## FILE ON OR BEFORE DECEMBER 31, 1998 OR LIMITED PARTNERSHIP WILL BE SUBJECT TO REVOCATION AND \$500 PENALTY FEE

## LIMITED PARTNERSHIP ANNUAL REPORT

1999

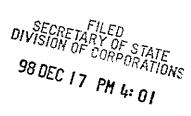


FLORIDA DEPARTMENT OF STATE Sandra B. Mortham

Secretary of State DIVISION OF CORPORATIONS

1. Name of Limited Partnership

**DOCUMENT#** B93000000252



AVANTI STRATEGIC LAND INVI PARTNERSHIP	ESTORS, L.P. LIMITE	ED .	m4/22		
Mailing Address	Principal Office Address		3. Date Formed or Registered	5a. Capital Contributions as Shown on record.	
431 EAST HORATIO AVENUE. SUITE 210 MAITLAND FL 32751	CORPORATION TRUST CENTER 1209 ORANGE STREET WILMINGTON DE 19901		06/15/1993 3a. Date of Last Report 12/08/1997	\$250,000.00  5b. Amount of Capital Contributions in FLORIDA	
2. Mailing Address	2a. Principal Office Address	**	4. State or Country of Formatic	n to date:	
Suite, Apt. #, etc.	Suite, Apt. #, etc.		6. FEI Number	Applied For Not Applicable	
City & State	City & State		59-3123744 7. Certificate of Status Desired	\$8.75 Additional	
Zip Country	Zip	Country	8. Make check payable to: Dep	Fee Required t. of State (See reverse side for fee information)	
9 Name and Address of Current Ro	edistered Agent		10. If changed, new Regis	ered Acent/Office	
SCHWARTZ, CHARLES C/O AVANTI PROPERTIES GROUP, J.V. 431 E. HORATIO AVE. STE. 210		Name Street Address (P.O. Box Number Is Not Acceptable) Suite, Apt. #, etc.			
MAITLAND FL 32751		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)	11a. Address of Each General	Partner	11b. City, State & Zip Code	11c. Registration/	
AVANTI PROPERTIES GROUP, J.V	431 E. HORATIO AVE.,	- Autority	MAITLAND FL 32751	G91226900034	
AVANTI REAL ESTATE ADVISORS,	880 THIRD AVENUE, THI		NEW YORK NY 10022 600002 -12/24	F9300005866 F223969 /95-01086014	

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 filling 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.

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SIGNATURE	1 Plila	Sherman

12/15/98

Peila Sherman, Director of Administration
Typed or Printed Name of General Pariner Signing Form

407-628-8488 Daytime Telephone Number