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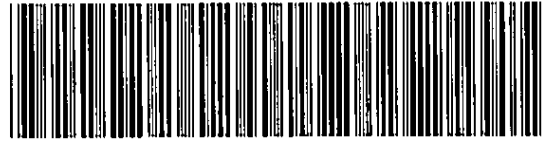
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SISSON AND SISSON  
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2171 JUDICIAL DRIVE, SUITE 215  
GERMANTOWN, TENNESSEE 38138-3801

PIETÉ SISSON (1927-2009)  
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September 20, 2019

Florida Department of State  
Division of Corporations  
Corporate Filings  
P. O. Box 6327  
Tallahassee, FL 32314

Re: Oak Creek Apartments, Ltd.

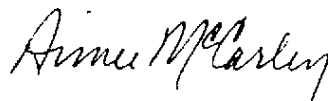
Dear Sir or Madam:

Enclosed please find the Fifty-first Amendment to Amended and Restated Certificate and Agreement of Limited Partnership of Oak Creek Apartments, Ltd. I have also enclosed a check in the amount of \$52.50 to pay the filing fee for this Amendment.

Thank you for your attention to this matter.

Sincerely,

SISSON AND SISSON



Aimee McCarley

Prepared By and Return To:  
Sisson and Sisson Attorneys  
2171 Judicial Drive, Suite 215  
Germantown, Tennessee 38138

FIFTY-FIRST AMENDMENT TO  
AMENDED AND RESTATED CERTIFICATE AND AGREEMENT  
OF LIMITED PARTNERSHIP OF OAK CREEK APARTMENTS, LTD.

THIS FIFTY-FIRST AMENDMENT TO AMENDED AND RESTATED CERTIFICATE AND AGREEMENT OF LIMITED PARTNERSHIP, amending that certain Certificate and Agreement of Limited Partnership dated September 1, 1979, and amended as of October 29, 1979; as amended as of February 15, 1980; May 27, 1980; September 14, 1986; November 14, 1987; January 1, 1988; January 1, 1990; January 1, 1991; July 1, 1994; October 1, 1994; December 31, 1995; September 30, 1996; December 31, 1996; June 30, 1997; December 31, 1997; November 13, 1998; September 10, 1999; September 21, 1999; January 1, 2000; May 11, 2001; December 31, 2001; June 30, 2002; December 31, 2002, August 14, 2003, June 30, 2004, December 31, 2003, January 1, 2004, May 11, 2005, March 31, 2005, December 31, 2005, December 31, 2006, March 31, 2007, September 30, 2007, March 31, 2007, December 31, 2008, January 1, 2008, June 1, 2009, January 1, 2012, August 16, 2012, January 1, 2012, December 13, 2013 and January 1, 2018, and filed of record in the Office of the Secretary of State, State of Florida (the "Agreement"), is made and sworn to as of the 1<sup>st</sup> day of January, 2018, by and among TESCO PROPERTIES, INC., (f/k/a UMIC PROPERTIES, INC.), a Tennessee corporation, having its principal offices at 2171 Judicial Drive, Suite 200, Germantown, Tennessee 38138 (the "Administrative General Partner"); ROYAL AMERICAN DEVELOPMENT, INC., a Florida corporation, with its principal offices at 1002 W. 23<sup>rd</sup> Street, Suite 400, Panama City, Florida 32405 (the "Developer General Partner"); JOSEPH F. CHAPMAN, III, a resident of Panama City, Florida (the "Individual General Partner"); JPL HOLDINGS OF TENNESSEE, LLC, (formerly JPL Holdings), a Tennessee limited liability company, with its principal offices at 2171 Judicial Drive, Germantown, Tennessee 38138 (the "Special Limited Partner"), and the Limited Partners whose names and addresses are contained in the Agreement. (the "Limited Partners").

