

**A02 000000074**

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

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-01/17/02--01046--004  
\*\*\*\*150.50 \*\*\*\*150.50

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

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.

02 JAN 17 PM 3:15  
FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

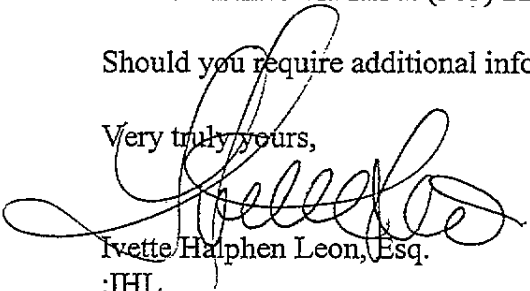
**A02-74**  
**\$98.00-CP**  
**\$52.50-CC**

**GA 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

FILED  
02 JAN 17 PM 2:46  
CLERK OF STATE  
TALLAHASSEE, FLORIDA

**CERTIFICATE OF LIMITED PARTNERSHIP  
OF  
ADRIANBUILDERS OFFICE PARK IV, 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 IV, 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. 137<sup>th</sup> Avenue  
Suite 226  
Miami, Florida 33175

3. **GENERAL PARTNER.**

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

AdrianBuilders Office Park IV, 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 IV, 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 IV, Ltd.  
c/o AdrianBuilders Office Park IV, 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 16 day of January, 2002.

AdrianBuilders Office Park IV, Inc.

By:

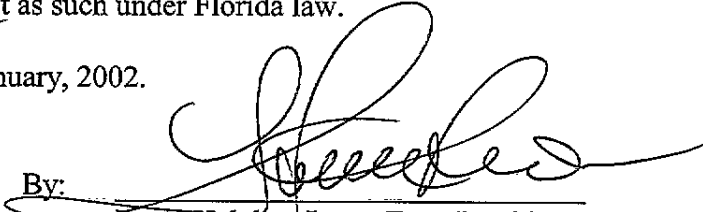
  
Alvaro L. Adrian, President

**ACCEPTANCE**

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

Executed this 16 day of January, 2002.

By:

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

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02 JAN 17 PM 2:46  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**AFFIDAVIT**

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

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

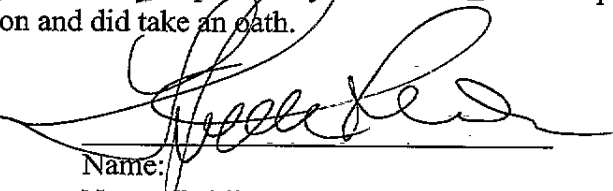
The total capital contributions of the limited partners of the Limited Partnership through this date is NINE THOUSAND DOLLARS (\$9,000), and the anticipated future capital contributions of the limited partners to the Limited Partnership is not yet known or zero dollars (\$0).

AdrianBuilders Office Park IV, Inc.

By:   
ALVARO L. ADRIAN, President

FILED  
02 JAN 17 PM 2:4  
TALLAHASSEE, FLORIDA  
SECRETARY OF STATE

The foregoing instrument was subscribed and sworn to before me by ALVARO L. ADRIAN, President of AdrianBuilders Office Park IV, Inc., on behalf of AdrianBuilders Office Park IV, Ltd. this 10 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.

  
Name:  
Notary Public  
State of Florida at Large

My Commission Expires:

