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Fax Number : (954) 764-4996

Tierra Center, Ltd.

Certificate of Status	0
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W. P. [Signature] 12/17/1999

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**CERTIFICATE OF LIMITED PARTNERSHIP
OF
TIERRA CENTER, LTD.**

The undersigned, desiring to form a limited partnership pursuant to the laws of the State of Florida, does hereby execute and file with the Secretary of State of Florida this Certificate of Limited Partnership, as follows:

1. The name of the limited partnership ("Partnership") is TIERRA CENTER, LTD.
2. The address of the office in Florida at which will be kept the records of the Partnership required to be maintained by Section 620.105 of the Florida Revised Uniform Limited Partnership Act (1986) (the "Act") is 333 41st Street, Suite 900, Miami Beach, Florida 33140.
3. The name and address of the agent for service of process required to be maintained by Section 620.105(2) of the Act is Beta Investment Group, Inc., 5800 N.W. 63rd Place, Parkland, Florida 33067.

4. The names and addresses of the General Partners are as follows:

GENERAL PARTNERS

ADDRESS

BETA Investment Group, Inc.,
A Florida corporation

5800 N.W. 63rd Place
Parkland, Florida 33067

DDHB Corporation
a Florida corporation

333 41st Street, Suite 900
Miami Beach, Florida 33140

5. A mailing address for the Partnership is 333 41st Street, Suite 900, Miami Beach, Florida 33140.
6. The latest date upon which the Partnership is to dissolve is December 31, 2050, unless terminated sooner in accordance with the provisions of the Limited Partnership Agreement.

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7. All of the Partnership's acts and decisions shall be authorized by the written consent of the General Partners.

IN WITNESS WHEREOF, the undersigned, being the General Partners of the Partnership, have duly executed this Certificate of Limited Partnership of Tierra Center, Ltd., this 17 day of December, 1999, for filing in accordance with Section 620.108 of the Florida Revised Uniform Limited Partnership Act.

This Certificate of Limited Partnership shall be effective upon filing.

GENERAL PARTNERS:

BETA INVESTMENT GROUP, INC.

By: [Signature], Pres.
Howard Dvorkin, President

DDHB CORPORATION

By: [Signature]
Title: [Signature]

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**ACCEPTANCE OF APPOINTMENT
AS REGISTERED AGENT**

THE UNDERSIGNED, named as the agent for service of process in paragraph 3 of the Certificate of Limited Partnership of TIERRA CENTER, LTD., hereby accepts the appointment as such registered agent, and acknowledges that he is familiar with, and accepts the obligations imposed upon registered agents under, the Florida Revised Uniform Limited Partnership Act (1986).

BETA INVESTMENT GROUP, INC.

By: Howard Dvorkin, President

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Sent by: RUDEN.McCLOSKEY 17f1 Dec-17-99 02:45PM

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**AFFIDAVIT DECLARING AMOUNT OF
CAPITAL CONTRIBUTIONS OF LIMITED PARTNERS OF
TIERRA CENTER, LTD.**

BEFORE ME, the undersigned, constituting all the General Partners of TIERRA CENTER, LTD. ("Partnership"), a Florida limited partnership, certifies as follows:

Upon the formation of the Partnership, the limited partners' contributions of cash and property to the Partnership have a value of \$1,000. No additional capital contribution is anticipated to be made by the limited partners.

It is the intention of the Partnership that this Affidavit be filed with the Secretary of State of the State of Florida, along with the Certificate of Limited Partnership.

FURTHER AFFIANT SAYETH NOT.

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

GENERAL PARTNERS:

BETA INVESTMENT GROUP, INC.

By: [Signature]
Howard Dvorkin, President

DDHB CORPORATION

By: [Signature]
Title: [Signature]

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