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March 13, 1996

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

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RE: **Certificates of Limited Partnership**

Dear Secretary of State:

Enclosed please find the following Certificates of Limited Partnership for filing with your office:

1. Certificate of Limited Partnership of Office One, Ltd., Affidavit of General Partner, Acceptance of Appointment as Registered Agent and check in the amount of \$1,837.50 representing applicable fees as follows: filing fee \$1,750.00, \$52.50 certified copy, and \$35.00 registered agent.

2. Certificate of Limited Partnership of South Park Center 2, Ltd., Affidavit of General Partner, Acceptance of Appointment as Registered Agent and check in the amount of \$1,837.50 representing applicable fees as follows: filing fee \$1,750.00, \$52.50 certified copy, and \$35.00 registered agent.

Please forward the certified copies to:

James E. Jacoby, P.A.
1510 Latham Road
West Palm Beach, FL 33409

If you have any questions, please do not hesitate to contact me.

Sincerely,

James E. Jacoby

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Name Availability	3-19
Document Examiner	AL
Updater	AL
Updater Verifier	AL
Acknowledgment	AL
W. P. Verifier	AL

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**CERTIFICATE OF LIMITED PARTNERSHIP
OF OFFICE ONE, LTD.**

1. The name of the partnership is OFFICE ONE, LTD.
2. The address of the Partnership's office is c/o CATALFUMO MANAGEMENT AND INVESTMENT, INC., 1540 Latham Road, West Palm Beach, Florida 33409.
3. The name and address of the agent for service of process is CATALFUMO MANAGEMENT AND INVESTMENT, INC., 1540 Latham Road, West Palm Beach, Florida 33409.
4. The name and business address of the general partner is as follows:
CATALFUMO MANAGEMENT AND INVESTMENT, INC. *m50406*
1540 Latham Road
West Palm Beach, Florida 33409
5. A mailing address for the Limited Partnership is c/o CATALFUMO MANAGEMENT AND INVESTMENT, INC., 1540 Latham Road, West Palm Beach, Florida 33409.
6. The Limited Partnership shall be formed as of the date of filing hereof.
7. The latest date upon which the Limited Partnership is to dissolve is December 31, 2026.

This Certificate of Limited Partnership of OFFICE ONE, LTD. has been executed on the 17th day of March, 1996. By such execution, the general partner whose signature is set forth below hereby affirms, under penalties of perjury, that the facts stated herein are true.

GENERAL PARTNER:

CATALFUMO MANAGEMENT AND
INVESTMENT, INC., a
Florida corporation

By: 

Daniel S. Catalfumo
President

SECRET
TALLAHASSEE, FLORIDA

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AFFIDAVIT

The undersigned, as general partner of OFFICE ONE, LTD., pursuant to Florida Statute Section 620.108(1) hereby attest to the following:

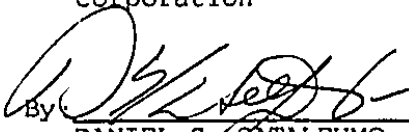
1. The Contribution of the initial limited partner of OFFICE ONE, LTD. is \$1,000.00.

2. The total amount anticipated to be contributed by the limited partners of OFFICE ONE, LTD. is \$3,500,000.00

By its execution, the general partner whose signature is set forth below, hereby affirms, under the penalties of perjury that the facts stated herein are true.

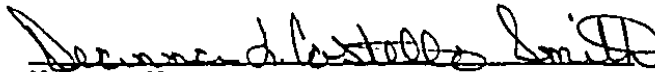
GENERAL PARTNER:

CATALFUMO MANAGEMENT AND
INVESTMENT, INC., a Florida
corporation

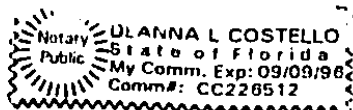
By: 
DANIEL S. CATALFUMO
President

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me this 11th day of March, 1996, by Daniel S. Catalfumo, as President of Catalfumo Management and Investment, Inc. a Florida corporation, freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation, and he is personally known to me, did not take an oath.


Notary Name: _____
Notary Public
Commission No. _____

My Commission Expires:

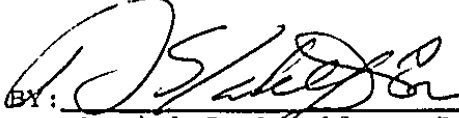


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SECRETARY OF STATE

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as Registered Agent for OFFICE ONE, LTD., a Florida Limited Partnership (the "Partnership"), in the foregoing Certificate of Limited Partnership, we, on behalf of the Partnership, hereby agree to accept service of process for the Partnership and to comply with any and all statutes relative to the complete and proper performance of the duties of Registered Agent.

CATALFUMO MANAGEMENT AND
INVESTMENT, INC.

BY: 
Daniel S. Catalfumo, President

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA