

A0000000694



THE UNITED STATES CORPORATION COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 675929 10943A

AUTHORIZATION :

COST LIMIT : \$ 105.00

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
00 APR 26 PM 5:58

Patricia Pzytko

ORDER DATE : April 26, 2000

ORDER TIME : 12:00 PM

ORDER NO. : 675929-010

100003226241-1

CUSTOMER NO: 10943A

CUSTOMER: Mark S Feluren, Esq
WALDMAN FELUREN & TRIGOBOFF,
WALDMAN FELUREN & TRIGOBOFF,
One Financial Plaza, Ste 1500

Fort Lauderdale, FL 33394

DOMESTIC FILING

NAME: 7700 CONGRESS, LTD.

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
XX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

CERTIFIED COPY
XX PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Janna Wilson

EXAMINER'S INITIALS: _____

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(Handwritten circled 'F')

*Filed 2/26/00
4/26*

Certificate of Limited Partnership
of
7700 Congress, Ltd.

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1. The name of the limited partnership is 7700 Congress, Ltd.
2. The address of the office and the name and address of the agent for service of process is:

Mark S. Feluren
100 S.E. Third Avenue
Suite 1500
Fort Lauderdale, FL 33394

3. The name and business address of the general partner:

Florida Business Parks, Inc.
c/o Jamie A. Danburg
2700 West Cypress Creek Road
Suite D-110
Fort Lauderdale, FL 33309

800000042087

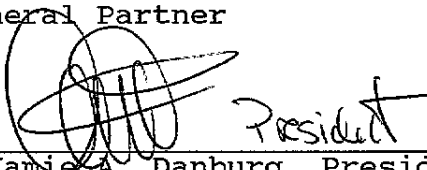
4. The mailing address of the limited partnership is:

7700 Congress, Ltd.
c/o Jamie A. Danburg
2700 West Cypress Creek Road
Suite D-110
Fort Lauderdale, FL 33309

5. The latest date on which the limited partnership is to dissolve is December 31, 2021.

Executed this 26th day of April, 2000 in accordance with Section 620.114, Florida Statutes.

Florida Business Parks, Inc.,
General Partner

By:  President
Jamie A. Danburg, President

AFFIDAVIT OF GENERAL PARTNER OF 7700 CONGRESS, LTD.

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STATE OF FLORIDA }
 } ss:
COUNTY OF BROWARD }

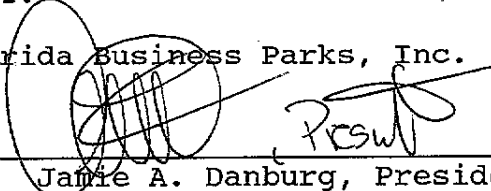
BEFORE ME, the undersigned authority, duly authorized to administer oaths and to take testimony, personally appeared Jamie A. Danburg, President of Florida Business Parks, Inc., who, being first duly sworn, deposes and says that:

1. I am the President of Florida Business Parks, Inc., the General Partner of 7700 Congress, Ltd. (the "Limited Partnership").

2. The amount contributed by the limited partners of the Limited Partnership and the amount anticipated to be contributed by the limited partners aggregates \$10,000.00.

FURTHER AFFIANT SAYETH NAUGHT.

Florida Business Parks, Inc.

By:  _____
 Jamie A. Danburg, President

The foregoing instrument was acknowledged before me this 26th day of April, 2000, by Jamie A. Danburg, as President of Florida Business Parks, Inc., who is personally known to me or has produced _____ as identification.



Notary Public

Print, Type or Stamp Name of
Notary Public



MARK S. FELUREN
COMMISSION # CC605052
EXPIRES JAN 23, 2001
BONDED THROUGH
ATLANTIC BONDING CO., INC.

Acceptance of Registered Agent

The undersigned does hereby accept the appointment as registered agent upon whom process may be served within the State of Florida for 7700 Congress, Ltd. a proposed Florida limited partnership.
Dated: April 26, 2000.



Mark S. Feluren

SECRETARY OF STATE
DIVISION OF CORPORATIONS
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