


**2004 LIMITED PARTNERSHIP ANNUAL REPORT
Due By May 1, 2004**

DOCUMENT # B98000000522

1. Entity Name
FBEC - MAITLAND COLONNADES, L.P.



\$526.25 FILED
04 FEB -6 PM 12:36
SECRETARY OF STATE
TALLAHASSEE FLORIDA

Principal Place of Business
C/O HAGAN & ASSOC./ATTN: MIA DELGADO
200 EAST RANDOLPH DRIVE, SUITE 4322
CHICAGO, IL 60601

Mailing Address
C/O HAGAN & ASSOC./ATTN: MIA DELGADO
200 EAST RANDOLPH DRIVE, SUITE 4322
CHICAGO, IL 60601



2. Principal Place of Business
c/o HAGAN & Associates
Suite, Apt. #, etc.
ATTN: E Machaj, Ste 4322
City & State 200 E. Randolph
Chicago, IL
Zip 60601 Country USA

3. Mailing Address
c/o HAGAN & Associates
Suite, Apt. #, etc.
ATTN: E Machaj, Ste 4322
City & State 200 E. Randolph
Chicago, IL
Zip 60601 Country USA

01062004 Chg-LP CR2E003 (10/03) 2/4

4. FEI Number
52-2115599 Applied For
Not Applicable

5. Certificate of Status Desired \$8.75 Additional Fee Required

6. Name and Address of Current Registered Agent

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

7. Name and Address of New Registered Agent

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. **\$13,458,830.00**

10. Amount of Capital Contributions in FLORIDA to date. **13,458,830.00**

**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

DOCUMENT #	M98000000916
NAME	MAITLAND COLONNADES - FBEC, L.L.C.
STREET ADDRESS	200 EAST RANDOLPH DRIVE, SUITE 4300
CITY-ST-ZIP	CHICAGO, IL 60601
DOCUMENT #	
NAME	
STREET ADDRESS	
CITY-ST-ZIP	
DOCUMENT #	
NAME	
STREET ADDRESS	
CITY-ST-ZIP	
DOCUMENT #	
NAME	
STREET ADDRESS	
CITY-ST-ZIP	
DOCUMENT #	
NAME	
STREET ADDRESS	
CITY-ST-ZIP	

13. ADDRESS CHANGES ONLY

STREET ADDRESS	
CITY-ST-ZIP	
STREET ADDRESS	800029332918
CITY-ST-ZIP	02/25/04--01010--013 **526.25
STREET ADDRESS	
CITY-ST-ZIP	
STREET ADDRESS	
CITY-ST-ZIP	
STREET ADDRESS	
CITY-ST-ZIP	

STAPLE CHECK HERE

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

OFFICE PROPERTY COMPANY, INC. General Partner of Maitland Colonnades - FBEC, LLC

SIGNATURE: Stephen A. Smith **VICE PRESIDENT & TREASURER OF Florida**
1/6/04 312-782-5800