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## LP/LLLP AMENDMENT/RESTATEMENT/CORRECTION

RIVERSIDE AVENUE PARTNERS, LTD.

Certificate of Status	0
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**AMENDED AND RESTATED CERTIFICATE OF LIMITED PARTNERSHIP**  
of  
**Riverside Avenue Partners, Ltd.**

Pursuant to the provisions of Section 620.1202 of the Florida Revised Uniform Limited Partnership Act (the "Act"), this Amended and Restated Certificate of Limited Partnership (this "Certificate") of Riverside Avenue Partners, Ltd. (the "Partnership") hereby amends and restates the Partnership's Certificate of Limited Partnership filed on November 10, 2004, with the Florida Department of State (the "Original Certificate"). This Certificate is being duly executed and filed by the undersigned, as General Partner, for the purpose of amending and restating the Original Certificate, and modifies the Original Certificate by changing the Partnership's General Partner from RAP Property Management, LLC, to RAP Property Management, Inc., and inserting Articles Seven through Thirteen.

**ARTICLE I: PARTNERSHIP NAME**

The name of the limited partnership hereby formed under the Act is:

**Riverside Avenue Partners, Ltd.**

**ARTICLE II: PRINCIPLE OFFICE**

The office address of the principal office of the Partnership is:

Riverside Avenue Partners, Ltd.

806 Riverside Avenue

P.O. Box 2286

Jacksonville, FL 32204

**ARTICLE III: REGISTERED AGENT**

The name and address of the Partnership's Registered Agent is:

Paul J. Lunetta

806 Riverside Avenue

P.O. Box 2286

Jacksonville, FL 32204

*Having been named as registered agent and to accept service of process for the above stated limited partnership at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 620, Florida Statutes.*



Registered Agent's Signature  
(Paul J. Lunetta)

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#### **ARTICLE IV: MAILING ADDRESS**

The mailing address of the Partnership is:

Riverside Avenue Partners, Ltd.  
806 Riverside Avenue  
P.O. Box 2286  
Jacksonville, FL 32204

#### **ARTICLE V: PARTNERSHIP DISSOLUTION DATE**

The latest date upon which Riverside Avenue Partners, Ltd. is to dissolve is:

December 31, 2054

#### **ARTICLE VI: GENERAL PARTNER**

The name and address of the sole general partner is:

RAP Property Management, Inc.  
806 Riverside Avenue  
P.O. Box 2286  
Jacksonville, FL 32204

#### **ARTICLE VII: PURPOSE**

The Partnership's business and purpose shall consist solely of the acquisition, ownership, operation and maintenance of the real estate project commonly known as the EverBank Building located in Jacksonville, Florida (the "Property") and activities incidental thereto.

#### **ARTICLE VIII: POWERS AND DUTIES**

Notwithstanding any other provisions of this Certificate and so long as any obligations secured by a first priority mortgage, deed of trust or deed to secure debt incurred in connection with any financing of the Property (a "Security Instrument") remain outstanding and not discharged in full, without the consent of all partners, the General Partner shall have no authority on behalf of the Partnership to:

- (i) incur any debt, secured or unsecured, direct or contingent (including guaranteeing any obligation), other than obligations secured by the Security Instrument, except unsecured trade and operational debt incurred with trade creditors in the ordinary course of its business of owning and operating the Property in such amounts as are normal and reasonable under the circumstances, provided that such debt is not evidenced by a note and is paid when due and provided in any event the outstanding principal balance of such debt shall not exceed at any one time one percent (1%) of the outstanding obligations secured by the Security Instrument;

- (ii) seek the dissolution or winding up, in whole or in part, of the Partnership;
- (iii) merge into or consolidate with any person or entity or dissolve, terminate or liquidate, in whole or in part, transfer or otherwise dispose of all or substantially all of its assets or change its legal structure;
- (iv) file a voluntary petition or otherwise initiate proceedings to have the Partnership adjudicated bankrupt or insolvent, or consent to the institution of bankruptcy or insolvency proceedings against the Partnership, or file a petition seeking or consenting to reorganization or relief of the Partnership as debtor under any applicable federal or state law relating to bankruptcy, insolvency, or other relief for debtors with respect to the Partnership; or seek or consent to the appointment of any trustee, receiver, conservator, assignee, sequestrator, custodian, liquidator (or other similar official) of the Partnership or of all or any substantial part of the properties and assets of the Partnership, or make any general assignment for the benefit of creditors of the Partnership, or admit in writing the inability of the Partnership to pay its debts generally as they become due or declare or effect a moratorium on the Partnership debt or take any action in furtherance of any such action; or
- (v) amend, modify or alter Articles Seven, Eight, Nine, Ten, Eleven, Twelve of Thirteen of these Articles.

Notwithstanding the foregoing and so long as any obligation secured by the Security Instrument remains outstanding and not discharged in full, the General Partner shall have no authority (1) to take any action in items (i) through (v) above unless such action has been approved by a unanimous vote of the General Partner's Board of Directors, including the Independent Director, as defined in the General Partner's Articles of Incorporation, or (2) to take any action in items (i) through (iii) and (v) without the written consent of the holder of the Security Instrument.

So long as any obligation secured by the Security Instrument remains outstanding and not discharged in full, the Partnership shall have a corporate general partner having articles of incorporation containing the restrictions and items set forth in Articles Three, Four, Five and Six of the General Partner's Articles of Incorporation as of the date hereof, and the Partnership shall have no other general partners.

#### **ARTICLE IX: TITLE TO PARTNERSHIP PROPERTY**

All property owned by the Partnership shall be owned by the Partnership as an entity and, insofar as permitted by applicable law, no partner shall have any ownership interest in any Partnership property in its individual name or right, and each partner's interest in the Partnership shall be personal property for all purposes.

