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FLORIDA LIMITED PARTNERSHIP

ALTMAN PARTNERS - 855, LTD.

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CERTIFICATE OF LIMITED PARTNERSHIP

OF

ALTMAN PARTNERS - 855, LTD.

a Florida limited partnership

The undersigned general partners 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 state the following:

1. The name of the limited partnership is Altman Partners - 855, Ltd. (the "Partnership").
2. The address of the office of the Partnership is 1515 S. Federal Highway, Suite 300, Boca Raton, Florida 33432.
3. The name and address of the agent for service of process on the Partnership is Jeffrey A. Deutch, P.A., 7777 Glades Road, Suite 300, Boca Raton, Florida 33434.
4. The name and business address of each general partner is: (1) Altman Development Corporation, 1515 S. Federal Highway, Suite 300, Boca Raton, Florida 33432; and (2) The Altman Companies, Inc., 1515 S. Federal Highway, Suite 300, Boca Raton, Florida 33432.
5. The mailing address of the Partnership is 1515 S. Federal Highway, Suite 300, Boca Raton, Florida 33432.
6. The latest date upon which the Partnership will dissolve is December 31, 2005.

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

This Certificate of Limited Partnership has been executed by each General Partner of the Partnership this 27th day of July, 2005.

GENERAL PARTNERS:

ALTMAN DEVELOPMENT CORPORATION,
a Michigan corporation

By: 
Timothy A. Peterson, Chief Financial Officer

THE ALTMAN COMPANIES, INC.,
Michigan corporation

By: 
Timothy A. Peterson, Vice President

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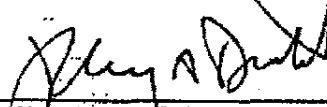
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Fax Audit Number: H05000181260 3**ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT**

Having been named as registered agent for Altman Partners - 855, Ltd., a Florida limited partnership (the "Partnership"), in the foregoing Certificate of Limited Partnership, the undersigned professional association, on behalf of the Partnership, hereby agrees 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.

JEFFREY A. DEUTCH, P.A.,
a Florida professional association

By: 
Jeffrey A. Deutch
President

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned, constituting all of the general partners of Altman Partners - 855, Ltd., a Florida limited partnership, each certify as follows:

FIRST: The amount of capital contributions to date of the limited partners is \$0.00.

SECOND: The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$7,500.

Executed this 20th day of July, 2005.

FURTHER AFFILIANTS SAYETH NOT.

Under the 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 PARTNERS:

ALTMAN DEVELOPMENT CORPORATION,
a Michigan corporation

By: [Signature]

Timothy A. Peterson, Chief Financial Officer

THE ALTMAN COMPANIES, INC.,
Michigan corporation

By: [Signature]

Timothy A. Peterson, Vice President

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