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CORPORATE GP
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FLORIDA LIMITED PARTNERSHIP
S/ANDREWS AVENUE PROPERTY LIMITED

Certificate of Status	1
Certified Copy	1
Page Count	03
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Katherine Harris
Secretary of State

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TALLAHASSEE, FLORIDA

02 JAN 24

January 23, 2002

WHITE & CASE

SUBJECT: S/ANDREWS AVENUE PROPERTY LIMITED
REF: W02000001959

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We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

Every corporation, limited partnership, general partnership, limited liability company or trust listed as a general partner of a limited partnership, general partnership, or registered limited liability partnership must have an active registration/filing on file with this office before this filing will be completed. We are enclosing the appropriate instructions and/or forms for your convenience.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

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FAX Aud. #: H02000020357
Letter Number: 502A00003608

**S/ANDREWS AVENUE PROPERTY LIMITED
A FLORIDA LIMITED PARTNERSHIP
CERTIFICATE OF LIMITED PARTNERSHIP**

FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
02 JAN 24

The undersigned General Partner desiring to form a limited partnership pursuant to the Florida Revised Uniform Limited Partnership Law as set forth in Section 620.101, et. seq. of the Florida Statutes, hereby states the following:

1. The name of the Partnership is **S/ANDREWS AVENUE PROPERTY LIMITED**.
2. The address of the office of the Partnership is 300 S.E. 2nd Street, Fort Lauderdale, Florida 33301.
3. The name and address of the agent for service of process on the Partnership is **PATRICIA JONES, 300 S. E. 2nd Street, 8th Floor, Fort Lauderdale, Florida 33301.**
4. The name and business address of the General Partner is as follows:

**S/ANDREWS PROPERTY LIMITED
300 S.E. 2nd Street
Fort Lauderdale, Florida 33301**
5. The mailing address of the Partnership is 300 S.E. 2nd Street, Fort Lauderdale, Florida 33301.
6. The latest date upon which the Partnership shall dissolve is December 31, 2052.
7. The total anticipated Capital Contributions to be paid into the Partnership is and shall be Nine Hundred Ninety-nine Thousand (\$999,000.00) Dollars.

Fax Audit No. H02000020357

The execution of this Certificate by the undersigned General Partner constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

This Certificate of Limited Partnership has been executed by the General Partner of
S/ANDREWS AVENUE PROPERTY LIMITED, this 22nd day of January, 2002.

S/ANDREWS AVENUE PROPERTY INC., general partner of S/ANDREWS AVENUE PROPERTY LIMITED

By: 

Patricia Jones
Vice President

02 JAN 24

FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent for of S/ANDREWS AVENUE PROPERTY LIMITED, a Florida limited partnership (the "Partnership") in the foregoing Certificate of Limited Partnership, I, on behalf of the Partnership, hereby agree to accept service of process for said Partnership and to comply with any and all Statutes relative to the complete and proper performance of the duties of registered agent.

REGISTERED AGENT:

By: 

PATRICIA JONES

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned constituting all of the general partners of **S/ANDREWS AVENUE PROPERTY LIMITED**, a Florida Limited Partnership, certify as follows:

The amount of capital contributions to date of the limited partners is \$999,000.00.

No further limited partner contributions are anticipated.

Signed this 22nd day of January, 2002.

FURTHER AFFIANT SAYETH NOT

Under penalties of perjury, I declare that I have read the foregoing and that the facts alleged are true, to the best of my knowledge and belief.

S/ANDREWS AVENUE PROPERTY INC. general partner of **S/ANDREWS AVENUE PROPERTY LIMITED**

By: _____

Patricia Jones
Patricia Jones
Vice President

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02 JAN 24