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BUSH ROSS GARDNER WARREN & RUDY, P.A.

ATTORNEYS AT LAW

220 SOUTH FRANKLIN STREET
TAMPA, FLORIDA 33602

(813) 224-9255

TELECOPIER (813) 223-9620

MAHLON H. BARLOW, III
DALE K. BOHNER
JOHN R. BUSH
MINDY L. CARREJA
SAMUEL B. DOLCIMASCOLD
PATRICIA LABARTA DOUGLAS
RICHARD K. FUEYO
J. STEPHEN GARDNER
JOHN N. GIORDANO
JEFFREY P. GREENBERG
R. J. HAUGHEY, II
RICHARD B. HADLOW
PAUL L. HUEY
DAVID M. JEFFRIES
BRENT A. JONES

NASREEN M. KADIVAR
S. TODD MERRILL
CRAIG A. MINEGAR
ALEXANDRA M. RENARD
JEREMY P. ROSS
JOHN F. RUDY, II
EDWARD O. SAVITZ
ALICIA J. SCHUMACHER
NEAL A. SIVYER
H. BRADLEY STAGGS
RANDY K. STERNS
JEFFREY W. WARREN
PAUL D. WATSON
DAVID B. WILLIAMS

November 17, 1997

Division of Corporations
Florida Secretary of State
409 East Gaines Street
Tallahassee, Florida 32399

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-11/19/97--01038--002
*****87.50 *****87.50

Re: Kings Apartments Associates, Ltd.
Our File No. KAAL-0

Dear Sir or Madam:

On behalf of our client, Kings Apartments Associates, Ltd., enclosed for filing please find its Certificate of Limited Partnership, Affidavit and Acceptance of Appointment by Resident Agent, together with our firm's check in the amount of \$87.50 for the filing fee.

To evidence the Secretary of State's receipt of this letter and the referenced enclosures, I would appreciate your stamping the additional copy of this letter and returning it to me in the enclosed self-addressed stamped envelope.

Should you have any questions, please call me.

Thank you for your assistance.

Name	11/19/97
Availability	dec
Document Examiner	BCC
Updater	BCC
src	
Enclosures	
138273.01	
Acknowledgement	BCC
W. P. Verifier	BCC

Sincerely,

Stephanie R. Conn

Stephanie R. Conn
Legal Assistant

FILED
97 NOV 19 AM 10:30
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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Tc
\$10000

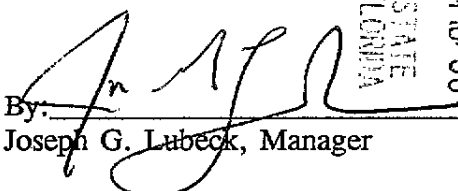
**CERTIFICATE OF LIMITED PARTNERSHIP
KINGS APARTMENTS ASSOCIATES, LTD.**

This is a Certificate of Limited Partnership of KINGS APARTMENTS ASSOCIATES, LTD. (the "Partnership"), dated as of November 17, 1997. The General Partner of the Partnership hereby certifies as follows:

1. The name of the Partnership is KINGS APARTMENTS ASSOCIATES, LTD.
2. The name and address of the agent of the Partnership for service of process required to be maintained by Section 620.105, Florida Statutes, is David M. Jeffries, Bush Ross Gardner Warren & Rudy, P.A., 220 S. Franklin Street, Tampa, Florida 33602.
3. The general partner of the Partnership is FAF Group, Inc., 1245 Blackrush Drive, Tarpon Springs, Florida 34689. P 970000 976 77
4. The mailing address and principal place of business of the Partnership is 1408 N. Westshore Boulevard, Suite 704, Tampa, Florida 33607.
5. The latest date upon which the Partnership is to be terminated and dissolved is December 31, 2040.

In witness whereof, the undersigned, the General Partner of the Partnership, has executed the foregoing Certificate of Limited Partnership as of the date and year first written above.

FAF Group, Inc.

By: 
Joseph G. Lubeck, Manager

FILED
97 NOV 19 AM 10:30
STATE
TALLAHASSEE, FLORIDA

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 17th day of November, 1997, under oath, by Joseph G. Lubeck, as Manager of FAF Group, Inc., a Florida Corporation, who ~~is personally known to me or~~ produced a Florida S.L. as identification.


NOTARY PUBLIC, State of Florida
at Large

My Commission Expires:



AFFIDAVIT OF CAPITAL CONTRIBUTIONS

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

THE UNDERSIGNED, Joseph G. Lubeck, being sworn, upon his oath, deposes and says:

1. I am the Manager of FAF Group, Inc., the General Partner of Kings Apartments Associates, Ltd., a Florida limited partnership.
2. This affidavit is being made in accordance with Section 620.108(1), Florida Statutes.
3. The amount of capital contributions of the Limited Partners that have been made or are anticipated to be made to the Partnership is \$100.00.

FAF GROUP, INC.

By: 

Joseph G. Lubeck, Manager

97 NOV 19 AM 10:30
FILED
TALLAHASSEE
FLORIDA

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 17th day of November, 1997, under oath, by Joseph G. Lubeck, as Manager of FAF Group, Inc., a Florida Corporation, who ~~is personally known to me or~~ produced a Florida D.L. as identification.


NOTARY PUBLIC, State of Florida
at Large

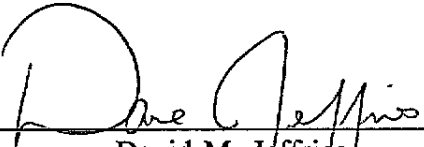
My Commission Expires:



137914.01

ACCEPTANCE OF APPOINTMENT BY RESIDENT AGENT

I hereby accept my appointment as Resident Agent for service of process on the above named limited partnership and agree to act as such in accordance with the provisions of §620.105 of the Florida Statutes.



David M. Jeffries

137914.01

FILED
97 NOV 19 AM 10:30
SECRETARY OF STATE
TALLAHASSEE, FLORIDA