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To: Division of Corporations
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From: Account Name : CORPORATION SERVICE COMPANY
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FLORIDA LIMITED PARTNERSHIP

NEWPORT CENTER PLAZA, LTD

Certificate of Status	1
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of

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CERTIFICATE OF LIMITED PARTNERSHIP**OF****NEWPORT CENTER PLAZA, LTD.**

Pursuant to Section 620.108 of the Florida Revised Uniform Limited Partnership Act, the undersigned, being the sole General Partner of NEWPORT CENTER PLAZA, LTD., a Florida limited partnership (the "Partnership"), does hereby execute and submit 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:
NEWPORT CENTER PLAZA, LTD.
2. The office and principal place of business for the Partnership currently is:
1096 East Newport Center Drive
Suite 100
Deerfield Beach, Florida 33442
3. The name and address of the agent for service of process on the Partnership is:
Malcolm Butters
1096 East Newport Center Drive
Suite 100
Deerfield Beach, Florida 33442
4. The name and address of the General Partner of the Partnership is:
Newport Center Plaza GP, LLC
1096 East Newport Center Drive
Suite 100
Deerfield, Florida 33442
Attention: Malcolm Butters
5. The mailing address of the Partnership is:
1096 East Newport Center Drive
Suite 100
Deerfield, Florida 33442

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6. The latest date upon which the Partnership shall dissolve is December 31, 2055.

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

DATED: May 10 2005

NEWPORT CENTER PLAZA GP, LLC, a
Florida limited liability company

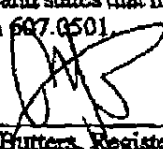
By: 

Name: Malcolm Butters
Title: Manager

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

Malcolm Butters hereby accepts his appointment as registered agent for NEWPORT CENTER PLAZA, 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: May 10, 2005


Malcolm Butters, Registered Agent

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

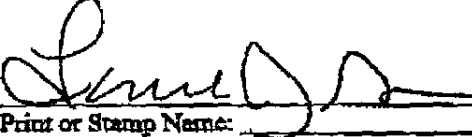
1. The aggregate capital contributions made by the Limited Partners of the Partnership to the Partnership is \$100.00.

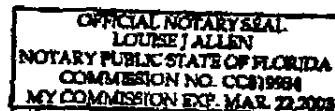
2. It is not anticipated that the Limited Partners will make additional contributions to the capital of the Partnership.

NEWPORT CENTER PLAZA GP, LLC, a
Florida limited liability company

By: 
Name: Malcolm Butters
Title: Manager

The foregoing instrument was acknowledged before me this 10th day of May, 2005, by Malcolm Butters as Manager of NEWPORT CENTER PLAZA GP, LLC, a Florida limited liability company, as General Partner of NEWPORT CENTER PLAZA, LTD., a Florida limited partnership (the "Partnership"), who is personally known to me or who has produced a driver's license as identification and who did (did not) take an oath.


Print or Stamp Name: _____
Notary Public, State of Florida at Large
Commission No.: _____
My Commission Expires: _____



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