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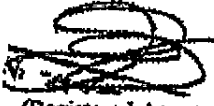
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FLORIDA LIMITED PARTNERSHIP
ALBANESE-POPKIN FOX HILL DEVELOPMENT GROUP, L.P.

Certificate of Status	0
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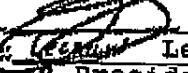
CERTIFICATE OF LIMITED PARTNERSHIP

1. ALBANESE-POPKIN FOX HILL DEVELOPMENT GROUP, L.P.
(Name of Limited Partnership; must contain a suffix such as "Limited", "Ltd.", or "Limited Partnership")
2. 551 NW 77th Street, Suite 108, Boca Raton, Florida, 33487
(Business address of Limited Partnership)
3. Leonard Albanese
(Name of Registered Agent for Service of Process)
4. 551 NW 77th Street, Suite 108, Boca Raton, Florida, 33487
(Florida street address for Registered Agent)
5. 
(Registered Agent must sign here to accept designation as Registered Agent for Service of Process)
6. 551 NW 77th Street, Suite 108, Boca Raton, Florida, 33487
(Mailing Address of the Limited Partnership)
7. The latest date upon which the Limited Partnership is to be dissolved is: December 31, 2050
8. Name(s) of general partner(s): Albanese-Popkin Development Group, Inc. Street address: 551 NW 77th Street, Suite 108
Boca Raton, Florida, 33487

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

Signed this 6 day of February, 2001.

Signature of the general partner:

By: 
Print Name: Leonard A. Albanese
Title: President

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**AFFIDAVIT OF MEMBERSHIP AND CONTRIBUTIONS
FOR FLORIDA LIMITED PARTNERSHIP**

The undersigned constituting all of the general partners of ALBANESE-POPKIN FOX
HILL DEVELOPMENT GROUP, L.P., a Florida Limited Partnership, certify:

The amount of capital contributions to date of the
limited partner is

\$ 750,000.00

The total amount contributed and anticipated to be
contributed by the limited partner at this time totals

\$ 4,250,000.00

Signed this 6 day of February, 2001.

FURTHER AFFIANT SAYETH NOT.

*Under penalty of perjury I (we) declare that I (we) have read the foregoing and know the
contents thereof and that the facts stated herein are true and correct.*

Signature of the general partner:

By: 
Print Name: Leonard A. Albanese
Title: President

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