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CORPORATION(S) NAME

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Woodmark (Deltona) PIP Investors

Limited Partnership

400001996384--5

-11/05/96--01172--031

***1785.00 ***1785.00

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| <input type="checkbox"/> Profit | <input type="checkbox"/> Amendment | <input type="checkbox"/> Merger |
| <input type="checkbox"/> NonProfit | | |
| <input type="checkbox"/> Limited Liability Co. | | |
| <input type="checkbox"/> Foreign | <input type="checkbox"/> Dissolution/Withdrawal | <input type="checkbox"/> Mark |
| <input checked="" type="checkbox"/> Limited Partnership | <input type="checkbox"/> Annual Report | <input type="checkbox"/> Other UCC Filing |
| <input type="checkbox"/> Reinstatement | <input type="checkbox"/> Reservation | <input type="checkbox"/> Change of R.A. |
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| <input type="checkbox"/> Certified Copy | <input type="checkbox"/> Photo Copies | <input type="checkbox"/> CUS |
| <input type="checkbox"/> Call When Ready | <input type="checkbox"/> Call if Problem | <input type="checkbox"/> After 4:30 |
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12/31/96
J. TAX _____
FILING 175.00
R. AGENT FEE 35.00
C. COPY 8.00
TOTAL 178.50
N. BANK _____
BALANCE DUE _____
?FFIND _____

CERTIFICATE OF LIMITED PARTNERSHIP

OF

WOODMARK (DELTONA) PIP INVESTORS LIMITED PARTNERSHIP

1. Name of Limited Partnership: **WOODMARK (DELTONA) PIP INVESTORS LIMITED PARTNERSHIP.**
2. Business Address: Avanti Properties Group, J.V., 431 E. Horatio Avenue, Suite 210, Maitland, FL 32751.
3. Name of Registered Agent for Service of Process: Mr. Charles Schwartz.
4. Florida's Street Address for Registered Agent: Avanti Properties Group, J.V., 431 E. Horatio Avenue, Suite 210, Maitland, FL 32751.
5. Acceptance by the Registered Agent for Service of Process:

Name: Charles Schwartz
6. Mailing Address of Limited Partnership: Avanti Properties Group, J.V., 431 E. Horatio Avenue, Suite 210, Maitland, FL 32751.
7. The latest date upon which the Limited Partnership is to be dissolved is December 31, 2010.

- | | |
|-----------------------------------------|-----------------------------------------------------------------|
| 8. NAME OF SOLE GENERAL PARTNER: | SPECIFIC ADDRESS: |
| Avanti Properties Group, J.V. | Suite 210 431 East Horatio Avenue Maitland, Florida 32751 |

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Signed this, 26th, day of October, 1996.

Signature of Sole General Partner:

**AVANTI PROPERTIES GROUP, J.V., a Florida
joint venture**

**By: Avanti Development Corporation, a Florida
corporation, as Principal Managing Venturer**

By Charles Schwartz
Charles Schwartz, President

(CORPORATE SEAL)

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96 OCT 31 PM 3:14

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

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Marvin Shapiro
BEFORE ME, the undersigned, **CHARLES SCHWARTZ**, acting in his capacity as the President of Avanti Development Corporation, a Florida corporation, which is the principal managing venturer of Avanti Properties Group, J.V., which in turn is the sole general partner of **WOODMARK (DELTONA) PIP INVESTORS LIMITED PARTNERSHIP**, a Florida limited partnership (the "Partnership"), certifies as follows:

1. The amount of capital contributions to date of the limited partners of the Partnership is \$1,643,400.00.
2. The total amount of capital contributed to date and anticipated to be contributed by the limited partners of the Partnership at this time totals \$2,682,900.00.

This 29th day of October, 1996.

FURTHER AFFIANT SAYETH NOT.

[Remainder of page intentionally left blank]

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

AVANTI PROPERTIES GROUP, J.V., a Florida joint venture

By: **Avanti Development Corporation**, a Florida corporation, principal managing venturer

By 
Marvin Shapiro, V. President

(CORPORATE SEAL)

**STATE OF FLORIDA
COUNTY OF ORANGE**

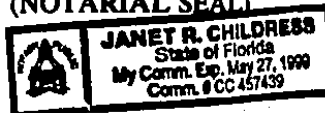
Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Marvin Shapiro, V.P. of Avanti Development corporation, a Florida corporation, which is the principal managing venturer of Avanti Properties Group, J.V., a Florida joint venture, which in turn is the sole general partner of **WOODMARK (DELTONA) PIP INVESTORS LIMITED PARTNERSHIP**, a Florida limited partnership, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who, upon oath, acknowledged that he, being authorized to do so, executed and acknowledged the foregoing instrument, for the purposes therein contained.

WITNESS my hand and official seal this 30th day of October, 1996.

Janet R. Childress
NOTARY PUBLIC

My Commission Expires: May 27, 1999

(NOTARIAL SEAL)



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