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Mar 06 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 # V56183

(9)

1. Corporation Name

LENNAR FLORIDA RETAIL Q.A. INC.

Principal Place of Business

760 NW 107TH AVE
MIAMI FL 33172

Mailing Address

760 NW 107TH AVE
MIAMI FL 33172-3162

3. Date Incorporated or Qualified
08/07/1992

3a. Date of Last Report
05/03/1996

2. Principal Place of Business

21 Suite, Apt. #, etc.

22 City & State

23 Zip Country

24 25 29 30

2a. Mailing Address

26 Suite, Apt. #, etc.

27 City & State

28 Zip Country

4. FEI Number

65-0360049

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

NEALON, THOMAS 111 F
760 NW 107 AVE.
SUITE 400
MIAMI FL 33172

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 of new principal officer or registered agent and fee, if applicable

(NOTE: Registered Agent signature required when reinstating)

DATE

12. OFFICERS AND DIRECTORS

TITLE	DVP	DELETE
NAME	LEWIS, WILLIAM M JR.	
STREET ADDRESS	1585 BROADWAY 37TH FLOOR	
CITY-ST-ZIP	NEW YORK NY 10036	
TITLE	AS	DELETE
NAME	NEALON, THOMAS F III	
STREET ADDRESS	760 NW 107TH AVENUE	
CITY-ST-ZIP	MIAMI FL	
TITLE	DPST	DELETE
NAME	KRASNOFF, JEFFERY P	
STREET ADDRESS	700 NW 107 AVE. STE. 400	
CITY-ST-ZIP	MIAMI FL 33172	
TITLE	VP	DELETE
NAME	LEVIN, DAVID	
STREET ADDRESS	760 NW 107 AVE, STE 400	
CITY-ST-ZIP	MIAMI FL	
TITLE		DELETE
NAME		
STREET ADDRESS		
CITY-ST-ZIP		
TITLE		DELETE
NAME		
STREET ADDRESS		
CITY-ST-ZIP		

13. ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS IN 12

1.1 TITLE	VP	Change	Addition
1.2 NAME	Thekla Blaser		
1.3 STREET ADDRESS	760 NW 107th Avenue, Suite 400		
1.4 CITY-ST-ZIP	Miami, FL 33172		
2.1 TITLE		Change	Addition
2.2 NAME			
2.3 STREET ADDRESS			
2.4 CITY-ST-ZIP			
3.1 TITLE		Change	Addition
3.2 NAME			
3.3 STREET ADDRESS			
3.4 CITY-ST-ZIP			
4.1 TITLE		Change	Addition
4.2 NAME			
4.3 STREET ADDRESS			
4.4 CITY-ST-ZIP			
5.1 TITLE		Change	Addition
5.2 NAME			
5.3 STREET ADDRESS			
5.4 CITY-ST-ZIP			
6.1 TITLE		Change	Addition
6.2 NAME			
6.3 STREET ADDRESS			
6.4 CITY-ST-ZIP			

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: *Thomas F. Nealon III* Thomas F. Nealon III

SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR

2/28/97

305-220-4300

Date

Daytime Phone #

CR2E034 (9/96)