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ACCOUNT NO. : 072100000007

REFERENCE : 590091 4656A

AUTHORIZATION :

COST LIMIT : 0 PREPAID

ORDER DATE : May 12, 1995

ORDER TIME : 1:59 PM

ORDER NO. : 590091

CUSTOMER NO: 4656A

CUSTOMER: Elizabeth Galvin, Legal Asst
GREENBERG TRAURIG HOFFMAN
LIPOFF ROSEN & QUENTEL, P. A.
22nd Floor
1221 Brickell Avenue
Miami, FL 33131-3238

C. TAX 1750.00
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R. AGENT FEE 2.50
3. COPY 1837.50
TOTAL
4. BANK
BALANCE DUE
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RUSH WILL WAIT

NAME: KENNIFORD PROPERTIES, LTD.

RUSH WILL WAIT

ARTICLES OF INCORPORATION
XX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
XX PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Lynne Roberts

EXAMINER'S INITIALS:

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Norman J. Benford	Kenneth E. Feldman	Alberto M. Hernandez	Samantha B. Malloy	Barry Scott Richard	Bradford D. West
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Howard Bergman	David J. George	Steven M. Katzman	Jaunt L. O'Brien	David L. Ross	Patrick T. O'Brien, of Counsel
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Bernardo Butstein	Richard J. Gonsky	Ronald C. Labrec	Alison Ortega	Clifford A. Schulman	Marc M. Watson, of Counsel
Joseph A. Caballo	Lawrence Goldsky	Steven A. Landy	A. Frances Pardo	Handy J. Shaw	
Diane Wagner Carr	Joel K. Goldman	Steven B. Lapilus	Steven J. Pardo	Paul A. Shkolowitz	Zachary H. Wolff, Retired

Elizabeth C. Calvin
305-789-5449

May 15, 1995

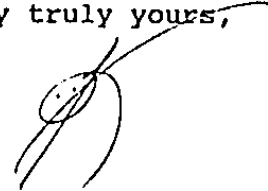
Florida Division of Corporations
LIMITED PARTNERSHIP SECTION
P. O. Box 6327
Tallahassee, Florida 32314

RE: KENNFORD PROPERTIES, LTD.

Enclosed herewith is one original and two photocopies of the CERTIFICATE OF LIMITED PARTNERSHIP for the captioned Partnership. Also enclosed is a check in the amount of: \$ 1,837.50 to cover the cost of the filing and one certified copy.

Thank you for your assistance and should anything further be required, please do not hesitate to contact me.

Very truly yours,



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SECRETARY OF CORPORATIONS
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**CERTIFICATE OF LIMITED PARTNERSHIP
OF
KENNFORD PROPERTIES, LTD.**

Pursuant to the provisions of the Florida Revised Uniform Limited Partnership Act (1993), and §620.108 of the Florida Statutes, the undersigned, being the Sole General Partner of KENNFORD PROPERTIES, INC., hereby duly executes and files with the Florida Secretary of State this Certificate of Limited Partnership.

1. The name of the limited partnership is KENNFORD PROPERTIES, LTD.
2. The business address and the mailing address of the limited partnership is 1221 Brickell Avenue, 9th Floor, Miami, FL 33131.
3. The name of the registered agent for service of process required by §620.105 of the Florida Statutes is:

CORPORATION SERVICE COMPANY

4. The Florida street address for the registered agent is:

1201 Hays Street, Tallahassee, FL 32301

5. Acceptance of Appointment of Registered Agent:

Having been named the statutory registered agent of KENNFORD PROPERTIES, LTD., at the place designated in this Certificate of Limited Partnership of KENNFORD PROPERTIES, LTD., I hereby accept such designation and confirm that I am familiar with and agree to accept the obligations imposed by §620.192 of the Florida Statutes and I agree to comply with the provisions of Florida Law relative to keeping the registered office open.

CORPORATION SERVICE COMPANY, Registered Agent

BY: Karen B. Rozar
KAREN B. ROZAR, as Agent for Registered Agent

Dated: 5-12 5/12, 1995.

6. The name and business address of the general partner is as follows:

KENNFORD FLORIDA, INC.
1221 Brickell Avenue, 9th Floor
Miami, FL 33131

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7. The latest date upon which the limited partnership is to dissolve is January 1, 2100.

IN WITNESS WHEREOF, the Sole General Partner has executed the foregoing Certificate of Limited Partnership on the 11-21 day of May, 1995 in accordance with §620.114 of the Florida Statutes.

KENNFORD FLORIDA, INC., a
corporation, general partner

BY: [Signature]
SERGUEI NOVIKOV, President

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AFFIDAVIT

THE UNDERSIGNED, being the sole general partner of KENNFORD PROPERTIES, LTD., a Florida Limited Partnership, hereby certifies as follows:

1. The amount of capital contributions to date of the limited partners is:
\$50,000.00.
2. The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$ 505,000.00.

FURTHER AFFIANT SAYETH NOT.

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.

KENNFORD FLORIDA, INC., a Florida
corporation, general partner

BY: [Signature]
SERGUEI NOVIKOV, President