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A98000001762

FILINGS, INC. TERESA ROMAN
 (Requestor's Name)
2805 LITTLE DEAL ROAD
 (Address)
TALLAHASSEE, FLORIDA 32308 (904) 385-6735
 (City, State, Zip) (Phone #)

OFFICE USE ONLY

000002597200--1
 -07/24/98--01001--007
 ***1785.00 ***1785.00

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

1. Palmetto / Glades Reto, C Partners, Ltd
 (Corporation Name) (Document #)
2. _____
 (Corporation Name) (Document #)
3. _____
 (Corporation Name) (Document #)
4. _____
 (Corporation Name) (Document #)

FILED OF STATE
 SECRETARY OF CORPORATIONS
 DIVISION OF CORPORATION
 98 JUL 23 PM 4:11

- Walk in
 Pick up time 2:00
 Certified Copy
 Mail out
 Will wait
 Photocopy
 Certificate of Status

DIVISION OF CORPORATION
 98 JUL 23 PM 2:59

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

(3)

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/QUALIFICATION	
<input type="checkbox"/>	Foreign
<input checked="" type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

LP-1785

7/23/98

Examiner's Initials

**CERTIFICATE OF LIMITED PARTNERSHIP
PALMETTO/GLADES RETAIL PARTNERS, LTD.
A FLORIDA LIMITED PARTNERSHIP**

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The undersigned General Partner desiring to form a limited partnership pursuant to the Florida Law, hereby states the following:

1. The name of the Limited Partnership is PALMETTO/GLADES RETAIL PARTNERS, LTD.

2. The address of the office and the name and address of the agent for service of process as required by Florida Statutes, is Paul Salver 5881 NW 151st Street #101, Miami Lakes, FL 33014.

3. The name and business address of the Sole General Partner is as follows:

Glades Real Estate Group, Inc.
5881 NW 151 Street, Ste 101
Miami Lakes, FL 33014

PG 80000-64973

4. The mailing address of the Limited Partnership is 5881 NW 151 Street, Ste 101 Miami Lakes, FL 33014.

5. The latest date upon which the Limited Partnership shall dissolve is December 31, 2038.

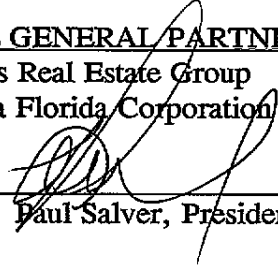
6. Under penalties of perjury, I declare that I have read the foregoing and that the facts alleged are true to the best of my knowledge and belief.

This Certificate of Limited Partnership has been executed by the Sole General Partner of PALMETTO/GLADES RETAIL PARTNERS, LTD., a Florida Limited Partnership, this 22nd day of July, 1998.

PALMETTO/GLADES RETAIL
PARTNERS, LTD., a Florida Limited
Partnership

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SOLE GENERAL PARTNER
Glades Real Estate Group
Inc., a Florida Corporation

BY: 
Paul Salver, President

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as Registered Agent for PALMETTO/GLADES RETAIL PARTNERS, LTD., a Florida limited partnership in the foregoing Certificate of Limited Partnership, I, on behalf of the Limited Partnership, hereby agree to accept service of process for said Limited Partnership and to comply with any and all Florida Statutes relative to the complete and proper performance of the duties of registered agent.

REGISTERED AGENT:

BY: 
Paul Salver

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

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STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

BEFORE ME, the undersigned personally appeared PAUL SALVER, President of the Sole Corporate general partner of PALMETTO/GLADES RETAIL PARTNERS, LTD., a Florida limited partnership, hereinafter referred to as the "Partnership", whose mailing address is 5881 NW 151 Street #101 Miami Lakes, FL 33014, who upon being duly sworn, certifies as follows:

1. The amount of capital contributions to the Partnership made by each limited partner are as follows:

Paul Salver	\$50,000.00
Paul J. Panagos	\$50,000.00

2. The amount of additional capital contributions anticipated to be contributed by each limited partner are as follows:

Paul Salver	\$200,000.00
Paul J. Panagos	\$200,000.00

3. The total amount of capital contributions made or anticipated to be made by the limited partners is \$500,000.00.

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

FURTHER AFFIANT SAYETH NAUGHT.

PALMETTO/GLADES RETAIL
PARTNERS, LTD. a
Florida limited partnership

SOLE GENERAL PARTNER:

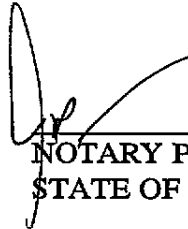
GLADES REAL ESTATE GROUP, INC.

BY: 
PAUL SALVER, PRESIDENT

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DIVISION OF CORPORATIONS
98 JUL 23 PM 4:11

Date: 7/22/98

SWORN AND SUBSCRIBED TO BEFORE ME, this 22nd day of July 1998 by Paul
Salver, who is personally known to me and who took an oath.


NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

My Commission Expires

(NOTARY SEAL)

