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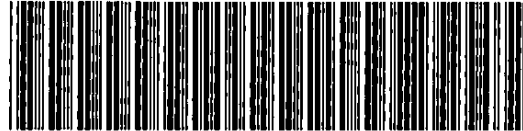
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DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 134431 5051651

AUTHORIZATION :

*[Handwritten signature]*

COST LIMIT : \$ 1052.50

ORDER DATE : May 25, 2006

ORDER TIME : 12:38 PM

ORDER NO. : 134431-005

CUSTOMER NO: 5051651

DOMESTIC FILING

NAME: SAINT JAMES CONDOMINIUM  
RESIDENCE DEVELOPERS, LTD.

EFFECTIVE DATE:

\_\_\_\_ ARTICLES OF INCORPORATION  
XX CERTIFICATE OF LIMITED PARTNERSHIP  
\_\_\_\_ ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
\_\_\_\_ PLAIN STAMPED COPY  
\_\_\_\_ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Carina L. Dunlap - EXT. 2951

EXAMINER'S INITIALS: \_\_\_\_\_

**CERTIFICATE OF LIMITED PARTNERSHIP  
FOR  
FLORIDA LIMITED PARTNERSHIP**

**SAINT JAMES CONDOMINIUM RESIDENCE DEVELOPERS, LTD.**

1. **Name:** The name of the Partnership shall be:

**SAINT JAMES CONDOMINIUM RESIDENCE DEVELOPERS, LTD.**

2. **Street and Mailing Address:** The street and mailing address of the initial designated office of the Partnership shall be:

9999 S.W. 89<sup>th</sup> Court  
Miami, FL 33176

3. **Registered Agent:** The Registered Agent and Registered Office of the Partnership in the State of Florida is:

**Name:** Richard M. Mogerma, Esq.  
**Address:** 150 South Pine Island Road, Suite 330  
Plantation, Florida 33324

**Acceptance of Appointment of Registered Agent:**

*I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.*

  
Richard M. Mogerma, Esq.

4. **LLLP Election:** The Partnership does not elect to be a limited liability limited partnership.

5. **General Partner:** The name and address of the sole general partner of the Partnership is:

**SAINT JAMES CONDOMINIUM DEVELOPERS GP, INC.**  
9999 S.W. 89<sup>th</sup> Court  
Miami, FL 33176

PO6000073387

6. **Effective Date:** The effective date shall be the date of filing of this Certificate with the Florida Department of State.

IN WITNESS WHEREOF, the undersigned does hereby execute this Certificate of Limited Partnership this 25 day of May, 2006.

**GENERAL PARTNER:**

**SAINT JAMES CONDOMINIUM  
DEVELOPERS GP, INC., a Florida corporation,**

By:   
Bayard Spector, President