

FILE ON OR BEFORE DECEMBER 31, 1997 OR PARTNERSHIP WILL BE SUBJECT TO REVOCATION AND \$500 PENALTY FEE

LIMITED PARTNERSHIP
ANNUAL REPORT
1998



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF CORPORATIONS

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

98 FEB -9 PM 1:21



1. Name of Limited Partnership
1a. DOCUMENT #
A09256
RUSS ALLEN PLAZA ASSOCIATES, LTD.

Mailing Address 2828 CORAL WAY PENTHOUSE SUITE MIAMI FL 33145		Principal Office Address 2828 CORAL WAY PENTHOUSE SUITE MIAMI FL 33145		3. Date Formed or Registered 08/22/1980		5a. Capital Contributions as Shown on record. \$540,000.00	
2. Mailing Address		2a. Principal Office Address		3a. Date of Last Report 12/12/1996		5b. Amount of Capital Contributions in FLORIDA to date.	
Suite, Apt. #, etc.		Suite, Apt. #, etc.		4. State or Country of Formation FL			
City & State		City & State		6. FEI Number 13-3070195		<input type="checkbox"/> Applied For <input type="checkbox"/> Not Applicable	
Zip Country		Zip Country		7. Certificate of Status Desired 8		\$8.75 Additional Fee Required	
8. Make check payable to: Dept. of State (See reverse side for fee information)							

9. Name and Address of Current Registered Agent PEREZ, JORGE M. 2828 CORAL WAY PH-1 MIAMI BEACH FL 33145		10. If changed, new Registered Agent/Office Name Street Address (P.O. Box Number Is Not Acceptable) Suite, Apt. #, etc. City FL Zip Code	
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10a. Pursuant to the provisions of sections 620.1051 and 620.192, Florida Statutes, the above-named limited partnership organized or registered under the laws of the State of Florida, 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 its general partner(s). I hereby accept the appointment of registered agent. I am familiar with, and accept the obligations of section 620.192, Florida Statutes.

SIGNATURE (Registered Agent Accepting Appointment)

DATE

A GENERAL PARTNER THAT IS A CORPORATION, LIMITED PARTNERSHIP OR OTHER BUSINESS ENTITY MUST BE REGISTERED AND ACTIVE WITH THIS OFFICE.

11. Name(s) of General Partner(s) AUGUST PROPERTIES CORP. I THE RELATED COMPANIES OF FLO	11a. Address of Each General Partner (Do NOT Use Post Office Box Numbers) 625 MADISON AVENUE 2828 CORAL WAY PH-1	11b. City, State & Zip Code NEW YORK NY MIAMI FL	11c. Registration/Document Number 848954 617998
200002430632--4 -02/13/98--01122--007 ***\$50.00 ***\$50.00 437.50 103.75 8.75 dec			

Note: General partners MAY NOT be changed on this form; an amendment must be filed to change a general partner.

12. 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 release the Division of Corporations from any liability of non-compliance with Section 119.07(3)(k) in the event that the information supplied is deemed exempt from public access. I further certify that the information indicated on this annual report is true and accurate and that my signature shall have the same legal effects as if made under oath. I further certify that I am a General Partner of the limited partnership, receiver or trustee empowered to execute this report as required by chapter 620, Florida Statutes.

SIGNATURE

Angel Hernandez

**ANGEL HERNANDEZ
VICE - PRESIDENT**

DATE

12/22/97

Typed or Printed Name of General Partner Signing Form

Daytime Telephone Number

3054609900

CR2E003 (6/97)