacksonville, Florida 32216.

ARTICLE II

TERM

Section 2.1 Commencement. The Partnership shall commence to exist at the time this Certificate is filed with the Department of State of the State of Florida.

Section 2.2 Duration. The latest date upon which the Partnership is to dissolve shall be December 31, 2095.

ARTICLE III

INITIAL REGISTERED OFFICE AND AGENT

Section 3.1 Name and Address. The street address of the initial registered office of the Partnership is 4347-10 University Boulevard South, Jacksonville, Florida 32216, and the name of the initial registered agent of the Partnership at that address is Peter D. Sleiman.

Section 3.2 Acceptance by Registered Agent. By executing this Certificate, the registered agent hereby accepts his appointment and agrees to act in this capacity and to comply with the provisions of Section 620.192, Florida Statutes governing same.

ARTICLE IV

GENERAL PARTNER

Section 4.1 Number. The Partnership shall have one (1) general partner initially. The number of general partners may be increased or decreased from time to time by the Partnership.

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TALLAHASSEE, FLORIDA

Section 4.2 Initial General Partner. The name and business address of the initial general partner of the Partnership are:

Sleiman Properties, Inc.,
a Florida corporation
4347-10 University Boulevard South
Jacksonville, Florida 32216

P93000087854

IN WITNESS WHEREOF, the undersigned general partner has executed this Certificate as of the 4th day of February, 1997.

SLEIMAN PROPERTIES, INC.

By: _____

Peter D. Sleiman
Its Vice President

The undersigned registered agent hereby accepts the obligations of his appointment, as described in Article III of this Certificate, and agrees to comply with same.

Peter D. Sleiman

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TALLAHASSEE, FLORIDA

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF DUVAL

The undersigned, being the sole general partner of 103rd Street Equities, Ltd. (the "Partnership"), being first duly sworn, deposes and says pursuant to Section 620.108(1), Florida Statutes:

1. *Present Capital Contributions.* The limited partners of the Partnership have made the following capital contributions to the Partnership:

<i>Limited Partner</i>	<i>Contribution</i>
Anthony T. Sleiman	\$250.00
Peter D. Sleiman	\$250.00
Eli T. Sleiman, Jr.	\$250.00
Joseph E. Sleiman	\$250.00

2. *Anticipated Capital Contributions.* No further capital contributions are required or anticipated to be made by the limited partners.

Further Affiant saith not.

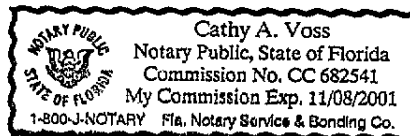
SLEIMAN PROPERTIES, INC.

By: _____

Peter D. Sleiman
Its Vice President

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Sworn to and subscribed before me this 4th day of February, 1998 by Peter D. Sleiman, Vice President of Sleiman Properties, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me.



Cathy A. Voss
Notary Public Cathy A. Voss
My Commission Expires _____