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I.D.P. MIAMI

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FLORIDA DIVISION OF CORPORATIONS

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CONTACT: CARLOS A GATO
PHONE: (305) 261-0500

FAX #:

(305) 267-1787

NAME: CENTURY/DADELAND TOWERS, LTD.

AUDIT NUMBER.....H98000003990

DOC TYPE.....FLORIDA LIMITED PARTNERSHIP

CERT. OF STATUS..0

PAGES..... 5

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**CERTIFICATE OF LIMITED PARTNERSHIP
OF
CENTURY/DADELAND TOWERS, LTD.**

CENTURY/DADELAND TOWERS, LTD.

(Name of the Limited Partnership)

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

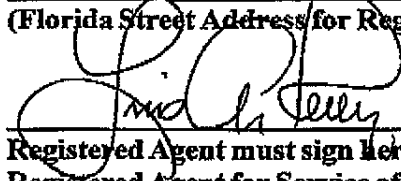
(The Business Address of Limited Partnership)

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)

 Vice-Pres.
Registered Agent must sign here to accept designation as
Registered Agent for Service of Process.)

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, 2037

2. NAME OF GENERAL PARTNERS

SPECIFIC ADDRESS

P97-11266
CENTURY MANAGEMENT GROUP, INC.,
a Florida corporation

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

Prepared by: Jorge M. Vigil, Esq.
5200 Blue Lagoon Drive, #700
Miami, Florida 33126
(305) 261-0500
Bar No.: 0041394

Audit No.: H98000003990

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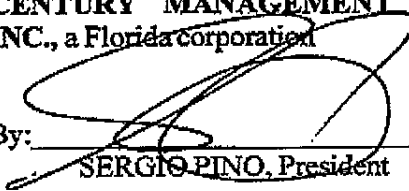
DADELAND TOWERS CONDOMINIUM, INC.
a Florida corporation

14425 Country Walk Drive
Miami, Florida 33126

Signed this 27th day of February, 1998.

Signature of general partners:

**CENTURY MANAGEMENT GROUP,
INC.,** a Florida corporation

By: 

SERGIO PINO, President

**DADELAND TOWERS
CONDOMINIUM, INC.,** a Florida
corporation

By: 

PEDRO GARCIA-CARRILLO, President

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

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

The amount of capital contributions to date of the limited partner is \$68,000

The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$1,000,000

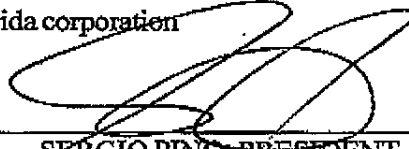
This 27th day of February, 1998.

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: 
SERGIO PINO, PRESIDENT

**DADELAND TOWERS CONDOMINIUM,
INC.**, a Florida corporation

By: 
PEDRO GARCIA-CARRILLO, President

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STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this ____ day of February, 1998 by
SERGIO PINO, the President of CENTURY MANAGEMENT GROUP, INC., who is
personally known to me or who has produced _____ as identification.

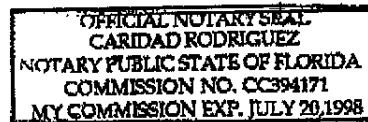
Print Name: _____
Notary Public



STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 26 day of February, 1998 by
Pedro Garcia-Carrillo, the President of DADELAND TOWERS CONDOMINIUM, INC., who is
personally known to me or who has produced _____ as identification.

Print Name: _____
Notary Public



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