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FILED

May 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 # P94000090636 (9)

1. Corporation Name
SOUTH FLORIDA HOMES REALTY CORP.

Principal Place of Business
2295 CORPORATE BLVD. N.W. STE. 240
BOCA RATON FL 33431

Mailing Address
31731 NORTHWESTERN HIGHWAY
200E
FARMINGTON HILLS FL 48334-1654
US



2. Principal Place of Business

21 Suite, Apt. #, etc.

22 City & State

23 Zip Country

24 25

2a. Mailing Address

26 Suite, Apt. #, etc.

27 City & State

28 Zip Country

29 30

3. Date Incorporated or Qualified
12/15/1994

3a. Date of Last Report
05/01/1996

4. FEI Number
38-3224940

Applied For
Not Applicable

5. 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

9. Name and Address of Current Registered Agent

LUPTAK, PAOLA M
2295 CORPORATE BLVD. N.W. STE. 240
BOCA RATON FL 33431

10. Name and Address of New Registered Agent

81 Name

82 Street Address (P.O. Box Number is Not Acceptable)

83

84 City

FL

85 Zip Code

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

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

(NOTE: Registered Agent signature required when resigning)

DATE

12. OFFICERS AND DIRECTORS

TITLE V
NAME WILKINSON, LARRY
STREET ADDRESS 31731 NORTHWESTERN HWY. STE 200E
CITY-ST-ZIP FARMINGTON HILLS FL 48334

DELETE

TITLE VD
NAME LUPTKA, JERRY D
STREET ADDRESS 31731 NORTHWESTERN HWY. STE 200E
CITY-ST-ZIP FARMINGTON HILLS FL 48334

DELETE

TITLE PD
NAME BEZNOS, HAROLD
STREET ADDRESS 31731 NORTHWESTERN HWY. STE 200E
CITY-ST-ZIP FARMINGTON HILLS FL 48334

DELETE

TITLE V
NAME SHUMAKER, DON
STREET ADDRESS 31731 NORTHWESTERN HWY. STE 200E
CITY-ST-ZIP FARMINGTON HILLS FL 48334

DELETE

TITLE S
NAME BEZNOS, MAURICE J
STREET ADDRESS 31731 NORTHWESTERN HWY. STE 200E
CITY-ST-ZIP FARMINGTON HILLS FL 48334

DELETE

TITLE T
NAME BEZNOS, NORMAN
STREET ADDRESS 31731 NORTHWESTERN HWY. STE 200E
CITY-ST-ZIP FARMINGTON HILLS FL 48334

DELETE

13. ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS IN 12

1.1 TITLE 1.2 NAME 1.3 STREET ADDRESS 1.4 CITY-ST-ZIP

Change Addition

2.1 TITLE 2.2 NAME 2.3 STREET ADDRESS 2.4 CITY-ST-ZIP

Change Addition

3.1 TITLE 3.2 NAME 3.3 STREET ADDRESS 3.4 CITY-ST-ZIP

Change Addition

4.1 TITLE 4.2 NAME 4.3 STREET ADDRESS 4.4 CITY-ST-ZIP

Change Addition

5.1 TITLE 5.2 NAME 5.3 STREET ADDRESS 5.4 CITY-ST-ZIP

Change Addition

6.1 TITLE 6.2 NAME 6.3 STREET ADDRESS 6.4 CITY-ST-ZIP

Change Addition

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: V

Maurice Beznos 11/28/97 (901) 737-1155

CR2E034 (9/96)