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CORPORATION(S) NAME

Doral Flexxspace Ltd.

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LAURA EARNEST

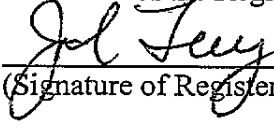
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**CERTIFICATE OF LIMITED PARTNERSHIP
OF
DORAL FLEXXSPACE, LTD.**

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THE UNDERSIGNED, the general partner of DORAL FLEXXSPACE, LTD. (the "Partnership"), does hereby certify as follows for the purpose of forming a limited partnership pursuant to Section 620.108 of the Florida Revised Uniform Limited Partnership Act:

1. The name of the Partnership is "Doral FlexxSpace, Ltd."
2. The business address and the mailing address of the Partnership is 1400 N.W. 107th Avenue, Miami, Florida 33172-2704.
3. The name of the Registered Agent for service of process is Joel Levy.

(Signature of Registered Agent) Executive Vice President
4. The address for the Registered Agent is 1400 N.W. 107th Avenue, Miami, Florida 33172-2704.
5. The latest date upon which the Partnership is to be dissolved is December 31, 2046.
6. The name and business address of the general partner of the Partnership is Doral FlexxSpace LLC, a Florida limited liability company, with offices at 1400 N.W. 107th Avenue, Miami, Florida 33172-2704.

L99000008681

Signed this 3rd day of December, 1999.

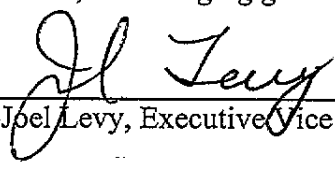
GENERAL PARTNER:

DORAL FLEXXSPACE LLC, a Florida limited liability company

By: AP-ADLER INVESTMENT FUND 2, L.P., a Delaware limited partnership, *its managing member*

PREPARED BY:
Michael Basile, Esq.
Florida Bar No. 197599
STROOCK & STROOCK & LAVAN LLP
3300 First Union Financial Center
200 South Biscayne Boulevard
Miami, Florida 33131-2385

By: ADLER NEWCO GP 2, INC., a Florida corporation, *its managing general partner*

By: 
Joel Levy, Executive Vice President

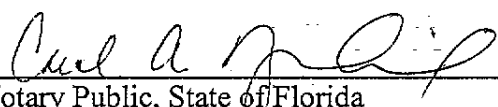
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STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME, the undersigned officer, a Notary Public authorized to administer oaths and to take acknowledgments in and for the State and County set forth above, personally appeared Joel Levy, who is known to me and known by me to be the person who executed the foregoing Certificate of Limited Partnership of Doral FlexxSpace, Ltd. (the "Partnership"), or who presented _____ as identification, and he acknowledged to me and before me that he executed this Affidavit as Executive Vice President of Adler Newco GP 2, Inc. and that said corporation is the general partner of AP-Adler Investment Fund 2, L.P., the Delaware limited partnership that is the managing member of Doral FlexxSpace LLC, a Florida limited liability company that is the general partner of said Partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid, this 3rd day of December, 1999.

(SEAL)



Notary Public, State of Florida

My commission expires:

30071593.01

OFFICIAL NOTARY SEAL
CAROL A NAZARKEWICH
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC819270
MY COMMISSION EXP. APR. 6, 2003

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

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BEFORE ME appeared the undersigned, being the Executive Vice President of Adler Newco GP 2, Inc., a Florida corporation that is the managing general partner of AP-Adler Investment Fund 2, L.P., a Delaware limited partnership that is the managing member of Doral FlexxSpace LLC, a Florida limited liability company that is the sole general partner of Doral FlexxSpace, Ltd., a Florida limited partnership, hereinafter referred to as the "Partnership," who upon being sworn, certified that: (i) the amount of cash capital contributions contributed to date by the limited partners of the Partnership is \$2,335,000; (ii) no additional amount of cash capital contributions are anticipated to be contributed by the limited partners of the Partnership; and (iii) no property other than cash has been contributed by the limited partners of the Partnership and it is not anticipated that the limited partners will contribute any property other than cash to the capital of the Partnership.

Dated: December 3rd, 1999.

FURTHER AFFIANT SAYETH NAUGHT.

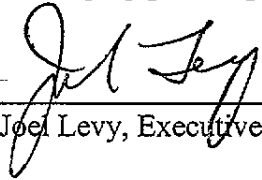
Under penalties of perjury I declare that I have read the foregoing and that the facts alleged are true, to the best of my knowledge and belief.

GENERAL PARTNER:

DORAL FLEXXSPACE LLC, a Florida limited liability company

By: AP-ADLER INVESTMENT FUND 2, L.P., a Delaware limited partnership, *its managing member*

By: ADLER NEWCO GP 2, INC., a Florida corporation, *its managing general partner*

By: 
Joel Levy, Executive Vice President

PREPARED BY:
Michael Basile, Esq.
Florida Bar No. 197599
STROOCK & STROOCK & LAVAN LLP
3300 First Union Financial Center
200 South Biscayne Boulevard
Miami, Florida 33131-2385

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BEFORE ME, the undersigned officer, a Notary Public authorized to administer oaths and to take acknowledgments in and for the State and County set forth above, personally appeared Joel Levy, who is known to me and known by me to be the person who executed the foregoing Affidavit of Capital Contributions to Doral FlexxSpace, Ltd. (the "Partnership"), or who presented _____ as identification, and he acknowledged to me and before me that he executed this Affidavit as Executive Vice President of Adler Newco GP 2, Inc. and that said corporation is the general partner of AP-Adler Investment Fund 2, L.P., the Delaware limited partnership that is the managing member of Doral FlexxSpace LLC, a Florida limited liability company that is the general partner of said Partnership.

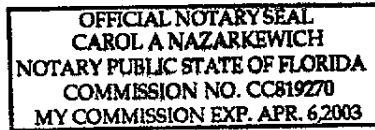
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid, this 3rd day of December, 1999.

(SEAL)



Notary Public, State of Florida

My commission expires:



30071599