

FILE ON OR BEFORE DECEMBER 31, 1998 OR LIMITED PARTNERSHIP
WILL BE SUBJECT TO REVOCATION AND \$500 PENALTY FEE

LIMITED PARTNERSHIP
ANNUAL REPORT
1999



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

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

98 DEC 10 PM 1:13

1. Name of Limited Partnership

1a. DOCUMENT #
A95000000225

RFR UNIVERSITY TOWNHOUSE APARTMENTS, LTD.



Mailing Address

Principal Office Address

P.O. BOX 4910
CLEARWATER FL 34618

4102B QUIXOTE BLVD
TAMPA FL 33613

3. Date Formed or Registered

02/15/1995

5a. Capital Contributions as
Shown on record.

\$3,104,000.00

3a. Date of Last Report

12/15/1997

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

4. State or Country of Formation

FL

6. FEI Number

59-3297387

☐ 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)

2. Mailing Address

4102-B QUIXOTE BLVD

Suite, Apt. #, etc.

City & State

TAMPA FL

Zip Country

33613 HILLSBOROUGH

2a. Principal Office Address

4102 QUIXOTE BLVD

Suite, Apt. #, etc.

City & State

TAMPA FL

Zip Country

33613 HILLSBOROUGH

9. Name and Address of Current Registered Agent

SALVATORI, LEO J
4501 NORTH TAMAMIA TRAIL, SUITE 300
NAPLES FL 33940

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

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)

REED DEVELOPMENT COMPANY

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

4102-B QUIXOTE BLVD.

11b. City, State & Zip Code

TAMPA FL 33613

11c. Registration/
Document Number

F13509

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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

DATE

10/28/98

Typed or Printed Name of General Partner Signing Form

ROBERT M REED II

Daytime Telephone Number

813-971-3004

CR2E003 (3/98)