

# CAPITAL CONNECTION, INC.

417 E. Virginia St., Suite 101, Tallahassee, FL 32301 (904) 224-8870

Mailing Address: Post Office Box 16089, Tallahassee, FL 32316

TEL: (904) 222-1772 FAX: (904) 222-1772

NAME \_\_\_\_\_

FIRM \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE ( ) \_\_\_\_\_

Service: Top Priority \_\_\_\_\_ Regular \_\_\_\_\_  
One Day Service Two Day Service

To us via \_\_\_\_\_ Return via \_\_\_\_\_

Matter No.: \_\_\_\_\_ Express Mail No. \_\_\_\_\_

State Fee \$ \_\_\_\_\_ Our \$ \_\_\_\_\_

G. TAX \_\_\_\_\_  
FILING \_\_\_\_\_ 52.50  
R. AGENT FEE \_\_\_\_\_ 35.00  
C. COPY \_\_\_\_\_ 52.50  
TOTAL \_\_\_\_\_ 140.00  
H. BANK \_\_\_\_\_  
BALANCE DUE \_\_\_\_\_  
FILING \_\_\_\_\_

REQUEST TAKEN CONFIRMED APPROVED

DATE \_\_\_\_\_

TIME \_\_\_\_\_ CK No. \_\_\_\_\_

BY PAK \_\_\_\_\_

WALK-IN Will Pick Up 91 1:00

of \_\_\_\_\_  
Capital Connection Associates,  
LLC  
001310

C.C. FEE. DISBURSED

Capital Express™  
Art. of Inc. File  
Corp. Record Search  
☒ Ltd. Partnership File  
Foreign Corp. File  
☒ ( ) Cert. Copy(n)

Art. of Amend. File  
Dissolution/Withdrawal  
C U S  
Fictitious Name File

Name Reservation  
Annual Report/Reinstatement  
Reg. Agent Service  
Document Filing

Corporate Kit  
Vehicle Search  
Driving Record  
Document Retrieval

UCC 1 or 3 File  
UCC 11 Search  
UCC 11 Retrieval  
File No.'s, Copies

Courier Service  
Shipping/Handling  
Phone ( )  
Top Priority  
Express Mail Prep.  
FAX ( ) pgs.

SUBTOTALS

FEE..... \$

DISBURSED..... \$

SURCHARGE..... \$

TAX on corporate supplies..... \$

SUBTOTAL..... \$

PREPAID..... \$

BALANCE DUE..... \$

Please remit invoice number with payment  
TERMS: NET 10 DAYS FROM INVOICE DATE  
1 1/2% per month on Past Due Amounts  
Past 30 Days, 18% per Annum

THANK YOU  
from  
Your Capital Connection

CERTIFICATE OF LIMITED PARTNERSHIP  
OF  
CENTER COURT ASSOCIATES, LTD.

FILED STATE  
SECRETARY OF CORPORATIONS  
95 SEP -1 PM 2:38

The undersigned, acting as organizer of a Limited Partnership pursuant to 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:

CENTER COURT ASSOCIATES, 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.  
35th Floor, International Place  
100 Southeast Second Street  
Miami, FL 33131-2130

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

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

8450000 67880

4. The mailing address for the Limited Partnership is:

c/o Cornerstone Affordable Housing II, Inc.  
2121 Ponce de Leon Boulevard  
Suite 650  
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, 2044, 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 \_\_\_\_ day of August, 1995.

**GENERAL PARTNER:**

(CORPORATE SEAL)

Attest:

Secretary

CORNERSTONE AFFORDABLE HOUSING II, INC.  
A FLORIDA CORPORATION

By:

Jorge Lopez, Vice President

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
95 SEP -1 PM 2:26

STATE OF FLORIDA  
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 22 day of August, 1995, by Jorge Lopez, as Vice President and on behalf of Cornerstone Affordable Housing II, Inc., a Florida corporation. He is personally known to me.

