

TO: DIVISION OF CORPORATIONS FROM: BERMAN WOLFE & RENNERT, P.A.
DEPARTMENT OF STATE 100 SE SECOND ST., STE. 3500
STATE OF FLORIDA INTERNATIONAL PLACE
409 EAST GAINES STREET MIAMI FL 33131-2130
TALLAHASSEE, FL 32399 CONTACT: CHRISTINA DE HOWARTZ
FAX: (904) 922-4000 PHONE: (305) 577-4177
FAX: (305) 373-6036

((H95000004334))) DOCUMENT TYPE: FLORIDA LIMITED PARTNERSHIP
NAME: CORNERSTONE CONGRESS, LTD.
FAX AUDIT NUMBER: H95000004334 CURRENT STATUS: REQUESTED
DATE REQUESTED: 04/18/1995 TIME REQUESTED: 11:25:25
CERTIFIED COPIES: 1 CERTIFICATE OF STATUS: 0
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**CERTIFICATE OF LIMITED PARTNERSHIP
OF**

CORNERSTONE CONGRESS, LTD.

The undersigned, acting as organizer of a Limited Partnership pursuant to the provisions of the Florida Revised Uniform Limited Partnership Act hereby adopts the following certificate for such Limited Partnership:

1. The name of the Limited Partnership is:

CORNERSTONE CONGRESS, LTD.

2. (a) The address of the office of the Partnership at which place the records shall be maintained is:

2121 Ponce de Leon Boulevard
Suite 650
Coral Gables, FL 33134

- (b) The name and address of the Partnership's agent for service of process is:

Leon J. Wolfe, Esq.
c/o Berman, Wolfe & Rennert, P.A.
36th Floor, International Place
100 Southeast Second Street
Miami, FL 33131-2130

3. The name and address of the General Partner is:

Cornerstone Affordable Housing, Inc.,
2121 Ponce de Leon Boulevard
Suite 650
Coral Gables, FL 33134

P93- 81647

Certificate of Limited Partnership

This Document Prepared By:
Leon J. Wolfe, Esq., #327247
BERMAN WOLFE & RENNERT, P.A.
100 S.E. 2nd Street, #3500
Miami, FL 33131-2130
(305) 577-4167

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TALLAHASSEE, FLORIDA

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4. The mailing address for the Limited Partnership is:

2121 Ponce de Leon Boulevard
Suite 850
Coral Gables, FL 33134

5. The term of the Partnership shall commence on the date of filing of this Certificate with the Secretary of State of Florida and shall continue until December 31, 2045, unless sooner terminated as provided in the Articles of Limited Partnership Agreement.

IN WITNESS WHEREOF, the undersigned General Partner has hereto executed this Certificate as of the 17 day of April, 1995.

GENERAL PARTNER:

[CORPORATE SEAL]

CORNERSTONE AFFORDABLE HOUSING, INC.
a Florida corporation

Attest:

Secretary

By:

Jorge Lopez Vice President

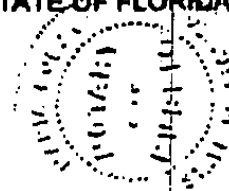
STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 17 day of April, 1995, by Jorge Lopez, as Vice President of Cornerstone Affordable Housing, Inc., a Florida corporation, on behalf of the corporation, and who is personally known to me.

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: Nov. 27, 1995.
BORNED TRUE NOTARY PUBLIC UNDERWRITERS.

NOTARY PUBLIC, STATE OF FLORIDA



Certificate of Limited Partnership

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Having been named to accept service of process for the above stated Limited Partnership, at the place designated in this Certificate of Limited Partnership, I hereby act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.



LEON J. WOLFE
Registered Agent
Dated: April 17, 1995

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Certificate of Limited Partnership

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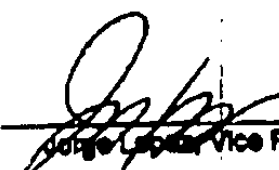
**STATE OF FLORIDA
COUNTY OF DADE**

BEFORE ME, a Notary Public, personally appeared JORGE LOPEZ, as Vice President of CORNERSTONE AFFORDABLE HOUSING, INC. (the "Affiant"), who, after first being duly sworn, under oath, deposes and states that:

1. Affiant is the duly appointed authorized officer of Cornerstone Affordable Housing, Inc. a Florida corporation (the "Corporation").
2. The Corporation is a General Partner of a Limited Partnership to be formed under the Florida Revised Uniform Limited Partnership Act under the name Cornerstone Congress, Ltd.
3. The capital contribution of the initial sole limited partner is \$1,000.
4. The amount anticipated to be contributed by the initial sole limited partner is \$1,000.
5. The Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts of this affidavit and understands its contents.

FURTHER AFFIANT SAYETH NAUGHT.

CORNERSTONE AFFORDABLE HOUSING, INC.
a Florida corporation

By: 
Jorge Lopez, Vice President

**STATE OF FLORIDA
COUNTY OF DADE**

The foregoing instrument was acknowledged before me this 17 day of April, 1995, by Jorge Lopez, as Vice President of Cornerstone Affordable Housing, Inc., a Florida corporation, on behalf of the corporation, and who is personally known to me.

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: Nov. 17, 1998.
BONDED THRU NOTARY PUBLIC UNDERWRITER.


NOTARY PUBLIC, STATE OF FLORIDA

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