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ALLEN & CALEGO

PAGE 01

ENTER/SELECTION AND <CR> DIVISION OF CORPORATIONS

PUBLIC ACCESS SYSTEM

((H95000011178))

ELECTRONIC FILING COVER SHEET

TO: DIVISION OF CORPORATIONS
DEPARTMENT OF STATE
STATE OF FLORIDA
409 EAST GAINES STREET
TALLAHASSEE, FL 32399
FAX: (904) 922-4000

FROM: ROBERT N. ALLEN, JR., P.A.
601 BRICKELL KEY DR
SUITE 805
MIAMI FL 33131-000033401-0000
CONTACT: RICK BAJANDAS
PHONE: (305) 372-3300
FAX: (305) 379-7018

((H95000011178))

DOCUMENT TYPE: FLORIDA LIMITED PARTNERSHIP

NAME: FLORIDA REAL PROPERTIES LIMITED

FAX AUDIT NUMBER: H95000011178

CURRENT STATUS: REQUESTED

DATE REQUESTED: 10/05/1995

TIME REQUESTED: 10:13:22

CERTIFIED COPIES: 0

CERTIFICATE OF STATUS: 0

NUMBER OF PAGES: 3

METHOD OF DELIVERY: FAX

ESTIMATED CHARGE: \$87.50

ACCOUNT NUMBER: 073324000622

Note: Please print this page and use it as a cover sheet when submitting documents to the Division of Corporations. Your document cannot be processed without the information contained on this page. Remember to type the Fax Audit number on the top and bottom of all pages of the document.

((H95000011178))

** ENTER 'M' FOR MENU. **

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A95000001498

A95000001498

Name	
Account No	KWM
Document	KWM
Examiner	KWM
Reviewer	KWM
Approver	KWM

10/05/1995

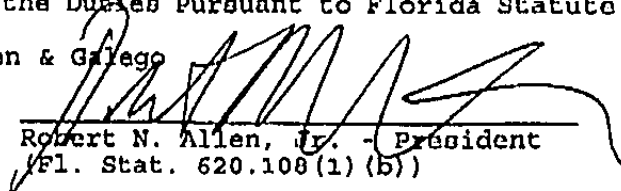
FAX AUDIT NUMBER H95000011178

**CERTIFICATE OF LIMITED PARTNERSHIP
OF
FLORIDA REAL PROPERTIES LIMITED**

Pursuant to Florida Statute Section 620.108 the undersigned General Partner intends to immediately form the following Limited Partnership:

- 1) Name: **FLORIDA REAL PROPERTIES LIMITED**
(Fl. Stat. 620.108(1)(a))
- 2) Business Address: 501 Brickell Key Drive, Suite 500
Miami,
Florida 33131
(Fl. Stat. 620.108(1)(b))
- 3) Name of Registered Agent for Service of Process:
Allen & Galego**
(Fl. Stat. 620.108(1)(b))
- 4) Florida Street Address for Registered Agent:

601 Brickell Key Drive
Suite 805
Miami, Florida 33131
(Fl. Stat. 620.108(1)(b))
- 5) Signature of Registered Agent Signifying that the Registered Agent Accepts the Duties Pursuant to Florida Statute 620.192:

Allen & Galego
By: 
Robert N. Allen, Jr. - President
(Fl. Stat. 620.108(1)(b))

Preparer:
Ricardo Bajandas
Allen & Galego (see fictitious name filing for registered agent)**
Attorneys at Law
601 Brickell Key Drive, Suite 805
Miami, Florida 33131
Ph. (305) 372-3300
FL BAR NO. 0987750

FAX AUDIT NUMBER H95000011178

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6) Name and Address of General Partner:

Brickell Capital Corporation · P15000074844
501 Brickell Key Drive, Suite 500
Miami, Florida 33131
(Fl. Stat. 620.108(1)(c))

7) Mailing Address of Limited Partnership:

601 Brickell Key Drive, Suite 805
Miami, Florida 33131
(Fl. Stat. 620.108(1)(d))

8) Latest date upon which the Limited Partnership is to be dissolved:

September 27, 2015

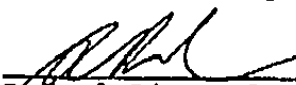
(Fl. Stat. 620.108(1)(e))

Executed and dated to be effective as of the 27th day of September, 1995.

