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FLORIDA LIMITED PARTNERSHIP
JMP CITY PLACE, LTD.

A98-2711

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**CERTIFICATE OF LIMITED PARTNERSHIP
OF
JMP CITY PLACE, LTD.**

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Pursuant to Section 620.108 of the Florida Revised Uniform Limited Partnership Act, the undersigned, being the sole General Partner of JMP CITY PLACE, 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:
JMP CITY PLACE, 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

is:

Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
2200 Museum Tower
150 West Flagler Street
Miami, Florida 33130

- 4. The name and address of the General Partner of the Partnership is:
JMP City Place, Inc.
2828 Coral Way, Penthouse Suite
Miami, Florida 33145

998-100614

- 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,

2048.

E. RICHARD ALHADEFF, ESQ.
MUSEUM TOWER, SUITE 2200
150 WEST FLAGLER STREET
MIAMI, FLORIDA 33130

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FLA BAR NO. 103395
PHONE: 305-789-3320
FAX: 305-100-0000

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STEARNS WEAVER

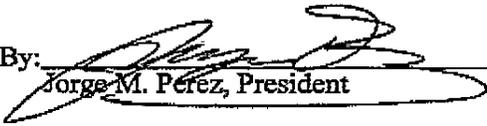
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IN WITNESS WHEREOF, the undersigned has signed this Certificate of Limited Partnership as General Partner, pursuant to the provisions of Section 620.114 of the Florida Revised Uniform Limited Partnership Act.

DATED: December 8, 1998

JMP CITY PLACE, INC., a Florida corporation, as General Partner

By: 
Jorge M. Perez, President

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

The undersigned hereby accepts the appointment as registered agent for JMP CITY PLACE, LTD., a Florida limited partnership and states that it is familiar with and accepts the obligations provided for in Florida Statutes Section 607.0501.

STEARNS WEAVER MILLER WEISSLER
ALHADEFF & SITTERSON, P.A., a Florida professional association

DATED: ^{8,} December, 1998

By: 
Curtis H. Sitterson, Director
E. Richard Alhadeff, Director

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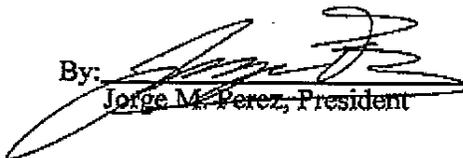
AFFIDAVIT OF CAPITAL CONTRIBUTIONS

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

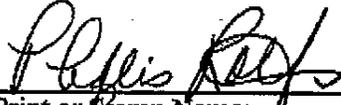
BEFORE ME, the undersigned authority, personally appeared Jorge M. Peres, as President of JMP CITY PLACE, INC., a Florida corporation, as General Partner of JMP CITY PLACE, LTD., a Florida limited partnership (the "Partnership"), who states as follows:

- 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.

JMP CITY PLACE, INC., a Florida corporation, as General Partner

By: 
Jorge M. Perez, President

The foregoing instrument was acknowledged before me this 8th day of December, 1998 by Jorge M. Perez, as President of JMP CITY PLACE, INC., a Florida corporation, as General Partner of JMP CITY PLACE, 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:
Notary Public, State of Florida at Large
Commission No.:
My Commission Expires:

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SECRETARY OF STATE
DIVISION OF CORPORATIONS

OFFICIAL NOTARY SEAL
PHYLLIS ROLFS
NOTARY PUBLIC STATE OF FLORIDA
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