

**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 Mortham  
Secretary of State  
DIVISION OF CORPORATIONS 95

**FILED**  
DEC 18 PM 2:17  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

1. Name of Limited Partnership  
**CLUB MARCO DEVELOPMENT, LTD.**

1a. DOCUMENT #  
**95000001845**

Mailing Address  
**4158 LORRAINE AVENUE  
NAPLES, FLORIDA 33942**

Principal Office Address  
**4158 LORRAINE AVENUE  
NAPLES, FLORIDA 33942**

3. Date Formed or Registered to Do Business in FLORIDA  
**NOVEMBER 30, 1995**

3a. Date of Last Report  
**N/A**

4. State or Country of Formation  
**FLORIDA**

5a. Capital Contributions as Shown on Record  
**900,000**

5b. Amount of Capital Contributions in FLORIDA to date  
**900,000**

6. FEI Number  
**[REDACTED]**

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

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. \$130.75 (pursuant to section 607.193, F.S.)  
THE AMOUNT DUE SHALL BE NO LESS THAN \$101.25 (\$52.50 + \$130.75) AND NO MORE THAN \$578.25 (\$437.50 + \$130.75)  
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. **576.25**

9. Name and Address of Current Registered Agent  
**JAMES H. SIESKY  
SIESKY & PILON  
1000 TAMiami TRAIL NORTH, SUITE 201  
NAPLES, FLORIDA 33940**

7. CERTIFICATE OF STATUS REQUIRED

Applied For

Not Applicable

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 **12/12/95**

**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
F C PROPERTIES, INC.	4158 LORRAINE AVENUE	NAPLES, FLORIDA 33942	P 95000075954
OSPREY PROPERTIES, INC.	1500 OSPREY AVENUE	NAPLES, FLORIDA 33942	P95000075948
RH OF NAPLES, INC.	4500 EXECUTIVE DRIVE	NAPLES, FLORIDA 33999	<b>649458</b>
			<b>800001667358</b> <b>-12/21/95--01013--005</b> <b>****576.25 ****576.25</b>

**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 the report as required by chapter 620, Florida Statutes.

SIGNATURE **[Signature]** DATE **12/8/95**

Typewritten or Printed Name of General Partner Signing Form **FRANK W. COOPER, PRESIDENT  
F C PROPERTIES, INC.** Telephone Number **(941) 643-5053**

CR2E003 (6/95)

# A95000001845

a partnership of professional associations

ATTORNEYS AT LAW

JAMES A. PILON, P.A.  
Board Certified Real Estate Attorney  
JAMES H. SIESKY, P.A.  
DOUGLAS A. WOOD

SUITE 201, THE FAIRWAY BUILDING  
1000 TAMiami TRAIL NORTH  
NAPLES, FLORIDA 33940

800001651338  
-12/01/95--01077--003  
\*\*\*1807.50 \*\*\*1807.50

November 9, 1995

200001651402  
-12/01/95--01077--004  
\*\*\*\*\*30.00 \*\*\*\*\*30.00

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

RE: Club Marco Development, Ltd.  
Certificate of Limited Partnership

To Whom It May Concern:

Enclosed, please find the Certificate of Limited Partnership for Club Marco Development, Ltd. Also enclosed is a check in the amount of \$1,807.50. This amount represents the fee of \$57.50 for a certified copy of the certificate and the filing fee of \$1,750.00. Please return proof of filing and the certified copy of the certificate to me at the above address.

Should you have any questions regarding this matter, please call my secretary, Rachel, at 941-263-8282.

Very truly yours,

*James H. Siesky*  
James H. Siesky

*cc*

JHS/rcf

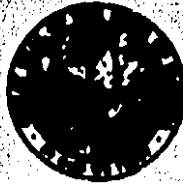
FILED  
1995 NOV 30 PM 1:01  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

