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BRIAN C. PERLIN

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FLORIDA BAR BOARD CERTIFIED  
WILLS, TRUSTS & ESTATES

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February 8, 1996

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Florida Department of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

Re: Kaufman Mortgage Family Limited Partnership

Gentlemen:

Enclosed please find the following:

- (a) Certificate of Limited Partnership for the above-referenced Partnership
- (b) Affidavit of Capital Contributions
- (c) Check in the amount of \$1,785.00.

Please send acknowledgement to Brian C. Perlin, Esq., 334 Minorca Avenue, Suite 200, Coral Gables, FL 33134.

If you should have any questions regarding the enclosed, please do not hesitate to call our office at (305) 443-3104.

Thank you for your cooperation in this matter.

Very truly yours,

*Brian C. Perlin*

Brian C. Perlin

BCP/lp  
Enclosures

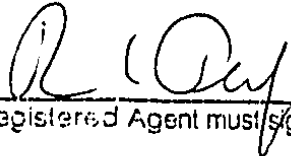
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

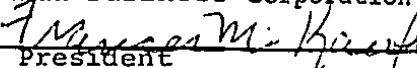
CERTIFICATE OF LIMITED PARTNERSHIP  
OF

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TALLAHASSEE, FLORIDA

1. Kaufman Mortgage Family Limited Partnership  
(Name of Limited Partnership; must contain a suffix such as "Limited",  
"Ltd.", or "Limited Partnership")
2. 334 Minorca Avenue, Suite 200, Coral Gables, FL 33134  
(The Business Address of Limited Partnership)
3. Brian C. Porlin  
(Name of Registered Agent for Service of Process)
4. 334 Minorca Avenue, Suite 200, Coral Gables, FL 33134  
(Florida Street Address for Registered Agent)
5.   
(Registered Agent must sign here to accept designation as Registered Agent for  
Service of Process.)
6. 334 Minorca Avenue, Suite 200, Coral Gables, FL 33134  
(The Mailing Address of the Limited Partnership.)
7. The latest date upon which the Limited Partnership is to be dissolved is 12/31/2035

8. NAME OF GENERAL PARTNER(S)                      SPECIFIC ADDRESS

Kaufman Business Corporation  
By:   
President

334 Minorca Avenue, #200  
Coral Gables, FL 33134

_____	_____
_____	_____
_____	_____
_____	_____

Signed this 1st day of February, 1996.

Signature of all general partners:

Kaufman Business Corporation

By: Harold M. Kaufman

President

General Partner

General Partner

General Partner

General Partner

General Partner

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TALLAHASSEE, FLORIDA

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned constituting all of the general partners of  
Kaufman Mortgage Family Limited  
Partnership \_\_\_\_\_, a Florida Limited Partnership, certify as fol-  
lows:

The amount of capital contributions to date of the limited partners is \$ 1,200,000.00.

The total amount contributed and anticipated to be contributed by the limited partners  
at this time totals \$ 1,200,000.00.

This 15 day of February, 19 90.

FURTHER AFFIANT SAYETH NOT.

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

Kaufman Business Corporation

By: Frances M. Kaufman  
President

General Partner

General Partner

General Partner

General Partner

General Partner

General Partner

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TALLAHASSEE FLORIDA