


**2004 LIMITED PARTNERSHIP ANNUAL REPORT (AR)
DUE BY MAY 1, 2004**

FILED
Apr 01, 2004 10:20 AM
Secretary of State

DOCUMENT # B93000000252	
1. Entry Name AVANTI STRATEGIC LAND INVESTORS, L.P. LIMITED PARTNERSHIP	

Principal Place of Business C/O AVANTI PROPERTIES GROUP 923 NORTH PENNSYLVANIA AVE. WINTER PARK FL 32751	Mailing Address C/O AVANTI PROPERTIES GROUP 923 NORTH PENNSYLVANIA AVE. WINTER PARK FL 32751
--	--

2. Principal Place of Business	3. Mailing Address
---------------------------------------	---------------------------

Suite, Apt. #, etc.	Suite, Apt. #, etc.
---------------------	---------------------

City & State	City & State
--------------	--------------

Zip	Country	Zip	Country
-----	---------	-----	---------



MOORE CR2E003 (11/03)

4. FEI Number	59-3123744	Applied For	Not Applicable
---------------	------------	-------------	----------------

5. Certificate of Status Desired	<input type="checkbox"/>	\$8.75 Additional Fee Required
----------------------------------	--------------------------	--------------------------------

6. Name and Address of Current Registered Agent		7. Name and Address of New Registered Agent	
--	--	--	--

SCHWARTZ, CHARLES C/O AVANTI PROPERTIES GROUP 923 NORTH PENNSYLVANIA AVE. WINTER PARK FL 32751		Name Street Address (P.O. Box Number is Not Acceptable) City	
---	--	--	--

FL	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
Signature, typed or printed name of registered agent and title if applicable		

9. Capital Contributions as Shown on record.	\$250,000.00	10. Amount of Capital Contributions in FLORIDA to date.	11. MAKE CHECK PAYABLE TO FL, DEPT. OF STATE SEE REVERSE SIDE FOR FEE INFORMATION
--	--------------	---	---

A GENERAL PARTNER THAT IS A BUSINESS ENTITY MUST BE REGISTERED AND ACTIVE WITH THIS OFFICE.
NOTE: General Partners MAY NOT be changed on the form; an amendment must be filed to change a general partner.

12. GENERAL PARTNER INFORMATION		13. ADDRESS CHANGES ONLY	
--	--	---------------------------------	--

DOCUMENT #	G02163900074	STREET ADDRESS	
NAME	AVANTI CAPITAL ASSOCIATES	CITY-ST-ZIP	
STREET ADDRESS	923 N. PENNSYLVANIA AVE.		
CITY-ST-ZIP	WINTER PARK FL 32789		

DOCUMENT #	F93000005866	STREET ADDRESS	U00000104734
NAME	AVANTI REAL ESTATE ADVISORS, INC.	CITY-ST-ZIP	04/06/04-80024-013 526.25
STREET ADDRESS	880 THIRD AVENUE, THIRD FLOOR		
CITY-ST-ZIP	NEW YORK NY 10022		

DOCUMENT #		STREET ADDRESS	
NAME		CITY-ST-ZIP	
STREET ADDRESS			
CITY-ST-ZIP			

DOCUMENT #		STREET ADDRESS	
NAME		CITY-ST-ZIP	
STREET ADDRESS			
CITY-ST-ZIP			

DOCUMENT #		STREET ADDRESS	
NAME		CITY-ST-ZIP	
STREET ADDRESS			
CITY-ST-ZIP			

DOCUMENT #		STREET ADDRESS	
NAME		CITY-ST-ZIP	
STREET ADDRESS			
CITY-ST-ZIP			

14. I hereby certify that the information supplied with this filing does not qualify for the exemption stated in Section 119.07(3)(f), 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 620, Florida Statutes

STAPLE CHECK HERE

SIGNATURE: X *Paula Sherman* 2/3/2004 407-628-8488