

1201 HAYS STREET  
TALLAHASSEE, FL 32301  
904-222-9171  
11-22-1993

800-342-8086

A95000000736



ACCOUNT NO. : 072100000032  
REFERENCE : 592523 80732A  
AUTHORIZATION : *Patricia Pizet*  
COST LIMIT : \$ 297.50

FILED OF STATE  
SECRETARY OF CORPORATIONS  
DIVISION OF CORPORATIONS  
95 MAY -8 PM 6:21

ORDER DATE : May 8, 1995  
ORDER TIME : 9:18 AM  
ORDER NO. : 592523  
CUSTOMER NO: 80732A

000001475120

CUSTOMER: Peter T. Hofstra, Esq  
DELOACH & HOFSTRA, PA  
8640 Seminole Boulevard  
Seminole, FL 34642

DOMESTIC FILING

NAME: ~~UNITED~~ INVESTORS, LTD.

*Community*

ARTICLES OF INCORPORATION  
XXX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XXX        CERTIFIED COPY  
       PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Karen B. Rozar

EXAMINER'S INITIALS:

*m/k*  
*5/8/95*

✓  
**AFFIDAVIT OF CERTIFICATE OF LIMITED PARTNERSHIP**  
**OF**  
**COMMUNITY INVESTORS, LTD.**

FILED  
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 DIVISION OF CORPORATIONS  
 95 MAY -8 PM 6:21

We, the undersigned, desiring to form a partnership, pursuant to the Florida Revised Uniform Limited Partnership Act as set forth in Section 620.101 et seq., of the Florida Statutes, certify:

1. The name of the firm under which the partnership is to be conducted is Community Investors, Ltd.

2. The character of the business intended to be transacted by the partnership is as follows: To engage in the business of mortgage investment, construction lending and commercial lending, and in any other related business as may be agreed on by the partners. The partnership shall have the right to borrow money.

3. The location of the principal place of business is to be at 8001 Stimie Avenue N., St. Petersburg, Florida 33710. The mailing address of the partnership is Post Office Box 3516, Largo, Florida 34643.

521616      ~~3516~~

4. (a) The name and address of the general partner interested in the partnership is as follows: Happy Homes, Inc. of Pinellas County, Florida, Post Office Box 3516, Seminole, Florida 34645.

(b) The name and place of residence of each limited partner interested in the partnership is as follows:

NAME	PLACE OF RESIDENCE
Edward M. Beatty & Denise Beatty	11578 Shelly Circle Seminole, Florida 34642
Joel Beatty	17065 Shelley Circle Seminole, Florida 34642
Steven Beatty & Francesca Beatty	One Mangrove Pointe St. Petersburg Beach, FL 33706

5. The partnership shall exist for an indefinite term.

6. The amount of cash and a description of, and the agreed value of, the other property contributed by each limited partner is as follows:

Edward M. Beatty and Denise Beatty	\$10,000.00	Cash
Joel Beatty	\$10,000.00	Cash
Steven Beatty and Francoisca Beatty	\$10,000.00	Cash

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 DIVISION  
 9/11/95 pg 6: 21

7. The limited partners are not required to make additional capital contributions to the partnership.

8. There is no time agreed on when the contribution each limited partner is to be returned.

9. The share of the profits or any other compensation by way of income which each limited partner shall receive by reason of his or her contribution is as follows:

Edward M. Beatty and Denise Beatty	16.67%
Joel Beatty	16.66%
Steven Beatty and Francesca Beatty	16.67%

10. The address of the office of the limited partnership is 8001 Stimie Avenue N., St. Petersburg, Florida, 33710. The agent for service of process is Peter T. Hofstra, whose address is 8640 Seminole Boulevard, Seminole, Florida 34642.

11. The latest date upon which the limited partnership is to dissolve is:

- (a) Upon the dissolution of the partnership by law;
- (b) On dissolution at any time agreed on by the general partner; or
- (c) On dissolution following one hundred eighty (180) days' written notice by the general partner to the other partners.

In witness, the undersigned have executed this certificate this 3<sup>rd</sup> day of MAY, 1995.

