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TALLAHASSEE, FL 32301-2607

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A96000002495



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PROFESSIONAL
LEGAL & FINANCIAL SERVICES

ACCOUNT NO. : 072100000032

REFERENCE : 204494 4311473

AUTHORIZATION : *Patricia Pygus*

COST LIMIT : \$ 1837.50

FILED STATE
SECRETARY OF CORPORATIONS
96 DEC 30 PM 1:16

EFFECTIVE DATE
12/2/97

ORDER DATE : December 30, 1996

ORDER TIME : 10:14 AM

ORDER NO. : 204494-005

CUSTOMER NO: 4311473

000002041000--7

CUSTOMER: Marcia Cox, Legal Assistant
STEARNS WEAVER MILLER WEISSLER
ALHADEFF & SITTERSON, P.A.
Museum Tower, Suite 2200
150 West Flagler Street
Miami, FL 33130

DOMESTIC FILING

NAME: 230 CLEMATIS STREET LIMITED
PARTNERSHIP

EFFECTIVE DATE: 01-02-97

ARTICLES OF INCORPORATION
XX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Michael E. Klunk

EXAMINER'S INITIALS: *MK*

RECEIVED
96 DEC 30 AM 11:24
DIVISION OF CORPORATION

12/30/96

CERTIFICATE OF LIMITED PARTNERSHIP
OF
230 CLEMATIS STREET LIMITED PARTNERSHIP

Pursuant to Section 620.108 of the Florida Revised Uniform Limited Partnership Act, the undersigned, being the sole General Partner of 230 CLEMATIS STREET LIMITED PARTNERSHIP, a Florida limited partnership (the "Partnership"), hereby executes and submits for filing with the Department of State, State of Florida, this Certificate of Limited Partnership, to read as follows:

1. The name of the Limited Partnership is:
230 CLEMATIS STREET LIMITED PARTNERSHIP
2. The office and principal place of business for the Partnership currently is:
**222 Clematis Street
Suite 203
West Palm Beach, Florida 33401**
3. The name and address of the agent for service of process on the Partnership is:
**Ren GP Corp.
222 Clematis Street
Suite 203
West Palm Beach, Florida 33401**
4. The name and address of the sole General Partner of the Partnership is:
**Ren GP Corp.
222 Clematis Street
Suite 203
West Palm Beach, Florida 33401**
5. The mailing address of the Partnership is:
**222 Clematis Street
Suite 203
West Palm Beach, Florida 33401**
6. The Partnership shall commence on January 2, 1997.
7. The latest date upon which the Partnership shall dissolve is June 30, 2004.

EFFECTIVE DATE
1/2/97

FILED STATE
SECRETARY OF CORPORATIONS
DEC 30 PM 1:16

995000028179

IN WITNESS WHEREOF, the undersigned has signed this Certificate of Limited Partnership as the sole General Partner pursuant to the provisions of Section 620.114 of the Florida Revised Uniform Limited Partnership Act.

DATED: December 27th, 1996

REN GP CORP., a Florida corporation,
as Sole General Partner

By: _____
Its: President

FILED
SECRETARY OF CORPORATIONS
DEC 30 PM 1:16

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

Ren GP Corp., a Florida corporation, hereby accepts its appointment as registered agent for 230 CLEMATIS STREET LIMITED PARTNERSHIP, a Florida limited partnership and states that it is familiar with and accepts the obligations provided for in Florida Statutes Section 607.0501.

REN GP CORP.

DATED: December 27th, 1996

By: David W. Friskie
Its: President

EFFECTIVE DATE
1/2/97

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 DEC 30 PM 1:16

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS:

EFFECTIVE DATE
11/29/97

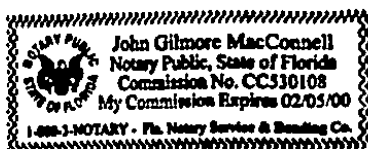
BEFORE ME, the undersigned authority, personally appeared David W. Frisbie, as President of REN GP CORP., a Florida corporation, as sole General Partner of 230 CLEMATIS STREET LIMITED PARTNERSHIP, a Florida limited partnership (the "Partnership"), who states as follows:

1. The aggregate capital contributions made by the Limited Partners of the Partnership to the Partnership is \$759,927.
2. It is not anticipated that the Limited Partners will make any additional contributions to the capital of the Partnership other than as set forth in Number 1, above.

REN GP CORP., a Florida corporation,
as Sole General Partner

[Signature]
By: David W. Frisbie
Its: President

The foregoing instrument was acknowledged before me this 27th day of December, 1996, by David W. Frisbie, as President of REN GP CORP., a Florida corporation, as sole General Partner of 230 CLEMATIS STREET LIMITED PARTNERSHIP, a Florida limited partnership (the "Partnership"), who is personally known to me or who has produced a driver's license as identification and who did (did not) take an oath.



[Signature]
Print or Stamp Name: John Gilmore MacConnell
Notary Public, State of Florida at Large
Commission No.: CC530108
My Commission Expires: Feb. 5, 2000

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