

HELLING REALTY AND INVESTMENT COMPANY

2431 ALOMA AVENUE • WINTER PARK, FLORIDA 32792
TELEPHONE (407) 678-1866/678-1106
FAX (407) 678-8454

Located in the Coralde Executive Center

A95000001976

December 8, 1995

Florida Department of State
Division of Corporations
ATTN: Limited Partnership Section
409 E. Gaines St.
Tallahassee, FL 32314

900001661709
-12/14/95--01058--001
***105.00 ***105.00

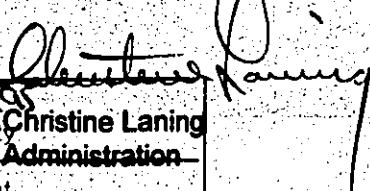
Dear Sir or Madam:

Enclosed is an original and one copy of a Certificate of Limited Partnership for Leesburg Mortgage, Ltd. Please process this filing and return a filed copy to us for our records.

Also enclosed is a check for the application fee which is based on our anticipated contributions of \$10,000.00 (\$70.00) plus the registered agent fee (\$35.00).

Thank you for your assistance.

Sincerely,


Christine Laning
Administration

FILED
95 DEC 14 AM 9:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Document Examiner	Enclosures
Updater	
Updater Verifier	
Acknowledgement	DCC
W.P. Verifier	DCC

A95000001976

TC
\$10,000.00

LEESBURG MORTGAGE, LTD.
CERTIFICATE OF LIMITED PARTNERSHIP

This Certificate of Limited Partnership entered into upon the date filed with the Secretary of State, by and between TREMCO, Inc., a Florida corporation ("TREMCO"), as the General Partner, and the Limited Partners, each individually as a Limited Partner.

SECTION ONE. Formation. The parties hereto hereby form a limited partnership under and pursuant to the provisions of the Florida Revised Uniform Limited Partnership Act (the "Act") for the purposes and upon the terms and conditions set forth herein.

SECTION TWO. Name. The name of the Partnership shall be "Leesburg Mortgage, Ltd.," (the "Partnership"), and all business of the Partnership shall be conducted in such name.

SECTION THREE. Place of Business and Registered Agent. The principal place of business and mailing address of the Partnership shall be 2431 Aloma Avenue, Winter Park, Florida 32792. The name and address of the registered agent for the Partnership is TREMCO, Inc., 2431 Aloma Avenue, Winter Park, Florida 32792. The powers, duties and rights of the registered agent shall be limited to receiving notices on behalf of the Partnership, as required by the Act.

SECTION FOUR. General Partner. The name of the sole General Partner of the Partnership is TREMCO, Inc., whose business address is 2431 Aloma Avenue, Winter Park, Florida 32792.

540047
SECTION FIVE. Purpose. The Partnership has been formed to engage in any and all activities permitted a limited partnership under the Act.

SECTION SIX. Term. The Partnership shall have a term beginning on the date this Certificate for the Partnership is filed and received for record by the Office of the Secretary of State for the state of Florida and shall continue in full force and effect until December 31, 2015, unless sooner terminated by agreement of the partners or by law.

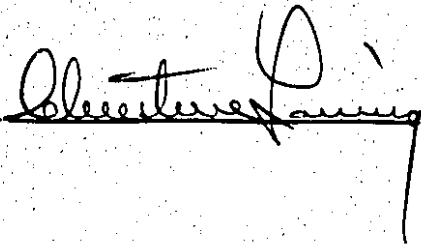
IN WITNESS WHEREOF, the General Partner and the Limited Partners acknowledge that this Certificate of Limited Partnership

is their act, and acknowledge, under the penalties for perjury, to the best of their knowledge, information and belief, that the matters and facts set forth herein are true in all material respects, and that they have executed this Certificate as of the date set forth herein.

-GENERAL PARTNER-

WITNESS OR ATTEST:

TREMCO, INC.



By: Dale D. Helling (SEAL)
Dale D. Helling
President

Date: 12/8/95

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

5 DEC 14 AM 9 00

FILED

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, a Notary Public, personally appeared Dale D. Helling, personally known to me to be the President of TREMCO, Inc., the General Partner of Leesburg Mortgage, Ltd., and who executed the foregoing Certificate of Limited Partnership on behalf of TREMCO, Inc., and acknowledged before me that he subscribed to this Certificate of Limited Partnership on behalf of TREMCO, Inc., as General Partner.