GENERAL PARTNER'S SIGNATURE:

Brickell Capital Corporation, a Florida corporation

By:


Rafael Diaz-Balart, President

FAX AUDIT NUMBER H95000011178

FAX AUDIT NUMBER H95000011178

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned constituting the sole general partner of Florida Real Properties Limited, a Florida limited partnership, certify as follows:

The amount of capital contributions to date of the limited partners is \$ 5,000.00.


The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$ 5,000.00.

Executed and Dated to be effective as of the ___ day of September, 1995.

Under the penalties of perjury I declare that I have read the foregoing and that the facts alleged are true, to the best of my knowledge and belief.

GENERAL PARTNER'S SIGNATURE:

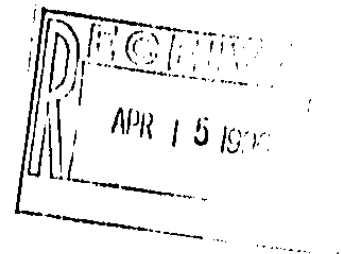
Brickell Capital Corporation, a Florida corporation.

By: 
Rafael Diaz-Balart, President

FAX AUDIT NUMBER H95000011178



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State



April 11, 1996

FLORIDA REAL PROPERTIES LIMITED
501 BRICKELL KEY DR., STE. 500
MIAMI, FL 33131

SUBJECT: FLORIDA REAL PROPERTIES LIMITED
Ref. Number: A95000001498

We have received your document for FLORIDA REAL PROPERTIES LIMITED and your check(s) totaling \$576.25. However, the enclosed document has not been filed and is being returned for the following correction(s): ✓

You have indicated in block 5b or 8b on the document that the contributions of the limited partners have gone beyond what we currently have on file. A supplemental affidavit must be filed pursuant to chapter 620, Florida Statutes. The filing fee is based on the additional amount of contributions calculated at a rate of \$7 per \$1000 with a minimum filing fee of \$52.50 and a maximum filing fee of \$1750. ✓

The fee to file the supplemental affidavit is \$1750.00 and the fee to file the annual report is \$576.25. The total fee due for both filings is \$2326.25. Please return the supplemental affidavit and the annual report together with the appropriate fee. ✓

The revocation will be voided and no penalty fees will be applied if the corrected annual report and fees are received within 30 days of the date of this letter. Please return a copy of this letter with your annual report to ensure proper handling by this office. ✓

If you have any questions concerning the filing of your document, please call (904) 487-6911. ✓

Brenda Tadlock
Sr. Corporate Section Administrator

Letter Number: 396A00016705

FLORIDA REAL PROPERTIES LIMITED
501 BRICKELL KEY DR. , STE. 500
MIAMI, FL 33131

103
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105
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SUPPLEMENTAL AFFIDAVIT OF CAPITAL CONTRIBUTIONS
FOR A FLORIDA LIMITED PARTNERSHIP

The undersigned, constituting all of the general partners of **FLORIDA REAL PROPERTIES LIMITED**, a Florida Limited Partnership, executed this supplemental affidavit filed pursuant to section 620.112, Florida Statutes.

The total amount of the capital contributions of the limited partners is \$ 600,000.

FURTHER AFFIANT SAYETH NOT.

Under penalties of perjury we declare that we have read the foregoing and that the facts are true, to the best of my knowledge and belief.



