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FROM: EMPIRE CORPORATE KIT COMPANY
CONTACT: RAY STORMONT
PHONE: (305)541-3694

ACCT#: 072450003255

FAX #: (305)541-3770

NAME: 2727 CRN PARTNERS, LTD.

AUDIT NUMBER.....H98000007145

DOC TYPE.....FLORIDA LIMITED PARTNERSHIP

CERT. OF STATUS..0

PAGES..... 5

CERT. COPIES.....1

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2727 CRN PARTNERS, LTD
CERTIFICATE OF LIMITED PARTNERSHIP

Pursuant to §620.108, Florida Statutes, the undersigned General Partner, desiring to form a Florida Limited Partnership, hereby swears to and affirms as follows:

1. The name of the Limited Partnership shall be 2727 CRN Partners, Ltd.

2. The address of the office required to be maintained by the Limited Partnership under Section 620.105(1), Florida Statutes, is as follows:

8585 Sunset Drive
Miami, Florida 33143.

3. The name and address of the agent for service process required to be maintained by the Limited Partnership under Section 620.105(2), Florida Statutes, is as follows:

Sherry A. Stanley
Coll Davidson Carter Smith
Salter & Barkett, P.A.
201 S. Biscayne Blvd.
Suite 3200
Miami, Florida 33131.

4. The name and business address of the only General Partner of the Limited Partnership are as follows:

K97877
Radajo, Inc.
8585 Sunset Drive
Miami, Florida 33143.

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

8585 Sunset Drive
Miami, Florida 33143.

6. The latest date upon which the Limited Partnership is to dissolve is December 31, 2018. The Limited Partnership shall be formed immediately upon the filing of this Certificate of Limited Partnership.

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Prepared by: Sherry A. Stanley
Fla. Bar No. 0259438
Coll Davidson Carter Smith Salter & Barkett, P.A.
201 S. Biscayne Blvd., Suite 3200
Miami, FL 33131

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IN WITNESS WHEREOF, the undersigned has executed this Certificate of Limited Partnership on the 14th day of April, 1998, effective upon filing same with the Florida Department of State.

GENERAL PARTNER:

RADAJO, INC., a Florida corporation

By


Lawrence S. Forman,
as President

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STATE OF FLORIDA)

) SS:

COUNTY OF MIAMI-DADE)

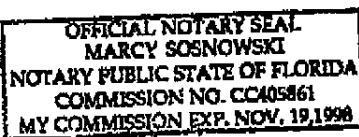
The foregoing instrument was acknowledged before me this 14th day of April, 1998, by Lawrence S. Forman, as President of RADAJO, INC., a Florida corporation, on behalf of that corporation, in its capacity as the sole General Partner. He is personally known to me, and being first duly sworn, acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.


Signature - NOTARY PUBLIC

Seal:

Marcy Sosnowski
Printed Name of NOTARY PUBLIC

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ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as Registered Agent for 2727 CRN PARTNERS, LTD., a Florida limited partnership, in the foregoing Certificate of Limited Partnership, I 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


Sherry A. Stanley

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS


BEFORE ME, the undersigned, personally appeared Lawrence S. Forman, as President of Radajo, Inc. a Florida corporation, the sole general partner of 2727 CRN PARTNERS, LTD., a Florida limited partnership (hereinafter referred to as the "Limited Partnership"), who upon being sworn, certifies as follows:

1. The amount of initial capital contributions of the limited partners is \$ ~~12,112.00~~ ^{110,212.00}
2. The total additional amount anticipated to be contributed by the limited partners at this time is \$ 0.00
3. The total amount of all anticipated capital contributions of the limited partners (inclusive of the initial capital contributions and the additional anticipated contributions) is \$ 110,212.00

FURTHER AFFIANT SAYETH NOT.

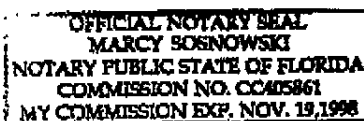
This Affidavit was executed this 14th day of April, 1998.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true, to the best of my knowledge and belief.


Lawrence S. Forman, as President of
RADAJO, INC., in its capacity as
General Partner

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

The foregoing instrument was acknowledged before me this 14th day of April, 1998, by Lawrence S. Forman, as President of Radajo, Inc., a Florida corporation, in its capacity as a General Partner of 2727 CRN PARTNERS, LTD.. He is personally known to me and, being first duly sworn, acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.




Signature - NOTARY PUBLIC

Marcy Sosnowski
Printed Name of NOTARY PUBLIC

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