

CORPORATE REGISTRATION  
1116-D THOMASVILLE RD  
TALLAHASSEE, FL 32303  
(904) 222-2666 Address

City/State/Zip

Phone #

DIVISION OF CORPORATION

Office Use Only

FILED STATE  
SECRETARY OF CORPORATIONS  
NOV 13 PM 1:16

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. First Building Investments, Ltd.  
(Corporation Name) (Document #)
2. \_\_\_\_\_  
(Corporation Name) (Document #)
3. \_\_\_\_\_  
(Corporation Name) (Document #)
4. \_\_\_\_\_  
(Corporation Name) (Document #)

400001643754  
-11/22/95--01026--017  
\*\*\*\*140.00 \*\*\*\*140.00

- ☒ Walk in ☒ Pick up time 11/13 1:00 ☒ Certified Copy  
☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/ Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION OBLIGATION	
<input type="checkbox"/>	Foreign
<input checked="" type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

G. TAX \_\_\_\_\_  
FILING 52.50  
N. AGENT FEE 35.00  
C. COPY 32.50  
TOTAL 140.00  
N. BANK \_\_\_\_\_  
BALANCE DUE \_\_\_\_\_  
OFFICE \_\_\_\_\_

11/13/95

Examiner's Initials

br

**CERTIFICATE OF LIMITED PARTNERSHIP  
OF  
FIRST BUILDING INVESTMENTS, LTD.**

FILED STATE  
SECRETARY OF CORPORATIONS  
NOV 13 PM 1:16

Pursuant to the provisions of the Florida Revised Uniform Limited Partnership Act as set forth in Chapter 620 of the Florida Statutes, the undersigned, desiring to form a limited partnership, hereby state the following:

1. The name of the Partnership is **FIRST BUILDING INVESTMENTS, LTD.**
2. The character of the business to be conducted by the Partnership is to engage in the business of investing in real estate in the United States of America and for any other lawful business activity.
3. The location and mailing address of the principal place of business of the Partnership is 427 South New York Avenue, Winter Park, Florida 32789.
4. The term for which the Partnership is to exist shall commence on the date this Certificate of Limited Partnership is filed, and shall continue until the close of business on December 31, 2050, unless sooner terminated by the General Partner or pursuant to the terms and conditions of the Limited Partnership Agreement.
5. The name, place of business, units and percentage of shares of the sole General Partner is:

	<u>Units</u>	<u>Percentage Owned</u>
RVJ Company 427 South New York Avenue Winter Park, FL 32789	1	1.0%

2

6. The names, places of business, number of units and percentage share of the

Limited Partners are:

	<u>Units</u>	<u>Percentage Owned</u>
Orlando Regional Centers Associates, Inc. c/o Metro One, Inc. 427 South New York Avenue Winter Park, FL 32789	39	39.0%
Robert C. Wetenhall c/o Metro One, Inc. 427 South New York Avenue Winter Park, FL 32789	40	40.0%
Jay Rohr c/o Metro One, Inc. 427 South New York Avenue Winter Park, FL 32789	20	20.0%

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SECRETARY OF STATE  
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7. The General Partner shall be required to make an initial capital contribution of cash in the total amount of \$10.00.

8. The Limited Partners shall be required to make an initial total capital contribution of cash in the total amount of \$990.00.

9. The Limited Partners, except Jay Rohr, shall be required to make additional capital contributions upon call by the General Partner.

10. The Limited Partners shall not be entitled to the return of its capital contributions except by virtue of distributions pursuant to the Partnership Agreement or upon dissolution of the Partnership.

11. The share of the profits or other compensation by way of income which the Limited Partners shall receive by reason of its capital contribution is a total of ninety-nine

percent (99%) divided among the Limited Partners in accordance with Paragraph 6 above with certain preferential returns to certain Limited Partners, based upon their capital contributions before return of the same to them.

