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**GOLDBERG
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GRAVENHORST, P.A.**
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PETER M. LOPEZ
EDWARD J. O'SHEEHAN
SUZANNE W. SCHWARTZ
MARILYN K. SUMMITT

REPLY TO:

Fort Lauderdale Office

February 25, 1998

Department of State
Division of Corporations
409 East Gaines Street
Tallahassee, FL 32399

VIA FEDERAL EXPRESS

400002441534--7
-02/26/98--01062--002
****140.00 ****140.00

RE: J K L Properties, Ltd.

Dear Sir/Madam:

Enclosed is an original and one copy of the Certificate of Limited Partnership of J K L Properties, Ltd., Acceptance of Registered Agent, and Affidavit of Capital Contributions, along with a check payable to the Florida Department of State in the amount of \$140.00 in payment of the following:

Certificate of Limited Partnership	\$ 52.50
Designation of Registered Agent	35.00
Certified copy	52.50
Total	\$ 140.00

FILED
98 FEB 26 PM 2:25
TALLAHASSEE, FLORIDA

Please return the certified copy to the attention of the undersigned. If you have any questions, please do not hesitate to contact me.

Very truly yours,

GOLDBERG, YOUNG & GRAVENHORST, P.A.

Marilyn K. Summitt
MARILYN K. SUMMITT
For the Firm

Enclosures
cc: John Pontoriero

Name	3/2/98
Availability	dcc
Document	
Examiner	DCC
Updater	DCC
Updater	
Verifier	DCC
Acct. Adgement	DCC
W. P. Verifier	DCC

jbk\letter\jklprop.f25

TC
\$980.00

1630 NORTH FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA 33305
TELEPHONE (954) 564-8000
MIAMI (305) 944-0309
FACSIMILE (954) 564-0015

THE PLAZA - SUITE 303
5355 TOWN CENTER ROAD
BOCA RATON, FLORIDA 33486
TELEPHONE (561) 395-1449
FACSIMILE (561) 750-5586

SQUIRES BUILDING - SUITE 113
721 U.S. HIGHWAY ONE
NORTH PALM BEACH, FLORIDA 33408
TELEPHONE (561) 842-1986

MAILING ADDRESS: P.O. BOX 23800, FORT LAUDERDALE, FLORIDA 33307

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CERTIFICATE OF LIMITED PARTNERSHIP OF

J K L Properties, Ltd.

a Florida limited partnership

The undersigned General Partner, 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 states the following:

1. The name of the limited partnership is:

J K L Properties, Ltd.

2. The address of the office of the limited partnership is
7410 W. Upper Ridge Drive, Parkland, Florida 33067.

3. The address of the registered office of the Partnership is 1630 North Federal Highway, Fort Lauderdale, Florida 33305, and the Registered Agent for service of process on the limited partnership is MARILYN K. SUMMITT, ESQ., c/o Goldberg, Young & Gravenhorst, P.A., 1630 North Federal Highway, Fort Lauderdale, Florida 33305.

4. The name and business address of the General Partner is as follows:

BP & GB, Inc. P97000098288
7410 W. Upper Ridge Drive
Parkland, Florida 33067

5. The mailing address of the limited partnership is 7410 W. Upper Ridge Drive, Parkland, Florida 33067.

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

7. The latest date upon which the limited partnership shall dissolve is December 31, 2037.

IN WITNESS WHEREOF, Barbara Pontoriero, as President of BP & GB, Inc., the sole General Partner, has signed this Certificate of Limited Partnership on this the 25th day of February, 1998, and it is sworn by her as being true and correct.

WITNESSES:

GENERAL PARTNER:

BP & GB, INC.,
a Florida corporation

Edward J. O'Sullivan
Marilyn K. Sammart

By:


Barbara Pontoriero
BARBARA PONTORIERO, as
President

FILED
98 FEB 26 PM 2:25
STATE OF FLORIDA
TALLAHASSEE, FLORIDA

ACCEPTANCE AND APPOINTMENT AS REGISTERED AGENT

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

REGISTERED AGENT:


MARILYN K. SUMMITT, ESQ.
FILED
98 FEB 26 PM 2:25
CLERK OF DISTRICT COURT
STATE OF FLORIDA

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

FILED
98 FEB 26 PM 2:25
CLERK OF DISTRICT COURT
TELEPHONE 336-1111

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned personally appeared BARBARA PONTORIERO, the President of BP & GP, INC., a Florida corporation, the general partner of J K L Properties, Ltd., a Florida limited partnership, hereinafter referred to as the "Limited Partnership". The undersigned, who upon being duly sworn, certifies the following:

1. The amount of capital contributions made to the limited partnership by the general partners is \$20.00, and the amount of capital contributions made to the limited partnership by the limited partners is \$0.00.

2. The amount of additional capital contributions anticipated to be contributed by the limited partners is \$ 980.00.

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.

General Partner


BP & GB, INC., a Florida corporation

By: Barbara Pontoriero
BARBARA PONTORIERO, President

Date: 2/25/98

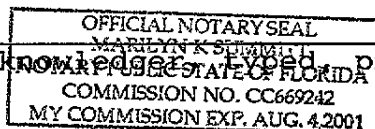
STATE OF FLORIDA)
)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 25th day of February, 1998, by BARBARA PONTORIERO, the President of BP & GB, INC., a Florida corporation, on behalf of the corporation as General Partner of J K L Properties, Ltd., a Florida limited partnership. She is personally known to me or has produced FL Drivers License as identification.



(SIGNATURE OF PERSON TAKING
ACKNOWLEDGEMENT)

(Name of acknowledger, typed, printed or
stamped)



(Title or rank (serial number, if any))

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