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Florida Department of State
Division of Corporations
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TALLAHASSEE FLORIDA

FLORIDA LIMITED PARTNERSHIP
SUAREZ-MURIAS REAL ESTATE PARTNERSHIP, LTD.

RECEIVED
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TALLAHASSEE FLORIDA

Certificate of Status	0
Certified Copy	1
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CERTIFICATE OF LIMITED PARTNERSHIP

OF

SUAREZ-MURIAS REAL ESTATE PARTNERSHIP, LTD.

Pursuant to § 620.108 of the *Florida Revised Uniform Limited Partnership Act*, the undersigned, being the general partner of SUAREZ-MURIAS REAL ESTATE PARTNERSHIP, 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 SUAREZ-MURIAS REAL ESTATE PARTNERSHIP, LTD.

2. The office and principal place of business for the Partnership currently is:

275 Harbor Drive
Key Biscayne, Florida 33149

3. The name and address of the agent for service of process on the Partnership is:

JORGE SUAREZ-MURIAS
275 Harbor Drive
Key Biscayne, Florida 33149

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

JORGE SUAREZ-MURIAS
275 Harbor Drive
Key Biscayne, Florida 33149

5. The mailing address for the Partnership is:

275 Harbor Drive
Key Biscayne, Florida 33149

6. The latest date upon which the Partnership shall dissolve is September 1, 2066.

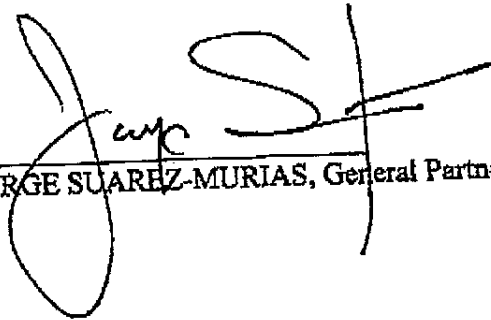
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IN WITNESS WHEREOF, the undersigned have signed this certificate as General Partner pursuant to the provisions of § 620.114 of the Florida Revised Uniform Limited Partnership Act.

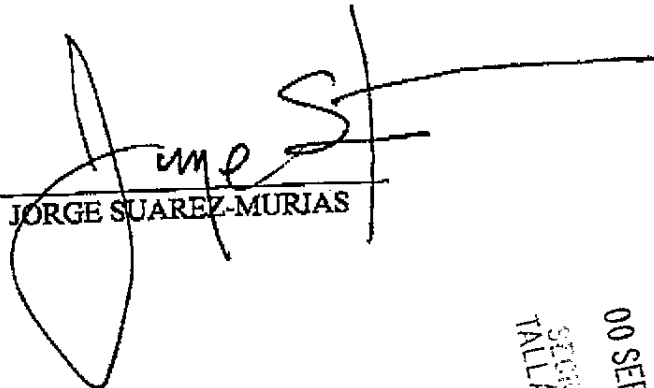
Dated: September 21, 2000


JORGE SUAREZ-MURIAS, General Partner

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

JORGE SUAREZ-MURIAS, hereby accepts his appointment as registered agent for SUAREZ-MURIAS REAL ESTATE PARTNERSHIP, Ltd., a Florida limited partnership, and states that he is familiar with and accepts the obligations provided for in § 607.0501 of the Florida Statutes.

Dated: September 21, 2000


JORGE SUAREZ-MURIAS

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned authority, personally appeared Jorge Suarez-Murias, as general partner of SUAREZ-MURIAS REAL ESTATE PARTNERSHIP, LTD., a Florida limited partnership, who being duly sworn, deposes and says:

1. The aggregate capital contributions made by the Limited Partners of the Limited Partnership to the Limited Partnership is \$999.00
2. It is anticipated that the Limited Partners will make additional contributions to the capital of the Limited Partnership in the amount of \$10,000.00

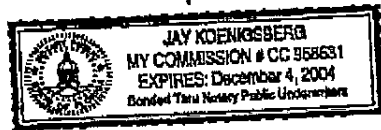
[Handwritten Signature]
 JORGE SUAREZ-MURIAS, General Partner

STATE OF FLORIDA)
) S.S.
 COUNTY OF MIAMI-DADE)

THE FORGOING INSTRUMENT was acknowledged before this 21st day of September 2000 by Jorge Suarez-Murias, as general partner of SUAREZ-MURIAS REAL ESTATE PARTNERSHIP, LTD., a Florida limited partnership, on behalf of said corporation and limited partnership. He is personally known to me or produced _____ as identification.

[Handwritten Signature]
 Notary Public, State of Florida

My commission expires:



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