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(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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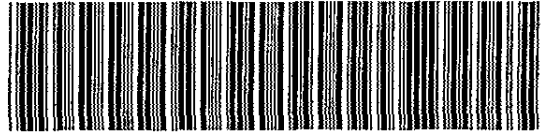
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

J. BRYAN JAN 7 2004

SACHER, MARTINI & SACHER, P.A.

ATTORNEYS AT LAW

2655 LeJeune Road, Suite 1101, Coral Gables, Florida 33134

Charles P. Sacher
Gregory T. Martini
Charles S. Sacher

Telephone: 305/448-3900
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OF COUNSEL
Martin E. Segal, P.A.

December 29, 2003

VIA FEDERAL EXPRESS

Corporate Records Bureau
Division of Corporations
409 East Gaines Street
Tallahassee, Florida 32314

Re: 1570 Madruga Ave., Ltd./Certificate of Limited Partnership
Our File No.: 2141-91

Gentlemen:

On behalf of the above referenced entity, I enclose herewith the original Certificate of Limited Partnership, and our client's check in the amount of \$1,785.00 representing the filing fee and the registered agent fee.

Please cause the Certificate of Limited Partnership to be filed among the records of the State of Florida.

Thank you for your attention to this matter.

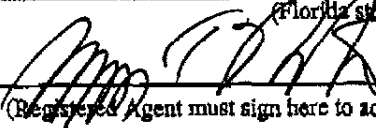
Very truly yours,


GREGORY T. MARTINI

Enclosures

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TALLAHASSEE, FLORIDA

CERTIFICATE OF LIMITED PARTNERSHIP

1. 1570 MADRUGA AVE, LTD..
(Name of Limited Partnership; must contain a suffix such as "Limited", "Ltd." or "Limited Partnership")
2. 107 Sarto Avenue, Coral Gables, FL 33134
(Business address of Limited Partnership)
3. Gregory T. Martini
(Name of Registered Agent for Service of Process)
4. 2655 Le Jeune Road, Suite 1101, Coral Gables, FL 33134
(Florida street address for Registered Agent)
5. 
(Registered Agent must sign here to accept designation as Registered Agent for Service of Process)
6. P.O. Box 331056, Coconut Grove, FL 33233
(Mailing Address of the Limited Partnership)

7. The latest date upon which the Limited Partnership is to be dissolved is December 31, 2053

8. Name(s) of general partner(s):

Street address:

ACREI, LLC.

L03000010002

107 Sarto Ave.

Coral Gables, FL 33134

Under penalties of perjury I (we) declare that I (we) have read the foregoing and know the contents thereof and that the facts stated herein are true and correct.

Signed this 29 day of December, 2003.

Signature of all general partners:

ACREI, LLC., a Florida limited liability company


Constantine J. Scurtis, Manager

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JULY 10, 2004
ALLIANCE CORPORATIONS
TALLAHASSEE, FLORIDA

**AFFIDAVIT OF CAPITAL CONTRIBUTIONS
FOR FLORIDA LIMITED PARTNERSHIP**

The undersigned constituting all of the general partners of 1570 MACRUGA AVE. LTD.

a Florida Limited Partnership, certify:

The amount of capital contributions to date of the limited partners is \$ 200,000.00.

The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$ 1,100,000.00.

Signed this 29 day of December, 2003.

FURTHER AFFIANT SAYETH NOT.

Under the penalties of perjury I (we) declare that I (we) have read the foregoing and know the contents thereof and that the facts stated herein are true and correct.

ACREI, LLC., a Florida limited liability company



Constantine J. Scurtis, Manager

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