

**CORPORATE  
ACCESS,  
INC.**

# A 99000001615

236 East 6th Avenue . Tallahassee, Florida 32303

P.O. Box 37066 (32315-7066) ~ (850) 222-2666 or (800) 969-1666 . Fax (850) 222-1666

**WALK IN**

**PICK UP**

10/4/99 1:00

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DIVISION OF CORPORATIONS  
99 OCT -14 AM 11:37

CERTIFIED COPY

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FILING

1.) Turner Real Property Investments, Ltd  
(CORPORATE NAME & DOCUMENT #)

2.) \_\_\_\_\_  
(CORPORATE NAME & DOCUMENT #)

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\*\*\*1785.00 \*\*\*1785.00

3.) \_\_\_\_\_  
(CORPORATE NAME & DOCUMENT #)

4.) \_\_\_\_\_  
(CORPORATE NAME & DOCUMENT #)

5.) \_\_\_\_\_  
(CORPORATE NAME & DOCUMENT #)

**SPECIAL INSTRUCTIONS**

RECEIVED  
99 OCT -14 AM 10:50  
DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

**CERTIFICATE OF LIMITED PARTNERSHIP  
OF  
TURNER REAL PROPERTY INVESTMENTS, LTD.**

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THE UNDERSIGNED, desiring to form the Limited Partnership of TURNER REAL PROPERTY INVESTMENTS, LTD. (the "Partnership"), pursuant to the Revised Uniform Limited Partnership Act of the State of Florida, hereby adopts, files, swears to and certifies this Certificate:

1. Name. The name of the Partnership is TURNER REAL PROPERTY INVESTMENTS, LTD. (the "Partnership").

2. Location of the Principal Office and Mailing Address of the Partnership. The principal office of the Partnership is located at 505 Lakefront Boulevard, Winter Park, FL 32789, and its mailing address is P.O. Box 14, Winter Park, FL 32790.

3. Agent for Service of Process. The name and address of the agent for service of process on the Partnership shall be William R. Lowman, Jr., 315 E. Robinson Street, Suite 600, Orlando, FL 32801.

4. Name and Business Address of the General Partner. The name and business address of the General Partner is as follows:

Turner Management, Inc.  
P.O. Box 14  
Winter Park, FL 32790

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5. Term of the Partnership. The Partnership shall continue in existence until 11:59 P.M. on December 31, 2025, unless sooner terminated, liquidated or dissolved by law or in accordance with the Partnership Agreement.

6. Real Property. A conveyance or encumbrance of real property or any interest therein held in the name of the Partnership, and any other instrument affecting title to real property in which the Partnership has an interest, shall be executed in the Partnership's name by the General Partner.

7. Conversion of Partnership. This Partnership is being converted to a limited partnership from a general partnership. The general partnership was formerly known as Turner Family Limited Partnership. All partners of the general partnership voted in favor of the conversion. This conversion is intended to comply with Section 620.8902 of the Florida Statutes.

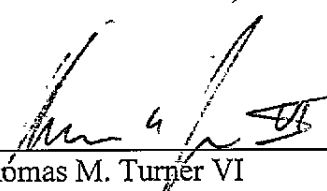
The execution of this certificate by the undersigned General Partner constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

IN WITNESS WHEREOF, the parties hereby have sworn to and signed and will cause to be duly filed this Certificate of Limited Partnership. This Certificate is executed this 12 day of October, 1999.

"General Partner"

TURNER MANAGEMENT, INC.

By: \_\_\_\_\_

  
Thomas M. Turner VI  
Its President

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**AFFIDAVIT OF CAPITAL CONTRIBUTIONS**

BEFORE ME, the undersigned, personally appeared Thomas M. Turner VI, President of TURNER MANAGEMENT, INC., as General Partner of TURNER REAL PROPERTY INVESTMENTS, LTD., a Florida limited partnership, hereinafter referred to as the "Partnership" who, upon being duly sworn, certifies on behalf of the Partnership as follows:

1. At this time, \$813,500.00 has been contributed to the Partnership by the limited partners.

2. It is anticipated that the aggregate amount of capital to be contributed to the Partnership by the limited partners will not exceed \$1.5 million.

FURTHER AFFIANT SAYETH NOT.

Under penalties of perjury, the undersigned declares that he has read the foregoing and that the facts alleged are true, to the best of his knowledge and belief.

Signed, sealed and delivered  
in the presence of:

Loraine P. Gary  
Darby Stine

TURNER MANAGEMENT, INC.

By: Thomas M. Turner VI

Thomas M. Turner VI  
Its President

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of October, 1999, by Thomas M. Turner VI, as President of TURNER MANAGEMENT, INC., General Partner of TURNER REAL PROPERTY INVESTMENTS, LTD..

Personally Known OR ✓ Produced Identification;  
Type of Identification Produced: 72 Drivers License

Loraine P. Gary  
Signature of Notary Public

Name of Notary Public

NOTARY PUBLIC - STATE OF FLORIDA  
LORRAINE P. GARY  
COMMISSION # CC815599  
EXPIRES 6/19/2003  
BONDED THRU ASA 1-888-NOTARY1

**CERTIFICATE DESIGNATING PLACE OF BUSINESS FOR THE  
SERVICE OF PROCESS WITHIN FLORIDA AND REGISTERED  
AGENT UPON WHOM PROCESS MAY BE SERVED**

FILED STATE  
SECRETARY OF CORPORATIONS  
99 OCT -4 AM 11:37

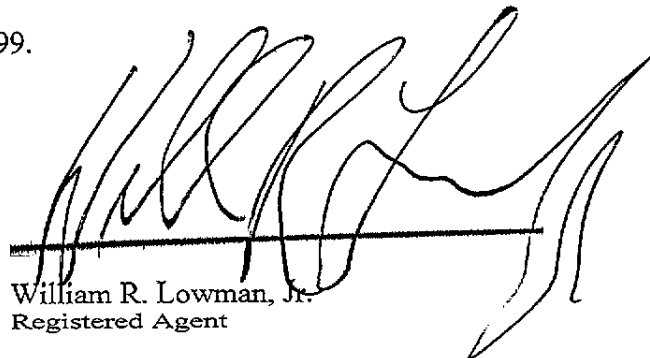
In compliance with Section 620.192, Florida Statutes, the following is submitted:

TURNER REAL PROPERTY INVESTMENTS, LTD., a limited partnership formed pursuant to the laws of the State of Florida with its registered office at 315 E. Robinson Street, Suite 600, Orlando, FL 32801, has named and designated William R. Lowman, Jr., as its Registered Agent to accept service of process within the State of Florida at said address.

**ACKNOWLEDGMENT**

Having been named to accept service of process for the above-named 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 relating to the proper and complete performance of my duties as Registered Agent.

Dated this 15<sup>th</sup> day of October, 1999.



William R. Lowman, Jr.  
Registered Agent