


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. Morham Secretary of State DIVISION OF CORPORATIONS	
1. Name of Limited Partnership REGENCY REDEVELOPERS, LTD.		1a. DOCUMENT # A96000001700		
Mailing Address C/O BAITA INTERNATIONAL, INC. 1777 NE EXPRESSWAY, SUITE 145 ATLANTA GA 30329		Principal Office Address C/O BAITA INTERNATIONAL, INC. 1777 NE EXPRESSWAY, SUITE 145 ATLANTA GA 30329		3. Date Formed or Registered 09/12/1996 3a. Date of Last Report 01/22/1997 4. State or Country of Formation FL 5a. Capital Contributions as Shown on record. \$2,096,687.39 5b. Amount of Capital Contributions in FLORIDA to date. 6. FEI Number 59-3400033 <input type="checkbox"/> Applied For <input type="checkbox"/> Not Applicable 7. Certificate of Status Desired <input type="checkbox"/> \$8.75 Additional Fee Required 8. Make check payable to: Dept. of State (See reverse side for fee information)
2. Mailing Address Suite, Apt. #, etc. City & State Zip Country	2a. Principal Office Address Suite, Apt. #, etc. City & State Zip Country			

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

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9. Name and Address of Current Registered Agent INTRASTATE REGISTERED AGENT CORPORATION 701 BRICKELL AVENUE, SUITE 3000 MIAMI FL 33131		10. If changed, new Registered Agent/Office Name Street Address (P.O. Box Number Is Not Acceptable) Suite, Apt. #, etc. City FL Zip Code	
10a. Pursuant to the provisions of sections 620.1051 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) BAITA INTERNATIONAL, INC.	11a. Address of Each General Partner (Do NOT Use Post Office Box Numbers) 1777 NORTHEAST EXPRES	11b. City, State & Zip Code ATLANTA GA 30329	11c. Registration/ Document Number F94000000215
500002413615--7 -01/27/98--01100--005 *****526.25 *****526.25			

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

David J. Koleson
DAVID J. KOLESON

DATE

12/30/97

Typed or Printed Name of General Partner Signing Form

Daytime Telephone Number

404-636-6778

CRZE003 (6/97)