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FROM: BROAD AND CASSEL
CONTACT: HEATHER ELLIS
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NAME: NNB PARTNERS, LTD.

AUDIT NUMBER.....H98000004282

DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.

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**CERTIFICATE OF LIMITED PARTNERSHIP
OF
NNB PARTNERS, LTD.,
a Florida limited partnership**

The undersigned general partner desiring to form a limited partnership pursuant to Florida Revised Uniform Limited Partnership Act as set forth in Part I, Chapter 620 of the Florida Statutes, hereby state the following:

1. The name of the limited partnership is NNB Partners, Ltd. (the "Partnership").
2. The address of the office of the Partnership is 2300 Glades Road, Suite 100E, Boca Raton, Florida 33431.
3. The name and address of the agent for service of process on the Partnership is NNB Equity Corp., 2300 Glades Road, Suite 100E, Boca Raton, Florida 33431.
4. The name and business address of each general partner is as follows:

NNB Equity Corp.	2300 Glades Road, Suite 100E
P 98000020427	Boca Raton, Florida 33431
5. The mailing address of the Partnership is 2300 Glades Road, Suite 100E, Boca Raton, Florida 33431.
6. The latest date upon which the Partnership will dissolve is December 31, 2098.

David J. Powers, Esquire
Florida Bar Number 367081
Broad and Cassel
7777 Glades Road
Suite 300
Boca Raton, Florida 33434
Telephone: (561) 483-7000
Fax Audit Number: 98000004282

Fax Audit Number: H98000004282

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

This Certificate of Limited Partnership has been executed by the sole General Partner of NNB Partners, Ltd. this 3rd day of March, 1998.

GENERAL PARTNER:

NNB EQUITY CORP., a Florida
corporation

By: 

William R. Greenfield
President

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ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent for NNB Partners, Ltd., a Florida limited partnership (the "Partnership"), in the foregoing Certificate of Limited Partnership, the undersigned corporation, on behalf of the Partnership, hereby agrees 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

NNB Equity Corp., a Florida corporation

By: 

William R. Greenfield
President

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

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BEFORE ME, the undersigned, constituting the sole general partner of NNB Partners, Ltd., a Florida limited partnership, certify as follows:

The amount of capital contributions to date of the limited partners is \$100.

The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$7,500.

Executed this 3rd day of March, 1998.

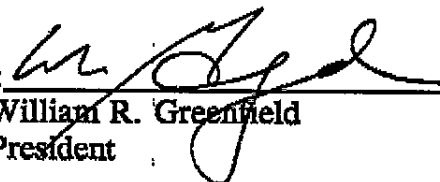
FURTHER AFFIANT SAYETH NOT.

Under the 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.

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GENERAL PARTNER:

NNB Equity Corp., a Florida corporation

By: 
William R. Greenfield
President

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