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409 EAST GAINES STREET

ORLANDO FL 32801-

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NAME: TUSCANY PROPERTIES, LTD.

FAX AUDIT NUMBER: H96000007854

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CERTIFICATE OF LIMITED PARTNERSHIP

The undersigned, hereby makes, acknowledges and files with the Secretary of State of the State of Florida, this Certificate of Limited Partnership for the purpose of forming a limited partnership for profit in accordance with the laws of the State of Florida.

1. **NAME OF PARTNERSHIP.** The name of the partnership shall be TUSCANY PROPERTIES, LTD.

2. **LOCATION OF PRINCIPAL PLACE OF BUSINESS.** The principal place of business of the partnership shall be located at 205 East Central Blvd., Suite 600, Orlando, Florida 32801 or at such other place or places as the General Partner shall from time to time determine.

3. **NAME AND ADDRESS OF THE AGENT FOR SERVICE OF PROCESS.**
James Balletta, Esquire, 215 North Eola Drive, Orlando, Florida 32801.

4. **NAME AND BUSINESS ADDRESS OF THE GENERAL PARTNER.**

Tuscany Properties, Inc. P96000047061
205 E. Central Blvd., Suite 600
Orlando, Florida 32801

5. **MAILING ADDRESS OF THE LIMITED PARTNERSHIP.**

205 E. Central Blvd., Suite 600
Orlando, Florida 32801

This document was prepared by:

James Balletta, Esq.

Florida Bar Number: 443050

Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

P. O. Box 2809

Orlando, Florida 32802-2809

(407) 843-4600

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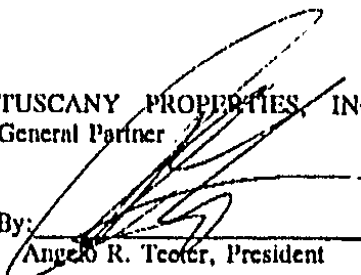
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6. **TERM.** The partnership shall be dissolved on June 30, 2036 unless sooner dissolved and terminated prior to such date as provided in the Limited Partnership Agreement of the partnership.

EXECUTED this 4th day of June, 1996.

TUSCANY PROPERTIES, INC., Sole
General Partner

By: 
Angelo R. Teofer, President

SECRETARY OF STATE
OFFICE OF CORPORATIONS
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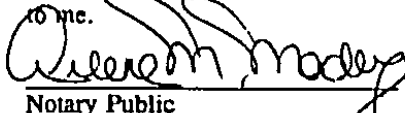
AFFIDAVIT OF LIMITED PARTNERS' CONTRIBUTIONS

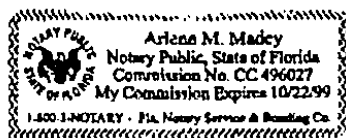
Pursuant to the provisions of the Florida Revised Uniform Limited Partnership Act, Florida Statutes, Chapter 620.108, the undersigned, after first being duly sworn, deposes and says that the capital contributions of the Limited Partners of TUSCANY PROPERTIES, LTD. are \$100.00. The anticipated amount of additional capital contributions of the limited partners is \$0.

Under certain circumstances the Limited Partners may be required in the future to make additional capital contributions to the Partnership.

SWORN AND SUBSCRIBED as of the 4th day of June, 1996.

Sworn and subscribed to
before me by Angelo R. Teeter,
President of Tuscany Properties,
Inc., Sole General Partner of
Tuscany Properties, Ltd.
this 4th day of June, 1996.
He is personally known
to me.


Notary Public
My Commission Expires:



TUSCANY PROPERTIES, INC., Sole
General Partner

By: 
Angelo R. Teeter, President

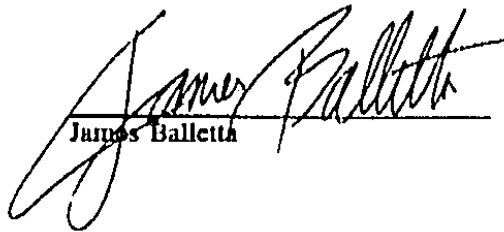
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ACCEPTANCE OF REGISTERED AGENT

THE UNDERSIGNED, James Balleita accepts his designation as Registered Agent for TUSCANY PROPERTIES, LTD. and the obligations imposed on him as Registered Agent pursuant to the Florida Revised Uniform Limited Partnership Act, Florida Statutes, Chapter 620.

EXECUTED this 4th day of June, 1996.

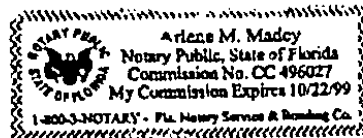

James Balleita

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared James Balleita known to me to be the person who executed the foregoing Acceptance of Registered Agent. He is personally known to me.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of June, 1996.


Notary Public
My Commission Expires:



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