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Mar 11 1997 8:00am
Secretary of State

PROFIT
CORPORATION
ANNUAL REPORT
1997



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF CORPORATIONS

DOCUMENT # F94000000609 (7)

1. Corporation Name

SUMMIT PROPERTIES REAL ESTATE INC.

Principal Place of Business

212 SOUTH TRYON ST., STE. 500
CHARLOTTE NC 28281

Mailing Address

212 SOUTH TRYON ST., STE. 500
CHARLOTTE NC 28202-3202



2. Principal Place of Business

2a. Mailing Address

21 Suite, Apt. #, etc.

26 Suite, Apt. #, etc.

22 City & State

27 City & State

23 Zip

Country

28 Zip

Country

24

25

29

30

9. Name and Address of Current Registered Agent

3. Date Incorporated or Qualified

02/08/1994

3a. Date of Last Report

02/07/1996

4. FEI Number

56-1857807

Applied For

Not Applicable

5. Certificate of Status Desired

\$8.75 Additional
Fee Required

6. Election Campaign Financing
Trust Fund Contribution

\$5.00 May Be
Added to Fees

8. This corporation has liability for intangible tax under s. 199.032,
Florida Statutes

Yes No

CT CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION FL 33324

81 Name

82 Street Address (P.O. Box Number is Not Acceptable)

83

84 City

FL

85 Zip Code

11. Pursuant to the provisions of Sections 607.0502 and 607.1508, Florida Statutes, the above-named corporation 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 the corporation's board of directors. I hereby accept the appointment as registered agent. I am familiar with, and accept the obligations of, Section 607.0505, Florida Statutes.

SIGNATURE

Signature, typed or printed name of registered agent, and title if applicable

(NOTE: Registered Agent signature required when reinstating)

DATE

12. OFFICERS AND DIRECTORS

13. ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS IN 12

TITLE C
NAME MCGUIRE, WILLIAM B JR.
STREET ADDRESS 212 SOUTH TRYON ST., STE. 500
CITY-ST-ZIP CHARLOTTE NC 28281

1.1 TITLE
1.2 NAME
1.3 STREET ADDRESS
1.4 CITY-ST-ZIP

TITLE PCEO
NAME PAULSEN, WILLIAM F
STREET ADDRESS 212 SOUTH TRYON ST., STE. 500
CITY-ST-ZIP CHARLOTTE NC 28281

2.1 TITLE
2.2 NAME
2.3 STREET ADDRESS
2.4 CITY-ST-ZIP

TITLE V
NAME JONES, RAYMOND V
STREET ADDRESS 212 SOUTH TRYON ST., STE. 500
CITY-ST-ZIP CHARLOTTE NC 28281

3.1 TITLE
3.2 NAME
3.3 STREET ADDRESS
3.4 CITY-ST-ZIP

TITLE V
NAME KUHLMAN, KEITH H
STREET ADDRESS 212 SOUTH TRYON ST., STE. 500
CITY-ST-ZIP CHARLOTTE NC 28281

4.1 TITLE
4.2 NAME
4.3 STREET ADDRESS
4.4 CITY-ST-ZIP

TITLE V
NAME TUFARO, DAVID F
STREET ADDRESS 212 SOUTH TRYON ST., STE. 500
CITY-ST-ZIP CHARLOTTE NC 28281

5.1 TITLE
5.2 NAME
5.3 STREET ADDRESS
5.4 CITY-ST-ZIP

TITLE V
NAME GRAY, JOHN T
STREET ADDRESS 212 SOUTH TRYON ST., STE. 500
CITY-ST-ZIP CHARLOTTE NC 28281

6.1 TITLE
6.2 NAME
6.3 STREET ADDRESS
6.4 CITY-ST-ZIP

14. I do 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 annual report or supplemental annual report is true and accurate and that my signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears in Block 12 or Block 13 if changed, or on an attachment with an address.

SIGNATURE:

John C. Moore John C. Moore 2/11/97

SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR

Date

Daytime Phone #

CR2E034 (9/96)

SUMMIT PROPERTIES INC

Schedule of Officers & Directors

OFFICERS

<u>Name</u>	<u>Title</u>
William F. Paulsen	President & Chief Executive Officer
Raymond V. Jones	Executive Vice President & Chief Operating Officer - Charlotte
Keith H. Kuhlman	Executive Vice President & Chief Operating Officer - Tampa
David F. Tufaro	Executive Vice President & Chief Operating Officer - Baltimore
William B. Hamilton	Executive Vice President of Property Management
Michael L. Schwarz	Chief Financial Officer and Chief Administrative Officer
John C. Moore	Senior Vice President; Treasurer and Controller
Michael G. Malone	Senior Vice President, Secretary and General Counsel
Stephen C. Wylie	Vice President

DIRECTORS

<u>Name</u>	<u>Title</u>
William B. McGuire, Jr.	Chairman of the Board of Directors
William F. Paulsen	Director
Henry H. Fishkind	Director
James H. Hance, Jr.	Director
Nelson Schwab III	Director
John Crosland, Jr.	Director

The Address of all the above Officers & Directors is:
212 South Tryon Street; Suite 500 Charlotte, NC 28281