CORPORATION INTORA 800-142-8086 SERVICES CO. 1201 Bays Street

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MAIL TO-P.O. Box 5828 TALLABASSIT, FT. 12114

TATEABASSEE, H. A

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AUTHORIZATION :

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OSDER DATE : Innuery (1, 1995)

ORDER TIME : 9:47 AM

ORDER HO. : 50,2000

LUSTOMER NO: 80477A

CUSTOMER: Christopher M. Davies, Enq. ALLER KNUDSEN DEBOEST EDWARDS

> & ROBERTS, P.A. 1415 Hendry Street Ft. Myers, FL 50901

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DOMESTIC FILING

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NAME:

THE CHART HOUSE PARTNERS,

LIMITEL

ARTICLES OF INCORPORATION XX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

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LIMITED PARTNERSHIP AGREEMENT

OF

THE CHART HOUSE PARTNERS, LIMITED

THIS LIMITED PARTNERSHIP AGREEMENT is made this 30 day of January, 1995, by and between SAXON PROPERTIES, INC. a Florida corporation, and RICHARD G. COUCH, Trustee, for the purpose of associating themselves together as a Limited Partnership pursuant to the Florida Revised Uniform Limited Partnership Act, Part I of Chapter 620, Florida Statutes (1989).

In consideration of the agreements, covenants, and undertakings of the parties contained herein, the parties hereby adopt this Limited Partnership Agreement for the purpose of forming THE CHART HOUSE PARTNERS, LIMITED, a Florida Limited Partnership, upon the terms and conditions hereinafter set forth.

- 1. Name. The Limited Partnership shall operate under the name of THE CHART HOUSE PARTNERS, LIMITED, a Florida Limited Partnership.
- 2. <u>Place of Business</u>. The principal place of business shall be Fort Myers, Florida, with such further or other places of business as may from time to time be agreed upon by the Partners.
- 3. <u>Partners.</u> The Partners hereby associated together, their respective mailing addresses, and their Partnership percentages, are as follows:

<u>Name</u>	Address	Partnership %
Saxon Properties, Inc. (General Partner)	2180 West First Street Fort Myers, Florida 33901	10
Richard G. Couch, Trustee (Limited Partner)	2180 West First Street Fort Myers, Florida 33901	90

- 4. <u>Purpose of Partnership</u>. The purpose for which this Partnership is formed is to acquire, improve, lease, operate, hold for investment, and sell or otherwise dispose of the Partnership Property and to engage in any and all activities related or incidental thereto.
- 5. Term. This Partnership shall commence on the date the Certificate is filed for recordation in the appropriate public offices in the State of Florida and shall dissolve and commence winding up and liquidating upon the first to occur of any of the following liquidating events:
 - (a) December 31, 2005, or
- (b) upon the happening of any event causing a dissolution of the Partnership under § 620.157, Florida Statutes (1989).
- 6. Accounting Method. This Partnership shall keep true and accurate books of account and accounting records and shall report its income for income tax purposes on the "cash method" of accounting. All accounting for Partnership purposes shall be in accordance with generally accepted accounting principles.
- 7. <u>Initial Capital Contributions</u>. The Initial Capital Contribution to the Partnership shall be Two Hundred Thousand and 00/100 Dollars (\$200,000.00), with each Partner contributing his aliquot part thereof according to his Partnership percentage.
- 8. Additional Capital. Additional capital contributions shall be made by the Partners in proportion to their Partnership percentage to the capital of the Partnership within thirty (30) days of written call therefor.
- 9. <u>Failure to Contribute Additional Capital on Call</u>. If any Partner fails to contribute to additional capital required of him within thirty (30) days after written call for contribution, the other Partner shall contribute amounts that will equal the assessment in

default. In the event of any such contribution by the other Partner, such contributions shall constitute a loan to the defaulting Partner payable upon demand, together with interest at the maximum rate allowable by law, together with court costs, attorney's fees and other costs of collection, if any, provided that if a Partner is in default for a call of additional capital for a period of 120 days, the remaining Partner may elect to purchase such defaulting Partner's interest in the Partnership and the defaulting Partner is hereby required to sell said interest.

- 10. <u>Capital Accounts</u>. An individual capital account shall be maintained for each Partner. The capital interest of each Partner shall consist of his original contribution of capital, increased by (a) additional capital contributions, and (b) any profits of the Partnership transferred to his capital account, and decreased by (a) distributions in reduction of Partnership capital, and (b) his share of Partnership losses, if charged to the capital accounts of the Partners.
- 11. Ratio of Partners' Capital Accounts. The capital accounts of the Partners shall be maintained at all times in the proportions of their Partnership percentages.
- 12. <u>Profits and Losses</u>. The net profits or net losses of the Partnership shall be shared by the Partners in proportion to their Partnership percentage.
- 13. <u>Voting</u>. Each Partner shall have a vote equal to their Partnership percentage in the management of Partnership business and majority vote shall govern.
- 14. <u>General Partner</u>. The General Partner shall be SAXON PROPERTIES, INC., a Florida corporation, which shall have the full authority to conduct the management of the business of the Partnership, shall make all decisions affecting the Partnership's affairs, and may take such action as it deems necessary or appropriate to accomplish the purposes of

the Partnership. Unless otherwise specifically set forth herein, the General Partner shall have all rights and powers and be subject to all the restrictions and liabilities of a partner in a partnership as stated in the Florida Revised Uniform Limited Partnership Act in a feet as of the date of this Limited Partnership Agreement.

In addition to other acts expressly prohibited by this Limited Partnership Agreement or by law, the General Partner shall not have any authority:

- 1. to engage in any act in contravention of this Limited Partnership Agreement.
- 2. to engage in any act which would make it impossible to carry on the ordinary business of the Partnership.
- 3. to confess a judgment against the Partnership.
- 4. to possess Partnership property or assign the rights of the Partnership in specific property for other than a Partnership purpose.
- 5. to admit a person as a General Partner except as otherwise provided in this Agreement.
- 6. to buy, sell, lease, exchange, mortgage or otherwise transfer all or substantially all of the assets of the Partnership without the prior approval of the Partners having Partnership interests.
- 15. <u>Limited Partner Activities</u>. Except as may otherwise be provided herein to the contrary, no Limited Partner shall have the right or power to take part in the day to day management, conduct, or control of Partnership business or to act for, sign for, or to bind the Partnership; withdraw or reduce his contribution to the capital of the Partnership except as a result of a dissolution of the Partnership in accordance with this Limited Partnership Agreement, or as otherwise provided by law; demand or receive property other than case in return for his capital contribution.

Other than upon the dissolution of the Partnership as provided herein, there has been no time agreed upon when the contribution of each Limited Partner is to be returned and it is understood that no interest shall be paid on the capital contributions to the Partnership.

- 16. Remuneration. The General Partner shall be entitled to be reimbursed for all reasonable expenses incurred by it on behalf of the Partnership in connection with the conduct of the Partnership's business including, but not limited to, employees' salaries, attorneys' and accounting fees and costs incurred in connection with reporting to, and correspondence with, the Partners.
- 17. Winding-Up the Partnership Upon Voluntary Dissolution. The Partnership may be dissolved at any time by agreement of the Partners. Upon any voluntary dissolution, the Partnership shall immediately commence to wind up its affairs. The Partners shall continue to share profits and losses during liquidation in the same proportions as before dissolution. The proceeds from liquidation of the Partnership assets shall be applied as follows:
 - 1. To pay or provide for the payment of all Partnership liabilities and liquidating expenses and obligations.
 - 2. To correct the capital accounts of the Partners, if necessary.
 - 3. To discharge the balance of the capital accounts of the Partners.

Any gain or loss on disposition of Partnership properties in the process of liquidation shall be credited or charged to the Partners in the proportion of their Partnership percentages. Any property distributed in kind in the liquidation shall be valued and treated as though the property were sold and the cash proceeds distributed. The difference between the value of property distributed in kind and its book value shall be treated as gain or loss

on sale of the property and shall be credited or charged to the Partners in the proportions of their Partnership percentages.

- 18. Balance Owed by a Partner. Should any Partner have a debit balance in his capital account, whether by reason of losses in liquidating Partnership assets or otherwise, the debit balance shall represent an obligation from him to the Partnership to be paid in cash within thirty (30) days after written demand by the other Partner.
- 19. <u>Withdrawal of Limited Partner</u>. A Limited Partner may not withdraw from the Partnership except upon the express written consent of the General Partner. A Limited Partner is entitled solely to the distributions provided for herein upon the dissolution of the Partnership which shall occur no later than the date prescribed in Paragraph 5 hereof.
- 20. <u>Assignability: General Partner</u>. Subject to any obligations, restrictions, or limitations which may be contained in applicable loan documents, the General Partner may transfer all or any part of its interest as a General Partner in the Partnership or assign its right to share in all of any portion of income, gains, losses, deductions, or distributions, credited, charged, or paid by the Partnership.
- 21. <u>Assignability: Limited Partner.</u> No Limited Partner shall transfer its interest in the Partnership to any person without the prior written consent of the General Partner. The General Partner shall not consent to any transfer unless the transferee consents in writing to be bound by the terms of this Limited Partnership Agreement.
- 22. <u>Enforceability of Transfer</u>. Any purported transfer of an interest in the Partnership otherwise and in accordance with this Limited Partnership Agreement shall be of no effect as between the Partnership and the purported transferee or assignee and shall

be unenforceable as against the Partnership and the General Partner. The General Brines shall not be charged with actual constructive notice of any such purported transfer.

- 23. Admission of Additional Partners. Additional Limited Partners may be admitted upon the consent of all Partners to this Limited Partnership Agreement. Such additional Limited Partners shall become Limited Partners in the Partnership upon acceptance of their offer to purchase an interest in the Partnership, payment and/or commitment of their contributions to the capital of the Partnership, and upon execution of the signature page to this Limited Partnership Agreement.
- 24. <u>Security Restrictions</u>. The interests in the Partnership acquired pursuant to this Limited Partnership Agreement have not been registered under the Securities Act of 1933, as amended, nor the Florida Securities and Investor Protection Act.
- 25. Liability of General Partner. The General Partner will not be liable to the Partnership or to any Partner for any actions taken in good faith and reasonably believed to be in the best interest of the Partnership. For purposes of this Article, reliance upon the advice of legal counsel, accountants, or other professionals will raise a rebuttable presumption of "good faith". The General Partner shall be liable only for wilful misconduct, gross negligence, or fraud. The Partnership agrees to indemnify and hold harmless the General Partner for and from any and all claims or liabilities arising out its acts or omissions related to the Partnership including the cost of settlement of any such claims and, further, including all reasonable attorneys' fees through appeals and other courts reasonably incurred in resisting such claims whether or not a lawsuit is filed with the exception of acts for which the General Partner may not be indemnified as specified hereinabove.

- Partnership Act referred to earlier in the Limited Partnership Agreement, the liability of the Limited Partners in all respects will be limited to the capital contributions paid or to be by such Limited Partners under the provisions of this Limited Partnership Agreement.
- 27. <u>Gender and Number</u>. All nouns, pronouns, and any variations thereof shell be deemed to refer to the masculine, feminine, and neuter, and the number of all words shall include singular and plural as the context may so require.
- 28. <u>Successors and Assigns</u>. This Limited Partnership Agreement shall inure to the benefit of and be binding upon all parties and their permitted successors, heirs, devisees, assigns and legal representatives.
- 29. <u>Entire Agreement</u>. This Limited Partnership Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written understandings between the parties. This Limited Partnership Agreement may not be terminated, altered, or amended except by writing executed by the parties sought to be charged therewith.
- 30. Arbitration. If any controversy or claim arising out of this Partnership Agreement cannot be settled by the Partners the controversy or claim shall be settled by arbitration in accordance with the rules of the American Arbitration Association then in effect, and judgment on the award may be entered in any court having jurisdiction.
- 31. <u>Binding</u>. This Limited Partnership Agreement shall be binding upon the heirs, Personal Representative, Trustees, and the assigns of the parties hereto.
- 32. <u>Controlling Law</u>. This Limited Partnership Agreement is entered into pursuant to and shall be controlled by the laws of the State of Florida.

- 33. <u>Registered Office</u>. The registered office of the Partnership shall be 1415. Hendry Street, Ft. Myers, Florida 33901.
- 34. <u>Registered Agent.</u> The registered agent of the Partnership shall be Christopher N. Davies.

IN WITNESS WHEREOF, the parties hereto have duly and properly executed this Limited Partnership Agreement.

LIMITED PARTNER:

GENERAL PARTNER:

Saxon Properties, Inc.

Richard G. Couch, Trustee Richard G. Couch, President

ACCEPTANCE OF REGISTERED AGENT

The Chart House Partners, Limited, desiring to organize under the laws of the state of Florida, has named Christopher N. Davies, 1415 Hendry Street, Fort Myers, Florida 33901, as its statutory Registered Agent.

Having been named the statutory Registered Agent of the above Limited Partnership at the place designated in this Certificate, I hereby accept the same and agree to act in this capacity, and agree to comply with the provisions of Florida law relative to keeping the registered office open and accept the all obligations thereof.

