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PEBB MANAGEMENT COMPANY, INC.

REAL ESTATE MANAGEMENT

November 5, 2002

Corporations
P.O. Box 6327
Tallahassee, FL 32314

Re: PB&J Ltd.

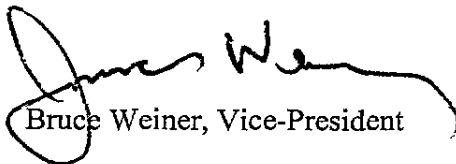
Dear Sir/Madam:

Enclosed are original and one copy of Certificate of Limited Partnership and Affidavit of Capital Contribution for PB&J Ltd., together with check in the amount of \$70 representing your filing fee. Please file these Documents and return the certified copy to the undersigned.

Thank you.

Very truly yours,

PEBB MANAGEMENT COMPANY, INC.



Bruce Weiner, Vice-President

BW/dk
Enc.

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AND
FILED
02 NOV 23 AM 10:07
SECRETARY OF STATE
TALLAHASSEE, FL 32314



FLORIDA DEPARTMENT OF STATE
Jim Smith
Secretary of State

November 13, 2002

BRUCE WEINER
PEBB MANAGEMENT COMPANY, INC.
1000 CORPORATE DR., STE. 210
FT LAUDERDALE, FL 33334

SUBJECT: PB&J LTD.
Ref. Number: W02000032379

We have received your document for PB&J LTD. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity.

Please select a new name and make the correction in all appropriate places. One or more major words may be added to make the name distinguishable from the one presently on file.

Adding "of Florida" or "Florida" to the end of a name is not acceptable.

The total amount due is \$104.30.

The total amount due to file the document is \$104.30. If you would like a certified copy, please include an additional \$52.50 or if you would like a certificate of status, please include an additional \$8.75.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6025.

Trevor Brumbley
Document Specialist

Letter Number: 702A00061551

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SECRETARY OF STATE
JIM SMITH

CERTIFICATE OF LIMITED PARTNERSHIP

OF

PB&J DEVELOPMENT LTD.

A Florida Limited Partnership

The undersigned General Partner(s), desiring to form a limited partnership pursuant to the Florida Revised Uniform Limited Partnership law, hereby states the following:

1. The name of the partnership is PB&J DEVELOPMENT LTD., a Florida Limited Partnership.
2. The address of the office of the partnership is 1000 Corporate Drive, Suite 210, Fort Lauderdale, Florida 33334.
3. The name and address of the agent for service of process on the partnership is JEFFREY M. ROSENBERG, 1000 Corporate Drive, Suite 210, Fort Lauderdale, Florida 33334.
4. The name and business address of the General Partner(s) and the mailing address of the partnership are PEBB MANAGEMENT COMPANY, INC., a Florida Corporation, 1000 Corporate Drive, Suite 210, Fort Lauderdale, Florida 33334.
 990000039416
5. The latest date upon which the partnership shall dissolve is September 30, 2052.
6. No Limited Partner shall be entitled to withdraw or demand the return of any part of its capital contribution except upon dissolution of the partnership.
7. All annual net profits of the partnership shall be divided among the partners in the same proportions as the partners' then capital accounts unless retained

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for partnership management and business activities.

8. There is no priority of any one (1) Limited Partner over another with respect to the contributions or compensation by way of income.

9. A Limited Partner may not demand property other than cash in return for its contributions.

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

IN WITNESS WHEREOF, this Certificate of Limited Partnership has been executed by the General Partner(s) of PB&J DEVELOPMENT LTD. this 19 day of December, 2002.

WITNESSES:

GENERAL PARTNER(S):

PEBB MANAGEMENT COMPANY, INC.
a Florida Corporation

By: 

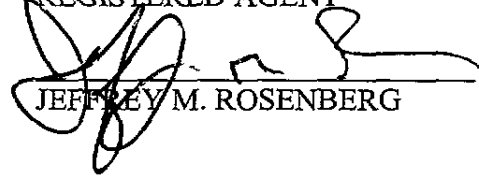
Paul Weiner, President

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AND
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02 SEP 25 AM 10:07
CLERK OF DISTRICT COURT
JACKSONVILLE, FLORIDA

Having been named as registered agent for PB&J DEVELOPMENT 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

A handwritten signature in black ink, appearing to be 'Jeffrey M. Rosenberg', is written over a horizontal line.

JEFFREY M. ROSENBERG

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AND
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CLERK OF COURT
CLERK OF COURT
CLERK OF COURT

AFFIDAVIT OF CAPITAL CONTRIBUTION

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

BEFORE ME, the undersigned, personally appeared PAUL WEINER, President of PEBB MANAGEMENT COMPANY, INC., a Florida Corporation, the General Partner(s) of PB&J DEVELOPMENT LTD., who, upon being duly sworn, certifies as follows:

The amount of capital contributions to the partnership made by all of the Limited Partners is as follows:

\$9,900

The amount of additional capital contribution anticipated to be contributed by each Limited Partner is as follows:

-0-

FURTHER, AFFIANT SAYETH NAUGHT.

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.

GENERAL PARTNER(S):

PEBB MANAGEMENT COMPANY, INC.

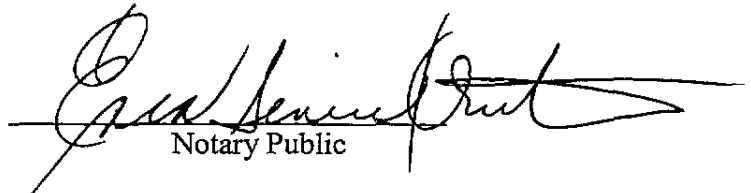
By: 
PAUL WEINER, PRESIDENT

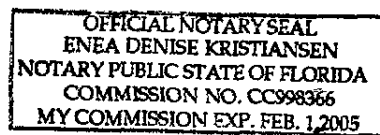
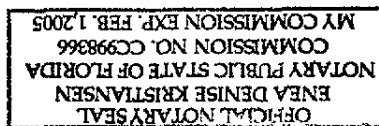
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CLERK OF DISTRICT COURT
ALL AMSTERS (BROWARD)

The foregoing Affidavit was subscribed and acknowledged before me by

PAUL WEINER, President of PEBB MANAGEMENT COMPANY, INC., who is
personally known to me on this 19 day of November 2002.

My Commission Expires:


Notary Public



APPROVE
AND
FILED
02 NOV 26 AM 10:07
CLERK OF CLERK
OF HON. SUP. CT. FLORIDA