

NAVON & KOPELMAN, P.A.

ATTORNEYS AT LAW

2699 STIRLING ROAD • SUITE B 101
FORT LAUDERDALE FLORIDA 33312

JOEL D KOPPELMAN
SAMUEL D NAVON

TELEPHONE (105) 967 2788
FACSIMILE (105) 981-7021

A95000 Apr 1 20, 1995 686

VIA FEDERAL EXPRESS

Secretary of State of Florida
Division of Corporations
409 E. Gaines Street
Tallahassee, FL 32399

*****1406.2793
04/24/95--01010--003
****140.00 ****140.00

Re: Concorde II, Ltd.
Our File No. 74.001

Dear Sir or Madam:

Enclosed please find an original and one photocopy of the Certificate of Limited Partnership of Concorde II, Ltd. and an Affidavit of Capital Contributions, for filing with the Secretary of State, together with a check in the amount of \$140.00, representing the minimum filing fee, designation of registered agent fee and fee for obtaining a certified copy of the Certificate. Also enclosed please find a self-addressed stamped envelope for your use in returning the certified copy to the undersigned.

If you have any questions regarding the enclosure or this request, please do not hesitate to contact me. Thank you for your attention to this matter.

Very truly yours,

NAVON & KOPELMAN, P.A.

NAVON & ROPELBERG, P.A.
Marilyn G. Olmsted
 Marilyn G. Olmsted
 Secretary to Samuel D. Navon

Name Silias
Availability dec

Document
number

Date

/mgo
Enclosures

Number of enclosures

Indexer

TC
\$500.00

A95000000686

CERTIFICATE OF LIMITED PARTNERSHIP

OF

CONCORDE II, LTD.

Pursuant to Section 620.108 of the Florida Revised Uniform Limited Partnership Act, the undersigned, being the general partner of Concorde II, Ltd. (the "Partnership") does hereby certify as follows:

1. The name of the Partnership is CONCORDE II, LTD.

2. The office and principal place of business for the Partnership is: 129 Nurmi Drive, Fort Lauderdale, Florida 33301.

3. The name and address of the agent for service of process on the Partnership is:

Concorde II, Inc.
129 Nurmi Drive
Fort Lauderdale, Florida 33301
Attention: James M. Nathenson, President

4. The name and address of the general partner is:

Concorde II, Inc.
129 Nurmi Drive
Fort Lauderdale, Florida 33301

5. The mailing address of the Partnership is:

Concorde II, Ltd.
129 Nurmi Drive
Fort Lauderdale, Florida 33301
Attention: James M. Nathenson

6. The latest date upon which the Partnership shall dissolve is: December 31, 2075.

IN WITNESS WHEREOF, Concorde II, Inc. has signed this Certificate of Limited Partnership as general partner of the Partnership pursuant to the provisions of Section 620.114 of the Florida Revised Uniform Limited Partnership Act of 1986.

Dated: April 20, 1995

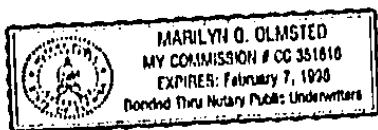
CONCORDE II, INC., a Florida corporation, as general partner

By: 
James M. Nathenson, President

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 20th day of April, 1995 by James M. Nathenson, President of Concorde II, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or ~~has produced~~ an identification.



Marilyn G. Olmsted
Notary Public

Marilyn G. Olmsted
Name of Notary Typed or Printed

My Commission Expires:

REGISTERED AGENT:

CONCORDE II, INC., a Florida corporation

By: *James M. Nathenson*
James M. Nathenson, President

AFFIDAVIT OF CAPITAL CONTRIBUTIONS
OF
CONCORDE II, LTD.

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, duly authorized to administer oaths and take acknowledgments, personally appeared **JAMES M. NATHENSON**, who, being by me first duly sworn, deposed and said as follows:

1. Affiant is the President of Concorde II, Inc., a Florida corporation ("General Partner"), as general partner of Concorde II, Ltd., a Florida limited partnership ("Partnership") and as such officer of said General Partner, has full knowledge of the business and affairs of the General Partner and the Partnership.

2. The limited partners shall contribute to the capital of the Partnership Five Hundred and No/100 Dollars (\$500.00):

3. It is not anticipated that the limited partners shall make any additional contributions to the capital of the Partnership.

FURTHER AFFIANT SAYETH NAUGHT.


JAMES M. NATHENSON

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 20th day of April, 1995 by JAMES M. NATHENSON, who is personally known to me ~~or has produced~~ identification.