Christopher N. Davies

Dated: January 30, 1995

AFFIDAVET OF CAPITAL CONTRIBUTIONS

STATE OF FLORIDA COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared, Richard G. Couch, President of Saxon Properties, Inc., General Partner of The Chart House Partners, Limited, 😹 a Florida limited partnership, the sole general partner of The Chart House Partners, Limited, (the Limited Partnership), who, upon being duly sworn, certified as follows:

- The total amount of capital contributions to the Limited Partnership made by the partners is Two Hundred Thousand and 00/100 Dollars (\$200,000.00).
- The total amount of additional capital contributions anticipated to be contributed by the limited partners at this time is as follows: -0-

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

President of Saxon Properties, Inc.,

sole General Partner of The Chart House

Date: JAIUNEY 30,1995 Partners, Limited

BEFORE ME, the undersigned officer, a Notary Public authorized to administer oaths and to take acknowledgments in and for the State and County set forth above, personally appeared RICHARD G. COUCH, President of Saxon Properties, Inc., sole General Partner of The Chart House Partners, Limited, known to me and known by me to the person who executed the foregoing Affidavit of Capital Contributions, and he acknowledged to me and before me that he executed this Affidavit as President of Saxon Properties, Inc., sole General Partner of The Chart House Partners, Limited.

IN WITNESS WHEREOF, I have set my hand and affixed my official seal in the State and County aforesaid, this 30TH day of January, 1995.

My Commission Expires:

COMMESSION No : CC153487

(SEAL)

CERTIFICATE OF LIMITED PARTNERSHIP OF THE CHART HOUSE PARTNERS, LIMITED, a Florida Limited Partnership

95 J.H.31 .H.1

The undersigned general partner ("General Partner"), desiring to form a limited partnership pursuant to the Florida Revised Uniform Limited Partnership Act, hereby states as follows:

- 1. The name of the Partnership is The Chart House Partners, Limited.
- 2. The address of the office of the Partnership is 1415 Hendry Street, Fort Myers, Florida 33901.
- 3. The name and address of the agent for service of process on the Partnership is Christopher N. Davies, Esq., 1415 Hendry Street, Fort Myers, Florida, 33901.
 - 4. The name and business address of the sole General Partner is as follows:

Name
Address

Saxon Properties, Inc. + 74-44

2180 West First Street
Fort Myers, Florida 33901

- 5. The mailing address of the Partnership is 2180 West First Street, Fort Myers, Florida 33901.
- 6. The latest date upon which the Partnership shall dissolve is December 31, 2005.

The execution of this certificate by the undersigned General Partner constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

IN WITNESS WHEREOF, this Certificate of Limited Partnership has been executed on behalf of the sole General Partner of THE CHART HOUSE PARTNERS, LIMITED, this 3014 day of January, 1995.

GENERAL PARTNER:

SAXON PROPERTIES, INC.

Richard G. Couch, President

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

96 747 -3 19 0 58 DOCUMENT # A95000000154 Market Control THE CHART HOUSE PARTNERS, LIMITED Company agents to the caracter 2. Salatta granica Cappo atos 10.0 1415 HENDRY STREET 2100 WEST FIRST STREET FORT MYERS FL 33901 FORT MYERS FL 33901 3. FLORIDA 01/31/1995 3a, see e conque 14. and encode, decompos Control Marie A 7 1 58. Capita Costi bateria, o Stroge 6. 0 • \$200,000.00 B. FEES: 1.5 Edwig Fine. Computed at a rate of \$7 pm \$1,000 on amount entered in \$6 or \$4.55 blank. with a minimum blog too of \$52.50 and a maximum of \$4.37.50.

2.7 Examplemental Fine \$438.75 (pursuant to section 607.193 F.S.).

THE AMOUNT DUE: SHALL BE FIOLESS THAN \$109.25 (\$52.50 + \$1.38.75) AND NO MORE THAN \$578.25 (\$437.50 + \$1.38.75).

If the introduct entered in \$6 is greater than amount entered in \$6.2 a supplemental afficient must be autimated along with a separate and appropriate fung fee.

MAKE CHECK PAYABLE TO FLORIDA DEPT OF STATE. 9, Name and Address of Current Registered Agent DAVIES, CHRISTOPHER N ESO. 1415 HENDRY STREET FORT MYERS FL 33901 1.45.55 MSC and CRC 1.47 Exercial Statistics. The above it arrest to steed partnership or prepared or my strend order the taxis of the State of Floridg, highered fine statement to the entremark transport to existence of steed after a positive angular or before the Mate. Effects Social Social Green was additioned by to general partner of a borety accordition appointment of inglatered agont of an experimental with and according to obequition of an transpositor soft blands statute Schaffell, dilegistered Agent Accepting Apportments A GENERAL PARTNER THAT IS A CORPORATION, LIMITED PARTNERSHIP OR OTHER BUSINESS ENTITY 11a. Automost La b Coment Partino 11c. (becamed Hamber i Lit_C Ctate & Zip Code 11. Commercial disposer principal contra 2180 WEST FIRST STREE FORT MYERS FL 33901 H74599 SAXON PROPERTIES, INC. 05/16/46--01002--008 +++1076,25 +++1076,25 LINGTATEMENT 96 Note: General partners MAY NOT be changed on this form; an amendment must be filed to change a general partner.