12. The Limited Partners have the right to substitute an assignee of its Partnership interest as a contributor in its place only with the written consent of the General Partner and the other Limited Partners and upon the following terms and conditions: executing an instrument of assignment and filing same with the General Partner, obtaining the consent of all the Limited Partners, executing any additional instruments the General Partner deems necessary and paying to the General Partner all costs involved in making this amendment.

13. The General Partner has the right, with the consent of the Limited Partners, to admit additional Limited Partners.

14. Upon adjudication of bankruptcy or filing of a petition under the Federal Bankruptcy Act, withdrawal or removal of the General Partner, or the death or adjudication of incompetency of the General Partner, the Partnership will be dissolved unless within sixty (60) days after such event the Limited Partners elect to continue the business of the Partnership and select a substitute General Partner who agrees in writing to accept such selection.

15. No right is given to the Limited Partners to demand and receive property other than cash in return for their contributions. However, upon dissolution there may be distributed pursuant to the terms of the Partnership Agreement partnership property distributed in kind.

FILED STATE  
SECRETARY OF CORPORATIONS  
NOV 12 1969  
12 12 PM

IN WITNESS WHEREOF, we have hereunto set our hands this \_\_\_\_\_ day of

\_\_\_\_\_, 1995, effective as of the \_\_\_\_\_ day of \_\_\_\_\_, 1995.

**RVJ COMPANY,**  
a Florida corporation, as General Partner

By: \_\_\_\_\_

Vadim Nikitine, President

"Limited Partners"

**ORLANDO REGIONAL CENTERS  
ASSOCIATES, INC.** a Florida corporation

By: \_\_\_\_\_

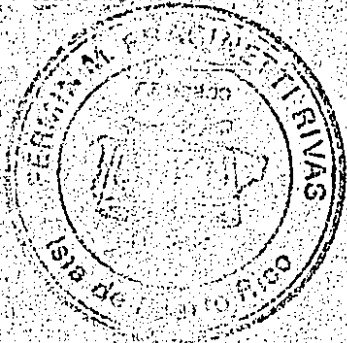
Vadim Nikitine, President

Robert C. Wetenhall

Jay Rohr

~~Cinnamon Heights~~  
**STATE OF FLORIDA** ~~PORTO RICO~~  
**COUNTY OF ORANGE** ~~SAN JUAN~~

The foregoing instrument was acknowledged before me this 6 day of October, 1995 by  
Vadim Nikitine, as President of RVJ Company, a Florida corporation, on behalf of the corporation,  
[ ☒ ] who is personally known to me or [ ☐ ] has produced \_\_\_\_\_  
as identification.



**NOTARY PUBLIC**

Sign: \_\_\_\_\_

Print: Fernando M. Fernandez-Rivas

State of Florida at Large (Seal)

My Commission Expires: PERMANENT

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
95 NOV 13 PM 1:16



**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me this 6 day of October, 1995, by Vadim Nikitine, as President of Orlando Regional Centers Associates, Inc., a Delaware corporation on behalf of the corporation, who ☒ is personally known to me or ☐ has produced as identification.



NOTARY PUBLIC:

Sign: [Signature]  
Print: FERNANDEZ RIVAS  
State of Florida at Large (Seal)  
My Commission Expires: Permanent

FILED STATE  
SECRETARY OF CORPORATIONS  
NOV 13 PM 11:16

**STATE OF FLORIDA New York  
COUNTY OF ORANGE New York**

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of OCTOBER, 1995, by Robert C. Wetenhall, who ☒ is personally known to me or ☐ has produced as identification.

CAROLYN L. SMITH  
Notary Public, State of New York  
No. 31-4515878  
Qualified in New York County  
Commission Expires 6/30/96

NOTARY PUBLIC:

Sign: [Signature]  
Print: CAROLYN L. SMITH  
State of ~~Florida~~ New York at Large (Seal)  
My Commission Expires: 6/30/96

**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of October, 1995, by Jay Rohr, who ☒ is personally known to me or ☐ has produced as identification.