Notary Public

Marilyn G. Olmsted
Name of Notary typed or printed

My Commission Expires:



A95000000686

NAVON, KOPELMAN & O'DONNELL, P.A.

ATTORNEYS AT LAW

2699 STIRLING ROAD • SUITE B-101
FORT LAUDERDALE, FLORIDA 33312

JOEL D. KOPELMAN
SAMUEL D. NAVON
GARRY W. O'DONNELL

TELEPHONE (305) 967-2788
FACSIMILE (305) 983-7021

July 24, 1995

VIA FEDERAL EXPRESS

Secretary of State of Florida
Division of Corporations
409 E. Gaines Street
Tallahassee, FL 32399

400001545834
-07/25/95--01121--002
***105.00 ***105.00

Re: Concorde II, Ltd.
Our File No. 74.001

Dear Sir or Madam:

A95000000686

Enclosed please find an original and one photocopy of the Certificate of Amendment to the Certificate of Limited Partnership of Concorde II, Ltd. for filing with the Secretary of State, together with a check in the amount of \$105.00, representing the filing fee and fee for obtaining a certified copy of the Amendment. Also enclosed please find a self-addressed stamped envelope for your use in returning the certified copy to the undersigned.

If you have any questions regarding the enclosure or this request, please do not hesitate to contact me. Thank you for your attention to this matter.

Very truly yours,

NAVON, KOPELMAN & O'DONNELL, P.A.

Marilyn G. Olmsted
Marilyn G. Olmsted
Secretary to Samuel D. Navon

/mgo
Enclosures

sdn\letters.952\secstate.pnh

cc 7-26-95a

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

1995 JUL 25 AM 11:05

FILED

CERTIFICATE OF AMENDMENT
TO THE
CERTIFICATE OF LIMITED PARTNERSHIP
OF
CONCORDE II, LTD.

FILED
JUL 25 AM 11:06
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, desiring to amend that certain Certificate of Limited Partnership ("Certificate"), effective with the Department of State on April 21, 1995, Document No. A95000000686, pursuant to the laws of the State of Florida, certify as follows:

1. Paragraph 14 of the Agreement of Limited Partnership states as follows:

Section 14

HUD-INSURED LOAN

The Partnership is authorized to execute a note and mortgage or deed of trust in order to obtain a loan (the "HUD-Insured Loan") from Continental Wingate Associates, Inc. or such other lender (the "Mortgagee") to be insured by the Secretary of Housing and Urban Development ("HUD"). All of the Partners consent to the HUD-Insured Loan. The General Partner of the Partnership, acting alone, is authorized and empowered, on behalf of the Partnership, to execute a Regulatory Agreement between the Partnership and HUD and such other documents as may be required by the Mortgagee and/or HUD in connection with said HUD-Insured Loan, including, but not limited to, a Mortgage Note or Deed of Trust Note (the "Note"), Mortgage or Deed of Trust (the "Mortgage"), Agreement

and Certification, Security Agreement, UCC Financing Statements, Mortgagor's Certificate, and Escrow Agreements. Any incoming Partner, as a condition of receiving an interest in the Partnership, shall agree to be bound by the Note, Mortgage and Regulatory Agreement and other documents required in connection with said HUD-Insured Loan to the same extent and on the same terms as the other Partners. Upon any dissolution, no title or right to possession and control of any of the Partnership's property, and no right to collect the rents therefrom, shall pass to any person who is not bound by the Regulatory Agreement in a manner satisfactory to HUD. The provisions of the Regulatory Agreement shall be controlling over any inconsistent provisions of this instrument or other agreements among the Partners. So long as HUD or its successors and assigns have any interest in the HUD-Insured Loan or the Partnership property: (a) this Agreement shall not be amended so as to alter or delete this paragraph without the written consent of HUD; (b) no amendment to this Agreement which results in any of the following shall be of force or effect without the prior written consent of HUD: (i) any amendment which modifies the duration of the Agreement; (ii) any amendment which results in the requirement that a HUD prior participation certification be obtained for any additional party; or (iii) any amendment which in any way affects the Mortgage or Regulatory Agreement; and (c) the Partnership shall not be voluntarily dissolved without the

prior written approval of HUD. In the event of any conflict between the provisions of this Section 14 and any other provisions of this Agreement, the provisions of this Section 14 shall be controlling.

Except as modified hereby the Certificate remains in full force and effect and is ratified and confirmed.

