

AB4000001493

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SECRETARY OF STATE  
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**FLORIDA LIMITED PARTNERSHIP**

port st. lucie office park, ltd.

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$1,837.50

AB4-1493  
OR

(14)

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CERTIFICATE OF LIMITED PARTNERSHIP  
OF  
PORT ST. LUCIE OFFICE PARK, LTD.

The undersigned general partner, desiring to form a limited partnership pursuant to the Florida Revised Uniform Limited Partnership Act (1986), hereby states:

1. The name of the limited partnership is:  
  
Port St. Lucie Office Park, Ltd.
2. The address of the office of the limited partnership is:  
  
2601 South Bayshore Drive, Suite 200  
Coconut Grove, Florida 33133
3. The name and address of the agent for service of process on the limited partnership required to be maintained by Section 620.105, Florida Statutes, is:  
  
Marco E. Rojas  
520 Brickell Key Drive, Suite O-305  
Miami, Florida 33131
4. The name and business address of the sole general partner is:  
  
New Dawn Doral, LLC  
2601 South Bayshore Drive, Suite 200  
Miami, Florida 33133
5. The mailing address for the limited partnership is:  
  
2601 South Bayshore Drive, Suite 200  
Miami, Florida 33133
6. The latest date upon which the limited partnership is to dissolve will be upon the winding up and liquidation of the partnership and its business is completed.

WS-1447

CLERK OF STATE  
TALLAHASSEE, FLORIDA

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**ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT**

Having been named as registered agent for Port St. Lucie Office Park, Ltd., a Florida limited partnership ("Partnership") in the foregoing Certificate of Limited Partnership, I, on behalf of the Partnership, hereby agree to accept service of process for said Partnership, to accept the obligations imposed upon me by Florida Statutes Section 620.192, and to comply with any and all statutes relative to the complete and proper performance of the duties of registered agent.

Registered Agent



Marco E. Rojas

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**AFFIDAVIT OF CAPITAL CONTRIBUTIONS**

This day before me, the undersigned officer, personally appeared Jack Kaplan, Manager of New Dawn Doral, LLC, the sole general partner of Port St. Lucie Office Park, Ltd., a Florida limited partnership ("Partnership"), and who, being duly sworn, certifies as follows:

1. The amount of capital contributions made to the Partnership by the limited partners is \$20,000.00.
2. The total amount anticipated to be contributed by the limited partners is \$1,373,000.00.

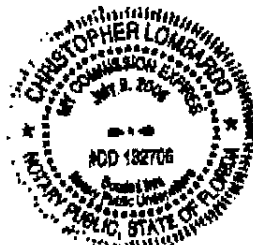
FURTHER AFFIANT SAYETH NOT.

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

By: Jack Kaplan  
 Jack Kaplan, Manager of New Dawn Doral, LLC, General Partner of Port St. Lucie Office Park, Ltd.

STATE OF FLORIDA       )  
                                   )  
 COUNTY OF MIAMI-DADE)

The foregoing Certificate and Affidavit were acknowledged before me this 13th day of August, 2004, by Jack Kaplan, Manager of New Dawn Doral, LLC, the sole general partner of and on behalf of Port St. Lucie Office Park, Ltd., a Florida limited partnership. He is personally known to me and did take an oath.



Chris Lombardo  
 Notary Public, State of Florida  
 Printed Name: Chris Lombardo  
 Commission No.: DD132706  
 Commission Expires: July 9, 2006

SECRETARY OF  
 TREASURY  
 TALLAHASSEE, FLORIDA

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