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Florida Department of State
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To:

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Fax Number : (850) 922-4003

From:

Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
Phone : (305) 541-3694
Fax Number : (305) 541-3770

FLORIDA LIMITED PARTNERSHIP

DELRAY OFFICE PLAZA, LTD.

| | |
|--------------------------|---------|
| Name | 2/17/99 |
| Availability | day |
| Document Examiner | |
| Updater | |
| Updater Verifier | |
| Acknowledgement | DCC |
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(4)
CERTIFICATE OF LIMITED PARTNERSHIP
OF
DELRAY OFFICE PLAZA, LTD.

This Certificate of Limited Partnership is prepared and filed in order to form a limited partnership in accordance with Section 620.108, Florida Statutes.

1. The name of the limited partnership is DELRAY OFFICE PLAZA, LTD.
2. The address of the office and the name and address of the agent for service of process on the limited partnership is:

Louis J. Appignani
2240 Woolbright Rd., Suite 300
Boynton Beach, Florida 33426

3. The name and business address of the sole general partner is:

LJA Properties, Inc.
2240 Woolbright Rd., Suite 300
Boynton Beach, Florida 33426

4. The mailing address for the limited partnership is:

2240 Woolbright Rd., Suite 300
Boynton Beach, Florida 33426

5. The term of the limited partnership shall commence upon the filing of this Certificate with the Florida Department of State, and the latest date upon which the limited partnership is to dissolve is December 31, 2050.

The undersigned general partner has executed this Certificate of Limited Partnership this 8 day of February, 1999.

GENERAL PARTNER:

Prepared by:
Ronald R. Fieldstone, Esq.
200 S. Biscayne Blvd., #2100
Miami, FL 33131
305-982-1555
Florida Bar No. 180299

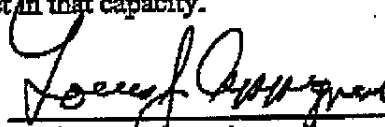
LJA Properties, a Florida corporation
By: Louis J. Appignani
Louis J. Appignani, President

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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The undersigned accepts the foregoing designation as the agent for service of process on DELRAY OFFICE PLAZA, LTD., and agrees to act in that capacity.


Louis J. Appignani

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

STATE OF FLORIDA §
 § SS
COUNTY OF DADE §

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TALLAHASSEE, FLORIDA

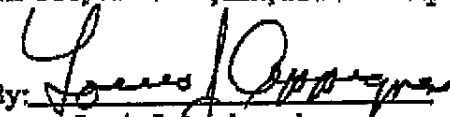
The undersigned, Louis J. Appignani, as President of the sole general partner of Delray Office Plaza, Ltd., a Florida limited partnership, being first duly sworn on oath, deposes and says:

1. That he is the President of LJA Properties, Inc., a Florida corporation, and in that capacity has full authority to sign this Affidavit on behalf of the corporation.
2. That LJA Properties, Inc. is the sole general partner of Delray Office Plaza, Ltd., a Florida limited partnership.
3. That the amount of the capital contributions of the limited partner and the total amount anticipated to be contributed by the limited partner at this time is \$10,000.00.

FURTHER AFFLIANT SAYETH NOT.

GENERAL PARTNER:

LJA Properties, Inc., a Florida corporation

By: 
Louis J. Appignani,
President

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STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

BEFORE ME, the undersigned authority personally appeared Louis J. Appignani, as President of LJA Properties, Inc., a Florida corporation, who is personally known to me or who has produced _____ as identification and who did take an oath, acknowledged before me that he executed the foregoing instrument for the purposes herein expressed.

WITNESS MY HAND and official seal at Miami, Dade County, Florida, this 8 day of February, 1999.

Paul H. Kelly

Signature

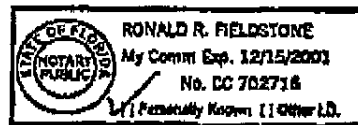
RONALD R. FIELDSTONE

Print (Notary's Name)

Notary Public, State of Florida

Notarial Seal:

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