

1201 HAYS STREET
JACKSONVILLE, FL 32201
904-221-0157
904-221-0111 FAX

800-342-8086

A96000000725



ACCOUNT NO. : 072100000022
REFERENCE : 918350 6099A
AUTHORIZATION :
COST LIMIT : \$ PREPAID

FILED STATE
SECRETARY OF CORPORATION
96 APR 15 PM 4:27
400001710
-04/18/96--01049--014
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ORDER DATE : April 15, 1996
ORDER TIME : 11:18 AM
ORDER NO. : 918350
CUSTOMER NO: 6099A
CUSTOMER: Will White, Esq
MOYLE FLANIGAN KATE FITZGERALD
& SHEEHAN
625 N. flagler Drive, 9th Floor
P. O. Box 3888
West Palm Beach, FL 33401

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 APR 15 PM 4:27

RECEIVED
96 APR 15 PM 12:04
DIVISION OF CORPORATION

DOMESTIC FILING

NAME: 470 COLUMBIA ASSOCIATES, LTD.

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
XX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

CERTIFIED COPY
XX PLAIN STAMPED COPY
XX CERTIFICATE OF GOOD STANDING

CONTACT PERSON: DEBBIE SKIPPER

EXAMINER'S INITIALS:

.. TAX	
FILING	175.00
R. AGENT FEE	35.00
(3) COPY	26.25
TOTAL	236.25
N. BANK	
SALANCE DUE	
FFWD	

BYC
4/15/96

040996-1
30771/47

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CERTIFICATE OF LIMITED PARTNERSHIP OF
470 COLUMBIA ASSOCIATES, LTD.

1. The name of the partnership is 470 COLUMBIA ASSOCIATES LTD.
2. The partnership's business and mailing address is 470 Columbia Drive, Suite A-202, West Palm Beach, Florida.

3. The name and business address of each general partner is as follows:

<p><i>99600032642</i></p> <p>J & J U.S.A., Inc., a Florida corporation 400 North Congress Ave West Palm Beach, FL 33401</p>	<p><i>995000078529</i></p> <p>Florida Realty Investments, Inc., a Florida corporation 470 Columbia Drive, Suite A-202 West Palm Beach, FL 33409</p>
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5. A name and address of the partnership's Registered Agent is Wilton L. White, Esquire, 625 North Flagler Drive, 9th Floor, West Palm Beach, Florida 33401.

6. Signature of Registered Agent accepting designation for service of process:

Wilton L. White
Wilton L. White

7. The latest date upon which the Limited Partnership is to dissolve is April 15, 2016.

This Certificate of Limited Partnership of 470 COLUMBIA ASSOCIATES, LTD. has been executed on the 12th day of April, 1996. By such execution, the general partners whose signatures are set forth below hereby affirm, under penalties of perjury, that the facts stated herein are true.

GENERAL PARTNER:

J & J U.S.A., Inc.,
a Florida corporation

By: *[Signature]*
Print Name: CAMERON - [Signature]
President

GENERAL PARTNER:

Florida Realty Investments,
Inc., a Florida corporation

By: *[Signature]*
Print Name: MICHAEL P. McCloskey
President

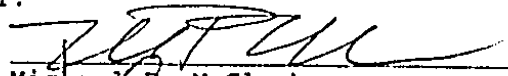
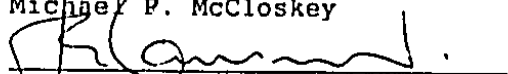
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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned authority appeared Michael P. McCloskey ("MPM") and Jonathan Cameron-Hayes ("JCH") (collectively "Affiants") who being duly sworn and oath hereby state:

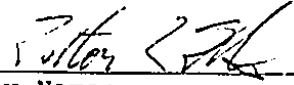
1. J & J U.S.A., Inc., a Florida corporation, and Florida Realty Investments, Inc., a Florida corporation, are the two general partners of 470 COLUMBIA ASSOCIATES, LTD., a Florida limited partnership.
2. MPM is the President of Florida Realty Investments, Inc.
3. JCH is the President of J & J U.S.A., Inc.
additional
4. The amount of capital contributions to date of the limited partners is \$600,000.00.
additional
5. The total amount anticipated to be contributed is \$0.00.

AFFIANTS FURTHER SAYETH NAUGHT.


 Michael P. McCloskey

 Jonathan Cameron-Hayes

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

Sworn to before me this 12th day of April, 1996, by Michael P. McCloskey and Jonathan Cameron-Hayes, who are personally known to me, OR has produced _____ as identification.


 Notary Name: _____
 Notary Public
 Serial (Commission) Number _____
 (if any) _____

(NOTARY STAMP)

