


FILE ON OR BEFORE DECEMBER 31, 1997 OR PARTNERSHIP WILL BE SUBJECT TO REVOCATION AND \$500 PENALTY FEE

<b>LIMITED PARTNERSHIP ANNUAL REPORT 1998</b>			FLORIDA DEPARTMENT OF STATE <b>Sandra B. Mortham</b> Secretary of State DIVISION OF CORPORATIONS
1. Name of Limited Partnership		1a. DOCUMENT # <b>A22173</b>	

**UNIVERSITY AND BEACH INVESTORS, LTD.**

Mailing Address <b>8221 OLD COURTHOUSE ROAD, SUITE 204 VIENNA VA 22182</b>		Principal Office Address <b>8221 OLD COURTHOUSE ROAD, SUITE 204 VIENNA VA 22182</b>		3. Date Formed or Registered <b>03/10/1986</b>	5a. Capital Contributions as Shown on record. <b>\$955,350.00</b>
2. Mailing Address		2a. Principal Office Address		3a. Date of Last Report <b>01/03/1997</b>	5b. Amount of Capital Contributions in FLORIDA to date.
Suite, Apt. #, etc.		Suite, Apt. #, etc.		4. State or Country of Formation <b>FL</b>	
City & State		City & State		6. FEI Number <b>59-2643612</b>	<input type="checkbox"/> Applied For <input type="checkbox"/> Not Applicable
Zip Country		Zip Country		7. Certificate of Status Desired <input type="checkbox"/> <b>\$8.75 Additional Fee Required</b>	
8. Make check payable to: Dept. of State (See reverse side for fee information)					

9. Name and Address of Current Registered Agent <b>SANKERS, GUS 6900 SOUTHPOINT DRIVE NORTH SUITE 250 JACKSONVILLE FL 32216</b>	10. If changed, now Registered Agent/Office Name Street Address (P.O. Box Number Is Not Acceptable) Suite, Apt. #, etc. City <b>FL</b> Zip Code
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10a. Pursuant to the provisions of sections 620.1051 and 620.192, Florida Statutes, the above-named limited partnership organized or registered under the laws of the State of Florida, 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 its general partner(s). I hereby accept the appointment of registered agent. I am familiar with, and accept the obligations of section 620.192, Florida Statutes.

SIGNATURE (Registered Agent Accepting Appointment)

DATE

**A GENERAL PARTNER THAT IS A CORPORATION, LIMITED PARTNERSHIP OR OTHER BUSINESS ENTITY MUST BE REGISTERED AND ACTIVE WITH THIS OFFICE.**

11. Name(s) of General Partner(s) <b>GROUP IV PROPERTIES, INC</b>	11a. Address of Each General Partner (Do NOT Use Post Office Box Numbers) <b>6900 SOUTHPOINT DRIVE</b>	11b. City, State & Zip Code <b>JACKSONVILLE FL</b>	11c. Registration/Document Number <b>J05082</b>
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**Note: General partners MAY NOT be changed on this form; an amendment must be filed to change a general partner.**

12. I do hereby certify that the information supplied with this filing is voluntarily furnished and does not qualify for the exemption stated in Section 119.07(3)(k), Florida Statutes. I release the Division of Corporations from any liability of non-compliance with Section 119.07(3)(k) in the event that the information supplied is deemed exempt from public access. I further certify that the information indicated on this annual report is true and accurate and that my signature shall have the same legal effects as if made under oath. I further certify that I am a General Partner of the limited partnership, receiver or trustee empowered to execute this report as required by chapter 620, Florida Statutes.

*Group IV Properties, Inc., General Partner*  
SIGNATURE *By: Marc C. Hutchinson, Treasurer*  
Typed or Printed Name of General Partner Signing Form *Marc C. Hutchinson*

DATE *Dec 5, 1997*

Daytime Telephone Number *703-506-1006*

CP2E003 (6/97)