

Certificate of Limited Partnership

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FILED
April 27, 2010
Sec. Of State
gharvey

Name of Limited Partnership:

FLORIDA INVESTMENT STRATEGIES 3, LP

Street Address of Limited Partnership:

9100 SOUTH DADELAND BLVD
MIAMI, FL. 33156

Mailing Address of Limited Partnership:

15 WEST 43 STREET 13
NEW YORK, NY. 10036

The name and Florida street address of the registered agent is:

CORPORATE ACCESS INC
236 E 6TH AVENUE
TALLAHASSEE, FL. 32303

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: DANNY BENNETT

The name and address of all general partners are:

Title: G
CAPE MANAGEMENT GLOBAL, LLC
15 WEST 43 STREET 13
NEW YORK, NY. 10036

The effective date for this Limited Partnership shall be:

04/28/2010

Signed this Twenty Seventh day of April, 2010

I (we) declare the I (we) have read the foregoing and know the contents thereof and that the facts stated herein are true and correct.

General Partner Signature: WILLIAM FRETZ JARRETT JR