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA.  
MY COMMISSION EXPIRES: Nov. 17, 1995.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Print Name: LEON J. WOLFE

NOTARY PUBLIC, STATE OF FLORIDA

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: August 31, 1995

AFFIDAVIT

STATE OF FLORIDA )  
COUNTY OF DADE )

BEFORE ME, a Notary Public, personally appeared JORGE LOPEZ, as  
President of CORNERSTONE AFFORDABLE HOUSING II, 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 II, 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 Park View, 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 II, INC.  
A FLORIDA CORPORATION

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

Jorge Lopez, Vice President

FILED  
STATE  
CORPORATIONS  
DIVISION  
SEP - 1 PM 2:36

STATE OF FLORIDA  
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 22 day of August, 1995 by Jorge Lopez as Vice President of CORNERSTONE AFFORDABLE HOUSING II, INC., a Florida corporation, on behalf of the corporation. He is personally known to me.

My Commission Expires:



Print Name: MARIA COLON  
NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: Nov. 17, 1995.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

G:\JW\G\CORNER\BTHAMLET\CENTER\CT\CORNERCT.CLIP

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
95 SEP -1 PM 2:26

LIMITED PARTNERSHIP  
 ANNUAL REPORT  
 1999

FLORIDA DEPARTMENT OF STATE  
001310

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
96 FEB 22 PM 1:38

1a. DOCUMENT #  
A95000001310

Center Court Associates, Ltd.

$$0.6 \pm 0.1 \text{ A}_{10} \pm 0.05$$

13.000 g. (11.4 g. Anhydrous)

c/o Cornerstone Affordable SAME  
2121 Ponce De Leo Blvd.  
Suite 650  
Coral Gables, FL 33134

<sup>1</sup> Above all, however, the author is indebted to his wife, Ursula, for her constant support and encouragement throughout the entire project.

3. (Department of Highway and Transportation) in the State of  
FLORIDA 9/1/95

3a. (Date of last deposit)

4. State or County of Domicile  
Florida

5a. Copy to Court (including copies to parties)  
1,000

5b. Amount of Capital Gains Tax on  
FLORIDA to date  
\$1,000

6. Unemployed  
Applied For

7. CERTIFICATE OF STATUS BY EXHIBIT 11

En 19. Afectaciones de porciones  
de la 4.ª columna de la 1.ª fila

**D. FEES:** 1) Filing Fee: Computed at a rate of \$7 per \$1,000 on amount entered; 5¢ of 5¢ of 5¢ blank with a maximum filing fee of \$42.50 and a maximum of \$437.50.  
2) Supplemental Fee: \$136.75 (applicable to section 607.193 (1) (b)).  
THE AMOUNT DUE SHALL BE NO LESS THAN \$101.25 (\$52.50 + \$136.75) AND NO MORE THAN \$578.25 (\$437.50 + \$136.75).  
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**

Leon J. Wolfe, Esq.  
100 S.E. 2nd Street  
Suite 3500  
Miami, FL 33131

10. Percentage of Registered Agents (100%)

Page 10

Current Address (if C) Has Member a Post Account of

Source: Author's estimate.

City

FL

2.25 Cycles

10a. Pursuant to the provisions of sections 620, 1051, and 620, 105, 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 sections 620, 105, Florida Statutes.

**SIGNATURE (Registered Agent Accepting Appointment)**

DATE

**A GENERAL PARTNER THAT IS A CORPORATION, LIMITED PARTNERSHIP OR OTHER BUSINESS ENTITY  
MUST BE REGISTERED AND ACTIVE WITH THIS OFFICE.**

11. Hydro(s) of General Pattern(s)

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

11b. City, State &amp; Zip Code \_\_\_\_\_

11c.	Registration/ Documental Evidence
------	--------------------------------------

Cornerstone Affordable  
Housing II, Inc.

2121 Ponce de Leon  
Boulevard  
Suite 650

Coral Gables, FL  
33134

P95000067880

600001726196  
-02/28/55--01017--003  
\*\*\*191.25 \*\*\*191.25

CA2E003 (695)

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

[illegible]

