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To:

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From:

Account Name : JONES FOSTER P.A.  
Account Number : 076077003231  
Phone : (561)650-0471  
Fax Number : (561)650-5300

**\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\***

Email Address: jf.service@jonesfooster.com

**FLORIDA/FOREIGN LP/LLP  
PRESTON COURT LIMITED PARTNERSHIP**

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J O N E S  
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## Memo

**To:** Florida Department of State, Division of Corporations  
ATTENTION: LIMITED PARTNERSHIP FILINGS  
**From:** Sherry Wadsworth (Phone 561-650-0471) and  
David Bowers, Esq. (561-659-3000)  
**Date:** December 20, 2019

Dear Madam/Sir,

This Memo is being included with our filings to explain what we are hoping to accomplish.

We are simultaneously faxing three different related filings to you today as follows:

1. Notice of Cancellation for Foreign Limited Partnership (Maryland) authority to transact business in Florida to free up the name "Preston Court Limited Partnership" for the new Limited Partnership referred to in Item 2 below, effective as of the close of business on December 31, 2019.
- 2. Certificate of Limited Partnership for Preston Court Limited Partnership, a new Florida limited partnership, effective as of the close of business on December 31, 2019.
3. Articles of Merger of Preston Court Limited Partnership (a Maryland limited partnership) into the new Florida limited partnership named Preston Court Limited Partnership referred to in Item 2 above, effective as of the close of business on December 31, 2019.

Please call me or David Bowers at the phone numbers above if there are any problems with the filings.

Thank you.

Sherry Wadsworth

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**CERTIFICATE OF LIMITED PARTNERSHIP**  
**OF**

**PRESTON COURT LIMITED PARTNERSHIP**

The undersigned, in order to form a limited partnership pursuant to the Florida Revised Uniform Limited Partnership Act of 2005 as set forth in Section 620 of the Florida Statutes, does hereby certify:

1. The name of the limited partnership is PRESTON COURT LIMITED PARTNERSHIP.

2. The street and mailing address of the initial designated office of the limited partnership is 801 South Olive Ave., #723, Attn: Neil M. McMahon, West Palm Beach, Florida 33401.

3. The name of the agent for service of process is Jones Foster Service, LLC, located at the registered office of the limited partnership at 505 South Flagler Drive, Suite 1100, West Palm Beach, FL 33401.

4. The name of the General Partner is Capital Partners FL 2, Inc., a Florida corporation, whose business address is 801 South Olive Ave., #723, West Palm Beach, FL 33401.

5. The limited partnership does not elect to be a limited liability limited partnership.

6. This limited partnership shall commence its existence effective as of the close of business on December 31, 2019.

The undersigned affirms under penalties of perjury that the facts stated herein are true.

Dated this 19TH day of December, 2019, to be effective as stated above.

CAPITAL PARTNERS FL 2, INC.  
General Partner

By



Neil M. McMahon, President

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**CERTIFICATE DESIGNATING PLACE OF BUSINESS  
OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN  
THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act:

That PRESTON COURT LIMITED PARTNERSHIP, desiring to organize under the laws of the State of Florida as a limited partnership, with its Registered Office as indicated in the Certificate of Limited Partnership at 505 South Flagler Drive, Suite 1100, West Palm Beach, FL 33401, has named JONES FOSTER SERVICES, LLC, as its Registered Agent to accept service of process within this state.

**ACKNOWLEDGMENT:**

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 act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

JONES FOSTER SERVICE, LLC

By David E. Bowers  
David E. Bowers, Manager