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W01-3250

FLORIDA LIMITED PARTNERSHIP

St. Augustine Villas, Ltd.

Certificate of Status	1
Certified Copy	1
Page Count	03
Estimated Charge	\$148.75

SECRETARY OF STATE
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**CERTIFICATE OF LIMITED PARTNERSHIP
OF
ST. AUGUSTINE VILLAS, LTD.**

Pursuant to the authority of Section 620.108, Florida Statutes, the undersigned, constituting all of the general partners of ST. AUGUSTINE VILLAS, LTD. (the "Partnership"), hereby submit the following in connection with the formation of the Partnership:

1. The name of the Partnership shall be ST. AUGUSTINE VILLAS, LTD. (the "Partnership").

2. The address of the initial office where records shall be kept shall be 1977 Dundee Drive, Winter Park, Florida 32792. The name and address of the initial registered agent for service of process is B&C Corporate Services of Central Florida, Inc., 390 North Orange Avenue, Suite 1100, Orlando, Florida 32801.

3. The name and mailing address of each General Partner is set forth below:

ST. AUGUSTINE VILLAS, INC., a Florida corporation
1977 Dundee Drive
Winter Park, Florida 32792

PROJECT TEAMWORK, INC., a Florida nonprofit corporation
14540 S.W. 135th Street, Suite 202
Miami, Florida 33186

4. The initial mailing address of the Partnership is 1977 Dundee Drive, Winter Park, Florida 32792.

5. The latest date upon which the Partnership is to dissolve shall be December 31, 2061.

This Certificate has been executed by the undersigned as of the 7 day of February, 2001.

GENERAL PARTNERS:

ST. AUGUSTINE VILLAS, INC., a Florida corporation

By: Thomas Shepherd
Tom Shepherd, Vice President

PROJECT TEAMWORK, INC.,
a Florida nonprofit corporation

By: Rick Englert
Rick Englert, President

Attorney Name: Randal N. Allgood, P.A.
Broad and Cassel, Attorneys at Law
390 North Orange Avenue, Suite 1100
Orlando, Florida 32801
Telephone: (407) 839-4200
Florida Bar No.: 459445

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ACKNOWLEDGEMENT OF REGISTERED AGENT

I having been designated as the Registered Agent for ST. AUGUSTINE VILLAS, LTD., 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, including those obligations contained in §620.192, Florida Statutes.

**B&C CORPORATE SERVICES OF CENTRAL
FLORIDA, INC.**, a Florida corporation

By: 

Laurie L. Bergstresser, Vice President

Dated this 9th day of February, 2001.

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Facsimile Audit No. H010000101298**AFFIDAVIT OF CAPITAL CONTRIBUTIONS**

The undersigned being all of the general partners of ST. AUGUSTINE VILLAS, LTD. and being duly sworn do hereby set forth the following for the purpose of accompanying the filing of the Certificate of Limited Partnership of ST. AUGUSTINE VILLAS, LTD., with the Florida Department of State, as required by Section 620.108, Florida Statutes:

The amount of the capital contributions of the limited partners as of the date hereof is \$50.00 and no further capital contributions from the limited partners are anticipated at this time.

This Affidavit is executed and sworn to by:

GENERAL PARTNERS:

ST. AUGUSTINE VILLAS, INC., a Florida corporation

By: Thomas Shepherd
Tom Shepherd, Vice President

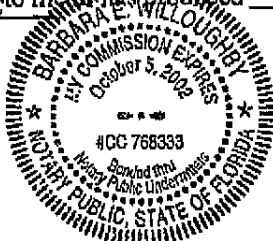
PROJECT TEAMWORK, INC., a Florida nonprofit corporation

By: Rick Englert
Rick Englert, President

Dated this 9 day of February, 2001.

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 9th day of February, 2001, by Tom Shepherd, as Vice President of St. Augustine Villas, Inc., a Florida corporation. He is personally known to me or has produced _____ as identification and who did/did not take an oath.



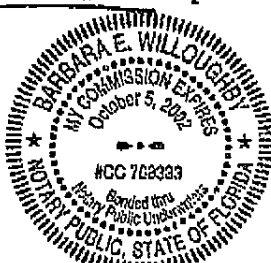
Barbara E. Willoughby
(Signature of Notary Public)

BARBARA E. WILLOUGHBY
Notary Public, State of Florida
(Typed name of Notary Public)
My Comm. expires October 5, 2002
Notary Public, State of Florida
Comm. No. CC768333
My commission expires: 10-5-02

Signer is personally known by this Notary.

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 9th day of February, 2001, by Rick Englert, as President of Project Teamwork, Inc., a Florida nonprofit corporation. He is personally known to me or has produced _____ as identification and who did/did not take an oath.



Barbara E. Willoughby
(Signature of Notary Public)

BARBARA E. WILLOUGHBY
Notary Public, State of Florida
(Typed name of Notary Public)
My Comm. expires October 5, 2002
Notary Public, State of Florida
Comm. No. CC768333
My commission expires: 10-5-02

Signer is personally known by this Notary.

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