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RICHARD ALAN ALAYON (N.Y., FL., FED. & T.C.)
IVETTE HALPHEN LEON (FL. & FED.)
ANDREW BORAH (FL.)
LEONARD LEVI GARDNER (FL. & FED.)*
GLENN J. HOLZBERG, ESQ. (FL. & FED.)*

REPLY TO: X

2450 S.W. 137TH AVENUE
SUITE 226
MIAMI, FLORIDA 33175
TEL: (305) 221-2110
FAX: (305) 221-5321

OF COUNSEL

10723 S.W. 104TH STREET
MIAMI, FLORIDA 33176
TEL. (305) 273-9600

4551 PONCE DE LEON BLVD
CORAL GABLES, FLORIDA 33146

January 16, 2002

VIA FEDERAL EXPRESS

Ms. Gretchen Harvey
State of Florida, Division of Corporations
Registration Section
409 East Gaines Street
Tallahassee, Florida 32399

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-01/17/02--01046--005
****451.50 ****150.50

Re: VARIOUS

~~Dear Gretchen:~~

Enclosed please find the formation documents of the following entities:

1. Adrianbuilders at Tamiami Trail, Inc.
2. Adrianbuilders at Tamiami Trail, Ltd.
3. Adrianbuilders Office Park I, Inc.
4. Adrianbuilders Office Park I, Ltd.
5. Adrianbuilders Office Park II, Inc.
6. Adrianbuilders Office Park II, Ltd.
7. Adrianbuilders Office Park III, Inc.
8. Adrianbuilders Office Park III, Ltd.
9. Adrianbuilders Office Park IV, Inc.
10. Adrianbuilders Office Park IV, Ltd.
11. Valjor Investment Group, L.L.C.
12. Valjor Investment Group II, L.L.C.
13. Valjor Investment Group III, L.L.C.

We have also enclosed our check to cover the filing fees for the above-referenced entities.

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RECEIVED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

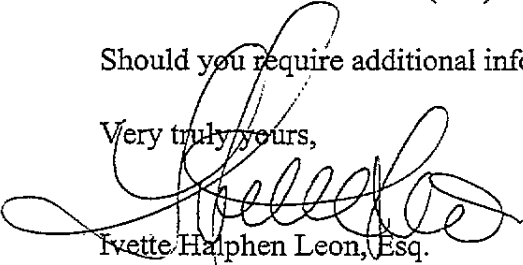
A02-73
\$98.00-LP
\$52.50-CC

SA 1/17

Please process these documents as soon as possible and send me confirmation that the entities have been filed via fax at (305) 221-5321.

Should you require additional information, please do not hesitate to contact our offices.

Very truly yours,


Ivette Halphen Leon, Esq.

:IHL

Enclosure

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02 JAN 17 PM 2:46
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TALLAHASSEE, FLORIDA

**CERTIFICATE OF LIMITED PARTNERSHIP
OF
ADRIANBUILDERS OFFICE PARK III, LTD.**

The undersigned, pursuant to the provisions of Section 620.108 of the Florida Statutes,
hereby certify and swear in this Certificate of Limited Partnership to the following:

1. **NAME.**

The name of the Limited Partnership is:

ADRIANBUILDERS OFFICE PARK III, LTD.

2. **REGISTERED AGENT.**

The name and address of the Registered Agent for the Limited Partnership is:

A&P Registered Agent, Inc.
2450 S.W. 137th Avenue
Suite 226
Miami, Florida 33175

3. **GENERAL PARTNER.**

The name and business address of the general partner is as follows:

AdrianBuilders Office Park III, Inc. ✓
2460 S.W. 137th Avenue, Suite 238
Miami, Florida 33175

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TALLAHASSEE, FLORIDA

4. **MAILING ADDRESS.**

The mailing address for the Limited Partnership is as follows:

AdrianBuilders Office Park III, Ltd.
c/o A&P Registered Agent, Inc.
2450 S.W. 137th Avenue, Suite 226
Miami, Florida 33175

*Document Prepared By:
Ivette Halphen Leon, Esq.
Florida Bar No.: 981834
Alayon & Associates, P.A.
2450 S.W. 137th Avenue, Suite 226
Miami, Florida 33175
(305) 221-2110*

5. **PRINCIPAL BUSINESS ADDRESS.**

The principal business address for the Limited Partnership is as follows:

AdrianBuilders Office Park III, Ltd.
c/o AdrianBuilders Office Park III, Inc.
2460 S.W. 137th Avenue, Suite 238
Miami, Florida 33175

5. **DISSOLUTION DATE.**

The latest date upon which the Limited Partnership is to dissolve is January 16,
2052.

IN WITNESS WHEREOF, the General Partner has caused this Certificate of Limited
Partnership to be executed at Miami, Florida, this 16th day of January, 2002.

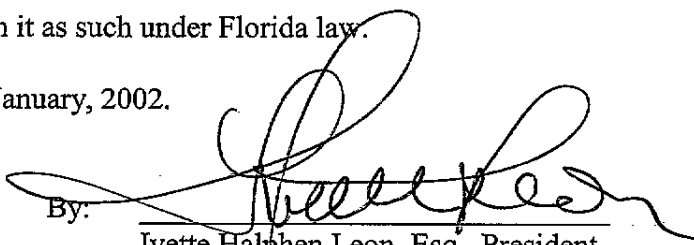
AdrianBuilders Office Park III, Inc.

By: 
Alvaro L. Adrian, President

ACCEPTANCE

Pursuant to Section 620.192 of the Florida Statutes, the undersigned accepts appointment
as registered agent for AdrianBuilders Office Park III, Ltd., a Florida limited partnership, and
accepts all obligations imposed on it as such under Florida law.

Executed this 16th day of January, 2002.

By: 
Ivette Halphen Leon, Esq., President
A&P Registered Agent, Inc.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA


AFFIDAVIT

STATE OF FLORIDA)
)SS:
COUNTY OF MIAMI-DADE)

The undersigned General Partner of AdrianBuilders Office Park III, Ltd. (the "Limited Partnership"), being duly sworn, deposes and says:

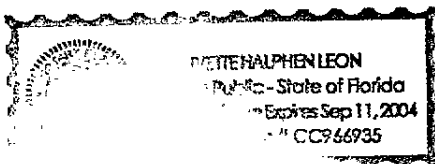
The total capital contributions of the limited partners of the Limited Partnership through this date is NINE THOUSAND DOLLARS (\$9,000), and the anticipated future capital contributions of the limited partners to the Limited Partnership is not yet known or zero dollars (\$0).

AdrianBuilders Office Park III, Inc.

By: 
ALVARO L. ADRIAN, President

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02 JAN 17 PM 2:44
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The foregoing instrument was subscribed and sworn to before me by ALVARO L. ADRIAN, President of AdrianBuilders Office Park III, Inc., on behalf of AdrianBuilders Office Park III, Ltd. this 16 day of January, 2002. He is personally known to me or has produced his Florida Driver's License as identification and did take an oath.



My Commission Expires:

Name: 
Notary Public
State of Florida at Large

