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FLORIDA LIMITED PARTNERSHIP

W/B Lennar Corporate Center, Ltd.

Certificate of Status	1
Certified Copy	1
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**CERTIFICATE OF LIMITED PARTNERSHIP
OF
W/B LENNAR CORPORATE CENTER, LTD.**

Pursuant to Section 620.108 of the Florida Revised Uniform Limited Partnership Act, the undersigned, being the sole General Partner of W/B LENNAR CORPORATE CENTER, LTD., a Florida limited partnership (the "Partnership"), does hereby execute and submit 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:

W/B Lennar Corporate Center, Ltd.
2. The office and principal place of business for the Partnership currently is:

2665 South Bayshore Drive, Suite 1002
Miami, Florida 33133
3. The name and address of the agent for service of process on the Partnership are:

Richard E. Schatz
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 sole General Partner of the Partnership are:

W/B Lennar Corporate Center Corp.
2665 South Bayshore Drive, Suite 1002
Miami, Florida 33133
5. The mailing address of the Partnership is:

2665 South Bayshore Drive, Suite 1002
Miami, Florida 33133
6. The latest date upon which the Partnership shall dissolve is December 31, 2050.

Filed by: J. Gerstenfeld, Corp. Legal Asst.
Stearns Weaver Miller, et al
150 West Flagler Street, Suite 2200
Miami, Florida 33130
T: 305-789-3545/F: 305-789-3395

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

DATED: December 12, 2000


W/B LENNAR CORPORATE CENTER
CORP., as sole General Partner

By: 
Carol Greenberg Brooks, President

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

I, Richard E. Schatz, hereby accept my appointment as registered agent for W/B Lennar Corporate Center, Ltd., a Florida limited partnership and state that I am familiar with and accept the obligations provided for in Florida Statutes Section 607.0501.

DATED: December 19, 2000

By: 
Richard E. Schatz, Resident Agent

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

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BEFORE ME, the undersigned authority, personally appeared Carol Greenberg Brooks, as President of W/B Lennar Corporate Center Corp., a Florida corporation, as sole General Partner of W/B Lennar Corporate Center, 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 \$99.00.
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.

W/B LENNAR CORPORATE CENTER
CORP., as sole General Partner

By: 
Carol Greenberg Brooks, President

The foregoing instrument was acknowledged before me this 18 day of December, 2000, by Carol Greenberg Brooks, as President of W/B Lennar Corporate Center Corp., a Florida corporation, as sole General Partner of W/B Lennar Corporate Center, 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 (did not) take an oath.


Print or Stamp Name: Kristie Hoar
Notary Public, State of Florida at Large
Commission No.: CC783425
My Commission Expires: 10-15-02

I:\W-CO\33806\LENNAR\LENNAR.CLP.wpd

 Kristie Hoar
My Commission CC783425
Expires October 15, 2002

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