

**CERTIFICATE OF LIMITED LIABILITY COMPANY  
CORNERSTONE CAPTIVA COVE III, LLC**

The undersigned, being all of the **managers** of CORNERSTONE CAPTIVA COVE III, LLC, a Florida limited liability company (the "Company"), hereby certify that:

1. The Company is the sole general partner of Captiva Cove III Associates, Ltd., a Florida limited partnership (the "Partnership").
2. The Partnership is a duly formed, validly existing limited partnership with active status under the laws of the State of Florida.
3. The Company is a duly formed, validly existing limited liability company with active status under the laws of the State of Florida.
4. In accordance with the Company's Operating Agreement, the following resolutions were unanimously adopted by all of the **managers** of the Company, and the same have not been revoked, cancelled, annulled or amended in any manner and are in full force and effect on the date hereof:

WHEREAS, the Partnership is the fee simple owner of land located in Broward County, Florida (the "Property") and is constructing and developing a 106-unit multi-family residential complex and other appurtenant facilities (the "Project") upon the Property.

WHEREAS, the City of Pompano Beach (the "City") made a loan to the Partnership in the approximate amount of \$1,500,000.00 (the "City Loan"), the proceeds of which were used to finance a portion of the acquisition of the Property and the construction and development of the Project. The City Loan is secured by a fifth mortgage encumbering the Property and the Project.

WHEREAS, in connection with the City Loan, the City has agreed to make a \$250,000.00 future advance loan (the "Future Advance Loan") to the Partnership

RESOLVED, that the Company on its own behalf and on behalf of the Partnership, as applicable, approves the Future Advance Loan.

FURTHER RESOLVED, that the Company, on its own behalf and on behalf of the Partnership, as applicable, approves the execution and delivery of **any** and **all** **documents, guaranties, indemnities, agreements, and assignments** (the "Closing Documents") as may be required to consummate the Future Advance Loan.

FURTHER RESOLVED, that the president, any vice president or any other officer of the Company, acting alone in either case, be and hereby is authorized to execute and deliver, and the secretary of the Company is hereby authorized to (but is not required to) affix the seal of the Company to and attest the same upon the Closing Documents, but with such modifications and additional provisions as the officer of the Company executing the same

may deem advisable, and any and all other documents and instruments required in connection with the Future Advance Loan and all supplements and amendments to the same or to any of the same as the officer of the Company executing the same may deem advisable, all of which documents and instruments executed and delivered as aforesaid to be and constitute the acts and obligations of the Company, on its own behalf and on behalf of the Partnership, the Company hereby ratifying and confirming the acts of its officer executing and delivering all of such documents and instruments, irrespective of whether such acts were performed before or subsequent to the date of the adoption hereof, and directing the officers and employees of the Company to perform all of the Company's obligations and undertakings, on its own behalf and on behalf of the Partnership, under each and all such documents and instruments.

FURTHER RESOLVED, that these resolutions shall continue in full force and effect and may be relied upon until receipt of written notice of any change therein.

5. The following are duly elected or appointed to the offices of the Company set forth opposite their respective names and are incumbent in such offices as of the date hereof:

<u>NAME</u>	<u>TITLE</u>
Jorge Lopez	President
Awilda Lopez	Vice President
Leon J. Wolfe	Vice President/ Secretary
Mara S. Made	Vice President/ Treasurer

6. That the requisite votes or actions required to be taken by the members and managers of the Company to authorize the foregoing actions have been properly taken and have not been revoked or rescinded by any party.

The undersigned have hereunto executed this Certificate this 6th day of February, 2024.

[EXECUTION ON NEXT PAGE]

[SIGNATURE PAGE FOR JORGE LOPEZ]

**Manager:**

A handwritten signature in blue ink, appearing to read 'JL Lopez', with a stylized, cursive script.

JORGE LOPEZ

[SIGNATURE PAGE FOR LEON J. WOLFE]

**Manager:**

A handwritten signature in black ink, appearing to be 'LJW', written in a cursive style.

LEON J. WOLFE

[SIGNATURE PAGE FOR MARA S. MADES]

**Manager:**

A handwritten signature in blue ink, appearing to read "Mara Mades", followed by a horizontal line.

MARA S. MADES