Signed, sealed and delivered
in our presence:

GENERAL PARTNER:

CONCORDE II, INC., a
Florida corporation

Marilyn G. Olmsted
Signature
Marilyn G. Olmsted
Printed Name

By: [Signature]
James M. Nathenson,
President

Eleanor D. Kerr
Signature
ELEANOR D. KERR
Printed Name

FILED
1995 JUL 25 AM 11:06
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

STATE OF FLORIDA)
 : SS
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 24th day of July, 1995 by James M. Nathenson, President of Concorde II, Inc., a Florida corporation, as general partner of Concorde II, Ltd., a Florida limited partnership, on behalf of the partnership. He is personally known to me or has produced _____ as identification.

Marilyn G. Olmsted
Notary Public
Marilyn G. Olmsted
Name of Notary typed or printed

My Commission Expires:

SDH/CERT/LTDPS/AMEND/284.004



FILE ON OR BEFORE DECEMBER 31, 1995 OR PARTNERSHIP
WILL BE SUBJECT TO REVOCATION AND \$500 PENALTY FEE

LIMITED PARTNERSHIP
ANNUAL REPORT
1996



FLORIDA DEPARTMENT OF STATE
Sandra Matham
Secretary of State
DIVISION OF CORPORATIONS

FILED
95 DEC 20 AM 11:06
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

1. Name of Limited Partnership
CONCORDE II, LTD.

1a. DOCUMENT #
A95000000686

96-AR

CM

Mailing Address
ATTN: JAMES M. NATHENSON
129 NURMI DRIVE
FORT LAUDERDALE FL 33301

Principal Office Address
ATTN: JAMES M. NATHENSON
129 NURMI DRIVE
FORT LAUDERDALE FL 33301

If above addresses are incorrect in any way, file through this incorrect information and enter correct address in Block 2 and/or 2a.

3. Date Formed or Registered to Do Business in
FLORIDA
04/21/1995

3a. Date of Last Report

4. State or Country of Formation
FL

5a. Capital Contributions as Shown
on Record
\$500.00

5b. Amount of Capital Contributions as
FLORIDA to date
\$1,950,000.00

6. FID Number
65-0591160

Applied For
Not Applicable
7. CERTIFICATE OF STATUS REQUIRED
**\$8.75 Additional Fee required
for a Certificate of Status**

8. FEES: 1) Filing Fee: Computed at a rate of \$7 per \$1,000 on amount entered in 5b or 5a if 5b blank, with a minimum filing fee of \$52.50 and a maximum of \$437.50
2) Supplemental Fee: \$138.75 (pursuant to section 607.193, F.S.)
THE AMOUNT DUE SHALL BE NO LESS THAN \$181.25 (\$52.50 + \$138.75) AND NO MORE THAN \$576.25 (\$437.50 + \$138.75)
Note: If the amount entered in 5b is greater than amount entered in 5a, a supplemental affidavit must be submitted along with a separate and appropriate filing fee.
MAKE CHECK PAYABLE TO FLORIDA DEPT. OF STATE.

9. Name and Address of Current Registered Agent
**CONCORDE II, INC.
% JAMES M. NATHENSON, PRESIDENT
129 NURMI DRIVE
FORT LAUDERDALE FL 33301**

10. If changed, new Registered Agent/Office

Name
Street Address (P.O. Box Number is Not Acceptable)
Suite Apt # etc
City
FL Zip Code

10a. Pursuant to the provisions of sections 620.1051 and 620.192, Florida Statutes, the above named limited partnership organized or registered under the laws of the State of Florida, submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. Such change was authorized by its general partner(s). I hereby accept the appointment of registered agent I am familiar with and accept the obligations of section 620.192, Florida Statutes.

SIGNATURE (Registered Agent Accepting Appointment)

DATE

A GENERAL PARTNER THAT IS A CORPORATION, LIMITED PARTNERSHIP OR OTHER BUSINESS ENTITY

11. Name(s) of General Partner(s)

11a. Address of Each General Partner
(Do NOT Use Post Office Box Numbers)

11b. City, State & Zip Code

11c. Registration/
Document Number

CONCORDE II, INC.

129 NURMI DRIVE

FORT LAUDERDALE FL 33301

P95000012348

**400001674934
-01/02/86--01033--024
****576.25 ****576.25**

Note: General partners MAY NOT be changed on this form; an amendment must be filed to change a general partner.

12. I do hereby certify that the information supplied with this filing is voluntarily furnished and does not qualify for the exemption stated in Section 119.07(3)(k), Florida Statutes. I release the Division of Corporations from any liability of non-compliance with Section 119.07(3)(k) in the event that the information supplied is determined exempt from public access. I further certify that the information indicated on this annual report is true and accurate and that my signature shall have the same legal effects as if made under oath. I further certify that I am a General Partner of the limited partnership, receiver or trustee empowered to execute this report as required by chapter 620, Florida Statutes.

