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TALLAHASSEE, FL 32301
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904-220-7100 FAX

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SECRETARY OF CORPORATIONS
DIVISION OF CORPORATIONS
96 FEB 26 AM 11:37

ACCOUNT NO. : 072100000032

REFERENCE : 857277 8690A

AUTHORIZATION :

COST LIMIT : \$ PREPAID

ORDER DATE : February 23, 1996

ORDER TIME : 10:18 AM

ORDER NO. : 857277

CUSTOMER NO: 8690A

CUSTOMER: Gary Korn, Esq
BEDZOW KORN & KAN, P.A.

P. O. Box 8020

Hallandale, FL 33008

500001727125
-02/23/96--01097--001
***140.00 ***140.00

DOMESTIC FILING

NAME: HOME DEVELOPMENT
HUNTERS K LTD.

EFFECTIVE DATE:

G. TAX _____
FILING 105.00
A-AGENT FEE 35.00
C. COPY _____
TOTAL 140.00
N. BANK _____
BALANCE DUE _____
REFUND _____

XX ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: CAROL HENSAL

EXAMINER'S INITIALS:

RECEIVED
96 FEB 23 PM 12:15
DIVISION OF CORPORATIONS

2/26/96
BIR

**CERTIFICATE OF LIMITED PARTNERSHIP
OF
HOME DEVELOPMENT OF HUNTERS RUN LTD.**

WE, the undersigned, desiring to form a Limited Partnership, and pursuant to the Florida Revised Uniform Limited Partnership Act as set forth in Sections 620.101 et seq., of the Florida Statutes, do hereby certify:

1. The name of the entity under which the Limited Partnership is to be conducted is HOME DEVELOPMENT OF HUNTERS RUN LTD.

2. The address of the office of the Limited Partnership is 3581 N.W. 61st Circle, Boca Raton, Florida 33496.

3. The agent for service of process upon the Limited Partnership is GARY A. KORN, whose address is 20803 Biscayne Boulevard, Suite 200, Aventura, Florida 33180.

4. The name and business address of the sole general partner of the Limited Partnership is HOME DEVELOPMENT CORP. OF SOUTH FLORIDA I, a Florida corporation, 3581 N.W. 61st Circle, Boca Raton, Florida 33496.

5. The names and business addresses of the limited partners of the Limited Partnership are:

NAME OF LIMITED PARTNER

ADDRESS OF LIMITED PARTNER

ANDREW STEINBERG

1065 N.E. 125th Street, Suite No. 102
North Miami, Florida 33181

BARBARA J. KORFF, AS
TRUSTEE OF THE HOME DEVCO
IRREVOCABLE TRUST

3581 N.W. 61st Circle
Boca Raton, Florida 33496

6. The mailing address of the Limited Partnership is 3581 N.W. 61st Circle, Boca Raton, Florida 33496.

7. The latest date upon which the Limited Partnership is to dissolve is December 31, 2025.

DATED this 22nd day of February, 1996.

GENERAL PARTNER:

HOME DEVELOPMENT CORP. OF SOUTH
FLORIDA I, a Florida corporation

By: Andrew Steinberg
ANDREW STEINBERG, President

LIMITED PARTNERS:

Andrew Steinberg
ANDREW STEINBERG

Barbara J. Korff
BARBARA J. KORFF, as Trustee of the HOME
DEVCO IRREVOCABLE TRUST

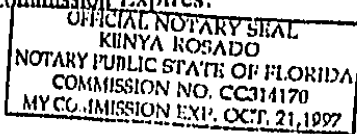
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SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 FEB 26 PM 11:31

995600-091562

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 22 day of February, 1996 by ANDREW STEINBERG, as President of HOME DEVELOPMENT OF SOUTH FLORIDA I, a Florida corporation, on behalf of the corporation, who is personally known to me and who did not take an oath.

My Commission Expires:



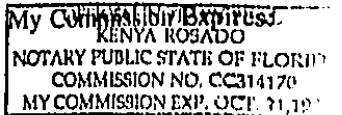
Kenya Rosado
Notary Public, State of Florida

Print Name: Kenya Rosado

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SECRETARY OF CORPORATIONS
FEB 26 AM 11:57

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 22 day of February, 1996 by ANDREW STEINBERG, who is personally known to me and who did not take an oath.



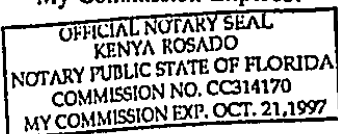
Kenya Rosado
Notary Public, State of Florida

Print Name: Kenya Rosado

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 22 day of February, 1996 by BARBARA J. KORFF, as Trustee of the HOME DEVCO IRRECOVABLE TRUST, who is personally known to me and who did not take an oath.

My Commission Expires:



Kenya Rosado
Notary Public, State of Florida

Print Name: Kenya Rosado

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

I hereby accept the designation of Registered Agent as set forth in this Certificate of Limited Partnership for HOME DEVELOPMENT OF HUNTERS RUN LTD., a Florida Limited Partnership.

GARY A. KORN
Registered Agent

AFFIDAVIT

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

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DIVISION OF CORPORATIONS
96 FEB 26 AM 11:37

BEFORE ME, the undersigned authority personally appeared **ANDREW STEINBERG** ("Affiant"), who being first duly sworn, upon oath, states as follows:

4. That Affiant is the President of **HOME DEVELOPMENT CORP. OF SOUTH FLORIDA I**, a Florida corporation ("Corporation"), and is duly authorized to execute this Affidavit on behalf of the Corporation.

5. That the Corporation is the sole general partner of **HOME DEVELOPMENT OF HUNTERS RUN LTD.**, a Florida Limited Partnership (the "Limited Partnership") and **ANDREW STEINBERG** and **BARBARA J. KORFF, AS TRUSTEE OF THE HOME DEVCO IRREVOCABLE TRUST** are the sole limited partners of the Limited Partnership.

6. That the amount of the capital contribution of the limited partners and the amount anticipated to be contributed by the limited partners is as follows:

Amount contributed:	\$100.00
Total amount anticipated to be contributed	\$500.00
Total anticipated limited partner contributions	\$600.00

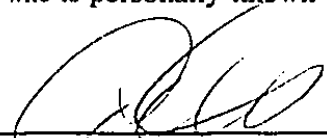
FURTHER AFFIANT SAYETH NOT.



ANDREW STEINBERG -- Affiant

SWORN TO, ACKNOWLEDGED AND SUBSCRIBED before me this 22nd day of February, 1996 by **ANDREW STEINBERG**, Affiant who is personally known to me and who did take an oath.

My Commission Expires:



Notary Public, State of Florida

Print Name: _____

