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Apr 15 1997 8:00am
Secretary of State

PROFIT CORPORATION ANNUAL REPORT 1997



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF CORPORATIONS

DOCUMENT # P94000049604 (9)

1. Corporation Name
BISCAYNE PROPERTIES OF SO. FLORIDA, INC.



Principal Place of Business: 3301 S.W. 137 AVENUE, MIRAMAR FL 33023, US
Mailing Address: 3301 S.W. 137 AVENUE, MIRAMAR FL 33027-3202, US

3. Date Incorporated or Qualified: 07/05/1994
3a. Date of Last Report: 05/01/1996

2. Principal Place of Business: 21 1070 E 52 ST, 22 Suite, Apt. #, etc.
2a. Mailing Address: 26 1070 E 52 ST, 27 Suite, Apt. #, etc.

4. FEI Number: 65-0500634
Applied For: Not Applicable

23. City & State: HIALEAH, FL
24. Zip: 33013, 25. Country: DADE
28. City & State: HIALEAH, FL
29. Zip: 33013, 30. Country: DADE

6. Certificate of Status Desired: \$8.75 Additional Fee Required

6. Election Campaign Financing Trust Fund Contribution: \$5.00 May Be Added to Fees

8. This corporation has liability for intangible tax under s. 199.032, Florida Statutes: Yes [], No [x]

9. Name and Address of Current Registered Agent: LAING, RONALD A, 3301 S.W. 137 AVENUE, MIRAMAR FL 33023

10. Name and Address of New Registered Agent: 81 Name, 82 Street Address (P.O. Box Number is Not Acceptable), 83, 84 City, 85 Zip Code (FL)

11. Pursuant to the provisions of Sections 607.0502 and 607.1508, Florida Statutes, the above-named corporation 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 the corporation's board of directors. I hereby accept the appointment as registered agent. I am familiar with, and accept the obligations of, Section 607.0505, Florida Statutes.

SIGNATURE: _____ (NOTE: Registered Agent signature required when reinstating) DATE: _____

Table with 12 columns: 12. OFFICERS AND DIRECTORS. Includes fields for Title, Name, Street Address, City-St-Zip, and a DELETE checkbox.

Table with 13 columns: 13. ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS IN 12. Includes fields for Title, Name, Street Address, City-St-Zip, and Change/Addition checkboxes.

14. I do 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 annual report or supplemental annual report is true and accurate and that my signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears in Block 12 or Block 13 if changed, or on an attachment with an address.

SIGNATURE: [Signature] 4/10/97
SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR Date Daytime Phone #

CR2E034 (9/96)