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02 NOV 11 PM 2:37
TALLAHASSEE, FLORIDA



ACCOUNT NO. : 072100000032

REFERENCE : 804268 4329904

AUTHORIZATION :

COST LIMIT : \$ PREPAID

ORDER DATE : November 1, 2002

ORDER TIME : 10:14 AM

ORDER NO. : 804268-010

CUSTOMER NO: 4329904

CUSTOMER: Ms. Tracey A. Testa
Broad And Cassel
Suite 300
7777 Glades Road
Boca Raton, FL 33434

File Second

DOMESTIC FILING

NAME: FEDERAL REAL ESTATE VENTURES
LIMITED PARTNERSHIP

EFFECTIVE DATE:

 ARTICLES OF INCORPORATION
XX CERTIFICATE OF LIMITED PARTNERSHIP
 ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Kelly Courtney - EXT. 1116

EXAMINER'S INITIALS: _____

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DIVISION OF CORPORATION

Fax Audit Number: _____

**CERTIFICATE OF LIMITED PARTNERSHIP
OF
FEDERAL REAL ESTATE VENTURES LIMITED PARTNERSHIP,
a Florida limited partnership**

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. An existing Florida general partnership (the "General Partnership") has been converted into a Florida limited partnership.
2. The former name of the General Partnership was "Federal Partnership".
3. All of the partners of the General Partnership unanimously voted in favor of the conversion to a Florida limited partnership.
4. The name of the limited partnership is Federal Real Estate Ventures Limited Partnership (the "Limited Partnership").
5. The address of the office of the Limited Partnership is 14200 NW 57th Avenue, Hialeah, Florida 33014.
6. The name and address of the agent for service of process on the Limited Partnership is Federal Real Estate Ventures, LLC, 14200 NW 57th Avenue, Hialeah, Florida 33014.
7. The name and business address of each general partner is as follows:

Federal Real Estate Ventures, LLC, 14200 NW 57th Avenue, Hialeah, Florida 33014.
8. The mailing address of the Limited Partnership is 14200 NW 57th Avenue, Hialeah, Florida 33014.
9. The latest date upon which the Limited Partnership will dissolve is December 31, 2060.

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.

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02 NOV 21 PM 2:37
SECRETARY OF STATE
TALLAHASSEE FLORIDA

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This Certificate of Limited Partnership has been executed by the sole General Partner of Federal Real Estate Ventures Limited Partnership this 3/8 day of Oct, 2002.

GENERAL PARTNER:

Federal Real Estate Ventures, LLC

By: 

Mark Revitz, Manager

By: 

Janice Revitz, Manager

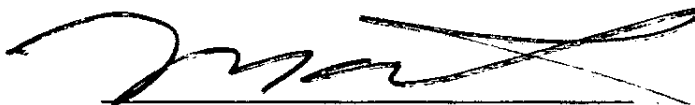
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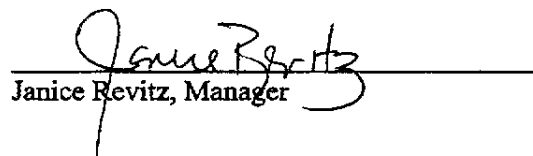
ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent for Federal Real Estate Ventures Limited Partnership, a Florida limited partnership (the "Limited Partnership"), in the foregoing Certificate of Limited Partnership, the undersigned limited liability company, on behalf of the Limited Partnership, hereby agrees to accept service of process for said Limited Partnership and to comply with any and all Statutes relative to the complete and proper performance of the duties of registered agent.

Federal Real Estate Ventures, LLC



Mark Revitz, Manager



Janice Revitz, Manager

Fax Audit Number: _____

Fax Audit Number: _____

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned, constituting the sole general partner of Federal Real Estate Ventures Limited Partnership, a Florida limited partnership, certifies as follows:

FIRST: The amount of capital contributions to date of the limited partners is \$421,089.

SECOND: The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$421,089.

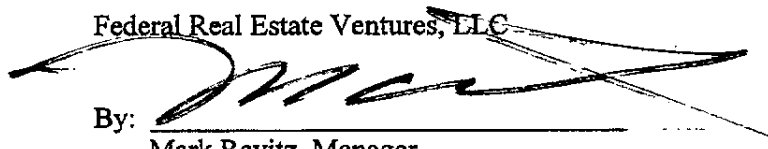
Executed this 31st day of OCT, 2002.

FURTHER AFFIANT SAYETH NOT.

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

GENERAL PARTNER:

Federal Real Estate Ventures, LLC

By: 
Mark Revitz, Manager

By: 
Janice Revitz, Manager

Fax Audit Number: _____