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Florida Department of State  
Division of Corporations  
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**To:**

Division of Corporations  
Fax Number : (850) 922-4003

**From:**

Account Name : BERMAN WOLFE & RENNERT, P.A.  
Account Number : 076103002011  
Phone : (305) 577-4166  
Fax Number : (305) 373-6036

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**FLORIDA LIMITED PARTNERSHIP**

**CLIPPER COVE ASSOCIATES, LTD.**

Certificate of Status	1
Certified Copy	1
Page Count	05
Estimated Charge	\$148.75

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**CERTIFICATE OF LIMITED PARTNERSHIP**

**OF**

**CLIPPER COVE ASSOCIATES, LTD.**

The undersigned, acting as organizer of a Limited Partnership pursuant to the provisions of the Florida Revised Uniform Limited Partnership Act hereby adopts the following certificate for such Limited Partnership:

1. **NAME.** The name of the Limited Partnership is:

**CLIPPER COVE ASSOCIATES, LTD.**

2. (a) **PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS.** The address of the office of the Partnership at which place the records shall be maintained is:

**2121 Ponce de Leon Boulevard, Suite PH2  
Coral Gables, Florida 33134**

- (b) **REGISTERED AGENT.** The name and address of the Partnership's agent for service of process is:

**Leon J. Wolfe, Esq.  
c/o Berman Wolfe Rennert Vogel & Mandler, P.A.  
NationsBank Tower At International Place  
100 Southeast Second Street, Suite 3500  
Miami, FL 33131-2130**

3. **GENERAL PARTNERS.** The name and address of the General Partner is:

**L 99-6647**

**CORNERSTONE CLIPPER COVE, L.L.C., a Florida limited liability company  
2121 Ponce de Leon Boulevard, Suite PH2  
Coral Gables, Florida 33134**

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4. **MAILING ADDRESS.** The mailing address for the Limited Partnership is:

c/o The Cornerstone Group  
2121 Ponce de Leon Boulevard, Suite PH2  
Coral Gables, Florida 33134

5. **DISSOLUTION DATE.** The term of the Partnership shall commence on the date of filing of this Certificate with the Secretary of State of Florida and shall continue until **December 31, 2049**, unless sooner terminated as provided in the Articles of Limited Partnership Agreement.

IN WITNESS WHEREOF, the undersigned General Partners have hereunto executed this Certificate as of the 12<sup>th</sup> day of October, 1999.

**GENERAL PARTNER:**

[CORPORATE SEAL]

CORNERSTONE CLIPPER COVE, L.L.C.  
a Florida limited liability company

By: [Signature]  
Jorge Lopez, Vice President

OCT 13 1999

STATE OF FLORIDA )

COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 12 day of October, 1999, by Jorge Lopez, as Vice President, of CORNERSTONE CLIPPER COVE, L.L.C., a Florida limited liability company, on behalf of the Company, and who is personally known to me.

My Commission Expires:

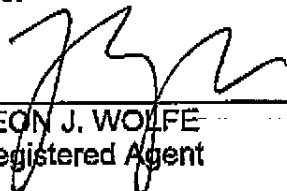
[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA

OFFICIAL NOTARY SEAL  
DEBORAH J AMBROS  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC793772  
MY COMMISSION EXP. DEC. 192002

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Having been named to accept service of process for the above stated Limited Partnership, at the place designated in this Certificate of Limited Partnership, I hereby act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

  
LEON J. WOLFE  
Registered Agent

Dated: October 12, 1999

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**AFFIDAVIT OF CAPITAL CONTRIBUTIONS**

STATE OF FLORIDA        )  
                                  )  
COUNTY OF MIAMI-DADE    )

BEFORE ME, a Notary Public, personally appeared Jorge Lopez, as Vice President of CORNERSTONE CLIPPER COVE, L.L.C., a Florida limited liability company (the "Affiant"), who, after first being duly sworn, under oath, deposes and states that:

1. Affiant is the duly appointed authorized member of CORNERSTONE CLIPPER COVE, L.L.C., a Florida limited liability company (the "Company").

2. The Company is the General Partner of a Limited Partnership to be formed under the Florida Revised Uniform Limited Partnership Act under the name CLIPPER COVE ASSOCIATES, LTD.

3. The amount of capital contributions to date of the limited partners is \$1,000.00.

4. The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$1,000.00.

5 The Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts of this affidavit and understands its contents.

FURTHER AFFIANT SAYETH NAUGHT.

CORNERSTONE CLIPPER COVE, L.L.C.,  
a Florida limited liability company

By:   
Jorge Lopez, Vice President

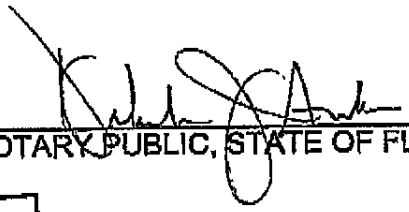
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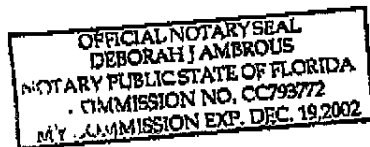
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STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 12 day of October, 1999, by Jorge Lopez, as Vice President, of CORNERSTONE CLIPPER COVE, L.L.C., a Florida limited liability company, on behalf of the Company, and who is personally known to me.

My Commission Expires:

  
NOTARY PUBLIC, STATE OF FLORIDA



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