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STATE OF FLORIDA
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FROM: GREENSPOON MARDER HIRSCHFELD RAYKIN
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DOCUMENT TYPE: FLORIDA LIMITED PARTNERSHIP

NAME: FIRST EQUITABLE REALTY OCEAN DRIVE, LTD.

FAX AUDIT NUMBER: H96000007176
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**CERTIFICATE OF LIMITED PARTNERSHIP
OF
FIRST EQUITABLE REALTY OCEAN DRIVE, LTD.**

The Limited Partnership is organized under the laws of the State of Florida, and its business shall be conducted under the name of FIRST EQUITABLE REALTY OCEAN DRIVE, LTD. The principal offices of the Partnership will be located at 100 Collins Avenue, Miami Beach, Florida 33139.

The Registered Agent for the Partnership is:

Gerald Greenspoon, Esq.
Greenspoon, Marder, Hirschfeld, Rafkin, Ross & Berger, P.A.
100 West Cypress Creek Road, Suite 700
Fort Lauderdale, Florida 33309


GERALD GREENSPOON, Registered Agent

The mailing address for the Limited Partnership shall be:

100 Collins Avenue
Miami Beach, Florida 33139

The latest date upon which the Limited Partnership is to be dissolved is December 31, 2026.

The General Partner of the Limited Partnership is:

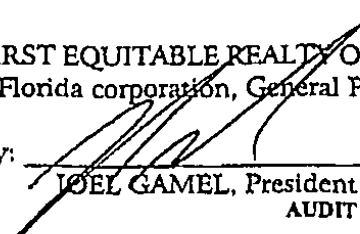
FIRST EQUITABLE REALTY OCEAN DRIVE, INC., P960000 42775
a Florida corporation
100 Collins Avenue
Miami Beach, Florida 33139

Signed this 22 day of May, 1996.

Gerald Greenspoon, Esq.
Greenspoon, Marder, et al.
100 West Cypress Creek Road, #700
Fort Lauderdale, Florida 33309
(954) 491-1120
Florida Bar #283983

FIRST EQUITABLE REALTY OCEAN DRIVE, INC.,
a Florida corporation, General Partner

By:


JOEL GAMEL, President

AUDIT NUMBER: H96000007176

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AFFIDAVIT OF CAPITAL CONTRIBUTION

The undersigned constituting all of the General Partners of FIRST EQUITABLE REALTY OCEAN DRIVE, Ltd., a Florida limited partnership, certify as follows:

The amount of capital contributions to date of the limited partners is \$100.00.

The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$500.00.

FURTHER AFFIANT SAYETH NOT.

Signed this 22~~nd~~ day of May, 1996.

Under the 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.

FIRST EQUITABLE REALTY OCEAN DRIVE, INC.,
a Florida corporation, General Partner

By: _____

JOEL GAMER, President

Q:\VSA\31715\71002A.CLP
May 20, 1996

SECRETARY OF STATE
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