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

1. Name of Limited Partnership

SF INVESTORS V. LTD.

1a. DOCUMENT # **A9300000385**

111.25

FILED

98 OCT -6 PM 12: 40

SECRETARY OF STATE TALLAHASSEE, FLORIDA



3250 MARY STREET SUITE 306 SUITE 306 MIAMI FL 33133 SUITE 306 MIAMI FL 33133 SUITE 306 MIAMI FL 33133 2. Mailing Address 3. Suite or Country of Formation FL 6. FEI Number 65-0427635 7. Contificate of Status Desired 2. Mailing Address of Current Registered Agent 3. Make check payable to: Dept. of State (See 3. Make check payable to: Dept. of State (See 3. Make check payable to: Dept. of State (See 3. Make check payable to: Dept. of State (See 3. Make check payable to: Dept. of State (See 3. Make check payable to: Dept. of State (See 4. State or Country of Formation FL 6. FEI Number 65-0427635 7. Contificate of Status Desired 7. Contificate of Status Desired 8. Make check payable to: Dept. of State (See 9. Name and Address of Current Registered Agent Name STEINFURTH, PAUL C 3. State Address (P.O. Box Number is Not Acceptable) Suite, Apt. #, etc. City Suite, Apt. #, etc. City 1. Mail FL 33133 1. Mail FL 33133 1. Mail FL 33133 1. Mail FL 33133 2. Mail FL 33133 3. Date of Leaf Report 1. Name(a) of General Partner(c) 1. Mail FL 33133 1. Mail FL 33133	,			100 #	
City & State City & State Country Zip Country R, Make check payable to: Dept. of State (See R, Make check payable	50 MARY STREET lite 306 AMI FL 33133 . Malling Address	3250 MARY STREET SUITE 306 MIAMI FL 33133 28. Principal Office Address	3	04/15/1993 3a. Date of Last Report 01/16/1998 4. State or Country of Formation FL 6. FEI Number	5a. Capital Contributions as Shown on record. \$99.00 5b. Amount of Capital Contributions in FLORIDA to date: Applied For
8, Make check payable to: Dept. of State (See 9, Name and Address of Current Registered Agent 10. If changed, new Registered Agent/Off STEINFURTH, PAUL C 3250 MARY \$TREET SUITE 306 MIAMI FL 33133 City F 10a. Pursuant to the provisions of sections 620.192, Florida Statutes, the above-named limited partnership organized or registered under the laws of the State of For the purpose of changing its registered agent, or both, in the State of Florida. Such change was surhorized by its general partner(s). I hereby accept the 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 BUMUST BE REGISTERED AND ACTIVE WITH THIS OFFICE. 11. Name(s) of General Partner(s) 11a. Address of Each General Partner 11b. City, State & Zip Code 11c. REALTY CAPITAL, INC. 3250 MARY ST., STE. 304 MIAMI FL 33133	ty & State	City & State	City & State		Not Applicable \$8.75 Additional
STEINFURTH, PAUL C 3250 MARY \$TREET SUITE 306 MIAMI FL 33133 Total Pursuant to the provisions of sections 620,192 and 620,192. Florida Statutes, the above-named limited partnership organized or registered under the laws of the State of Frorida. Such change was authorized by its general partner(s). I hereby accept the agent. I am familiar with, and accept the obligations of section 620,192, Florida Statutes. SIGNATURE (Registered Agent Accepting Appointment) A GENERAL PARTNER THAT IS A CORPORATION, LIMITED PARTNERSHIP OR OTHER BUMUST BE REGISTERED AND ACTIVE WITH THIS OFFICE. 11. Name(s) of General Partner(s) 11a. Address of Each General Partner (Oo NOT Use Post Office Box Numbers) MIAMI FL 33133	p Country	Zip	Zip Country		Fee Required of State (See reverse side for fee Informatio
STEINFURTH, PAUL C 3250 MARY STREET SUITE 306 MIAMI FL 33133 To it is not Acceptable and Statutes (P.O. Box Number is Not Acceptable) Suite, Apt. #, etc. City F 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 F for the purpose of changing its registered office or registered agent, or both, in the State of Florida. Such change was euthorized by its general partner(s). I hereby accept the agent. I am familiar with, and accept the obligations of section 620.192, Florida Statutes. SIGNATURE (Registered Agent Accepting Appointment) A GENERAL PARTNER THAT IS A CORPORATION, LIMITED PARTNERSHIP OR OTHER BUMUST 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) MIAMI FL 33133	9, Name and Address of Current Registered Agent		10. If changed, new Registered Agent/Office		
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. REALTY CAPITAL, INC. 3250 MARY ST., STE. 304 MIAMI FL 33133	3250 MARY STREET SUITE 306 MIAMI FL 33133 Da. Pursuant to the provisions of section for the purpose of changing its registerent with, and accepting Agent I am familiar with, and accepting Agent Accepting A	d office or registered agent, or both, in the State of obligations of section 620.192, Florida Statutes.	Suite, Apt. #, etc City named limited partnership Florida. Such change wa	p organized or registered under the laws of as authorized by its general partner(s). I hel DA	reby accept the sppointment of registered
REALTY CAPITAL, INC. 3250 MARY ST., STE. 304 MIAMI FL 33133	A GENERAL PARTNE	THAT IS A CORPORATION MUST BE REGISTERED	I, LIMITED PA AND ACTIVE	ARTNERSHIP OR OTH WITH THIS OFFICE.	ER BUSINESS ENTITY
000002662	Name(s) of General Partner(s)	11a. Address of Each G	eneral Partner ce Box Numbers)	1b. City, State & Zip Code	11c. Registration/ Document Number
00002662 10/13/98 ****\$212.50	REALTY CAPITAL, INC.	3250 MARY ST., STE	. 306	MIAMI FL 33133	L05156
				000002 10/1 ****5	2662610 7 3/9801060001 212.50 ****141.25
Note: General partners MAY NOT be changed on this form; an amendment must be filed to change a 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 n					

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 accurage and that my signature shall have the same legal effects as if made under cett. 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 _

Paul C. Suntust

Daytime Telephone Number 305.441.130

CRZEO03 (8/98)