SIGNATURE

James M. Nathenson
CONCORDE II, INC.

DATE **DEC. 15, 1995**

Typed or Printed Name of General Partner Signing Form

JAMES M. NATHENSON, PRESIDENT

Telephone Number **(954) 566-7507**

A95000000686

KOCH, ZELKO, ROTH, REISS, BELLANTONI, SCHINDER & ROSENBERG, P.A.

CERTIFIED PUBLIC ACCOUNTANTS

Jeffrey B. Koch, CPA
Robert A. Zilko, CPA
Michael J. Roth, CPA
A. Gerald Reiss, CPA
Donald F. Bellantoni, CPA
Bernard J. Schinder, CPA
Jack N. Rosenberg, CPA
Lawrence W. Rubenstein, CPA

Sharon Caplan Olesiewicz, CPA
Lauren S. Elsonberg, CPA
Beth H. Giffelson, CPA
Debra Finefeld Bachanheimer, CPA
Mark Bregman, CPA
Joanne M. Cahill, CPA
Carol Wechsler, CPA
Lary E. Sharow, CPA

February 28, 1997

Florida Department of State
Attn: Ms. Kenny Manning
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

600002106936--8
-03/07/97--01004--024
***1700.00 ***1700.00

Re: Concorde II Ltd.
Ref. # A95000000686

600002106936--8
-03/07/97--01004--025
*****50.00 *****50.00

Dear Ms. Manning:

Enclosed please find the following:

1. Your letter dated January 22, 1997.
2. My client's 1997 limited partnership annual report.
3. My client's check in the amount of \$1,700 and the undersigned's check for \$50.
4. My client's check in the amount of \$541.25.
5. Supplemental affidavit of capital contributions for a Florida Limited Partnership.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
97 MAR -4 PM 1:40

I trust this brings this limited partnership into compliance with the Department of State rules. If it does not, please advise the undersigned immediately.

Thank you for your prompt attention to my request.

Sincerely,

KOCH, ZELKO, ROTH, REISS, BELLANTONI,
SCHINDER & ROSENBERG, P.A.



Jeffrey B. Koch
Certified Public Accountant

JBK:bjg
Encl.

cc: James Nathenson, President

C. TAX _____
FEE 1750.00
R. W. AT _____
C. COPY _____
TOTAL 1750.00
N. BANK _____
BALANCE DUE _____
REFUND _____

4700 SHERIDAN STREET - BLDG. N ■ HOLLYWOOD, FLORIDA 33021-3497
(954) 989-7462 ■ DADE (305) 652-4255 ■ BOCA RATON (561) 395-3550 ■ FAX (954) 962-1021

Members, American Institute of Certified Public Accountants ■ Florida Institute of Certified Public Accountants ■ Private Companies Practice Section



A95000000686

3-4 KWM



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

January 22, 1997

CONCORDE II, LTD.
2400 E. LAS OLAS BLVD. #126
FORT LAUDERDALE, FL 33301

SUBJECT: CONCORDE II, LTD.
Ref. Number: A95000000686

We have received your document for CONCORDE II, LTD. and your check(s) totaling \$576.25. However, the enclosed document has not been filed and is being returned for the following correction(s):

You have indicated in block 5b or 8b on the document that the contributions of the limited partners have gone beyond what we currently have on file. A supplemental affidavit must be filed pursuant to chapter 620, Florida Statutes. The filing fee is based on the additional amount of contributions calculated at a rate of \$7 per \$1000 with a minimum filing fee of \$52.50 and a maximum filing fee of \$1750.

The fee to file the enclosed annual report is \$541.25. If a certificate of status is desired, please add an additional \$8.75. The basic annual report filing fee is figured at the rate of \$7.00 per thousand on the actual capital contributions plus a supplemental fee of \$103.75 pursuant to S.620.193, Florida Statutes, effective 1/1/97. Therefore, the total amount due to file a limited partnership annual form on or after January 1, 1997, shall be no less than \$156.25 (\$52.50 + \$103.75) and no more than \$541.25 (\$437.50 + \$103.75).

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6967.

