



PROVIDING
LEGAL & FINANCIAL SERVICES

1200 HAYS STREET
TALLAHASSEE, FL 32301-2607

800-342-8086

A96000001089

PROVIDING
LEGAL & FINANCIAL SERVICES ACCOUNT NO. : 072100000032

REFERENCE : 981246 4323852

AUTHORIZATION :

COST LIMIT : \$ PREPAID

ORDER DATE : June 10, 1996

ORDER TIME : 10:12 AM

ORDER NO. : 981246

CUSTOMER NO: 4323852

CUSTOMER: Mary Fendle, Legal Assistant
DEAN, MEAD, EGERTON,
BLOODWORTH, CAPOUANO & BOZARTH
800 North Magnolia Avenue
Suite 1500
Orlando, FL 32803

C. TAX \$4.75 6/10/96
FILING 52.00
R. AGENT FEE 91.00
C. COPY 51.00 MC
TOTAL 148.75
N. BANK _____
BALANCE DUE _____
REFUND _____

DOMESTIC FILING

2000001861642
-06/14/96-01007--008
****148.75 ****148.75

NAME: NEWPORT PARTNERS XXVII, LTD.

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Karen B. Rozar

EXAMINER'S INITIALS: B.R.

CERTIFICATE_OF_LIMITED_PARTNERSHIP
OF
NEWPORT PARTNERS XVII, LTD.

The undersigned General Partner, desiring to form a limited partnership pursuant to the Florida Revised Uniform Limited Partnership Act, Sections 620.101 through 620.186 of the Florida Statutes, hereby states the following:

1. The name of the Partnership is "NEWPORT PARTNERS
XXVII, LTD." 65

2. The address of the office of the Partnership as referred to in Section 620.105, Florida Statutes, is 300 International Parkway, Suite 270, Heathrow, Florida 32746.

3. The name of the agent for service of process on the Partnership shall be Peter S. Cahall, 300 International Parkway, Suite 270, Heathrow, Florida 32746.

4. The name and business address of the General Partner are:

11/144.2 Name _____ Address _____

PGK60
Newport Partners XXVII, Inc. 300 International Parkway
Suite 270
Heathrow, Florida 32746

5. The mailing address for the Partnership is 300 International Parkway, Suite 270, Heathrow, Florida 32746.

6. The latest date upon which the Partnership shall dissolve is December 31, 2041.

7. A conveyance or encumbrance of real property or a

interest therein held in the name of the Partnership, and any other instrument affecting title to real property in which the Partnership has an interest, shall be executed in the Partnership name by the General Partner.

This Certificate of Limited Partnership was executed by
the General Partner this 1 day of June, 1996.

GENERAL PARTNER

NEWPORT PARTNERS XXVII, INC., a
Florida corporation

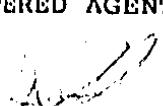
By:

Peter S. Cahall, President

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent for the above-named Partnership, at the place designated in the foregoing Certificate of Limited Partnership, I hereby accept such appointment and agree to act in such capacity, and I further agree to comply with provisions of all statutes relevant to the proper and complete performance of the duties of a registered agent. I am familiar with, and accept the duties and obligations of, Section 620.192 of the Florida Statutes.

REGISTERED AGENT


Peter S. Cahall

Date: June 1, 1996

STATE OF FLORIDA
COUNTY OF SEMINOLE

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned, personally appeared Peter S. Cahall, President of NEWPORT PARTNERS XXVII, INC., the sole general partner of NEWPORT PARTNERS XXVII, LTD., a Florida limited partnership (the "Partnership"), of Seminole County, Florida, who upon being duly sworn, certified as follows:

1. The amount of the capital contributions to the Partnership made by the limited partners is \$100.00.

2. The amount of additional capital contributions anticipated to be contributed by the limited partners is \$ -0-.

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

NEWPORT PARTNERS XXVII, INC.

Date: June 1, 1996 By: Peter S. Cahall, President

Sworn to and subscribed before me this 1 day of June, 1996, by PETER S. CAHALL, President of NEWPORT PARTNERS XXVII, Inc., as General Partner on behalf of NEWPORT PARTNERS XXVII, Ltd., a Florida limited partnership. He (check one) is personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: _____.

Print Name: _____
Notary Public - State of Florida
Commission No.: _____
My Commission Expires: _____



1100 11th Street, Suite 1500
1100 11th Street, Suite 1500
A96000001089

Requestor's Name

300 N. Dyer, Orlando, Florida 32803

Address

Orlando, FL 32803

City/State/Zip

Phone #

00000001 SUB00000004
12/04/96 01094-004
***1196.19 ***1196.19

Office Use Only

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

1. New 201 Partners XVII, Ltd.
(Corporation Name) (Document #)

2. _____
(Corporation Name) (Document #)

3. _____
(Corporation Name) (Document #)

4. _____
(Corporation Name) (Document #)

FILED

Walk in Pick up time _____

Certified Copy

Mail out

Will wait Photocopy

Certificate of Status

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	

A96-1089
RE-10
Name Availability
Document Examiner
Updater
Updater Verifier
Acknowledgement
W. P. Verifier

STATE OF FLORIDA
COUNTY OF SEMINOLE

SUPPLEMENTAL AFFIDAVIT
OF
CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned, personally appeared Peter S. Cahall, President of NEWPORT PARTNERS XXVII, INC. the sole general partner of NEWPORT PARTNERS XXVII, LTD., a Florida limited partnership (hereinafter referred to as the "Partnership"), of Seminole County, Florida, who upon being duly sworn, certified as follows:

1. The amount of capital contributions contributed to the Partnership by the limited partners is \$171,270.00.

2. The amount of additional capital contributions anticipated to be contributed by the limited partners is \$0.

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:

NEWPORT PARTNERS XXVII, INC.

Date: November 12, 1996 By: Peter S. Cahall
Peter S. Cahall, President

The foregoing instrument was acknowledged before me this 12 day of November, 1996, by Peter S. Cahall, as President of NEWPORT PARTNERS XXVII, INC., a Florida corporation, on behalf of the corporation. Said person (check one) is personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: _____.

DONNIE L. PRIATTE
Print Name: DONNIE L. PRIATTE
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____.

