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

1. Name of Limited Partnership

DOCUMENT # A32497

DIVISION OF CORPORATIONS 97 DEC 23 PM 1:44



FAST FOOD PROPERTIES II LIMITED PARTNERSHIP

			(1)1/2	
Malling Address	Principal Office Address		3. Date Formed or Registered	5a. Capital Contributions as Shown on record.
NEP • BROOKHILL SQ., S. Conyngham pa 18219	NEP - BROOKHILL SQ., S. CONYNGHAM PA 18219		01/24/1992 3a. Date of Last Report \$1,540,000.00	
2. Malling Address Suite, Apt. #, etc. City & State Zip Country	28. Principal Office Address Suite, Apt. #, etc. City & State Zip	Country	12/17/1996 4. State or Country of Formation PA 6. FEI Number 23-2626804 7. Certificate of Status Desired 8. Make check payable to: Dept. of	5b. Amount of Capital Contributions in FLORIDA to date: 1,540,000,000 Applied For Not Applicable \$8.75 Additional Fee Required State (See reverse side for fee informatio
9. Name and Address of C	urrent Registered Agent		10. If changed, new Registere	d Agent/Office
for the purpose of changing its registered of agent. I am familiar with, and accept the oblining SIGNATURE (Registered Agent Accepting Appointment)	nl)	Suite, Apt. #, etc. City d limited partnership orgatida. Such change was au	thorized by its general partner(s). I hom	oby accept the appointment of registered
A GENERAL PARTNER TH	IAT IS A CORPORATION, L UST BE REGISTERED AN	IMITED PART D ACTIVE WI	INERSHIP OR OTHE TH THIS OFFICE.	R BUSINESS ENTITY
11. Name(s) of General Partner(s)	Address of Each Genera	LPS 4	City, State & Zip Code	11c. Registration/ Document Number
HIRSH, LOUIS ROYAL ASSOCIATES, INC.	4401 COCOPLUM WAY 4401 COCOPLUM WAY	İ	RAY BEACH FL RAY BEACH FL	P37211
			800002 -01/05 ****\$	\$900584 78801115009 41.25 ****541.25
	NOT be changed on this form			

Orporations 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 eath. 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 Statules.