


2004 LIMITED PARTNERSHIP ANNUAL REPORT
Due By May 1, 2004

FILED
 SECRETARY OF STATE
 DIVISION OF CORPORATIONS

04 MAR -8 PM 4:03

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| DOCUMENT # A02000001420 |  |
| 1. Entity Name 16.K DEVELOPMENT, LTD. | |

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| Principal Place of Business 3440 HOLLYWOOD BLVD. SUITE 360 HOLLYWOOD, FL 33021 | Mailing Address 3440 HOLLYWOOD BLVD. SUITE 360 HOLLYWOOD, FL 33021 |
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| 2. Principal Place of Business 18851 NE 29th DR | 3. Mailing Address 18851 NE 29th DR |
| Suite, Apt. #, etc. 900 | Suite, Apt. #, etc. 900 |

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|------------------------------|-----------------------------|
| City & State Aventura, FL | City & State Aventura FL |
| Zip 33180 | Country USA |



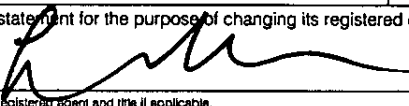
01082004 Chg-LP CR2E003 (10/03)

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| 4. FEI Number 72-1537872 | Applied For <input type="checkbox"/> Not Applicable |
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| 5. Certificate of Status Desired <input type="checkbox"/> | \$8.75 Additional Fee Required |
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| 6. Name and Address of Current Registered Agent ROTH, LEONARDO A ESQ. 3440 HOLLYWOOD BLVD. SUITE 360 HOLLYWOOD, FL 33021 |
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| 7. Name and Address of New Registered Agent Name Roth Leonardo A Esq Street Address (P.O. Box Number is Not Acceptable) 18851 NE 29th DR. Suite 900 City Aventura FL Zip Code 33180 |
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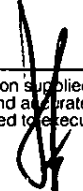
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| 8. The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. I am familiar with, and accept the obligations of registered agent. |
| SIGNATURE  DATE 02/24/04 |

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| 9. Capital Contributions as Shown on record. \$300,508.20 | 10. Amount of Capital Contributions in FLORIDA to date. \$300,508.20 |
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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 # | AVONLEA DEVELOPMENT, CORP | STREET ADDRESS | 18851 NE 29th DR. Suite 900 |
| NAME | 3440 HOLLYWOOD BLVD. SUITE 360 | CITY - ST - ZIP | Aventura, FL 33180 |
| STREET ADDRESS | HOLLYWOOD, FL 33021 | | |
| CITY - ST - ZIP | | | |
| DOCUMENT # | | STREET ADDRESS | |
| NAME | | CITY - ST - ZIP | |
| STREET ADDRESS | | | |
| CITY - ST - ZIP | | | |
| DOCUMENT # | | STREET ADDRESS | 800031170198 |
| NAME | | CITY - ST - ZIP | 03/25/04 01026 005 **526.50 |
| STREET ADDRESS | | | |
| CITY - ST - ZIP | | | |
| DOCUMENT # | | STREET ADDRESS | |
| NAME | | CITY - ST - ZIP | |
| STREET ADDRESS | | | |
| CITY - ST - ZIP | | | |
| DOCUMENT # | | STREET ADDRESS | |
| NAME | | CITY - ST - ZIP | |
| STREET ADDRESS | | | |
| CITY - ST - ZIP | | | |

STAPLE CHECK HERE

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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 |
| SIGNATURE:  Fernando Horighien Director Treasurer 02/24/04 786.279.0000 |
| SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING GENERAL PARTNER Date Daytime Phone # |