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**CERTIFICATE OF LIMITED PARTNERSHIP  
OF  
SOUTHERN PROPERTIES GROUP, 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 Southern Properties Group, 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:  
Southern Properties Group, LLC  
801 Brickell Avenue, Suite 900-05  
Miami, FL 33131

L01-11448

4. The mailing address for the limited partnership is:  
7599 N.W. 7th Street  
Miami, FL 33126

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  
6th day of February, 2002.

**GENERAL PARTNER:**

Southern Properties Group, LLC, a Florida  
limited liability company

By: 

Joel Ferr, Manager

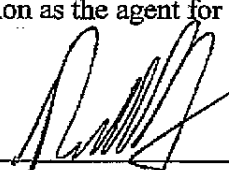
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TALLAHASSEE, FLORIDA

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

  
Ronald R. Fieldstone

FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
02 FEB 14

### AFFIDAVIT OF CAPITAL CONTRIBUTIONS

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

The undersigned, Joel Perr, as Manager of the sole general partner of Southern Properties Group, LLC, a Florida limited liability company, being first duly sworn on oath, deposes and says:

1. That he is the Manager of Southern Properties Group, LLC, a Florida limited liability company, and in that capacity has full authority to sign this Affidavit on behalf of the company.

2. That Southern Properties Group, LLC is the sole general partner of Southern Properties Group, 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 AFFIANT SAYETH NOT.

#### GENERAL PARTNER:

Southern Properties Group, LLC, a Florida limited liability company

By: 

Joel Perr, Manager

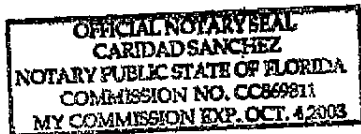
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STATE OF FLORIDA       )  
                                  ) SS:  
COUNTY OF MIAMI-DADE)

BEFORE ME, the undersigned authority personally appeared Joel Parr, as Manager of Southern Properties Florida Limited, a liability company, 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 6th day of February, 2002.



Signature

Print (Notary's Name)

Notary Public, State of Florida

Notarial Seal:

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TALLAHASSEE, FLORIDA  
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