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DIVISION OF CORPORATION

717 W03-23241 0591.18628

FOREIGN LIMITED PARTNERSHIP

MARINER PLAZA REALTY ASSOCIATES, L.P.

per Cindy -
correct corp
name in
section 9
8-27-03

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$1,785.00

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APPLICATION BY FOREIGN LIMITED PARTNERSHIP FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA

1. Mariner Plaza Realty Associates, L.P.
(Name of limited partnership as it is in the home state)

2. _____
(If name is unavailable, name under which the limited partnership proposes to register or transact business in Florida; must contain the word "LIMITED" or "LTD.")

3. New York 4. April 5, 1993
(State of Formation) (Date of Formation)

5. AGI Registered Agents, Inc.
(Name of Registered Agent for Service of Process)

6. 1700 Brickell Avenue, Suite 900
(Street Address of Registered Office)

Miami Florida 33131
(City) (Zip Code)

7. Accepted by the Registered Agent for Service of Process:

B. David Schreiber
(Agent must sign on this line)

8. c/o Mariner Plaza, Inc., 1009 East 14th Street, Brooklyn, NY 11230

(Address of registered office required in state of formation or, if not required, address of principal office)

9. NAMES OF GENERAL PARTNERS	STREET ADDRESS
<u>Plaza Mariner, Inc.</u>	<u>c/o B. David Schreiber</u>
	<u>90 William Street</u>
	<u>New York, NY 10038</u>

10. B. David Schreiber, 90 William Street, New York, NY 10038
(Office where Names, Addresses and Contributions of Limited Partners are kept)

11. The limited partnership will undertake to keep the records listing the addresses and capital contributions of the limited partner or limited partners until the limited partnership's registration in Florida is canceled or withdrawn.

CONTINUED

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12 Mariner Plaza Realty Associates c/o Taltor Commercial Real Estate Services, Inc., 1018 Thomsville Road, Suite 200A, Tallahassee, FL 32303
(Mailing Address of Limited Partnership)

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

Signed this 14th day of AUGUST
Mariner Plaza, Inc. General Partner
X Shimon Eckstein, President

STATE OF NEW YORK
COUNTY OF NASSAU

On this 11th day of AUGUST, 2003

Shimon Eckstein personally appeared before me,

who is personally known to me

whose identity I proved on the basis of _____


(Notary Public Signature)

B. David Schreiber
(Notary's Printed Name)

Seal

My Commission Expires: _____

B. DAVID SCHREIBER
Notary Public, State of New York
No. 24-4870233
Qualified in Long County
COMMISSION EXPIRES 08/14/2006

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS FOR A FOREIGN LIMITED PARTNERSHIP

BEFORE ME the undersigned personally appeared Shimon Eckstein
a general partner of Mariner Plaza Realty Associates, L.P., a (an) New York
limited partnership, hereinafter referred to as the "Partnership", who certifies as follows:

1. The amount of capital contributions of the limited partners is \$ 600,000.00.
2. The anticipated amount of the capital contributions of the limited partners that are allocated for the purposes of transacting business in Florida is \$ 2,000,000.00.

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

Signed this 14th day of AUGUST, 2003.
Plaza Mariner, Inc., General Partner
Shimon Eckstein, President

STATE OF New York
COUNTY OF Westchester

On this 14th day of August, 2003

Shimon Eckstein personally appeared before me.

- who is personally known to me
- whose identity I proved on the basis of _____

[Signature]
(Notary Public Signature)

B. David Schreiber
(Notary's Printed Name)

Seal My Commission Expires _____

B. DAVID SCHREIBER
Notary Public, State of New York
No. 0000044870133
Qualified in Westchester County
COMMISSION EXPIRES AUG. 11, 2006
Comm. No. _____

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