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From: Account Name : AKERMAN, SENTERFITT & EIDSON, P.A. (FT. LAUDERDALE)
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FLORIDA LIMITED PARTNERSHIP

Trion Viera East, Ltd.

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CERTIFICATE OF LIMITED PARTNERSHIP

The undersigned general partner represents that it has formed a limited partnership pursuant to the Florida Revised Uniform Limited Partnership Act (the "Act"), and that it has executed this Certificate of Limited Partnership pursuant to the foregoing Act and states herein as follows:

I. Name

The name of the limited partnership is TRION VIERA EAST, LTD.

II. Business Address

The business address of the partnership is as follows:

5310 N.W. 33rd Avenue
Suite 219
Ft. Lauderdale, FL 33309

III. Registered Agent

The address of the registered office of the partnership and the name of the registered agent for service of process located at that office is as follows:

Kenneth T. Barber
5310 N.W. 33rd Avenue
Suite 219
Ft. Lauderdale, FL 33309

IV. General Partner

The name and business address of the general partner of the partnership is as follows:

pa-70918
TRION VIERA EAST, INC.
5310 N.W. 33rd Avenue
Suite 219
Ft. Lauderdale, FL 33309

Prepared by:
Drake M. Batchelder, Esq.
450 E. Las Olas Blvd.,
Ft. Lauderdale, Florida 33301
(954) 463-2700
Florida Bar No.: 0117273

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V. Mailing Address

The mailing address of the partnership is as follows:

5310 N.W. 33rd Avenue
Suite 219
Ft. Lauderdale, FL 33309

VI. Dissolution

The latest date on which the partnership is to dissolve is December 31, 2050.

WHEREFORE, the undersigned, the general partner of the partnership, has executed this Certificate of Limited Partnership on July 30, 1999.

TRION VIERA EAST, INC.
a Florida corporation,
as general partner

By:



Name: Kenneth T. Barber

Title: President

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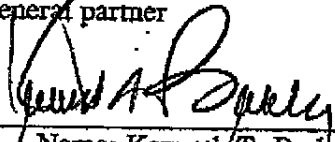
LIMITED PARTNERSHIP REGISTERED AGENT DESIGNATION

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

In compliance with Section 620.105, Florida Statutes, the following is submitted:

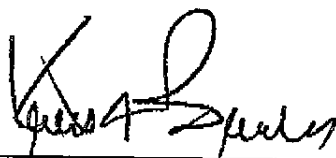
TRION VIERA EAST, LTD. with its place of business at 5310 N.W. 33rd Avenue, Suite 219, Ft. Lauderdale, FL 33309, has named Kenneth T. Barber at 5310 N. W. 33rd Avenue, Suite 219, Ft. Lauderdale, FL 33309, as its agent to accept service of process within Florida.

TRION VIERA EAST, INC.
a Florida corporation,
as general partner

By: 
Name: Kenneth T. Barber
Title: President

Having been named to accept Service of Process for the above-stated limited partnership, at the place designated in this certificate, the undersigned hereby agrees to act in this capacity, and the undersigned further agrees to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and accepts the duties and obligations of section 620.192, Florida Statutes.

Dated this 30th day of July, 1999.

By: 
Kenneth T. Barber

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

The undersigned constituting the general partner of TRION VIERA EAST, LTD., a Florida limited partnership, certifies:

The amount of capital contributions to date of the limited partners is \$100.00.

The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$100.00.

Further affiant sayeth not.

Under the penalties of perjury, I declare that I have read the foregoing and know the contents thereof and that the facts stated herein are true and correct.

Dated this 30th day of July, 1999.

TRION VIERA EAST, INC.
a Florida corporation,
as general partner

By: 

Name: Kenneth T. Barber
Title: President