

2004 LIMITED PARTNERSHIP ANNUAL REPORT

DOCUMENT# A33468

FILED
Apr 27, 2004
Secretary of State

Entity Name: CNL INCOME FUND XIII, LTD.

Current Principal Place of Business:

450 S. ORANGE AVENUE
ORLANDO, FL 32801

New Principal Place of Business:

Current Mailing Address:

POST OFFICE BOX 4920
ORLANDO, FL 32802

New Mailing Address:

FEI Number: 59-3143094

FEI Number Applied For ()

FEI Number Not Applicable ()

Certificate of Status Desired ()

Name and Address of Current Registered Agent:

BOURNE, ROBERT A
450 S. ORANGE AVENUE
ORLANDO, FL 32801 US

Name and Address of New Registered Agent:

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Capital Contributions as Shown on record: 40,000,000.00

Amount of Capital Contributions in Florida to date: 40,000,000.00

GENERAL PARTNER INFORMATION:

ADDRESS CHANGES ONLY:

Document #:

Name: CNL REALTY CORPORATION
Address: 450 S. ORANGE AVENUE
City-St-Zip: ORLANDO, FL 32801

Address:
City-St-Zip:

Document #:

Name: SENEFF, JAMES M
Address: 450 S. ORANGE AVENUE
City-St-Zip: ORLANDO, FL 32801

Address:
City-St-Zip:

Document #:

Name: BOURNE, ROBERT A
Address: 450 S. ORANGE AVENUE
City-St-Zip: ORLANDO, FL 32801

Address:
City-St-Zip:

I hereby certify that the information supplied with this filing does not qualify for the for the exemption stated in Section 119.07(3)(i), Florida Statutes. I further certify that the information indicated on this report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a General Partner of the limited partnership or the receiver or trustee empowered to execute this report as required by Chapter 620, Florida Statutes.

SIGNATURE: ROBERT A. BOURNE

GP

04/27/2004

Electronic Signature of Signing General Partner

Date