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SEP 29 2004 1:12 PM FR PROSKAUER ROSE (561) 241-7145 TO 563#17110009#18 P.01
Division of Corporations

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Fax Number : (850)205-0383.

From:
Account Name : PROSKAUER ROSE LLP
Account Number : 074673001063
Phone : (561)995-4751
Fax Number : (561)241-7145

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TALLAHASSEE, FLORIDA
SECRETARY OF STATE

FLORIDA LIMITED PARTNERSHIP
BRENNER INVESTMENT PROPERTIES I, LTD.

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CERTIFICATE OF LIMITED PARTNERSHIP

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1. BRENNER INVESTMENT PROPERTIES I, LTD.
(Name of Limited Partnership must contain a suffix such as "Limited", "Ltd.", or "Limited Partner (ship)")
2. 1500 W. Cypress Creek Road, Suite 409, Fort Lauderdale, FL 33309
(Business address of Limited Partnership)
3. Scott Brenner
(Name of Registered Agent for Service of Process)
4. 1500 West Cypress Creek Road, Suite 409, Fort Lauderdale, FL 33309
(Florida street address for Registered Agent)
CT Corporation System
5. 
(Registered Agent must sign here to accept designation as Registered Agent for Service of Process)
6. 1500 W. Cypress Creek Road, Suite 409, Fort Lauderdale, FL 33309
(Mailing Address of the Limited Partnership)

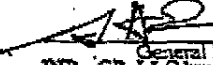
7. The latest date upon which the Limited Partnership is to be dissolved is: _____
8. Name(s) of general partner(s): _____ Street address: _____

<u>BIP-GP, LLC - 604-70705</u>	<u>1500 W. Cypress Creek Road</u>
_____	<u>Fort Lauderdale, FL 33309</u>
_____	_____
_____	_____

Under penalties of perjury I (we) declare that I (we) have read the foregoing and know the contents thereof and that the facts stated herein are true and correct.

Signed this 29 day of September, 2004

Signature of all general partners:

<u></u>	_____
General Partner	General Partner
BIP - GP, LLC by: Scott Brenner, Member	_____
_____	General Partner
General Partner	_____
_____	General Partner
General Partner	_____

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**AFFIDAVIT OF CAPITAL CONTRIBUTIONS
FOR FLORIDA LIMITED PARTNERSHIP**

The undersigned constituting all of the general partners of:

Brenner Investment Properties I, Ltd.

a Florida Limited Partnership, certify:

The amount of capital contributions to date of the limited partners is \$ 1000.00

The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$ 1000.00

Signed this 27 day of September, 2004

FURTHER AFFIANT SAYETH NOT.

Under the penalties of perjury I (we) declare that I (we) have read the foregoing and know the contents thereof and that the facts stated herein are true and correct.

BIP-GP, LLC

By: SA [Signature]

General Partner

General Partner

Scott Brenner, Managing Member

General Partner

General Partner

General Partner

General Partner

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