

1201 HAYS STREET  
TALLAHASSEE, FL 32301  
904-222-9171  
904-222-0191 FAX

800-342-8086

# A95000000577



ACCOUNT NO. : 072100000032  
REFERENCE : 575369 4133A  
AUTHORIZATION : *Patricia Pyzdek*  
COST LIMIT : \$ 140.00

FILED STATE  
SECRETARY OF CORPORATIONS  
DIVISION OF CORPORATIONS  
95 APR 11 PM 3:44

ORDER DATE : April 11, 1995  
ORDER TIME : 10:09 AM  
ORDER NO. : 575369  
CUSTOMER NO: 4133A

200001452932

CUSTOMER: Marcia Cox, Legal Assistant  
STEARNS WEAVER MILLER WEISSLER  
ALHADEFF & SITTERSON, P.A.  
Museum Tower, Suite 2200  
150 West Flagler Street  
Miami, FL 33130

FILED STATE  
SECRETARY OF CORPORATIONS  
DIVISION OF CORPORATIONS  
95 APR 11 PM 3:19

DOMESTIC FILING

NAME: RELATED 177TH STREET  
ASSOCIATES, LTD.

ARTICLES OF INCORPORATION  
XX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
       PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Lydia E. Lott

EXAMINER'S INITIALS:       

*4/11/95*  
*[Signature]*

CERTIFICATE OF LIMITED PARTNERSHIP

OF

RELATED 177TH STREET ASSOCIATES, LTD.

Pursuant to Section 620.108 of the Florida Revised Uniform Limited Partnership Act, the undersigned, being the Sole General Partner of RELATED 177TH STREET ASSOCIATES, 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:  
RELATED 177TH STREET ASSOCIATES, LTD.
2. The office and principal place of business for Partnership currently is:  
c/o Related Homestead, Inc.  
2828 Coral Way, Penthouse Suite  
Miami, Florida 33145
3. The name and address of the agent for service of process on the Partnership is:  
Francisco Rojo  
c/o Related Homestead, Inc.  
2828 Coral Way, Penthouse Suite  
Miami, Florida 33145
4. The name and address of the Sole General Partner of the Partnership is:  
Related/CloverLeaf, Ltd.  
2828 Coral Way, Penthouse Suite  
Miami, Florida 33145
5. The mailing address of the Partnership is:  
c/o Related Homestead, Inc.  
2828 Coral Way, Penthouse Suite  
Miami, Florida 33145
6. The latest date upon which the Partnership shall dissolve is December 31, 2045.

95 APR 11 10 53 AM  
SECTION OF CORPORATIONS  
FLORIDA STATE

A 9500000576

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

DATED: April 7, 1995

RELATED/CLOVERLEAF, LTD., a Florida limited partnership as General Partner

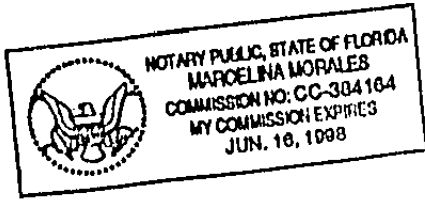
By: RELATED HOMESTEAD, INC., a Florida corporation, its sole general partner

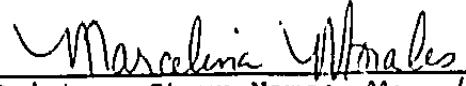
By:   
Its: Francisco Rojo  
Vice President

95 APR 11 11 34 AM  
DIVISION OF CORPORATIONS  
SECRETARY OF STATE  
FILED STATE

STATE OF FLORIDA )  
                                  ) SS.  
COUNTY OF DADE    )

The foregoing instrument was acknowledged before me this 10th day of April, 1995 by Francisco Rojo, as Vice President of Related Homestead, Inc., a Florida corporation, General Partner of Related/CloverLeaf, Ltd., a Florida limited partnership, as Sole General Partner of Related 177th Street Associates, Ltd., a Florida limited partnership (the "Partnership"), who is personally known to me or who has produced a driver's license as identification and who did not take an oath.



  
Print or Stamp Name: Marcelina Morales  
Notary Public, State of Florida at Large  
Commission No.: 384164  
My Commission Expires: 6/16/98

**ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT**

Francisco Rojo hereby accepts his appointment as registered agent for Related 177th Street Associates, 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: April 7, 1995

  
Francisco Rojo

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

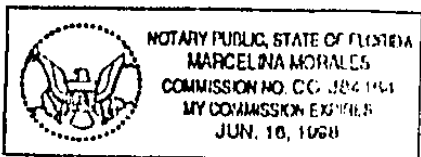
STATE OF FLORIDA     )  
                                  ) SS:  
COUNTY OF DADE     )

BEFORE ME, the undersigned authority, personally appeared Francisco Rojo, as Vice President of Related Homestead, Inc., a Florida corporation, as General Partner of Related/Cloverleaf, Ltd., a Florida limited partnership, as Sole General Partner of Related 177th Street Associates, Ltd. (the "Partnership"), who states as follows:

1. The aggregate capital contributions made by the Limited Partners of the Partnership to the Partnership, is \$100.00.
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.

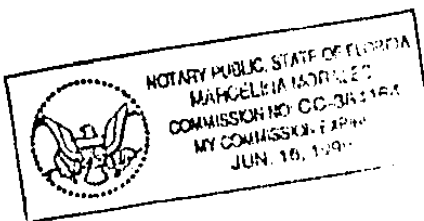
RELATED/CLOVERLEAF, LTD., a  
Florida limited partnership  
as General Partner

By: RELATED HOMESTEAD, INC., a  
Florida corporation  
as General Partner



By: *[Signature]*  
Francisco Rojo  
Its: Vice President

The foregoing instrument was acknowledged before me this 10th day of April, 1995 by Francisco Rojo, as Vice President of Related Homestead, Inc., a Florida corporation, General Partner of Related/Cloverleaf, Ltd., a Florida limited partnership, as Sole General Partner of Related 177th Street Associates, Ltd., a Florida limited partnership (the "Partnership"), who is personally known to me or who has produced a driver's license as identification and who did not take an oath.



*Marcelina Morales*  
Print or Stamp Name: Marcelina Morales  
Notary Public, State of Florida at Large  
Commission No.: 384164  
My Commission Expires: 6/16/98