

Sep-02-2003 09:00pm

From-COBB & EBIN P.A.

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Division of Corporations

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Account Name : COBB & EBIN P.A.
Account Number : 110670000060
Phone : (305)377-0223
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per Diane
COBB & EBIN P.A.

Diane Jacobs

FLORIDA LIMITED PARTNERSHIP

AC Office Associates, Ltd.

Certificate of Status	1
Certified Copy	1
Page Count	04
Estimated Charge	\$148.75

\$1846.75

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CERTIFICATE OF LIMITED PARTNERSHIP**OF****AC OFFICE ASSOCIATES, LTD.**

The undersigned, acting as organizer of a Limited Partnership pursuant to the provisions of the Florida Revised Uniform Limited Partnership Act (1985) hereby adopts the following certificate for such Limited Partnership:

1. The name of the Limited Partnership is **AC OFFICE ASSOCIATES, LTD.**
2. (a) The address of the office of the Partnership at which the records required to be maintained by Fla. Stat. §620.105 shall be maintained is:

1450 Madruga Avenue
Suite 303
Coral Gables, FL 33146

-
- (b) The name and address of the Limited Partnership agent for service of process upon the Partnership, required to be maintained by Fla. Stat. §620.105, is:

Linda Ebin, Esq.
Cobb & Ebin P.A.
825 Brickell Bay Drive
Suite 1648
Miami, Florida 33131-2920

-
-
3. The name and the business address of the sole general partner is:

Name:

AC OFFICE CORP.

Address:

1450 Madruga Avenue
Suite 303
Coral Gables, FL 33146

This Instrument Prepared by:

Linda Ebin, Esq.
Florida Bar No. 0118590
Cobb & Ebin P.A.
825 Brickell Bay Drive, Suite 1648
Miami, FL 33131-2920
(305) 377-0223

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4. The mailing address for the Partnership is:

1450 Madruga Avenue
Suite 303
Coral Gables, FL 33146

5. The term of the Partnership shall commence on the date of the filing of this Certificate of Limited Partnership with the Secretary of State of Florida and shall continue until January 1, 2051 unless sooner terminated as provided in the Limited Partnership Agreement.

IN WITNESS WHEREOF, this Certificate of Limited Partnership has been duly executed by the General Partner as of the ____ day of _____, 2003.

General Partner:

Witnesses:

AC OFFICE CORP.

Print Name: James C. Hinoj

Print Name: MARIO ORAYO

By: Eugenio Cosculluela, Jr., President

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

The foregoing Certificate of Limited Partnership for AC OFFICE ASSOCIATES, LTD. was acknowledged before me this 29 day of August, 2003 by EUGENIO COSCULLUELA, JR. who [] is personally known to me or [] has produced _____ as identification, as President of AC OFFICE CORP., a Florida corporation on behalf of the corporation as general partner of AC OFFICE ASSOCIATES, LTD.

Reynolds Lane
NOTARY PUBLIC, State of Florida
at Large

Print, Type or Stamp Name)

Commission No. _____

My commission expires: _____

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ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for the above stated Limited Partnership, at the place designated in this Certificate of Limited Partnership, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.


LINDA EBIN

Dated: August 29, 2003

08 SEP 29 11:09:47
LINDA EBIN

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AFFIDAVIT

STATE OF FLORIDA)
):SS
COUNTY MIAMI-DADE)

BEFORE ME, a Notary Public, personally appeared EUGENIO COSCULLUELA, JR., as President of AC OFFICE CORP., a Florida corporation, the general partner of AC OFFICE ASSOCIATES, LTD., (the "Affiant"), who, after first being duly sworn, under oath, deposes and states that:

1. Affiant is the duly appointed authorized President of AC OFFICE CORP., a Florida corporation (the "Corporation").
2. The Corporation is the General Partner of a Limited Partnership to be formed under the Florida Revised Uniform Limited Partnership Act (1986) under the name AC OFFICE ASSOCIATES, LTD.
3. The capital contribution and anticipated capital of the initial limited partners is \$2,150,000.00.
4. The Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts of this affidavit and understands its contents.

FURTHER AFFIANT SAYETH NAUGHT.

Eugenio Cosculluela, Jr.
EUGENIO COSCULLUELA, JR.

The foregoing Affidavit for AC OFFICE ASSOCIATES, LTD. was acknowledged before me this 29 day of August, 2003, by EUGENIO COSCULLUELA, JR. who [] is personally known to me or [X] has produced _____ as identification, as President of AC OFFICE CORP., a Florida corporation on behalf of the corporation as general partner of AC OFFICE ASSOCIATES, LTD.

Roush Pano
NOTARY PUBLIC, State of Florida at Large

(Print, Type or Stamp Name)

Commission No. _____

My commission expires: _____

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