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(Address)

(City/State/Zip/Phone #)

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

SACHER, MARTINI & SACHER, P.A.

ATTORNEYS AT LAW

2655 LeJeune Road, Suite 1101, Coral Gables, Florida 33134

Charles P. Sacher
Gregory T. Martini
Charles S. Sacher

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OF COUNSEL
Martin E. Segal, P.A.

May 5, 2003

VIA FEDERAL EXPRESS

Corporate Records Bureau
Division of Corporations
409 East Gaines Street
Tallahassee, Florida 32314

Re: 551-5 Building, Ltd./Certificate of Limited Partnership
Our File No.: 2141-71

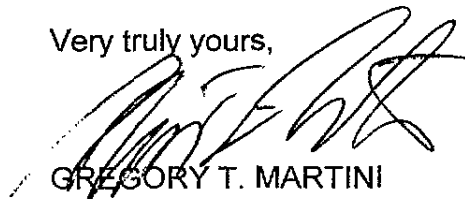
Gentlemen:

On behalf of the above referenced entity, I enclose herewith the original Certificate of Limited Partnership, and our client's check in the amount of \$1,505 representing the filing fee and the registered agent fee.

Please cause the Certificate of Limited Partnership to be filed among the records of the State of Florida.

Thank you for your attention to this matter.

Very truly yours,



GREGORY T. MARTINI

GTM/gr
Enclosures

CERTIFICATE OF LIMITED PARTNERSHIP

1. 551-5 BUILDING, 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 May 1, 2053

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

Street address:

ACREI, LLC.

107 Sarto Ave.

603-10002

Coral Gables, FL 33134

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 2 day of May, 2003.

Signature of all general partners:

ACREI, LLC., a Florida limited liability company


Constantine J. Scurtis, Manager

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TALLAHASSEE FLORIDA

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

The undersigned constituting all of the general partners of 551-5 BUILDING, LTD.

a Florida Limited Partnership, certify:

The amount of capital contributions to date of the limited partners is \$40,000.00.

The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$210,000.00.

Signed this 2 day of May, 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