Sep-10-04 05:58pm From Katz Barron Squitero & Faust P.A. 3054741740 P.001/005 F-272

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FLORIDA LIMITED PARTNERSHIP

1000 Brickell Centre, Ltd.

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CERTIFICATE OF LIMITED PARTNERSHIP

OF

1000 BRICKELL CENTRE, LTD.

a Florida limited partnership

1. The name of this limited partnership is **1000 Brickell Centre, Ltd.** (the "Partnership").

2. The principal place of business of the Partnership is:

   1000 Brickell Avenue, 7th Floor
   Miami, Florida 33133

   The mailing address of the Partnership is:

   1000 Brickell Avenue, 7th Floor
   Miami, Florida 33133

3. The name and address of the registered agent of the Partnership is:

   Ricardo Bajandas, P.A.
   2699 S. Bayshore Drive, 7th Floor
   Miami, Florida 33133

4. The name and address of the sole General Partner of the Partnership is:

   Equiproperty, LLC
   1000 Brickell Avenue, 7th Floor
   Miami, Florida 33133

5. The latest date upon which the Partnership is to dissolve is September 15, 2024.

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IN WITNESS WHEREOF, the undersigned general partner of 1000 Brickell Centre, Ltd., has executed this Certificate of Limited Partnership this 9 day of September, 2004.

GENERAL PARTNER:

Equiproperty, LLC, a Florida limited liability company

By: _____
Henry Bush, Managing Member

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AFFIDAVIT OF CAPITAL CONTRIBUTION

1. The name of the partnership is 1000 Brickell Centre, Ltd., a Florida limited partnership (the "Partnership").

2. The amount of capital contributions of the Limited Partners and the amount anticipated to be contributed by the limited partners of the Partnership totals $10,000.

FURTHER AFFIANT SAYETH NAUGHT.

Under the penalties of perjury I declare that I have read the foregoing and know the contents thereof and that the facts stated herein are true and correct.

GENERAL PARTNER:

Equiproperty, LLC, a Florida limited liability company

By: _____
Henry Bush, Managing Member

DATED: September 10, 2004

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Fax Audit Number: H040001832263

ACKNOWLEDGMENT OF REGISTERED AGENT

The undersigned, having been named as Registered Agent for 1000 Brickell Centre, Ltd., at the place designated in this Certificate of Limited Partnership, hereby agrees to act in such capacity and to comply with the provisions of law in relation thereto.

Ricardo Bajandas, P.A..

Name: Ricardo Bajandas
Title: President

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