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To: Division of Corporations
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SECRETARY OF STATE
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FLORIDA LIMITED PARTNERSHIP

Twery Associates, Ltd.

Certificate of Status	1
Certified Copy	1
Page Count	04
Estimated Charge	\$1,286.25

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CERTIFICATE OF LIMITED PARTNERSHIP

OF

TWERY ASSOCIATES, LTD.

The undersigned, acting as organizer of a Limited Partnership pursuant to the provisions of the Florida Revised Uniform Limited Partnership Act (1986) hereby adopts the following certificate for such Limited Partnership:

1. The name of the Limited Partnership is TWERY ASSOCIATES, LTD.

2. (a) The address of the office of the Partnership at which the records required to be maintained by Fla. Stat. §620.105 shall be maintained is:

c/o Craig Robins
1632 Pennsylvania Avenue
Miami Beach, Florida 33139

(b) The name and address of the Limited Partnership agent for service of process upon the Partnership, required to be maintained by Fla. Stat. §620.105, is:

Craig Robins
1632 Pennsylvania Avenue
Miami Beach, Florida 33139

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

Name: TWERY ASSOCIATES, INC.

Address: P02-43790

1632 Pennsylvania Avenue
Miami Beach, Florida 33139

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

This Instrument Prepared by:
Linda Ebin, Esq.
Florida Bar No. 0318590
Cobb & Ebin P.A.
1399 SW First Avenue
Suite 301
Miami, FL 33130
(305) 377-0223

4. The mailing address for the Partnership is:

1632 Pennsylvania Avenue
Miami Beach, Florida 33139

5. The term of the Partnership shall commence on the date of the filing of this Certificate of Limited Partnership with the Secretary of State of Florida and shall continue for 50 years unless sooner terminated as provided in the Limited Partnership Agreement.

IN WITNESS WHEREOF, this Certificate of Limited Partnership has been duly executed by the General Partner as of the 19 day of April, 2002.

General Partner:

TWERY ASSOCIATES, INC.,
a Florida corporation

By: _____
Craig Robins, President

Witnesses:

Audrey O'Keefe Sherwood
Print Name: Audrey O'Keefe Sherwood
Mariana Gomez
Print Name: Mariana Gomez

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing Certificate of Partnership for TWERY ASSOCIATES, LTD., a Florida limited partnership, was acknowledged before me this 19th day of April, 2002, by Craig Robins, as President of TWERY ASSOCIATES, INC., a Florida corporation, as its sole general partner, on behalf of that corporation. He is personally known to me.

Audrey O'Keefe Sherwood
Notary Public, State of Florida at Large
Print name: Audrey O'Keefe Sherwood
Commission No. CC913651
My commission expires: 02/24/04



[SEAL]

ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for the above stated Limited Partnership, at the place designated in this Certificate of Limited Partnership, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.



Craig Robins

Dated: April 19, 2002

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AFFIDAVIT

STATE OF FLORIDA)
) : SS
COUNTY OF MIAMI-DADE)

BEFORE ME, a Notary Public, personally appeared Craig Robins, as President of TWERY ASSOCIATES, INC., a Florida corporation, the general partner of TWERY ASSOCIATES, LTD., (the "Affiant"), who, after first being duly sworn, under oath, deposes and states that:

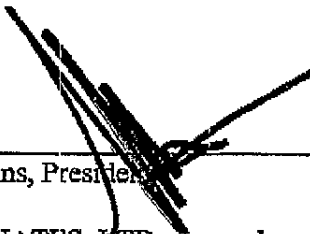
1. Affiant is the duly appointed authorized President of TWERY ASSOCIATES, INC., a Florida corporation (the "Corporation").

2. The Corporation is the General Partner of a Limited Partnership to be formed under the Florida Revised Uniform Limited Partnership Act (1986) under the name TWERY ASSOCIATES, LTD.

3. The capital contribution and anticipated capital of the initial limited partners is \$170,000.00.

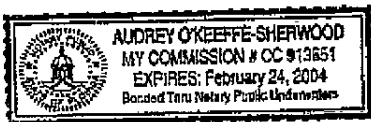
4. The Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts of this affidavit and understands its contents.



FURTHER AFFIANT SAYETH NAUGHT.



Craig Robins, President

The foregoing Affidavit for TWERY ASSOCIATES, LTD., was acknowledged before me this 19th day of April, 2002, by Craig Robins who [] is personally known to me or [] has produced _____ as identification, as President of TWERY ASSOCIATES, INC., a Florida corporation, on behalf of the corporation as general partner of TWERY ASSOCIATES, LTD.




NOTARY PUBLIC, State of Florida
At Large

(Print, Type or Stamp Name)
Commission No. CC 913651
My Commission Expires: 02/24/04