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To:  
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Fax Number : (850)205-0383

From:  
Account Name : CORPORATE CREATIONS INTERNATIONAL INC.  
Account Number : 110432003053  
Phone : (305)672-0686  
Fax Number : (305)672-9110

## FLORIDA LIMITED PARTNERSHIP

Regency Square Offices, Ltd.

Certificate of Status	1
Certified Copy	0
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

CERTIFICATE OF LIMITED PARTNERSHIP  
OF  
REGENCY SQUARE OFFICES, LTD.

The undersigned General Partner desiring to form a limited partnership pursuant to the Florida Revised Uniform Limited Partnership Law as set forth in Section 620.108 of the Florida Statutes, hereby states the following:

1. The name of the Partnership is REGENCY SQUARE OFFICES, LTD.
2. The address of the office of the Partnership is 1541 Sunset Drive, #300, Coral Gables, Florida 33143.
3. The name and address of the agent for service of process on the Partnership is GERALD M. HIGIER, c/o Southeast Centers, 1541 Sunset Drive, #300, Coral Gables, FL 33143.
4. The name and business address of the corporate General Partner is as follows:

REGENCY SQUARE OFFICES, LLC,  
a Florida limited liability company  
c/o Southeast Centers  
1541 Sunset Drive, #300  
Coral Gables, FL 33143  
605-77224

5. The mailing address of the Partnership is: 1541 Sunset Drive, #300, Coral Gables, Florida 33143.
6. The latest date upon which the Partnership shall dissolve is September 30, 2060.
7. The effective date of this Certificate of Limited Partnership shall be the date of execution hereof.
8. A conveyance or encumbrance of real property held in the Partnership name, and any other instrument affecting title to real property in which the Partnership has an interest shall be executed in the Partnership name by (a) GERALD M. HIGIER, as Manager of REGENCY SQUARE OFFICES, LLC, a Florida limited liability company, as the General Partner of REGENCY SQUARE OFFICES, LTD. or (b) an

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authorized corporate officer, of REGENCY SQUARE OFFICES, LLC, a  
Florida limited liability company, as General Partner of REGENCY  
SQUARE OFFICES, LTD. LOS-77224  
TALLAHASSEE, FLORIDA

The execution of this Certificate by the undersigned General  
Partner constitutes an affirmation under the penalties of perjury  
that the facts stated herein are true.

IN WITNESS WHEREOF, this Certificate of Limited Partnership  
has been executed by the General Partner of REGENCY SQUARE OFFICES,  
LTD. this 4<sup>th</sup> day of Aug., 2005.

GENERAL PARTNER

REGENCY SQUARE OFFICES, LLC, a  
Florida limited liability  
company

By: Gerald M. Higier  
GERALD M. HIGIER, Manager

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent for REGENCY SQUARE  
OFFICES, LTD., a Florida limited partnership (the "Partnership"),  
in the foregoing Certificate of Limited Partnership, I, on behalf  
of the Partnership, hereby agree to accept service of process for  
said Partnership and to comply with any and all statutes relative  
to the complete and proper performance of the duties of Registered  
Agent.

REGISTERED AGENT

By: Gerald M. Higier  
GERALD M. HIGIER

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STATE OF FLORIDA )  
 ) SS:  
COUNTY OF MIAMI-DADE )

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned authority, personally appeared  
GERALD M. HIGIER, as Manager of REGENCY SQUARE OFFICES, LLC, a  
Florida limited liability company, which is the General Partner of  
REGENCY SQUARE OFFICES, LTD., a Florida limited partnership,  
hereinafter referred to as the "Partnership", 1541 Sunset Drive,  
#300, Coral Gables, Florida 33143, who upon being fully sworn,  
certified as follows:

1. The amount of capital contributions to the Partnership  
made by each Limited Partner is as follows:

Gerald M. Higier	\$ 990.00
1541 Sunset Drive, #300	
Coral Gables, Florida 33143	
Total	\$ 990.00

2. The amount of additional capital contributions  
anticipated to be contributed by each Limited Partner is as  
follows:

Gerald M. Higier	\$ -0-
1541 Sunset Drive, #300	
Coral Gables, Florida 33143	
Total	\$ -0-

FURTHER AFFIANT SAITH NAUGHT.

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Under penalties of perjury, I declare that I have read the foregoing and that the facts alleged are true, to the best of my knowledge and belief.

GENERAL PARTNER:

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

REGENCY SQUARE OFFICES, LLC, a  
Florida limited liability  
company

By:

GERALD M. HIGIER, Manager

Dated: Aug. 4, 2005

The foregoing instrument was acknowledged before me this 4th day of August, 2005, by GERALD M. HIGIER, as Manager of REGENCY SQUARE OFFICES, LLC, a Florida limited liability company, the General Partner of the Partnership, who is personally known to me or has produced \_\_\_\_\_ as identification.



Lisa Guzman  
My Commission DD002608  
Expires December 31, 2006

Notary Public, State of Florida  
at Large

Print/Type or Stamp Notary Name  
Commission No. (if any)

Lisa Guzman

My Commission Expires:

12-31-06

W:\ER\HIGIER\SOLIVITA\Affidavit of Cap Cont.wpd