FILE ON OR BEFORE DECEMBER 31, 1996 OR PARTNERSHIP WILL BE SUBJECT TO REVOCATION AND \$500 PENALTY FEE

LIMITED PARTNERSHIP ANNUAL REPORT 1997

FIC RIALTO LIMITED PARTNERSHIP

empowered to execute this report as required by chapter 620. Florida Statutes

SIGNATURE ..

Typed or Printed Name of General Partner Signing Form.



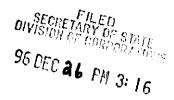
FLORIDA DEPARTMENT OF STATE

Sandra Mortham

Secretary of State
DIVISION OF CORPORATIONS

1. Name of Limited Partnership

DOCUMENT # **B9500000401**





t					Q1/2		
Mailing Address		Principal Office Address	Principal Office Address		3. Date Formed or Registered	5a. Capital Contributions as Shown on record.	
8737 COLESVILLE ROAD. SUITE 800 SILVER SPRING MD 20910			8737 COLESVILLE ROAD. SUITE 800 SILVER SPRING MD 20910		11/07/1995		
		SILVER SPRING MD 20910			38. Date of Last Report		
					02/13/1996	5b. Amount of Capital Contributions in FLORIDA	
2. Mailing Addres	\$5	2a. Principal Office Address	2a. Principal Office Address		4. State or Country of Formation	to date:	
		0 1 4-1 8 -11			MD		
Suite, Apt. #, etc.		Suite, Apt. #, etc.	Surte, Apt. #, etc.		6. FEI Number 52-1946817	Applied For Not Applicable	
City & State		City & State	City & Stale		7. Certificate of Status Desired		
Zip Country		Z ip	Zip Country			Fee Required	
				8. Make check payable to: Dept. of State (See reverse side for fee information)			
9. Name and Address of Current Registered Agent			10. If changed new Registered Agent/Office				
LUNDSTROM, MATT % REALTY INVESTMENT COMPANY, INC.			Name Street Address (P.O. Box Number Is Not Acceptable)				
MELBOURNE	FL 32935		FL Zip Code				
for the purpo agent I am f SIGNATURE (Register	ise of changing its registered office am har with, and accept the obligation red Agent Accepting Appointment)		orida. Such chan	ge was autho	orized by its general partner(s). I here	eby accept the appointment of registered	
A GENER	AL PARTNER THA :MU	T IS A CORPORATION, ST BE REGISTERED AN	ID ACTIV	PARTI E WIT	H THIS OFFICE.	K BUSINESS ENTITY	
11. Name(s) o	f General Partner(s)	11a. (Do NOT Use Post Office	ra' Partner Box Numbers)	11b.	City, State & Zip Code	11c. Registrationy Document Number	
BAYSIDE INVESTMENT COMPANY,		8737 COLESVILLE ROA	8737 COLESVILLE ROAD,		/ER SPRING MD 2091	F95000005449	
-					000002 -01/03 ****\$	0458501 /9701172001 76.25 ****576.25	
Note: Cone	rol portners MAV N	OThe changed on this for	m: an am	ndmon	t must be filed to sh	ngo a ganoral nartnar	

12, I do hereby certily that the information supplied with this fing 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

PATH DONNELLY, SECRETARY Daylime Telephone Number (301)-495-4400

CR2E003 (6/9

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