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FLORIDA LIMITED PARTNERSHIP
TC NORTHSIDE PARTNERS, LTD.

Certificate of Status	0
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TALLAHASSEE, FLORIDA

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TALLAHASSEE, FLORIDA

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CERTIFICATE OF LIMITED PARTNERSHIP OF
TC NORTHSIDE PARTNERS, LTD.,
a Florida limited partnership

The undersigned General Partner of TC NORTHSIDE PARTNERS, LTD., desiring to form a limited partnership pursuant to the Florida Revised Uniform Limited Partnership Law as set forth in Section 620, Part I of the Florida Statutes, hereby states the following:

1. The name of the Partnership is TC NORTHSIDE PARTNERS, LTD.
2. The address of the office of the Partnership is 1200 Brickell Avenue, Suite 1500, Miami, FL 33131.
3. The name and address of the agent for service of process on the Partnership is Lisha K. Miller, 1200 Brickell Avenue, Suite 1500, Miami, FL 33131.
4. The name and business address of the General Partner is:

TC-NORTHSIDE, INC.
1200 Brickell Avenue, Suite 1500
Miami, FL 33131

5. The mailing address of the Partnership is 1200 Brickell Avenue, Suite 1500, Miami, FL 33131.
6. The latest date upon which the Partnership shall dissolve is February 3, 2049.

The execution of this Certificate by the undersigned General Partner constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

Prepared by:
Stephen P. Johnson, Esq.
Florida Bar No. 0136387
Cohen, Berke, Bernstein, Brodie & Kondell, P.A.
2601 So. Bayshore Drive, 19th Fl.
Miami, Florida 33133
(305) 854-5900

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IN WITNESS WHEREOF, this Certificate of Limited Partnership has been executed by the General Partner of TC NORTHSIDE PARTNERS, LTD. this 3rd day of February, 1999

General Partner:

TC-NORTHSIDE, INC., a Florida corporation

By: _____

Stephen H. Bittel, President

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent for TC NORTHSIDE PARTNERS, LTD., a Florida limited partnership (the "Limited Partnership") in the foregoing Certificate of Limited Partnership, the undersigned, on behalf of the Limited Partnership, hereby agree to accept service of process for the Limited Partnership and to comply with any and all Statutes relative to the complete and proper performance of the duties of registered agent.

February 3, 1999.

REGISTERED AGENT:


Lisha K. Miller

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

) SS:
)

The undersigned authority personally appeared Stephen H. Bittel, President of TC-NORTHSIDE, INC., the General Partner of TC NORTHSIDE PARTNERS, LTD., a Florida limited partnership, hereinafter referred to as the "Limited Partnership", who upon being duly sworn, certifies as follows:

1. The amount of capital contributions to the Limited Partnership made by the Limited Partners is: \$1,000.00.

2. The amount of capital contribution anticipated to be contributed by the Limited Partners is \$-0-.

FURTHER AFFIANT SAYETH NOT.

Under penalties of perjury the undersigned declares that he has read the foregoing and the facts alleged are true, to the best of his knowledge and belief.

General Partner

TC-NORTHSIDE, INC.

By

Stephen H. Bittel, President

SWORN TO AND SUBSCRIBED before me this 3rd day of February, 1999, by Stephen H. Bittel, President of TC-NORTHSIDE, INC., as the General Partner for TC NORTHSIDE PARTNERS, LTD., a Florida limited partnership, who is personally known to me or who has produced _____ as identification.

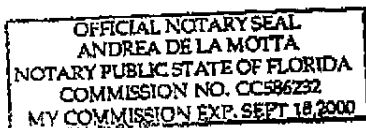
NOTARY PUBLIC:

Sign:

Print:

State of Florida

My Commission Expires:



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