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1/23/98

FLORIDA DIVISION OF CORPORATIONS
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TO: DIVISION OF CORPORATIONS

FAX #: (850)922-4000

FROM: HERITAGE RURAL HOUSING, INC.

ACCT#: 074723003716

CONTACT: ALICE C VALLIERE

PHONE: (407)799-4090

FAX #: (407)799-0233

NAME: GARDEN GROVES, LTD.

AUDIT NUMBER.....H98000001537

DOC TYPE.....FLORIDA LIMITED PARTNERSHIP

CERT. OF STATUS..1 PAGES.....34

CERT. COPIES.....1 DEL.METHOD.. FAX

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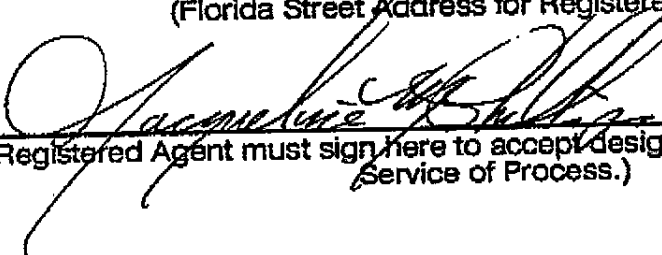
**CERTIFICATE OF LIMITED PARTNERSHIP
OF**

1. Garden Groves, Ltd.
(Name of Limited Partnership; must contain a suffix such as "Limited",
"Ltd.", or "Limited Partnership")

2. 450 Challenger Rd., Cape Canaveral, FL 32920
(The Business Address of Limited Partnership)

3. Jacqueline McPhillips
(Name of Registered Agent for Service of Process)

4. 450 Challenger Rd., Cape Canaveral, FL 32920
(Florida Street Address for Registered Agent)

5. 
(Registered Agent must sign here to accept designation as Registered Agent for
Service of Process.)

6. 450 Challenger Rd., Cape Canaveral, FL 32920
(The Mailing Address of the Limited Partnership.)

7. The latest date upon which the Limited Partnership is to be dissolved is Jan. 21, 2048

8. NAME OF GENERAL PARTNER(S)

SPECIFIC ADDRESS

Heritage Garden Groves, Ltd.

450 Challenger Rd., Cape Canaveral, FL 32920

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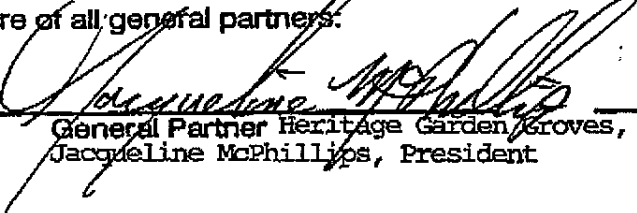
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Signed this 21st day of January, 1998.

Signature of all general partners:



General Partner Heritage Garden Groves, Inc. General Partner
Jacqueline McPhillips, President

General Partner

General Partner

General Partner

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned constituting all of the general partners of

Garden Groves, Ltd., a Florida Limited Partnership, certify as follows:

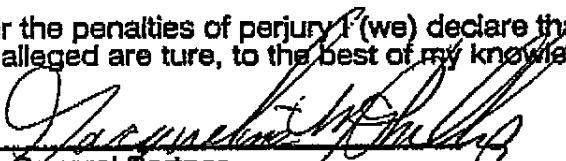
The amount of capital contributions to date of the limited partners is \$ 1,000.00.

The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$ 1,000.00.

This 21st day of January, 19 98.

FURTHER AFFIANT SAYETH NOT.

Under the penalties of perjury I (we) declare that I (we) have read the foregoing and that the facts alleged are true, to the best of my knowledge and belief.


General Partner Heritage Garden Groves, Inc. General Partner
Jacqueline McPhillips, President

General Partner

General Partner

General Partner

General Partner

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