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FLORIDA DIVISION OF CORPORATIONS
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TO: DIVISION OF CORPORATIONS

FAX #: (850)922-4000

FROM: CORPORATE CREATIONS INTERNATIONAL INC.

ACCT#: 110432003053

CONTACT: LUIS URIARTE

PHONE: (305)672-0686

FAX #: (305)672-9110

NAME: CITRUS PARK DEVELOPERS, LTD.

AUDIT NUMBER.....H98000011904

DOC TYPE.....FLORIDA LIMITED PARTNERSHIP

CERT. OF STATUS...1

PAGES..... 4

CERT. COPIES.....0

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TALLAHASSEE, FLORIDA

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CERTIFICATE OF LIMITED PARTNERSHIP

1. The name of the Limited Partnership is
Citrus Park Developers, Ltd.

2. The business address of the Limited Partnership is:
7000 West Palmetto Park Road
Suite 402
Boca Raton FL 33433

3. The name and Florida street address of the registered agent for service of process
of the Limited Partnership is:
Prime Investors and Developers, Inc.
21218 Saint Andrews Boulevard
Suite 510
Boca Raton FL 33433

4. The mailing address of the Limited Partnership is:
7000 West Palmetto Park Road
Suite 402
Boca Raton FL 33433

5. The latest date upon which the Limited Partnership is to be dissolved is June 25,
2045 unless the Limited Partnership is continued by the consent of all partners.

6. The name and address of the general partner of the Limited Partnership is:
Prime Investors and Developers, Inc. *997-11647*
7000 West Palmetto Park Road
Suite 402
Boca Raton FL 33433

Signed on June 25, 1998 by the undersigned representative of each general partner.



PRIME INVESTORS AND DEVELOPERS, INC.
Freddy Abbo, President
by L.A. Uriarte as attorney-in-fact

Mitchell D. Schepps | FL Bar Member 979139
Rosen & Reade, LLP
Phillips Point, West Tower
777 South Flagler Drive, Suite 1102
West Palm Beach FL 33401
561-833-2410
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MIAMI, FLORIDA

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

The undersigned constituting all of the general partners of Citrus Park Developers, Ltd., a Florida Limited Partnership, certify:

The amount of the capital contributions to date of the limited partners is \$0.00.

The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$1,500,000

Under the penalties of perjury, I (we) declare that I (we) have read the foregoing and know the contents thereof and that the facts stated herein are true and correct to the best of my knowledge.



PRIME INVESTORS AND DEVELOPERS, INC.

Freddy Abbo, President
by L.A. Uriarte as attorney-in-fact

Date: June 25, 1998

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TALLAHASSEE, FLORIDA

Mitchell D. Schepps | FL Bar Member 979139
Rosen & Reade, LLP
Phillips Point, West Tower
777 South Flagler Drive, Suite 1102
West Palm Beach FL 33401
561-833-2410
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**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/OFFICE**

CORPORATION:

Citrus Park Developers, Ltd.

REGISTERED AGENT/OFFICE:

Prime Investors and Developers, Inc.
21218 Saint Andrews Boulevard
Suite 510
Boca Raton FL 33433

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STATE OF FLORIDA
TALLAHASSEE, FLORIDA

I agree to act as registered agent to accept service of process for the corporation named above at the place designated in this Certificate. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



PRIME INVESTORS AND DEVELOPERS, INC.
Freddy Abbo, President
by L.A. Uriarte as attorney-in-fact

Date: June 25, 1998

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