

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

FILED

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

LIMITED PARTNERSHIP ANNUAL REPORT 1997	 FLORIDA DEPARTMENT OF STATE Sandra Mortham Secretary of State DIVISION OF CORPORATIONS
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1. Name of Limited Partnership	1a. DOCUMENT # B95000000460
PIZZUTI PROPERTIES/ORLANDO CITY CENTER LIMITED PARTNERSHIP	

Mailing Address:		Principal Office Address:	
% PIZZUTI EQUITIES 250 E. BROAD STREET, SUITE 1900 COLUMBUS OH 43215		% PIZZUTI EQUITIES 250 E. BROAD STREET, SUITE 1900 COLUMBUS OH 43215	
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 12/13/1995	5a. Capital Contributions as Shown on record \$1,000.00
3a. Date of Last Report 12/29/1995	5b. Amount of Capital Contributions in FLORIDA to date:
4. State or Country of Formation OH	
6. FEI Number APPLIED FOR 31,453,427	<input type="checkbox"/> Applied For <input checked="" type="checkbox"/> Not Applicable
7. Certificate of Status Desired	\$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	10. If changed, new Registered Agent/Office
SIMBACK, KENNETH P % PIZZUTI REALTY 255 SOUTH ORANGE AVE., SUITE 1350 ORLANDO FL 32801	Name
	Street Address (P.O. Box Number is Not Acceptable)
	Suite, Apt. #, etc.
	City

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 the 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) and I, the undersigned, accept the obligations of section 620.192, Florida Statutes.

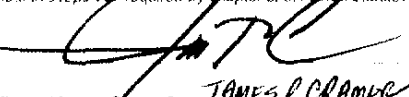
SIGNATURE (Registered Agent Accepting Appointment) _____ DATE _____

**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
PIZZUTI EQUITIES OF FLORIDA,	255 S. ORNAGE AVENUE,	ORLANDO FL 32801	F950000008045

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: **12/31/96**
 Typed or Printed Name of General Partner Signing Form: **JAMES P. CRAMER FOR PIZZUTI EQUITIES OF FLORIDA, INC.** Daytime Telephone Number: **614-365-4000**
TREASURER

CR2E003 (6/96)