

**2004 LIMITED PARTNERSHIP ANNUAL REPORT**  
**Due By May 1, 2004**

**FILED**

04 APR 30 PM 12:22

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA



04282004 Chg-LP CR2E003 (10/03)

<b>DOCUMENT # A97000002773</b> 1. Entity Name <b>KEYS HOLDING VENTURE LIMITED PARTNERSHIP</b>					
Principal Place of Business <b>1177 S.E. 3RD AVENUE          FORT LAUDERDALE, FL 33316</b>			Mailing Address <b>KLINGBEIL CAPITAL MANAGEMENT, LTD.          501 DARBY CREEK ROAD, #11          LEXINGTON, KY 40509</b>		
2. Principal Place of Business  Suite, Apt. #, etc.		3. Mailing Address <b>205 County Trunk H</b>  Suite, Apt. #, etc.			
City & State		City & State <b>Elkhorn, WI</b>		4. FEI Number <b>65-0802405</b>	
Zip <b>53121</b>	Country <b>USA</b>	5. Certificate of Status Desired <input type="checkbox"/>		<b>\$8.75</b> Additional Fee Required	
6. Name and Address of Current Registered Agent  <b>WACHS, JEFFREY S ESQ.          1177 S.E. 3RD AVENUE          FORT LAUDERDALE, FL 33316</b>			7. Name and Address of New Registered Agent Name Street Address (P.O. Box Number is Not Acceptable) City <span style="float: right;"><b>FL</b></span> Zip Code		
8. The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. I am familiar with, and accept the obligations of registered agent.					
SIGNATURE _____ DATE _____ <small>Signature, typed or printed name of registered agent and title if applicable.</small>					
9. Capital Contributions as Shown on record. <b>\$20,372,135.00</b>		10. Amount of Capital Contributions in FLORIDA to date. <b>20,372,135.00</b>			
<b>A GENERAL PARTNER THAT IS A BUSINESS ENTITY MUST BE REGISTERED AND ACTIVE WITH THIS OFFICE.</b> <b>NOTE: General Partners MAY NOT be changed on the form; an amendment must be filed to change a general partner.</b>					
12. GENERAL PARTNER INFORMATION			13. ADDRESS CHANGES ONLY		
DOCUMENT # NAME STREET ADDRESS CITY - ST - ZIP	<b>P97000106397          AMERICAN APARTMENT COMM. KEYS HOLDING, INC.          1177 S.E. 3RD AVENUE          FORT LAUDERDALE, FL 33316</b>		STREET ADDRESS CITY - ST - ZIP		
DOCUMENT # NAME STREET ADDRESS CITY - ST - ZIP			STREET ADDRESS CITY - ST - ZIP	<b>600036486766</b> <b>05/17/04--01010--001 **526.25</b>	
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STAPLE CHECK HERE

14. I hereby certify that the information supplied with this filing does not qualify for the exemption stated in Section 119.07(3)(i), Florida Statutes. I further certify that the information indicated on this report is true and accurate and that my signature shall have the same legal effect as if made under oath; that I am a General Partner of the limited partnership or the receiver or trustee empowered to execute this report as required by Chapter 689, Florida Statutes.

**George R. Nickerson**  
**George R. Nickerson**  
**Vice President**  
**4/29/2004 614/220-8900**

**SIGNATURE:** \_\_\_\_\_ **Date** \_\_\_\_\_ **Daytime Phone #** \_\_\_\_\_  
SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING GENERAL PARTNER