

JUL-06-2004 TUE 11:48 AM Murai Wald Biondo
Division of Corporations

FAX NO. 205-384-0000

P. 01
Page 1 of 1
1700-017

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Florida Department of State
Division of Corporations
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Account Name : MURAI, WALD, BIONDO, MORENO, P.A.
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DIVISION OF CORPORATION

FLORIDA LIMITED PARTNERSHIP
SOUTH TWENTY FIFTH LIMITED PARTNERSHIP

Certificate of Status	0
Certified Copy	0
Page Count	05
Estimated Charge	\$87.50

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P. 08

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FLORIDA DEPARTMENT OF STATE

Glenda E. Hood
Secretary of State

July 6, 2004

MURAI, WALD, ET AL

SUBJECT: SOUTH TWENTY FIFTH LIMITED PARTNERSHIP, L.P.
REF: W04000025544

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

A Florida limited partnership may not have L.P. in their name. Please remove this from the document and cover sheet.

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

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P. 02

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THIS INSTRUMENT PREPARED BY:
Gerald J. Biondo, Esq.
FL Bar #: 154713
Murai Wald Biondo & Moreno P.A.
25 Southeast Second Avenue, Suite 900
Miami, Florida 33131
(305) 358-5900

**CERTIFICATE OF LIMITED PARTNERSHIP
OF
SOUTH TWENTY FIFTH LIMITED PARTNERSHIP.**

The undersigned, desiring to form a limited partnership, pursuant to the laws of the state of Florida, certify as follows:

1. The name of the Partnership is **SOUTH TWENTY FIFTH LIMITED PARTNERSHIP**

2. The purpose of the Partnership is to acquire and manage real and personal property.

3. The principal place of business and mailing address of the Partnership is 2221 Lee Road, Suite 28, Winter Park, Florida 32789.

4. The name and principal place of business of the General Partner is as follows:

General Partner:

ST JAX BEACH, INC.
c/o Salvador F. Leccese
2221 Lee Road
Suite 28
Winter Park, Florida 32789

5. The term for which the Partnership is to exist is from the date of the Certificate of Limited Partnership is issued by the Secretary of State, through December 31, 2045, unless sooner terminated.

6. The amount of property initially contributed by the Limited Partnership is \$100.

7. The Limited Partner is not required to contribute any additional capital to the Partnership.

Fax Audit Number HO4000138403 3

JUL-06-2004 TUE 11:49 AM Murai Wald Biondo

FAX NO. 305 358 9490

P. 03

Fax Audit Number H04000138403 3

8. The name and address of the Registered Agent for service of process is:

LeCesse Development Corporation
2221 Lee Road
Suite 28
Winter Park, Florida 32789

IN WITNESS WHEREOF, the undersigned, being duly sworn, have certified,
sworn to and agreed to the foregoing this 30th day of June, 2004.

GENERAL PARTNER:

ST Jax Beach, Inc., a Florida corporation

By: FKK Grosch, V.P.
Frank K. Grosch, Vice President

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Fax Audit Number H04000138403 3

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**CERTIFICATE OF REGISTERED AGENT
OF
SOUTH TWENTY FIFTH LIMITED PARTNERSHIP**

In pursuance of Chapter 620.105, Florida Statutes, the following is submitted, in compliance with said Act:

That SOUTH TWENTY FIFTH LIMITED PARTNERSHIP, desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Certificate of Limited Partnership, at the City of Winter Park, County of Orange, State of Florida, has named LeCesse Development Corporation, 2221 Lee Road, Suite 28, Winter Park, Florida 32789, as its agent to accept service of process within this State.

ACKNOWLEDGEMENT

Having been named to accept service of process for the above stated corporation, at place designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

Dated this 30th day of June, 2004.

LeCesse Development Corporation

By: Frank K. Grosch, LP
Frank K. Grosch, Vice President

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Fax Audit Number H04000138403 3

JUL-06-2004 TUE 11:50 AM Murai Wald Biondo

FAX NO. 305 358 9490

P. 05

Fax Audit Number H04000138403 3

AFFIDAVIT

The undersigned as Vice President of ST JAX BEACH, Inc., the sole general partner of SOUTH TWENTY FIFTH LIMITED PARTNERSHIP a Florida Limited Partnership, certifies:

That the amount of capital contributions contributed by the limited partner is \$100.00, which amount is the total amount anticipated to be contributed by the limited partners.

Further Affiant Sayeth Naught.

SOLE GENERAL PARTNER:

ST Jax Beach, Inc., a Florida corporation

By: Frank K. Grosch, VP.
Frank K. Grosch, Vice President

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