



THE UNITED STATES
CORPORATION
COMPANY

A99000001502

ACCOUNT NO. : 072100000032

REFERENCE : 372140 7193133

AUTHORIZATION :

COST LIMIT : \$ 87.50

Janna Wilson

ORDER DATE : September 13, 1999

ORDER TIME : 11:46 AM

ORDER NO. : 372140-005

CUSTOMER NO: 7193133

CUSTOMER: Ms. Elizabeth .. Duprey
LE JEUNE/EAST 9TH, INC.
LE JEUNE/EAST 9TH, INC.
Suite 908
2665 South Bay Shore Drive
Miami, FL 33133

700002986777-0

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
99 SEP 14 AM 9:33

DOMESTIC FILING

NAME: LE JEUNE/EAST 9TH PARTNERS,
LTD.

EFFECTIVE DATE:

799A 00045315

ARTICLES OF INCORPORATION
XX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

CERTIFIED COPY
XX PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

RECEIVED
99 SEP 14 AM 11:39
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

CONTACT PERSON: Janna Wilson

EXAMINER'S INITIALS:

MVL 9/17/99

CERTIFICATE OF LIMITED PARTNERSHIP

OF

LE JEUNE/EAST 9TH PARTNERS, LTD.

1. The name of the limited partnership is LE JEUNE/EAST 9TH PARTNERS, LTD.

2. The mailing address of the limited partnership is 2665 South Bayshore Drive Suite 908, Miami, Florida 33133. This is also the address of the limited partnership's principal office.

3. The name and address of the agent for service of process is Gary P. Eidelstein, 2665 South Bayshore Drive, Suite 908, Miami, Florida 33133.

4. The name and business address of the general partner is:

Le Jeune/East 9th, Inc.
2665 South Bayshore Drive
Suite 908
Miami, Florida 33133

pg8000687401

5. The latest date upon which the limited partnership is to dissolve is December 31, 2056.

IN WITNESS WHEREOF, the undersigned has executed this Certificate this 9th day of September, 1999.

**LE JEUNE/EAST 9TH, INC., a
Florida Corporation**

By: Gary P. Eidelstein
Gary P. Eidelstein, President

FILED STATE CORPORATIONS
SEP 11 AM 9:33

CERTIFICATE OF REGISTERED AGENT

OF

LE JEUNE/EAST 9TH PARTNERS, LTD.

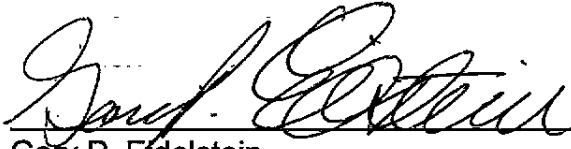
Pursuant to Section 620.105 of the Florida Revised Uniform Limited Partnership Act, the following is submitted, in compliance with said Act:

That Le Jeune/East 9th Partners, Ltd., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Certificate of Limited Partnership, at the City of Miami, County of Dade, State of Florida, has named Gary P. Eidelstein, located at 2665 South Bayshore Drive, Suite 908, Miami, Florida 33133, as its agent to accept service of process within this State.

ACKNOWLEDGMENT

Having been named to accept service of process for the above stated limited partnership, at the place designated in his Certificate, the undersigned hereby agrees to act in this capacity and agrees to comply with the provision of said Act relative to keeping open said office.

Dated this 9th day of September, 1999.


Gary P. Eidelstein

SECRETARY OF STATE
DIVISION OF CORPORATIONS
99 SEP 14 AM 9:33

AFFIDAVIT

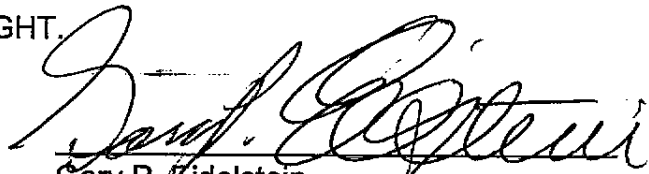
STATE OF FLORIDA }
 } SS
COUNTY OF DADE }

I, Gary P. Eidelstein, upon being duly sworn, depose and say:

1. I am the president of Le Jeune/East 9th, Inc., the general partner of Le Jeune/East 9th Partners, Ltd., a limited partnership organized under the laws of the State of Florida.

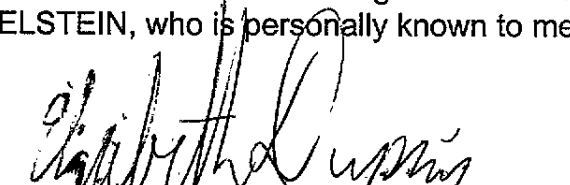
2. The limited partners have made capital contributions in the amount of \$1,000.00, which is the amount anticipated to be contributed by the limited partners.

FURTHER AFFIANT SAYETH NAUGHT.



Gary P. Eidelstein

The foregoing instrument was sworn to, subscribed and acknowledged before me this 9th day of September, 1999, GARY P. EIDELSTEIN, who is personally known to me and did not take an oath.



Notary Public
State of Florida



Print Name of Notary Public

My Commission Expires:

contracts\lejeune.aff\9/9/99



ELIZABETH DUPREY
STATE OF FLORIDA
MY COMM. #CC550487
EXP: 4/25/2000
BONDED

SECRETARY OF STATE
DIVISION OF CORPORATIONS
99 SEP 11 AM 9:33