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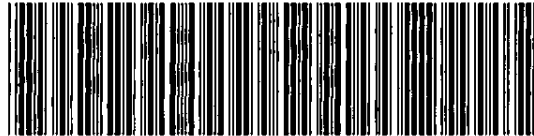
(Business Entity Name)

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EXAMINER

SACHER, MARTINI & SACHER, P.A.

ATTORNEYS AT LAW

2655 LeJeune Road, Suite 1101, Coral Gables, Florida 33134

Telephone: 305/448-3900 • Facsimile: 305/446-9206

Charles P. Sacher
Gregory T. Martini
Charles S. Sacher

October 30, 2009

FedEx # 8545 9287 4169

Registration Section
Division of Corporations
Clifton Building
2661 Executive Center
Tallahassee, FL 32314

Re: Royal Road Limited Partnership
Our File No. 5364

Dear Sir/Madam:

On behalf of the above-referenced limited partnership, I enclose herewith an original of the fully executed and notarized Certificate of Limited Partnership, together with our firm check in the amount of \$1,052.50.

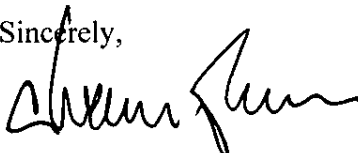
Please cause the original copy of the Certificate of Limited Partnership to be filed among the corporate records of the State of Florida. Please return a certified copy to the undersigned.

The check enclosed herein is in payment of the following fees or charges:

Filing Fee	\$1,000.00
Certified Copy Fee	<u>52.50</u>
TOTAL	\$1,052.50

Thank you for your attention to this matter.

Sincerely,



Charles S. Sacher

CSS:ir

Enclosures

cc: Mr. & Mrs. Carlos R. Cuervo

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Bryan V. Bergman
Melissa K. Smith

CERTIFICATE OF LIMITED PARTNERSHIP
OF
ROYAL ROAD LIMITED PARTNERSHIP

Royal Road GP, LLC, the General Partner of Royal Road Limited Partnership together with Carlos R. Cuervo and Marianna Arellano Cuervo, the original Limited Partners, having formed a Limited Partnership, pursuant to Chapter 620, Florida Statutes, do hereby certify and state as follows:

ARTICLE I

NAME

The name of the Limited Partnership shall be:

ROYAL ROAD LIMITED PARTNERSHIP

ARTICLE II

CHARACTER OF BUSINESS

The nature and character of the business to be carried on by the Limited Partnership is:

- A. To hold and manage for investment purposes real estate, stocks, bonds, securities, or any other property (any and all of such property as may from time to time be used by the Limited Partnership being hereinafter referred to as the "Property"). It is intended that the consolidation of investments through the Limited Partnership will provide centralized and cost effective management; and
- B. To engage in any legal activities that the General Partners may from time to time deem to be in the best interest of the Limited Partnership; and
- C. To ensure management continuity for the property, to provide management experience, participation, and succession of management to family members, and to

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share investment capital with family members by providing the means for them to acquire an interest in the Limited Partnership.

ARTICLE III

PRINCIPAL PLACE OF BUSINESS

The principal place of business and the mailing address of the Limited Partnership shall be 3590 Rockerman Road, Miami, Florida 33133-3233 and the Limited Partnership may establish such other offices within the State of Florida or elsewhere as the General Partner shall select and designate. The Limited Partnership shall maintain its books and records at 3590 Rockerman Road, Miami, Florida 33133-3233.

ARTICLE IV

REGISTERED AGENT

That, ROYAL ROAD LIMITED PARTNERSHIP, desiring to organize under the laws of the State of Florida has designated its initial registered office as 2655 LeJeune Road, Suite 1101, Coral Gables, Miami-Dade County, Florida, and has named Charles S. Sacher as its initial Registered Agent who is located at such address.

ARTICLE V

NAME AND BUSINESS ADDRESS OF EACH PARTNER

The name and place of business of each General and Limited Partner is as follows:

GENERAL PARTNER

Name

Place of Business

Royal Road GP, LLC

3590 Rockerman Road
Miami, Florida 33133-3233

LIMITED PARTNERS

<u>Name</u>	<u>Place of Business</u>
Carlos R. Cuervo	3590 Rockerman Road Miami, Florida 33133-3233
Marianna Arellano Cuervo	3590 Rockerman Road Miami, Florida 33133-3233

ARTICLE VI

TERM

The Limited Partnership shall continue in existence until December 31, 2034 and shall be continued in five (5) year increments thereafter, until dissolution or termination by action of the General Partner as provided in the Limited Partnership Agreement, or by operation of law.

ARTICLE VI

ADDITIONAL CONTRIBUTIONS

No Limited Partner has agreed to make any further capital contributions and upon payment of the full amount of the contribution prescribed in Article VI hereof, his liability to the Partnership shall terminate.

ARTICLE VII

DISSOLUTION OF GENERAL PARTNER

Upon the dissolution of the General Partner, the Partnership shall forthwith be dissolved and terminated unless continued by unanimous action of the Limited Partners.

Charles S. Sacher

Royal Road GP, LLC

By Carlos R. Cuervo
Carlos R. Cuervo, Manager

By Marianna Arellano Cuervo
Marianna Arellano Cuervo, Manager

Marianna Arellano Cuervo
Witness:
Charles S. Sacher

Carlos R. Cuervo
Carlos R. Cuervo

Marianna Arellano Cuervo
Charles S. Sacher

Marianna Arellano Cuervo
Marianna Arellano Cuervo

Marianna Arellano Cuervo

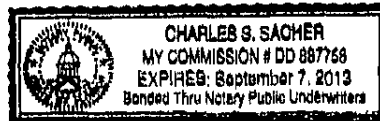
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) SS:

BEFORE ME, the undersigned authority, personally appeared Carlos R. Cuervo and Marianna Arellano Cuervo, to me well known and known to be the persons in and who executed the foregoing instrument, and acknowledged to and before me that they executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 30 day of October, 2009

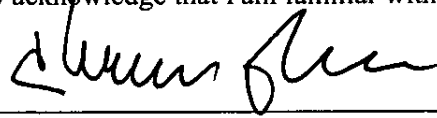
Charles S. Sacher
Notary Public, State of Florida

My Commission Expires:



ACKNOWLEDGMENT OF REGISTERED AGENT

Having been named to accept Service of Process for ROYAL ROAD LIMITED PARTNERSHIP, at the place designated in Section IV of the Certificate of Limited Partnership, to which this Acknowledgment is attached, I hereby acknowledge that I am familiar with and accept the obligations of that position.



(SEAL)

Charles S. Sacher, Registered Agent

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