WITNESSETH:

WHEREAS, the Parties hereto are all the Partners of Oak Creek Apartments, Ltd. which developed, owns, and operates a 162-unit residential housing project in Jacksonville, Florida, for families and elderly persons of low and moderate income; and,

WHEREAS, The Balser Trust owns 0.70% limited partnership interest in Oak Creek Apartments, Ltd.; and,

WHEREAS, The Balser Trust wishes to transfer its limited partnership interest to Trevel and Patricia Balser; and,

WHEREAS, it is the purpose of this Fifty-first Amendment to the Amended and Restated Certificate and Agreement of Limited Partnership to transfer the 0.70% limited partnership interest of The Balser Trust to Trevel and Patricia Balser; and,

WHEREAS, the parties hereto have agreed to enter into this Fifty-first Amendment to Amended and Restated Certificate and Agreement of Limited Partnership to approve said transfer.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

FIRST: Each Partner hereby consents to the transfer of the 0.70% limited partnership interest from The Balser Trust to Trevel and Patricia Balser.

SECOND: Trevel and Patricia Balser hereby agrees to be bound by all of the terms and provisions of the Limited Partnership Agreement, as amended.

THIRD: The requirements of the Partnership Agreement shall be deemed and are hereby satisfied with regard to the transfer of the partnership interest.

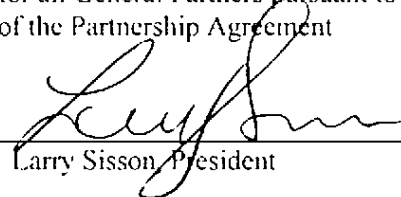
FOURTH: The Certificate and Agreement of Limited Partnership of Oak Creek Apartments, Ltd. is hereby amended to reflect the transfer from The Balser Trust to Trevel and Patricia Balser.

FIFTH: In all other respects, the Partnership Agreement, as amended, remains the same and in full force and effect.

IN WITNESS WHEREOF, this Fifty-first Amendment to Amended and Restated Certificate and Agreement of Limited Partnership of Oak Creek Apartments, Ltd., has been executed by the parties as of the day and year above written.

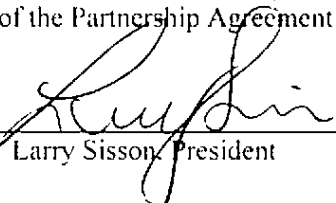
GENERAL PARTNERS:

By: TESCO Properties, Inc., as Attorney-in-Fact  
for all General Partners pursuant to Section 8.16  
of the Partnership Agreement

By:   
Larry Sisson, President

LIMITED PARTNERS AND  
SPECIAL LIMITED PARTNER:

By: TESCO Properties, Inc., as Attorney-in-Fact  
for all General Partners pursuant to Section 9.04  
of the Partnership Agreement.

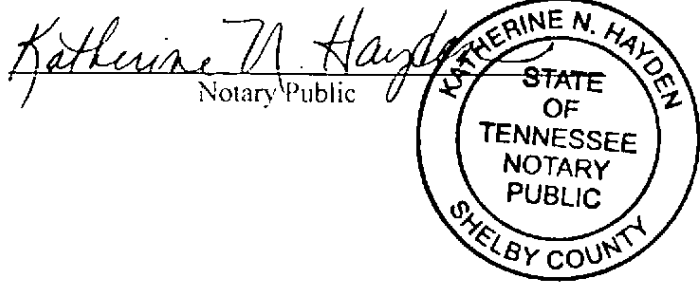
By:   
Larry Sisson, President

STATE OF TENNESSEE:  
COUNTY OF SHELBY :

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared LARRY SISSON, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the President of TESCO PROPERTIES, INC., a corporation, (f/k/a UMIC Properties, Inc.), the Attorney-in-Fact for the General Partners of Oak Creek Apartments, Ltd., the within named bargainor, a limited partnership, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 16th day of September, 2019.

My commission expires:  
*June 22, 2020*



STATE OF TENNESSEE:  
COUNTY OF SHELBY :

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared LARRY SISSON, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the President of TESCO PROPERTIES, INC., a corporation, (f/k/a UMIC Properties, Inc.), the Attorney-in-Fact for the Limited Partners and Special Limited Partner of Oak Creek Apartments, Ltd., the within named bargainor, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 16th day of September, 2019.

My commission expires:  
*June 22, 2020*

