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FROM: LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.
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NAME: LAKEWOOD SENIOR APARTMENTS LIMITED PARTNERSH
AUDIT NUMBER.....H98000004299
DOC TYPE.....FLORIDA LIMITED PARTNERSHIP
CERT. OF STATUS...1
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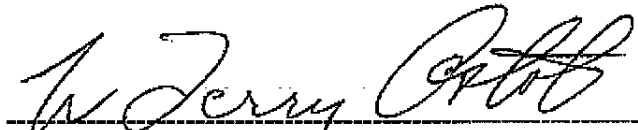
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CERTIFICATE OF LIMITED PARTNERSHIP
OF

LAKEWOOD SENIOR APARTMENTS LIMITED PARTNERSHIP

1. Name of Limited Partnership: LAKEWOOD SENIOR APARTMENTS LIMITED PARTNERSHIP.
2. Business Address: 247 North Westmonte Drive, Altamonte Springs, Florida, 32714
3. Name of Registered Agent for Service of Process : W. Terry Costolo, Esquire.
4. Florida Street Address for Registered Agent: 215 North Eola Drive, Orlando, Florida, 32801.
5. Acceptance by the Registered Agent for Service of Process.
6. Mailing Address of Limited Partnership: 247 North Westmonte Drive, Altamonte Springs, Florida, 32714.
7. The latest date upon which the Limited Partnership is to be dissolved is March 31, 2048.


W. Terry Costolo, Esquire

This document was prepared by:
W. Terry Costolo, Esquire
Florida Bar Number: 0712523
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
P. O. Box 2809
Orlando, Florida 32802-2809
(407) 843-4600

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8.	NAME OF GENERAL PARTNER(S)	SPECIFIC ADDRESS
	A98000000603 Picerne Lakewood Senior Apartments Limited Partnership	247 North Westmonte Drive Altamonte Springs, FL 32714

Signed this Fourth day of March, 1998.

Signature of all general partners:

PICERNE LAKEWOOD SENIOR
APARTMENTS LIMITED
PARTNERSHIP, a Florida limited
partnership

By: PICERNE LAKEWOOD SENIOR
DEVELOPMENT, INC., a Florida
corporation, as General Partner

By: 
Robert M. Picerné, as President

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned, personally appeared Robert M. Picerne, as President of Picerne Lakewood Senior Development, Inc., as General Partner of Picerne Lakewood Senior Apartments Limited Partnership, as General Partner of Lakewood Senior Apartments Limited Partnership, a Florida limited partnership, hereinafter referred to as the "Partnership," who certifies as follows:

1. The amount of capital contributions of the limited partners is \$990.00.
2. No limited partner shall at any time be required to make any contributions to the Partnership in addition to the amount which he has contributed.

Dated this 4th day of March, 1998.

END OF AFFIDAVIT.

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

GENERAL PARTNER:

PICERNE LAKEWOOD SENIOR APARTMENTS
LIMITED PARTNERSHIP, a Florida limited
partnership

By: PICERNE LAKEWOOD SENIOR
DEVELOPMENT, INC., a Florida
corporation, as General Partner

By: 
Robert M. Picerne, as President

STATE OF FLORIDA
COUNTY OF SEMINOLE
Date: March 4, 1998

BEFORE ME, the undersigned officer, a Notary Public authorized to administer oaths and take acknowledgments in and for the State of Florida and County set forth above, personally appeared Robert M. Picerne, as President of Picerne Lakewood Senior Development, Inc., as General Partner of Picerne Lakewood Senior Apartments Limited Partnership, as General Partner of Lakewood Senior Apartments Limited Partnership, a Florida limited partnership, who is personally known to me and known by me to be the person who executed the foregoing Affidavit

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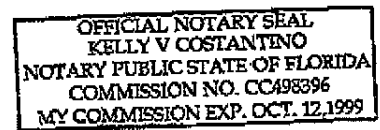
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of Capital Contributions, and he acknowledged before me that he executed this Affidavit as General Partner of said Partnership.

SWORN TO and subscribed before me on March 4, 1998.

Kelly V. Costantino
Notary Public
Printed Name:
Comm. No.:
Comm. Expires:



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