SIGNATURE

THE CHARDGE CONTROL OF THE STATE OF THE STAT

5000000154

ACCOUNT NO. : 072100000032

REFERENCE :

501140

81805A

AUTHORIZATION

COST LIMIT

ORDER DATE: August 19, 1997

ORDER TIME: 9:34 AM

ORDER NO. : 501140-005

CUSTOMER NO:

81805A

CUSTOMER: Ms. Deborah K. Lewis

Thomas G. Eckerty, Esq

Suite 89

12734 Kenwood Lane Ft. Myers, FL 33907 -900002271109--8

DOMESTIC AMENDMENT FILING

NAME:

THE CHART HOUSE PARTNERS,

LIMITED

EFFECTIVE DATE:

ARTICLES OF AMENDMENT

RESTATED ARTICLES OF INCORPORATION

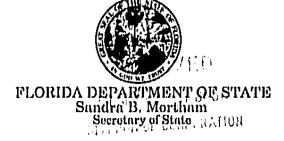
PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

CERTIFIED COPY

_ PLAIN STAMPED COPY CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Warren Whittaker

cer EXAMINER'S INITIALS:

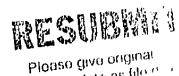


August 19, 1997

WARREN WHITTAKER CSC NETWORKS TALLAHASSEE, FL

Ref. Number: A9500000154

returned for the following:



Please give original please gi

When a Florida limited partnership adds a new general partner, the new general partner MUST SIGN the AMENDMENT.

ALSO, an address must be listed for the new gneral partner, and the new general partner -- AFGC ENTERPRISES, INC. -- must be registered with the Division of Corporations BEFORE the AMENDMENT can be illed.

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 (850) 487-6914.

Buck Kohr Corporate Specialist

Letter Number: 697A00041900

AMENDMENT TO CERTIFICATE OF LIMITED PARTNERSHIP OF THE CHART HOUSE PARTNERS, LIMITED, a Florida limited partnership

THE UNDERSIGNED, being the co-general partners of The Chart House Partners: Limited, a Florida limited partnership, hereinafter referred to as "The Limited Partnership", and now desiring to amend the Certificate of Limited Partnership, as provided for under Florida Statute 620.109, do hereby swear to and certify as follows:

- 1. That the name of the limited partnership is THE CHART HOUSE PARTNERS, LIMITED:
- 2. That the limited partnership Certificate was filed on January 31, 1995, and was assigned Charter No. A95-000000154;
- The Certificate of Limited Partnership is amended to add AFGC Properties, Inc., as a co-general partner; and
- 4. The Partnership Agreement is amended to require the signature of both general partners on any borrowing, transfer or sale of the subject property owned by the partnership.

IN WITNESS WHEREOF, the undersigned, being the co-general partners of the limited partnership, has executed these Articles of Amendment this 254 day of August, 1997, and certifies and attests to the facts set forth herein.

Print name: Thems G. General By: Print name: DEPORAH G. LEWIS

SAXON PROPERTIES, INC., Co-General Partner

Richard G. Couch, President

STATE OF FLORIDA COUNTY OF LEE

The foregoing instrument was acknowledged before me this day of August, 1997, by Richard G. Couch, President, who is personally known to me, and who did/did not take an oath.

Notary Seal of Stamp

COMMISSION NO CC517207 MY COMMISSION EXP DEC 11.1999 Commission No.:

Commission Expiration:

Deborati K. Lewis, Notary

Print namo: Throws G. Wellery Alcorated . Jennis Print plamo: DEPORTH K. (ELVIS	AFGC PROPERTIES, INC., Co-General Partner By: Republic President Michael Lickley, President
STATE OF FLORIDA COUNTY OF LEE	
The foregoing instrument was acknowledg by Michael Lickley, President, who is personally knowledge of Stamp OFFICIAL NOTARY SEAL DEBOKATE KILWIS COMMISSION EXP DEC 11,1999	Deborah K. Lewis, Notary Public Commission Expiration: 97 Au6 19 MH0: 50