

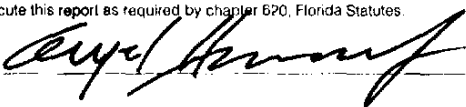


FILE ON OR BEFORE DECEMBER 31, 1997 OR PARTNERSHIP WILL BE SUBJECT
TO REVOCATION AND \$500 PENALTY FEE

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 1:23 	
1. Name of Limited Partnership HARBOR COURT ASSOCIATES, LTD.		1a. DOCUMENT # A11186			
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 09/18/1981	
2. Mailing Address Suite, Apt. #, etc. City & State Zip Country		2a. Principal Office Address Suite, Apt. #, etc. City & State Zip Country		3a. Date of Last Report 12/12/1996	
				4. State or Country of Formation FL	
				5a. Capital Contributions as Shown on record \$500,599.00	
				5b. Amount of Capital Contributions in FLORIDA to date	
				6. FEI Number 13-3095664 <input type="checkbox"/> Applied For <input type="checkbox"/> Not Applicable	
				7. Certificate of Status Desired <input checked="" type="checkbox"/> \$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 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	
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) 645 FIFTH AVE 2828 CORAL WAY PH-1		11b. City, State & Zip Code NEW YORK NY MIAMI FL	
				11c. Registration/ Document Number 848954 617998	
				500002430635-4 -02/13/98-01122-010 ****550.00 ****550.00	
				43750 103.75 875 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 VICE - PRESIDENT		DATE 12/22/97	
Typed or Printed Name of General Partner Signing Form				Daytime Telephone Number 3054609900	

CR2E003 (6/97)