

# A99000001006

CAPITOL SERVICES d/b/a  
PARALEGAL & ATTORNEY SERVICE BUREAU, INC.

(Requestor's Name)

1406 Hays Street, Suite 2

(Address)

Tallahassee, FL 32301 (904) 656-3992

(City, State, Zip)

(Phone #)

OFFICE USE ONLY

**CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):**

1. Towne Place Apartments - Phase II, Ltd.  
(Corporation Name) (Document #)
2. \_\_\_\_\_  
(Corporation Name) (Document #)
3. \_\_\_\_\_  
(Corporation Name) (Document #)
4. \_\_\_\_\_  
(Corporation Name) (Document #)

☒ Walk in

☒ Pick up time 6/22

☒ Certified Copy

☐ Mail out

☐ Will wait

☐ Photocopy

☐ Certificate of Status

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input checked="" type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark

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-06/22/99-01038-002  
\*\*\*1837.50 \*\*\*1837.50

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DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

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BK  
6/22/99

CERTIFICATE OF LIMITED PARTNERSHIP  
OF  
TOWNE PLACE APARTMENTS - PHASE II, LTD.

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
99 JUN 22 PM 2:13

This Certificate of Limited Partnership of Towne Place Apartments - Phase II, Ltd. dated as of June 17, 1999, is entered into by and among Epoch Properties, Inc. ("Developer"), a Florida corporation, as a General Partner; LIC Ventures Inc. ("Additional General Partner"), a Delaware corporation, as a General Partner; Lumbermen's Investment Corporation ("the "LIC Limited Partner"), a Delaware corporation, as a Limited Partner; and EPI - Towne Place, Inc. (the "Developer Limited Partner"), a Florida corporation, to form a limited partnership pursuant to the Florida Revised Uniform Limited Partnership Act (1986) (the "Act"), upon the following terms and subject to the following conditions:

1. The name of the Partnership is Towne Place Apartments - Phase II, Ltd.
2. The address of the registered office of the Partnership is 359 Carolina Avenue, Winter Park, Orange County, Florida 32789. The name and address of the registered agent of the Partnership for service of process required to be maintained by the Act is James H. Pugh, Jr. at 359 Carolina Avenue, Winter Park, Orange County, Florida 32789.
3. The location of the principal office of the Partnership where records are to be kept or made available under the Act is 359 Carolina Avenue, Winter Park, Orange County, Florida 32789. This is also the Partnership's mailing address.
4. The name, mailing address and street address of each General Partner is as follows:

Epoch Properties, Inc.  
359 Carolina Avenue  
Winter Park, Florida 32789  
Attention: James H. Pugh, Jr.

370124

LIC Ventures Inc.  
1300 S. MoPac Expwy.  
Austin, Texas 78746  
Attention: O. Philip Breland, Jr.

F9600000457

5. The latest date upon which the Partnership is to dissolve is June 1, 2004.

IN WITNESS WHEREOF, this Certificate of Limited Partnership of Towne Place  
Apartments - Phase II, Ltd. has been executed as of the date first written above.

GENERAL PARTNERS:

EPOCH PROPERTIES, INC.,  
a Florida corporation

By: 

James H. Pugh, Jr.  
President

LIC VENTURES INC.,  
a Delaware corporation

By: 

O. Philip Breland, Jr.  
Vice President

LIMITED PARTNERS:

LUMBERMEN'S INVESTMENT CORPORATION,  
a Delaware corporation

By: 

O. Philip Breland, Jr.  
Senior Vice President

EPI - TOWNE PLACE, INC.,  
a Florida corporation

By: 

James H. Pugh, Jr.  
President

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

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BEFORE ME the undersigned authority personally appeared JAMES H. PUGH, JR., as President of EPOCH PROPERTIES, INC., a general partner of TOWNE PLACE APARTMENTS - PHASE II, LTD., a Florida limited partnership, and certifies:

The amount of the capital contribution to date of the limited partners is \$2,500,000.00.

The total amount contributed and anticipated to be contributed by the limited partners at this time totals \$2,500,000.00.

SIGNED this 17<sup>th</sup> day of June, 1999.

FURTHER AFFIANT SAYETH NOT.

Under the penalties of perjury I declare that I have read the foregoing and know the contents thereof and that the facts stated herein are true and correct.

TOWNE PLACE APARTMENTS - PHASE II, LTD.,  
a Florida limited partnership

By: EPOCH PROPERTIES, INC., a Florida  
corporation, a general partner

By:   
JAMES H. PUGH, JR., President

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of June, 1999, by JAMES H. PUGH, JR., as President of EPOCH PROPERTIES, INC., a Florida corporation, a general partner of TOWNE PLACE APARTMENTS - PHASE II, LTD., a Florida limited partnership. He is personally known to me and did not take an oath.

  
NOTARY PUBLIC  
My Commission Expires:

