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TALLAHASSEE, FLORIDA

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LP/LLP AMENDMENT/RESTATEMENT/CORRECTION

SOUTHGATE TOWERS, LLLP

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Page Count	02
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**AMENDED AND RESTATED
CERTIFICATE OF LIMITED PARTNERSHIP OF
SOUTHGATE TOWERS, LLLP**
(a Florida limited liability limited partnership)

SOUTHGATE TOWERS, LLLP, a limited liability limited partnership formed on November 4, 2004, with the Department of State of the State of Florida is organized and existing under and by virtue of the Florida Revised Uniform Limited Partnership Act, Part I of Chapter 620 of Florida Statutes, and does hereby amend and restate its Certificate of Limited Partnership in its entirety to read as follows:

1. The name of the limited partnership is "SOUTHGATE TOWERS, LLLP" (the "Limited Partnership").
2. The date of filing of its initial certificate of limited partnership is November 4, 2004.
3. The street and mailing address of the Limited Partnership's designated office in the State of Florida is 1920 Meridian Avenue, 2nd Floor, Miami Beach, Florida 33139.
4. The name of the Limited Partnership's registered agent is **MANNY DIAZ**, and the street address of the registered agent is 1920 Meridian Avenue, 2nd Floor, Miami Beach, Florida 33139.
5. The name of the Limited Partnership's sole general partner is **GUMENICK INVESTMENTS NO. 1, LLC**, a Virginia limited liability company, whose business address is 6600 West Broad Street, Suite 100, Richmond, Virginia 23226.
6. The Limited Partnership is a limited liability limited partnership.

The foregoing Amended and Restated Certificate of Limited Partnership is hereby ~~solely~~ executed by the sole General Partner of **SOUTHGATE TOWERS, LLLP** on this 22nd day of October, 2007, and is being filed in accordance with Section 620.1202 of the Florida Statutes.

**GUMENICK INVESTMENTS NO. 1,
LLC**, a Virginia limited liability company

By: [Signature]
Jeffrey H. Gumenick, Co-Manager

By: [Signature]
Randolph S. Gumenick, Co-Manager

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Acceptance of Appointment of Registered Agent

Having been named the statutory registered agent of **SOUTHGATE TOWERS, LLLP**, at the place designated in the foregoing Amended and Restated Certificate of Limited Partnership of **SOUTHGATE TOWERS, LLLP**, I hereby accept such designation and confirm that I am familiar with and agree to accept the obligations imposed by §620.1114 of the Florida Statutes and I agree to comply with the provisions of Florida Law relative to keeping the registered office open.

Manny Diaz
MANNY DIAZ, Registered Agent
Date: 10/22/07

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