



THE UNITED STATES
CORPORATION
COMPANY

A98000002251

ACCOUNT NO. : 072100000032

REFERENCE : 977458 126812A

AUTHORIZATION :

Patricia Pigott

COST LIMIT : \$ 1452.50

ORDER DATE : September 29, 1998

ORDER TIME : 10:52 AM

ORDER NO. : 977458-010

CUSTOMER NO: 126812A

CUSTOMER: Jeffrey P. Orlan, Esq
JEFFREY P. ORLAN, ESQ

Suite 106
10021 Pines Boulevard
Pembroke Pines, FL 33024

800002651298--0

DOMESTIC FILING

NAME: PPOP BUILDING G ASSOCIATES,
LTD.

****FILE 2ND****

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 Reynolds

EXAMINER'S INITIALS:

4

DIVISION OF CORPORATION

98 SEP 29 AM 11:25

RECEIVED

98 SEP 29 PM 4:05

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

BK

~~9/29/98~~

9/29/98

**CERTIFICATE OF LIMITED PARTNERSHIP
OF
PPOP BUILDING G ASSOCIATES, LTD.**

a Florida Limited Partnership

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98 SEP 29 PM 4:05

The undersigned General Partner, desiring to form a limited partnership pursuant to the Florida Revised Uniform Limited Partnership law, hereby states the following:

1. The name of the partnership is **PPOP BUILDING G ASSOCIATES, LTD.**
2. The address of the office of the Partnership and the mailing address of the Partnership is c/o Ross Realty Investments, Inc. 10021 Pines Blvd., Suite 101, Pembroke Pines, Florida 33024.
3. The name and address of the agent for service of process on the partnership is **JEFFREY P. ORLAN**, c/o Jeffrey P. Orlan, P.A., 10021 Pines Blvd., Suite 106, Pembroke Pines, Florida 33024.
4. The name and business address of the General Partner is:

Ross Family Holdings, Inc.
10021 Pines Blvd., Suite 101
Pembroke Pines, FL 33024 *PG8000083969*
5. The latest date upon which the partnership shall dissolve is December 31, 2047.

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.

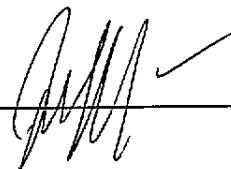
IN WITNESS WHEREOF, this Certificate of Limited Partnership has been executed

by the undersigned sole General Partner of **PPOP BUILDING G ASSOCIATES, LTD.**
this September 29, 1998.

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98 SEP 29 PM 4:05

Witness:

ROSS FAMILY HOLDINGS, INC.
A Florida corporation



By: 

HAL COHEN, President

Having been named as registered agent for **PPOP BUILDING G ASSOCIATES, LTD.**,
a Florida limited partnership (the "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:



JEFFREY P. ORLAN

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AFFIDAVIT OF CAPITAL CONTRIBUTION

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

BEFORE ME, the undersigned, personally appeared BARRY ROSS as President of Ross Family Holdings, Inc. which is the general partner of **PPOP BUILDING G ASSOCIATES, LTD.**, a Florida limited partnership(the "Partnership"), who, upon being duly sworn, certifies as follows:

The amount of capital contributions to the Partnership made by all of the Limited Partners is as follows:

\$195,000.00

The amount of additional capital contribution anticipated to be contributed by each Limited Partner is as follows:

\$-0-

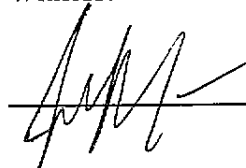
FURTHER, AFFIANT SAYETH NAUGHT.

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:


ROSS FAMILY HOLDINGS, INC.,
A Florida corporation

Witness:



By: 
_____ **HAL COHEN, President**

The foregoing Affidavit was subscribed and acknowledged before me by HAL COHEN, as President of ROSS FAMILY HOLDINGS, INC., which is the general partner of PPOP BUILDING G ASSOCIATES, LTD. who is personally known to me and who did take an oath, on September 24, 1998.



Notary Public, State of Florida
My Commission Expires:



Genevieve A Kirk
My Commission CC617393
Expires January 29, 2001