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FLORIDA LIMITED PARTNERSHIP

TRG - 500 Brickell Condo, Ltd.

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DIVISION OF CORPORATIONS

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CERTIFICATE OF LIMITED PARTNERSHIP

OF

TRG - 500 BRICKELL CONDO, LTD.

Pursuant to Section 620.108 of the Florida Revised Uniform Limited Partnership Act, the undersigned, being the sole General Partner of TRG - 500 BRICKELL CONDO, LTD., a Florida limited partnership (the "Partnership"), hereby executes and submits for filing with the Department of State, State of Florida, this Certificate of Limited Partnership, to read as follows:

1. The name of the Limited Partnership is:

TRG - 500 BRICKELL CONDO, LTD.
2. The office and principal place of business for the Partnership currently is:

2828 Coral Way, Penthouse Suite
Miami, Florida 33145
3. The name and address of the agent for service of process on the Partnership are:

Angel Hernandez
2828 Coral Way, Penthouse Suite
Miami, Florida 33145
4. The name and address of the General Partners of the Partnership are:

TRG - 500 Brickell Condo, Inc. ✓ 104-53633
2828 Coral Way, Penthouse Suite
Miami, Florida 33145
5. The mailing address of the Partnership is:

2828 Coral Way, Penthouse Suite
Miami, Florida 33145
6. The latest date upon which the Partnership shall dissolve is December 31, 2054.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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IN WITNESS WHEREOF, the undersigned has signed this Certificate of Limited Partnership as General Partners, pursuant to the provisions of Section 620.114 of the Florida Revised Uniform Limited Partnership Act.

DATED: March 25, 2004

TRG - 500 BRICKELL CONDO, INC., a
Florida corporation, its sole General Partner

By: Angel Hernandez
Angel Hernandez, Vice President

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

Angel Hernandez hereby accepts his appointment as registered agent for TRG -500 BRICKELL CONDO, LTD., a Florida limited partnership and states that he is familiar with and accepts the obligations provided for in Florida Statutes Section 607.0501.

DATED: March 25, 2004

Angel Hernandez
Angel Hernandez, Registered Agent

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

BEFORE ME, the undersigned authority, personally appeared Angel Hernandez, as Vice President of TRG - 500 Brickell Condo, Inc., a Florida corporation, as General Partner of TRG - 500 Brickell Condo, Ltd., a Florida limited partnership (the "Partnership"), who states as follows:

1. The aggregate capital contributions made by the Limited Partners of the Partnership to the Partnership is \$99.90.
2. It is not anticipated that the Limited Partners will make any additional contributions to the capital of the Partnership other than as set forth in Number 1, above.

TRG - 500 BRICKELL CONDO, INC., a
Florida corporation, as General Partner

By: Angel Hernandez
Angel Hernandez, Vice President

The foregoing instrument was acknowledged before me this 25 day of March, 2004 by Angel Hernandez, as Vice President of TRG - 500 Brickell Condo, Inc., a Florida corporation, as the sole General Partner of TRG - 500 Brickell Condo, Ltd., a Florida limited partnership, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.

Jeanne Gutierrez
Print or Stamp Name:
Notary Public, State of Florida at Large
Commission No.:
My Commission Expires:



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