~~W95000022892~~

~~#189, 593, 641, 656, 671~~

FF-# 1,750.00  
RA-# 35.00  
cc# 52.50

11-30-95a



**FLORIDA DEPARTMENT OF STATE**  
**Sandra B. Mortham**  
**Secretary of State**

**November 20, 1995**

**JAMES H. SIESKY, ESQUIRE**  
**SIESKY & PILON**  
**1000 TAMiami TRAIL NORTH, STE. 201**  
**NAPLES, FL 33940**

**SUBJECT: CLUB MARCO DEVELOPMENT, LTD.**  
**Ref. Number: W95000022892**

**We have received your document for CLUB MARCO DEVELOPMENT, LTD. and your check(s) totaling \$1807.50. However, the enclosed document has not been filed and is being returned for the following correction(s):**

**We are returning your check for \$1807.50 to be replaced by one in the correct amount of \$1837.50.**

**The registered agent must sign accepting the designation.**

**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: 195A00051215**

**SIESKY & PILON**  
a partnership of professional associations

ATTORNEYS AT LAW

JAMES A. PILON, P.A.  
Board Certified Real Estate Attorney  
JAMES H. SIESKY, P.A.

SUITE 201, THE FAIRWAY BUILDING  
1000 TAMiami TRAIL NORTH  
NAPLES, FLORIDA 33940

DOUGLAS A. WOOD

November 28, 1995

Ms. Ava Watson  
Corporate Specialist  
Division of Corporations  
Post Office Box 6327  
Tallahassee, Florida 32314

RE: Club Marco Development, Ltd.  
Ref. Number: W9500002892

Dear Ms. Watson:

Enclosed, please find two checks, the one previously sent in the amount of \$1,807.50 and a check in the amount of \$30.00, for a total filing fee of \$1,837.50. In addition, Exhibit B, Affidavit of Capital Contribution, has been modified to comply with Florida Statute §620.108, and the registered agent has signed an acceptance form.

Should you have further questions regarding this matter, please call me at 941-263-8282. Thank you for your time and attention to this matter.

Sincerely,

*Rachel C. Frishe*

Rachel C. Frishe, ALS  
Secretary to James H. Siesky

/rcf

A9500001845

**CERTIFICATE OF LIMITED PARTNERSHIP**

In accordance with Florida Statute 620.108, the General Partners of CLUB MARCO DEVELOPMENT, LTD., Florida Limited Partnership, executes and files this Certificate of Limited Partnership and states as follows:

1. The name of the limited partnership is CLUB MARCO DEVELOPMENT, LTD.

2. The address of the office and the name and address of the agent for service of process required to be maintained by F.S. 620.105 is: James H. Siesky, 1000 N. Tamiami Trail, Suite 201, Naples, FL 33940.

3. The names and addresses of the General Partners are F C Properties, Inc., a Florida corporation, 4158 Lorraine Avenue, Naples, Florida 33942; Osprey Properties, Inc., a Florida corporation, 4103 Tamiami Trail East, Naples, Florida 33962; RH of Naples, Inc., a Florida corporation, 4500 Executive Drive, Naples, Florida 33999

4. The mailing address for the limited partnership is 4158 Lorraine Avenue, Naples, Florida 33942.

5. The latest date upon which the limited partnership is to dissolve is December 31, 2005.

6. Other matters concerning the limited partnership include:

In witness whereof, the undersigned, constituting the General Partners of the foregoing Florida Limited Partnership has executed this Certificate of Limited Partnership this 2ND day of NOVEMBER, 1995.

Club Marco Development, Ltd.,  
a Florida Limited Partnership

BY: F C Properties, Inc.  
General Partner

  
Frank W. Cooper, President

BY: Osprey Properties, Inc.  
General Partner

  
Dennis P. Frechette, President

FILED  
1995 NOV 30 PM 1:01  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

BY: RH of Naples, Inc.  
General Partner

  
Robert S. Hardy, President

FILED  
1995 NOV 30 PM 1:01  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

CLUB MARCO DEVELOPMENT, LTD.

**ACCEPTANCE BY REGISTERED AGENT**

Having been named to accept service of process for the above named partnership at a place designated in these Articles of Incorporation, I hereby accept to act in this capacity and agree to comply with the provision of Chapter 48.091, Florida Statutes, relative to keeping open said office for service of process.