HAPPY HOMES, INC., OF PINELLAS COUNTY, FLORIDA, a Florida corporation

By:   
 SHELDON L. ROTHMAN, PRESIDENT

*Edward M. Beatty*  
EDWARD M. BEATTY

*Denise Beatty*  
DENISE BEATTY

*Joel Beatty*  
JOEL BEATTY

*Steven Beatty*  
STEVEN BEATTY

*Francesca Beatty*  
FRANCESCA BEATTY

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SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
95 MAY - 8 PM 6: 21

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STATE OF FLORIDA  
COUNTY OF PINELLAS

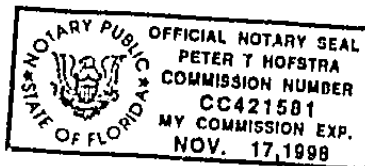
3<sup>RD</sup> The foregoing instrument was acknowledged before me this  
day of MAY, 1995, by SHELDON L. ROTHMAN, EDWARD  
M. BEATTY, DENISE BEATTY, JOEL BEATTY, STEVEN BEATTY, and FRANCESCA  
BEATTY, who are personally known to me.

*Peter T. Hofstra*  
(Signature of Notary)

PETER T. HOFSTRA  
(Name of notary, printed or stamped)

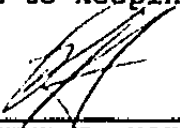
Notary Public

(Serial Number, if any)



ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above-named Partnership, at the place designated in this Affidavit of Certificate of Limited Partnership, I hereby accept to act in this capacity, and agree to comply with the provisions of the laws of the State of Florida relative to keeping open said office.

  
\_\_\_\_\_  
PETER T. HOFSTRA, Registered Agent

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DIVISION OF CORPORATIONS  
95 MAY - 8 PM 5: 21

**FILE ON OR BEFORE DECEMBER 31, 1995 OR PARTNERSHIP  
WILL BE SUBJECT TO REVOCATION AND \$500 PENALTY FEE**

LIMITED PARTNERSHIP  
ANNUAL REPORT  
1996



FLORIDA DEPARTMENT OF STATE  
Suzya Matheson  
Secretary of State  
DIVISION OF CORPORATIONS

**FILED**  
95 DEC 11 AM 8:32  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

1. Name of Limited Partnership  
**1a. DOCUMENT #  
A95000000736**

**COMMUNITY INVESTORS, LTD.**

Mailing Address: P.O. BOX 3518 LARGO FL 34643  
Principal Office Address: 0001 STIMIE AVENUE N ST. PETERSBURG FL 33710

2. New Mailing Address, if Applicable  
3. City, State & Zip: Seminole, FL 34645  
2a. New Principal Office Address, if Applicable  
City, State & Zip

3. Date of Report: 06/08/1995  
3a. Date of Last Report  
4. State or Country of Formation: FL

5a. Capital Contributions as Shown on Record: \$30,000.00  
5b. Amount of Capital Contributions in Florida to Date: 30,000.00  
6. FEI Number: 59-3313089

7. CERTIFICATE OF STATUS REQUIRED  
\$8.75 Additional Fee required for a Certificate of Status

8. FEES: 1) Filing Fee: Computed at a rate of \$7 per \$1,000 on amount entered in 5b or 5a if 5b blank, with a minimum filing fee of \$52.50 and a maximum of \$437.50  
2) Supplemental Fee: \$138.75 (pursuant to section 607.103, F.S.)  
THE AMOUNT DUE SHALL BE NO LESS THAN \$101.25 (\$52.50 + \$138.75) AND NO MORE THAN \$576.25 (\$437.50 + \$138.75)  
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  
HOFSTRA, PETER T  
8640 SEMINOLE BLVD.  
SEMINOLE FL 34642

10. If changed, new Registered Agent/Office  
Name: \_\_\_\_\_  
Street Address (P.O. Box Number is Not Acceptable): \_\_\_\_\_  
City, State & Zip: \_\_\_\_\_

10a. Pursuant to the provisions of sections 620.1051 and 620.102, 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 620.102, Florida Statutes.

SIGNATURE (Registered Agent Accepting Appointment) \_\_\_\_\_ DATE \_\_\_\_\_  
**A GENERAL PARTNER THAT IS A CORPORATION, LIMITED PARTNERSHIP OR OTHER BUSINESS ENTITY**

11. Name(s) of General Partner(s)	11a. Address of Each General Partner (Do NOT Use Post Office Box Numbers)	11b. City, State & Zip Code	11c. Registrar's Document Number
HAPPY HOMES, INC. OF PINELLA	P.O. BOX 3518	LARGO FL 34643	521616

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

12. I hereby certify that the information supplied with this filing is accurately furnished and does not qualify for the exemption stated in section 190.021(1)(a), Florida Statutes. I release the Division of Corporations from any liability of non-compliance with section 190.021(1)(a) to the extent that the information supplied is deemed exempt from public access. I further certify that the information indicated on this annual report is true and accurate and that my signature shall have the same legal effect as if I was in order with a further entity that claim a General Partner of the limited partnership, receiver or trustee or successor to the partnership as required by chapter 620, Florida Statutes.

SIGNATURE: *Happy Homes Inc of Pinellas County, FL* Date: Nov 7, 1995  
Telephone Number: \_\_\_\_\_

CR2E003 (6/95)

Law Offices  
**DeLOACH & HOFSTRA, P.A.**

Donald R. DeLoach  
Peter T. Hofstra  
Paul R. Cavonis

(904) 377-5571  
Fax (904) 377-5578  
640 Campbell Boulevard  
Seminole, Florida 34642  
P. O. Box 3390  
Seminole, Florida 34645

**A95000000736**

February 6, 1997

Secretary of State  
Division of Corporations  
P. O. Box 6327  
409 E. Gaines Street  
Tallahassee, FL 32309

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-02/11/97--01036--001  
\*\*\*\*\*52.50 \*\*\*\*\*52.50

RE: **COMMUNITY INVESTORS, LTD.**  
Our File # 15,981

Gentlemen:

With respect to the above-referenced matter, you will please find enclosed herewith the following:

- 1) Original and one (1) photocopy of the Amendment to Certificate of Certificate of Limited Partnership. Please file the original, date stamp the photocopy and return same to me in the enclosed stamped, self-addressed envelope.
- 2) Our check in the amount of \$52.50 which represents the filing fee for same.

Should you have any questions or comments, please do not hesitate to advise.

Very truly yours,

Peter T. Hofstra

PTH:np  
Enclosures

np\corres\com-inv.sec

**A95-736**

Name	<i>ae</i>
Availability	<i>2-12</i>
Document Examiner	<i>ae</i>
Updater	<i>ae</i>
Updater Verifier	<i>ae</i>
Acknowledgment	<i>ae</i>
W. P. Verifier	<i>ae</i>

FILED  
97 FEB 11 AM 9:24  
SECRETARY OF STATE  
TALLAHASSEE, FL 32309

AMENDMENT TO CERTIFICATE OF CERTIFICATE OF LIMITED PARTNERSHIP

1. The name of the limited partnership is COMMUNITY INVESTORS, LTD., a limited partnership existing under the laws of the State of Florida.
2. The Certificate of Limited Partnership of COMMUNITY INVESTORS, LTD., was filed with the Department of State of the State of Florida on May 8, '995, and assigned document number A95000000736.
3. Paragraph 4(b) of the Certificate is amended to read:

EDWARD M. BEATTY

11578 Shelly Circle  
Seminole, Florida 33772

STEVEN BEATTY and  
FRANCESCA BEATTY

One Mangrove Place  
St. Petersburg, Florida 33706

LESLIE ANN ROTHMAN

8001 Stimie Avenue North  
St. Petersburg, Florida 33710

FILED  
FEB 10 AM 9:25  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Amendment to Certificate of Limited Partnership on the 5th day of February, 1997.

HAPPY HOMES, INC. OF PINELLAS COUNTY,  
FLORIDA

By:

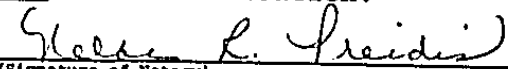
  
Sheldon L. Rothman, President  
General Partner

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 5th day of February, 1997, by Sheldon L. Rothman of Happy Homes, Inc. of Pinellas County, Florida, a Florida corporation, on behalf of the corporation. (He is personally known to me) or has produced \_\_\_\_\_ as identification.



Nelda R. Preidis  
MY COMMISSION # CC577363 EXPIRES  
August 14, 2000  
BONDED THRU TROY FAIR INSURANCE, INC.

  
(Signature of Notary)  
NELDA R. PREIDIS  
(Name of Notary, printed or stamped)

Notary Public

(Serial Number, if any)