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(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

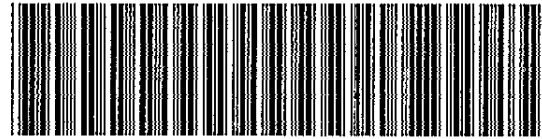
(Business Entity Name)

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CORPORATION SERVICE COMPANY™

ACCOUNT NO. : 072100000032
REFERENCE : 458520 7146324
AUTHORIZATION :
COST LIMIT : \$ PPD

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TALLAHASSEE, FLORIDA

ORDER DATE : February 25, 2004
ORDER TIME : 11:11 AM
ORDER NO. : 458520-005
CUSTOMER NO: 7146324
CUSTOMER: Gregory Martini, Esq
Sacher, Martini & Sacher, Pa
Suite 1101
2655 Lejeune Road
Coral Gables, FL 33134

DOMESTIC FILING

NAME: 455 BUILDING, LTD.

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
XX CERTIFICATE OF LIMITED PARTNERSHIP
ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

CERTIFIED COPY
XX PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Susie Knight - EXT. 2956
EXAMINER'S INITIALS: _____

CERTIFICATE OF LIMITED PARTNERSHIP

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

- 1. 455 BUILDING, 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:
<u>ACREI, LLC.</u>	<u>107 Sarto Ave.</u>
	<u>Coral Gables, FL 33134</u>

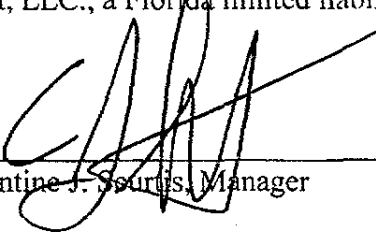
LC3000010002

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 24th day of February, 2004.

Signature of all general partners:

ACREI, LLC., a Florida limited liability company


Constantine J. Sourdis, Manager

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

The undersigned constituting all of the general partners of 455 BUILDING, LTD.

a Florida Limited Partnership, certify:

The amount of capital contributions to date of the limited partners is \$ 49,750.00.

The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$ 139,500.00.

Signed this 24th day of February, 2004.

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. Scutis, Manager