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(((H01000082739 3)))

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FLORIDA LIMITED PARTNERSHIP

St. Croix Associates, Ltd.

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Certificate of Status	1
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CERTIFICATE OF LIMITED PARTNERSHIP

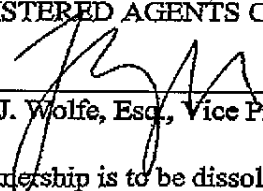
OF

ST. CROIX ASSOCIATES, LTD.

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- 1. Name of the Limited Partnership: St. Croix Associates, Ltd.
- 2. Principal and mailing address of the Limited Partnership: 2121 Ponce de Leon Boulevard, PH2, Coral Gables, Florida 33134.
- 3. Name and address of the Registered Agent for Service of Process: Registered Agents of Florida, LLC, 100 Southeast Second Street, Suite 3500, Miami, Florida 33131.
- 4. Having been named as registered agent to accept service of process for the above stated limited partnership at the place designated in this application, 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 relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

REGISTERED AGENTS OF FLORIDA, LLC

By: 
Leon J. Wolfe, Esq., Vice President

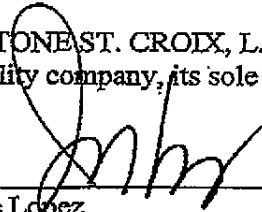
- 5. The latest date upon which the Limited Partnership is to be dissolved is: December 31, 2051.
- 6. Name and Address of the General Partner: Cornerstone St. Croix, L.L.C., 2121 Ponce de Leon Boulevard, PH2, Coral Gables, Florida 33134.

01-12052

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 23rd day of July 2001.

CORNERSTONE ST. CROIX, L.L.C., a Florida limited liability company, its sole general partner

By: 
Name: Jorge Lopez
Title: Vice President

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned constituting the sole general partner of St. Croix Associates, Ltd., a Florida Limited Partnership, certifies as follows:

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

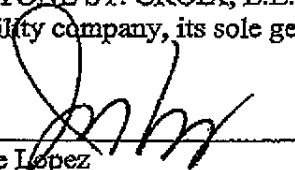
The total amount contributed and anticipated to be contributed by the limited partners at this time is \$1,000.

Dated: This 23rd day of July 2001

FURTHER AFFIANT SAYETH NOT.

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

CORNERSTONE ST. CROIX, L.L.C., a Florida limited liability company, its sole general partner

By: 
Name: Jorge Lopez
Title: Vice President

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