SIGNATURE

DATA

*[Handwritten signature]*

† *For correspondence: P. J. van der Schoot*

**A95 000001310**

FROM: BERMANN WOLFE & RENNERT, P.A.  
TO: DIVISION OF CORPORATIONS  
FAX: (904) 922-4000

STATE OF FLORIDA  
409 EAST GAINES STREET  
TALLAHASSEE, FL 32399  
FAX: (904) 922-4000

INTERNATIONAL PLACE  
MIAMI FL 33131-21309-0000  
CONTACT: KIM GREENBERG  
PHONE: (305) 577-4166  
FAX: (305) 373-6036

DOCUMENT TYPE: LIMITED PARTNERSHIP  
NAME: CENTER COURT ASSOCIATES, LTD.  
FAX AUDIT NUMBER: H96000010920  
DATE REQUESTED: 08/06/1996  
CERTIFIED COPIES: 0  
NUMBER OF PAGES: 1  
ESTIMATED CHARGE: \$52.50

CURRENT STATUS: REQUESTED  
TIME REQUESTED: 15:41:55  
CERTIFICATE OF STATUS: 0  
METHOD OF DELIVERY: FAX  
ACCOUNT NUMBER:  
076103002011

Note: Please print this page and use it as a cover sheet when submitting documents to the Division of Corporations. Your document cannot be processed without the information contained on this page. Remember to type the Fax Audit number on the top and bottom of all pages of the document.

(((H96000010920)))  
\*\* INVALID SELECTION... PLEASE RE-ENTER \*\*  
ENTER SELECTION AND <CR>:

**A95-1310**

Name	OK 8-7
Availability	OK
Document Examiner	OK
Updater	OK
Updater Verifier	OK
Acknowledgment	OK
W. P. Verifier	OK

FILED  
08/06/96  
FBI - TAMPA

814 46 9-07155

AMENDMENT TO LIMITED PARTNERSHIP CERTIFICATE  
OF CENTER COURT ASSOCIATES, LTD.

H96000010920

THIS AMENDMENT TO LIMITED PARTNERSHIP CERTIFICATE OF CENTER COURT ASSOCIATES, LTD. (the "Partnership"), is made as of this 1st day of June, 1996, by and between Cornerstone Affordable Housing II, Inc. ("Affordable Housing"), a Florida corporation, as general partner, Cornerstone Center Court, Ltd. ("Center Court"), a Florida limited partnership, as general partner, DEEDCO Center Court, Inc. ("DDC"), a Florida corporation,

WHEREAS, the partners desire to amend the Limited Partnership Certificate dated as of September 1, 1995 ("Original Certificate") to provide for the admission of Center Court, as a general partner, the admission of DDC, as a general partner and the withdrawal of Affordable Housing, as a general partner.

In consideration of the mutual covenants herein contained, the parties do hereby agree:

1. **Amendment.** The Original Certificate shall be amended to replace Cornerstone Affordable Housing II, Inc., wherever it appears, with Cornerstone Center Court, Ltd. and DEEDCO Center Court, Inc. (see Attached for General Partner addresses)
2. **Confirmation.** In all other respects, the Original Certificate is hereby ratified, confirmed and approved.

IN WITNESS WHEREOF, this Amendment to Limited Partnership Certificate has been made and executed on the day first above mentioned.

CORNERSTONE AFFORDABLE HOUSING II,  
INC.

By:   
Jorge Lopez, Vice President

CORNERSTONE CENTER COURT, LTD.

By: Cornerstone Affordable Housing II, Inc., its  
general partner

By:   
Jorge Lopez, Vice President

DEEDCO CENTER COURT, INC.

By:   
Bernice Butler, President



000-02-1000 09050 FROM BERNARD WOLFE REINHART TO 91 904 922 4000 P.03

H96000010920

NEW GENERAL PARTNERS:

CORNERSTONE CENTER COURT, LTD. *H96000001457*  
2121 Ronco de Leon Boulevard  
Suite 850  
Coral Gables, FL 33134

DEEDCO CENTER COURT, INC. *P96000000527*  
141 N.E. 3rd Avenue  
Suite 500  
Miami, FL 33132

FILED

0905-5 PM 1:55

H96000010920

A 95 00000 1310

**BERMAN WOLFE & RENNERT, P.A.**

ATTORNEYS AND COUNSELORS  
35TH FLOOR, NATIONSBANK TOWER  
100 SOUTHEAST SECOND STREET  
MIAMI, FLORIDA 33131-2130

KIM R. GREENBERG  
LEGAL ASSISTANT  
DIRECT DIAL: (305) 577-4166

PHONE (305) 577-4177  
Fax (305) 373-0036

December 13, 1996

**VIA FEDERAL EXPRESS #0138195 782**

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

200002029692--5  
-12/16/96--01024--005  
\*\*\*1750.00 \*\*\*1750.00

Re: Center Court Associates, Ltd.

