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1492 W FLAGLER ST
SUITE 200
BZZY:8 WIOB, INC. FL 33135-
CONTACT: RAY STORMONT
PHONE: (305) 541-3884
FAX: (305) 541-3770
DOCUMENT TYPE: FLORIDA LIMITED PARTNERSHIP

(((H95000001791)))
NAME: TRESOR ON SOUTH BEACH, LTD.
FAX AUDIT NUMBER: H95000001791
DATE REQUESTED: 02/13/1995
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1995 FEB 14 AM 9:43
TALLAHASSEE, FLORIDA

2/14/95

09:48 AM 02/13/95

CELESTIAL

**CERTIFICATE OF LIMITED PARTNERSHIP
OF
TRESOR ON SOUTH BEACH, LTD.
a Florida limited partnership**

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TALLAHASSEE FLORIDA

The undersigned General Partner desiring to form a limited partnership pursuant to Florida Revised Uniform Limited Partnership Act as set forth in Part I, Chapter 620 of the Florida Statutes, hereby states the following:

1. The name of the limited partnership is **TRESOR ON SOUTH BEACH, LTD.**
2. The address of the office of the Partnership is **126 Ocean Drive, Miami Beach, Florida 33139.**
3. The name and address of the agent for service of process on the Partnership is **B&C Corporate Services, Inc., Suite 3000, 201 South Biscayne Boulevard, Miami, Florida 33131.**
4. The name and business address of the General Partner is **CORNELL PROPERTIES, INC., 2900 North Military Trail, Suite 201 S., Boca Raton, Florida 33431.**
5. The mailing address of the Partnership is **126 Ocean Drive, Miami Beach, Florida 33139.**
6. The latest date upon which the Partnership will dissolve is **December 31, 2042.**
7. 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 the General Partner.

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 sole General Partner of TRESOR ON SOUTH BEACH, LTD., this 10th day of February, 1995.

BROAD & CASSEL
201 S. BISCAYNE BLVD. # 3000
MIAMI, FL 33131
(305) 373-9400
IRVING SHEMOFF, ESQ.
FL. BAR NO. 0267627

GENERAL PARTNER:

CORNELL PROPERTIES, INC.

By: Morris Richter
Name: **MORRIS RICHTER**
Title: **President**

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ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent for TRESOR ON SOUTH BEACH, LTD., a Florida limited partnership (the "Partnership"), in the foregoing Certificate of Limited Partnership, the undersigned, on behalf of the Partnership, hereby agrees 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

B & C CORPORATE SERVICES, INC.

By: Justin T. Wilson
Justin T. Wilson
Vice President

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

The undersigned, MORRIS RICHTER, President of CORNELL PROPERTIES, INC. the sole general partner of TREASOR ON SOUTH BEACH, LTD., a Florida limited partnership (the "Partnership"), certifies that the total initial amount of capital contributions and anticipated capital contributions by the limited partners of the Partnership is \$7,500.00.

FURTHER AFFIANT SAYETH NOT.

CORNELL PROPERTIES, INC.

By: Morris Richter
MORRIS RICHTER, President

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TALLAHASSEE, FLORIDA