

Certificate of Limited Partnership

A02000001289
FILED
September 25, 2002
Sec. Of State

Name of Limited Partnership:

COSCAN FLORIDA HOLDINGS, LTD.

Business Address of Limited Partnership:

5555 ANGLERS AVENUE
SUITE 1
FORT LAUDERDALE, FL. US 3312

Mailing Address of Limited Partnership:

5555 ANGLERS AVENUE
SUITE 1
FORT LAUDERDALE, FL. US 3312

The name and Florida street address of the registered agent is:

FERRELL GROUP CORPORATE SERVICES, L.L.C.
201 S. BISCAYNE BLVD.
34TH FLOOR
MIAMI, FL. 33131

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: SHERRI NOTT

The latest date upon which the Limited Partnership is to be dissolved is:

DECEMBER 31, 2060

The name and address of all general partners are:

Title: G
COSCAN ASSETS, LLC
5555 ANGLERS AVENUE-SUITE 1
FORT LAUDERDALE, FL. 33312 US

Title: G
DEVELOPERS FLORIDA ASSETS LLC
5555 ANGLERS AVENUE - SUITE 1
FORT LAUDERDALE, FL. 33312 US

Affidavit of Capital Contributions For Florida Limited Partnership

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The undersigned constituting all of the general partners of:
COSCAN FLORIDA HOLDINGS, LTD.

a Florida Limited Partnership, certify:

The amount of 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:

1,000.00

Signed this Twenty Fifth day of September, 2002

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

General Partner Signature: ALBERT C. PIAZZA - MANAGER

General Partner Signature: ALBERT C. PIAZZA - MANGER