JOSEPH R. ODDO  
Notary Public, State of Florida  
My comm. expires May 18, 1997  
No. CO 207320

NOTARY PUBLIC:

Sign: [Signature]  
Print: JOSEPH R. ODDO  
State of Florida at Large (Seal)  
My Commission Expires:

**LIMITED PARTNERSHIP REGISTERED AGENT DESIGNATION  
OF FIRST BUILDING INVESTMENTS, LTD.**

FILED STATE  
SECRETARY OF CORPORATIONS  
95 NOV 13 PM 1:16

In compliance with Section 620.105, Florida Statutes, the following is submitted:

First, that First Building Investments, Ltd., with its place of business at 427 South New York Avenue, Winter Park, Florida 32789, has named its General Partner, RVJ Company, 427 South New York Avenue, Winter Park, Florida 32789, as its agent to accept service of process within the State of Florida.

**FIRST BUILDING INVESTMENTS, LTD.**  
a Florida limited partnership

By: 

General Partner

Date: OCT. 6, 1995

Having been named to accept Service of Process for the above stated Limited Partnership, at the place designated in this certificate, I hereby agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I accept the duties and obligations of Section 620.192, Florida Statutes.

**RVJ COMPANY,**  
a Florida corporation

By: 

Vadim Nikitine, President

Date: 10/6/95

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
95 NOV 13 PM 1:17

**AFFIDAVIT FOR CERTIFICATE OF  
LIMITED PARTNERSHIP OF FIRST BUSINESS INVESTMENTS, INC.**

**STATE OF FLORIDA  
COUNTY OF ORANGE**

Pursuant to Chapter 620.108 Florida Statutes, before me, the undersigned authority, this day personally appeared Vadim Nikitine, as President of RVJ Company, the General Partner of First Business Investments, Ltd. ("Affiant"), who being first duly sworn, deposes and says:

1. That the total contributed by the General Partner to First Business Investments, Ltd. is as follows:

<u>General Partner</u>	<u>Amount</u>
RVJ Company	\$10.00

2. That the anticipated total capital contribution by the Limited Partners to First Business Investments, Ltd. is as follows:

<u>Limited Partner</u>	<u>Amount</u>
Orlando Regional Centers Associates, Inc.	\$390.00
Robert C. Wetenhall	\$400.00
Jay Rohr	\$200.00

**FURTHER AFFIANT SAYETH NAUGHT.**

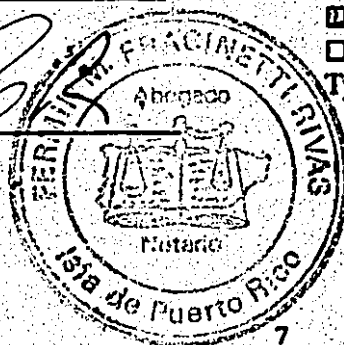
  
VADIM NIKITINE

Sworn to and subscribed before me  
on this 6 day of October, 1995,  
by Vadim Nikitine.

*Affidavit # 3447*

☒ Personally known to me.  
☐ Produced identification:  
Type: \_\_\_\_\_

  
Notary Public  
(SEAL)





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

LIMITED PARTNERSHIP  
ANNUAL REPORT  
1996



FLORIDA DEPARTMENT OF STATE  
Sandra Mortham  
Secretary of State  
DIVISION OF CORPORATIONS

FILED

96 FEB 15 AM 3:12

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

DO NOT WRITE IN THIS SPACE.

1. Name of Limited Partnership

1a. DOCUMENT #  
A95000001717

FIRST BUILDING INVESTMENTS, LTD.

