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1.) **Caribbean Condominium Limited Partnership**
(CORPORATE NAME & DOCUMENT #)

2.)
(CORPORATE NAME & DOCUMENT #)

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3.)
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4.)
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5.)
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**CERTIFICATE OF LIMITED PARTNERSHIP OF
CARIBBEAN CONDOMINIUM LIMITED PARTNERSHIP**

The undersigned, constituting the sole general partner, hereby makes, acknowledges, and files this Certificate of Limited Partnership for CARIBBEAN CONDOMINIUM LIMITED PARTNERSHIP, hereinafter referred to as "the Partnership."

1. **NAME OF PARTNERSHIP.** The name of the Partnership is CARIBBEAN CONDOMINIUM LIMITED PARTNERSHIP.

2. **ADDRESS OF PRINCIPAL PLACE OF BUSINESS.** The principal place of business of the Partnership shall be located at 3600 S. Central Avenue, Flagler Beach, Florida 32126.

3. **NAME AND ADDRESS OF AGENT FOR SERVICE OF PROCESS.**
Victor S. Kostro, Esq. of 1825 Riverview Drive, Melbourne, Florida 32901, hereby agrees to serve as Agent for service of process for the Partnership.

4. Victor S. Kostro
VICTOR S. KOSTRO
(Signature of Registered Agent accepting designation
as Registered Agent for Service of Process)

5. **MAILING ADDRESS OF LIMITED PARTNERSHIP.** The mailing address of the Limited Partnership shall be:

Caribbean Condominium Limited Partnership
c/o Stephen B. Cejner, President of
Caribbean Condominium Ventures, Inc., as General Partner
3600 S. Central Avenue
Flagler Beach, Florida 32126.

6. **TERM.** The term of the Partnership shall be from the date of filing of this Certificate and the latest date upon which the Limited Partnership is to be dissolved is: December 31, 2031.

7. **NAME AND BUSINESS ADDRESS OF GENERAL PARTNER.**

Caribbean Condominium Ventures, Inc.
c/o Stephen B. Cejner, President
110 E. Granada Boulevard, Suite 104
Ormond Beach, Florida 32176

PO1000108165

Under 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.

Signed this 21 day of November, 2001.

CARIBBEAN CONDOMINIUM
LIMITED PARTNERSHIP

BY: CARIBBEAN CONDOMINIUM
VENTURES, INC., General Partner

By: Stephen B. Cejner
Stephen B. Cejner, President

"General Partner"

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

The undersigned, constituting the sole general partner of CARIBBEAN CONDOMINIUM LIMITED PARTNERSHIP, a Florida Limited Partnership, certifies as follows:

1. The amount of capital contributions to date to the Partnership made by the Limited Partners is \$-0-.
2. The total amount contributed and anticipated to be contributed by the Limited Partners at this time totals \$627,500.

Signed this 21 day of November, 2001.

FURTHER AFFIANT SAYETH NOT.

Under 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.

CARIBBEAN CONDOMINIUM
VENTURES, INC., a Florida corporation

By: Stephen B. Cejner
STEPHEN B. CEJNER, President

"General Partner"

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