

1201 HAYS STREET
TALLAHASSEE, FL 32301
904-222-1111
1-800-322-1111 FAX

800-342-8086

A9600000510



ACCOUNT NO. : 072100000032

REFERENCE : 883232 4329904

AUTHORIZATION :

500001751995
-03/21/96--01017--010
***1750.00 ***1750.00

COST LIMIT : 0 PPD

ORDER DATE : March 15, 1996

ORDER TIME : 10:33 AM

ORDER NO. : 883232

CUSTOMER NO: 4329904

CUSTOMER: David J. Powers, Esq
BROAD AND CASSEL

Suite 300
7777 Glades Road
Boca Raton, FL 33434

G. TAX _____
FILING 1750.00
R. AGENT FEE 35
C. COPY 52.50
TOTAL 1837.50
N. BANK _____
BALANCE DUE _____
REFUND _____

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 MAR 15 AM 10:01

DOMESTIC FILING

NAME: 2301 UNIVERSITY DRIVE, LTD.

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
XXX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: DANNY SMITH

EXAMINER'S INITIALS: BK

500001751995
-03/21/96--01017--011
*****87.50 *****87.50

BK
3/15/96
DIVISION OF CORPORATIONS
MARCH 15 PM 12:25
FILED

CERTIFICATE OF LIMITED PARTNERSHIP
OF
2301 UNIVERSITY DRIVE, LTD.,
a Florida limited partnership

SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 MAR 15 AM 10:01

The undersigned general partner desiring to form a limited partnership pursuant to Florida Revised Uniform Limited Partnership Act as set forth in Part I, Chapter 620 of the Florida Statutes, hereby states the following:

1. The name of the limited partnership is 2301 University Drive, Ltd. (the "Partnership").

2. The address of the office of the Partnership is c/o CSC Cypress Real Estate Services, Inc., 4901 N.W. 17th Way, Suite 103, Ft. Lauderdale, Florida 33309.

3. The name and address of the agent for service of process on the Partnership is Bernard Godin, 21845 Powerline Road, Suite 201, Boca Raton, Florida 33433.

4. The name and business address of each general partner is as follows:

CGL Partners, Inc.

c/o CSC Cypress Real Estate Services, Inc.
4901 N.W. 17th Way, Suite 103
Ft. Lauderdale, FL 33309

P46000023727

5. The mailing address of the Partnership is c/o CSC Cypress Real Estate Services, Inc., 4901 N.W. 17th Way, Suite 103, Ft. Lauderdale, Florida 33309.

6. The latest date upon which the Partnership will dissolve is December 31, 2096.

The execution of this certificate by the undersigned General Partner constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

This Certificate of Limited Partnership has been executed by the sole General Partner of 2301 University Drive, Ltd. this 15th day of March, 1996

GENERAL PARTNER:

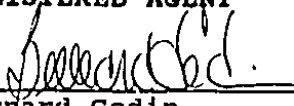
CGL PARTNERS, INC., a Florida corporation

By: *Bernard Godin*
Bernard Godin
President

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent for 2301 University Drive, Ltd., a Florida limited partnership (the "Partnership"), in the foregoing Certificate of Limited Partnership, I, on behalf of the Partnership, hereby agree to accept service of process for said Partnership and to comply with any and all Statutes relative to the complete and proper performance of the duties of registered agent.

REGISTERED AGENT



Bernard Godin

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DIVISION OF CORPORATIONS
96 MAR 15 AM 10:01

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned constituting all of the general partners of 2301 University Drive, Ltd., a Florida limited partnership, certify as follows:

The amount of capital contributions to date of the limited partners is \$100.00.

The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$594,000.00.

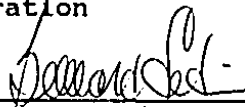
Executed this 15th day of March, 1996.

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:

CGL PARTNERS, INC., a Florida corporation

By: 
Bernard Godin
President

FILED
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DIVISION OF CORPORATIONS
96 MAR 15 AM 10:02