

120 HAYS STREET

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ORLANDO, FL 32807

904-223-7071

904-223-0901

A96000001217



PROVIDING LEGAL FINANCIAL SERVICES ACCOUNT NO. : 072100000032

REFERENCE : 004559 4323852

AUTHORIZATION :

COST LIMIT : \$ PREPAID

ORDER DATE : June 28, 1996

ORDER TIME : 10:16 AM

ORDER NO. : 004559

CUSTOMER NO: 4323852

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

700001878487
-06/28/96--01064--021
*****87.50 *****07.50

95 JUN 29 PM 1:30
STATE
CORPORATION

DOMESTIC FILING

NAME: PLANTATION OAKS, LTD.

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
XX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Karen B. Rozar

EXAMINER'S INITIALS:

AK

6/28/96

CERTIFICATE OF LIMITED PARTNERSHIP
OF
PLANTATION OAKS, LTD.

RECORDED
JUN 21 1996
STATE OF FLORIDA

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 Plantation Oaks, Ltd.
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:

<u>Name</u>	<u>Address</u>
Newport Plantation Partners, 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 any 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 21 day of June 1996.

GENERAL PARTNER

NEWPORT PLANTATION PARTNERS, INC., a
Florida corporation

By: Peter S. Cahall
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 heroby accept such appointment and agree to act in such capacity, and I further agree to comply with provisions of all statutes rolevant 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 11, 1996

95 JUN 29 PM 1:30
SECRETARY OF STATE
CORPORATION DIVISION

STATE OF FLORIDA
COUNTY OF SEMINOLE

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned, personally appeared Peter S. Cahall, President of NEWPORT PLANTATION PARTNERS, INC., the sole general partner of PLANTATION OAKS, 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 PLANTATION PARTNERS, INC.

Date: June 11, 1996

By: Peter S. Cahall
Peter S. Cahall, President

Sworn to and subscribed before me this 11 day of June, 1996, by PETER S. CAHALL, President of NEWPORT PLANTATION PARTNERS, Inc., as General Partner on behalf of PLANTATION OAKS, 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: _____



IONNIE L PRATTE
My Commission CC416111
Expires Nov 29 1998
Bonded by HAI
800 422-1555