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Florida Department of State
Division of Corporations
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To:

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Fax Number : (850)205-0383

From:

Account Name : EMPIRE CORPORATE KIT COMPANY
Account Number : 072450003255
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Fax Number : (305)633-9696



FLORIDA LIMITED PARTNERSHIP

PRIME HOMES AT PORTOFINO LAKES, LTD

Certificate of Status	0
Certified Copy	1
Page Count	04
Estimated Charge	\$140.00



FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State

April 2, 2003

EMPIRE CORPORATE KIT COMPANY

SUBJECT: PRIME HOMES AT PORTOFINO LAKES, LTD.
REF: W03000009419

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03 APR -3 PM 3:37
TALLAHASSEE, FLORIDA

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

Before this limited partnership can be filed, its corporate general partner -- PORTOFINO LAKES BUILDERS, INC. -- must be incorporated with the Florida Division of Corporations.,

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6914.

Buck Kohr
Corporate Specialist

FAX Aud. #: E03000099883
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RECEIVED
03 APR -3 PM 11:25
DIVISION OF CORPORATIONS

Division of Corporations - P.O. BOX 6327 -Tallahassee, Florida 32314

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CERTIFICATE OF LIMITED PARTNERSHIP

OF

PRIME HOMES AT PORTOFINO LAKES, LTD

a Florida limited partnership

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FILED
03 APR -3 PM 3:00
SEALIN STEEL FL

The undersigned general partner desiring to form a limited partnership pursuant to Florida Revised Uniform Limited Partnership Act as set forth in Part I, Chapter 620 of the Florida Statutes, hereby states the following:

1. The name of the limited partnership is PRIME HOMES AT PORTOFINO LAKES, LTD (the "Partnership").

2. The address of the office of the Partnership is 21218 Saint Andrews Blvd., #510, Boca Raton, FL 33433.

3. The name and address of the agent for service of process on the Partnership is: Steven B. Greenfield, Esq., 7000 West Palmetto Park Rd., Suite 402, Boca Raton, FL 33433

4. The name and business address of each general partner is as follows:

Portofino Lakes Builders, Inc., a Florida Corporation
21218 Saint Andrews Blvd., #510, Boca Raton, FL 33433.

803000037242

5. The mailing address of the Partnership is: 21218 Saint Andrews Blvd., #510, Boca Raton, FL 33433.

6. The latest date upon which the Partnership will dissolve is December, 2008

The execution of this certificate by the undersigned General Partner constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

This Certificate of Limited Partnership has been executed by the sole General Partner of PRIME HOMES AT PORTOFINO LAKES, LTD., this 12-day of March, 2003.

GENERAL PARTNER:

Portofino Lakes Builders, Inc.,
a Florida corporation

By: 

Fred Abbo, President

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ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent for PRIME HOMES AT PORTOFINO LAKES LTD., a Florida limited partnership (the "Partnership"), in the foregoing Certificate of Limited Partnership, the undersigned Portofino Lakes Builders, Inc., a Florida Corporation, on behalf of the Partnership, hereby agrees to accept service of process for said Partnership and to comply with any and all Statutes relative to the complete and proper performance of the duties of registered agent.

REGISTERED AGENT:

Portofino Lakes Builders, Inc.
a Florida corporation

By: _____

Fred Abbo, President

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned, constituting the sole general partner of PRIME HOMES AT PORTOFINO LAKES, LTD., a Florida limited partnership, certifies as follows:

FIRST: The amount of capital contributions to date of the limited partners is \$100.

SECOND: The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$7,500.

Executed this 12 day of March, 2003,

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FLORIDA

FURTHER AFFIANT SAYETH NOT.

Under the penalties of perjury I declare that I have read the foregoing and that the facts alleged are true, to the best of my knowledge and belief.

GENERAL PARTNER:

Portofino Lakes Builders, Inc.,
a Florida corporation

By: Fred Abbo
Fred Abbo, President

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