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To:

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Fax Number : (850) 205-0383

From:

Account Name : ROGERS, TOWERS, BAILEY, ET AL
Account Number : 076666002273
Phone : (904) 398-3911
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FLORIDA LIMITED PARTNERSHIP

The Villas at Irene Court, Ltd.

Certificate of Status	01
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DIVISION OF CORPORATION

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MAR. 23. 2004 2:43PM

ROGERS TOWERS

NO. 7578 P. 2/4

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CERTIFICATE OF LIMITED PARTNERSHIP

OF

THE VILLAS AT IRENE COURT, LTD.

Pursuant to Section 620.108 of the Florida Revised Uniform Limited Partnership Act, the undersigned, being the sole General Partner of THE VILLAS AT IRENE COURT, LTD., a Florida limited partnership (the "Partnership"), hereby execute and submit for filing with the Department of State, State of Florida, this Certificate of Limited Partnership, to read as follows:

1. The name of the Limited Partnership is:

THE VILLAS AT IRENE COURT, LTD.

2. The office and principal place of business for the Partnership currently is:

2933 Myrtle Avenue, North, Suite 200
Jacksonville, Florida 32209

3. The name and address of the agent for service of process on the Partnership are:

Charles Curley
Roger Towers
1301 River Place Boulevard
Suite 1500
Jacksonville, FL 32207

4. The name and address of the General Partner of the Partnership are:

Urban Core Irene Court Development, LLC
2933 Myrtle Avenue, North, Suite 200
Jacksonville, Florida 32209

LO4-22119

5. The mailing address of the Partnership is:

2933 Myrtle Avenue, North, Suite 200
Jacksonville, Florida 32209

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6. The latest date upon which the Partnership shall dissolve is December 31, 2054.

IN WITNESS WHEREOF, the undersigned has signed this Certificate of Limited Partnership as General Partner, pursuant to the provisions of Section 620.114 of the Florida Revised Uniform Limited Partnership Act.

DATED: March 23, 2004

URBAN CORE IRENE COURT
DEVELOPMENT, LLC, a Florida limited
liability company, its sole General Partner

By: 

Name: Tony D. Nelson

Title: President

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

Charles Curley hereby accepts his appointment as registered agent for THE VILLAS AT IRENE COURT, LTD., a Florida limited partnership and states that he is familiar with and accepts the obligations provided for in Florida Statutes Section 607.0501.

DATED: March 23, 2004


Charles Curley

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

STATE OF FLORIDA)
) SS:
 COUNTY OF DUVAL)

BEFORE ME, the undersigned authority, personally appeared Tony D. Nelson, as President of Urban Core Irene Court Development, LLC, a Florida limited liability company, as General Partner of The Villas of Irene Court, Ltd., a Florida limited partnership (the "Partnership"), who states as follows:

1. The aggregate capital contributions made by the Limited Partner of the Partnership to the Partnership is \$99.99.

2. It is not anticipated that the Limited Partner will make any additional contributions to the capital of the Partnership other than as set forth in Number 1, above.

URBAN CORE IRENE COURT
 DEVELOPMENT, LLC, a Florida limited
 liability company, its sole General Partner

By: [Signature]
 Name: Tony D. Nelson
 Title: President

The foregoing instrument was acknowledged before me this 23rd day of March, 2004 by Tony D. Nelson, as President of Urban Core Irene Court Development, LLC, a Florida limited liability company, the sole General Partner of The Villas of Irene Court, Ltd., a Florida limited partnership, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.



Latrice A. Wright
 Print or Stamp Name:
 Notary Public, State of Florida at Large
 Commission No.:
 My Commission Expires:

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