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FLORIDA DIVISION OF CORPORATIONS  
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TO: DIVISION OF CORPORATIONS

FROM: BERMAN WOLF & RENNERT, P.A.

DEPARTMENT OF STATE

100 NE SECOND ST., STE. 3500

STATE OF FLORIDA

INTERNATIONAL PLACE

400 EAST GAINES STREET

MIAMI FL 33131-2130

TEL: (305) 373-6000

CONTACT: CHRISTINA DE HOWARTZ

FAX: (305) 373-6000

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FAX: (305) 373-6036

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DOCUMENT TYPE: FLORIDA LIMITED PARTNERSHIP

NAME: CONGRESS GARDENS APARTMENTS, LTD.

FAX ACCT# NUMBER: H95000004335

CURRENT STATUS: REQUESTED

DATE REQUESTED: 04/13/1995

TIME REQUESTED: 11:28:54

CERTIFIED COPIES: 1

CERTIFICATE OF STATUS: 0

NUMBER OF PAGES: 6

METHOD OF DELIVERY: FAX

ESTIMATED CHARGE: \$140.00

ACCOUNT NUMBER: 076103002011

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Form 1  
Exhibit 1

**CERTIFICATE OF LIMITED PARTNERSHIP  
OF  
CONGRESS GARDENS APARTMENTS, 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 Congress Gardens Apartments, 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, Florida 33134

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

Leon J. Wolfe, Esq.  
Berman Wolfe & Rennert, P.A.  
100 SE 2nd Street  
35th Floor  
Miami, Florida 33131

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

**CORNERSTONE CONGRESS, LTD.**  
2121 Ponce De Leon Boulevard  
Suite 650  
Coral Gables, Florida 33134

*A95-6024*

**THIS DOCUMENT PREPARED BY:**

Leon J. Wolfe, Esq.  
Berman Wolfe & Rennert, P.A.  
100 SE 2nd Street  
35th Floor  
Miami, Florida 33131  
Florida Bar No: 327247

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4. The mailing address for the Limited Partnership is:

2121 Ponce De Leon Boulevard  
Suite 650  
Coral Gables, Florida 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 17th day of April, 1995.

GENERAL PARTNER:

CORNERSTONE CONGRESS, LTD., a Florida limited partnership

By its General Partner:

CORNERSTONE AFFORDABLE HOUSING, INC., a Florida Corporation

By:

Jorge Lopez, Vice President

Attest:

Mara S. Madox, Director of Business Development

[CORPORATE SEAL]

THIS DOCUMENT PREPARED BY:

Leon J. Wolfe, Esq.  
Berman Wolfe & Rembert, P.A.  
100 SE 2nd Street  
35th Floor  
Miami, Florida 33131  
Tel: (305) 577-4179  
Florida Bar No: 327247

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STATE OF FLORIDA

COUNTY OF DADE

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of April, 1995 by Jorge Lopez, Vice President of CORNERSTONE AFFORDABLE HOUSING, INC., a Florida corporation, general partner of CORNERSTONE CONGRESS, LTD., a Florida corporation, and who is personally known to me or has produced \_\_\_\_\_ and \_\_\_\_\_, respectively, as identification and did/did not take an oath.



Print Name: Robert Cohen

NOTARY PUBLIC

State of Florida

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES Nov. 17, 1995  
RECEIVED FROM NOTARY PUBLIC UNDER SIGNATURE

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.

737  
Leon J. Wolfe  
Registered Agent

Dated: 4/17, 1995

**THIS DOCUMENT PREPARED BY:**

Leon J. Wolfe, Esq.

Berman Wolfe & Rennert, P.A.

100 SE 2nd Street

35th Floor

Miami, Florida 33131

Tel: (305) 577-4179

Florida Bar No.: 327247

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**AFFIDAVIT**

STATE OF FLORIDA )  
 ): SS  
 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 the General Partner of **CORNERSTONE CONGRESS, LTD.**, a Florida Limited Partnership (the "Partnership") a Limited Partnership to be formed under the Florida Revised Uniform Limited Partnership Act under the name **CONGRESS GARDENS APARTMENTS, LTD.**
3. The Partnership is the General Partner of a Limited Partner to be formed under the name **CONGRESS GARDENS APARTMENTS, LTD.**
4. The capital contribution of the initial sole limited partner is \$1,000.
5. The amount anticipated to be contributed by the initial sole limited partner is \$1,000.
6. 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 content.

FURTHER AFFIANT SAYETH NAUGHT.

**CORNERSTONE AFFORDABLE HOUSING, INC.**,  
 A Florida Corporation

By: \_\_\_\_\_

*Jorge Lopez*  
 Jorge Lopez, Vice President

**THIS DOCUMENT PREPARED BY:**

Leon J. Wolfe, Esq.  
 Berman Wolfe & Rennert, P.A.  
 100 SE 2nd Street  
 35th Floor  
 Miami, Florida 33131  
 Tel: (305) 577-4179  
 Florida Bar No.: 327247

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## STATE OF FLORIDA

COUNTY OF DADE

The foregoing instrument was acknowledged before me this 17<sup>th</sup> 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 or has produced \_\_\_\_\_ as identification and did/did not take an oath.

92

Print Name: Robert Green  
**NOTARY PUBLIC**  
 State of Florida

**My Commission Expires:**

NOTARY PUBLIC, STATE OF FLORIDA.  
MY COMMISSION EXPIRES: Nov. 17, 1995.  
BUNDLED THROUGH NOTARY PUBLIC UNDERWRITERS.

**THIS DOCUMENT PREPARED BY:**

**Leon J. Wolfe, Esq.**  
**Berman Wolfe & Rennert, P.A.**  
**100 SE 2nd Street**  
**35th Floor**  
**Miami, Florida 33131**  
**Florida Bar No.: 327247**



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