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ACCT#:

CONTACT: PAM CLARK
PHONE: (954)776-3800
(954)776-3825

FAX #:

NAME: POINCIANA LANDINGS APARTMENTS LIMITED PARTNE

AUDIT NUMBER.....H98000015051

DOC TYPE.....FLORIDA LIMITED PARTNERSHIP

CERT. OF STATUS..0

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Fax Audit Number H980000015051

AFFIDAVIT AND CERTIFICATE OF LIMITED PARTNERSHIP

Pursuant to Florida Statute 620.108, the undersigned does hereby file this Affidavit and Certificate of Limited Partnership regarding POINCIANA LANDINGS APARTMENTS LIMITED PARTNERSHIP and does hereby state as follows:

1. That Affiant is the President of Palmetto States Properties, Inc., a Florida corporation, the general partner of POINCIANA LANDINGS APARTMENTS LIMITED PARTNERSHIP ("Partnership").

2. The name of the Partnership is POINCIANA LANDINGS APARTMENTS LIMITED PARTNERSHIP.

3. The address of the office of the Partnership is c/o Palmetto States Properties, Inc., 1201 SE 2nd Court, #104, Fort Lauderdale, FL 33301, and the name and address of the agent for service of process is Ralph H. Doering, III, 1201 SE 2nd Court, #104, Fort Lauderdale, FL 33301.

4. The name of the General Partner of the Partnership is PALMETTO STATES PROPERTIES, INC., a Florida corporation, whose business address is 1201 SE 2nd Court, #104, Fort Lauderdale, FL 33301. *995-83892*

5. The mailing address of the Partnership is c/o Palmetto States Properties, Inc., 1201 SE 2nd Court, #104, Fort Lauderdale, FL 33301.

6. The latest date upon which the Partnership is to dissolve is August 11, 2028.

7. The limited partners shall contribute the sum of \$100,000.00 to the Partnership. No additional contributions are anticipated.

8. The names and addresses of the limited partners are as follows:

(a) Ralph H. Doering, III, 1201 S.E. 2nd Court, #104, Fort Lauderdale, FL 33301;

(b) John Doering, 1201 S.E. 2nd Court, #104, Fort Lauderdale, FL 33301;

(c) Ralph H. Doering, III, as Trustee, 1201 S.E. 2nd Court, #104, Fort Lauderdale, FL 33301.

Fax Audit Number: H980000015051

Prepared by: Thomas M. Clark, Esq.
Thomas M. Clark, P.A.
2400 E. Commercial Blvd., #820
Fort Lauderdale, FL 33308
(954) 776-3800
Florida Bar No. 141497

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FURTHER AFFIANT SAYETH NAUGHT.

POINCIANA LANDINGS APARTMENTS
LIMITED PARTNERSHIP

By: PALMETTO STATES PROPERTIES,
INC.,
a Florida corporation, General Partner

By: Ralph H. Doering, III
Ralph H. Doering, III, President

STATE OF FLORIDA }

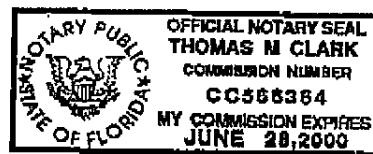
COUNTY OF BROWARD }

SWORN TO AND SUBSCRIBED before me this 11th day of August, 1998, by
Ralph H. Doering, III, as President of Palmetto States Properties, Inc., a Florida
corporation, general partner of Poinciana Landings Apartments Limited Partnership,
who is personally known to me.

(SEAL)

Thomas M. Clark
NOTARY PUBLIC

My Commission Expires:



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CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN FLORIDA
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

IN COMPLIANCE WITH SECTION 48.061, FLORIDA STATUTES, THE FOLLOWING IS
SUBMITTED:

FIRST THAT POINCIANA LANDINGS APARTMENTS LIMITED PARTNERSHIP, A
FLORIDA LIMITED PARTNERSHIP, DESIRING TO ORGANIZE OR QUALIFY UNDER
THE LAWS OF THE STATE OF FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS
AT THE CITY OF FORT LAUDERDALE STATE OF FLORIDA, HAS NAMED RALPH H.
DOERING, III, 1201 S.E. 2ND COURT, #104, FORT LAUDERDALE, FLORIDA, 33301, AS
ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

POINCIANA LANDINGS APARTMENTS LIMITED PARTNERSHIP, a Florida limited
partnership, BY: PALMETTO STATES PROPERTIES, INC., a Florida corporation,
General Partner

By: *Ralph H. Doering, III*
RALPH H. DOERING, III, President

DATE: AUGUST 13, 1998

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE
STATED LIMITED PARTNERSHIP, AT THE PLACE DESIGNATED IN THIS
CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER
ACCEPT TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE
PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

SIGNATURE

Ralph H. Doering, III
RALPH H. DOERING, III, REGISTERED AGENT

DATE: AUGUST 13, 1998

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Prepared by: Thomas M. Clark, Esq.
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