

FILE NOW: FILING FEE AFTER MAY 1 IS \$550.00

PROFIT CORPORATION ANNUAL REPORT

1998

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

FILED

98 MAR 25 PM 3:26

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

DOCUMENT # F94000001419

1. Corporation Name

JDN REALTY CORPORATION

Principal Place of Business

Mailing Address

359 E. PACES FERRY RD SUITE 400
ATLANTA, GA 30305

3. Date Incorporated or Qualified
MARCH 21, 1994

3a. Date of Last Report
JULY 18, 1997

2. Principal Place of Business

2a. Mailing Address

21 359 E. PACES FERRY RD

26 359 E. PACES FERRY RD

4. FEI Number
58-1468053

Applied For
Not Applicable

Suite, Apt. #, etc.
22 SUITE 400

Suite, Apt. #, etc.
27 SUITE 400

5. Certificate of Status Desired \$8.75 Additional Fee Required

City & State
23 ATLANTA, GA

City & State
28 ATLANTA, GA

6. Election Campaign Financing Trust Fund Contribution \$5.00 May Be Added to Fees

Zip
24 30305

Country
25 USA

Zip
29 30305

Country
30 USA

8. This corporation has liability for intangible tax under s. 199.032, Florida Statutes Yes No

9. Name and Address of Current Registered Agent

10. Name and Address of New Registered Agent

CORPORATION INFORMATION SERVICES, INC.
1201 HAYES STREET
TALLAHASSEE, FLORIDA 32301

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 CHAIRMAN & CEO DELETE
NAME J. DONALD NICHOLS
STREET ADDRESS 359 E. PACES FERRY RD, STE 400
CITY - ST - ZIP ATLANTA, GA 30305

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

TITLE PRESIDENT DELETE
NAME ELIZABETH L. NICHOLS
STREET ADDRESS 359 E. PACES FERRY RD, STE 400
CITY - ST - ZIP ATLANTA, GA 30305

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

TITLE CFO, SEC. & TREASURER DELETE
NAME WILLIAM J. KERLEY
STREET ADDRESS 359 E. PACES FERRY RD, STE 400
CITY - ST - ZIP ATLANTA, GA 30305

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

TITLE DIRECTOR DELETE
NAME HAYWOOD D. COCHRANE, JR.
STREET ADDRESS 359 E. PACES FERRY RD, STE 400
CITY - ST - ZIP ATLANTA, GA 30305

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

TITLE DIRECTOR DELETE
NAME CRAIG MACNAB
STREET ADDRESS 359 E. PACES FERRY RD, STE 400
CITY - ST - ZIP ATLANTA, GA 30305

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

TITLE DIRECTOR DELETE
NAME WILLIAM B. GREENE
STREET ADDRESS 359 E. PACES FERRY RD, STE 400
CITY - ST - ZIP ATLANTA, GA 30305

6.1 TITLE Change Addition
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 D. Harris, Jr.

SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR

3/23/98

Date

404-262-3252

Daytime Phone #

CR2E034 (9/96)