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FLORIDA/FOREIGN LP/LLP
 4900 S. Rio Grande Avenue, LP

Certificate of Status	0
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APPROVED
AND
FILED

**CERTIFICATE OF LIMITED PARTNERSHIP
OF
4900 S. RIO GRANDE AVENUE, LP**

Pursuant to the authority of Section 620.1201, Florida Statutes, the undersigned, constituting the sole general partner of 4900 S. RIO GRANDE AVENUE, LP (the "Partnership"), hereby submits the following in connection with the formation of the Partnership:

1. The name of the Partnership shall be 4900 S. Rio Grande Avenue, LP (the "Partnership").

2. The address of the initial office where records shall be kept shall be 101 South Terry Avenue, Orlando, Florida 32805. The name and address of the initial registered agent for service of process is Storey Law Group, P.A., 221 NE Ivanhoe Blvd., Suite 300, Orlando, Florida 32804.

3. The name and initial business address of the General Partner is:

ONIC-COVE GP, LLC,
a Florida limited liability company
101 South Terry Avenue
Orlando, Florida 32805

The initial mailing address of the limited partnership is 101 South Terry Avenue, Orlando, Florida 32805.

4. The latest date upon which the Partnership is to dissolve shall be December 31, 2083.


5. The Partnership hereby elects not to be a limited liability limited partnership.

This Certificate has been executed by the undersigned as of the 21st day of March, 2023.

GENERAL PARTNER:

ONIC-COVE GP, LLC, a Florida limited liability company

By: Orlando Neighborhood Improvement Corporation, Inc., a Florida not for profit corporation, its Sole Member

By: 
Alfred Arzuaga, President

ACKNOWLEDGEMENT OF REGISTERED AGENT

Having been designated as the Registered Agent for 4900 S. RIO GRANDE AVENUE, LP, the undersigned hereby accepts the designation and agrees to act as the Registered Agent of said limited partnership and states that it is familiar with and accepts its statutory obligations as such.

STOREY LAW GROUP, P.A.

By: _____

Edward A. Storey, III, President

Dated this 19th day of March, 2023.