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

LIMITED PARTNERSHIP **ANNUAL REPORT** 1997



A CONGRESS SELF STORAGE LIMITED PARTNERSHIP

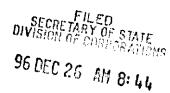
FLORIDA DEPARTMENT OF STATE

Sandra Mortham

Secretary of State DIVISION OF CORPORATIONS

1. Name of Limited Partnership

DOCUMENT# A33358





REALTY SOUTHERN VENTURES, IN	8737 COLESVILLE RO	8737 COLESVILLE RD.,		P33973					
11. Name(s) of General Partner(s)	11a. Address of Each Gon (Do NOT Use Post Office		11b. City State & Zip Code	11c. Registration/ Document Number					
A GENERAL PARTNER THAT	IS A CORPORATION, T BE REGISTERED A	LIMITED	PARTNERSHIP OR OT	HER BUSINESS ENTITY					
for the purpose of changing its registered office o agent. I am familiar with, and accept the obligation SIGNATURE (Registered Agent Accepting Appointment)	rregistered agent, or both, in the State of I		e was authorized by its general partner(s).						
% MATTHEW LUNDSTROM 2447 N. WICKHAM RD., SUITE 118 MELBOURNE FL 32935		Street Address (P.O. Box Number Is Not Acceptable) Suite Apt #, etc01/07/31 -01114 -003 City ****576.25 *****576.25 armed limited partnership organized or registered under the laws of the State of Florida, submitts this statement							
					REALTY INVESTMENT CO., INC.		Name		
					9. Name and Address of Curren	10. If changed, new Registered Agent/Office			
, , , , , , , , , , , , , , , , , , , ,		8. Make check payable to Dept. of State (See reverse side for fee infe		pt. of State (See reverse side for fee information					
Zip Country	Zip	Z _{ID} Country		\$8.75 Additional Fee Required					
City & State	City & State		52-1790147	Not Applicable					
Suite, Apt. #, etc.	Suite, Apt. #, etc.		MD 6. FEI Number	Applied For					
2. Mailing Address	2a. Principal Office Address		4. State or Country of Formatio	to date.					
SILVER SPRING MD 20910 SILVER SPRING MD 20910			01/03/1996	5b. Amount of Capital Contributions in FLORIDA					
8737 COLESVILLE RD. 8737 COLESVILLE RD. SUITE 800			38. Date of Last Report	\$400,000.00					
failing Address	Principal Office Address		3. Date Formed or Registered 08/28/1992	58. Capital Contributions as Shown on record.					
			Details and a Decision of	I Page Company Company and a second					

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

I do hereby certify that the information supplied with this filling is voluntarily furnished and does not qualify for the exemption stated in Section 119.07(3)(k), Florida Statutes. Frelease the Division of

SIGNATURE

PALTY SOUTHERN VENTULES, INC. - GEN. PARTNER
RUTH DONNELLY, SECRETARY Daytime Telephone Number (301)-455-4400 Typed or Printed Name of General Partner Signing Form