Mr. Rafael Diaz-Balart, President
Brickell Capital Corporation, General Partner

FILE ON OR BEFORE APRIL 5, 1996 TO AVOID REVOCATION AND \$ PENALTY FEE

LIMITED PARTNERSHIP
ANNUAL REPORT
1996



FLORIDA DEPARTMENT OF STATE
Sandra Matham
Secretary of State
DIVISION OF CORPORATIONS

RECEIVED
 DIVISION OF CORPORATIONS
 APR 11 1996
 11:11 AM

1. Name of Limited Partnership
 1a. DOCUMENT #
A95000001498

FLORIDA REAL PROPERTIES LIMITED

Mailing Address: 501 BRICKELL KEY DR., STE. 500 MIAMI FL 33131
 Principal Office Address: 501 BRICKELL KEY DR., STE. 500 MIAMI FL 33131

2. How Mailing Address, if Applicable

State, Apt. #, etc.
 City, State & Zip

2a. How Principal Office Address, if Applicable

State, Apt. #, etc.
 City, State & Zip

3. Date Filing or Registration in Do Business in FLORIDA: 10/06/1995
 3a. Date of Last Report
 4. State or Country of Formation: FL

5a. Capital Contributions as Shown on Record: \$5,000.00

5b. Amount of Capital Contributions in FLORIDA to date: \$ 600,000

6. F.I.I. Number: 65-0609379

Applied For: Not Applicable

7. CERTIFICATE OF STATUS REQUIRED
 \$175 Additional Fee required for a Certificate of Status

8. FEES: 1) Filing Fee: Computed at a rate of \$7 per \$1,000 on amount entered in 5b or 5a if 5b blank, with a minimum filing fee of \$52.50 and a maximum of \$437.50
 2) Supplemental Fee: \$138.75 (pursuant to section 607.103, F.S.)
 THE AMOUNT DUE SHALL BE NO LESS THAN \$191.25 (\$52.50 + \$138.75) AND NO MORE THAN \$570.25 (\$437.50 + \$138.75)
 Note: If the amount entered in 5b is greater than amount entered in 5a, a supplemental affidavit must be submitted along with a separate and appropriate filing fee.
 MAKE CHECK PAYABLE TO FLORIDA DEPT. OF STATE
 S.A.
 FF 4/10/96 25

9. Name and Address of Current Registered Agent
 ALLEN & GALEGO
 601 BRICKELL KEY DR., STE. 805
 MIAMI FL 33131

10. If changed, new Registered Agent/Office
 Name:
 Street Address (P.O. Box Number is Not Acceptable):
 State, Apt. #, etc.:
 City: FL Zip Code:

10a. Pursuant to the provisions of sections 620.1051 and 620.102, Florida Statutes, the above-named limited partnership organized or registered under the laws of the State of Florida, submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. Such change was authorized by its general partner(s). I hereby accept the appointment of registered agent. I am familiar with and accept the obligations of section 620.102, Florida Statutes.

SIGNATURE (Registered Agent Accepting Appointment) _____ DATE _____

A GENERAL PARTNER THAT IS A CORPORATION, LIMITED PARTNERSHIP OR OTHER BUSINESS ENTITY MUST BE REGISTERED AND ACTIVE WITH THIS OFFICE.

11. Name(s) of General Partner(s)
 BRICKELL CAPITAL CORPORATION

11a. Address of Each General Partner (Do NOT Use Post Office Box Numbers)
 501 BRICKELL KEY DR.,

11b. City, State & Zip Code
 MIAMI FL 33131

11c. Registrar/Document Number
 P95000074844
 1111
 100001824521
 -05/16/96--01054--003
 ***2328.25 ***576.25

NOTE: General partners MAY NOT be changed on this form; an amendment must be filed to change a general partner.

12. I do hereby certify that the information supplied with this filing is voluntarily furnished and does not qualify for the exemption stated in Section 119.07(3)(k), Florida Statutes. I release the Division of Corporations from any liability of non-compliance with Section 119.07(3)(k) in the event that the information supplied is deemed exempt from public access. I further certify that the information indicated on this document is true and accurate and that my signature shall have the same legal effects as if made under oath. I further certify that I am a General Partner of the limited partnership, receiver or trustee empowered to execute this report as required by chapter 620, Florida Statutes.

SIGNATURE: *[Signature]* DATE: 4/1/96
 Typed or Printed Name of General Partner Signing Form: BRICKELL CAPITAL CORP. (PRESIDENT) Telephone Number: (305)-358-8700

CR2E003 (11/95)