

Certificate of Limited Partnership

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FILED
February 23, 2006
Sec. Of State
gharvey

Name of Limited Partnership:

STEINBERG REAL ESTATE INVESTMENTS, LTD.

Street Address of Limited Partnership:

2581 N.W. 59TH STREET
BOCA RATON, FL. 33496

Mailing Address of Limited Partnership:

2581 N.W. 59TH STREET
BOCA RATON, FL. 33496

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

FRED L STEINBERG
2581 N.W. 59TH STREET
BOCA RATON, FL. 33496

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

Registered Agent Signature: FRED L. STEINBERG

The name and address of all general partners are:

Title: G
STEINBERG REAL ESTATE MANAGEMENT, LLC
2581 N.W. 59TH STREET
BOCA RATON, FL. 33496

Signed this Twenty Third day of February, 2006

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: FRED L. STEINBERG, PRESIDENT