


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 DIVISION OF CORPORATIONS		B98000000522		99 JAN 12 PM 2:49	
1. Name of Limited Partnership		1a. DOCUMENT # B98000000522					
FBEC - Maitland Colonnades, L.P.							
Mailing Address 200 E. Randolph Drive Suite 4300 Chicago, IL 60601		Principal Office Address 200 E. Randolph Drive Suite 4300 Chicago, IL 60601		3. Date Formed or Registered August 20, 1998		5a. Capital Contributions as Shown on record. 0.00	
2. Mailing Address		2a. Principal Office Address		3a. Date of Last Report N/A		5b. Amount of Capital Contributions in FLORIDA to date.	
Suite, Apt. #, etc.		Suite, Apt. #, etc.		4. State or Country of Formation Delaware		\$0.00	
City & State		City & State		6. FEI Number		<input type="checkbox"/> Applied For <input type="checkbox"/> Not Applicable	
Zip Country		Zip Country		7. Certificate of Status Desired		<input type="checkbox"/> \$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	
CT Corporation System 1200 South Pine Island Rd. Plantation, FL 33324		Name Street Address (P.O. Box Number is Not Acceptable) Suite, Apt. #, etc. 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) and 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 (Do NOT Use Post Office Box Numbers)	11b. City, State & Zip Code	11c. Registration/ Document Number
Maitland Colonnades - FBEC, L.L.C.	200 E. Randolph Dr. Suite 4300	Chicago, IL 60601	52-2115602 m9600000916 700002741877-4 -01/14/99-01077-024 ****150.00 ****150.00 11/2/99

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

SIGNATURE

Sanford M. Villesvik, Vice President of Florida Office Property Company, Inc.,

Typed or Printed Name of General Partner Signing Form

Member of Maitland Colonnades

Date 11/11/99

DATE

12/15/98