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From: Account Name : EMPIRE CORPORATE KIT COMPANY
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FLORIDA LIMITED PARTNERSHIP**prime homes at portofino key, ltd**

Certificate of Status	0
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FLORIDA DEPARTMENT OF STATE

Glenda E. Hood
Secretary of State

December 12, 2003

EMPIRE

SUBJECT: PRIME HOMES AT PORTOFINO KEY, LTD
REF: W03000037747

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.

The person designated as registered agent in the document and the person signing as registered agent must be the same.

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TALLAHASSEE, FLORIDA

Division of Corporations - P.O. BOX 6327 - Tallahassee, Florida 32314

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CERTIFICATE OF LIMITED PARTNERSHIP
OF
PRIME HOMES AT PORTOFINO KEY, LTD
a Florida limited partnership

The undersigned general partner desiring to form a limited partnership pursuant to Florida Revised Uniform Limited Partnership Act as set forth in Part I, Chapter 620 of the Florida Statutes, hereby states the following:

1. The name of the limited partnership is PRIME HOMES AT PORTOFINO KEY, LTD (the "Partnership").

2. The address of the office of the Partnership is 21218 Saint Andrews Blvd., #510, Boca Raton, FL 33433.

3. The name and address of the agent for service of process on the Partnership is:
Portofino Key Builders, Inc., a Florida Corporation
21218 Saint Andrews Blvd., #510, Boca Raton, FL 33433

4. The name and business address of each general partner is as follows:

Portofino Key Builders, Inc., a Florida Corporation
21218 Saint Andrews Blvd., #510, Boca Raton, FL 33433.

5. The mailing address of the Partnership is: 21218 Saint Andrews Blvd., #510, Boca Raton, FL 33433.

6. The latest date upon which the Partnership will dissolve is December, 2015

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 sole General Partner of PRIME HOMES AT PORTOFINO KEY, LTD., this 11 day of December, 2003.

GENERAL PARTNER:

Portofino Key Builders, Inc.,
a Florida corporation

By: [Signature]
Fred Abbo, President

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent for PRIME HOMES AT PORTOFINO KEY, LTD., a Florida limited partnership (the "Partnership"), in the foregoing Certificate of Limited Partnership, the undersigned Portofino Key Builders, Inc., a Florida Corporation, on behalf of the Partnership, hereby agrees 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:

Portofino Key Builders, Inc.,
a Florida corporation

By: 

Fred Abbo, President

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned, constituting the sole general partner of PRIME HOMES AT PORTOFINO KEY, LTD., a Florida limited partnership, certifies as follows:

FIRST: The amount of capital contributions to date of the limited partners is \$100.

SECOND: The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$7,500.

Executed this 11 day of December, 2003.

FURTHER AFFIANT SAYETH NOT.

Under the 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.

GENERAL PARTNER:

Portofino Key Builders, Inc,
a Florida corporation

By: 

Fred Abbo, President

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