Dear Sir/Madam:

Enclosed are the following items:

1. Supplemental Affidavit of Capital Contributions of the referenced limited partnership for filing with the Secretary of State of the State of Florida;
2. Acknowledgment Copy;
3. Check in the amount of \$1,750.00 having our firm's Real Estate Trust Account, Check No. 2551; and,
4. Self-addressed, stamped envelope for return of file-stamped Acknowledgment Copy.

FILED  
96 DEC 16 AM 11:35  
CLERK OF THE COURT  
JULIA A. HARRIS

Should you need anything further, please call me immediately at 305-577-4166.

Name	Thank you.
Availability	
Document Examiner	DCC
Updater	DCC
Printer	
Verifier	
Acknowledgement	DCC
Encls.	
W. P. Verifier	DCC

Very truly yours,

BERMAN WOLFE & RENNERT, P.A.

*Kim R. Greenberg*

Kim R. Greenberg  
Legal Assistant

increasing  
contributions to  
\$6,250,000.00

A 95 00000 1310

SUPPLEMENTAL AFFIDAVIT OF CAPITAL CONTRIBUTIONS  
OF

CENTER COURT ASSOCIATES, LTD.

The undersigned, constituting all of the general partners of CENTER COURT ASSOCIATES, LTD., a Florida limited partnership, executed this supplemental affidavit filed pursuant to §620.112, Florida Statutes.

The total amount contributed and anticipated to be contributed by the limited partners is \$ 6,220,000.00

As of this 30 day of September, 1996.

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.

CORNERSTONE CENTER COURT, LTD., a  
Florida limited partnership, as General Partner

By: CORNERSTONE AFFORDABLE  
HOUSING II, INC., a Florida  
corporation, its General Partner

Mayra Alonso  
Print Name: Mayra Alonso

Sandra Khan  
Print Name: Sandra Khan

By: Jorge Lopez  
Jorge Lopez, Vice President

DEEDCO CENTER COURT, INC., a Florida  
corporation, as General Partner

Glenn H. Romero  
Print Name: Glenn H. Romero

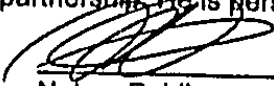
Maria T. Perez  
Print Name: MARIA T. PEREZ

By: Bernice B. Butler  
Bernice B. Butler, President

FILED  
SEP 16 11 35  
1996

STATE OF FLORIDA     )  
                                  ) ss:  
COUNTY OF DADE     )

The foregoing instrument was acknowledged before me on September 30<sup>th</sup>, 1996 by Jorge Lopez, as Vice President of Cornerstone Affordable Housing II, Inc., a Florida corporation, as General Partner of Cornerstone Center Court, Ltd., a Florida limited partnership, the Managing General Partner of Center Court Associates, Ltd., a Florida limited partnership, on behalf of said limited partnership. He is personally known by me.

  
\_\_\_\_\_  
Notary Public,  
State of Florida at Large  
Name: MARIA COLON  
Title: Admin. Assoc.  
[NOTARIAL SEAL]

My Commission Expires:

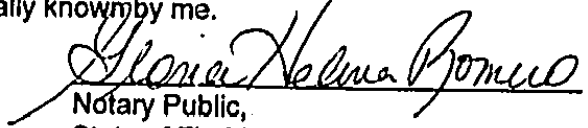


STATE OF FLORIDA     )  
                                  ) ss.:  
COUNTY OF DADE     )

The foregoing instrument was acknowledged before me on September 30, 1996 by Bernice B. Butler, as President of Deedco Center Court, Inc., a Florida corporation, a General Partner of Center Court Associates, Ltd., a Florida limited partnership, on behalf of said limited partnership. She is personally known by me.



GLORIA HELENA ROMERO  
COMMISSION # CC 501210  
EXPIRES NOV 24, 1999  
BONDED THRU  
ATLANTIC BONDING CO., INC.

  
\_\_\_\_\_  
Notary Public,  
State of Florida at Large  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
[NOTARIAL SEAL]

My Commission Expires: