

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

97 NOV 24 AM 10:50

1. Name of Limited Partnership

1a. DOCUMENT #
A12636

FIRST CAPITAL INCOME PROPERTIES, LTD.-SERIES VII



Mailing Address

TWO NORTH RIVERSIDE PLAZA
~~SUITE 2100~~
CHICAGO IL 60606

Principal Office Address

TWO NORTH RIVERSIDE PLAZA
~~SUITE 2100~~
CHICAGO IL 60606

3. Date Formed or Registered

06/03/1982

5a. Capital Contributions as Shown on record.

\$59,007,973.00

3a. Date of Last Report

12/17/1996

5b. Amount of Capital Contributions in FLORIDA to date:

\$37,749.100

2. Mailing Address

Suite, Apt. #, etc.
Suite 1100
City & State

2a. Principal Office Address

Suite, Apt. #, etc.
Suite 1100
City & State

4. State or Country of Formation

FL

6. FEI Number

59-2192277

Applied For
 Not Applicable

7. Certificate of Status Desired

\$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

PRENTICE-HALL CORPORATION SYSTEM, INC.
1201 HAYS STREET
SUITE 105
TALLAHASSEE FL 32301

10. If changed, new Registered Agent/Office

Name

Street Address (P.O. Box Number is Not Acceptable)

500002360929--1

Suite, Apt. #, etc.

--12702797--01060--025

City

***541.25 ***541.25

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)

FIRST CAPITAL FINANCIAL CORP
WERNER, SETH S.

11a. Address of Each General Partner (Do NOT Use Post Office Box Numbers)

2 NORTH RIVERSIDE PLA
2901 S BAYSHORE DR #

11b. City, State & Zip Code

CHICAGO IL
COCONUT GROVE FL

11c. Registration/Document Number

473197

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 *Michael P. Gast* By: **First Capital Financial Corporation**
as Managing General Partner

DATE 11/18/97

Typed or Printed Name of General Partner Signing Form

Michael P. Gast, Assistant Vice President

Office Telephone Number

312/906-6865

CR2E003 (6/97)