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DOCUMENT TYPE: FLORIDA LIMITED PARTNERSHIP

NAME: TWIN OAKS APARTMENTS, LTD.

FAX AUDIT NUMBER: H95000012593

CURRENT STATUS: REQUESTED

DATE REQUESTED: 11/08/1995

TIME REQUESTED: 15:34:03

CERTIFIED COPIES: 1

CERTIFICATE OF STATUS: 1

NUMBER OF PAGES: 2

METHOD OF DELIVERY: FAX

ESTIMATED CHARGE: \$1,548.23

ACCOUNT NUMBER: 075410000170

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- Under penalties of perjury we declare that we have read the foregoing and know the contents thereof and that the facts stated herein are true and correct.

Prepared by: Guy E. Whitesman, Esq.
Florida Bar No.: 334189
1715 Monroe Street
Fort Myers, FL 33901
(941) 334-4121

300 磅

LENDING/FRANK.

018 884 0468

30:01 26/00/11

FAX AUDIT NO.: H95000012593

Signature of all general partners:



Frank A. Latell, General Partner

Twin Oaks Apartments of Lee County, Inc.,
General Partner



By:

Frank A. Latell, President

FAX AUDIT NO.: H95000012593

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**AFFIDAVIT OF CAPITAL CONTRIBUTIONS
FOR FLORIDA LIMITED PARTNERSHIP**

The undersigned constituting all of the general partners of
LATELL TWIN OAKS APARTMENTS, LTD., a Florida Limited Partnership,
certify:

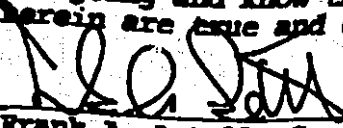
The amount of capital contributions to date of the limited
partners is \$1,088,683.20.

The total amount contributed and anticipated to be contributed by
the limited partners at this time totals \$1,088,683.20.

Signed this 8th day of November, 1995.

FURTHER AFFIANT SAYETH NOT.

Under the penalties of perjury we declare that we have read the
foregoing and know the contents thereof and that the facts stated
herein are true and correct.


Frank A. Latell, General Partner

Twin Oaks Apartments of Lee County, Inc.,
General Partner

By: 
Frank A. Latell, President

FAX AUDIT NO.: H95000012593