

A95000000677

Investors Realty, Inc.

5728 Major Blvd., Suite 309
Orlando, Florida 32819
407/351-8879
Fax 407/352-2157

April 6, 1995

Florida Dept. of State
Division of Corporation
P. O. Box 6327
Tallahassee, FL 32314

400001453174
-04/11/95--01064--012
***1785.00 ***1785.00

Dear Sirs:

Enclosed please an application for a Certificate of Limited Partnership for Sweetgum Partners II, LTD. Also enclosed is a check in the amount of \$1,785.00.

John Marling (registered agent) or myself can be contacted at (407)351-8879. If there are any questions. Please mail the acknowledgement to the above address.

Sincerely,

Carol Barrett

Carol Barrett
Accountant

FILED
1995 MAY -1 AM 9:20
TALLAHASSEE, FLORIDA
DIVISION OF STATE

~~495000007942~~

~~4789, 654, 656, 6718~~

5-1-95aw



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

April 13, 1995

CAROL BARRETT
5728 MAJOR BLVD., STE. 309
ORLANDO, FL 32819

SUBJECT: SWEETGUM PARTNERS II, LTD.
Ref. Number: W95000007942

We have received your document for SWEETGUM PARTNERS II, LTD. and your check(s) totaling \$1785.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 620.108, Florida Statutes, requires the certificate include the latest date upon which the partnership is to dissolve.

Section 620.108, Florida Statutes, requires the affidavit include the amount of capital contributions of the limited partners and the amount anticipated to be contributed.

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 (904) 487-6920.

Ava Watson
Corporate Specialist

Letter Number: 095A00016980

Changes - attached

CERTIFICATE OF LIMITED PARTNERSHIP
OF

A93000000677

FILED
1995 MAY -1 AM 9:20
TALLAHASSEE, FLORIDA

1. Sweetgum Partners II, Ltd. for 10-11-59-3172785
(Name of Limited Partnership; must contain a suffix such as "Limited",
"Ltd.", or "Limited Partnership")

2. 5728 Major Blvd., Suite #309, Orlando, FL 32819
(The Business Address of Limited Partnership)

John H. Marling
3. _____
(Name of Registered Agent for Service of Process)

8911 Tibet Bay Dr., Orlando, FL 32819
4. _____
(Florida Street Address for Registered Agent)


5. _____
(Registered Agent must sign here to accept designation as Registered Agent for
Service of Process.)

5728 Major Blvd., Suite 309, Orlando, FL 32819
6. _____
(The Mailing Address of the Limited Partnership.)

7. The latest date upon which the Limited Partnership is to be dissolved is 12/31/2002.

8. NAME OF GENERAL PARTNER(S)

SPECIFIC ADDRESS

Investors Realty Ltd., Inc

5728 Major Blvd., Suite #309, Orlando FL 32819

Signed this 5th day of March, 1995.

Signature of all general partners:


General Partner

as Agent for Invercorm Realty Ltd., Inc.

General Partner

General Partner

General Partner

General Partner

FILED
1995 MAY - 1 AM 9:20
CLERK OF STATE
TALLAHASSEE, FLORIDA

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned constituting all of the general partners of
Sweetgum Partners II, Ltd., a Florida Limited Partnership, certify as follows:

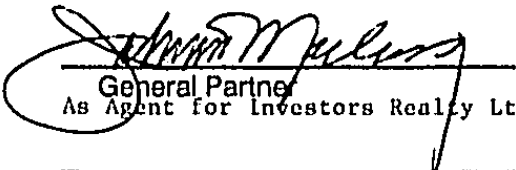
The amount of capital contributions to date of the limited partners is \$ \$5,916,077.

The total amount contributed and anticipated to be contributed by the limited partners
at this time totals \$ 7,500,000.00.

This 5th day of March, 19 95.

FURTHER AFFIANT SAYETH NOT.

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


General Partner
As Agent for Investors Realty Ltd., Inc.

General Partner

General Partner

General Partner

General Partner

General Partner

FILED
MAR -1 AM 9:20
TALLAHASSEE, FLORIDA

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

LIMITED PARTNER
ANNUAL REPORT
1996

FLORIDA DEPARTMENT OF STATE

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

95 OCT 31 AM 10:29

1. Name of Limited Partnership

1a. DOCUMENT #
A95000000677

SWEETGUM PARTNERS II, LTD.

DO NOT WRITE IN THIS SPACE

2. New Mailing Address, if Applicable

Suite, Apt. # etc. 7000001535287
City, State & Zip 11714735-01052-024
****576.25 ****576.25

2a. New Principal Office Address, if Applicable

Suite, Apt. # etc.
City, State & Zip

Mailing Address
5728 MAJOR BLVD.
SUITE 309
ORLANDO FL 32819

Principal Office Address
5728 MAJOR BLVD.
SUITE 309
ORLANDO FL 32819

If above addresses are incorrect in any way, you, through the incorrect information and enter correct address in Block 2 and/or 2a

3. Date Formed or Registered to Do Business in
FLORIDA 05/01/1995

3a. Date of Last Report

4. State or Country of Formation
FL

5a. Capital Contributions as Shown
on Record
\$7,500,000.00

5b. Amount of Capital Contributions in
FLORIDA to date

6. FEE Number
59-3173783

7. CERTIFICATE OF STATUS REQUIRED
Applied For
Not Applicable
\$0.75 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 5a or 5b 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 607.193, F.S.)
THE AMOUNT DUE SHALL BE NO LESS THAN \$191.25 (\$52.50 + \$138.75) AND NO MORE THAN \$476.25 (\$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

MARLING, JOHN H
8911 TIBET BAY DR.
ORLANDO FL 32819

10. If changed, New Registered Agent/Office

Name
Street Address (P.O. Box Number is Not Acceptable)
Suite, Apt. # etc.
City FL Zip Code

10a. Pursuant to the provisions of sections 620.1051 and 620.192, 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 section 620.192, 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. Registration/ Document Number
INVESTORS REALTY LTD., INC.	5728 MAJOR BLVD., STE 309 437.50 138.75 ----- 576.25 MIR 10/31/95	ORLANDO FL 32819	P92000013996

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

12. I do hereby certify that the information supplied with this filing is voluntarily furnished and I do not qualify for the exemption stated in Section 119.071(1)(b), Florida Statutes. I release the Division of Corporations from any liability of non-compliance with Section 119.071(1)(b), in the event 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 effects as if made under oath. I further certify that I am a general partner of the limited partnership, receiver or trustee empowered to execute this report as required by chapter 620, Florida Statutes.

SIGNATURE

DATE 10/26/95
(407) 351-8879

Typed or Printed Name of General Partner Signing Form

HEIDI J. MARLING

Telephone Number

PRESIDENT, INVESTORS REALTY LTD., INC.

0004933

CR2E003 (8/95)