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

DOCUMENT # A96000001355

FILED

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SECRETARY OF STATE TALLAHASSEE FLORIDA



LRI OF SOUTH FLORIDA, LTD.				
Mailing Address C/O TARGET CAPITAL GROUP 2650 NORTH MILITARY TRAIL. SUITE-200 BOCA RATON-FL-83431	Principal Office Address C/O TARGET CAPITAL GROUP 2650 NORTH MILITARY TRAIL, SUITE 290 BOCA RATON FL 93431		3. Date Formed or Registered 07/18/1996 3a. Date of Last Report 12/15/1997	5a. Capital Contributions as Shown on record. \$9,000,000.00 5b. Amount of Capital Contributions in FLORIDA to date:
2. Mailing Address 600 BroKen Sound Pkuy Suite, Apt. #, etc. SUITC 600 City & State Bo Ch Robon F) Zip 33487	2a. Principal Office Address 600 Broxen Sound Pking Suite, Apt. #, etc. Suffe 600 City & State Bo G. Rober Fl Zip 33487 Country		4. State or Country of Formation FL 6. FEI Number 65-0732135 7. Certificate of Status Desired 8. Make check payable to: Dept. of S	Applied For Not Applicable \$8.75 Additional Fee Required State (See reverse side for fee Information)
9. Name and Address of Current Re	gistered Agent		10. If changed, new Registered	Agent/Office
COBB, THOMAS C ESQ. SCHARLIN, LANZETTA, COHEN, COBB & EBIN 1399 S.W. 1ST AVENUE MIAMI FL 33130		Name Street Address (P.O. Box Number Is Not Acceptable) Suite, Apt. #, etc. City FL Zip Code		
10a. Pursuant to the provisions of sections 620.195, 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 (Do NOT Use Post Office Box		City, State & Zip Code	11c. Registration/
FINESTRA REAL ESTATE DEVELOP	NESTRA REAL ESTATE DEVELOP 2650-NORTH-MILITARY-T GOOL Broken Sound PKLLY Suck GOO		CA RATON FL 33431 ろきりりつ	P96000070576 [86]83 (86)80 (86)80 (86
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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 1/19.07(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 cath. I further certify that I am a General Partner of the limited partnership, receiver or trustee empowered to execute this report as required, by charter 620, Florida Statutes.				
SIGNATURE MAY DATE 11 2 98				
Typed or Printed Name of General Partner Signing Form				