

Division of Corporations

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Florida Department of State
Division of Corporations
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FLORIDA LIMITED PARTNERSHIP

Lazarus, Ltd.

LFTA, LTB.

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Division of Corporations

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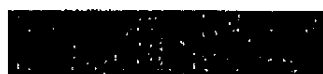
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**CERTIFICATE OF LIMITED PARTNERSHIP
OF
LFTA, LTD.**

Pursuant to the authority of Section 620.108, Florida Statutes, the undersigned, constituting the general partner of LFTA, LTD. (the "Partnership"), hereby submits the following in connection with the formation of the Partnership:

1. The name of the Partnership shall be LFTA, LTD.
2. The address of the office where records shall be kept shall be c/o Classic Homes, 258 Southhall Lane, Suite 300, Maitland, Florida 32751. The name and address of the registered agent for service of process is Randall C. Lazarus, 258 Southhall Lane, Suite 300, Maitland, Florida 32751.
3. The name and address of the general partner is:

NR, LLC
c/o Classic Homes
258 Southhall Lane, Suite 300
Maitland, Florida 32751
4. The mailing address and principal place of business of the limited partnership is c/o Classic Homes, 258 Southhall Lane, Suite 300, Maitland, Florida 32751.
5. The latest date upon which the Partnership is to dissolve shall be December 31, 2055.

This Agreement has been executed by the undersigned this 13th day of December, 2005.

GENERAL PARTNER:

NR, LLC, a Florida limited liability company

By: _____

Randall C. Lazarus, Manager

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ACKNOWLEDGEMENT OF REGISTERED AGENT

Having been designated as Registered Agent for LSTA, LTD., the undersigned hereby accepts the designation and agrees to act as the Registered Agent of said limited partnership and states that the undersigned is familiar with his statutory obligations as such.



Randall C. Lazarus

Dated this 13th day of December, 2005.

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

The undersigned being the general partner of LFTA, LTD., and being duly sworn does hereby set forth the following for the purposes of accompanying the filing of the Certificate of Limited Partnership of LFTA, LTD. with the Florida Department of State, as required by Section 620.108, Florida Statutes:

The amount of the capital contributions of the limited partners as of the date hereof is intangible property and real property in the amount of 4,000,000.00 and no further capital contributions from the limited partners are reasonably anticipated at this time.

This Affidavit is executed and sworn to by:

GENERAL PARTNER:

NR, LLC, a Florida limited liability company

By: [Signature]
Randall C. Lazarus, Manager

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 13th day of December, 2005, by Randall C. Lazarus, Manager of NR, LLC, General Partner of LFTA Ltd., and who is personally known to me or who has produced n/a as identification.

[Signature]
Notary Public

My Commission Expires:

Type, print or stamp name of notary

HELEN BROCK FORD
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION # 00084432
EXPIRES 04/12/2006
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