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

From:

Account Name : BILZIN, SUMBERG BAENA PRICE & AXELROD LLP.
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FLORIDA LIMITED PARTNERSHIP

BD Real Estate Associates, Ltd.

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**CERTIFICATE OF LIMITED PARTNERSHIP
OF
BD REAL ESTATE ASSOCIATES, LTD.**

The undersigned, desiring to form a limited partnership in accordance with the provisions of the Florida Revised Uniform Limited Partnership Act of 1986, as set forth in Sections 620.101 to 620.192, Florida Statutes, as amended, hereby states as follows:

1. The name of the limited partnership is BD Real Estate Associates, Ltd., a Florida limited partnership (the "Limited Partnership").

2. The address of the registered office of the Limited Partnership is:

2155 NE 191st Drive
North Miami Beach, Florida 33179

3. The name and address of the agent for service of process required to be maintained by Section 620.105, Florida Statutes, as amended, are:

Richard Brooks
2155 NE 191st Drive
North Miami Beach, Florida 33179

4. The name and business address of the sole general partner of the Limited Partnership are:

BD Real Estate GP, LLC,
a Florida limited liability company
2155 NE 191st Drive
North Miami Beach, Florida 33179

5. The mailing address for the Limited Partnership is:

2155 NE 191st Drive
North Miami Beach, Florida 33179

6. The latest date upon which the Limited Partnership is to dissolve is December 31, 2053.

The execution of this Certificate of Limited Partnership on behalf of the undersigned sole general partner constitutes an affirmation that the facts stated herein are true.

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IN WITNESS WHEREOF, this Certificate of Limited Partnership has been executed in the name and on behalf of the sole general partner of the Limited Partnership as of the 16th day of September, 2003.

GENERAL PARTNER:

BD Real Estate GP, LLC, a Florida
limited liability company

By 
Richard Brooks, a Member

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

The undersigned, having been designated as registered agent for BD Real Estate Associates, Ltd., a Florida limited partnership (the "Limited Partnership"), in the foregoing Certificate of Limited Partnership of the Limited Partnership, hereby agrees that he will accept service of process for and on behalf of the Limited Partnership and that he will comply with any and all laws, including, without limitation, Section 620.192, Florida Statutes, as amended, relating to the complete and proper performance of the duties and obligations of a registered agent of a Florida limited partnership.

Dated: September 16, 2003.


Richard Brooks, Registered Agent

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**AFFIDAVIT OF CAPITAL CONTRIBUTIONS
FOR FLORIDA LIMITED PARTNERSHIP**

The undersigned constituting all of the general partners of BD Real Estate Associates, Ltd.

a Florida Limited Partnership, certify:

The amount of capital contributions to date of the limited partners is \$ 1,000.00.

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

FURTHER AFFIANT SAYETH NOT.

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

GENERAL PARTNER:

BD Real Estate GP, LLC, a Florida
limited liability company

By: 
Richard Brooks, a Member

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