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FLORIDA LIMITED PARTNERSHIP

63RD STREET ASSOCIATES, LTD.

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\$10,000.00

COBB & EBIN P.A.
ATTORNEYS AND COUNSELLORS
MELLON UNITED NATIONAL BANK BUILDING
1399 S.W. FIRST AVENUE • SUITE 301
MIAMI, FLORIDA 33130-4388
TELEPHONE (305) 377-0223 • FAX (305) 377-0224

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CERTIFICATE OF LIMITED PARTNERSHIP

OF

63RD STREET ASSOCIATES, LTD.

The undersigned, acting as organizer of a Limited Partnership pursuant to the provisions of the Florida Revised Uniform Limited Partnership Act (1986) hereby adopts the following certificate for such Limited Partnership:

1. The name of the Limited Partnership is 63RD STREET ASSOCIATES, LTD.
2. (a) The address of the office of the Partnership at which the records required to be maintained by Fla. Stat. §620.105 shall be maintained is:

Attn: Craig Robins
230 Fifth Street
Miami, FL 33139

-
- (b) The name and address of the Limited Partnership agent for service of process upon the Partnership, required to be maintained by Fla. Stat. §620.105, is:

Craig Robins
230 Fifth Street
Miami Beach, FL 33139

-
-
3. The name and the business address of the sole general partner is:

Name:

63RD STREET ASSOCIATES, INC.

Address:

230 Fifth Street
Miami Beach, FL 33139

-
-
-
4. The mailing address for the Partnership is:

230 Fifth Street
Miami Beach, FL 33139,

-
-
-
-
5. The term of the Partnership shall commence on the date of the filing of this Certificate of Limited Partnership with the Secretary of State of Florida and shall continue until October 31, 2048, unless sooner terminated as provided in the Limited Partnership Agreement.

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IN WITNESS WHEREOF, this Certificate of Limited Partnership has been duly executed by the General Partner as of the 21st day of October, 1998.

General Partner:

Witnesses:

63RD STREET ASSOCIATES, INC.,
a Florida corporation

Print Name: Vicki Ann P. Mason

By:

Craig Robins, President

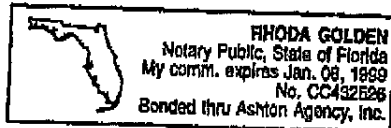
Print Name: Steven Golden

STATE OF FLORIDA)

)SS

COUNTY OF MIAMI-DADE)

The foregoing Certificate of Partnership for 63RD STREET ASSOCIATES, LTD. was acknowledged before me this 21st day of Oct, 1998, by CRAIG ROBINS, who [x] is personally known to me or [] has produced _____ as identification, as President of 63RD STREET ASSOCIATES, INC., a Florida corporation on behalf of the corporation as general partner of 63RD STREET ASSOCIATES, LTD.



Rhoda Golden
NOTARY PUBLIC, State of Florida
at Large

Print, Type or Stamp Name)

Commission No. CC 432526

My commission expires:

6/8/99

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for the above stated Limited Partnership, at the place designated in this Certificate of Limited Partnership, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

Craig Robins

Dated: 10/28/98

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AFFIDAVIT

STATE OF FLORIDA)
)SS
COUNTY MIAMI-DADE)

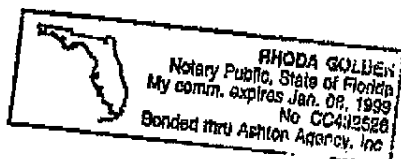
BEFORE ME, a Notary Public, personally appeared CRAIG ROBINS, as President of 63RD STREET ASSOCIATES, INC., a Florida corporation, the general partner of 63RD STREET ASSOCIATES, LTD., a Florida Limited Partnership (the "Affiant"), who, after first being duly sworn, under oath, deposes and states that:

1. Affiant is the duly appointed authorized President of 63RD STREET ASSOCIATES, INC., a Florida corporation (the "Corporation").
2. The Corporation is the General Partner of a Limited Partnership to be formed under the Florida Revised Uniform Limited Partnership Act (1986) under the name 63RD STREET ASSOCIATES, LTD.
3. The capital contribution and anticipated capital of the initial limited partners \$10,000.00.
4. The Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts of this affidavit and understands its contents.

FURTHER AFFIANT SAYETH NAUGHT.

CRAIG ROBINS

The foregoing Affidavit for 63RD STREET ASSOCIATES, LTD. was acknowledged before me this 21st day of Oct, 1998, by CRAIG ROBINS, who [] is personally known to me or [] has produced _____ as identification, as President of 63RD STREET ASSOCIATES, INC., a Florida corporation on behalf of the corporation as general partner of 63RD STREET ASSOCIATES, LTD.



Rhoda Golden
NOTARY PUBLIC, State of Florida
at Large
RHODA GOLDEN
Print, Type or Stamp Name)
Commission No. CC 432526
My commission expires:
1/8/99