*James H. Siesky*  
\_\_\_\_\_  
**JAMES H. SIESKY**  
Registered Agent

**FILED**  
1985 NOV 30 PM 1:01  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA



**EXHIBIT A**

**That certain parcel composed of Tract C, Marco Beach Unit 7, according to the plat in Plat Book 6, Pages 55 through 62 inclusive, of the Public Records of Collier County, Florida.**

**Less and except a 20 by 323 foot strip of land lying along the South boundary of said Tract C and abutting the North boundary of Tract F as shown on said Plat of Marco Beach Unit 7; said strip of land being more particularly described in O.R. Book 918, Page 51, et seq., and O.R. Book 1042, Page 1708, et. seq., as recorded in the Public Records of Collier County, Florida.**



EXHIBIT B

AFFIDAVIT OF CAPITAL CONTRIBUTION

FILED  
1995 NOV 30 PM 1:02  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned, constituting the General Partners of CLUB MARCO DEVELOPMENT, LTD., a Florida Limited Partnership, accordance with Florida Statute 620.108 declare the amounts set forth herein are the capital contributions made ~~on each date indicated herein~~ of each of the limited partners:

<u>LIMITED PARTNER AND ADDRESS</u>	<u>AMOUNT OF CONTRIBUTION</u>
<b>Class A Limited Partners</b>	
Naples Road Building Corporation 4500 Executive Drive, Naples, FL 33999	\$300,000.00
Robert H. Wilder, Jr. 570 Taxter Road, Ste 430, Elmsford, NY 10523	\$300,000.00
<b>Class B Limited Partners</b>	
Frank W. Cooper 4158 Lorraine Ave. Naples, FL 33942	\$100,000.00
Dennis P. Frechette 4103 Tamiami Trail East, Naples, FL 33962	\$100,000.00
R.S.H. of Naples, Inc. 4500 Executive Drive, Naples, FL 33999	\$100,000.00

No further contributions are anticipated.

Dated this 2nd day of November, 1995.

Club Marco Development, Ltd.,  
a Florida Limited Partnership


By: F C Properties, Inc.  
General Partner

  
Frank W. Cooper, President

BY: Osprey Properties, Inc.  
General Partner

  
Dennis P. Frechette, President

BY: RH of Naples, Inc.  
General Partner

  
Robert S. Hardy, President

FILED  
1995 NOV 30 PM 3:02  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing document was acknowledged before me this 27th day of November, 1995, by Frank W. Cooper, President, Properties, Inc. on behalf of the corporation.

[CHECK ONE OF THE FOLLOWING]

- who is personally known to me and who did take an oath.
- who has produced \_\_\_\_\_ as identification and who did take an oath.

*Valerie J. Stoll*



(SEAL) VALERIE J. STOLL  
My Comm Exp. 4/30/99  
Bonded By Service Ins  
No. CC441465  
 Personally Known  Other ID

Notary Public  
Print or Type Name: VALERIE J. STOLL  
My Commission Expires: 4/30/99

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing document was acknowledged before me this 2nd day of November, 1995, by Dennis P. Frechette, President, Osprey Properties, Inc. on behalf of the corporation.

[CHECK ONE OF THE FOLLOWING]

- who is personally known to me and who did take an oath.
- who has produced \_\_\_\_\_ as identification and who did take an oath.

*Valerie J. Stoll*



(SEAL) VALERIE J. STOLL  
My Comm Exp. 4/30/99  
Bonded By Service Ins  
No. CC441465  
 Personally Known  Other ID

Notary Public  
Print or Type Name: VALERIE J. STOLL  
My Commission Expires: 4/30/99

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing document was acknowledged before me this 2nd day  
of November, 1996, by Robert S. Hardy, President, RH of Naples,  
Inc., Inc. on behalf of the corporation.

[CHECK ONE OF THE FOLLOWING]

- who is personally known to me and who did take  
an oath.  
 who has produced \_\_\_\_\_  
as identification and who did take an oath.

(SEAL)



VALERIE J. STOLL  
My Comm Exp. 4/30/99  
Bonded By Service Ins  
No. CC441465

Personally Known     Other

Valerie J. Stoll  
Notary Public  
Print or Type Name: VALERIE J. STOLL  
My Commission Expires: 4/30/99

FILED  
1995 NOV 30 PM 1:02  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA