

**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 Morham
Secretary of State
DIVISION OF CORPORATIONS

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
97 JAN 21 PM 2:35

1. Name of Limited Partnership

1a. DOCUMENT #
A92000000051

VISTA RETAIL INVESTORS, LTD.



Mailing Address
**400 EAST SOUTH STREET, SUITE 500
ORLANDO FL 32801**

Principal Office Address
**400 EAST SOUTH STREET, SUITE 500
ORLANDO FL 32801**

3. Date Formed or Registered
11/12/1992

5a. Capital Contributions as
Shown on record.
\$2,500,000.00

3a. Date of Last Report
12/04/1995

5b. Amount of Capital
Contributions in FLORIDA
to date:
2,500,000.00

2. Mailing Address

2a. Principal Office Address

4. State or Country of Formation
FL

Suite, Apt. #, etc.

Suite, Apt. #, etc.

6. FEI Number
59-3150093 Applied For
 Not Applicable

City & State

City & State

7. Certificate of Status Desired **\$8.75** Additional
Fee Required

Zip Country

Zip Country

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

**BOURNE, ROBERT A
400 EAST SOUTH STREET, SUITE 500
ORLANDO FL 32801**

Name

Street Address (P.O. Box Numbers Not Permitted) **000002071130-5**

Suite, Apt. #, etc.

-01/28/97--01154--001

****31861.25 ***541.25**

City

FL

Zip Code

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

VISTA RETAIL PARTNERS, LTD.

400 EAST SOUTH STREET

ORLANDO FL 32801

A92000000049

New Fees - 541.25

KWM

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 _____

DATE **1/7/97**

ROBERT A. BOURNE

Daytime Telephone Number **407-422-1574**

Typed or Printed Name of General Partner Signing Form