FILE ON OR BEFORE DECEMBER 31, 1996 OR PARTNERSHIP WILL BE SUBJECT TO REVOCATION AND \$500 PENALTY FEE

LIMITED PARTNERSHIP ANNUAL REPORT

1997



BREAKERS AT DAYTONA BEACH LIMITED PARTNERSHIP

empowered to execute this report as required by chapter 620. Florida Statutes

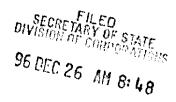
FLORIDA DEPARTMENT OF STATE

Sandra Mortham

Secretary of State
DIVISION OF CORPORATIONS

1. Name of Limited Partnership

1a. DOCUMENT # **A31547**





;				SO 113				
Mailing Address Principal Office Address 8737 COLESVILLE ROAD 8737 COLESVILLE ROAD SUITE 800 SUITE 800				05/17/1991 8. Date of Last Report	5a. Capital Contributions as Shown on record. \$1,520,000.00			
SILVER SPRINGS MD 20910	SILVER SPRINGS MD 20910	ILTER SPRINGS ME EUSIU		01/03/1996 State or Country of Formation	5b. Amount of Capital Contributions in FLORIDA to date:			
2. Mailing Address	28. Principal Office Address		7	MD				
Suite, Apt. #, etc.	Suite, Apt. #, etc.		6	52-1732303	Applied For Not Applicable			
City & State Zip Country	City & State		7	Certificate of Status Desired	ū	\$8.75 Additional Fee Required		
Zip Country	Zip	1				check payable to. Dept. of State (See reverse side for fee information)		
9, Name and Address of Cur	10. If changed, new Registered Agent/Office							
REALTY INVESTMENT CO., INC. % MATTHEW LUNDSTROM 2447 N. WICKHAM ROAD, SUITE 118 MELBOURNE FL 32935		Name Street Address (P.O. Box Number Is Not Acceptable)						
		Suite, Apt. #, etc 800020435553-9 City -01/07/37-011444-64-014						
10a. Pursuant to the provisions of sections 620 1051 for the purpose of changing its registered office agent. I am familiar with, and accept the obligation of the section	e or registered agent, or both, in the State of F trons of section 620 192, Florida Statutes.	eorida. Such chang	PARTN	DATE	eby accept the	appointment of registered		
11. Name(s) of General Partner(s)	11a. Address of Each Gene (Do NOT Use Post Office	eral Partner Box Numbers)	11b.	City, State & Zip Code	11c.	Registration/ Document Number		
REALTY SOUTHRN VENT.,INC	9737 COLESVILLE RO	AD	Silver spring MD		P33973			
•								
Note: General partners MAY N	OT be changed on this for	m; an ame	ndment	must be filed to cha	ange a ge	eneral partner.		
12. I do hereby certily that the information supplied w Corporations from any liability of non-compliance this annual report is true and accurate and that m	nth this filing is voluntarily furnished and does with Section 119 07(3)(k) in the event that the	not qualify for the e information supplie	exemption sta	ted in Section 119.07(3)(k), Floridal exempt from public access. I furth	Statutes. I rele	ase the Division of ne information indicated on		