Mailing Address

427 SOUTH NEW YORK AVENUE  
WINTER PARK FL 32789

Principal Office Address

427 SOUTH NEW YORK AVENUE  
WINTER PARK FL 32789

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

3. Date Formed or Registered to Do Business in  
FLORIDA 11/13/1995

3a. Date of Last Report  
N/A

4. State or Country of Formation  
FL

5a. Capital Contributions as Shown  
on Record \$990.00

5b. Amount of Capital Contributions in  
FLORIDA to date: 990.00

6. FEI Number  
Applied For

Applied For  
Not Applicable

7. CERTIFICATE OF STATUS REQUIRED

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 607.193, F.S.)  
THE AMOUNT DUE SHALL BE NO LESS THAN \$191.25 (\$52.50 + \$138.75) AND NO MORE THAN \$570.25 (\$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

RVJ COMPANY  
427 SOUTH NEW YORK AVENUE  
WINTER PARK FL 32789

10. If changed, new Registered Agent/Office

Name

Street Address (P.O. Box Number is Not Acceptable)

Suite, Apt. #, etc.

City

300001717823

02-19/96-01012-006

\*\*\*191.25 \*\*\*191.25

Zip Code

FL

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  
MUST BE REGISTERED AND ACTIVE WITH THIS OFFICE.

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

RVJ COMPANY

427 SOUTH NEW YORK AV

WINTER PARK FL 32789

P95000058009

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 does not qualify for the exemption stated in Section 119.07(3)(k), Florida Statutes. I release the Division of Corporations from any liability of non-compliance with Section 119.07(3)(k) 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

Jay Rohr

VICE - PRESIDENT

DATE

FEB 12, 1996

Telephone Number

(407) 649-6001

Typed or Printed Name of General Partner Signing Form

0001408

CR2E003 (1/1995)

Tim [unclear]  
 Secretary of State  
 Requester's Name  
 P.O. Box 3310  
 Address  
 Ocala, FL 34478-3310  
 City/State/Zip Phone #

900002094349--5  
 -02/20/97--01064--002  
 \*\*\*1960.00 \*\*\*\*210.00

Office Use Only

**CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):**

1. \_\_\_\_\_ (Corporation Name) \_\_\_\_\_ (Document #)
2. \_\_\_\_\_ (Corporation Name) \_\_\_\_\_ (Document #)
3. \_\_\_\_\_ (Corporation Name) \_\_\_\_\_ (Document #)
4. \_\_\_\_\_ (Corporation Name) \_\_\_\_\_ (Document #)

FILED  
 07 FEB 20 AM 2:32  
 SECRETARY OF STATE  
 TALLAHASSEE, FLORIDA

- ☐ Walk in    ☐ Pick up time \_\_\_\_\_    ☐ Certified Copy  
☐ Mail out    ☐ Will wait    ☐ Photocopy    ☐ Certificate of Status

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/ Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

495-1641

Name Availability	T.J.C.
Document Examiner	T.J.C.
Updater	T.J.C.
Updater Verifier	T.J.C.
Acknowledgement	T.J.C.
W. P. Verifier	T.J.C.

Examiner's Initials	
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FILED

97 FEB 20 PM 2:33

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

SECOND AMENDMENT TO CERTIFICATE OF LIMITED PARTNERSHIP  
OF STEEPLECHASE APARTMENTS II, LTD.

\*\*\*\*\*

Pursuant to Florida Statutes 620.109, the Certificate of Limited Partnership of STEEPLECHASE APARTMENTS II, LTD. dated October 27, 1995 (Document #A95000001641) is hereby amended as follows:

1. The name of the partnership continues to be STEEPLECHASE APARTMENTS II, LTD.;

2. The date of filing the original Certificate of Limited Partnership was November 1, 1995;

3. The amendment to the Certificate of Limited Partnership is as follows:

(a) The General Partners are John M. Curtis and Gail W. Curtis, residing at 11635 N.W. 1st Avenue, Gainesville, Florida 32607 and Steve W. Scott, 5700 S.W. 34th Street, #1112, Gainesville, Florida 32608, who are admitted to the Partnership effective April 4, 1996;

