

STROOCK & STROOCK & LAVAN LLP

200 SOUTH BISCAYNE BLVD., 3rd Floor
MIAMI, FLORIDA 33131

Voice 305-358-9900 Broward 954-527-9900 Fax 305-789-9302

Date: December 20, 1999

FROM:	Luisa Flores	ROOM NO.:	
SENDER'S PHONE:	(305) 789-9385	ATTY NO.:	2990
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CLIENT/MATTER NAME:	Adler Group		

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H-1088 BUDAPEST, HUNGARY

2029 CENTURY PARK EAST
LOS ANGELES, CA 90067

180 MAIDEN LANE
NEW YORK, NY 10038-4982

1150 SEVENTEENTH STREET, N.W.
WASHINGTON, D.C. 20036

PHONE 617-482-6800
FAX 617-330-5111

PHONE 361-266-9520
FAX 361-266-9279

PHONE 310-556-5800
FAX 310-556-5959

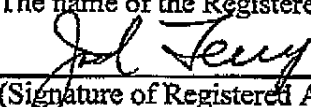
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**CERTIFICATE OF LIMITED PARTNERSHIP
OF
PINELLAS FLEXXSPACE, LTD.**

THE UNDERSIGNED, the general partner of PINELLAS FLEXXSPACE, LTD. (the "Partnership"), does hereby certify as follows for the purpose of forming a limited partnership pursuant to Section 620.108 of the Florida Revised Uniform Limited Partnership Act:

1. The name of the Partnership is "Pinellas FlexxSpace, Ltd."
2. The business address and the mailing address of the Partnership is 1400 N.W. 107th Avenue, Miami, Florida 33172-2704.
3. The name of the Registered Agent for service of process is Joel Levy.

(Signature of Registered Agent)
4. The address for the Registered Agent is 1400 N.W. 107th Avenue, Miami, Florida 33172-2704.
5. The latest date upon which the Partnership is to be dissolved is December 31, 2046.
6. The name and business address of the general partner of the Partnership is Pinellas FlexxSpace LLC, a Florida limited liability company, with offices at 1400 N.W. 107th Avenue, Miami, Florida 33172-2704.

Signed this 20th day of December, 1999.

GENERAL PARTNER:

PINELLAS FLEXXSPACE LLC, a Florida limited liability company

By: AP-ADLER INVESTMENT FUND 2, L.P., a Delaware limited partnership, *its managing member*

PREPARED BY:
Michael Basile, Esq.
Florida Bar No. 197599
STROOCK & STROOCK & LAVAN LLP
3300 First Union Financial Center
200 South Biscayne Boulevard
Miami, Florida 33131-2385

By: ADLER NEWCO GP 2, INC., a Florida corporation, *its managing general partner*

By: 
Joel Levy, Executive Vice President

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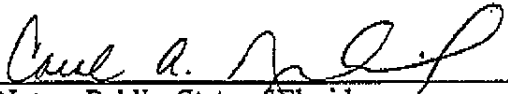
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME, the undersigned officer, a Notary Public authorized to administer oaths and to take acknowledgments in and for the State and County set forth above, personally appeared Joel Levy, who is known to me and known by me to be the person who executed the foregoing Certificate of Limited Partnership of Pinellas FlexxSpace, Ltd. (the "Partnership"), or who presented _____ as identification, and he acknowledged to me and before me that he executed this Affidavit as Executive Vice President of Adler Newco GP 2, Inc. and that said corporation is the general partner of AP-Adler Investment Fund 2, L.P., the Delaware limited partnership that is the managing member of Pinellas FlexxSpace LLC, a Florida limited liability company that is the general partner of said Partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid, this 20th day of December, 1999.

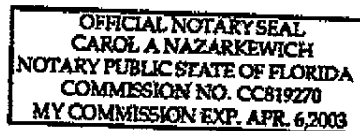
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My commission expires:



Notary Public, State of Florida

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TALLAHASSEE, FLORIDA

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME appeared the undersigned, being the Executive Vice President of Adler Newco GP 2, Inc., a Florida corporation that is the managing general partner of AP-Adler Investment Fund 2, L.P., a Delaware limited partnership that is the managing member of Pinellas FlexxSpace LLC, a Florida limited liability company that is the sole general partner of Pinellas FlexxSpace, Ltd., a Florida limited partnership, hereinafter referred to as the "Partnership," who upon being sworn, certified that: (i) the amount of cash capital contributions contributed to date by the limited partners of the Partnership is \$250,000; (ii) no additional amount of cash capital contributions are anticipated to be contributed by the limited partners of the Partnership; and (iii) no property other than cash has been contributed by the limited partners of the Partnership and it is not anticipated that the limited partners will contribute any property other than cash to the capital of the Partnership.

Dated: December 20, 1999.

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:

PINELLAS FLEXXSPACE LLC, a Florida limited liability company

By: **AP-ADLER INVESTMENT FUND 2, L.P.**, a Delaware limited partnership, *its managing member*

By: **ADLER NEWCO GP 2, INC.**, a Florida corporation, *its managing general partner*

By: 
Joel Levy, Executive Vice President

PREPARED BY:
Michael Basile, Esq.
Florida Bar No. 197599
STROOCK & STROOCK & LAVAN LLP
3300 First Union Financial Center
200 South Biscayne Boulevard
Miami, Florida 33131-2385

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STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME, the undersigned officer, a Notary Public authorized to administer oaths and to take acknowledgments in and for the State and County set forth above, personally appeared Joel Levy, who is known to me and known by me to be the person who executed the foregoing Affidavit of Capital Contributions to Pinellas FlexxSpace, Ltd. (the "Partnership"), or who presented _____ as identification, and he acknowledged to me and before me that he executed this Affidavit as Executive Vice President of Adler Newco GP 2, Inc. and that said corporation is the general partner of AP-Adler Investment Fund 2, L.P., the Delaware limited partnership that is the managing member of Pinellas FlexxSpace LLC, a Florida limited liability company that is the general partner of said Partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid, this 20th day of December, 1999.

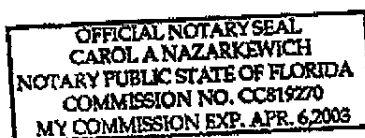
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Notary Public, State of Florida

My commission expires:

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