

FILE NOW: FILING FEE AFTER MAY 1ST IS \$550.00

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01-22-1999 90006 008
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

PROFIT CORPORATION ANNUAL REPORT 1999
FLORIDA DEPARTMENT OF STATE
Katherine Harris Secretary of State
DIVISION OF CORPORATIONS



DOCUMENT # P98000066825
1. Corporation Name
SAFEGUARD PROPERTIES, INC.

Principal Place of Business Mailing Address
ONE S.E. THIRD AVENUE #3050 MIAMI FL 33131
ONE S.E. THIRD AVENUE #3050 MIAMI FL 33131



DO NOT WRITE IN THIS SPACE

21. Principal Place of Business	22. Suite, Apt. #, etc.	23. City & State	24. Zip	25. Country	26. Mailing Address	27. Suite, Apt. #, etc.	28. City & State	29. Zip	30. Country	3. Date incorporated or Qualified 07/27/1998	4. FEI Number 65-0855304	Applied For Not Applicable
										5. Certificate of Status Desired <input checked="" type="checkbox"/>	\$8.75 Additional Fee Required	
										6. Election Campaign Financing Trust Fund Contribution <input type="checkbox"/>	\$5.00 May Be Added to Fees	
										8. This corporation owes the current year Intangible Personal Property Tax. <input type="checkbox"/> Yes <input type="checkbox"/> No		

9. Name and Address of Current Registered Agent ROSENBERG, DONALD S ROSENBERG, REISMAN & STEIN LLP ONE S.E. THIRD AVENUE #3050 MIAMI FL 33131				10. Name and Address of New Registered Agent			
B1	Name			B1	Name		
B2	Street Address (P.O. Box Number is Not Acceptable)			B2	Street Address (P.O. Box Number is Not Acceptable)		
B3				B3			
B4	City			B4	City		
B5	FL			B5	FL		
B6	Zip Code			B6	Zip Code		

11. Pursuant to the provisions of Sections 607.0512 and 607.1503, 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 _____ DATE _____
(NOTE: Registered Agent signature is void when renewing)

12. OFFICERS AND DIRECTORS		13. ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS IN 12	
TITLE	NAME	11. TITLE	12. NAME
PO	VINBERG, STEPHEN A	<input type="checkbox"/> DELETE	
STREET ADDRESS	1980 SHERBROOKE STREET WEST #400	13. STREET ADDRESS	
CITY-ST-ZIP	MONTREAL, QUEBEC, CANADA	14. CITY-ST-ZIP	
VTD	STEN, JAMES W	<input type="checkbox"/> DELETE	
STREET ADDRESS	1980 SHERBROOKE STREET WEST #400	21. TITLE	
CITY-ST-ZIP	MONTREAL, QUEBEC, CANADA	22. NAME	
S	STEVENSON, GRANT A	<input type="checkbox"/> DELETE	
STREET ADDRESS	ONE S.E. THIRD AVENUE #3050	23. STREET ADDRESS	
CITY-ST-ZIP	MIAMI FL 33131	24. CITY-ST-ZIP	
AS	ROSENBERG, DONALD S	<input type="checkbox"/> DELETE	
STREET ADDRESS	ONE S.E. THIRD AVENUE #3050	31. TITLE	
CITY-ST-ZIP	MIAMI FL 33131	32. NAME	
		33. STREET ADDRESS	
		34. CITY-ST-ZIP	
		41. TITLE	
		42. NAME	
		43. STREET ADDRESS	
		44. CITY-ST-ZIP	
		51. TITLE	
		52. NAME	
		53. STREET ADDRESS	
		54. CITY-ST-ZIP	
		61. TITLE	
		62. NAME	
		63. STREET ADDRESS	
		64. CITY-ST-ZIP	

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 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 unchanged, or on an amendment with an address, with all other lists empowered.

SIGNATURE: Donald S. Rosenberg Date: Jan 4, 1999 Daytime Phone #: 305 358 2600
SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR

CP2E034 (1/1/98)