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08/21/03--01032--007 **1596.00

RECEIVED
03 AUG 21 AM 10:43
DIVISION OF CORPORATION

FILED
03 AUG 26 PM 1:12
TALLAHASSEE, FLORIDA

JK

Charter Number Only

8/19/03

Requestor's Name
Roth Roussio & Darrach
Address
18851 NE 29th Ave #900
Aventura, FL 33180
City State ZIP Phone
(786) 279-0000R.

VALIDATION ONLY

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03 AUG 26 PM 1:12
TALLAHASSEE, FLORIDA

CORPORATION(S) NAME

1410 Townhouses, LTD

- | | | |
|---|--|---|
| <input type="checkbox"/> Profit | <input type="checkbox"/> Amendment | <input type="checkbox"/> Merger |
| <input type="checkbox"/> NonProfit | <input type="checkbox"/> Dissolution | <input type="checkbox"/> Mark |
| <input checked="" type="checkbox"/> Limited Partnership | <input type="checkbox"/> Annual Report | <input type="checkbox"/> Other |
| <input type="checkbox"/> Reinstatement | <input type="checkbox"/> Reservation | <input type="checkbox"/> Change of Registered Agent |
| <input type="checkbox"/> Certified Copy | <input type="checkbox"/> Photo Copies | <input type="checkbox"/> Certificate Under Seal |
| <input checked="" type="checkbox"/> Call When Ready | <input type="checkbox"/> Call If Problem | <input type="checkbox"/> After 4:30 |
| <input checked="" type="checkbox"/> Walk In | <input type="checkbox"/> Will Wait | <input checked="" type="checkbox"/> Pick Up |
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FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State

August 21, 2003

EMPIRE

TALLAHASSEE, FL

SUBJECT: 1410 TOWNHOUSES, LTD.
Ref. Number: W03000023870

RECEIVED
03 AUG 26 AM 11:12
DIVISION OF CORPORATIONS
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03 AUG 26 AM 11:12
TALLAHASSEE, FLORIDA

We have received your document for 1410 TOWNHOUSES, LTD. and your check(s) totaling \$1596.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Please note that we have RETAINED your \$1,596.00 payment.

The REGISTERED AGENT MUST SIGN the acceptance statement in Item 5.

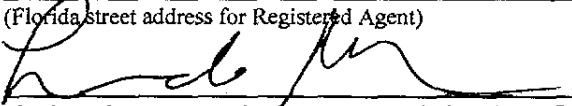
Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6914.

Buck Kohr
Document Specialist

Letter Number: 903A00047486

CERTIFICATE OF LIMITED PARTNERSHIP
OF
1410 TOWNHOUSES, LTD.

1. 1410 TOWNHOUSES, LTD
(Name of limited Partnership; must contain a suffix such as Limited", "Ltd.", or "Limited Partnership")
2. 18851 N.E. 29th Avenue, Suite 900, Aventura, FL 33180
(Business address of Limited Partnership)
3. Leonardo A. Roth, Esq.
(Name of Registered Agent for Service of Process)
4. 18851 N.E. 29th Avenue, Suite 900, Aventura, FL 33180
(Florida street address for Registered Agent)
5. 
(Registered Agent must sign here to accept designation as Registered Agent for Service of Process)
6. 18851 N.E. 29th Avenue, Suite 900, Aventura, FL 33180
(Mailing Address of the Limited Partnership)

7. The latest date upon which the Limited Partnership is to be dissolved is 8/19/2102

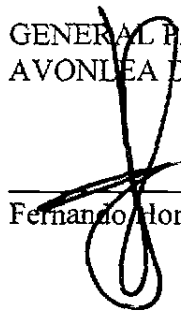
8. Name of General Partner(s):	Specific Address:
Avonlea Development, Corp.	18851 N.E. 29 th Avenue, Suite 900 Aventura, FL 33180

PG2 0000 70041

Signed this 25th day of August, 2003.

Signature of all general partners:

GENERAL PARTNER
AVONLEA DEVELOPMENT, CORP.:


Fernando Morigian, Director

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

The undersigned constituting all of the general partners of

1410 TOWNHOUSES, LTD. , a Florida Limited Partnership, certify:

The amount of capital contributions to date of the limited partners is \$7,000.00

The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$223,000.00

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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.


AVONLEA DEVELOPMENT, CORP., General Partner:

Fernando Horigian, Director

This 25th day of AUGUST, 2003.