(b) John M. Curtis is the Registered Agent, whose address is 11635 N.W. 1st Avenue, Gainesville, Florida 32607;

(c) The General Partners and their respective percentage of interests are as follows:

JOHN M. CURTIS	.325%
GAIL W. CURTIS	.325%
STEVE W. SCOTT	.350%

(d) The Limited Partner and its respective percentage of interest is as follows:

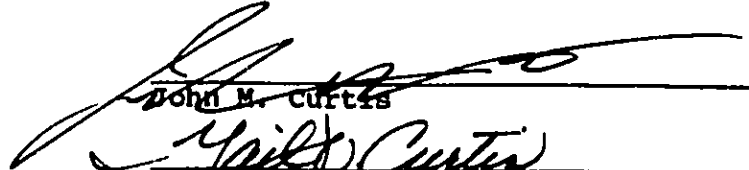

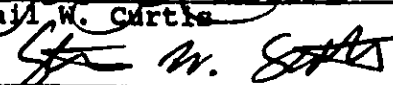
FIRST UNION NATIONAL BANK OF FLORIDA	99.00 %
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(e) The business of the Partnership is to be continued under Florida Statute 620.157.

4. The former Limited Partners, JOHN M. CURTIS, GAIL W. CURTIS and STEVE W. SCOTT are withdrawn as Limited Partners as of December 23, 1996, and their capital contributions are hereby assigned to FIRST UNION NATIONAL BANK OF FLORIDA.

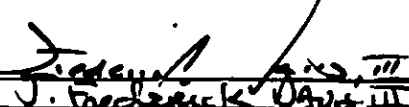
IN WITNESS WHEREOF, the parties hereto have executed this Second Amendment on this the 2<sup>nd</sup> day of December, 1996, and do hereby acknowledge that the general and limited partnership interests are correct as stated above.

GENERAL PARTNERS:

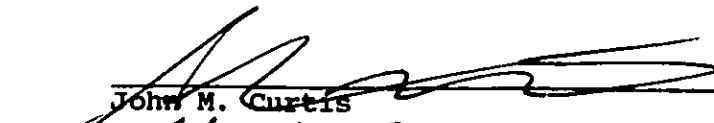
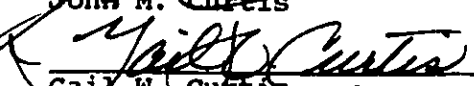
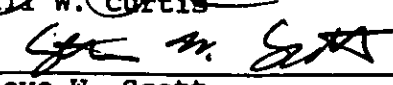
  
John M. Curtis  
  
Gail W. Curtis  
  
Steve W. Scott

LIMITED PARTNER:

FIRST UNION NATIONAL BANK OF FLORIDA

By   
Print Name J. Frederick Davis III  
Print Title Vice President

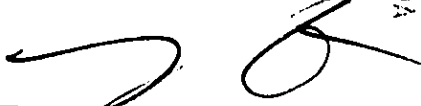
I, JOHN M. CURTIS, GAIL W. CURTIS and STEVE W. SCOTT acknowledge that we have withdrawn as Limited Partners.

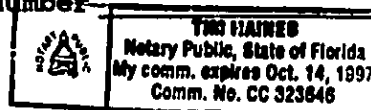
  
John M. Curtis  
  
Gail W. Curtis  
  
Steve W. Scott

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07 FEB 20 PM 2:32  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

STATE OF FLORIDA  
COUNTY OF MARION


FILED  
97 FEB 20 PM 2  
TALLAHASSEE, FL  
SECRETARY OF STATE  
The foregoing Second Amendment was acknowledged before me this  
23 day of December, 1996, by JOHN M. CURTIS, GAIL W. CURTIS and  
STEVE W. SCOTT, as General Partners, who are personally known to  
me.

