

FILE ON OR BEFORE DECEMBER 31, 1997 OR PARTNERSHIP WILL BE SUBJECT TO REVOCATION AND \$500 PENALTY FEE

LIMITED PARTNERSHIP
ANNUAL REPORT
1998



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

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
97 DEC 31 PM 1:53

1. Name of Limited Partnership

1a. DOCUMENT #
A95000001498



FLORIDA REAL PROPERTIES LIMITED

Mailing Address

501 BRICKELL KEY DR., STE. 500
MIAMI FL 33131

Principal Office Address

501 BRICKELL KEY DR., STE. 500
MIAMI FL 33131

3. Date Formed or Registered

10/06/1995

5a. Capital Contributions as Shown on record.

\$600,000.00

3a. Date of Last Report

01/21/1997

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

4. State or Country of Formation

FL

2. Mailing Address

501 Brickell Key Drive
Suite, Apt. #, etc.
Suite 602

2a. Principal Office Address

501 Brickell Key Drive
Suite, Apt. #, etc.
Suite 602

City & State

Miami, Florida

City & State

Miami, Florida

Zip

33131

Zip

33131

6. FEI Number

65-0609379

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

ALLEN & GALEGO
601 BRICKELL KEY DR., STE. 805
MIAMI FL 33131

10. If changed, new Registered Agent/Office

Name
Vestec International Corporation
Street Address (P.O. Box Number Is Not Acceptable)
501 Brickell Key Drive
Suite, Apt. #, etc.
Suite # 602
City
Miami
Zip Code
FL 33131

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 12/24/97

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)

BRICKELL CAPITAL CORPORATION

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

501 BRICKELL KEY DR.,

11b. City, State & Zip Code

MIAMI FL 33131

11c. Registration/ Document Number

P95000074844

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****576.25 ****576.25

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 12/24/97

Typed or Printed Name of General Partner Signing Form

Rafael Diaz-Balart

Daytime Telephone Number (305) 358-8900

CR2E003 (6/97)