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Florida Department of State  
Division of Corporations  
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To:

Division of Corporations  
Fax Number : (850)205-0383

From:

Account Name : EMPIRE CORPORATE KIT COMPANY  
Account Number : 072450003255  
Phone : (305) 634-3694  
Fax Number : (305) 633-9696

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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**FLORIDA LIMITED PARTNERSHIP**

**ejs real estate group, ltd.**

Certificate of Status	0
Certified Copy	1
Page Count	04
Estimated Charge	\$157.50

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Certificate of Status	0
Certified Copy	1
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MODE = MEMORY TRANSMISSION START-JAN-03 15:39 END-JAN-03 15:41

\*\*\*\*\* JOURNAL - COMM. JOURNAL - \*\*\*\*\*

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**CERTIFICATE OF LIMITED PARTNERSHIP  
OF  
EJS REAL ESTATE GROUP, LTD.**

④

Pursuant to § 620.108 of the *Florida Revised Uniform Limited Partnership Act*, the undersigned, being the general partner of **EJS REAL ESTATE GROUP, LTD.**, a Florida limited partnership (the "Partnership"), hereby executes and submits for filing with the Department of State, State of Florida, this certificate of limited partnership, to read as follows

1. The name of the Limited Partnership is **EJS REAL ESTATE GROUP, LTD.**
2. The office and principal place of business for the Partnership currently is:

1101 Brickell Avenue  
Suite 800-South  
Miami, Florida 33131

3. The name and address of the agent for service of process on the Partnership is:

Jay Koenigsberg, Esquire  
Isicoff, Ragatz & Koenigsberg, P.A.  
1101 Brickell Avenue  
Suite 800-South  
Miami, Florida 33131

4. The name and address of the General Partner of the Partnership is:

EJS Real Estate Management, Inc.  
1101 Brickell Avenue  
Suite 800-South  
Miami, Florida 33131

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TALLAHASSEE, FLORIDA

5. The mailing address for the Partnership is:

1101 Brickell Avenue  
Suite 800-South  
Miami, Florida 33131

This instrument prepared by:  
Jay Koenigsberg, Esquire  
Isicoff, Ragatz & Koenigsberg, P.A.  
1101 Brickell Avenue, Suite 800-South  
Miami, Florida 33131  
Tel: 305-373-3232  
Florida Bar No.: 435740

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6. The latest date upon which the Partnership shall dissolve is December 31, 2099.

*IN WITNESS WHEREOF*, the undersigned have signed this certificate as General Partner pursuant to the provisions of § 620.114 of the Florida Revised Uniform Limited Partnership Act.

Dated: December 31, 2004

**EJS REAL ESTATE MANAGEMENT, INC.**, a Florida corporation

BY:   
Jay Koenigsberg, Authorized Representative

(corporate seal)

**ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT**

Jay Koenigsberg, hereby accepts his appointment as registered agent for **EJS REAL ESTATE GROUP, LTD**, a Florida limited partnership, and states that he is familiar with and accepts the obligations provided for in § 607.0501 of the *Florida Statutes*.

Dated: December 31, 2004

  
Jay Koenigsberg

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TALLAHASSEE, FLORIDA

This instrument prepared by:  
Jay Koenigsberg, Esquire  
Isicoff, Ragatz & Koenigsberg, P.A.  
1101 Brickell Avenue, Suite 800-South  
Miami, Florida 33131  
Tel: 305-373-3232  
Florida Bar No.: 435740

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**AFFIDAVIT OF CAPITAL CONTRIBUTIONS**

**BEFORE ME**, the undersigned authority, personally appeared JAY KOENIGSBERG as authorized representative of EJS REAL ESTATE MANAGEMENT, INC., a Florida corporation, the general partner of EJS REAL ESTATE GROUP, LTD., a Florida limited partnership, who being duly sworn, deposes and says:

1. The aggregate capital contributions made by the Limited Partners of the Limited Partnership to the Limited Partnership is \$1,000.00
2. It is anticipated that the Limited Partners will make additional contributions to the capital of the Limited Partnership in the amount of \$10,000.00

EJS REAL ESTATE MANAGEMENT, INC., a Florida corporation.

BY: 

JAY KOENIGSBERG, Authorized Representative

STATE OF FLORIDA )

COUNTY OF MIAMI-DADE )

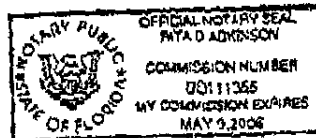
) S.S.

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**THE FORGOING INSTRUMENT** was acknowledged before this 31<sup>st</sup> day of December, 2004 by Jay Koenigsberg, as authorized representative of EJS REAL ESTATE MANAGEMENT, INC., a Florida corporation the general partner of EJS REAL ESTATE GROUP, LTD., a Florida limited partnership, on behalf of said corporation and limited partnership. He is personally known to me or produced as identification.

  
Notary Public, State of Florida

My commission expires:



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