

A03000001453

Carol Ruffo

(Requestor's Name)

Broad + Cassel

(Address)

390 N Orange Ave, Ste 1100

(Address)

Orlando, FL 32801

(City/State/Zip/Phone #)

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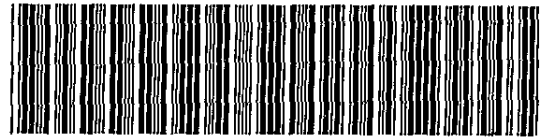
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**CERTIFICATE OF LIMITED PARTNERSHIP
OF
1430 MASON AVENUE LIMITED PARTNERSHIP**

Pursuant to the authority of Section 620.108, Florida Statutes, the undersigned, constituting the general partner of 1430 MASON AVENUE LIMITED PARTNERSHIP (the "Partnership"), hereby submits the following in connection with the formation of the Partnership:

1. The name of the Partnership shall be 1430 MASON AVENUE LIMITED PARTNERSHIP

2. The address of the office where records shall be kept shall be 1430 Mason Avenue, Daytona Beach, Florida 32117. The name and address of the registered agent for service of process is John A. Ortolani, 1430 Mason Avenue, Daytona Beach, Florida 32117.

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

A & J of 1430 Mason Avenue, LLC
1430 Mason Avenue
Daytona Beach, Florida 32117

103-30975

4. The mailing address of the limited partnership is 1430 Mason Avenue, Daytona Beach, Florida 32117.

5. The latest date upon which the Partnership is to dissolve shall be December 31, 2053.

This Agreement has been executed by the undersigned this 16 day of September, 2003.

GENERAL PARTNER:

A & J of 1430 Mason Avenue, LLC, a Florida limited liability company

By: *John A. Ortolani*
JOHN A. ORTOLANI, Manager

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TALLAHASSEE FLORIDA

ACKNOWLEDGEMENT OF REGISTERED AGENT

Having been designated as Registered Agent for 1430 MASON AVENUE LIMITED PARTNERSHIP, the undersigned hereby accepts the designation and agrees to act as the Registered Agent of said limited partnership and states that the undersigned is familiar with the undersigned's statutory obligations as such.

1430 MASON AVENUE LIMITED
PARTNERSHIP

By: _____


JOHN A. ORTOLANI, Manager

Dated this 16 day of September, 2003.

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

The undersigned being the general partner of 1430 MASON AVENUE LIMITED PARTNERSHIP, and being duly sworn does hereby set forth the following for the purposes of accompanying the filing of the Certificate of Limited Partnership of 1430 MASON AVENUE LIMITED PARTNERSHIP with the Florida Department of State, as required by Section 620.108, Florida Statutes:

The amount of the capital contributions of the limited partners as of the date hereof is:

Real Property in Volusia County worth approximately one million two hundred thousand dollars (\$1,200,000.00)

and no further capital contributions from the limited partners are reasonably anticipated at this time.

This Affidavit is executed and sworn to by:

GENERAL PARTNER:

A & J of 1430 Mason Avenue, LLC, a Florida limited liability company

By: John A. Ortolani
JOHN A. ORTOLANI, Manager

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 15th day of September, 2003, by JOHN A. ORTOLANI, Manager of A & J of 1430 Mason Avenue, LLC, a Florida limited liability company, General Partner of 1430 MASON AVENUE LIMITED PARTNERSHIP, and who is either personally known to me or who produced GLT as identification.

Patrice Anne Clay
Notary Public
My Commission Expires:
Type, print or stamp name of notary