WITNESS my hand and official seal in the state and county aforesaid this 8th day of December, 1995



SUSAN K WILSON
My Commission CC420398
Expires Dec. 08, 1998
Bonded by HAI
800-422-1555

Susan K Wilson
NOTARY PUBLIC: Susan K. Wilson

My commission expires: 12-8-98

I hereby accept the designation, duties and responsibilities as Registered Agent of Leesburg Mortgage, Ltd., and agree to comply with the provisions of the Florida Statutes.

TREMCO, Inc.

By: Dale D. Helling

Dale D. Helling, President

FILED

95 DEC 14 AM 9 00

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

AFFIDAVIT OF CAPITAL CONTRIBUTIONS
OF LEESBURG MORTGAGE, LTD.

STATE OF FLORIDA
COUNTY OF ORANGE

The undersigned, being the sole General Partner of Leesburg Mortgage, Ltd., does hereby state the following:

FIRST: That to date, the partnership has received capital contributions in the amount of \$10,000.00.

SECOND: That the partnership is offering for sale units of limited partnership interest, and it is anticipated that the partnership will receive total capital contributions from limited partners in the amount of \$10,000.00.

THIRD: That this Affidavit is issued in compliance with Section 620.108 of the Florida Revised Uniform Limited Partnership Act.

IN WITNESS WHEREOF, the undersigned has executed this Affidavit of Capital Contributions as of the 8th day of December, 1995.

TREMCO, INC.

By: Dale D. Helling

Dale D. Helling
President

Subscribed to and sworn before me this 8th day of December 1995.



SUSAN K WILSON
My Commission CC425368
Expires Dec. 08, 1998
Bonded by HAI
800-422-1555

Susan K. Wilson
NOTARY PUBLIC - Susan K. Wilson

My Commission Expires: 12-8-98

FILE ON OR BEFORE DECEMBER 31, 1996 OR PARTNERSHIP
WILL BE SUBJECT TO REVOCATION AND \$500 PENALTY FEE

LIMITED PARTNERSHIP
ANNUAL REPORT
1996



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

FILED

96 FEB 12 AM 9:47

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

DO NOT WRITE IN THIS SPACE

1. Name of Limited Partnership

1a. DOCUMENT #
A95000001976

LEESBURG MORTGAGE, LTD.

Mailing Address

Principal Office Address

2431 Aloma Avenue
Winter Park, FL 32792

Same

2. New Mailing Address, If Applicable

Suite, Apt. #, etc.

City, State & Zip

2a. New Principal Office Address, If Applicable

Suite, Apt. #, etc.

City, State & Zip

3. Date Formed or Registered to Do Business in
FLORIDA

12/14/95

3a. Date of Last Report

N/A

4. State or Country of Formation

Florida

5a. Capital Contributions as Shown
on Record

\$10,000.00

5b. Amount of Capital Contributions in
FLORIDA to date

\$10,000.00

6. FEI Number

X

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 \$576.25 (\$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.

File amt. 208.75
789, 1039, 1014 274

9. Name and Address of Current Registered Agent

Tremco, Inc.
2431 Aloma Avenue
Winter Park, FL 32792

10. If changed, new Registered Agent/Office

Name

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

Suite, Apt. #, etc.

City

FL

Zip Code

700001716057
02/15/96--01082--025
****191.25 ****191.25

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

Tremco, Inc.

2431 Aloma Avenue

Winter Park, FL 32792

\$40647 (7)

AR 670.00
Sup. 438.75

700001716057
02/15/96--01082--026
*****17.50 *****17.50

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

Dale D. Helling

DATE

12/22/95

Typed or Printed Name of General Partner Signing Form

Tremco, Inc., Gen. Ptr., Dale D. Helling, Pres., 407-678-1106

CR2E003 (6/95)

A95000001976

4/24/97
NUM: A95000001976 ST:FL ACTIVE/FL LP FLD: 12/14/1995
ACT CONT: 10,000.00 FEI#: APPLIED FOR
NAME : LEESBURG MORTGAGE, LTD.
PRINCIPAL: 2431 ALOMA AVENUE
ADDRESS WINTER PARK, FL 32792
RA NAME : TREMCO, INC.
RA ADDR : 2431 ALOMA AVENUE
WINTER PARK, FL 32792 US
ANN REP :

