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SECRETARY OF CORPORATIONS
95 APR 17 PM 12:01

ACCOUNT NO. : 072100000032

REFERENCE : 580285 4133A

AUTHORIZATION : *Patricia Pizzuto*

COST LIMIT : 9 140.00

ORDER DATE : April 17, 1995

ORDER TIME : 9:11 AM

ORDER NO. : 580285

200001457662

CUSTOMER NO. : 4133A

CUSTOMER: Patricia Green, Esq
STEARNS WEAVER MILLER WEISSLER
ALHADEFF & SITTERSON, P.A.
Museum Tower, Suite 2200
150 West Flagler Street
Miami, FL 33130

DOMESTIC FILING

NAME: SAN SEBASTIAN APARTMENTS
ASSOCIATES, LTD.

RECORDED
95 APR 17 PM 5:11
DIVISION OF CORPORATIONS

XX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY

CONTACT PERSON: Andrea Hamilton

EXAMINER'S INITIALS: *4/17/95*
PH

CERTIFICATE OF LIMITED PARTNERSHIP
OF

SAN SEBASTIAN APARTMENTS ASSOCIATES, LTD.

Pursuant to Section 620.108 of the Florida Revised Uniform Limited Partnership Act, the undersigned, being the General Partners of SAN SEBASTIAN APARTMENTS ASSOCIATES, LTD., a Florida limited partnership (the "Partnership"), heroby 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:

SAN SEBASTIAN APARTMENTS ASSOCIATES, LTD.

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

c/o Related Homestead, Inc.
2828 Coral Way, Penthouse Suite
Miami, Florida 33145

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

Francisco Rojo
c/o Related Homestead, Inc.
2828 Coral Way, Penthouse Suite
Miami, Florida 33145

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

RELATED HOMESTEAD, INC. *P97000082828*
2828 Coral Way, Penthouse Suite
Miami, Florida 33145

DRUNNA PROPERTIES, INC. *P44000006098*
1507 San Rafael Way
St. Augustine, Florida 32084

5. The mailing address of the Partnership is:

c/o Related Homestead, Inc.
2828 Coral Way, Penthouse Suite
Miami, Florida 33145

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6. The latest date upon which the Partnership shall dissolve is December 31, 2045.

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

DATED: April 14, 1995

RELATED HOMESTEAD, INC., a
Florida corporation
as General Partner

By: 

Francisco Rojo
Vice President

Its:

DRUNNA PROPERTIES, INC., a
California corporation
as General Partner

By: 

Drury F. McParthy II
Vice President

Its:

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SECRETARY OF STATE
DIVISION OF CORPORATIONS
SS APR 17 PM 12:07

ACCEPTANCE OF APPOINTMENT OF REGISTERED AGENT

Francisco Rojo hereby accepts his appointment as registered agent for San Sebastian Apartments Associates, 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: April 14, 1995


Francisco Rojo

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

BEFORE ME, the undersigned authority, personally appeared Francisco Rojo, as Vice President of Related Homestead, Inc., a Florida corporation, as a General Partner of San Sebastian Apartments Associates, Ltd., a Florida limited partnership (the "Partnership"), who states as follows:

1. The aggregate capital contributions made by the Limited Partners of the Partnership to the Partnership is \$100.00.

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

DATED: April 14, 1995

RELATED HOMESTEAD, INC., a
Florida corporation
as General Partner

By: [Signature]
Francisco Rojo
Its: Vice President

The foregoing instrument was acknowledged before me this 14 day of April, 1995 by Francisco Rojo, as Vice President of Related Homestead, Inc., a Florida corporation, a General Partner of San Sebastian Apartments Associates, Ltd., a Florida limited partnership (the "Partnership"), who is personally known to me or who has produced a driver's license as identification and who did not take an oath.

[Signature]
Print or Stamp Name: Alicia M. Ruff
Notary Public, State of Florida at Large
Commission No.:
My Commission Expires CC129007
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JULY 21, 1995
BONDED THIRD GENERAL INS. UND.

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

STATE OF Florida)
COUNTY OF St. Johns) SS:

BEFORE ME, the undersigned authority, personally appeared Denny F. McCarthy, as Vice President of Drunna Properties, Inc., a California corporation, a as General Partner of San Sebastian Apartments Associates, Ltd. (the "Partnership"), who states as follows:

1. The aggregate capital contributions made by the Limited Partners of the Partnership to the Partnership is \$100.00.
2. It is not anticipated that the Limited Partners will make any additional contributions to the capital of the Partnership other than as set forth in Number 1, above.

Dated: April 15, 1995

DRUNNA PROPERTIES, INC., a
California corporation
as General Partner

By: Denny F. McCarthy, Jr.
Denny McCarthy
Its: Vice President

The foregoing instrument was acknowledged before me this 15th day of April, 1995 by Denny F. McCarthy, Jr., as Vice President of Drunna Properties, Inc., a California corporation, a as General Partner of San Sebastian Apartments Associates, Ltd., a Florida limited partnership (the "Partnership"), who is personally known to me or who has produced a driver's license as identification and who did not take an oath.

Wilda T. Haley

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

RAW-CO30364335SAN-SER.CLP



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