



THE UNITED STATES  
CORPORATION  
COMPANY

# A97000002879

ACCOUNT NO. : 072100000032

REFERENCE : 650867 11439A

AUTHORIZATION :

COST LIMIT : \$ 186,225

*Patricia Pizotti*

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SECRETARY OF CORPORATIONS  
DIVISION OF CORPORATIONS  
97 DEC 29 PM 3:33

ORDER DATE : December 29, 1997

ORDER TIME : 11:57 AM

ORDER NO. : 650867-035

CUSTOMER NO: 11439A

200002384712--0

CUSTOMER: Mitchell Sherman, Esq  
MITCHELL A. SHERMAN, P.A.

Suite 1200  
301 Yamato Road  
Boca Raton, FL 33431

DOMESTIC FILING

NAME: GARDEN LANE APARTMENTS, LTD.

~~FILE SECOND~~

       ARTICLES OF INCORPORATION  
XX        CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX        CERTIFIED COPY  
              PLAIN STAMPED COPY  
XX        CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Deborah Schroder

EXAMINER'S INITIALS:

*DA*

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Certificate of Limited Partnership of  
Garden Lane Apartments, Ltd.,  
a Florida limited partnership

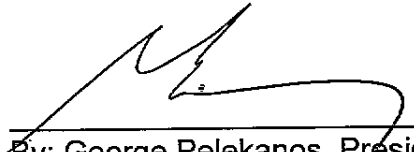
The undersigned General Partner, desiring to form a limited partnership pursuant to the Florida Revised Uniform Limited Partnership Act, hereby states:

1. The name of the Partnership is Garden Lane Apartments, Ltd.
2. The address of the office of the Partnership is 390 N. E. 125th Street, North Miami, Florida 33161.
3. The name and address of the agent for service of process on the Partnership are, George Pelekanos, 390 N.E. 125th Street, North Miami, Florida 33161.
4. The name and address of the sole general partner are Saffire Development Group, Inc., 390 N.E. 125th Street, North Miami, Florida 33161.
5. The mailing address of the Partnership is 390 N.E. 125th Street, North Miami, Florida 33161. <sup>PM1000108456</sup>
6. The latest date upon which the Partnership shall dissolve is December 31, 2027.

The execution of this certificate by the undersigned General Partner constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

IN WITNESS WHEREOF, this Certificate of Limited Partnership has been executed on behalf of the sole General Partner of Garden Lane Apartments, Ltd. this 5th day of September, 1997.

GENERAL PARTNER

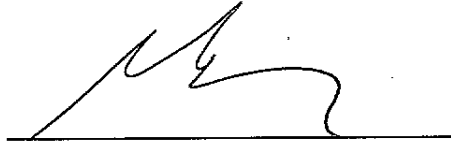
  
By: George Pelekanos, President of  
Saffire Development Group, Inc.  
General Partner

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## ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as statutory registered agent for Garden Lane Apartments, Ltd., a Florida limited partnership (the "Partnership"), I hereby agree to act in that capacity, and on behalf of the Partnership, to accept service of process for the Partnership and to comply with any and all statutes relative to the complete and proper performance of the duties of registered agent.

REGISTERED AGENT:

A handwritten signature in black ink, appearing to read 'George Pelekanos', is written over a horizontal line.

George Pelekanos

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Affidavit of Capital Contribution

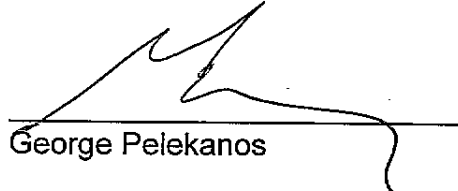
State of Florida

County of Dade

BEFORE ME, the undersigned authority, personally appeared George Pelekanos, President of Saffire Development Group, Inc., a Florida corporation, the sole general partner of Garden Lane Apartments, Ltd. (The "Partnership"), who, upon being duly sworn, certified as follows:

1. The amount of capital contributions to the Partnership made by the limited partners is, in the aggregate, Ten Thousand and no/100 (\$10,000.00) Dollars.
2. At this time, it is not anticipated that additional capital contributions will be made by the limited partners.

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.

  
George Pelekanos

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State of Florida


County of Dade

Sworn to and subscribed before me this 5th day of September, 1997 by George Pelekanos.

  
Notary Public-State of Florida

[ ] Personally Known or [ ] Produced Identification

Type of Identification Produced: \_\_\_\_\_

 Mitchell A Sherman  
My Commission CC659809  
Expires June 26, 2001