Kenny Manning
Corporate Specialist

Letter Number: 297A00003051



FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

FLORIDA DEPARTMENT OF STATE
Sandra B. Morham
Secretary of State

97 MAR -4 PM 1:40

**SUPPLEMENTAL AFFIDAVIT OF CAPITAL CONTRIBUTIONS FOR A
FLORIDA LIMITED PARTNERSHIP**

The undersigned general partners of CONCORDE II, LTD
_____, a
Florida Limited Partnership, executed this supplemental affidavit filed pursuant to section 620.112,
Florida Statutes.

The total amount of the capital contributions of the limited partners is: \$ 1,950,000.00

This 31ST day of JANUARY, 19 97.

FURTHER AFFIANT SAYETH NOT.

*Under penalties of perjury I declare that I have read the foregoing and that the facts are true, to
the best of my knowledge and belief.*

CONCORDE II, INC.
GENERAL PARTNER OF CONCORDE II, LTD
General Partner(s)

PRESIDENT

FEES:

\$7 per \$1,000 based on the additional contributions
(Minimum \$52.50 - Maximum \$1,750.00)

INHSE20(1/95)

ATTORNEYS AT LAW

2699 STIRLING ROAD • SUITE 10-100	101 YAMATO ROAD • SUITE 4120
FORT LAUDERDALE, FLORIDA 33112	BOCA RATON, FLORIDA 33433
TELEPHONE (954) 967-2788	TELEPHONE (561) 994-6449
FACSIMILE (954) 981-7021	FACSIMILE (561) 994-6472

JOEL D. KUPFMAN
SAMUEL D. NATION
GARY W. PIERCE
DAVID KAUFMAN

Reply To
FORT LAUDERDALE

October 6, 1997

Division of Corporations
409 E. Gaines Street
Tallahassee, FL 32399

200002320102--1
-10/14/97--01057--015
***105.00 ***105.00

Re: (a) Concorde II, Inc.
(b) Concorde II, Ltd.
Our File No. 284.001

Dear Sir or Madam:

With regard to changing the name of each of the above-captioned entities, enclosed please find the following original executed documents for filing, to wit:

1. **Concorde II, Inc.**

- (a) Original Articles of Amendment to the Articles of Incorporation and a copy thereof.
- (b) Check in the amount of \$87.50, representing the fee for filing the Articles of Amendment (\$35.00), and fee to obtain a certified copy thereof (\$52.50).

2. Concorde II, Ltd.

- (a) Original Certificate of Amendment to Certificate of Limited Partnership and a copy thereof.

Check in the amount of \$105.00, representing the filing fee (\$52.50), and fee to obtain a certified copy thereof (\$52.50).

Name	(b)
Availability	
Document Examinee	Also enclosing returning the certifi
Date of	200
Signature	C
Official Recognition	DCC
V.P. Verifier	DCC
Enclosures	

\\pos\SDN-Letters 97(2)\Secstate.cr3.wpd

Very truly yours,

NAVON, KOPELMAN & O'DONNELL, P.A.

Marilyn G. Qmsted
Legal Assistant

C-TAX-PAID
P-RIME FEE
C-
T-
R-
S-
DUE
REFUND

CERTIFICATE OF AMENDMENT
TO
CERTIFICATE OF LIMITED PARTNERSHIP
OF
CONCORDE II, LTD.

The Certificate of Limited Partnership of Concorde II, Ltd., a Florida limited partnership ("Partnership"), filed with the Department of State on April 21, 1995, Charter No. A95000000686, as amended by that certain Certificate of Amendment to the Certificate of Limited Partnership of Concorde II, Ltd. filed with the Department of State on July 25, 1995, Document No. 400001545934 (collectively the "Certificate"), is hereby amended as follows:

1. The name of the limited partnership ("Partnership") is "The Renaissance of Deerfield Beach, Ltd."

2. The name and address of the general partner is:

The Renaissance of Deerfield Beach, Inc.
2400 E. Las Olas Boulevard, #126
Ft. Lauderdale, FL 33301

3. Except as otherwise amended hereby, the terms of the Certificate of this Partnership shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, being the general partner of the Partnership, has duly executed this Certificate of Amendment to Certificate of Limited Partnership of Concorde II, Ltd., this 29th day of September, 1997, for filing in accordance with Section 620.109 of the Florida Revised Uniform Limited Partnership Act (1986).


FILED
97 OCT -3 PM 2:00

This Certificate of Amendment to Certificate of Limited Partnership of Concorde II, Ltd.
shall be effective upon filing.

GENERAL PARTNER:

THE RENAISSANCE OF DEERFIELD
BEACH, INC. (f/k/a CONCORDE II,
INC.), a Florida corporation

By:


James M. Nathenson, President

FILED
97 OCT -5 PM 2:00