

A 01000001657

Law Office of Jack B. Owen, Jr., P.A.
4500 PGA Boulevard, Suite 201
Palm Beach Gardens, FL 33418
(561) 622-4521 telephone
(561) 622-1851 facsimile

December 13, 2001

500004728545--2
-12/17/01--01061--005
***1837.50 ***1837.50

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

Dear Sir/Madam: A01-1657

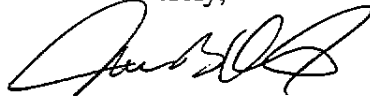
Re: Congress Avenue Properties, Ltd.

Enclosed please find an original and one photocopy of the Certificate of Limited Partnership and Affidavit of Capital Contributions for the above-captioned limited partnership. I am also enclosing a check in the amount of \$1,837.50 representing payment of the \$1,750.00 maximum filing fee; \$35.00 for registered agent designation; and \$52.50 certified copy fee.

Please file these documents and return the certified copies to me as soon as possible.

Thank you in advance for your assistance in this matter. Please do not hesitate to contact me if you have any questions or need additional information.

Sincerely,



Jack B. Owen, Jr.

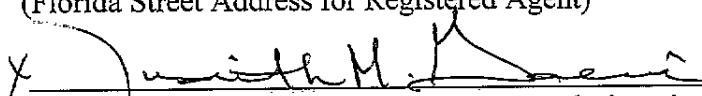
/me
Enclosures

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
01 DEC 17 AM 11:48

WR 12/20

3p

**CERTIFICATE OF LIMITED PARTNERSHIP
OF
CONGRESS AVENUE PROPERTIES, LTD.**


1. CONGRESS AVENUE PROPERTIES, LTD.
(Name of Limited Partnership; must contain suffix such as "Limited", "Ltd.", or "Limited Partnership")
2. 4500 PGA Boulevard, Suite 207, Palm Beach Gardens, Florida, 33418
(The Business Address of the Limited Partnership)
3. JUDITH M. GALUI
(Name of Registered Agent for Service of Process)
4. 4500 PGA Boulevard, Suite 207, Palm Beach Gardens, Florida, 33418
(Florida Street Address for Registered Agent)
5. X 
(Registered Agent must sign here to accept designation as Registered Agent for Service of Process)
6. 4500 PGA Boulevard, Suite 207, Palm Beach Gardens, Florida, 33418
(The Mailing Address of the Limited Partnership)
7. The latest date upon which the Limited Partnership is to be dissolved is January 1, 2056.

8. NAME OF GENERAL PARTNER	SPECIFIC ADDRESS
PERPETUITIES TRUST HOLDINGS, LLC	4500 PGA Boulevard, Suite 207 Palm Beach Gardens, FL 33418

Signed this 12th day of December, 2001.

Signature of all General Partners:

PERPETUITIES TRUST HOLDINGS, LLC

By: X 
JUDITH M. GALUI, President

GENERAL PARTNER

L99-3526
DEC 17 AM 11:48
FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned, constituting all of the general partners of CONGRESS AVENUE PROPERTIES, LTD., a Florida Limited Partnership, certify as follows:

The amount of capital contributions to date of the limited partners is \$4,000,000.00

The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$5,445,000.

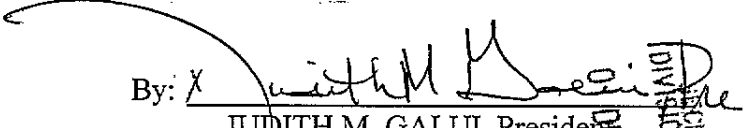
This 12th day of December, 2001.

FURTHER AFFIANT SAYETH NOT.

Under the penalties of perjury I (we) declare that I (we) have read the foregoing and that the facts alleged are true, to the best of my knowledge and belief.

GENERAL PARTNER:

PERPETUITIES TRUST HOLDINGS, LLC

By: X 
JUDITH M. GALUI, President

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
DEC 17 AM 11:48