

**FILE NOW: FILING FEE AFTER MAY 1 IS \$225.00**

CORPORATION ANNUAL REPORT 1996  
 FLORIDA DEPARTMENT OF STATE  
 Sandra B. Mortham  
 Secretary of State  
 DIVISION OF CORPORATIONS

DOCUMENT # P95000068678  
 1. Corporation Name

Toby Property, Inc.

700001838447  
 -05/24/96--01038--017  
 \*\*\*200.00

Principal Place of Business Mailing Address  
 19207 N.E. 18th Avenue  
 N. Miami Beach, FL 33179

DO NOT WRITE IN THIS SPACE

3. Date Incorporated or Qualified 3a. Date of Last Report  
 9/6/95 N/A  
 4. FEI Number Applied For  
 65-0605158 Not Applicable  
 5. Certificate of Status Desired \$8.75 Additional Fee Required  
 6. Election Campaign Financing \$5.00 May Be Added to Fees  
 Trust Fund Contribution  
 8. This corporation has liability for intangible tax under S. 199.032, Florida Statutes  Yes  No

2. Principal Place of Business 2a. Mailing Address  
 21 Suite, Apt. #, etc. 26 Suite, Apt. #, etc.  
 22 City & State 27 City & State  
 23 Zip 28 Country 29 Zip 30 Country

9. Name and Address of Current Registered Agent

10. Name and Address of New Registered Agent

Toby Wiener  
 19207 N.E. 18th Avenue  
 N. Miami Beach, FL 33179

81 Name  
 82 Street Address (P.O. Box Number is Not Acceptable)  
 83  
 84 City 85 Zip Code  
 FL

11. Pursuant to the provisions of Sections 607.0502 and 607.1508, Florida Statutes, the above-named corporation 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 the corporation's board of directors. I hereby accept the appointment as registered agent. I am familiar with, and accept the obligations of, Section 607.0505, Florida Statutes.

SIGNATURE:

Signature, typed or printed name of registered agent and title if applicable

(NOTE: Registered Agent signature required when reinstating) DATE

12. OFFICERS AND DIRECTORS  
 TITLE NAME STREET ADDRESS CITY - ST - ZIP  
 Toby Wiener President  
 19207 N.E. 18th Avenue Director  
 N. Miami Beach, FL 33179  
 TITLE NAME STREET ADDRESS CITY - ST - ZIP  
 TITLE NAME STREET ADDRESS CITY - ST - ZIP  
 TITLE NAME STREET ADDRESS CITY - ST - ZIP  
 TITLE NAME STREET ADDRESS CITY - ST - ZIP  
 TITLE NAME STREET ADDRESS CITY - ST - ZIP

13. ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS IN 12.  
 11 TITLE  Change  Addition  
 12 NAME  
 13 STREET ADDRESS  
 14 CITY - ST - ZIP  
 21 TITLE  Change  Addition  
 22 NAME  
 23 STREET ADDRESS  
 24 CITY - ST - ZIP  
 31 TITLE  Change  Addition  
 32 NAME  
 33 STREET ADDRESS  
 34 CITY - ST - ZIP  
 41 TITLE  Change  Addition  
 42 NAME  
 43 STREET ADDRESS  
 44 CITY - ST - ZIP  
 51 TITLE  Change  Addition  
 52 NAME  
 53 STREET ADDRESS  
 54 CITY - ST - ZIP  
 61 TITLE  Change  Addition  
 62 NAME  
 63 STREET ADDRESS  
 64 CITY - ST - ZIP

14. 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 further certify that the information indicated on this annual report or supplemental annual report is true and accurate and that my signature shall have the same legal effect as if made under oath, that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes, and that my name appears in Block 12 or Block 13 if changed, or on an attachment with an address.

SIGNATURE: TOBY WIENER Toby Wiener  
 SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR

4/29/96 954-961-7940  
 Date Daytime Phone #