

Florida Department of State

Division of Corporations
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FLORIDA/FOREIGN LP/LLP

ROYAL PALM OFFICE PARK, LTD.

Certificate of Status	0
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**CERTIFICATE OF LIMITED PARTNERSHIP
OF**

ROYAL PALM OFFICE PARK, LTD.

Pursuant to the provisions of the Florida Revised Uniform Limited Partnership Act (1993), and §620.108 of the Florida Statutes, the undersigned, being the Sole General Partner of ROYAL PALM OFFICE PARK, LTD., hereby duly executes and files with the Florida Secretary of State this Certificate of Limited Partnership.

1. The name of the limited partnership is **ROYAL PALM OFFICE PARK, LTD.**
2. The business address and the mailing address of the limited partnership is **150 Alhambra Circle, Suite 800, Coral Gables, FL 33134.**
3. The name of the registered agent for service of process required by §620.105 of the Florida Statutes is:

S&K Property Management, LLC ✓

4. The Florida street address for the registered agent is:

**150 Alhambra Circle, Suite 800
Coral Gables, Florida 33134**

5. Acceptance of Appointment of Registered Agent:

Having been named the statutory registered agent ROYAL PALM OFFICE PARK, LTD. at the place designated in this Certificate of Limited Partnership of ROYAL PALM OFFICE PARK, LTD., I hereby accept such designation and confirm that I am familiar with and agree to accept the obligations imposed by §620.192 of the Florida Statutes and I agree to comply with the provisions of Florida Law relative to keeping the registered office open.

**S&K Property Management, LLC
Registered Agent**

By: _____

Lidia Cartaya
Lidia Cartaya, Manager

Dated: April 5, 2006.

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6. The name and business address of the general partner is as follows:
ROYAL PALM I, LLC
150 Alhambra Circle, Suite 800
Coral Gables, Florida 33134

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7. The latest date upon which the limited partnership is to dissolve is January 1, 2051.

IN WITNESS WHEREOF, the Sole General Partner has executed the foregoing Certificate of Limited Partnership on the 5 day of April, 2006, in accordance with §620.114 of the Florida Statutes.

ROYAL PALM I, LLC, a Florida limited liability company

By: Lidia Cartaya
Lidia Cartaya
Manager

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