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Page 002

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DIVISION OF CORPORATIONS

FLORIDA LIMITED PARTNERSHIP

ADC Condo Partners - Astor, Ltd.

Certificate of Status	0
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Page 1 of 2
2004 NOV 19 AM 10:15
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**CERTIFICATE OF LIMITED PARTNERSHIP
OF
ADC CONDO PARTNERS - ASTOR, LTD.
a Florida limited partnership**

The undersigned general partner desiring to form a limited partnership pursuant to Florida Revised Uniform Limited Partnership Act as set forth in Part I, Chapter 620 of the Florida Statutes, hereby states the following:

1. The name of the limited partnership is ADC Condo Partners - Astor, Ltd. (the "Partnership").
2. The address of the office of the Partnership is 1515 N. Federal Highway, Suite 300, Boca Raton, Florida 33432.
3. The name and address of the agent for service of process on the Partnership is Jeffrey A. Deutch, P.A., 7777 Glades Road, Suite 300, Boca Raton, Florida 33434.
4. The name and business address of the sole general partner is Altman Development Corporation, 1515 S. Federal Highway, Suite 300, Boca Raton, Florida 33432. - #856211
5. The mailing address of the Partnership is 1515 S. Federal Highway, Suite 300, Boca Raton, Florida 33432.
6. The latest date upon which the Partnership will dissolve is December 31, 2033.

The execution of this certificate by the undersigned General Partner constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

This Certificate of Limited Partnership has been executed by the sole General Partner of the Partnership this 18 day of November, 2004.

GENERAL PARTNER:

ALTMAN DEVELOPMENT CORPORATION, a
Michigan corporation

By: 
Joel L. Altman, President

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DIRECTOR OF CORPORATIONS
TALLAHASSEE, FLORIDA

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ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent for ADC Condo Partners - Astor, Ltd., a Florida limited partnership (the "Partnership"), in the foregoing Certificate of Limited Partnership, the undersigned professional association, on behalf of the Partnership, hereby agrees to accept service of process for said Partnership and to comply with any and all Statutes relative to the complete and proper performance of the duties of registered agent.

JEFFREY A. DEUTCH, P.A.,
a Florida professional association

By: 

Jeffrey A. Deutch
President

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TALLAHASSEE, FLORIDA

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Fax Audit Number: H04000231410 3**AFFIDAVIT OF CAPITAL CONTRIBUTIONS**

BEFORE ME, the undersigned, constituting the sole general partner of ADC Condo Partners - Astor, Ltd., a Florida limited partnership, certifies as follows:

FIRST: The amount of capital contributions to date of the limited partners is \$0.00.

SECOND: The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$7,500.

Executed this 18 day of November, 2004.

FURTHER AFFIANT SAYETH NOT.

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

GENERAL PARTNER:

ALTMAN DEVELOPMENT CORPORATION, a
Michigan corporation

By: 
Joel Y. Altman, President

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