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(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

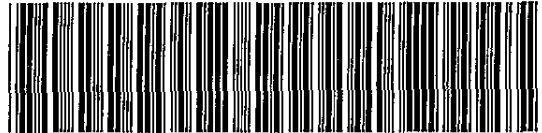
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA
DIVISION OF CORPORATIONS
STATE



CORPORATION SERVICE COMPANY™

ACCOUNT NO. : 072100000032

REFERENCE : 973580 7146324

AUTHORIZATION :

COST LIMIT : \$ PREPAID

ORDER DATE : March 19, 2003

ORDER TIME : 11:59 AM

ORDER NO. : 973580-030

CUSTOMER NO: 7146324

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

Suite 1101
2655 Lejeune Road
Coral Gables, FL 33134

DOMESTIC FILING

NAME: 460 NE 25 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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TALLAHASSEE, FLORIDA

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CERTIFICATE OF LIMITED PARTNERSHIP

1. 460 NE 25 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

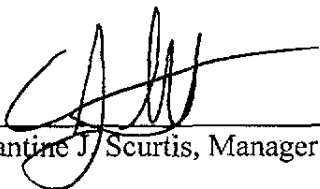
LO3-10002

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 14th day of March, 2003.

Signature of all general partners:

ACREI, LLC., a Florida limited liability company


Constantine J Scurtis, Manager

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TALLAHASSEE, FLORIDA

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

The undersigned constituting all of the general partners of 460 NE 25 ST, LTD

a Florida Limited Partnership, certify:

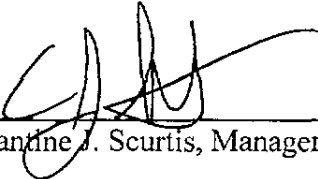
The amount of capital contributions to date of the limited partners is \$35,100.00
The total amount contributed and anticipated to be contributed by the limited partners at this time
totals \$87,750.00.

Signed this 18th 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

Z:\WP\2141-65\Certificate and Affidavit for 460 NE 25 st.wpd

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