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FLORIDA/FOREIGN LP/LLP

Butters Real Estate Fund VI, LLLP

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CERTIFICATE

OF

LIMITED LIABILITY LIMITED PARTNERSHIP

OF

BUTTERS REAL ESTATE FUND VI, LLLP

Pursuant to the Florida Revised Uniform Limited Partnership Act of 2005, the undersigned, being the sole General Partner of Butters Real Estate Fund VI, LLLP, a Florida limited liability 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 Partnership is:

BUTTERS REAL ESTATE FUND VI, LLLP

2. The mailing address and street address of the Partnership current

6820 Lyons Technology Circle, Suite 100 Coconut Creek, Florida 33073

3. The name and address of the agent for service of process on the

Partnership are:

Jane A. Houk 2200 Museum Tower 150 West Flagler Street Miami, Florida 33130

4. The name and address of the General Partner of the Partnership are:

BUTTERS CAPITAL VI, LLC 6820 Lyons Technology Circle, Suite 100 Coconut Creek, Florida 33073

5. The Partnership elects to be a limited liability limited partnership.

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IN WITNESS WHEREOF, the undersigned has signed this Certificate of Limited Liability Limited Partnership as General Partner, pursuant to the provisions of Section 620.1204 of the Florida Revised Uniform Limited Partnership Act of 2005.

DATED: October _____, 2006

BUTTERS CAPITAL VI, LLC, a Florida limited liability company General Partner

By:

Malcolm Butters, Manager

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

I, Jane A. Houk, hereby accept my appointment as registered agent for Butters Real Estate Fund VI, LLLP, a Florida limited liability limited partnership. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

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IN WITNESS WHEREOF, the undersigned has signed this Certificate of Limited Liability Limited Partnership as General Partner, pursuant to the provisions of Section 620.1204 of the Florida Revised Uniform Limited Partnership Act of 2005.

DATED: October 10th, 2006

BUTTERS CAPITAL VI, LLC, a Florida limited liability company, General Partner

By:______ Malcolm Butters, Manager

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

I, Jane A. Houk, hereby accept my appointment as registered agent for Butters Real Estate Fund VI, LLLP, a Florida limited liability limited partnership. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

DATED: October 10th, 2006

Jame A. Houk

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SECRETARY OF STATE
TALL AHASSEE, FLORIDA