

**FILE ON OR BEFORE DECEMBER 31, 1996 OR PARTNERSHIP
WILL BE SUBJECT TO REVOCATION AND \$500 PENALTY FEE**

LIMITED PARTNERSHIP
ANNUAL REPORT
1997



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

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

96 DEC -2 PM 1:33

1. Name of Limited Partnership

1a. DOCUMENT #
A28440

ROYAL PALM CENTER ASSOCIATES, LTD.



Mailing Address
**4415 FIFTH AVENUE
PITTSBURGH PA 15213**

Principal Office Address
**4415 FIFTH AVENUE
PITTSBURGH PA 15213**

3. Date Formed or Registered

06/06/1989

5a. Capital Contributions as Shown on record

\$655,750.00

3a. Date of Last Report

01/04/1996

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

4. State or Country of Formation

FL

2. Mailing Address

2a. Principal Office Address

Suite, Apt. #, etc.

Suite, Apt. #, etc.

City & State

City & State

Zip

Country

Zip

Country

6. FEI Number

59-2963674

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)

9. Name and Address of Current Registered Agent

**ANSBACHER & SCHNEIDER, P.A.
4215 SOUTHPOINT BLVD.
#100
JACKSONVILLE FL 32216**

10. If changed, new Registered Agent/Office

Name

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

200002025972--5

Suite, Apt. #, etc.

-12/11/96--01047--008

City

*****637.50 ***585.00**

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
MUST BE REGISTERED AND ACTIVE WITH THIS OFFICE.**

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

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

11b. City, State & Zip Code

11c. Registration/ Document Number

WESTCO MANAGEMENT, INC.

1520-360 ROYAL PALM S

FT. MYERS FL

H34759

~~NATIONAL DEVELOPMENT~~

~~1520-360 ROYAL PALM S~~

~~FT. MYERS FL~~

~~H70410~~

*Amendment filed
12-2-96*

*National Development Properties
of Florida, Inc.*

4415 Fifth Avenue

*Pittsburgh, PA
15213*

*H34756.25
CUS 8.75
R 12-2-96*

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

Diane G. Connor, V.P.

DATE

11-20-96

Typed or Printed Name of General Partner Signing Form

Diane G. Connor, V.P.

Daytime Telephone Number

412-576-7800

CR2E003 (6/96)