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To:

Division of Corporations
Fax Number : (850)205-0383

From:

Account Name : EMPIRE CORPORATE KIT COMPANY
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FLORIDA LIMITED PARTNERSHIP

OFFICE 163RD LTD.

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$1,837.50

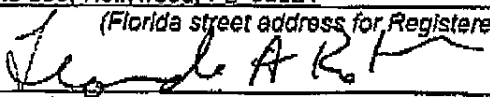
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CERTIFICATE OF LIMITED PARTNERSHIP

OF

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

01 SEP 20

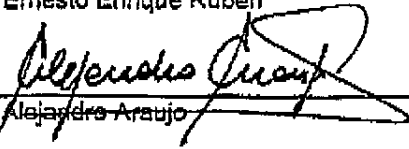
1. OFFICE 163RD LTD.
(Name of Limited Partnership: must contain a suffix as "Limited", "Ltd", or "Limited Partnership")
2. 3440 Hollywood Blvd, Ste 360, Hollywood, FL 33021
(Business address of Limited Partnership)
3. Leonardo A. Roth, Esq.
(Name of Registered Agent for Service of Process)
4. 3440 Hollywood Blvd, Ste 360, Hollywood, FL 33021
(Florida street address for Registered Agent)
5. 
(Registered Agent must sign here to accept designation as Registered Agent for Service of Process)
6. 3440 Hollywood Blvd, Ste 360, Hollywood, FL 33021
(Mailing address of the Limited Partnership)
7. The latest date upon which the Limited Partnership is to be dissolved is August 15, 2001

- | | | |
|----|------------------------------|--|
| 8. | Name of General Partner(s): | Specific address: |
| | <u>Ernesto Enrique Ruben</u> | <u>3440 Hollywood Blvd., Ste 360</u>
<u>Hollywood, FL 33021</u> |
| | <u>Alejandro Araujo</u> | <u>3440 Hollywood Blvd., Ste 360</u>
<u>Hollywood, FL 33021</u> |

Signed this 13th day of August, 2001.

Signature of all general partners:


By: Ernesto Enrique Ruben


By: Alejandro Araujo

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AFFIDAVIT OF CAPITAL CONTRIBUTORS

The undersigned constituting all of the general partners of OFFICE 163RD LTD., a Florida Limited Partnership, certify:

The amount of capital contributors to date of the limited partners is \$ 500,000.00.

The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$ 1,400,000.00.

FURTHER AFFIANT SAYETH NOT

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

By: Ernesto Enrique Ruben, General Partner

By Alejandro Araujo, General Partner

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This 17th day of September, 2001

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