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From:
Account Name : WILLIAMS, PARKER, HARRISON, DIETZ & GETZEN, P.A.
Account Number : 072720000266
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FLORIDA LIMITED PARTNERSHIP

BURNS COURT DEVELOPMENT, LTD.

Certificate of Status	0
Certified Copy	1
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**CERTIFICATE OF LIMITED PARTNERSHIP
OF
BURNS COURT DEVELOPMENT, LTD.
A FLORIDA LIMITED PARTNERSHIP**

The undersigned general partner desires to form a limited partnership pursuant to the Florida Revised Uniform Limited Partnership Act (1986) as set forth in Chapter 620, Part I, Florida Statutes, and hereby states the following:


1. The name of the limited partnership is Burns Court Development, Ltd. (the "Partnership").
2. The address of the principal office and the mailing address of the Partnership is 330 South Pineapple Avenue, Suite 201, Sarasota, Florida 34236.
3. The name and street address of the general partner of the Partnership is Seery, D'Agostino & Alvarez, Inc., 330 South Pineapple, Suite 201, Sarasota, Florida 34236. (P03000100397)
4. The name and street address of the registered agent for service of process on the Partnership in Florida is Michael W. Seery, 330 South Pineapple Avenue, Suite 201, Sarasota, Florida 34236.
5. The Partnership's existence shall begin at the date and time this Certificate of Limited Partnership is filed, as evidenced by the Department of State's date and time endorsement.
6. The latest date upon which the Partnership is to be dissolved is December 31, 2050.

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 11th day of September, 2003.


GENERAL PARTNER:

SEERY, D'AGOSTINO & ALVAREZ, INC.,
a Florida corporation

By: 
Michael W. Seery, Its President

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Having been named as registered agent for Burns Court Development, Ltd., a Florida limited partnership, in the foregoing Certificate of Limited Partnership, the undersigned, on behalf of the Partnership, hereby agrees 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 registered agent.


Michael W. Seery
Registered Agent

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**AFFIDAVIT OF CAPITAL CONTRIBUTIONS
FOR
BURNS COURT DEVELOPMENT, LTD.**

The undersigned, the sole general partner of Burns Court Development, Ltd., a Florida Limited Partnership, certifies:

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

The total amount contributed and anticipated to be contributed by the limited partners at this time is \$1,0000.

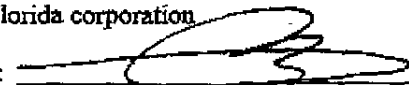
Signed this 11th day of September 2003.

FURTHER AFFLIANT SAYETH NOT.

Under the 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.

GENERAL PARTNER:

SEERY, D'AGOSTINO & ALVAREZ, INC.,
a Florida corporation

By: 
Michael W. Seery, Its President

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