

# A95000000926

CHRISTOPHER P. KELLEY  
ATTORNEY AT LAW

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1100B BISCAYNE BOULEVARD  
SUITE 205  
MIAMI, FLORIDA 33101

May 8, 1995

900001482899  
-05/10/95--01002--002  
\*\*\*1735.50 \*\*\*1735.50

SECRETARY OF STATE  
Corporate Records Bureau  
409 East Gaines Street  
Tallahassee, FL 32399

900001482899  
-06/22/95--01073--014  
\*\*\*\*\*50.00 \*\*\*\*\*50.00

Re: Christopher P. Kelley, P.A.

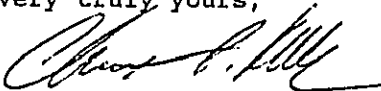
THE PIONEER APARTMENTS LIMITED PARTNERSHIP

Dear Sir or Madam:

Enclosed please find my client's check number 00849, in the amount of \$1,735.50, and Certificate, with a copy for the registration of the above Florida Limited Partnership.

Thank you for your cooperation.

Very truly yours,



Christopher P. Kelley, Esquire

CPK/ds  
enc:

FILED  
1995 JUN 21 AM 10:14  
TALLAHASSEE, FLORIDA

~~195000014340~~ 5/16/95a)

~~789, 655, 611, 640, 671~~

FF - \$1,750.00  
RA - 35.00



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham  
Secretary of State

May 16, 1995

CHRISTOPHER P. KELLEY, ESQUIRE  
11098 BISCAYNE BLVD.  
SUITE 205  
MIAMI, FL 33161

SUBJECT: THE PIONEER APARTMENTS LIMITED PARTNERSHIP  
Ref. Number: W95000010340

We have received your document for THE PIONEER APARTMENTS LIMITED PARTNERSHIP and your check(s) totaling \$1735.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 620.108, Florida Statutes, requires that limited partnership certificates include the mailing address in addition to the principal place of business address. Please correct your document accordingly. If the mailing address and principal place of business are one and the same, please be sure this is clearly reflected in your document.

The registered agent must sign accepting the designation.

Pursuant to section 620.108, Florida Statutes, an affidavit declaring the amount of the capital contributions of the limited partners and the amount anticipated to be contributed by the limited partners must accompany the certificate of limited partnership. The affidavit must be signed by all general partners and notarized.

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) 487-6920.

Ava Watson  
Corporate Specialist

Letter Number: 595A00025108



FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

June 14, 1995

CHRISTOPHER P. KELLEY, ESQUIRE  
11098 BISCAYNE BLVD.  
SUITE 205  
MIAMI, FL 33161

SUBJECT: THE PIONEER APARTMENTS LIMITED PARTNERSHIP  
Ref. Number: W95000010340

We have received your document for THE PIONEER APARTMENTS LIMITED PARTNERSHIP and check(s) totaling \$1735.00. However, the document has not been filed and is being retained in this office for the following reason(s):

There is a balance due of \$50.00. Refer to the attached fee schedule for the breakdown of fees. Please return a copy of this letter to ensure your money is properly credited.

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) 487-6920.

Ava Watson  
Corporate Specialist

Letter Number: 695A00029156

Certificate of Limited Partnership  
(For R.U.L.P.A. (1985))

A9500000926

Certificate of Limited Partnership  
of The Pioneer Apartments Limited Partnership

FILED  
JUN 21 AM 10:14  
TALLAHASSEE, FLORIDA

This Certificate of Limited Partnership of The Pioneer Apartments Limited Partnership (the "Partnership") is being executed by the undersigned for the purpose of forming a limited partnership pursuant to the Florida Revised Uniform Limited Partnership Act.

1. The name of the Partnership is "The Pioneer Apartments Limited Partnership."
2. The address of the registered office of the Partnership in the State of Florida is 11048 Biscayne Blvd. #205, Miami, FL 33141. The Partnership's registered agent at that address is Christopher P. Kelley.
3. The names and business <sup>and mailing</sup> addresses of the sole general partner of the Partnership is as follows:

The Alegro Corporation  
Three Christina Centre  
201 N. Walnut Street  
Wilmington, De. 19801

4. The latest date upon which the Partnership is to dissolve is March 1, 2020.

IN WITNESS WHEREOF, the undersigned, representing the general partner of the Partnership, has duly executed this Certificate of Limited Partnership on the 26 day of APRIL, 1995.

THE PIONEER APARTMENTS LIMITED PARTNERSHIP

By: The Alegro Corporation

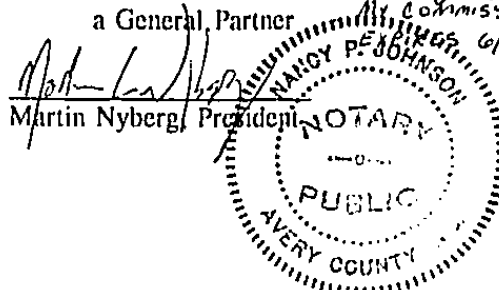
a General Partner

Martin Nyberg, President

DATE 4/26/95

Nancy P. Johnson

My Commission Expires 6/21/99



AFFIDAVIT OF VALUE

STATE OF FLORIDA

COUNTY OF DADE

FILED  
JUN 21 AM 11  
TALLAHASSEE, FLORIDA

BEFORE ME, the undersigned authority, personally appeared JORGE CARABELLI, Vice President of THE ALEGRO CORPORATION, the Sole General Partner for THE PIONEER APARTMENTS LIMITED PARTNERSHIP, who upon being duly sworn, deposes and says:

THE SOLE ASSET of the PIONEER APARTMENTS LIMITED PARTNERSHIP is an apartment building, with personal property and fixtures, valued at \$650,000.00 *With no other contribution anticipated.*

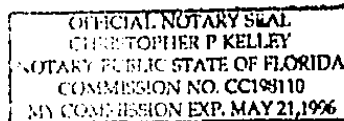
FURTHER AFFIANT SAYETH NAUGHT.

*THE ALEGRO CORPORATION*  
*[Signature]*  
JORGE CARABELLI, Vice President

SWORN TO AND SUBSCRIBED before me this 5<sup>th</sup> day of May, 1995, by JORGE CARABELLI, who produced Fla. Drivers License as identification and who did take an oath.

*[Signature]*  
NOTARY PUBLIC *Christopher P. Kelley*

My commission expires:



CERTIFICATE OF DESIGNATION  
REGISTERED AGENT/REGISTERED OFFICE

FILED  
1995 JUN 21 AM 10 14  
TALLAHASSEE, FLORIDA

Pursuant to the provisions of Sections of the Florida Statutes, the undersigned Limited Partnership organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the Limited Partnership is "The Pioneer Apartments Limited Partnership.
2. The name and address of the Registered Agent and office is:

Christopher P. Kelley  
11098 Biscayne Boulevard  
Miami, Florida 33161

Having been named as Registered Agent and to accept service of process for the above stated Limited Partnership at the place designated in this Certificate, I hereby accept the appointment as Registered Agent and agree to act in this capacity. I further agree to comply with the provisions of all Statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as Registered Agent.

  
CHRISTOPHER P. KELLEY

Date: June 9, 1995