

1201 HAYS STREET  
TALLAHASSEE, FL 32301

800-342-8086

A96000000807



ACCOUNT NO. : 072100000032

REFERENCE : 932905 1217D

AUTHORIZATION :

COST LIMIT : \$

1487.50

Patricia Pizant

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
96 APR 25 AM 9:53

ORDER DATE : April 26, 1996

ORDER TIME : 10:08 AM

ORDER NO. : 932905

600001796366

CUSTOMER NO: 1217D

CUSTOMER: Kevin Carmichael, Esq  
BUCHANAN INGERSOLL, P.C.

1 Turnberry Place, Suite 606  
19495 Biscayne Boulevard  
N. Miami Beach, FL 33180

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DIVISION OF CORPORATIONS  
96 APR 25 AM 9:54

DOMESTIC FILING

NAME: OCEAN DRIVE SOUTH LTD.

EFFECTIVE DATE:

☐ ARTICLES OF INCORPORATION  
☒ CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

☒ CERTIFIED COPY  
☐ PLAIN STAMPED COPY  
☐ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: GLS

EXAMINER'S INITIALS:

BK

4/26/96

**CERTIFICATE OF LIMITED PARTNERSHIP OF  
OCEAN DRIVE SOUTH LTD.  
A FLORIDA LIMITED PARTNERSHIP**

The undersigned Officer of the General Partner desiring to form a partnership pursuant to the Florida Revised Uniform Limited Partnership Act as set forth in Chapter 420 of the Florida Statutes, hereby states the following:

1. The name of the Limited Partnership is OCEAN DRIVE SOUTH, LTD.
2. The address of the office of the Limited Partnership is Biscayne Center, 11900 Biscayne Boulevard, Suite 502, N. Miami, FL 33181.
3. The address of the agent for service of process of the Limited Partnership is Biscayne Center, 11900 Biscayne Boulevard, Suite 502, N. Miami, FL 33181 And the name of the initial registered agent is Randall Rubin, Esq.
4. The name and business address of the General Partner is Ocean Drive South, Inc., Biscayne Center, 11900 Biscayne Boulevard, Suite 502, N. Miami, FL 33181.
5. The mailing address of the Limited Partnership is the Ocean Drive South, Ltd., Biscayne Center, 11900 Biscayne Boulevard, Suite 502, N. Miami, FL 33181.
6. The latest date upon which the Limited Partnership shall dissolve is no later than December 31, 2045, unless the Partners agree to extend the term.

This Certificate is duly executed and is being filed in accordance with section 620.108 of the Florida Revised Uniform Limited Partnership Act (1986).

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OFFICE OF THE  
CLERK OF THE  
SUPREME COURT  
JUDICIAL  
BUILDING  
TALLAHASSEE, FLORIDA

199600031525

The execution of this Certificate by the undersigned Officer of the 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 Randall Rubin, Esq., an Officer of the General Partner of Ocean Drive South, Ltd., this 24<sup>th</sup> day of April, 1996.

OCEAN DRIVE SOUTH, LTD.

By: Randall Rubin  
Name: RANDALL RUBIN, ESQ.

In his Capacity as President and an  
Officer of OCEAN DRIVE SOUTH, INC.,  
General Partner

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**AFFIDAVIT OF CAPITAL CONTRIBUTIONS**

STATE OF FLORIDA

COUNTY OF DADE

BEFORE ME, the undersigned an Officer of the general partner of OCEAN DRIVE SOUTH, LTD., a Florida Limited Partnership, certifies as follows:

The amount contributed and anticipated to be contributed by the limited partners at this time totals (\$200,000) Two Hundred Thousand Dollars.

THIS 24th day of April, 1996.

FURTHER AFFIANT SAYETH NOT.

Under the penalties of perjury I declare that I have read the foregoing and that the facts alleged are true, to the best of my knowledge and belief.

OCEAN DRIVE SOUTH, LTD.  
By: Randall Rubin  
Name: RANDALL RUBIN, ESQ.  
In his Capacity as President and  
Officer of Ocean Drive South, Inc.,  
General Partner

STATE OF FLORIDA

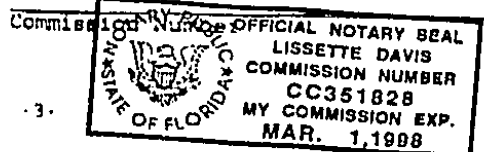
COUNTY OF Dade

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared RANDALL RUBIN, ESQ., personally known to me or who has produced (type of identification) and has acknowledged before me that he executed the foregoing freely and voluntarily for the purpose therein expressed, who did take an oath.

WITNESS my hand and official seal at said County and State, this 24th day of April, 1996.

Lissette Davis  
Notary Public, State of Florida  
Name of Notary (Please Print)

My commission expires:



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RECORDS  
SECTION  
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**ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT**

Having been named as registered agent for OCEAN DRIVE SOUTH, LTD., a Florida limited partnership (the "Partnership") in the foregoing Certificate of Limited Partnership, I, 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 the registered agent.

Randall Rubin  
Randall Rubin, Esq.

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