

CORPORATION INFORMATION
SERVICES, INC.
1201 HAYS STREET
TALLAHASSEE, FL 32310
904-222-9171
904-222-0191 FAX

800-342-8086

CSO networks

A95000000188

MAIL TO:
P.O. BOX 5028
TALLAHASSEE, FL 32314

ACCOUNT NO. : 0721000000012

REFERENCE : 537772 4656A

AUTHORIZATION :

COST LIMIT : 0

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
95 FEB -7 PM 1:23

ORDER DATE : February 7, 1995

ORDER TIME : 11:23 AM

ORDER NO. : 537772

CUSTOMER NO: 4656A

CUSTOMER: Elizabeth Galvin, Legal Asst
GREENBERG TRAURIG HOFFMAN
LIPOFF ROSEN & QUENTEL, P. A.
P. O. Box 12890
Miami, FL 33101-2890

0000001402950
02/10/95-000000015
***1837.50 ***1837.50

NEED TODAY

DOMESTIC FILING

NAME: LOWELL AT COCO LAKES/RBG XIV,
LTD.

ARTICLES OF INCORPORATION
XX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
XX PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Charlotte Humbert

EXAMINER'S INITIALS:

G. TAX _____
FILING 12.50.00
R. AGENT FEE 75.00
COPY 52.50
TOTAL 1877.50
BANK _____
BALANCE DUE _____
FUND _____

P2
P4

RECEIVED
FEB 7 PM 12:01
DIVISION OF CORPORATIONS

2/7/95
M

**CERTIFICATE OF LIMITED PARTNERSHIP
OF**

LOWELL AT COCO LAKES/RBG XIV, LTD.

Pursuant to the provisions of the Florida Revised Uniform Limited Partnership Act (1993), and §620.108 of the Florida Statutes, the undersigned, being all of the General Partners of LOWELL AT COCO LAKES/RBG XIV, LTD., hereby duly execute and file with the Florida Secretary of State this Certificate of Limited Partnership.

1. The name of the limited partnership is LOWELL AT COCO LAKES/RBG XIV, LTD.
2. The business address and the mailing address of the limited partnership is: 1451 South Miami Avenue, Miami, Florida 33130.
3. The name of the registered agent for service of process required by §620.105 of the Florida Statutes is:

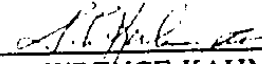
S. LAWRENCE KAHN, III

4. The Florida street address for the registered agent is:

**1451 South Miami Avenue
Miami, FL 33130**

5. Acceptance of Appointment of Registered Agent:

Having been named the statutory registered agent of LOWELL AT COCO LAKES/RBG XIV, LTD., at the place designated in this Certificate of Limited Partnership of LOWELL AT COCO LAKES/RBG XIV, LTD., I hereby accept such designation and confirm that I am familiar with and agree to accept the obligations imposed by §620.192 of the Florida Statutes and I agree to comply with the provisions of Florida Law relative to keeping the registered office open.



S. LAWRENCE KAHN, III,
Registered Agent

Dated: January 31, 1995.

6. The names and business addresses of the general partners are as follows:

LOWELL AT COCO LAKES, INC.
c/o: S. L. Kahn, III
1451 S. Miami Avenue
Miami, FL 33130

RBG XIV CORP.
ATTN: Bruce Block - RBG National, Inc.
154 W. Hubbard Street, Suite 250
Chicago, IL 60610

FILED
SECRETARY OF STATE
05 FEB -7 PM 1:23

7. The latest date upon which the limited partnership is to Dissolve is September 14, 2014.

IN WITNESS WHEREOF, the undersigned being all of the General Partners have executed the foregoing Certificate of Limited Partnership on the 31st day of January, 1995, in accordance with §620.114 of the Florida Statutes.

LOWELL AT COCO LAKES, INC.,
a Florida corporation, a general partner

BY: [Signature]

S. LAWRENCE KAHN, III,
President

RBG XIV CORP., an Illinois
corporation, a general partner

BY: [Signature]

ROBERT S. ROSS, Secretary

FILED STATE
CLERK OF
95 FEB -7 PM 1:23

AFFIDAVIT

THE UNDERSIGNED, constituting all of the general partners of LOWELL AT COCO LAKES/RBG XIV, LTD., a Florida Limited Partnership, hereby certify:

1. The amount of capital contributions to date of the limited partners is: \$ -0-
2. The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$ 2,600,000.00.

