FILE ON OR BEFORE DECEMBER 31, 1998 OR LIMITED PARTNERSHIP WILL BE SUBJECT TO REVOCATION AND \$500 PENALTY FEE

LIMITED PARTNERSHIP ANNUAL REPORT 1999



EDENS & AVANT PROPERTIES LIMITED PARTNERSHIP

FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham

Secretary of State DIVISION OF CORPORATIONS

1. Name of Limited Partnership

B9700000380

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Malling Address 1901 MAIN STREET, SUITE 900 COLUMBIA SC 29201 2. Malling Address Suite, Apt. #, etc. City & State	Principal Office Address 1901 MAIN STREET, SUITE 900 COLUMBIA SC 29201 28. Principal Office Address Suite, Apt. #, etc.		3. Date Formed or Registered 07/30/1997 3a. Date of Last Report 02/09/1998 4. State or Country of Formation DE 6. FEI Number 58-2327884	5a. Capital Contributions as Shown on record. \$6,000,000.00 5b. Amount of Capital Contributions in FLORIDA to date: (,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Zip Country	Zip Country		7. Certificate of Status Desired 8. Make check payable to: Dept. of the	\$8.75 Additional Fee Required State (See reverse side for fee Information)
9. Name and Address of Current F C T CORPORATION SYSTEM 1200 SOUTH PINE ISLAND ROAD PLANTATION FL 33324 10a. Pursuant to the provisions of sections 620.1051 and for the purpose of changing its registered office or regent. I am familiar with, and accept the obligations of SIGNATURE (Registered Agent Accepting Appointment) A GENERAL PARTNER THAT I MUST 11. Name(s) of General Partner(s) E & A GENERAL PARTNER, LLC	520.192, Florida Statutes, the above-named detered agent, or both, in the State of Florid f section 620.192, Florida Statutes.	Sulte, Apt. #, etc. City d limited partnership orga. Such change was at IMITED PAR D ACTIVE W Partner x Numbers) 11b.	DATE THE THIS OFFICE. City, State & Zip Code OLUMBIA SC 29201	FL Zip Code P State of Floride, submits this statement y accept the appointment of registered R BUSINESS ENTITY 11c. Registration/ Document Number M97000000457 5 5 5 1 1 1 5 - 3 98 - 010875 - 014
Note: General partners MAY NOT 12. I do hereby certify that the information supplied with this Corporations from any liability of non-compliance with S this annual report is true and accurate and that my sign	filing is voluntarily furnished and does not action 119.07(3)(k) in the event that the info	qualify for the exemption	in stated in Section 119.07(3)(k), Florida S emed exempt from public access. I further	statutes. I release the Division of certify that the information Indicated on

SIGNATURE _