


File on or before May 1, 1999 or Limited Liability Company will be subject to a \$ 400.00 LATE FEE.

RECEIVED  
MAY 30 11 08 59

LIMITED LIABILITY COMPANY ANNUAL REPORT 1999		 FLORIDA DEPARTMENT OF STATE <b>Katherine Harris</b> Secretary of State DIVISION OF CORPORATIONS	
<b>FILING FEE \$ 188.75</b>		<b>Annual Report \$100.00 + \$88.75 Corporation Supplemental Fee</b>	
<b>Make Check Payable To: FLORIDA DEPARTMENT OF STATE</b>			
1. Name and Mailing Address of Limited Liability Company <b>TURNKEY REAL ESTATE INVESTMENTS, L.C. 801 EISENHOWER DRIVE KEY WEST FL 33040</b>		DOCUMENT # <b>L94000000089</b>	
2. Principal Place of Business		1a. Principal Place of Business Address	
Suite, Apt. #, etc.		801 EISENHOWER DRIVE KEY WEST FL 33040	
City & State		3. Date Organized or Qualified 02/25/1994	
Zip		3a. State of Formation FL	
Country		4. FEI Number 65-0416554	
City & State Key West FL		5. Date of Last Report 04/30/1998	
Zip 33041		6. Certificate of Status Desired <input type="checkbox"/> \$8.75 Additional Fee Required <input type="checkbox"/>	
7. Name and Address of Current Registered Agent <b>HETTINGER, JAMES 801 EISENHOWER DRIVE KEY WEST FL 33040</b>		8. Name and Address of New Registered Agent/Office	
		Name	
		Street Address (P.O. Box Number is Not Acceptable)	
		Suite, Apt. #, etc.	
		City	
		Zip Code <b>FL</b>	
9. Pursuant to the provisions of Sections 608.416 and 608.508, Florida Statutes, the above-named limited liability company 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 affirmative vote of a majority of the members. I hereby accept the appointment as registered agent, and accept the obligations.			
SIGNATURE _____		DATE _____	
<small>(Registered Agent Accepting Appointment) (Not Registered Agent Signature Required When Transferred)</small>			
10. Title	Managing Members/Managers	Business Street Address	City, State and Zip Code
MGRM	HETTINGER, JAMES	801 EISENHOWER DRIVE	KEY WEST FL
000002868050--4 -05/06/99--01104--025 ****188.75 ****188.75			
11 I do 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 annual report is true and accurate and that my signature shall have the same legal effect as if made under oath, that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 608, Florida Statutes, and that my name appears in Block 10, or on an attachment with an address.			
SIGNATURE: <i>James Hettinger</i>		<i>4/28/99</i>	