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FROM: RASCO & REININGER
CONTACT: CARLOS A GATO
PHONE: (305)261-0500

ACCT#: 104076000128

FAX #: (305)261-1787

NAME: CENTURY/SAVANNAH BUILDERS, LTD.

AUDIT NUMBER.....H97000016497

DOC TYPE.....FLORIDA LIMITED PARTNERSHIP

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**CERTIFICATE OF LIMITED PARTNERSHIP
OF
CENTURY/SAVANNAH BUILDERS, LTD..**

CENTURY/SAVANNAH BUILDERS, LTD.,

(Name of the Limited Partnership)

901 S.W. 69th Avenue, Miami, Florida 33144

(The Business Address of Limited Partnership)

MIAMI CORPORATE SYSTEMS, INC.

(Name of Registered Agent for Service of Process)

5200 Blue Lagoon Drive, Suite 700, Miami, Florida 33126

(Florida Street Address for Registered Agent)

Registered Agent must sign here to accept designation as

Registered Agent for Service of Process.) *Luis A. Perez*901 S.W. 69th Avenue, Miami, Florida 33144

(The Mailing Address of the Limited Partnership)

1. The latest date upon which the Limited Partnership is to be dissolved is December 31, 2036.

2. NAME OF GENERAL PARTNER

CENTURY MANAGEMENT GROUP, INC.,
a Florida corporation

SAVANNA BUILDERS, INC.,
a Florida corporation

SPECIFIC ADDRESS

901 S.W. 69th Avenue
Miami, Florida 33144

4444 S.W. 71st Avenue #107
Miami, Florida 33155

Audit No.: H97000016497

Prepared by: Jorge M. Vigil, Esq.

5200 Blue Lagoon Drive #700

Miami, Florida 33126

(305) 261-0500

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Signed this 3rd day of October, 1997.

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TALLAHASSEE, FLORIDA

Signature of general partners:

CENTURY MANAGEMENT GROUP,
INC., a Florida corporation

By: 

SERGIO PINO, President

SAVANNA BUILDERS, INC., a Florida
corporation

By: 

JORGE GUERRA, President

Audit No.: H97000016497

Audit No.: H97000016497

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned constituting the general partners of CENTURY/SAVANNAH BUILDERS, LTD., a Florida limited partnership, certifies as follows:

The amount of capital contributions to date of the limited partner is \$1,000.00

The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$1,000.00.

This 3rd day of October, 1997.

FURTHER AFFIANT SAYETH NOT.

Under penalties of perjury I declare that I have read the foregoing and the facts alleged are true, to the best of my knowledge and belief.

GENERAL PARTNERS:

CENTURY MANAGEMENT GROUP, INC., a
Florida corporation

By: [Signature]
SERGIO PINO, President

SAVANNA BUILDERS, INC., a Florida
corporation

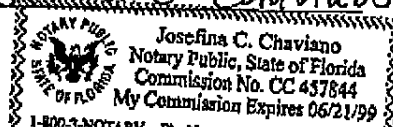
By: [Signature]
JORGE GUERRA, President

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 3rd day of October, 1997 by SERGIO PINO, the President of CENTURY MANAGEMENT GROUP, INC., who is personally known to me or who has produced NA as identification.

Print Name: Josefina C. Chaviano

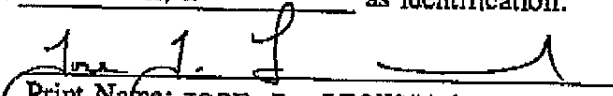
Audit No. H97000016497 Notary Public



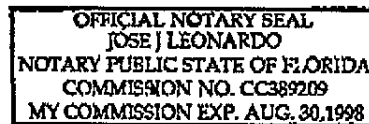
Audit No.: H97000016497

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 3rd day of October, 1997
by JORGE GUERRA, the President of SAVANNA BUILDERS, INC., who is personally
known to me or who has produced n/a as identification.


Print Name: JOSE J. LEONARDO
Notary Public

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