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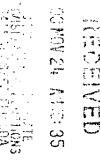
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November 24, 2003

CORPORATION NAME (S) AND DOCUMENT NUMBER (S):

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SAN GIORGIO INVESTMENTS, LTD. CERTIFICATE OF LIMITED PARTNERSHIP

Pursuant to § 620.108 of the Florida Statutes, the undersigned persons, desiring to form a Florida Limited Partnership, hereby swear to and affirm as follows:

- 1. The name of the Limited Partnership shall be SAN GIORGIO INVESTMENTS, LTD.
- 2. The character of the business is the acquisition, development, ownership, renting, operation, and/or disposition by sale or exchange of real and/or personal property and/or any other lawful enterprise.
- 3. The location of the principal place of business is 6020 Paradise Point Drive, Miami, Florida. The name and address of the agent for service of process is ATRIUM REGISTERED AGENTS, INC., 1500 San Remo Avenue, Suite 125, Coral Gables, Florida 33146.
 - 4. The name and business address of the General Partners shall be as follows:

Steven Siegfried 6020 Paradise Point Drive Miami, Florida 33157

and

Julie Siegfried 6020 Paradise Point Drive Miami, Florida 33157

5. The mailing address for the Limited Partnership shall be as follows:

SAN GIORGIO INVESTMENTS, LTD. 6020 Paradise Point Drive Miami, Florida 33157

6. The term of the Partnership shall commence upon the filing of this Certificate of Limited Partnership with the Secretary of State of the State of Florida, and it shall continue for fifty (50) years from such filing, unless otherwise terminated or extended in accordance with the provisions of the Partnership Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Certificate of Limited Partnership on the day of _______, 2003, effective upon filing same with the Florida Department of State. ______

	SAN GIORGIO INVESTMENTS, LTD.
	BY: STEVEN SIEGFRIED General Partner BY: SIEGFRIED General Partner
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)
the foregoing Certificate of Limited me, or who have produced	th was acknowledged before me this 2,35 day of EVEN SIEGFRIED and JULIE SIEGFRIED, who did execute Partnership as General Partners, who are personally known to as identification, and being first duly sworn, executed the same freely and voluntarily for the purposes therein
	Signature - NOTARY PUBLIC
OFFICIAL NOTARYS ROBERT A STAMI NOTARY PUBLIC STATE OF	EN FILORIDA
COMMISSION NO. CO MY COMMISSION EXP. N	

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as Registered Agent for SAN GIORGIO INVESTMENTS, LTD., a Florida limited 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:

ATRIUM REGISTERED AGENTS, INC.

BY: Relet a. Steven

ROBERT A. STAMEN, Vice President

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned, personally appeared STEVEN SIEGFRIED and JULIE SIEGFRIED, the general partners of SAN GIORGIO INVESTMENTS, LTD., a Florida limited partnership (hereinafter referred to as the "Partnership"), who upon being sworn, certified as follows:

follows:	
amount contributed and anticipated to be time totals \$ 5,000,000	s of the limited partners is \$100. The total contributed by the limited partners at this
This 215 day of Noven see	_, 2003.
FURTHER AFFIANTS SAYETH NAUG	BHT.
are true, to the best of our knowledge and belief. SAI By: By:	CORGIO INVESTMENTS, LAD. EVEN SIEGFRIED, General Farmer LE SIEGFRIED General Partner
STATE OF FLORIDA) SS: COUNTY OF MIAMI-DADE)	
execute the foregoing Affidavit of Capital Control to me, or who have produced	nowledged before me this Z, day of SIEGFRIED and JULIE SIEGFRIED, who did ibutions as General Partners, who are personally as identification, and being first duly did the same freely and voluntarily for the purposes
OFFICIAL NOTARY SEAL IF HOPE A STAMEN NOTAR THAT OF FLORIDA COMMISSION EXP. NOV. 7,2004	Signature - NOTARY PUBLIC **ROSELT A. STANK** Printed Name of NOTARY PUBLIC
	Commission Number