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FLORIDA LIMITED PARTNERSHIP

Windsor Limited Partnership

Certificate of Status	0
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Florida Dept of State 002



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood
Secretary of State

September 30, 2004

FIELDSTONE LESTER SHEAR & DENBERG

SUBJECT: WINDSOR LIMITED PARTNERSHIP
REF: W04000036146

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**CERTIFICATE OF LIMITED PARTNERSHIP
OF
WINDSOR PROPERTY LIMITED PARTNERSHIP**

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 Windsor Property Limited Partnership.
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:

Strategic Properties Group, Inc.
4300 Biscayne Boulevard
Miami, FL 33137

4. The mailing address for the limited partnership is:

3211 Ponce de Leon Boulevard, Suite 305
Coral Gables, FL 33134

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, 2035.

28 The undersigned general partner has executed this Certificate of Limited Partnership this day of September, 2004.

GENERAL PARTNER:

Strategic Properties Group, Inc., a Florida corporation

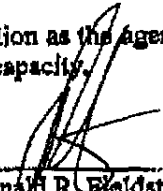
By [Signature]
Henry Pino, President

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The undersigned accepts the foregoing designation as the agent for service of process on Windsor Property Limited Partnership, and agrees to act in that capacity.


Ronald R. Fieldstone

AFFIDAVIT OF CAPITAL CONTRIBUTIONS**STATE OF FLORIDA**§
§
§

SS

COUNTY OF MIAMI-DADE

The undersigned, Henry Pino, as President of the sole general partner of Windsor Property Limited Partnership, a Florida limited partnership, being first duly sworn on oath, deposes and says:

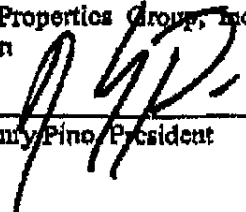
1. That he is the President of Strategic Properties Group, Inc., a Florida corporation, a Florida corporation, and in that capacity has full authority to sign this Affidavit on behalf of the corporation.

2. That Strategic Properties Group, Inc., a Florida corporation is the sole general partner of Windsor Property Limited Partnership, 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:**

Strategic Properties Group, Inc., a Florida corporation

By: 

Henry Pino, President

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

BEFORE ME, the undersigned authority personally appeared Henry Pino, as President of Strategic Properties Group, Inc., a Florida corporation, who is personally known to me or who has produced N/A 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 29th day of Sept, 2004.

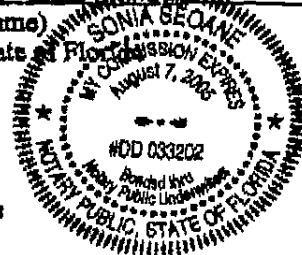
Signature

Print (Notary's Name)

Notary Public, State of Florida

Notarial Seal:

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