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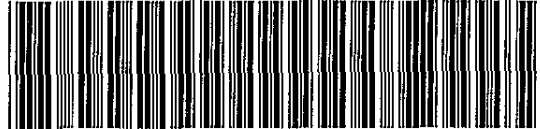
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA



CORPORATION SERVICE COMPANY™

ACCOUNT NO. : 072100000032

REFERENCE : 424049 7146324

AUTHORIZATION :

COST LIMIT : \$ PPD

04 FEB -4 PM 4:03
FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ORDER DATE : February 4, 2004

ORDER TIME : 2:06 PM

ORDER NO. : 424049-010

CUSTOMER NO: 7146324

CUSTOMER: Gregory Martini, Esq
Sacher, Martini & Sacher, Pa

Suite 1101
2655 Lejeune Road
Coral Gables, FL 33134

DOMESTIC FILING

NAME: 448 BUILDING, LTD.

XX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

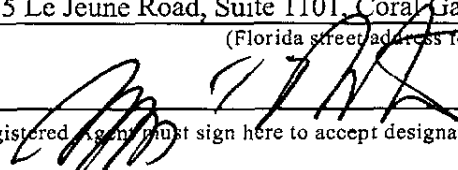
XX PLAIN STAMPED COPY

CONTACT PERSON: Kimberly Moret - EXT. 2949

EXAMINER'S INITIALS: _____

CERTIFICATE OF LIMITED PARTNERSHIP

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TALLAHASSEE, FLORIDA

1. 448 BUILDING, LTD.
(Name of Limited Partnership; must contain a suffix such as "Limited", "Ltd", or "Limited Partnership")
2. 107 Sarto Avenue, Coral Gables, FL 33134
(Business address of Limited Partnership)
3. Gregory T. Martini
(Name of Registered Agent for Service of Process)
4. 2655 Le Jeune Road, Suite 1101, Coral Gables, FL 33134
(Florida street address for Registered Agent)
5. 
(Registered Agent must sign here to accept designation as Registered Agent for Service of Process)
6. P.O Box 331056, Coconut Grove, FL 33233
(Mailing Address of the Limited Partnership)

7. The latest date upon which the Limited Partnership is to be dissolved is December 31, 2053

8. Name(s) of general partner(s):	Street address:
<u>ACREI, LLC.</u>	<u>107 Sarto Ave.</u>
	<u>Coral Gables, FL 33134</u>

L03000010002

Under 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.

Signed this 3 day of February, 2004.

Signature of all general partners:

ACREI, LLC., a Florida limited liability company


Constantine J. Scurtis, Manager

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

The undersigned constituting all of the general partners of 448 BUILDING, LTD.

a Florida Limited Partnership, certify:

The amount of capital contributions to date of the limited partners is \$ 20,000.00.

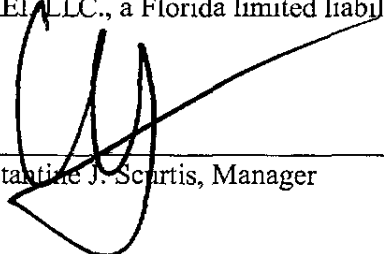
The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$68,750.00.

Signed this 3 day of February, 2004.

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.

ACREI, LLC., a Florida limited liability company



Constantine J. Scurtis, Manager