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Reply to: Fort Lauderdale

June 26, 2000

Division of Corporations
Attention: Limited Partnership Division
409 East Gaines Street
Tallahassee, FL 32399

Via: Federal Express/Standard Air

Re: The Berger Family Limited Partnership #1

To Whom It May Concern:

Enclosed please find the original Certificate of Limited Partnership of The Berger Family Limited Partnership #1 for filing, along with a check in the amount of \$1,785.00 made payable to the Florida Department of State. Please supply the undersigned with a stamped copy of the filing once effective.

If you have any questions or need anything further, please do not hesitate to contact the undersigned.

Sincerely,

GREENSPOON, MARDER, HIRSCHFELD,
RAFKIN, ROSS & BERGER, P.A.


GREGORY J. BLODIG
For the Firm

Enc.

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1. Also admitted in New York
2. Also admitted in Wisconsin
3. Also admitted in Texas
4. Also admitted in Colorado

CERTIFICATE OF LIMITED PARTNERSHIP

OF

**THE BERGER
FAMILY LIMITED PARTNERSHIP #1**

A Florida Limited Partnership

The undersigned, acting as formers of a limited partnership under the Florida Revised Uniform Partnership Act, adopt the following certificate for such limited partnership.

1. Name. The name of this Limited Partnership is THE BERGER FAMILY LIMITED PARTNERSHIP #1.

2. Business. The general character of the Partnership business shall be to own, acquire, sell and lease investment real estate and other investment property of any type, kind or description, and to conduct a general business as thereto related.

3. Principal Place of Business and Location of Records. The location of the principal place of business of the Partnership is 100 West Cypress Creek Road, Suite 700, Fort Lauderdale, Florida 33309, at which place the records shall be maintained.

4. Registered Agent. The name and address of the registered agent for service for this Limited Partnership is William Berger at 100 West Cypress Creek Road, Suite 700, Fort Lauderdale, Florida 33309, who acknowledges by his signature hereunder, that he accepts same.

5. The General Partners. The name and business addresses of the General Partners are as follows:

William Berger: 100 West Cypress Creek Road
Suite 700
Fort Lauderdale, FL 33309

Ferne Berger: 100 West Cypress Creek Road
Suite 700
Fort Lauderdale, FL 33309

6. Mailing Address. The mailing address of the Limited Partnership is 100 West Cypress Creek Road, Suite 700, Fort Lauderdale, Florida 33309.

7. Term. The Partnership shall begin at the time of the filing of the certificate of Limited Partnership with the Department of State and shall liquidate and dissolve on January 1, 2040, unless sooner dissolved by law or by agreement of the parties of the parties hereto or unless extended by a majority agreement of the Partners.

8. Additional Contributions. No additional contributions of the Limited Partners have been agreed upon.

9. Return of Contributions. No Limited Partner shall be entitled to withdraw or demand the return of any part of his or her capital contribution except upon dissolution of the Partnership.

10. Sale or Transfer of Interest in Partnership. A Limited Partner shall not have the right to sell or transfer his or her interest in the Partnership without the prior written consent of the partners, unless the transfer is a permitted transfer, as explained in detail by the Partnership Agreement.

11. Additional Limited Partners. The General Partners may admit additional limited partners.

12. Continuance of Business. Upon the death, retirement or insanity of the surviving General Partner, the Partnership shall dissolve unless continued by the remaining Partners and selecting when necessary, by unanimous vote, a new successor General Partner.

13. Property Other than Cash. A Limited Partner may not demand property other than cash in return for his or her contributions.

IN WITNESS WHEREOF, the undersigned General Partners have hereunder executed this Certificate on the 26 day of June, 2000.

GENERAL PARTNERS:

Wm. Berger
William Berger

Ferne Berger
Ferne Berger

FILED
00 JUN 27 PM 9:34
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

REGISTERED AGENT:

Wm. Berger
William Berger

THE BERGER FAMILY LIMITED PARTNERSHIP #1

"AFFIDAVIT OF THE AMOUNT OF THE CAPITAL
CONTRIBUTIONS OF THE LIMITED PARTNERSHIP,
AND ANY AMOUNT ANTICIPATED TO BE CONTRIBUTED
BY THE LIMITED PARTNERS"

The undersigned presents this Affidavit to affirm the following:

1. The amount of the capital contributions to date of the Limited Partnership of the Family Limited Partnership #1 is \$100.
2. The amount contributed and anticipated to be contributed by the Limited Partners at this time totals \$890,900.

Wm. Berger
William Berger

Ferne Berger
Ferne Berger

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FILED
00 JUN 27 PM 9:34
CLERK OF STATE
TALLAHASSEE, FLORIDA