## **ARTICLE X: SEPARATENESS/OPERATIONS MATTERS**

The Partnership has not and shall not:

- (a) acquire or own any material asset other than (i) the Property, and (ii) such incidental personal property as may be necessary for the operation of the Property;
- (b) fail to preserve its existence as an entity duly organized, validly existing and in good standing (if applicable) under the laws of the jurisdiction of its organization or formation, or without the prior written consent of the holder of the Security Instrument, amend, modify, terminate or fail to comply with the provisions of this Amended and Restated Certificate of Limited Partnership or the Partnership's Partnership Agreement;
- (c) own any subsidiary or make any investment in or acquire the obligations or securities of any other person or entity without the consent of the holder of the Security Instrument;
- (d) commingle its assets with the assets of any of its principal(s), affiliates, or of any other person or entity or transfer any assets to any such person or entity other than distributions on account of equity interests in the Partnership permitted by the Security Instrument and properly accounted for;
- (e) allow any person or entity to pay its debts and liabilities (except for a Guarantor or Indemnitor (as defined in the Security Instrument)) or fail to pay its debts and liabilities solely from its own assets;
- (f) fail to maintain its records, books of account and bank accounts separate and apart from those of the partners, members, principals and affiliates of the Partnership, the affiliates of a partner or member of the Partnership and any other person or entity or fail to prepare and maintain its own financial statements in accordance with generally accepted accounting principles and susceptible to audit, or if such financial statements are consolidated, fail to cause such financial statements to contain footnotes disclosing that the Property is actually owned by the Partnership;
- (g) enter into any contract or agreement with any partner, member, principal or affiliate of the Partnership or any guarantor of all or a portion of the obligations secured by the Security Instrument or any partner, member, principal or affiliate thereof, except upon terms and conditions that are intrinsically fair and substantially similar to those that would be available on an arms-length basis with third parties other than any partner, member, principal or affiliate of the Partnership, as the case may be, any guarantor or any partner, member, principal or affiliate thereof;
- (h) fail to correct any known misunderstandings regarding the separate identity of the Partnership;

- (i) hold itself out to be responsible or pledge its assets or credit worthiness for the debts of another person or entity or allow any person or entity to hold itself out to be responsible or pledge its assets or credit worthiness for the debts of the Partnership (except for a Guarantor or Indemnitor (as defined in the Security Instrument));
- (j) make any loans or advances to any third party, including any partner, member, principal or affiliate of the Partnership, or any partner, member, principal or affiliate thereof;
- (k) fail to file its own tax returns or to use separate contracts, purchase orders, stationery, invoices and checks;
- (l) fail either to hold itself out to the public as a legal entity separate and distinct from any other entity or person or to conduct its business solely in its own name in order not (i) to mislead others as to the identity with which such other party is transacting business, or (ii) to suggest that the Partnership is responsible for the debts of any third party (including any partner, member, principal or affiliate of the Partnership or any partner, member, principal or affiliate thereof);
- (m) fail to allocate fairly and reasonably among the Partnership and any third party (including, without limitation, any guarantor) any overhead for common employees, shared office space or other overhead and administrative expenses;
- (n) allow any person or entity to pay the salaries of its own employees or fail to maintain a sufficient number of employees for its contemplated business operations;
- (o) fail to maintain adequate capital for the normal obligations reasonably foreseeable in a business of its size and character and in light of its contemplated business operations;
- (p) share any common logo with or hold itself out as or be considered as a department or division of (i) any partner, principal, member or affiliate of the Partnership, (ii) any affiliate of a partner, principal, member or affiliate of the Partnership or (iii) any other person or entity or allow any person or entity to identify the Partnership as a department or division of that person or entity;
- (q) conceal assets from any creditor, or enter into any transaction with the intent to hinder, delay or defraud creditors of the Partnership or the creditors of any other person or entity; or
- (r) fail to conduct its business so that the assumptions made with respect to the Partnership and the General Partner in any "substantive non-consolidation" opinion letter delivered in connection with the origination of financing secured by a Security Instrument shall be true and correct in all respects.

**ARTICLE XII: EFFECT OF BANKRUPTCY, DEATH OR  
INCOMPETENCY OF A PARTNER**

The bankruptcy, death, dissolution, liquidation, termination or adjudication of incompetency of a partner shall not cause the termination or dissolution of the Partnership and the business of the Partnership shall continue. Upon any such occurrence, the trustee, receiver, executor, administrator, committee, guardian or conservator of such partner shall have all the rights of such partner for the purpose of settling or managing its estate or property, subject to satisfying conditions precedent to the admission of such assignee as a substitute partner. The transfer by such trustee, receiver, executor, administrator, committee, guardian or conservator of any Partnership interest shall be subject to all of the restrictions hereunder to which such transfer would have been subject if such transfer had been made by such bankrupt, deceased, dissolved, liquidated, terminated or incompetent partner.

**ARTICLE XIII: SUBORDINATION OF INDEMNIFICATION PROVISIONS**

Notwithstanding any provision hereof to the contrary, any indemnification claim against the Partnership arising under, this Certificate, the Partnership Agreement or the laws of the state of organization of the Partnership shall be fully subordinate to any obligations of the Partnership arising under the Security Instrument or any other Loan Document (as defined therein), and shall only constitute a claim against the Partnership to the extent of, and shall be paid by the Partnership in monthly installments only from, the excess of net operating income for any month over all amounts then due under the Security Instrument and the other Loan Documents.

IN WITNESS WHEREOF, under penalties of perjury, signed this 21<sup>st</sup> day of July, 2007.

General Partner

RAP Property Management, Inc.

By: Paul J. Luketta

Name: Paul J. Luketta

Title: Vice President

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