

OCT-13-04 WED 11:26 AM

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Division of Corporations

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DIVISION OF CORPORATIONS

FLORIDA LIMITED PARTNERSHIP

Cortez Developers, Ltd.

Certificate of Status	1
Certified Copy	1
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Estimated Charge	\$148.75

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FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

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**CERTIFICATE OF LIMITED PARTNERSHIP
OF
CORTEZ DEVELOPERS, LTD.**

Pursuant to the authority of Section 620.108, Florida Statutes, the undersigned, constituting the sole general partner of CORTEZ DEVELOPERS, LTD. (the "Partnership"), hereby submits the following in connection with the formation of the Partnership:

1. The name of the Partnership shall be CORTEZ DEVELOPERS, LTD. (the "Partnership").
2. The address of the initial office where records shall be kept shall be 1551 Sandspur Road, Maitland, Florida 32751. The name and address of the initial registered agent for service of process is B&C Corporate Services of Central Florida, Inc., 390 North Orange Avenue, Suite 1100, Orlando, Florida 32801.
3. The names and initial business address of the General Partner is:

CORTEZ DEVELOPERS, L.L.C., a Florida limited liability company
1551 Sandspur Road
Maitland, Florida 32751
LO4-62772
4. The initial mailing address of the limited partnership is 1551 Sandspur Road, Maitland, Florida 32751.
5. The latest date upon which the Partnership is to dissolve shall be December 31, 2064.

This Certificate has been executed by the undersigned as of the 20 day of October, 2004.

GENERAL PARTNER:

CORTEZ DEVELOPERS, L.L.C., a Florida
limited liability company

By: Michael J. Sciarino
Michael J. Sciarino, Manager

ALL INFORMATION CONTAINED
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ACKNOWLEDGEMENT OF REGISTERED AGENT

Having been designated as the Registered Agent for CORTEZ DEVELOPERS, LTD., the undersigned hereby accepts the designation and agrees to act as the Registered Agent of said limited partnership and states that it is familiar with and accepts its statutory obligations as such, including those obligations contained in §620.192, Florida Statutes.

**B&C CORPORATE SERVICES OF CENTRAL
FLORIDA, INC.**, a Florida corporation

By:

Robyn L. Noren
Vice President

Dated this 13 day of October, 2004.

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

The undersigned being the sole general partner of CORTEZ DEVELOPERS, LTD. and being duly sworn do hereby set forth the following for the purpose of accompanying the filing of the Certificate of Limited Partnership of CORTEZ DEVELOPERS, LTD., with the Florida Department of State, as required by Section 620.108, Florida Statutes:

The amount of the capital contributions of the limited partners as of the date hereof is \$50.00 and no further capital contributions from the limited partners are anticipated at this time.

This Affidavit is executed and sworn to by:

GENERAL PARTNER:

CORTEZ DEVELOPERS, L.L.C., a Florida
limited liability company

By: Michael J. Sciarrino
Michael J. Sciarrino, Manager

Dated this 12 day of October, 2004.

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 12th day of October, 2004, by Michael J. Sciarrino, as Manager of Cortez Developers, L.L.C., a Florida limited liability company, as the general partner of Cortez Developers, Ltd., a Florida limited partnership. He is personally known to me or has produced _____ as identification and who did/did not take an oath.

Mary Ellen Carmack
(Signature of Notary Public)
Mary Ellen Carmack
(Typed name of Notary Public)
Notary Public, State of Florida
Commission No. _____
My commission expires: _____

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MARY ELLEN CARMACK
Notary Public, State of Florida
My Comm. Expires Feb. 12, 2006
Comm. No. DD 093695