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Florida Department of State
Division of Corporations
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Account Name : BERGER DAVIS & SINGERMAN
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DIVISION OF CORPORATIONS
STATE OF FLORIDA

FLORIDA LIMITED PARTNERSHIP

Las Olas Yacht Club Associates, Ltd.

Certificate of Status	0
Certified Copy	1
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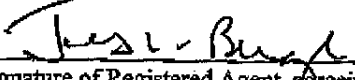
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CERTIFICATE OF LIMITED PARTNERSHIP

1. The name of the limited partnership is: LAS OLAS YACHT CLUB ASSOCIATES, LTD.
2. The business address of the limited partnership is: c/o The Related Group of Florida, 2828 Coral Way, Penthouse One, Miami, FL 33145.
3. The name and street address of the Registered Agent for service of process is: James L. Berger, Esq., 350 East Las Olas Boulevard, Suite 1000, Ft. Lauderdale, FL 33301
4. 
(Signature of Registered Agent agreeing to act as Registered Agent for Service of Process)
5. The mailing address of the limited partnership is: c/o The Related Group of Florida, 2828 Coral Way, Penthouse One, Miami, FL 33145.
6. The latest date upon which the Limited Partnership is to be dissolved is: December 31, 2099.
7. The name and street address of the general partner is: Las Olas Yacht Club, LLC, c/o The Related Group of Florida, 2828 Coral Way, Penthouse One, Miami, FL 33145.

Under 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.

Signed this 12 day of January, 2000.

Signature of general partner:

LAS OLAS YACHT CLUB, LLC,
General Partner

By:


Midad Rabina, Manager

Prepared by:

James L. Berger, Esq.
Berger Davis & Singerman
350 E. Las Olas Boulevard, #1000
Fort Lauderdale, FL 33301
Tel. No. 954-525-9900
FL Bar No. 678920
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SECRETARY OF STATE
DIVISION OF CORPORATIONS

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS
FOR FLORIDA LIMITED PARTNERSHIP

The undersigned constituting the sole general partner of Las Olas Yacht Club, Ltd., a Florida Limited Partnership, certifies:

The amount of capital contributions to date of the limited partners is \$10,000.

The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$310,000.

Signed this 8 day of February, 2000.

FURTHER AFFIANT SAYETH NOT.

Under the penalties of perjury I declare that I have read the foregoing and know the contents thereof and that the facts stated herein are true and correct.

LAS OLAS YACHT CLUB, LLC,
General Partner

By:


Maidad Rabina, Manager

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STATE OF FLORIDA
DIVISION OF CORPORATIONS