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Division of Corporations

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Florida Department of State

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To:

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From:

Account Name : BROAD AND CASSEL (ORLANDO)
Account Number : I19980000090
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AL

FLORIDA LIMITED PARTNERSHIP

The Fairways Apartments at Seven Hills Partners, Ltd

Certificate of Status	1
Certified Copy	1
Page Count	03
Estimated Charge	\$148.75

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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**CERTIFICATE OF LIMITED PARTNERSHIP
 OF
 THE FAIRWAYS APARTMENTS AT SEVEN HILLS PARTNERS, LTD.**

Pursuant to the authority of Section 620.108, Florida Statutes, the undersigned, constituting the general partner of THE FAIRWAYS APARTMENTS AT SEVEN HILLS PARTNERS, LTD. (the "Partnership"), hereby submits the following in connection with the formation of the Partnership:

1. The name of the Partnership shall be THE FAIRWAYS APARTMENTS AT SEVEN HILLS PARTNERS, LTD. (the "Partnership").
2. The address of the initial office where records shall be kept shall be 1551 Sandspur Road, Maitland, Florida 32751. The name and address of the initial registered agent for service of process is B&C Corporate Services of Central Florida, Inc., 390 North Orange Avenue, Suite 1100, Orlando, Florida 32801.
3. The names and initial business addresses of the General Partners are:

CED CAPITAL HOLDINGS 2002 C, L.L.C., a Florida limited liability company
 1551 Sandspur Road
 Maitland, Florida 32751
4. The initial mailing address of the limited partnership is P.O. Box 4961, Orlando, Florida 32802-4961.
5. The latest date upon which the Partnership is to dissolve shall be December 31, 2061.

This Certificate has been executed by the undersigned as of the 7th day of September, 2001.

GENERAL PARTNER:

CED CAPITAL HOLDINGS 2002 C, L.L.C., a
 Florida limited liability company

By: _____

Jay P. Brock, Manager

Attorney Name: Randal M. Alligood
 Broad and Gassel - Attorneys at Law
 390 North Orange Avenue, Suite 1100
 Orlando, Florida 32801
 Telephone: (407) 839-4200
 Florida Bar No.: 459445

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ACKNOWLEDGEMENT OF REGISTERED AGENT

Having been designated as the Registered Agent for THE FAIRWAYS APARTMENTS AT SEVEN HILLS PARTNERS, LTD., the undersigned hereby accepts the designation and agrees to act as the Registered Agent of said limited partnership and states that it is familiar with and accepts its statutory obligations as such, including those obligations contained in §620.192, Florida Statutes.

**B&C CORPORATE SERVICES OF CENTRAL
FLORIDA, INC.**, a Florida corporation

By: _____

Jahize C. Myers
Jahize C. Myers,
Vice President

Dated this 7th day of September, 2001.

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

The undersigned being the general partner of THE FAIRWAYS APARTMENTS AT SEVEN HILLS PARTNERS, LTD. and being duly sworn do hereby set forth the following for the purpose of accompanying the filing of the Certificate of Limited Partnership of THE FAIRWAYS APARTMENTS AT SEVEN HILLS PARTNERS, LTD., with the Florida Department of State, as required by Section 620.108, Florida Statutes:

The amount of the capital contributions of the limited partners as of the date hereof is \$50.00 and no further capital contributions from the limited partners are anticipated at this time.

This Affidavit is executed and sworn to by:

GENERAL PARTNER:

CED CAPITAL HOLDINGS 2002 C, L.L.C., a
Florida limited liability company

By: _____

Jay P. Brock, Manager

Dated this 7th day of September, 2001.

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 7th day of September, 2001, by Jay P. Brock, as Manager of CED Capital Holdings 2002 C, L.L.C., a Florida limited liability company, as general partner of The Fairways Apartments at Seven Hills Partners, Ltd., a Florida limited partnership. He is personally known to me or has produced _____ as identification and who did/did not take an oath.

Peggy A. Baker
(Signature of Notary Public)



Peggy A. Baker
My Commission CC570760
Expires November 25, 2004

(Typed name of Notary Public)

Notary Public, State of Florida

Commission No. _____

My commission expires: _____

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