



THE UNITED STATES  
CORPORATION  
COMPANY

A 9700000 2220

ACCOUNT NO. : 072100000032

REFERENCE : 563746 4303929

AUTHORIZATION :

COST LIMIT : \$ 87.50

ORDER DATE : October 14, 1997

ORDER TIME : 9:37 AM

ORDER NO. : 563746-010

CUSTOMER NO: 4303929

CUSTOMER: Ms. Jazmine Roman  
GREENBERG TRAUIG HOFFMAN  
LIPOFF ROSEN & QUENTEL, P. A.  
21st Floor  
1221 Brickell Avenue  
Miami, FL 33131-3238

**RESUBMIT**  
Please give original  
submission date as file date.

800002319998--9

DOMESTIC FILING

NAME: ZENITH REALTY INVESTMENTS I,  
LTD.

EFFECTIVE DATE:

       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: Jeanine Glisar

EXAMINER'S INITIALS:

RECEIVED  
197 OCT 15 AM 9:28  
DIVISION OF CORPORATION

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATION  
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10/14/97  
BKC

**CERTIFICATE OF LIMITED PARTNERSHIP  
OF  
ZENITH REALTY INVESTMENTS I, LTD.**

Pursuant to the provisions of the Florida Revised Uniform Limited Partnership Act (1986), and §620.108 of the Florida Statutes, the undersigned, being the sole General Partner of ZENITH REALTY INVESTMENTS I, LTD., hereby duly executes and files with the Florida Secretary of State this Certificate of Limited Partnership.

1. The name of the limited partnership is ZENITH REALTY INVESTMENTS I, LTD.
2. The business address and the mailing address of the limited partnership is 3195 N. Powerline Road, Suite 104, Pompano Beach, Florida 33069.
3. The name of the registered agent for service of process required by §620.105 of the Florida Statutes is:

**Scott Brenner**

4. The Florida street address for the registered agent is:

**3195 N. Powerline Road  
Suite 104  
Pompano Beach, Florida 33069**

5. **Acceptance of Appointment of Registered Agent:**

Having been named the statutory registered agent of ZENITH REALTY INVESTMENTS I, LTD., at the place designated in this Certificate of Limited Partnership of, ZENITH REALTY INVESTMENTS I, LTD., I hereby accept such designation and confirm that I am familiar with and agree to accept the obligations imposed by §620.192 of the Florida Statutes and I agree to comply with the provisions of Florida law relative to keeping the registered office open.

  
**SCOTT BRENNER,**  
Registered Agent

Dated: ~~September~~ 6, 1997.  
*October*

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6. The name and business address of the general partner is as follows:

BRENNER EQUITY ADVISORS, INC.  
~~BRENNER EQUITY INVESTORS, INC.~~  
3195 N. Powerline Road  
Suite 104  
Pompano Beach, FL 33069

7. The latest date upon which the limited partnership is to dissolve is December, 2047.

IN WITNESS WHEREOF, the Sole General Partner has executed the foregoing Certificate of Limited Partnership on the 8<sup>th</sup> day of ~~September~~ October, 1997 in accordance with §620.114 of the Florida Statutes.

BRENNER EQUITY ADVISORS, INC.,  
a Florida corporation, General Partner

  
SCOTT BRENNER, President

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### AFFIDAVIT

**THE UNDERSIGNED**, constituting the sole general partner of ZENITH REALTY INVESTMENTS I, LTD., a Florida Limited Partnership, hereby certifies as follows:

1. The amount of capital contributions to date of the limited partners is: \$-0-.
2. The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$100.00.

### **FURTHER AFFIANT SAYETH NOT.**

Under 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.

**BRENNER EQUITY ADVISORS, INC.,**  
a Florida corporation, General Partner

  
SCOTT BRENNER, President

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