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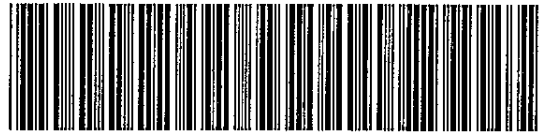
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04 JUL 20 AM 10:40
TALLAHASSEE FLORIDA

THE WEISSER REALTY GROUP, INC.

MICHAEL H. WEISSER, President
KIM RIEDY, Comptroller
DARIA WEISSER, Chairman
JUSTIN P. WEISSER, Sr. Vice President

801 N.E. 167th Street, 2nd Floor
North Miami Beach, FL 33162
Phone: (305) 690-9110
Fax: (305) 690-9550

July 14, 2004

Department of State
Division of Corporations
409 East Gaines Street
Tallahassee, FL 32399

RE: Sulphur Springs Partners, LLLP

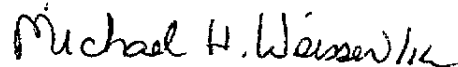
To Whom It May Concern:

Enclosed herein please find original and one copy of Certificate of Limited Partnership together with check in the amount of \$1837.50. This includes fees for a certified copy.

Please file same and return to the undersigned.

Thanking you in advance.

Very truly yours,



MICHAEL H. WEISSER

MHW:kr
Enclosures

VIA FEDERAL EXPRESS

CERTIFICATE OF LIMITED PARTNERSHIP
OF
SULPHUR SPRINGS PARTNERS, LLLP
a Florida limited partnership

The undersigned General Partners of Sulphur Springs Partners, LLLP (the "Partnership"), desiring to form a limited partnership pursuant to the Florida Revised Uniform Limited Partnership Act as set forth in Chapter 620, Part I of the Florida Statutes, hereby state the following:

1. The name of the Partnership is SULPHUR SPRINGS PARTNERS, LLLP.
2. The principal office of the Partnership shall be located at 801 NE 167th Street, 2nd Floor, North Miami Beach, Florida 33162. The Partnership's mailing address shall, initially, be located at the same address.
3. The name and address of the registered agent for service of process on the Partnership is Jerome H. Stern, 1920 E. Hallandale Beach Boulevard, Suite 906, Hallandale, Florida 33009.
4. The names and business addresses of the General Partners are:

<p><u>P03-25843</u> The Weisser Realty Group, Inc., a Florida corporation 801 NE 167th Street, 2nd Floor North Miami Beach, Florida 33162</p>	<p><u>604-52753</u> A & J Sulphur Springs GP LLC, a Florida limited liability company 1920 E. Hallandale Beach Boulevard, Suite 906 Hallandale, Florida 33009</p>
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5. The latest date upon which the Partnership shall dissolve is December 31, 2034.

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

IN WITNESS WHEREOF, this Certificate of Limited Partnership has been executed by the General Partners of Sulphur Springs Partners, LLLP, this 16 day of July, 2004.

THE WEISSER REALTY GROUP, INC. A & J SULPHUR SPRINGS GP LLC

By: _____

Michael H. Weisser, President

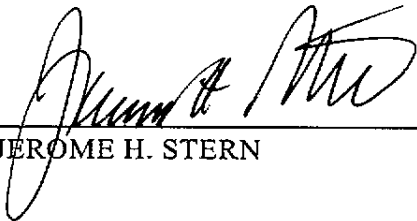
By: _____

Jerome H. Stern, President

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TALLAHASSEE FLORIDA

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent for Sulphur Springs Partners, LLLP, a Florida limited partnership (the "Partnership") in the foregoing Certificate of Limited Partnership, the undersigned, 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.



JEROME H. STERN

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

The undersigned general partners of Sulphur Springs Partners, LLLP, a Florida limited partnership, hereinafter referred to as the "Partnership," certify as follows:

1. The amount of capital contributions to the Partnership made by the limited partners is \$0.
2. It is anticipated that the limited partners will make additional capital contributions of \$2,410,000 to the Partnership.


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

IN WITNESS WHEREOF, this Affidavit of Capital Contributions has been executed by the General Partners of Sulphur Springs Partners, LLLP, this 16 day of July, 2004.

THE WEISSER REALTY GROUP, INC. A & J SULPHUR SPRINGS GP LLC

By: 

Michael H. Weisser, President

By: 

Jerome H. Stern, President

FAUSERS\PARAF\FILE\SULPHUR\LLLPC\CERTIFICATE