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FLORIDA LIMITED PARTNERSHIP

ROYAL ATLANTIC DEVELOPERS-MIAMI RIVER III LLLP

Certificate of Status	0
Certified Copy	1
Page Count	05
Estimated Charge	\$140.00

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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 Piorida limited liability company, the ("General Partner"), hereby makes, acknowledges and files this Certificate of Limited Partnership (the "Certificate") for the ROYAL ATLANTIC DEVELOPERS - MIAM! RIVER III LLLP (hereinafter referred to as the "Partnership").

- Name of Partnership. The name of the Partnership is the ROYAL ATLANTIC DEVELOPERS - MIAMI RIVER IN 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, Plorida 33172. The General Partner shall promptly give notice to the other Partners of any change of malling address,
- 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. 89" Place

Miami, Florida 33172

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

Anent 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.

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IN WITNESS WHEREOF, the undersigned has become affixed his signature and seal and sweats 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: EDWAN VERDEZOTO, Manager

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STATE OF FLORIDA

COUNTY OF MIAMI-DADE

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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 #D0325829
Expires: Jun 13, 2006
Expires: Jun 13, 2006
Expires: Jun 13, 2006
Aduate Boosing Co., Inc.

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ACCEPTANCE OF REGISTERED AGENT

I HEREBY ACCEPT the appointment as registered agent for service of process within the State of Florids of the limited partnership named ROYAL ATLANTIC DEVELOPERS – MIAMI RIVER III LLLP as set forth in the Certificate and Affidavit of Limited Partnership hereinabove set furth 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

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS FOR ROYAL ATLANTIC DEVELOPERS – MIAMI RIVER III LLLP, A PLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

The undersigned, constituting the sole General Partner of ROYAL ATLANTIC DEVELOPERS - MIAM! 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.

• Florida limited liability company

EDWIN VERDEZODO, Manager

STATE OF FLORIDA

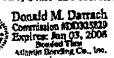
COUNTY OF MIAMI-DADE

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.

My Commission Expires:

APPIDATES OF CAPITAL CONTRIBUTIONS OF ROYA ATLANTIC DEVILOPERS - MIAMMENTES IN LLER. A PLORIDA LINGTED ITABILITY LIMITED PARTNERSHIP

Notary Public, State of Florida at Large



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