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LAW OFFICES

JAFFE, RAITT, HEUER & WEISS

PROFESSIONAL CORPORATION

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DETROIT, MICHIGAN 48226

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Jeffrey M. Weiss

April 13, 1998

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

Via Federal Express

Re: NNN/1031 No. 1 Limited Partnership

600002488546--3
-04/14/98--01090--001
*****\$2.50 *****\$2.50

Dear Sir/Madam:

The enclosed "Certificate of Amendment" and check in the amount of \$52.50 are submitted on behalf of the above-referenced limited partnership.

Please return all correspondence concerning this matter to Jeffrey M. Weiss, at Jaffe, Raitt, Heuer & Weiss, P.C., One Woodward Avenue, Suite 2400, Detroit, Michigan 48226.

If you have any questions, please call me at (313) 961-8380.

Very truly yours,

JAFFE, RAITT, HEUER & WEISS
Professional Corporation

Jeffrey M. Weiss
Jeffrey M. Weiss

Enclosures
0553325.01

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**CERTIFICATE OF AMENDMENT
TO
CERTIFICATE OF LIMITED PARTNERSHIP
OF
NNN/1031 NO. 1 LIMITED PARTNERSHIP**

Pursuant to the provisions of Section 620.109 of the Florida Revised Uniform Limited Partnership Act, this Florida limited partnership, whose certificate was filed with the Florida Department of State on February 17, 1998, hereby adopts the following certificate of amendment to its certificate of limited partnership:

1. Paragraph 8 of the certificate of limited partnership is hereby amended in its entirety to read as follows:

NAME OF GENERAL PARTNER(S)	BUSINESS ADDRESS
NNN/1031 GP, Inc. 898-2126	c/o Peter D. Cummings & Associates, Inc. 3501 S.W. Corporate Parkway Palm City, Florida 34990

2. This certificate of amendment shall be effective at the time of its filing with the Florida Department of State.

Signed this 17th day of April, 1998.

G.P. VISTA PLAZA, INC., a Michigan corporation, Current General Partner

By: Donald L. Chasen
Donald L. Chasen, Vice President

NNN/1031 GP, INC., a Michigan corporation, New General Partner

By: Donald L. Chasen
Donald L. Chasen, Vice President