FURTHER AFFIANT SAYETH NOT.

Under penalties of perjury, we declare that we have read the foregoing and that the facts alleged are true, to the best of our knowledge and belief.

LOWELL AT COCO LAKES, INC.
Florida corporation, a general partner

BY: [Signature]

S. LAWRENCE KAHN, III,
President

RBG XIV CORP., an Illinois
corporation, a general partner

BY: [Signature]

ROBERT S. ROSS, Secretary

FILE ON OR BEFORE APRIL 5, 1996 TO AVOID
REVOCATION AND \$500 PENALTY FEE

LIMITED PARTNERSHIP
ANNUAL REPORT
1996



FLORIDA DEPARTMENT OF STATE
Tampa, Florida
Secretary of State
DIVISION OF CORPORATIONS

FILED

96 APR -2 AM 11:53

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

1. Name of limited partnership
LOWELL AT COCO LAKES/RBG XIV, LTD.

1a. DOCUMENT #
A95000000188

Main Office Address

**1451 SOUTH MIAMI AVENUE
MIAMI FL 33130**

Executive Office Address

**1451 SOUTH MIAMI AVENUE
MIAMI FL 33130**

2. New Mailing Address, if Applicable
Date: April 1, 1996
3. State of Incorporation
4. State of Principal Office
5. State of Principal Office Address, if Applicable
Date: April 1, 1996
6. State of Principal Office Address, if Applicable
Date: April 1, 1996

3. State of Incorporation
FLORIDA

3a. Date of Incorporation
02/07/1995

4. State of Principal Office
FL

5a. Capital Contributions of Partners
as of 12/31/95
\$2,600,000.00

5b. Amount of Capital Contributions
to Florida as of 12/31/95

6. Filing Fee
☒ Applicable
☐ Not Applicable

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 of this form, with a maximum filing fee of \$50.00 and a maximum of \$437.50.
2. Supplemental Fee: \$100.75 (pursuant to section 602.103, F.S.)
THE AMOUNT OF FEES DUE TO THE SECRETARY OF STATE IS \$1,139.25. PAY TO THE ORDER OF THE SECRETARY OF STATE.
If the amount entered in 5b is less than the amount entered in 5a, a supplemental filing fee must be submitted along with this report and appropriate filing fee.
MAKE CHECK PAYABLE TO THE SECRETARY OF STATE

9. Name and Address of Current Registered Agent

**KAHN, S. LAWRENCE III
1451 SOUTH MIAMI AVENUE
MIAMI FL 33130**

10. If changed, new Registered Agent's Office

Address

Street Address (if different from 9a) or P.O. Box

City, State & Zip Code

City

FL

Zip Code

10a. I, the undersigned, being a partner in the limited partnership named above, do hereby certify that the information furnished in this report is true and correct to the best of my knowledge and belief, and I am a general partner in the limited partnership named above. I am a general partner in the limited partnership named above. I am a general partner in the limited partnership named above.

DATE

3/21/96

SIGNATURE (Registered Agent Accepting Appointment)

**A GENERAL PARTNER THAT IS A CORPORATION, LIMITED PARTNERSHIP OR OTHER BUSINESS ENTITY
MUST BE REGISTERED AND ACTIVE WITH THIS OFFICE.**

11. Names of Limited Partners

**LOWELL AT COCO LAKES, INC.
RBG XIV CORP.**

11a. Address of Each General Partner

**1451 S. MIAMI AVENUE
154 W. HUBBARD STREET**

11b. City, State & Zip Code

**MIAMI FL 33130
CHICAGO IL 60610**

11c. Registration Document Number

**P95000010145
F94000003850**

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

12. I, the undersigned, being a partner in the limited partnership named above, do hereby certify that the information furnished in this report is true and correct to the best of my knowledge and belief, and I am a general partner in the limited partnership named above. I am a general partner in the limited partnership named above. I am a general partner in the limited partnership named above.

SIGNATURE

S.L. KAHN, III

Telephone Number

**3/21/96
(305) 577-8550**