

A03000000441

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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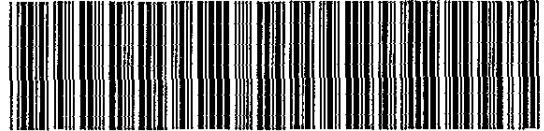
(Business Entity Name)

(Document Number)

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DEPT. OF STATE  
TALLAHASSEE, FLORIDA

STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

A03-44  
CFL



CORPORATION SERVICE COMPANY™

ACCOUNT NO. : 072100000032

REFERENCE : 973580 7146324

AUTHORIZATION :

COST LIMIT : \$ PREPAID

ORDER DATE : March 19, 2003

ORDER TIME : 11:55 AM

ORDER NO. : 973580-020

CUSTOMER NO: 7146324

CUSTOMER: Gregory Martini, Esq  
Sacher, Martini & Sacher, Pa

Suite 1101  
2655 Lejeune Road  
Coral Gables, FL 33134

DOMESTIC FILING

NAME: 454 NE 23 ST. LTD.

EFFECTIVE DATE:

       ARTICLES OF INCORPORATION  
XX        CERTIFICATE OF LIMITED PARTNERSHIP  
       ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

       CERTIFIED COPY  
XX        PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING


CONTACT PERSON: Darlene Ward - EXT. 1135

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

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## CERTIFICATE OF LIMITED PARTNERSHIP

1. 454 NE 23 ST. LTD.  
(Name of Limited Partnership; must contain a suffix such as "Limited", "Ltd", or "Limited Partnership")
2. 107 Sarto Avenue, Coral Gables, FL 33134  
(Business address of Limited Partnership)
3. Gregory T. Martini  
(Name of Registered Agent for Service of Process)
4. 2655 Le Jeune Road, Suite 1101, Coral Gables, FL 33134  
(Florida street address for Registered Agent)
5.   
(Registered Agent must sign here to accept designation as Registered Agent for Service of Process)
6. P.O. Box 331056, Coconut Grove, FL 33233  
(Mailing Address of the Limited Partnership)

7. The latest date upon which the Limited Partnership is to be dissolved is March 1, 2053

8. Name(s) of general partner(s):

Street address:

ACREI, LLC.

107 Sarto Ave.  
Coral Gables, FL 33134

U03-10002

*Under 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.*

Signed this 19 day of March, 2003.

Signature of all general partners:

ACREI, LLC., a Florida limited liability company

  
Constantine J. Scurtis, Manager

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CLERK OF COURT  
JUDICIAL CIRCUIT IN AND FOR  
DADE COUNTY, FLORIDA

**AFFIDAVIT OF CAPITAL CONTRIBUTIONS  
FOR FLORIDA LIMITED PARTNERSHIP**

The undersigned constituting all of the general partners of 454 NE 23 ST. LTD.

a Florida Limited Partnership, certify:

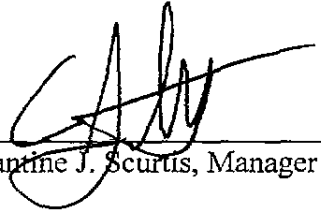
The amount of capital contributions to date of the limited partners is \$112,500.00.  
The total amount contributed and anticipated to be contributed by the limited partners at this time  
totals \$446,250.00.

Signed this 18 day of March, 2003.

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.*

ACREI, LLC., a Florida limited liability company

  
Constantine J. Scurtis, Manager

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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