

1264 HAYS STREET  
TALLAHASSEE, FL 32304

800-342-8086

B95000000124

CSC networks

B95000000124

ACCOUNT NO. : 072100000032

REFERENCE : 572448 4134B

AUTHORIZATION : Patricia Pizots

COST LIMIT : 9 148.75

ORDER DATE : April 5, 1995

ORDER TIME : 10:01 AM

ORDER NO. : 572448

CUSTOMER NO: 4134B

CUSTOMER: Ms. Helen Brock Ford  
BROAD AND CASSEL

Suite 1100  
390 N. Orange Avenue  
Orlando, FL 32801

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
95 APR -5 PM 12:24

100001447841

DOMESTIC FILING

NAME: TOWNE SOUTH CLUB PARTNERS, L.P

ARTICLES OF INCORPORATION  
XX CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
XX PLAIN STAMPED COPY  
XX CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Jodie Krebs

EXAMINER'S INITIALS:

4/5/95  
311

Florida Department of State, Jim Smith, Secretary of State

APPLICATION BY FOREIGN LIMITED PARTNERSHIP  
FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA

1. TOWNE SOUTH CLUB PARTNERS, L.P.  
(Name of limited partnership as it is in the home state;
2. TOWNE SOUTH CLUB PARTNERS, L.P., LTD.  
(If name is unavailable, name under which the limited partnership proposes to register or transact business in Florida; must contain the word "LIMITED" or "LTD.")
3. CALIFORNIA 4. March 16, 1994  
(State of Formation) (Date of Formation)
5. B&C Corporate Services of Central Florida, Inc.  
(Name of Registered Agent for Service of Process)
6. 390 North Orange Avenue, Suite 1100  
(Street Address of Registered Office)  
Orlando, Florida 32801  
(City) (Zip Code)
7. Acceptance by the Registered Agent for Service of Process.  
B&C Corporate Services of Central Florida, Inc.  
By: [Signature]  
(Agent must sign on this line)  
Randal M. Alligood, Vice President
8. 1 SunAmerica Center, Century City, Los Angeles, CA 90067  
(Address of Registered Office required in State of Formation or, if not required, Address of Principal Office.)
9. NAME OF GENERAL PARTNERS SPECIFIC ADDRESS  
CED Capital Holdings III, Ltd., 2200 Lucien Way, Suite 450  
a Florida limited partnership Maitland, Florida 32751  
  
A97000000229
10. 2200 Lucien Way, Suite 450, Maitland, Florida 32751  
(Office where Names, Addresses and Contributions of Limited Partners are kept.)
11. The limited partnership will undertake to keep the records listing the addresses and capital contributions of the limited partner or limited partners until the limited partnership's registration in Florida is cancelled or withdrawn.
12. 2200 Lucien Way, Suite 450, Maitland, Florida 32751  
(Mailing Address of Limited Partnership)

FILED OF STATE  
SECRETARY OF CORPORATIONS  
95 APR -5 PM 12:24

This 3rd day of April, 1995.

CED CAPITAL HOLDINGS III, LTD.

By:

General Partner

Alan H. Ginsburg, as President of CED Construction, Inc.,  
its Managing General Partner

STATE OF FLORIDA

COUNTY OF ORANGE

THE FOREGOING instrument was acknowledged and sworn to before me this 3rd day  
of April, 1995, by Alan H. Ginsburg, as President (Name of General Partner) of  
CED Construction, Inc., Managing General Partner of CED Capital Holdings III, Ltd.

TOWNE SOUTH CLUB PARTNERS, L.P.

(Name of Limited Partnership), A California

Partnership, on behalf of the Limited Partnership. (State or Country) Limited

Patricia Geoghegan  
Notary Public

State of Florida at Large

My Commission Expires:

(SEAL)



PATRICIA GEOGHEGAN  
My Comm Exp. 11/22/98  
Bonded By Service Ins  
No. CC422627

☒ Personally Known ☐ Other I.D.

FILED STATE  
SECRETARY OF CORPORATIONS  
DIVISION OF CORPORATIONS  
95 APR -5 PM 12:24

## AFFIDAVIT OF CAPITAL CONTRIBUTIONS

BEFORE ME, the undersigned, personally appeared Alan H. Ginsburg, as President of CED Construction, Inc., Managing General Partner of TOWNE SOUTH CLUB PARTNERS, L.P., a (an) California limited partnership, hereinafter referred to as the "Partnership", who certifies as follows:

1. The amount of capital contributions of the limited partners is \$ 50.00
  2. The anticipated amount of the capital contributions of the limited partners that are allocated for the purposes of transacting business in Florida is \$ 50.00.
- This 3rd day of April, 1995.

