


2004 LIMITED PARTNERSHIP ANNUAL REPORT
Due By May 1, 2004

DOCUMENT # A10159 1. Entity Name THE RIVERS APARTMENTS, LTD.	
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Principal Place of Business 1002 W. 23RD ST., SUITE 400 PANAMA CITY, FL 32405	Mailing Address 1002 W. 23RD ST., SUITE 400 PANAMA CITY, FL 32405
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2. Principal Place of Business		3. Mailing Address	
Suite, Apt. #, etc.		Suite, Apt. #, etc.	
City & State		City & State	
Zip	Country	Zip	Country

FILED
 04 APR 30 AM 8:12
 SECRETARY OF STATE
 TALLAHASSEE, FLORIDA

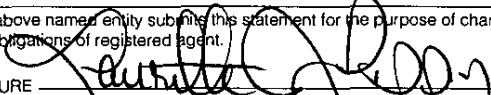


01092004 Chg-LP CR2E003 (10/03)

4. FEI Number 59-2066111	Applied For <input type="checkbox"/> Not Applicable
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5. Certificate of Status Desired <input checked="" type="checkbox"/>	\$8.75 Additional Fee Required
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6. Name and Address of Current Registered Agent HENRY, ROBERT F., III 1002 W. 23RD ST. SUITE 400 PANAMA CITY, FL 32405	7. Name and Address of New Registered Agent Name Lauretta J. Pippin Street Address (P.O. Box Number is Not Acceptable) 1002 W. 23rd St., Ste. 400 City Panama City FL Zip Code 32405
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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 State of Florida. I am familiar with, and accept the obligations of registered agent.	
SIGNATURE 	Lauretta J. Pippin 4/22/04 DATE

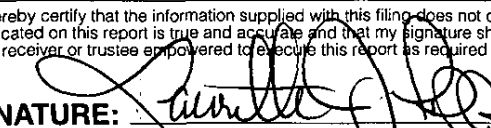
9. Capital Contributions as Shown on record. \$0.00	10. Amount of Capital Contributions in FLORIDA to date.
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A GENERAL PARTNER THAT IS A BUSINESS ENTITY MUST BE REGISTERED AND ACTIVE WITH THIS OFFICE.
NOTE: General Partners MAY NOT be changed on the form; an amendment must be filed to change a general partner.

12. GENERAL PARTNER INFORMATION		13. ADDRESS CHANGES ONLY	
DOCUMENT #	598978	STREET ADDRESS	
NAME	ROYAL AMERICAN DEVELOP.	CITY-ST-ZIP	
STREET ADDRESS	1002 W. 23RD ST. #400		
CITY-ST-ZIP	PANAMA CITY, FL		
DOCUMENT #		STREET ADDRESS	
NAME	CHAPMAN, JOSEPH F., III	CITY-ST-ZIP	
STREET ADDRESS	1002 W. 23RD ST. #400		
CITY-ST-ZIP	PANAMA CITY, FL		
DOCUMENT #		STREET ADDRESS	
NAME		CITY-ST-ZIP	
STREET ADDRESS			
CITY-ST-ZIP			
DOCUMENT #		STREET ADDRESS	
NAME		CITY-ST-ZIP	
STREET ADDRESS			
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NAME		CITY-ST-ZIP	
STREET ADDRESS			
CITY-ST-ZIP			

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 05/11/04--01034--004 **150.00

STAPLE CHECK HERE

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 report is true and accurate and that my signature shall have the same legal effect as if made under oath; that I am a General Partner of the limited partnership or the receiver or trustee empowered to execute this report as required by Chapter 620, Florida Statutes			
SIGNATURE: 	Lauretta J. Pippin, Secretary	4/22/04	(850) 769-8981
SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING GENERAL PARTNER		Date	Daytime Phone #