

**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

**FILED**  
**SECRETARY OF STATE**  
**DIVISION OF CORPORATIONS**

96 DEC 31 PM 2:02

pc 118



1. Name of Limited Partnership

1a. DOCUMENT #  
**A16391**

**KENDALL GARDENS OFFICE PROPERTIES, LTD.**

Mailing Address

Principal Office Address

~~XXXXXXXXXXXXXXXXXXXX~~  
~~XXXXXXXXXXXXXXXXXXXX~~  
~~XXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~  
~~XXXXXXXXXXXXXXXXXXXX~~  
~~XXXXXXXXXXXXXXXXXXXX~~

3. Date Formed or Registered

**02/09/1984**

5a. Capital Contributions as  
Shown on record

**\$3,269,166.67**

3a. Date of Last Report

**04/05/1996**

5b. Amount of Capital  
Contributions in FLORIDA  
to date

4. State or Country of Formation

**FL**

2. Mailing Address

2a. Principal Office Address

**550 Biltmore Way, Suite 700**  
Suite, Apt. #, etc.

**550 Biltmore Way, Suite 700**  
Suite, Apt. #, etc.

City & State

**Coral Gables, Florida**

City & State

**Coral Gables, Florida**

Zip

Country

**33134**

Zip

Country

**33134**

6. FEI Number

**59-2382285**



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

10. If changed, new Registered Agent/Office

**NEDBOR, NIKKI J**

~~XXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~

Name

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

**550 Biltmore Way**

Suite, Apt. #, etc.

**Suite 700**

City

**Coral Gables,**

**FL**

Zip Code  
**33134**

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)

*Nikki Nedbor*

DATE

**12/30/96**

**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)

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

11b. City, State & Zip Code

11c. Registration/  
Document Number

**SOUTHEAST REALTY INVEST.**

~~XXXXXXXXXXXXXXXXXXXX~~  
**550 Biltmore Way**  
**Suite 700**

~~XXXXXXXXXXXXXXXXXXXX~~  
**Coral Gables, FL**  
**33134**

**G45954**

**100002053371--6**  
**-01/09/97--01111--017**  
**\*\*\*\*\$85.00 \*\*\*\*\$85.00**

**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.

**Southeast Realty Investment Corporation**

SIGNATURE

*Nikki Nedbor*

DATE

**December 23, 1996**

Typed or Printed Name of General Partner Signing Form

**Nikki J. Nedbor, Vice President**

Daytime Telephone Number

**(305) 442-4994**

CR2E003 (6/96)