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DIVISION OF CORPORATION

FLORIDA LIMITED PARTNERSHIP

Valencia Pointe Associates, Ltd.

Certificate of Status	1
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CERTIFICATE OF LIMITED PARTNERSHIP

OF

VALENCIA POINTE ASSOCIATES, LTD.

1. Name of the Limited Partnership: Valencia Pointe Associates, Ltd.
2. Principal and mailing address of the Limited Partnership: 2121 Ponce de Leon Boulevard, PH2, Coral Gables, Florida 33134.
3. Name and address of the Registered Agent for Services of Process: Registered Agents of Florida, LLC, 100 Southeast Second Street, Suite 2900, Miami, Florida 33131
4. Having been named as registered agent to accept service of process for the above stated limited partnership at the place designated in this application, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

REGISTERED AGENTS OF FLORIDA, LLC

By: Howard J. Vogel, Vice President

5. The latest date upon which the Limited Partnership is to be dissolved is: December 31, 2054.
6. Name and Address of the General Partner: Cornerstone Valencia Pointe, L.L.C., 2121 Ponce de Leon Boulevard, PH2, Coral Gables, Florida 33134.

Under penalties of perjury I declare that I have read the foregoing and know the contents thereof and that the facts stated herein are true and correct.

Signed this 23 day of July 2004.

CORNERSTONE VALENCIA POINTE, L.L.C. a Florida limited liability company, its sole general partner

By: M3, INC., a Florida corporation, its member

By: Leon J. Wolfe
Name: Leon J. Wolfe
Title: President

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned constituting the sole general partner of Valencia Pointe Associates, Ltd., a Florida Limited Partnership, certifies as follows:

The amount of capital contributions to date of the limited partnership is \$1,000.

The total amount contributed and anticipated to be contributed by the limited partners at this time is \$1,000.

Dated: This 23 day of July 2004

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.

CORNERSTONE VALENCIA POINTE, L.L.C., a Florida limited liability company, its sole general partner

By: M3, INC., a Florida corporation, its member

By: 
Name: Leon J. Wolfe
Title: President

NOTARY OF STATE
TALLAHASSEE, FLORIDA

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