10:05 AM

(1996) I 02/12/96

100002153981--1
-04/24/97--01085--024
***2291.25 ***1750.00

1. MENU, 3. PARTNERS

ENTER SELECTION AND CR:

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
97 APR 24 AM 10:15

A95-1976

Name	de 4/24
Availability	
Document Examiner	de
Updater	de
Updater Verifyer	de
Acknowledgement	de
W. P. Verifyer	de

FF \$1750.00

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

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
97 APR 24 AM 10:15

The undersigned, constituting all of the general partners of
Leesburg Mortgage Ltd. , a Florida Limited Partnership, executed
this supplemental affidavit filed pursuant to section 620.112, Florida
Statutes.

The total amount of the capital contributions of the limited partners
is \$1,126,734.00.

This 14th day of March, 1997.

FURTHER AFFIANT SAYETH NOT:

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

X *Dale D. Helling*
Tremco, Inc., General Partner
Dale D. Helling, President
2431 Aloma Avenue
Winter Park, Florida 32792

FILE ON OR BEFORE APRIL 9, 1997 TO AVOID REVOCATION
AND \$500 PENALTY FEE

LIMITED PARTNERSHIP
ANNUAL REPORT
1997



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

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

97 APR 24 AM 10:15



1. Name of Limited Partnership

1a. DOCUMENT #
A95000001976

LEESBURG MORTGAGE, LTD.

Mailing Address

**2431 ALOMA AVENUE
WINTER PARK FL 32782**

Principal Office Address

**2431 ALOMA AVENUE
WINTER PARK FL 32782**

3. Date Formed or Registered

12/14/1985

5a. Capital Contributions as
Shown on record.

**1,126,734.00
Filed 4-24-97**

3b. Date of Last Report

02/12/1988

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

1,126,734.00

2. Mailing Address

2a. Principal Office Address

Suite, Apt. #, etc.

Suite, Apt. #, etc.

City & State

City & State

Zip

Country

Zip

Country

4. State or Country of Formation

FL

6. FEI Number

APPLIED FOR

☐ Applied For
☐ Not Applicable

7. Certificate of Status Desired

☐ \$8.75 Additional
Fee Required

8. Make check payable to: Dept. of State (See reverse side for fee information)

9. Name and Address of Current Registered Agent

**TRESCO, INC.
2431 ALOMA AVENUE
WINTER PARK FL 32782**

10. If changed, new Registered Agent/Office

Name

Street Address (P.O. Box Number, Not Applicable)

700002153987--2

Suite, Apt. #, etc.

04/24/97-01085-024

City

*****2291.25**

*****541.25**

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
MUST BE REGISTERED AND ACTIVE WITH THIS OFFICE.**

11. Name(s) of General Partner(s)

TRESCO, INC.

11a. Address of Each General Partner
(Do NOT Use Post Office Box Numbers)

2431 ALOMA AVENUE

11b. City, State & Zip Code

WINTER PARK FL 32782

11c. Registration/
Document Number

340847

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

Dale D. Helling

DATE **3/14/97**

Typed or Printed Name of General Partner Signing Form

**TRESCO, INC., General Partner
Dale D. Helling, President**

Daytime Telephone Number **(407) 678-1106**

CP-2E003 (1/96)



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

April 16, 1997

LEESBURG MORTGAGE, LTD.
2431 ALOMA AVENUE
WINTER PARK, FL 32792

SUBJECT: LEESBURG MORTGAGE, LTD.
Ref. Number: A95000001978

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
97 APR 24 AM 10:15

We have received your document for LEESBURG MORTGAGE, LTD. and your check(s) totaling \$1923.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The fee to file the supplemental affidavit is \$1750.00 and the fee to file the annual report is \$541.25. The total fee due for both filings is \$2291.25. Please return the supplemental affidavit and the annual report together with the appropriate fee.

Please return your document, along with a copy of this letter, within 30 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6051.

Tammi Cline
Document Specialist
Division of Corporations

RECEIVED APR 21 1997

Division of Corporations - P.O. BOX 6327 -Tallahassee, Florida 32314