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CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1 Ashton-Palmetto Palms, Ltd
(Corporation Name) (Document #)

2 _____
(Corporation Name) (Document #) 200100-1855.00
-05/24/96--01123--007

3 _____
(Corporation Name) (Document #) ***1855.00 ***1855.00

4 _____
(Corporation Name) (Document #)

☒ Walk in

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☐ Pick up time

☐ Will wait

☒ Photocopy

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☒ Certificate of Status need

NEW FILINGS	
☐	Profit
☐	NonProfit
☐	Limited Liability
☐	Domestication
☐	Other

AMENDMENTS	
☐	Amendment
☐	Resignation of R.A., Officer/ Director
☐	Change of Registered Agent
☐	Dissolution/Withdrawal
☐	Merger

OTHER FILINGS	
☐	Annual Report
☐	Fictitious Name
☐	Name Reservation

REGISTRATION/ QUALIFICATION	
☐	Foreign
☒	Limited Partnership
☐	Reinstatement
☐	Trademark
☐	Other

2 COS
\$1,785.00 - FF
52.50 - CC
17.50 - 2cus

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95 MAY 19 PM 6:25

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MAY 19 1995

CERTIFICATE OF LIMITED PARTNERSHIP

OF

ASHTON-PALMETTO PALMS, LTD.

The undersigned General Partner hereby forms a limited partnership pursuant to and in accordance with the Florida Revised Uniform Limited Partnership Act (Florida Statutes Section 620.101, et. seq.) as follows:

1. Name and Principal Address.

The name of the limited partnership (the "Partnership") is Ashton-Palmetto Palms, Ltd. The principal address of the Partnership is 701 Pennsylvania Avenue, N.W., Suite 1121, Washington, D.C. 20004.

2. Registered Office.

The registered office of the Partnership in the State of Florida is White & Case, 200 S. Biscayne Boulevard, Suite 4900, Miami, Florida 33131.

3. Registered Agent.

The name and address of the registered agent of the Partnership for service of process on the Partnership in the State of Florida is H. William Walker, Jr., White & Case, 200 S. Biscayne Boulevard, Suite 4900, Miami, Florida 33131.

4. General Partner.

The name and business address of the General Partner is as follows:

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Ashton-Palmetto Palms, Inc.
701 Pennsylvania Avenue, N.W., Suite 1121
Washington, D.C. 20004

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5. Mailing Address.

The mailing address of the Partnership is
701 Pennsylvania Avenue, N.W., Suite 1121, Washington, D.C.
20004.

6. Dissolution.

The latest date upon which the Partnership
will dissolve is December 31, 2030.

IN WITNESS WHEREOF, the undersigned has duly
executed this Certificate of Limited Partnership as of the
10 day of May, 1996.

GENERAL PARTNER:

Ashton-Palmetto Palms, Inc.

By: Harold John Stroehmann
Harold John Stroehmann
President

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CERTIFICATE DESIGNATING REGISTERED AGENT
AND REGISTERED OFFICE

In compliance with Florida Statutes Section
620.192, the following is submitted:

Ashton-Palmetto Palms, Ltd., desiring to organize
as a limited partnership under the laws of the State of
Florida, has designated White & Case, 200 S. Biscayne
Boulevard, Suite 4900, Miami, Florida 33131, as its initial
Registered Office and has named H. William Walker, Jr.,
located at said address as its initial Registered Agent.

Ashton-Palmetto Palms, Inc.
General Partner

By: Harold John Stroehmann
Harold John Stroehmann
President

Having been named Registered Agent for the above
stated corporation, at the designated Registered Office,
the undersigned hereby accepts said appointment and agrees
to comply with the provisions of Florida Statutes Section
620.192 relative to keeping open said office.

By: H. William Walker, Jr.
H. William Walker, Jr.
Registered Agent

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned, personally appeared Harold John Stroehmann, President of Ashton-Palmetto Palms, Inc., a Florida corporation, constituting the sole general partner of Ashton-Palmetto Palms, Ltd., a Florida limited partnership, hereinafter referred to as the "Partnership," who, upon being sworn, certified as follows:

1. The amount of actual capital contributions of the limited partners is \$ 356,400.
2. The total anticipated amount of the capital contributions of the limited partners is \$ 356,400.

This 10 day of May, 1996.

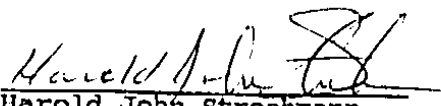
FURTHER AFFIANT SAYETH NOT.

Under 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.

General Partner:

Ashton-Palmetto Palms, Inc.

By:


Harold John Stroehmann
President