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NO.433 P.1/7

A98000000140

1/14/98

FLORIDA DIVISION OF CORPORATIONS
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TO: DIVISION OF CORPORATIONS

FAX #: (850)922-4000

FROM: GREENSPOON MARDER HIRSCHFELD RAKIN ROSS & B
CONTACT: CINDY WILKINSON
PHONE: (954)491-1120

ACCT#: 076064003722

FAX #: (954)771-9264

NAME: SAFF ATLANTIC PROPERTIES, LTD.

AUDIT NUMBER.....H98000000871

DOC TYPE.....FLORIDA LIMITED PARTNERSHIP

CERT. OF STATUS..0

PAGES..... 6

CERT. COPIES.....0

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AUDIT NUMBER: H98000000871

CERTIFICATE OF LIMITED PARTNERSHIP OF
SAFF ATLANTIC PROPERTIES, LTD.
a Florida limited partnership

The undersigned General Partners, desiring to form a limited partnership pursuant to the Florida Revised Uniform Limited Partnership Law, as set forth in Section 620.108 of the Florida Statutes, hereby state the following:

1. The name of the Partnership is Saff Atlantic Properties, Ltd.
2. The address of the office of the Partnership is 1661 Atlantic Blvd., Pompano Beach, Florida 33060.
3. The name and address of the Agent for service of process on the Partnership are Harvey J. Saff, 1661 Atlantic Blvd., Pompano Beach, Florida 33060.
4. The names and business addresses of the General Partners are as follows:

Harvey J. Saff or Myra H. Saff, as Trustees of The Harvey J. Saff Revocable Trust dated 8/31/94	1661 Atlantic Blvd. Pompano Beach, FL 33060
Myra H. Saff or Harvey J. Saff, as Trustees of The Myra H. Saff Revocable Trust dated 8/31/94	1661 Atlantic Blvd. Pompano Beach, FL 33060

Gregory J. Blodig, Esq.
Greenspoon, Marder et al
100 W. Cypress Creek Rd., Ste. 700
Ft. Lauderdale, FL 33309
(954) 491-1120
Fla. Bar #274062

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5. The mailing address of the Partnership is 1661 Atlantic Blvd., Pompano Beach, Florida 33060.

6. The latest date upon which the Partnership shall dissolve is December 31, 2030.


7. The effective date of this Certificate of Limited Partnership shall be upon its filing with the State of Florida, Department of State.

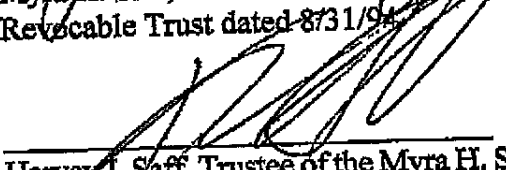
8. A conveyance or encumbrance of real or personal property held in the Partnership name, and any other instrument affecting title to real property in which the Partnership has an interest, shall be executed in the Partnership name by any General Partner.

The execution of this Certificate by the undersigned General Partners constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

WHEREOF, this Certificate of Limited Partnership has been executed by all of the General Partners of Saff Atlantic Properties, Ltd. on this 9th day of January, 1998.

GENERAL PARTNERS:

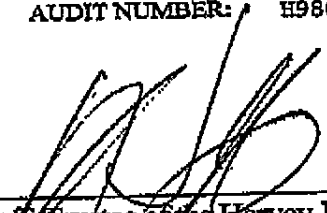

Myra H. Saff, Trustee of the Myra H. Saff
Revocable Trust dated 8/31/94

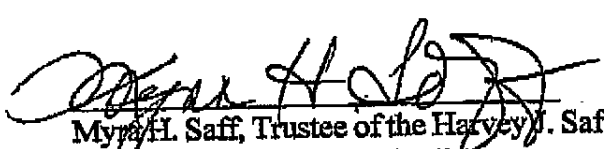

Harvey J. Saff, Trustee of the Myra H. Saff
Revocable Trust dated 8/31/94

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Harvey J. Saff, Trustee of the Harvey J. Saff
Revocable Trust dated 8/31/94


Myra H. Saff, Trustee of the Harvey J. Saff
Revocable Trust dated 8/31/94

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TALLAHASSEE, FLORIDA

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ACCEPTANCE AND APPOINTMENT AS REGISTERED AGENT

Having been named as Registered Agent for Saff Atlantic Properties, Ltd., a Florida limited partnership, in the foregoing Certificate of Limited Partnership, I, on behalf of the Partnership, hereby agree to accept service of process for said Partnership and to comply with any and all statutes relative to the complete and proper performance of the duties of Registered Agent.

REGISTERED AGENT:


Harvey J. Saff98 JAN 14 PM 3:37
SECRETARY OF STATE
TALLAHASSEE FLORIDA

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STATE OF FLORIDA)
)
COUNTY OF BROWARD)

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned personally appeared Harvey J. Saff and Myra H. Saff, as Trustees of The Harvey J. Saff Revocable Trust dated 8/31/94, and Myra H. Saff and Harvey J. Saff, as Trustees of the Myra H. Saff Revocable Trust dated 8/31/94, constituting the general partners of Saff Atlantic Properties, Ltd., a Florida limited partnership, hereinafter referred to as the "Partnership. The undersigned, who upon being duly sworn, certify the following:

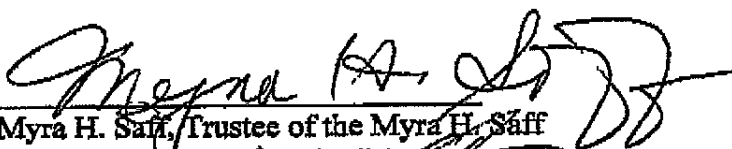
1. The amount of capital contributions to the Partnership made by the limited partners is: \$60.00.

2. The amount of additional capital contributions anticipated to be contributed by the limited partners is -0-.

FURTHER AFFLIANT 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.

General Partners:



Myra H. Saff, Trustee of the Myra H. Saff
Revocable Trust dated 8/31/94



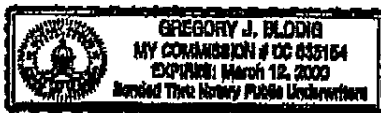
Harvey J. Saff, Trustee of the Harvey J. Saff
Revocable Trust dated 8/31/94

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SECRETARY OF STATE

AUDIT NUMBER: E98000000871

STATE OF FLORIDA)
)
 COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 9th day of January, 1998 by Myra H. Saff, Trustee of the Myra H. Saff Revocable Trust dated 8/31/94, who is personally known to me or has produced _____ as identification and who did/did not take an oath.



Gregory J. Blodig
 NOTARY PUBLIC, STATE OF FLORIDA
 Print name: _____
 Commission Number: _____

STATE OF FLORIDA)
)
 COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 9th day of January, 1998 by Harvey J. Saff, Trustee of the Harvey J. Saff Revocable Trust dated 8/31/94, who is personally known to me or has produced _____ as identification and who did/did not take an oath.



Gregory J. Blodig
 NOTARY PUBLIC, STATE OF FLORIDA
 Print name: _____
 Commission Number: _____

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 98 JAN 14 PM 3:00
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