

Florida Department of State
 Division of Corporations
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 Katherine Harris, Secretary of State

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To:
 Division of Corporations
 Fax Number : (850) 922-4003

From:
 Account Name : FIELDSTONE LESTER SHEAR & DENBERG
 Account Number : I19990000180
 Phone : (305) 357-5775
 Fax Number : (305) 357-5776

FLORIDA LIMITED PARTNERSHIP
INTERCOASTAL PROPERTIES ASSOCIATES, LTD.

Certificate of Status	0
Certified Copy	1
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Estimated Charge	\$140.00

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**CERTIFICATE OF LIMITED PARTNERSHIP
OF
INTERCOASTAL PROPERTIES ASSOCIATES,
LTD.**

This Certificate of Limited Partnership is prepared and filed in order to form a limited partnership in accordance with Section 620.108, Florida Statutes.

1. The name of the limited partnership is Intercoastal Properties Associates, Ltd.
2. The address of the office and the name and address of the agent for service of process on the limited partnership is:

Ronald R. Fieldstone
201 Alhambra Circle, Suite 601
Coral Gables, FL 33134

3. The name and business address of the sole general partner is:

Intercoastal Properties, L.L.C.
16420 Collins Avenue
Miami Beach, FL 33160

L-12050

4. The mailing address for the limited partnership is:

16420 Collins Avenue
Miami Beach, FL 33160

5. The term of the limited partnership shall commence upon the filing of this Certificate with the Florida Department of State, and the latest date upon which the limited partnership is to dissolve is December 31, 2030.

The undersigned general partner has executed this Certificate of Limited Partnership this 3 day of October, 2000.

GENERAL PARTNER:

Intercoastal Properties, L.L.C., a Florida
limited liability company

By: Oceania Joint Venture, Member
By: Castaways Management, Inc., General
Partner

By: Stephan W. Schenk
Stephan W. Schenk, Vice-President

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The undersigned accepts the foregoing designation as the agent for service of process on Intercoastal Properties, Ltd., and agrees to act in that capacity.
Associates


 Ronald R. Fieldstone

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

STATE OF FLORIDA §
 § SS
COUNTY OF MIAMI-DADE §

The undersigned, Stephan W. Schenk, as Vice-President of Castaways Management, Inc., the General Partner of the Member of the sole general partner of Intercoastal Properties, Ltd., a Florida limited partnership, being first duly sworn on oath, deposes and says:

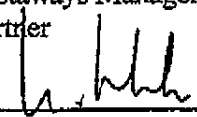
1. That he is the Vice-President of Castaways Management, Inc., the General Partner of the Member of Intercoastal Properties, L.L.C., a Florida limited liability company, and in that capacity has full authority to sign this Affidavit on behalf of the limited liability company.
2. That Intercoastal Properties, L.L.C., a Florida limited liability company is the sole general partner of Intercoastal Properties, Ltd., a Florida limited partnership.
3. That the amount of the capital contributions of the limited partner and the total amount anticipated to be contributed by the limited partner at this time is \$1,000.00.

FURTHER AFFLIANT SAYETH NOT.

GENERAL PARTNER:

Intercoastal Properties, L.L.C., a Florida limited liability company

By: Oceania Joint Venture, Member
By: Castaways Management, Inc., General Partner

By: 
Stephan W. Schenk, Vice-President

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MIAMI-DADE COUNTY, FLORIDA

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

BEFORE ME, the undersigned authority personally appeared Stephan W. Schenk, as Vice-President of Castaways Management, Inc., the General Partner of Oceania Joint Venture, as Member of Intercoastal Properties, L.L.C., a Florida limited liability company, the sole general partner of Intercoastal Properties, Ltd., a Florida limited partnership, who is personally known to me or who has produced _____ as identification and who did take an oath, acknowledged before me that he executed the foregoing instrument for the purposes herein expressed.

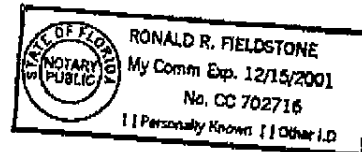
WITNESS MY HAND and official seal at Miami-Dade County, Florida, this 3 day
of October, 2000.



Signature

Print (Notary's Name)
Notary Public, State of Florida

Notarial Seal:



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