2006 LIMITED LIABILITY COMPANY ANNUAL REPORT

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DOCUMENT # M05000002616

MCZ/CENTRUM FLORIDA XIII, L.L.C.

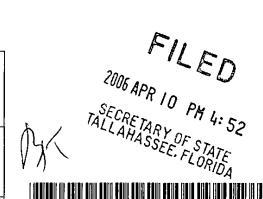


Principal Place of Business

Mailing Address

225 WEST HUBBARD, 4TH FLOOR CHICAGO, IL 60610

225 WEST HUBBARD, 4TH FLOOR CHICAGO, IL 60610



04052006 No Chg-LLC

CR2E083 (11/05)

4. FEI Number 20-2738541

Applied For Not Applicable

5. Certificate of Status Desired

\$5.00 Additional Fee Required

6. Name and Address of Current Registered Agent

CORPORATION SERVICE COMPANY 1201 HAYS STREET TALLAHASSEE, FL 32301-2525

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8.	The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the Stat	e of Florida. I am familiar with, and accept
	the obligations of registered agent.	

SIGNATURE

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

(NOTE: Registered Agent signature required when reinstating)

Filing Fee is \$50.00 Due by May 1, 2006

000069932160

9.	MANAGING MEMBERS/MANAGERS
TITLE NAME STREET ADDRESS CITY-ST-ZIP	MGR ASHKIN, LAURENCE 225 WEST HUBBARD, 4TH FLOOR CHICAGO, IL 60610
TITLE NAME STREET ADDRESS CITY-ST-ZIP	MGR MCLINDEN, JOHN 225 WEST HUBBARD, 4TH FLOOR CHICAGO, IL 60610
TITLE NAME STREET ADDRESS CITY-ST-ZIP	MGR LERNER, MICHAEL 1555 NORTH SHEFFIELD AVE. CHICAGO, IL 60622
TITLE NAME STREET ADORESS CITY-ST-ZIP	MGR NIVEN, BRIAN 1555 NORTH SHEFFIELD AVE. CHICAGO, IL 60622
TITLE NAME STREET ADDRESS CITY-ST-ZIP	
TITLE NAME STREET ADDRESS	

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11. I hereby certify that the information supplied with this filing does not qualify for the exemptions contained in Chapter 119, 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 managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 608, Florida Statutes.

CITY-ST-ZIP

RINTED NAME OF SIGNING MANAGING MEMBER, OR AUTHORIZED REPRESENTATIVE

TOHO MULINDEN

4/6/06



405 000002616

ACCOUNT NO. : 072100000032

REFERENCE: 972309 7157078

AUTHORIZATION :

COST LIMIT :

ORDER DATE: April 7, 2006

ORDER TIME : 9:11 AM

ORDER NO. : 972309-040

CUSTOMER NO: 7157078

ANNUAL REPORT FILING

NAME:

MCZ/CENTRUM FLORIDA XIII,

L.L.C.

XX___ ANNUAL REPORT

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

__ CERTIFIED COPY XX ___ PLAIN STAMPED COPY

CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Matthew Young - Ext. 2962

EXAMINER'S INITIALS:

DIVISION OF CORPORATION