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FLORIDA LIMITED PARTNERSHIP

ROYAL ATLANTIC DEVELOPERS-MIAMI RIVER III LLLP

Certificate of Status	0
Certified Copy	1
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Please note that the statement of qualification will follow.

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**CERTIFICATE AND AFFIDAVIT OF FLORIDA LIMITED LIABILITY LIMITED
PARTNERSHIP**

**ROYAL ATLANTIC DEVELOPERS - MIAMI RIVER III LLLP
A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP**

RAD MIAMI RIVER III MANAGEMENT LLC, a Florida limited liability company, a Florida limited liability company, the ("General Partner"), hereby makes, acknowledges and files this Certificate of Limited Partnership (the "Certificate") for the ROYAL ATLANTIC DEVELOPERS - MIAMI RIVER III LLLP (hereinafter referred to as the "Partnership").

1. Name of Partnership. The name of the Partnership is the ROYAL ATLANTIC DEVELOPERS - MIAMI RIVER III LLLP.

2. Mailing Address and Principal Place of Business of the Limited Partnership. The mailing address of the Partnership is 2020 N.W. 89th Place, Miami, Florida 33172. The General Partner shall promptly give notice to the other Partners of any change of mailing address.

3. Name and Business Address of General Partner. The name and business address of the General Partner of the Partnership is as follows:

RAD MIAMI RIVER III MANAGEMENT LLC
2020 N.W. 89th Place
Miami, Florida 33172

4. Effective Date. The Partnership will become effective upon the filing of this Certificate and shall terminate and dissolve no later than April 6, 2055.

5. Agent for Service of Process. The Agent for service of process on the Partnership shall be World Corporate Services, Inc., 2665 South Bayshore Drive, Suite 703, Miami, FL 33133.

CERTIFICATE AND AFFIDAVIT OF FLORIDA
LIMITED PARTNERSHIP OF ROYAL ATLANTIC DEVELOPERS - MIAMI RIVER III LLLP,
A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

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IN WITNESS WHEREOF, the undersigned has hereunto affixed his signature and seal and swears to the foregoing as of this 6th day of April, 2005, in accordance with Florida Statutes Section 620.108.

GENERAL PARTNER:

RAD MIAMI RIVER III MANAGEMENT LLC,
a Florida limited liability company

By:

EDWIN VERDEZOTO, Manager

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

)
) ss:
)

SECRETARY OF STATE
PALM BEACH, FLORIDA

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I HEREBY CERTIFY on this 6th day of April, 2005, before me, EDWIN VERDEZOTO, the Manager of RAD MIAMI RIVER III MANAGEMENT LLC, a Florida limited liability company, as General Partner of ROYAL ATLANTIC DEVELOPERS - MIAMI RIVER III LLLP, executed the foregoing Certificate and Affidavit of Florida Limited Partnership of ROYAL ATLANTIC DEVELOPERS - MIAMI RIVER III LLLP.

My Commission Expires:

Notary Public, State of Florida at Large



Donald M. Darrach
Commission #00325829
Expires: Jun 03, 2006
Bridget T. Hine
Atlantic Bonding Co., Inc.

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Jan 06 2006 1:11PM ECFS

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ACCEPTANCE OF REGISTERED AGENT

I HEREBY ACCEPT the appointment as registered agent for service of process within the State of Florida of the limited partnership named ROYAL ATLANTIC DEVELOPERS - MIAMI RIVER III LLLP as set forth in the Certificate and Affidavit of Limited Partnership heretofore set forth and hereby further state that I may be found as registered agent for service of process upon said partnership at the address set forth in Paragraph 5 of this Certificate.

Dated this 6th day of April 2005.


Timothy D. Richards, President
World Corporate Services, Inc.,
a Florida corporation

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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**AFFIDAVIT OF CAPITAL CONTRIBUTIONS
FOR ROYAL ATLANTIC DEVELOPERS - MIAMI RIVER III LLLP,
A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP**

The undersigned, constituting the sole General Partner of ROYAL ATLANTIC DEVELOPERS - MIAMI RIVER III LLLP, a Florida limited liability limited partnership, certifies:

The total amount of capital contributions to date by the Limited Partners is One Thousand Dollars (\$1,000.00).

The total amount contributed and anticipated to be contributed by the Limited Partners at this time totals One Thousand Dollars (\$1,000.00).

Signed this 6th day of April, 2005.

FURTHER AFFIANT SAYETH NOT.

Under the penalties of perjury, I declare that I have read the foregoing and know the contents thereof and that the facts stated herein are true and correct.

GENERAL PARTNER:

RAD MIAMI RIVER III MANAGEMENT LLC,
a Florida limited liability company


EDWIN VERDEZOTO, Manager

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I HEREBY CERTIFY on this 6th day of April, 2005, before me, EDWIN VERDEZOTO, the Manager of RAD MIAMI RIVER III MANAGEMENT LLC, a Florida limited liability company, as General Partner of ROYAL ATLANTIC DEVELOPERS - MIAMI RIVER III LLLP, executed the foregoing Affidavit of Capital Contributions of the ROYAL ATLANTIC DEVELOPERS - MIAMI RIVER III LLLP.


Notary Public, State of Florida at Large

My Commission Expires:



Donald M. Darrach
Commission #DD032529
Expires Jan 03, 2006
Bonded Firm
Atlantic Bonding Co., Inc.

AFFIDAVIT OF CAPITAL CONTRIBUTIONS
OF ROYAL ATLANTIC DEVELOPERS - MIAMI RIVER III LLLP,
A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

RECORDED
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CLERK OF THE
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