

02/11/2005 10:25 FAX (305) 789-3390

STEARNS WEAVER MILLER

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Division of Corporations

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DIVISION OF CORPORATIONS

FLORIDA LIMITED PARTNERSHIP

Gran Via Associates, Ltd.

Certificate of Status	1
Certified Copy	1
Page Count	03
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CERTIFICATE OF LIMITED PARTNERSHIP

OF

GRAN VIA ASSOCIATES, LTD.

Pursuant to Section 620.108 of the Florida Revised Uniform Limited Partnership Act, the undersigned, being the sole General Partner of GRAN VIA ASSOCIATES, 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:

Gran Via Associates, Ltd.
2. The office and principal place of business for the Partnership currently is:

7483 S.W. 24th Street, Suite 209
Miami, Florida 33155
3. The name and address of the agent for service of process on the Partnership are:

Brian J. McDonough
2200 Museum Tower
150 West Flagler Street
Miami, Florida 33155
4. The name and address of the General Partners of the Partnership are:

Gran Via GP, Inc.
7483 S.W. 24th Street, Suite 209
Miami, Florida 33155
5. The mailing address of the Partnership is:

7483 S.W. 24th Street, Suite 209
Miami, Florida 33155
6. The latest date upon which the Partnership shall dissolve is December 31, 2055.

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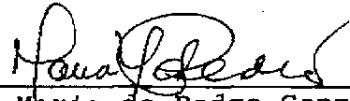
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IN WITNESS WHEREOF, the undersigned has signed this Certificate of Limited Partnership as General Partners, pursuant to the provisions of Section 620.114 of the Florida Revised Uniform Limited Partnership Act.

DATED: February 11th, 2005


GRAN VIA GP, INC., a Florida corporation,
its sole General Partner

By: 
Name: Maria de Pedro-Gonzalez
Title: Executive Director

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

Brian McDonough hereby accepts his appointment as registered agent for Gran Via Associates, Ltd., a Florida limited partnership and states that he is familiar with and accepts the obligations provided for in Florida Statutes Section 607.0501.

DATED: February 2, 2005


Brian J. McDonough, Registered Agent

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