



A98 000000406

ACCOUNT NO. : 072100000032

REFERENCE : 702429 4311473

AUTHORIZATION :

Patricia Pizutto

COST LIMIT : \$ 140.00

ORDER DATE : February 11, 1998

ORDER TIME : 11:17 AM

ORDER NO. : 702429-020

900002427709--8

CUSTOMER NO: 4311473

CUSTOMER: Ms. Jackie J. Gerstenfeld
STEARNS WEAVER MILLER WEISSLER
ALHADEFF & SITTERSON, P.A.
Museum Tower, Suite 2200
150 West Flagler Street
Miami, FL 33130

DOMESTIC FILING

NAME: SPANISH GARDENS ASSOCIATES,
LTD.

** File Second*

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Stacy L Earnest

EXAMINER'S INITIALS:

FILED
RECEIVED
98 FEB 11 PM 4:30
98 FEB 11 PM 12:23
SECRETARY OF STATE
TALLAHASSEE
FLORIDA
CORPORATION

A98-406

Name Availability	<i>RE 2-12</i>
Document Examiner	<i>RE</i>
Updater	<i>RE</i>
Updater Verifier	<i>RE</i>
Acknowledgment	<i>RE</i>
W. P. Verifier	<i>RE</i>

CERTIFICATE OF LIMITED PARTNERSHIP

The name of the Limited Partnership is SPANISH GARDENS ASSOCIATES, LTD. The business and mailing address of the Limited Partnership is c/o Affordable Landmarks, Inc. 1130 Washington Avenue, 4th Floor, Miami Beach, Florida 33139.

The name and address of the Registered Agent of the Limited Partnership is Patricia K. Green, Stearns, Weaver, Miller, Weissler, Alhadeff & Sitterson, P.A., Museum Tower, Suite 2200, 150 West Flagler Street, Miami, Florida 33130.

Pursuant to Section 620.105, Florida Statutes, I hereby accept designation as Registered Agent for Service of Process.



Patricia K. Green, Registered Agent


The latest date upon which the Limited Partnership is to be dissolved is December 31, 2048.

pg 8-13791
The name and address of the General Partner is LANDMARK IX, INC., c/o Affordable Landmarks, Inc., 1130 Washington Avenue, 4th Floor, Miami Beach, Florida 33139.

Under penalties of perjury we declare that we have read the foregoing and know the contents thereof and that the facts stated herein are true and correct.

Executed this 9th day of February, 1998

LANDMARK IX, INC., a Florida
corporation, General Partner

By: 

Robert F. Saland, President

FILED
59 FEB 11 PM 4:30
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

AFFIDAVIT OF CAPITAL CONTRIBUTIONS
FOR FLORIDA LIMITED PARTNERSHIP

The undersigned constituting all of the General Partners of SPANISH GARDENS ASSOCIATES, LTD., a Florida Limited Partnership, certify:

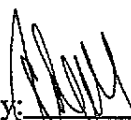
1. The amount of capital contributions to date of the Limited Partners is \$99.00.
2. The total amount contributed and anticipated to be contributed by the Limited Partners at this time totals \$99.00.

Under the penalties of perjury we declare that we have read the foregoing and know the contents thereof and that the facts stated herein are true and correct.

Further Affiant sayeth not.

Executed this 9th day of February, 1998.

LANDMARK IX, INC., a Florida
corporation, General Partner

By: 
Robert F. Saland, President

I:\W-CO\33867\000\cert-aff

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SECRET
TAMPA
FLORIDA