

NOV-30-1998 MON 02:15 PM

BERMAN, WOLFE & RENNERT

FAX NO. 3053736036

P. 01/06

Division of Corporations

Page 1 of 1

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From:

Account Name : BERMAN WOLFE & RENNERT, P.A.

Account Number : 076103002011

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FLORIDA LIMITED PARTNERSHIP

SAN MARINO ASSOCIATES, LTD.

Name Availability	
Document Examiner	DCC
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Power of Attorney	2
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Certificate of Status	1
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\$100.00

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**CERTIFICATE OF LIMITED PARTNERSHIP
OF
SAN MARINO ASSOCIATES, 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:

SAN MARINO 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, Florida 33134**

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

**Cornerstone San Marino, Inc.
a Florida corporation
2121 Ponce de Leon Boulevard, PH2
Coral Gables, Florida 33134**

4. The mailing address for the Limited Partnership is:

c/o Cornerstone Affordable Housing, Inc.
2121 Ponce de Leon Boulevard, PH2
Coral Gables, Florida 33134

Prepared By and Return To:
Leon J. Wolfe, Esq., #327247
BERMAN WOLFE & RENNERT, P.A.
100 S.E. Second Street, #3500
Miami, Florida 33131-2130
(305) 577-4167

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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, 2047, unless sooner terminated as provided in the Articles of Limited Partnership Agreement.

IN WITNESS WHEREOF, the undersigned General Partners have hereunto executed this Certificate as of the 30 day of November, 1998.

GENERAL PARTNER:

[CORPORATE SEAL]

Cornerstone San Marino, Inc.,
a Florida corporation

Attest:


Assistant Secretary

By:


Leon J. Wolfe, Vice President

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 30th day of November 1998 by Leon J. Wolfe, as Vice President of Cornerstone San Marino, Inc., a Florida corporation, on behalf of the corporation, and who is personally known to me.

My Commission Expires:

OFFICIAL NOTARY SEAL
ALICIA LABADIE
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC428045
MY COMMISSION EXP. DEC. 20, 1998


NOTARY PUBLIC, STATE OF FLORIDA

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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: November 30, 1998

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AFFIDAVITSTATE OF FLORIDA }
COUNTY OF DADE }

BEFORE ME, a Notary Public, personally appeared Leon J. Wolfe, as Vice President of Cornerstone San Marino, 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 San Marino, Inc., a Florida corporation (the "Corporation").

2. The Corporation is the General Partner of a Limited Partnership to be formed under the Florida Revised Uniform Limited Partnership Act under the name SAN MARINO ASSOCIATES, LTD.

3. The capital contribution of the initial sole limited partner is \$100.

4. 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 San Marino, Inc.,
a Florida corporationBy: 
Leon J. Wolfe, Vice President

FAX AUDIT NO. (((H98000022270 6)))

FAX AUDIT NO. (((H98000022270 6)))

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 30 day of November, 1998, by Leon J. Wolfe as Vice President of Cornerstone San Marino, Inc., a Florida corporation, on behalf of the corporation, and who is personally known to me.

My Commission Expires:

Alicia Labadie
NOTARY PUBLIC, STATE OF FLORIDA

