

**FILE ON OR BEFORE APRIL 8, 1998 TO AVOID
REVOCATION AND \$500 PENALTY FEE**

LIMITED PARTNERSHIP
ANNUAL REPORT
1998



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF CORPORATIONS

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

98 FEB 25 AM 11:53

1. Name of Limited Partnership	1a. DOCUMENT # A97000002437
RICHLAND LANCASTER, LTD.	



Mailing Address 4830 W. KENNEDY BLVD., SUITE 740 TAMPA FL 33609	Principal Office Address 4830 W. KENNEDY BLVD., SUITE 740 TAMPA FL 33609
2. Mailing Address	2a. Principal Office Address
Suite, Apt. #, etc.	Suite, Apt. #, etc.
City & State	City & State
Zip Country	Zip Country

3. Date Formed or Registered 11/10/1997	5a. Capital Contributions Shown on record 1,012,907
3a. Date of Last Report	5b. Amount of Capital Contributions in FLORIDA to date: 1012907
4. State or Country of Formation FL	6. FEI Number 59-3477089 <input type="checkbox"/> Applied For <input checked="" type="checkbox"/> Not Applicable
7. Certificate of Status Desired <input checked="" type="checkbox"/>	\$8.75 Additional Fee Required
8. Make check payable to: Dept. of State (See reverse side for fee information)	

9. Name and Address of Current Registered Agent WEST, DALE A 4830 W. KENNEDY BLVD., SUITE 740 TAMPA FL 33609

10. If changed, new Registered Agent/Office
Name WEST, DALE A
Street Address (P.O. Box Number is Not Acceptable) 4830 W. KENNEDY BLVD., SUITE 740
Suite, Apt. #, etc. TAMPA FL 33609
City TAMPA State FL Zip Code 33609

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
URBAN PROPERTIES OF CALIFORN	4830 W. KENNEDY BLVD.	TAMPA FL 33609	P9500000503
			200002440722-- -02/25/98--01076--004 ***535.00 ***535.00

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 **2-11-98**

Typed or Printed Name of General Partner Signing Form **Dale A. West Vice President** Daytime Telephone Number **(813) 861-4140**

CR2E003 (12/97)