



White Oak Real Estate Development Corp.

A99 00000 1980

November 24, 1999

Florida Department of State
Divisions of Corporations
PO Box 6327
Tallahassee, Florida 32314

Re: White Oak Brandon Creek, Inc.

Enclosed is an original and one (1) duplicate original of the Certificate of Limited Partnership as well as a check in the amount of \$148.75 for the following fees:

Filing Fees	\$52.50
Registered Agent Designation	35.00
Certificate of Status	8.75
Certificate Copy	<u>52.50</u>
Total	\$148.75

SECRETARY OF STATE
TALLAHASSEE, FLORIDA
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I have also enclosed a completed Federal Express airbill for return of the Certificate Copy to me.

Thank you,

Sincerely,

Renee Fowler
Renée Fowler

400003055604-3
-11/29/99-01128-006
***148.75 ***148.75

A99-1980
SA 11/30

CERTIFICATE OF LIMITED PARTNERSHIP

OF

BRANDON CREEK APARTMENTS, LIMITED

The undersigned, pursuant to the provisions of Section 620.108 of the Florida Statutes, do hereby certify and swear in this Certificate of Limited Partnership to the following:

1. **NAME.**

The name of the Limited Partnership is:

BRANDON CREEK APARTMENTS, LIMITED

2. **REGISTERED AGENT.**

The name and address of the Registered Agent for the Limited Partnership is:

Paula J. Ryan
322 Banyan Boulevard
West Palm Beach, Florida 33401

3. **GENERAL PARTNERS.**

The names and business addresses of the general partners are as follows:

White Oak Brandon Creek, Inc. ✓
322 Banyan Boulevard
West Palm Beach, Florida 33401

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4. **MAILING ADDRESS.**

The mailing address for the Limited Partnership and the location of its principal place of business is as follows:

c/o White Oak Real Estate Development Corp.
322 Banyan Boulevard
West Palm Beach, Florida 33401

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TALLAHASSEE, FLORIDA

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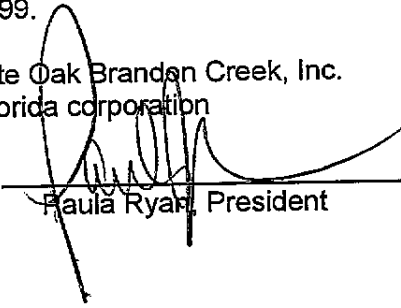
5. DISSOLUTION DATE.

The latest date upon which the Limited Partnership is to dissolve is December 31, 2050.

IN WITNESS WHEREOF, the General Partners have executed this Certificate of Limited Partnership this 24th day of November, 1999.

White Oak Brandon Creek, Inc.
a Florida corporation

BY: _____


Paula Ryan, President

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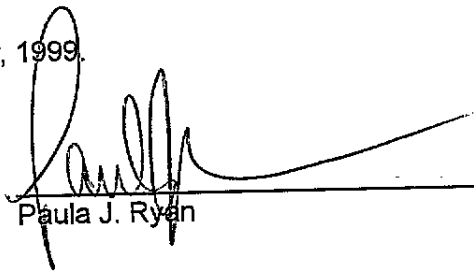
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ACCEPTANCE

Pursuant to Section 620.192 of the Florida Statutes, the undersigned accepts its appointment as registered agent for BRANDON CREEK APARTMENTS, LIMITED, a Florida limited partnership, and accepts all obligations imposed on it as such under Florida law.

Executed this 24th day of November, 1999.


Paula J. Ryan

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

The undersigned as a general partner of WHITE OAK BRANDON CREEK, LIMITED ("Limited Partnership"), declares as follows:

The total of capital contributions of the limited partners of the Limited Partnership through this date is \$1000 and the anticipated future capital contributions of the limited partners to the Limited Partnership is \$1000.

WHITE OAK BRANDON CREEK, INC.
a Florida corporation

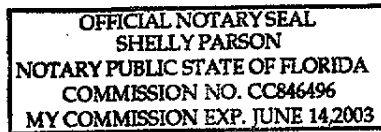
BY: *Paula J. Ryan*
Paula J. Ryan

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 24th day of November, 1999 by Paula J. Ryan, as President of White Oak Associates III, Inc., a Florida corporation. She is personally known to me.

Shelly Parson
NOTARY PUBLIC
Printed Name: Shelly Parson
State of Florida at Large

My Commission Expires:



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SECRETARY OF STATE
TALLAHASSEE, FLORIDA