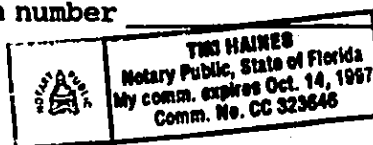
  
\_\_\_\_\_  
Notary Public, State of Florida  
Print Notary Name \_\_\_\_\_  
My commission expires \_\_\_\_\_  
Commission number \_\_\_\_\_



STATE OF FLORIDA  
COUNTY OF MARION

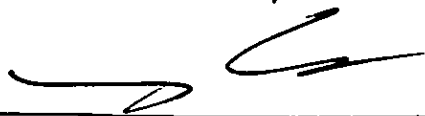
The foregoing Second Amendment was acknowledged before me this  
23 day of December, 1996, by J. Frederick Davis III as  
Vice President of FIRST UNION NATIONAL BANK OF  
FLORIDA, as Limited Partner, who is personally known to me.

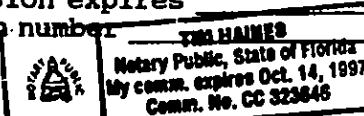
  
\_\_\_\_\_  
Notary Public, State of Florida  
Print Notary Name \_\_\_\_\_  
My commission expires \_\_\_\_\_  
Commission number \_\_\_\_\_



STATE OF FLORIDA  
COUNTY OF MARION

The foregoing Second Amendment was acknowledged before me this  
23 day of December, 1996, by JOHN M. CURTIS, GAIL W. CURTIS and  
STEVE W. SCOTT, as Withdrawing Limited Partners, who are personally  
known to me.

  
\_\_\_\_\_  
Notary Public, State of Florida  
Print Notary Name \_\_\_\_\_  
My commission expires \_\_\_\_\_  
Commission number \_\_\_\_\_





**SCEARCE, SATCHER & JUNG, P. A.**  
CERTIFIED PUBLIC ACCOUNTANTS

KENNETH L. SCEARCE, CPA  
DAVID A. SATCHER, CPA  
DONALD L. JUNG, CPA (Retired)

(407) 647-6441  
(407) 645-0099 FAX

243 W. PARK AVE, STE 200  
WINTER PARK, FL 32789

P. O. BOX 3000  
WINTER PARK, FL 32789

A 95000001717

January 23, 1997

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-02/18/97--01024--006  
\*\*\*\*\*52.50 \*\*\*\*\*52.50

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

RE: Certificate of Cancellation for First Building Investments, Ltd.  
668 North Orlando Avenue  
Maitland, FL 32314

Dear Sir or Madam:

We have enclosed the Certificate of Cancellation for First Building Investments, Ltd. and a check for the filing fees.

If you have any questions please contact Ms. Tina Morbitzer at the following address and telephone number:

C/O Morbitzer Group, Inc.  
668 North Orlando Avenue, Suite #105  
Maitland, FL 32751  
(407) 539-1000

The acknowledgement of the cancellation should also be sent to Tina Morbitzer.

Sincerely,

*David A. Satcher*

Name	David A. Satcher, C.P.A.
Availability	
Docu- Examiner	DCC
Updater	DCC
Updater Verifier	DCC
Acknowledgement	DCC
Other	DCC

A95000001717

FILED  
07 FEB 1997 PM 12:15  
TALLAHASSEE, FLORIDA  
SECRET OF STATE

**CERTIFICATE OF CANCELLATION  
FOR**

First Building Investments, Ltd.

(insert name currently on file with Florida Dept. of State)

Pursuant to the provisions of section 620.113, Florida Statutes, this Florida limited partnership, whose certificate was filed with the Florida Department of State on November 13, 1995, hereby submits this certificate of cancellation.

**FIRST:** Reason for cancellation: (State why partnership is submitting cancellation)

The partnership was liquidated.

**SECOND:** This certificate of cancellation shall be effective at the time of its filing with the Florida Department of State.

**THIRD:** Signatures of all general partners:

RVJ Company



Signature

FILED  
97 FEB 18 PM 12:15