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FLORIDA DIVISION OF CORPORATIONS

FAX NO.

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((H98000017242 2)))

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FAX #:

FROM: RASCO, REININGER & PEREZ, P.A.
104076000124

ACCT#:

CONTACT: CARLOS A GATO

PHONE: (305)261-0500

FAX #:

(305)267-1787

NAME: CENTURY/CRESTVIEW LAKES, LTD.

AUDIT NUMBER.....H98000017242

DOC TYPE.....FLORIDA LIMITED PARTNERSHIP

CERT. OF STATUS..0

PAGES..... 3

CERT. COPIES.....1

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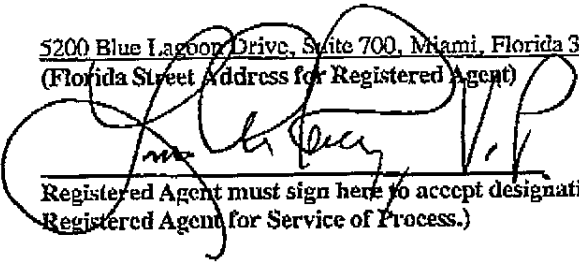
**CERTIFICATE OF LIMITED PARTNERSHIP
OF
CENTURY/CRESTVIEW LAKES, LTD.**

CENTURY/CRESTVIEW LAKES, LTD.
(Name of the Limited Partnership)

4960 S.W. 72nd Avenue, Suite 306, Miami, Florida 33155
(The Business Address of Limited Partnership)

MIAMI CORPORATE SYSTEMS, INC.
(Name of Registered Agent for Service of Process)

5200 Blue Lagoon Drive, Suite 700, Miami, Florida 33126
(Florida Street Address for Registered Agent)


Registered Agent must sign here to accept designation as
Registered Agent for Service of Process.)

4960 S.W. 72nd Avenue, Suite 306, Miami, Florida 33155
(The Mailing Address of the Limited Partnership)

1. The latest date upon which the Limited Partnership is to be dissolved is December 31, 2036.

2. **NAME OF GENERAL PARTNER** **SPECIFIC ADDRESS**

CENTURY MANAGEMENT GROUP, INC., 901 S.W. 69th Avenue
a Florida corporation 297000011266 Miami, Florida 33144

CRESTVIEW COMMUNITIES CORPORATION IV 4960 S.W. 72nd Avenue, Suite 306
a Florida corporation 298000079527 Miami, Florida 33155

Audit No. H98000017242 2
Prepared by: Jorge M. Vigil, Esq.
RASCO & REININGER, P.A.
5200 Blue Lagoon Drive #700
Miami, FL 33126/(305) 261-0500
Bar No. 224707

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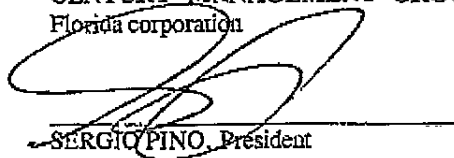
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Audit No. H98000017242 2

Signed this 15 day of September, 1998.

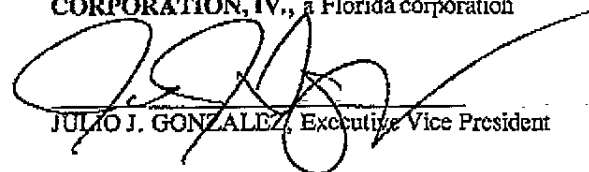
Signature of general partners:

CENTURY MANAGEMENT GROUP, INC., a
Florida corporation



SERGIO PINO, President

**CRESTVIEW COMMUNITIES
CORPORATION, IV.,** a Florida corporation



JULIO J. GONZALEZ, Executive Vice President

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned constituting the general partners of **CENTURY/CRESTVIEW LAKES, LTD.**, a Florida limited partnership, certify as follows:

The amount of capital contributions to date of the limited partner is \$10,000.00.

The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$10,000.00.

This 15 day of September, 1998.

FURTHER AFFIANT SAYETH NOT.

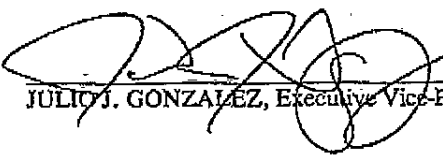
Under penalties of perjury I declare that I have read the foregoing and the facts alleged are true, to the best of my knowledge and belief.

GENERAL PARTNERS:

CENTURY MANAGEMENT GROUP, INC., a
Florida corporation

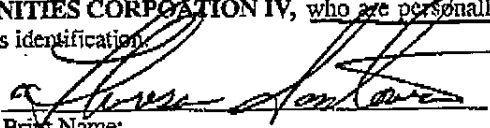

SERGIO PINO, President

**CRESTVIEW COMMUNITIES
CORPORATION IV**, a Florida corporation


JULIO J. GONZALEZ, Executive Vice-President

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 15 day of September, 1998, by SERGIO PINO, the President of **CENTURY MANAGEMENT GROUP, INC.** and JULIO J. GONZALEZ, the Executive Vice President of **CRESTVIEW COMMUNITIES CORPORATION IV**, who are personally known to me or who have produced _____ as identification.


Print Name: _____
Notary Public

261-116/36065.DOC



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