## FILE ON OR BEFORE DECEMBER 31, 1996 OR PARTNERSHIP WILL BE SUBJECT TO REVOCATION AND \$500 PENALTY FEE

LIMITED PARTNERSHIP ANNUAL REPORT 1997



FLORIDA DEPARTMENT OF STATE

Sandra Mortham

Secretary of State DIVISION OF CORPORATIONS

SECRETARY OF STATE DIVISION OF COMPORATIONS

96 DEC 17 PM 1:57

1. Name of Limited Partnership

**DOCUMENT #** A13953

IRST CAP	PITAL INCOME PR	ROPERTIES, LTD SEF	RIES I	( 100(0)) 108) 11000 1110 1010	81198 (1)1 91941 91941 91861 91811 91811 81811 1851	
Mailing Address TWO NORTH RIVERSIDE PLAZA SUITE 2100 CHICAGO IL 60606  2. Mailing Address		Principal Office Address		3. Date Formed or Registered 02/02/1983 3a. Date of Last Report 01/02/1996 4. State or Country of Formation FL	<b>5a.</b> Capital Contributions as Shown on record	
		two north riverside plaz Suite 2100 Chicago Il 60606	va		\$88,489,106.00  5b. Amount of Capital Contributions in FLORIDA to date  \$60.817,402	
		2a. Principal Office Address				
Suite, Apt. #, etc.		Suite, Apt #, etc.		6. FEI Number 59-2255857	Applied For Not Applicable	
City & State		City & State		7. Certificate of Status Desired	\$8.75 Additional	
Zip	Country	Zip	Country	Fee Required  8. Make check payable to Dept. of State (Sec reverse side for fee information		
9. Name and Address of Current Registered Agent			10. If changed, new Registered Agent/Office			
1201 HAYS STREET SUITE 105 TALLAHASSEE FL 32301  10a. Pursuant to the provisions of sections 620 1051 and 620 192, Florida Statutes the for the purpose of changing its registered office or registered agent, or both, in the agent I am familiar with, and accept the obligations of section 620 192, Florida Statutes.			Street Address (P.O. Box Number Is Not Acceptable)  Suite, Apt. #, etc.  City  Lagranized or registered under the laws of the State of Flor da, submits this statements of Florida. Such change was authorized by its general partner(s). I hereby accept the appointment of registereses.			
	stered Agent Accepting Appointment RAL PARTNER TH	AT IS A CORPORATION, UST BE REGISTERED A	LIMITED PAI	RTNERSHIP OR OTHE VITH THIS OFFICE.		
<b>11.</b> Name(s	s) of General Partner(s)	11a. (Do NOT Use Post Office			11c. Registration/ Document Number	
FIRST CAPITAL PROP CORP.		2 NORTH RIVERSIDE	PLA	CHICAGO IL	473197	
WERNER, SETH S.		2901 S BAYSHORE D	R#	COCONUT GROVE FL		
·				400002 -12/26 ****5	0381741 78601017022 76.25 ****576.25	

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

ENATURE Muchael Power Date 11/25/96

or Printed Name of General Partner Signing Form Michael P. Cost, Asst V.P. Daytime Telephone Number