
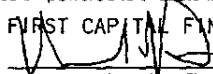


**2004 LIMITED PARTNERSHIP ANNUAL REPORT  
Due By May 1, 2004**

**FILED  
May 14, 2004 08:00 AM  
Secretary of State**

<b>DOCUMENT # A12635</b>					
1. Entity Name FIRST CAPITAL INSTITUTIONAL REAL ESTATE, LTD. -1					
Principal Place of Business ATTN: ROBIN SHAPIRO 2 N. RIVERSIDE PLZAZ, SUITE 600 CHICAGO, IL 60606			Mailing Address ATTN: ROBIN SHAPIRO 2 N. RIVERSIDE PLZAZ, SUITE 600 CHICAGO, IL 60606		
2. Principal Place of Business		3. Mailing Address			
Suite, Apt. #, etc.		Suite, Apt. #, etc.			
City & State		City & State			
Zip	Country	Zip	Country	4. FEI Number 59-2197264	
5. Certificate of Status Desired <input type="checkbox"/>				Applied For Not Applicable	
				04122004 Chg-LP CR2E003 (10/03)	
6. Name and Address of Current Registered Agent				7. Name and Address of New Registered Agent	
LEXIS DOCUMENT SERVICES INC. 1201 HAYS STREET TALLAHASSEE, FL 32301				Name	
				Street Address (P.O. Box Number is Not Acceptable)	
				City	
				FL	Zip Code
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 _____ <small>Signature, typed or printed name of registered agent and title if applicable</small>					
9. Capital Contributions as Shown on record. \$51,859,069.00			10. Amount of Capital Contributions in FLORIDA to date \$29,384,522.00		
<b>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.</b>					
12. GENERAL PARTNER INFORMATION			13. ADDRESS CHANGES ONLY		
DOCUMENT #	L00000014623		STREET ADDRESS		
NAME	FIRST CAPITAL FINANCIAL, L.L.C		CITY-ST-ZIP		
STREET ADDRESS	TWO NORTH RIVERSIDE PLAZA, SUITE 600				
CITY-ST-ZIP	CHICAGO, IL 60606				
DOCUMENT #			STREET ADDRESS	L00000160855	
NAME	WERNER, SETH S		CITY-ST-ZIP	05/18/04-80007-006 526.25	
STREET ADDRESS	2901 S BAYSHORE DR # 14F				
CITY-ST-ZIP	COCONUT GROVE, FL				
DOCUMENT #			STREET ADDRESS		
NAME			CITY-ST-ZIP		
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NAME			CITY-ST-ZIP		
STREET ADDRESS					
CITY-ST-ZIP					
1. 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.					
FIRST CAPITAL FINANCIAL, L.L.C., as Managing General Partner					
<b>SIGNATURE:</b> 		Donald J. Liebenritt, Vice President		4/12/2004 312-466-3380	
<small>SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING GENERAL PARTNER</small>					

STAPLE CHECK HERE