

**FILE ON OR BEFORE DECEMBER 31, 1998 OR LIMITED PARTNERSHIP
WILL BE SUBJECT TO REVOCATION AND \$500 PENALTY FEE**

LIMITED PARTNERSHIP
ANNUAL REPORT
1999



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF CORPORATIONS

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 DEC -1 PM 1:18

1. Name of Limited Partnership

1a. DOCUMENT #
A19671

SOUTH FLORIDA APARTMENTS I, LTD.



01217

Mailing Address 9095 S.W. 87TH AVENUE, SUITE 777 MIAMI FL 33176		Principal Office Address 9095 S.W. 87TH AVENUE, SUITE 777 MIAMI FL 33176		3. Date Formed or Registered 04/10/1985	5a. Capital Contributions as Shown on record. \$15,983,000.00
2. Mailing Address		2a. Principal Office Address		3a. Date of Last Report 03/16/1998	5b. Amount of Capital Contributions in FLORIDA to date:
Suite, Apt. #, etc.	Suite, Apt. #, etc.		4. State or Country of Formation FL		
City & State	City & State		6. FEI Number 59-2529467	<input type="checkbox"/> Applied For <input checked="" type="checkbox"/> Not Applicable	
Zip Country	Zip Country		7. Certificate of Status Desired <input 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 SPIELMAN, ROBERT E. 9200 SOUTH DADELAND BLVD SUITE 609 MIAMI, FL FL 33156		10. If changed, new Registered Agent/Office	
		Name	
		Street Address (P.O. Box Number Is Not Acceptable)	
		Suite, Apt. #, etc. 200002702822--2	
		City MIAMI	

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)	11a. Address of Each General Partner (Do NOT Use Post Office Box Numbers)	11b. City, State & Zip Code	11c. Registration/ Document Number
FIRST FLORIDA EQUITIES I, LT	9095 SW 87TH AVENUE #	MIAMI, FL	A20065
EQUITYLINE FINANCIAL GROUP,	9200 S. DADELAND BLVD	MIAMI, FL	G82243

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 James R. Mitchell DATE 11/16/98
Typed or Printed Name of General Partner Signing Form James R. Mitchell Daytime Telephone Number (305) 271-5051

CR2E003 (8/93)