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NAME: NOVA ROAD REALTY, LTD.
AUDIT NUMBER.....H980000000066
DOC TYPE.....FLORIDA LIMITED PARTNERSHIP
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CERTIFICATE OF LIMITED PARTNERSHIP
OF
NOVA ROAD REALTY, LTD.

1. NOVA ROAD REALTY, LTD.
(Name of Limited Partnership must contain a suffix such as "Limited", "Ltd." or "Limited Partnership").
2. 1000 Brickell Avenue, Suite 1200, Miami, Florida 33131 (The Business Address of Limited Partnership)
3. BILL G. DAVIS
(Name of Registered Agent for Service of Process)
4. 1000 Brickell Avenue, Suite 1200, Miami, Florida 33131
(Florida Street Address of Registered Agent)
5. Bill G. Davis
(Registered Agent must sign here to accept designation of Registered Agent for Service of Process).
6. 1000 Brickell Avenue, Suite 1200, Miami, Florida 33131.
(The mailing Address of Limited Partnership).
7. The latest date upon which the Limited Partnership is to be dissolved is December 31, 2026.
8. NAME OF GENERAL PARTNER SPECIFIC ADDRESS
KAI Properties Investors, Inc 1000 Brickell Avenue, Suite 1200
P97000108451 Miami, Florida 33131

Signed this 2nd day of January, 1998. Signature of all general partners.

KAI Properties, Inc.

BY:

Bill G. Davis
Bill G. Davis, Secretary/Treasurer

PREPARED BY:

Harleston R. Wood, Esq.
1000 Brickell Avenue, Suite 300
Miami, Florida 33131
Tel.: (305) 358 - 1000 ext. 298
Fla Bar #291757

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NOVA ROAD REALTY, LTD.

REGISTERED AGENT DESIGNATION

NAME AND ADDRESS OF REGISTERED AGENT:

BILL G. DAVIS
1000 Brickell Avenue, Suite 300
Miami, Florida 33131

I HEREBY ACCEPT THE APPOINTMENT OF REGISTERED AGENT FOR NOVA ROAD
REALTY, LTD.


BILL G. DAVIS

2nd day of January, 1998.

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NOVA ROAD REALTY, LTD.

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned constituting all of the General Partners of Nova Road Realty, Ltd., a Florida Limited Partnership, certify as follows:

The total amount of capital contributions to date of the Limited Partners 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 2nd day of January, 1998.

FURTHER AFFIANT SAYETH NOT.

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

Signed this 2nd day of January, 1998. Signature of all General Partners:

KAI Properties, Inc.

BY:

Bill G. Davis
Bill G. Davis, Secretary/Treasurer

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