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TALLAHASSEE, FLORIDA

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FLORIDA DEPARTMENT OF STATE

Glenda E. Hood  
Secretary of State

January 26, 2005

KYLE KELLEY  
475 MONTGOMERY PLACE  
ALTAMONTE SPRINGS, FL 32714

SUBJECT: MONTGOMERY HARTNETT, INC LIMITED PARTNERSHIP  
Ref. Number: W05000004176

We have received your document for MONTGOMERY HARTNETT, INC LIMITED PARTNERSHIP and your check(s) totaling \$220.35. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name of the entity cannot include "INC.." This word/abbreviation is readily associated with or is commonly used to denote another type of entity. Please amend your document throughout accordingly.

The name of the entity must be identical throughout the document.

The effective day must be specific and cannot be prior to the date of filing.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6020.

Tammi Cline  
Document Specialist

Letter Number: 705A00005400

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January 5, 2005

Division of Corporations  
P.O. Box 6327  
Tallahassee, Florida 32314

Re: Montgomery Hartnett Limited Partnership  
Filing of Certificate of Limited Partnership & Affidavit of Capital Contributions

Contact Person: Kyle Kelley, CPA  
475 Montgomery Place  
Altamonte Springs, Florida 32714  
407-869-8900

To Whom It May Concern:

Please find enclosed the Certificate of Limited Partnership and Affidavit of Capital Contributions, along with a copy to be returned certified.

Also attached is a check in the amount of \$220.35, payable to Department of State for the following:

\$132.85 filing fee  
\$35.00 registered agent fee  
\$52.50 certified copy fee

Please make this effective as of January 5, 2005.

Please return your acknowledgement to the contact person and address above.

Thank you,

Joseph Gettys, General Partner

DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

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# **Certificate of Limited Partnership of the MONTGOMERY HARTNETT Limited Partnership**

This Limited Partnership Agreement, made and entered into as of the 22<sup>ND</sup> day of NOVEMBER 2004, by the following, herein called "General Partners":

MONTGOMERY HARTNETT, INC (A Florida Corporation).

and by the following, hereinafter referred to as "Limited Partners":

JOSEPH GETTYS  
MONTGOMERY HARTNETT, INC. (A Florida Corporation)  
JOSEPH P. MAHER, JR.

## **WITNESSETH:**

1. Name. The name of this Limited Partnership is MONTGOMERY HARTNETT, LIMITED PARTNERSHIP.

2. Business. The general character of the Partnership business shall be to engage in any lawful act or activity in which a partnership may engage, including, but without limitation, to engage generally in any and all phases of the business of owning, holding, managing, controlling, acquiring, purchasing, disposing of, or otherwise dealing in or with any interests or rights in any real or personal property, directly or through one or more other partnerships or other entities or arrangements and conduct a general business as thereto related.

3. Principal Place of Business. The location of the principal place of business of the Partnership is ORANGE County, State of FLORIDA, or at such other place as the General Partners may from time to time designate.

4. Registered Agent and Office. The registered agent for this Limited Partnership is KYLE H. KELLEY . The street address of the registered agent and the registered office is 475 MONTGOMERY PLACE, ALTAMONTE SPRINGS, FLORIDA 32714.

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5. The Partners. The General Partners and Limited Partners of this Limited Partnership are as follows:

**GENERAL PARTNERS:**

MONTGOMERY HARTNETT, INC (A Florida Corporation).

**Place of Business:**

475 MONTGOMERY PLACE  
ALTAMONTE SPRINGS, FLORIDA 32714

PO4-139446

**LIMITED PARTNERS:**

**Place of Residence**

JOSEPH GETTYS

1037 28<sup>th</sup> Street  
Orlando, Florida 32805

MONTGOMERY HARTNETT, INC.  
(A Florida Corporation)

475 Montgomery Place  
Altamonte Springs, Florida 32714

JOSEPH P. MAHER, JR.

