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DIVISION OF CORPORATION

FLORIDA LIMITED PARTNERSHIP

Florida Development and Investment Partners I, Ltd.

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$140.00

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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OK

**CERTIFICATE OF LIMITED PARTNERSHIP
OF
FLORIDA DEVELOPMENT AND INVESTMENT PARTNERS I, LTD.**

The undersigned, pursuant to the provisions of Section 620.108 of the Florida Statutes,
hereby certifies and swears in this Certificate of Limited Partnership to the following:

ARTICLE I - NAME

The name of the limited partnership is:

FLORIDA DEVELOPMENT AND INVESTMENT PARTNERS I,
LTD. (the "Partnership").

ARTICLE II - BUSINESS AND MAILING ADDRESS

The business address and the mailing address of the Partnership is 20881 Ramita Trail
Boca Raton, Florida 33433-1704.

ARTICLE III - REGISTERED AGENT AND REGISTERED ADDRESS

The name and address of the Registered Agent for the Partnership is:

Carlos A. Mas, Esq.
Adorno & Yoss, P.A.
2525 Ponce de Leon Boulevard
Suite 400
Miami, Florida 33134-6012

ARTICLE III - GENERAL PARTNER

The name and street address of the General Partner is as follows:

Florida Land and Building, LLC
20881 Ramita Trail
Boca Raton, Florida 33433-1704

ARTICLE IV - DISSOLUTION DATE OF PARTNERSHIP

The latest date upon which the Limited Partnership is to be dissolved is December 31, 2054.

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IN WITNESS WHEREOF, the General Partner has caused this Certificate of Limited Partnership to be executed at Miami, Florida, this 20th day of January, 2005.

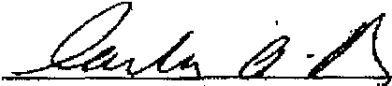
**Florida Land and Building, LLC,
General Partner**

By: 
Ignacio Lizama
Managing Member

ACCEPTANCE BY REGISTERED AGENT

Pursuant to Sections 620.105 and 620.192 of the Florida Statutes, the undersigned accepts appointment as Registered Agent for FLORIDA DEVELOPMENT AND INVESTMENT PARTNERS, LTD., a Florida limited partnership, and accepts all obligations imposed on it as such under Florida law.

Executed this 31st day of January, 2005.


Carlos A. Mas, Esq.

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

The undersigned, constituting the sole General Partner of FLORIDA DEVELOPMENT AND INVESTMENT PARTNERS, LTD., a Florida Limited Partnership, certifies:

1. The amount of capital contributions to date of the Limited Partners is \$5,000.00.
2. The total amount contributed and anticipated to be contributed by the Limited Partners at this time totals \$5,000.00.

Signed this 20th day of January, 2005.

FURTHER AFFIANT SAYETH NOT.

Under penalties of perjury, the undersigned declares that he has read the foregoing and knows the contents thereof and that the facts stated herein are true and correct.

**Florida Land and Building, LLC,
General Partner**

By: 

Ignacio Lizama
Managing Member

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