### **FURTHER AFFIANT SAYETH NOT.**

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

General Partner

CED CAPITAL HOLDINGS III, LTD.

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

Alan H. Ginsburg, as President of CED Construction, Inc., Managing General Partner

STATE OF Florida

COUNTY OF Orange

DATE April 3, 1995

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 Alan H. Ginsburg, President of CED Construction, Inc., Managing General Partner of CED Capital Holdings III, LTD. (General Partner; known to me and known by me to be the person who executed the foregoing Affidavit of Capital Contributions, and he acknowledged to me and before me that he executed this Affidavit as General Partner of said partnership.

IN WITNESS WHEREOF, I have hereunto hand and affixed my official seal, in the State of Florida County aforesaid, this 3rd day of April, 1995.

Seal

Notary Public

State of Florida at Large

My Comm. Exp. 11/22/98  
Bonded By Service Ins  
No. CC422627

Personally Known ( ) Date L.R.

FILED STATE  
SECRETARY OF CORPORATIONS  
95 APR - 3 PM 2:24

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

LIMITED PARTNERSHIP  
ANNUAL REPORT  
1996



FLORIDA DEPARTMENT OF STATE  
Sandra Morton  
Secretary of State  
DIVISION OF CORPORATIONS

FILED

95 DEC 13 AM 10:05

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

DO NOT WRITE IN THIS SPACE

1. Name of Limited Partnership

1a. DOCUMENT #  
**B95000000124**

**TOWNE SOUTH CLUB PARTNERS, L.P., LTD.**

Mailing Address

2200 LUCIEN WAY, SUITE 430  
MAITLAND FL 32751

Principal Office Address

1 SUMMERICA CENTER  
CENTURY CITY CA 90067

If above addresses are incorrect in any way, line through the incorrect information and enter correct address in Block 2 and/or 2a

3. Date Formed or Registered to Do Business in  
FLORIDA  
**04/05/1995**

3a. Date of Last Report

4. State or Country of Formation  
**CA**

5a. Capital Contributions as Shown  
on Record

**\$50.00**

5b. Amount of Capital Contributions in  
FLORIDA to date

6. FEI Number

**59-3231192**

Applied For

7. CERTIFICATE OF STATUS REQUIRED

Not Applicable

8. FEES: 1.) Filing Fee: Computed at a rate of \$7 per \$1,000 on amount entered in 5b or 5a if 5b blank, with a minimum filing fee of \$52.50 and a maximum of \$437.50  
2.) Supplemental Fee: \$138.75 (pursuant to section 607.193, F.S.)  
THE AMOUNT DUE SHALL BE NO LESS THAN \$191.25 (\$52.50 + \$138.75) AND NO MORE THAN \$576.25 (\$437.50 + \$138.75)

Note: If the amount entered in b. is greater than amount entered in 5a, a supplemental affidavit must be submitted along with a separate and appropriate filing fee.  
MAKE CHECK PAYABLE TO FLORIDA DEPT. OF STATE.

9. Name and Address of Current Registered Agent

**B&C CORPORATE SERVICES OF CENTRAL FL, INC.**  
**300 N. ORANGE AVE., SUITE 1100**  
**ORLANDO FL 32801**

10. If changed, new Registered Agent/Office

Name

Street Address (P.O. Box Number is Not Acceptable)

Suite, Apt. #, etc

City

Zip Code

**FL**

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**

11. Name(s) of General Partner(s)

**CED CAPITAL HOLDINGS III, LT**

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

**2200 LUCIEN WAY, SUIT**

11b. City, State & Zip Code

**MAITLAND FL 32751**

11c. Registration/  
Document Number

**A83000000229**

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 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 effect 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 689, Florida Statutes.

By: **CED Capital Holdings III, Ltd., General Partner**  
By: **CED Construction, Inc., Its Managing General Partner**

SIGNATURE By:

DATE

**OCT 18 1995**

Typed or Printed Name of General Partner Signing Form **Alan H. Ginsburg, President**

Telephone Number **(407) 660-1110**

CR2E003 (6/95)