

2004 LIMITED PARTNERSHIP ANNUAL REPORT

Due By May 1, 2004

DOCUMENT # B99000000093



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SECRETARY OF STATE
TALLAHASSEE FLORIDA

1. Entity Name
FBEC - BRICKELL KEY CENTRE, L.P.

Principal Place of Business
C/O HAGAN & ASSOC.//ATTN: MIA DELGADO
200 EAST RANDOLPH, SUITE 4322
CHICAGO, IL 60601

Mailing Address
C/O HAGAN & ASSOC.//ATTN: MIA DELGADO
200 EAST RANDOLPH, SUITE 4322
CHICAGO, IL 60601



2. Principal Place of Business
do Hagan & Associates
Suite, Apt. #, etc.
ATTN: E Machaj, Ste 4322
City & State
200 E. Randolph, Chicago, IL.
Zip
60601
Country
USA

3. Mailing Address
do Hagan & Associates
Suite, Apt. #, etc.
ATTN: E Machaj, Ste 4322
City & State
200 E. Randolph, Chicago, IL.
Zip
60601
Country
USA

01062004 Chg-LP CR2E003 (10/03) *210*

4. FEI Number
36-4274328
Applied For
Not Applicable

5. Certificate of Status Desired **\$8.75** Additional Fee Required

6. Name and Address of Current Registered Agent

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

7. Name and Address of New Registered Agent
Name
Street Address (P.O. Box Number is Not Acceptable)
City **FL** Zip Code

8. The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. I am familiar with, and accept the obligations of registered agent.

SIGNATURE _____ DATE _____
Signature, typed or printed name of registered agent and title if applicable.

9. Capital Contributions as Shown on record. **\$29,724,851.00**

10. Amount of Capital Contributions in FLORIDA to date. **29,724,851.00**

A GENERAL PARTNER THAT IS A BUSINESS ENTITY MUST BE REGISTERED AND ACTIVE WITH THIS OFFICE.
NOTE: General Partners MAY NOT be changed on the form; an amendment must be filed to change a general partner.

12. GENERAL PARTNER INFORMATION

13. ADDRESS CHANGES ONLY

DOCUMENT #	M99000000272
NAME	BRICKELL KEY CENTRE - FBEC, L.L.C.
STREET ADDRESS	501 BRICKELL KEY DRIVE, SUITE 600
CITY-ST-ZIP	MIAMI, FL 33131
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14. I hereby certify that the information supplied with this filing does not qualify for the exemption stated in Section 119.07(3)(i), Florida Statutes. I further certify that the information indicated on this report is true and accurate and that my signature shall have the same legal effect as if made under oath; that I am a General Partner of the limited partnership or the receiver or trustee empowered to execute this report as required by Chapter 620, Florida Statutes.

Stephen A. Smith
General Partner, Brickell Key Centre - FBEC, LLC
Date *1/6/04* Daytime Phone # *312-782-5800*

SIGNATURE: _____
PRINTED NAME OF SIGNING GENERAL PARTNER