628 Rosemere Circle  
Orlando, Florida 32835

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TALLAHASSEE, FLORIDA

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6. Term. The Partnership shall begin upon the filing with the Secretary of State, and shall continue for 25 years thereafter unless sooner dissolved by law or by agreement of the parties hereto or unless extended by a majority agreement of the Partners.

7. Additional Contributions. No additional contributions of the Limited Partners have been agreed upon.

8. Return of Contributions. No Limited Partner shall be entitled to withdraw or demand the return of any part of such Partner's capital contribution except upon dissolution of the Partnership.

9. Profits. All annual net profits of the Partnership shall be divided among the General and Limited Partners in the same proportions as the Partners' then capital interest accounts, unless retained for the Partnership investment and business activities.

10. Assignments. A Limited Partner shall have the right to sell such Partner's interest in the Partnership but only after such Limited Partner gives to the Partnership a 120-day opportunity to purchase such interest, as explained in detail by the Partnership Agreement.

11. **Additional Limited Partners.** The General Partner may admit additional limited partners.

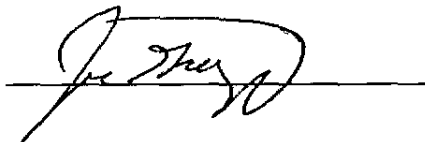
12. **Priority Among Limited Partners.** There is no priority of one Limited Partner over another as to the contributions or compensation by way of income.

13. **Continuance of Business.** Upon the death, retirement, or insanity of the surviving General Partner, the Partnership shall dissolve unless continued by the remaining Partners and selecting, when necessary, a new General Partner. If the last surviving or serving General Partner dies, retires, and/or becomes insane, then the Limited Partners holding interest in capital in excess of fifty percent (50%) of the capital owned by all Limited Partners may elect to continue the Partnership by selecting a new General Partner.

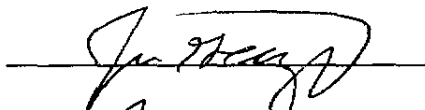
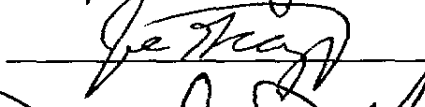
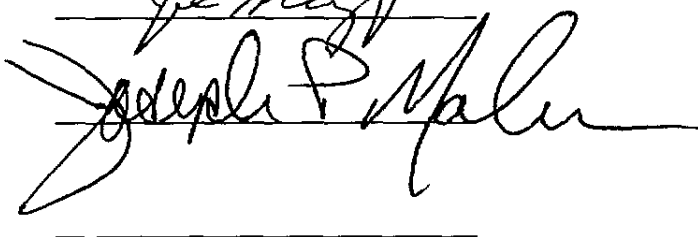
14. **Property Other Than Cash.** A Limited Partner may not demand property other than cash in return for such Partner's contributions.

15. **Amount of Cash and Agreed Value and Description of Other Property Contributed.** The Partners in the Limited Partnership have contributed their interest in the property as set forth in Schedule "A" attached hereto, with an agreed value of \$18,978.75

**GENERAL PARTNERS:**



**LIMITED PARTNERS:**

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CLERK OF STATE  
TALLAHASSEE, FLORIDA

**AFFIDAVIT OF CAPITAL CONTRIBUTIONS  
FOR FLORIDA LIMITED PARTNERSHIP**

The undersigned constituting all of the general partners of MONTGOMERY  
HARTNETT a Florida Limited Partnership, certify:

The amount of capital contributions to date of the limited partners is \$18,978.75.

The total amount contributed and anticipated to be contributed by the limited partners at  
this time totals \$18,978.75.

Signed this 22<sup>nd</sup> day of November 2004.

FURTHER AFFIANT SAYETH NOT.

Under the penalties of perjury I (we) declare that I (we) have read the foregoing and  
know the contents thereof and that the facts stated herein are true and correct.

  
General Partner

CLERK OF STATE  
TALLAHASSEE, FLORIDA

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