

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

<b>CORPORATION ANNUAL REPORT 1996</b>		FLORIDA DEPARTMENT OF STATE Sandra B. Mortham Secretary of State DIVISION OF CORPORATIONS	
<b>DOCUMENT #</b> P95000068678 <b>1. Corporation Name</b> Toby Property, Inc.		700001838447 -05/24/96--01038--017 ***200.00	
<b>Principal Place of Business</b> 19207 N.E. 18th Avenue N. Miami Beach, FL 33179		DO NOT WRITE IN THIS SPACE	
<b>2. Principal Place of Business</b> 21 Suite, Apt. #, etc. 22 City & State 23 Zip 24 Country		<b>3. Date Incorporated or Qualified</b> 9/6/95 <b>3a. Date of Last Report</b> N/A <b>4. FEI Number</b> 65-0605158 <b>5. Certificate of Status Desired</b> <input type="checkbox"/> \$8.75 Additional Fee Required <b>6. Election Campaign Financing</b> <input type="checkbox"/> \$5.00 May Be Added to Fees <b>8. This corporation has liability for intangible tax under S. 199.032, Florida Statutes</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>2a. Mailing Address</b> 26 Suite, Apt. #, etc. 27 City & State 28 Zip 29 Country		<b>10. Name and Address of New Registered Agent</b> 81 Name 82 Street Address (P.O. Box Number is Not Acceptable) 83 84 City 85 Zip Code FL	
<b>9. Name and Address of Current Registered Agent</b> Toby Wiener 19207 N.E. 18th Avenue N. Miami Beach, FL 33179			
<b>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.</b> <b>SIGNATURE:</b> _____ Signature, typed or printed name of registered agent and title if applicable (NOTE: Registered Agent signature required when reinstating) DATE			
<b>12. OFFICERS AND DIRECTORS</b> TITLE NAME STREET ADDRESS CITY - ST - ZIP Toby Wiener President 19207 N.E. 18th Avenue Director N. Miami Beach, FL 33179		<b>13. ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS IN 12</b> 11 TITLE 12 NAME <input type="checkbox"/> Change <input type="checkbox"/> Addition 13 STREET ADDRESS 14 CITY - ST - ZIP 21 TITLE 22 NAME <input type="checkbox"/> Change <input type="checkbox"/> Addition 23 STREET ADDRESS 24 CITY - ST - ZIP 31 TITLE 32 NAME <input type="checkbox"/> Change <input type="checkbox"/> Addition 33 STREET ADDRESS 34 CITY - ST - ZIP 41 TITLE 42 NAME <input type="checkbox"/> Change <input type="checkbox"/> Addition 43 STREET ADDRESS 44 CITY - ST - ZIP 51 TITLE 52 NAME <input type="checkbox"/> Change <input type="checkbox"/> Addition 53 STREET ADDRESS 54 CITY - ST - ZIP 61 TITLE 62 NAME <input type="checkbox"/> Change <input type="checkbox"/> Addition 63 STREET ADDRESS 64 CITY - ST - ZIP	
<b>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.</b> <b>SIGNATURE:</b> TOBY WIENER Toby Wiener SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR Date 4/29/96 954-961-7940 Daytime Phone #			