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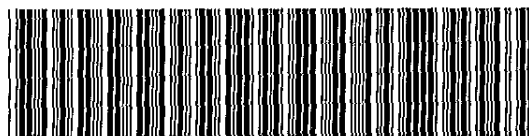
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J. BRYAN MAR 17 2004



CORPORATION SERVICE COMPANY™

AG 12 3004

ACCOUNT NO. : 0721000000032

REFERENCE : 499665 11758A

AUTHORIZATION :

*Patricia Pajich*

COST LIMIT : \$ 140.00

ORDER DATE : March 16, 2004

ORDER TIME : 1:22 PM

ORDER NO. : 499665-015

CUSTOMER NO: 11758A

CUSTOMER: Jeffrey S. Wachs, Esq  
Doumar Allsworth Cross  
Laystrom Perloff Voigt Wachs M  
1177 Southeast Third Avenue

Fort Lauderdale, FL 33316

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DOMESTIC FILING

NAME: THE JEFFERSON FAMILY REAL  
ESTATE LIMITED PARTNERSHIP #2

EFFECTIVE DATE:

ARTICLES OF INCORPORATION  
XX CERTIFICATE OF LIMITED PARTNERSHIP  
ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
PLAIN STAMPED COPY  
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Amanda Haddan - EXT. 2955

EXAMINER'S INITIALS:

CERTIFICATE OF LIMITED PARTNERSHIP

OF

THE JEFFERSON FAMILY REAL ESTATE LIMITED PARTNERSHIP #2

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THE UNDERSIGNED, constituting the General Partner of THE JEFFERSON FAMILY REAL ESTATE LIMITED PARTNERSHIP #2, a Florida Limited Partnership, hereby files its Certificate of Limited Partnership in accordance with Chapter 620, Florida Statutes, as follows:

1. Name of the Partnership: THE JEFFERSON FAMILY  
REAL ESTATE LIMITED  
PARTNERSHIP #2
2. The address of the office of the Partnership is.  
  
1177 S.E. Third Avenue  
Fort Lauderdale, FL 33316
3. Name and addresses of the agent for the service  
of process on the Partnership is.  
  
JEFFREY S. WACHS, ESQ.  
1177 S.E. 3rd Avenue  
Fort Lauderdale, FL 33316
4. Name and business address of the General Partner is.  
  
Armando M. Martinez and  
Tania A. Mazza-Martinez  
1177 S.E. 3rd Avenue  
Fort Lauderdale, FL 33316
5. Mailing address of the Partnership is.  
  
THE JEFFERSON FAMILY  
REAL ESTATE LIMITED  
PARTNERSHIP #2  
c/o Armando M. Martinez and  
Tania A. Mazza-Martinez  
General Partners  
1177 S.E. 3rd Avenue  
Fort Lauderdale, FL 33316

6. Latest date upon which the Partnership will dissolve.

Will be in accordance with Section 620.157  
of the Florida Statute, however, no later than  
December 31, 2054.

The execution of this Certificate by the undersigned General  
Partners constitute an affirmation under penalties of perjury that  
the facts stated herein are true.

IN WITNESS WHEREOF, the undersigned have duly executed this  
Certificate of Limited Partnership of THE JEFFERSON FAMILY REAL  
ESTATE LIMITED PARTNERSHIP #2, this 25<sup>th</sup> day FEBRUARY,  
2004.

GENERAL PARTNER(S):

  
By: ARMANDO M. MARTINEZ

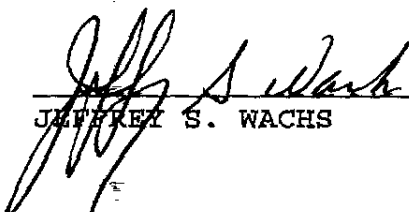
  
By: TANIA A. MAZZA-MARTINEZ

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ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as Registered Agent for THE JEFFERSON FAMILY REAL ESTATE LIMITED PARTNERSHIP #2, a Florida Limited Partnership ("Partnership"), in the foregoing Certificate of Limited Partnership, I, on behalf of the Partnership agree to comply with any and all statutes relative to the complete and proper performance of the duties of a registered agent.

REGISTERED AGENT:

  
\_\_\_\_\_  
JEFFREY S. WACHS

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned authority, personally appeared  
ARMANDO M. MARTINEZ and TANIA A. MAZZA-MARTINEZ, the General  
Partners of THE JEFFERSON FAMILY REAL ESTATE LIMITED PARTNERSHIP  
#2, a Florida Limited Partnership, herein referred to as the  
"Partnership", who, upon being duly sworn, certified as follows:

1. As of the date hereof, the amount of capital contributions  
to the Partnership made by the Limited Partners is as follows:

\$5,000.00

2. The amount of capital contributions anticipated to be  
contributed by additional Limited Partners is as follows:


NONE

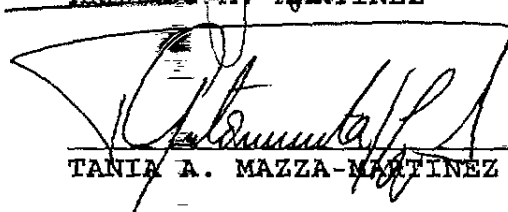
3. Affiant has executed this Affidavit of Capital  
Contributions as the duly authorized representative of the General  
Partner of said Partnership.

FURTHER AFFIANT SAYETH NOT.

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

DATED this 25<sup>TH</sup> day of FEBRUARY, 2004.

  
ARMANDO M. MARTINEZ

  
TANIA A. MAZZA-MARTINEZ

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STATE OF FLORIDA )  
SS: )  
COUNTY OF BROWARD )

SWORN TO AND SUBSCRIBED before me, the undersigned authority,  
by **ARMANDO M. MARTINEZ**, who appeared personally before me and took  
an oath, who is personally known to me or who produced \_\_\_\_\_  
\_\_\_\_\_ as identification, on this  
25<sup>th</sup> day of February, 2004.



Lisa D. Belenson  
Commission # DD133915  
Expires Aug. 10, 2006  
Bonded Thru  
Atlantic Bonding Co., Inc.

Lisa D. Belenson  
Notary Public, State of Florida  
Print Name: Lisa D. Belenson  
Commission Number: DD133915  
My Commission expires: 8/10/06

STATE OF FLORIDA )  
SS: )  
COUNTY OF BROWARD )

SWORN TO AND SUBSCRIBED before me, the undersigned authority,  
by **TANIA A. MAZZA-MARTINEZ**, who appeared personally before me and  
took an oath, who is personally known to me or who produced \_\_\_\_\_  
\_\_\_\_\_ as identification,  
on this 25<sup>th</sup> day of February, 2004.



Lisa D. Belenson  
Commission # DD133915  
Expires Aug. 10, 2006  
Bonded Thru  
Atlantic Bonding Co., Inc.

Lisa D. Belenson  
Notary Public, State of Florida  
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