

MAR-31-2003 MON 02:18 PM

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Division of Corporations

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Florida Department of State
Division of Corporations
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Division of Corporations
Fax Number : (850)205-0383

From:

Account Name : BROAD AND CASSEL (ORLANDO)
Account Number : I19980000090
Phone : (407)839-4200
Fax Number : (407)839-4264

FLORIDA LIMITED PARTNERSHIP

The Crossings at Cape Coral Apartments Partners, Ltd

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

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DIVISION OF CORPORATION

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

03 MAR 31 PM 3:20

APPROVED
AND
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Handwritten signature and date 3-31-03

**CERTIFICATE OF LIMITED PARTNERSHIP
OF
THE CROSSINGS AT CAPE CORAL APARTMENTS PARTNERS, LTD.**

Pursuant to the authority of Section 620.108, Florida Statutes, the undersigned, constituting the general partner of THE CROSSINGS AT CAPE CORAL APARTMENTS 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 CROSSINGS AT CAPE CORAL APARTMENTS 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 2003 JJ, L.L.C., a Florida limited liability company
1551 Sandspur Road
Maitland, Florida 32751

L03000011271

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, 2063.

This Certificate has been executed by the undersigned as of the 28th day of March, 2003.

GENERAL PARTNER:

CED CAPITAL HOLDINGS 2003 JJ, L.L.C.,
a Florida limited liability company

By: _____

Jay P. Brock, Manager

SECRETARY OF STATE
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FLORIDA

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ACKNOWLEDGEMENT OF REGISTERED AGENT

Having been designated as the Registered Agent for THE CROSSINGS AT CAPE CORAL APARTMENTS 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: 

Kristi L. Sullivan,
Vice President

Dated this 28th day of March, 2003.

AND
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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P. 04

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AFFIDAVIT OF CAPITAL CONTRIBUTIONS

The undersigned being the general partner of THE CROSSINGS AT CAPE CORAL APARTMENTS 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 CROSSINGS AT CAPE CORAL APARTMENTS 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 2003 JJ, L.L.C.,
a Florida limited liability company

By: _____

Jay P. Brock, Manager

Dated this 28th day of March, 2003.

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 28th day of March, 2003, by Jay P. Brock, as Manager of CED Capital Holdings 2003 JJ, L.L.C., a Florida limited liability company, as general partner of The Crossings at Cape Coral Apartments 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)

(Typed name of Notary Public)
Notary Public, State of Florida
Commission No. _____
My commission expires: _____



Peggy A. Baker
My Commission C0970760
Expires November 25, 2004