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FALLA...
800-342-8086

A9600001185



PRESIDENTIAL
TELEPHONE SERVICE ACCOUNT NO. : 072100000032

REFERENCE : 997898 7109984

AUTHORIZATION :

SECRETARY OF STATE
DIVISION OF CORPORATIONS
*****105.00 *****105.00

COST LIMIT : \$ PREPAID

ORDER DATE : June 24, 1996

ORDER TIME : 3:0 PM

ORDER NO. : 997898

CUSTOMER NO: 7109984

CUSTOMER: Mr. Jeffery Rosenberg
PEBB ENTERPRISES

Suite 210
1000 Corporate Drive
Fort Lauderdale, FL 33334

G. TAX _____
FILING _____ 20.00
R. AGENT FEE _____ 35.00
C. COPIES _____
TOTAL _____ 105.00
N. BANK _____
BALANCE DUE _____
DEFERRED _____

SECRETARY OF STATE
DIVISION OF CORPORATIONS
95 JUN 24 PM 4: 27

DOMESTIC FILING

NAME: PEBB ENTERPRISES UNIVERSITY
BANK BUILDING LTD.

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
XXX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

CERTIFIED COPY
XXX PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Gail Williams

EXAMINER'S INITIALS: *NYC*

SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 JUN 24 PM 4: 27

6/24/96

SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 JUN 24 PM 4: 16

CERTIFICATE OF LIMITED PARTNERSHIP
OF
PEBB ENTERPRISES UNIVERSITY BANK BUILDING LTD.

Pursuant to the provisions of the Florida Revised Uniform Limited Partnership Act (1990) and Section 620.108 of the Florida Statutes, the undersigned, being all of the General Partners of PEBB ENTERPRISES UNIVERSITY BANK BUILDING LTD., hereby execute and file with the Florida Secretary of State this Certificate of Limited Partnership.


1. The name of the Limited Partnership is PEBB ENTERPRISES UNIVERSITY BANK BUILDING LTD.
2. The business address and the mailing address of the Limited Partnership is:

1000 Corporate Drive, Suite 210
Fort Lauderdale, FL 33334
3. The name of the Registered Agent for service of process required by Section 620.105 of the Florida Statutes is:

Jeffrey M. Rosenberg
4. The Florida street address for the Registered Agent is:

1000 Corporate Drive, Suite 210
Fort Lauderdale, FL 33334
5. Acceptance of Appointment of Registered Agent

Having been named the statutory Registered Agent of PEBB ENTERPRISES UNIVERSITY BANK BUILDING LTD., at the place designated in this Certificate of Limited Partnership of PEBB ENTERPRISES UNIVERSITY BANK BUILDING LTD., I hereby accept such designation and confirm that I am familiar with and agree to accept the obligations imposed by Section 620.192 of the Florida Statutes; and I agree to comply with the provisions of Florida Law relative to keeping the registered office open.


Jeffrey M. Rosenberg
Registered Agent

DATED: June 18, 1996

6. The name and business address of the General Partner is as follows:

PEBB MANAGEMENT COMPANY, INC.,
a Florida Corporation
1000 Corporate Drive, Suite 210
Fort Lauderdale, FL 33334

7. The latest date upon which the Limited Partnership is to dissolve is March 2046.

IN WITNESS WHEREOF, the General Partner has executed the foregoing Certificate of Limited Partnership on the 17th day of June, 1996, in accordance with Section 620.114 of the Florida Statutes.

PEBB MANAGEMENT COMPANY, INC., a
Florida corporation, General Partner

By: X Paul Weiner
Paul Weiner, President

RECEIVED
JUN 21 1996
PM 11:28

A F F I D A V I T

THE UNDERSIGNED, constituting all of the General Partners of PEBB ENTERPRISES UNIVERSITY BANK BUILDING LTD., a Florida Limited Partnership, hereby certifies as follows:

1. The amount of capital contributions to date of the Limited Partners is \$ 9,900.
2. The total amount contributed and anticipated to be contributed by the Limited Partners at this time totals \$ 9,900.

FURTHER AFFIANT SAYETH NOT.

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

PEBB MANAGEMENT COMPANY, INC., a
Florida corporation, General Partner

By: X Paul Weiner
Paul Weiner, President