

FEB. 27. 2006 11:09AM  
Division of Corporations

NO.148

P.1/4  
Page 1 of 1

A06000000306

Florida Department of State  
Division of Corporations  
Public Access System

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H06000049916 3)))

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations  
Fax Number : (850) 205-0363

From:

Account Name : GREENSPOON MARDER, P.A.  
Account Number : 076064003722  
Phone : (407) 422-6583  
Fax Number : (954) 343-6962

SEAL OF THE STATE  
TALLAHASSEE, FLORIDA

06 FEB 27 AM 8:53

FILED

FLORIDA/FOREIGN LP/LLP

ROYAL OFFICE PARK, LTD.

Certificate of Status	0
Certified Copy	0
Page Count	02
Estimated Charge	\$1,000.00

4 pg

LN  
02/28/06

Electronic Filing Menu

Corporate Filing Menu

Help

\* FEB. 27. 2006 11:09AM

2/24/2006 9:50

PAGE 001/001

Florida Dept of State NO. 148 P. 2/4



February 24, 2006

FLORIDA DEPARTMENT OF STATE  
Division of Corporations

GREENSPOON MARDER, P.A.

SUBJECT: ROYAL OFFICE PARK, LTD.  
REF: W06000009303

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

Every corporation, limited partnership, general partnership, limited liability company or trust listed as a general partner of a limited partnership, general partnership, or registered limited liability partnership must have an active registration/filing on file with this office before this filing will be completed. We are enclosing the appropriate instructions and/or forms for your convenience.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6958.

Lee Rivers  
Document Specialist

FAX Aud. #: H06000049916  
Letter Number: 006A00013220

06 FEB 27 PM 11:20

06 FEB 27 AM 8:53  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED

P.O BOX 6327 - Tallahassee, Florida 32314

**CERTIFICATE OF LIMITED PARTNERSHIP**

**OF**

**ROYAL OFFICE PARK, LTD.**

**a Florida Limited Partnership**

The undersigned General Partner, desiring to form a limited partnership pursuant to the Florida Revised Uniform Limited Partnership law, hereby states the following:

1. The name of the partnership is ROYAL OFFICE PARK, LTD.
2. The principal address and the mailing address of the office of the partnership is 6400 North Andrews Avenue, Suite 500, Ft. Lauderdale, Florida 33309.
3. The name and address of the agent for service of process on the partnership is Jeffrey Rosenberg, 6400 North Andrews Avenue, Suite 500, Ft. Lauderdale, Florida 33309.
4. The name and business address of the General Partner and the mailing address of the partnership are ROYAL OFFICE PARK MANAGEMENT COMPANY, INC., a Florida corporation, 6400 North Andrews Avenue, Suite 500, Ft. Lauderdale, Florida 33309.
5. The latest date upon which the partnership shall dissolve is December 31, 2085.
6. No Limited Partner shall be entitled to withdraw or demand the return of any part of its capital contribution except upon dissolution of the partnership.
7. All annual net profits of the partnership shall be divided among the partners in the same proportions as the partners' then capital accounts unless retained for partnership investments and business activities.
8. There is no priority of any one (1) Limited Partner over another with respect to the contributions or compensation by way of income.
9. A Limited Partner may not demand property other than cash in return for its contributions.

POp-28345

FILED  
FEB 27 AM 8:53  
STATE OF FLORIDA  
CLERK OF THE CIRCUIT COURT

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.

IN WITNESS WHEREOF, this Certificate of Limited Partnership has been executed by the General Partner of ROYAL OFFICE PARK, LTD. this 27<sup>th</sup> day of February, 2006.

Witnesses:

GENERAL PARTNER(S):

ROYAL OFFICE PARK MANAGEMENT  
COMPANY, INC.,  
A Florida corporation

By:

Paul Weiner  
PAUL WEINER, President

Doreen Hammes  
Donna King

Having been named as registered agent for ROYAL PALM COMMERCIAL PARK, LTD. a Florida limited partnership (the "Partnership"), in the foregoing Certificate of Limited Partnership, I, Jeffrey Rosenberg, on behalf of the Partnership, hereby agree 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.

REGISTERED AGENT:

Jeffrey Rosenberg  
Jeffrey Rosenberg  
6400 North Andrews Avenue  
Suite 500  
Ft. Lauderdale, Florida 33309.

Z:\Doreen\Isla Verde\Royal Office Park\Certificate of Limited Partnership.DOC