



# A02000000335

ACCOUNT NO. : 072100000032

REFERENCE : 450068 4311473

AUTHORIZATION : *Patricia Piquero*

COST LIMIT : \$ 1837.50

FILED  
02 MAR 11 PM 2:20  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ORDER DATE : March 11, 2002

ORDER TIME : 11:0 AM

ORDER NO. : 450068-010

CUSTOMER NO: 4311473

CUSTOMER: Ms. Jackie Gerstenfeld  
Stearns Weaver Miller Weissler  
Alhadeff & Sitterson, P.a.  
Museum Tower, Suite 2200  
150 West Flagler Street  
Miami, FL 33130

RECEIVED  
02 MAR 11 PM 12:09  
TALLAHASSEE, FLORIDA

DOMESTIC FILING

NAME: SOUTH BEACH COURTYARD  
DEVELOPMENT, LTD.

700005080447--8

EFFECTIVE DATE:

- ARTICLES OF INCORPORATION
- XX CERTIFICATE OF LIMITED PARTNERSHIP
- ARTICLES OF ORGANIZATION

**BK**

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

- XX CERTIFIED COPY
- PLAIN STAMPED COPY
- CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Jeanine Reynolds - EXT. 1133

EXAMINER'S INITIALS: \_\_\_\_\_

**CERTIFICATE OF LIMITED PARTNERSHIP**  
**OF**  
**SOUTH BEACH COURTYARD DEVELOPMENT, LTD.**

02 APR 11 PM 2:20  
FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Pursuant to Section 620.108 of the Florida Revised Uniform Limited Partnership Act, the undersigned, being the sole General Partner of SOUTH BEACH COURTYARD DEVELOPMENT, LTD., a Florida limited partnership (the "Partnership"), hereby executes and submits for filing with the Department of State, State of Florida, this Certificate of Limited Partnership, to read as follows:

1. The name of the Limited Partnership is:  
  
SOUTH BEACH COURTYARD DEVELOPMENT, LTD.
2. The office and principal place of business for the Partnership currently is:  
  
9425 Harding Avenue  
Surfside, Florida 33154
3. The name and address of the agent for service of process on the Partnership is:  
  
Richard Finvarb  
9425 Harding Avenue  
Surfside, Florida 33154
4. The name and address of the sole General Partner of the Partnership are:  
  
South Beach Courtyard Development, LLC  
9425 Harding Avenue  
Surfside, Florida 33154  
*LOZOO 0005679*
5. The mailing address of the Partnership is:  
  
9425 Harding Avenue  
Surfside, Florida 33154
6. The latest date upon which the Partnership shall dissolve is December 31, 2052.

IN WITNESS WHEREOF, the undersigned has signed this Certificate of Limited Partnership as the sole General Partner, pursuant to the provisions of Section 620.114 of the Florida Revised Uniform Limited Partnership Act.

DATED: March 7, 2002

SOUTH BEACH COURTYARD DEVELOPMENT, LLC, a Florida limited liability company, as the sole General Partner

By:   
Richard Finvarb, Managing Member

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MAR 11 PM 2:20  
CLERK OF DISTRICT COURT  
TAMPA, FLORIDA

**ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT**

Richard Finvarb hereby accepts his appointment as registered agent for South Beach Courtyard Development, Ltd., a Florida limited partnership and states that he is familiar with and accepts the obligations provided for in Florida Statutes Section 607.0501.

DATED: March 7, 2002

  
Richard Finvarb, Registered Agent

**AFFIDAVIT OF CAPITAL CONTRIBUTIONS**

02 MAR 11 PM 2:20  
FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

STATE OF FLORIDA        )  
                                  ) SS:  
COUNTY OF DADE        )

BEFORE ME, the undersigned authority, personally appeared Richard Finvarb as Managing Member of South Beach Courtyard Development, LLC, a Florida limited liability company, as the sole General Partner of SOUTH BEACH COURTYARD DEVELOPMENT, LTD., a Florida limited partnership (the "Partnership"), who states as follows:

1. The aggregate capital contributions made by the Limited Partners of the Partnership to the Partnership is \$ 1,545,719.00.
2. It is not anticipated that the Limited Partners will make any additional contributions to the capital of the Partnership other than as set forth in Number 1, above.

SOUTH BEACH COURTYARD DEVELOPMENT, LLC, a Florida limited liability company, its sole General Partner

By:   
Richard Finvarb, Managing Member

The foregoing instrument was acknowledged before me this 7 day of March, 2002 by Richard Finvarb, as Managing Member of South Beach Courtyard Development, LLC, a Florida limited liability company, as the sole General Partner of South Beach Courtyard Development, Ltd., a Florida limited partnership, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.

  
Print or Stamp Name:  
Notary Public, State of Florida at Large  
Commission No.:  
My Commission Expires:

