

FILE NOW: FILING FEE AFTER MAY 1 IS \$225.00

PROFIT
CORPORATION
ANNUAL REPORT
1996



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

DOCUMENT # F94000006512 (7)

1. Corporation Name

SFERS IX REALTY CORPORATION

Principal Place of Business

1 CALIFORNIA ST
SUITE 1400
SAN FRANCISCO CA 94111-5415
US

Mailing Address

1 CALIFORNIA ST
SUITE 1400
SAN FRANCISCO CA 94111-5415
US

2. Principal Place of Business

2a. Mailing Address

21	Suite, Apt. #, etc.	26	Suite, Apt. #, etc.
22	City & State	27	City & State
23	Zip	28	Zip
24	Country	29	Country

9. Name and Address of Current Registered Agent

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
85	Zip Code

11. Pursuant to the provisions of Sections 607.0507 and 607.1506, 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 of person making the registration change (if not the registered agent)

Signature of the person accepting the appointment as registered agent

Date

12. OFFICERS AND DIRECTORS		13. ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS IN 12	
TITLE	D BENNETT, W. VERNON JR.	1.1 TITLE	
NAME	1 CALIFORNIA ST SUITE 1400	1.2 NAME	
STREET ADDRESS	SAN FRANCISCO CA	1.3 STREET ADDRESS	
CITY-STATE-ZIP		1.4 CITY-STATE-ZIP	
TITLE	DP	2.1 TITLE	
NAME	FIDDAMAN, ROBERT A	2.2 NAME	
STREET ADDRESS	1 CALIFORNIA ST SUITE 1400	2.3 STREET ADDRESS	
CITY-STATE-ZIP	SAN FRANCISCO CA	2.4 CITY-STATE-ZIP	
TITLE	V	3.1 TITLE	
NAME	ARCHIBALD, CARROLL H	3.2 NAME	
STREET ADDRESS	1 CALIFORNIA ST SUITE 1400	3.3 STREET ADDRESS	
CITY-STATE-ZIP	SAN FRANCISCO CA	3.4 CITY-STATE-ZIP	
TITLE	EVCS	4.1 TITLE	EVSG
NAME	HOWERTON, HERMAN H	4.2 NAME	
STREET ADDRESS	1 CALIFORNIA ST SUITE 1400	4.3 STREET ADDRESS	
CITY-STATE-ZIP	SAN FRANCISCO CA	4.4 CITY-STATE-ZIP	
TITLE	EVT	5.1 TITLE	EVCF
NAME	GIUSTI, MARGOT M	5.2 NAME	
STREET ADDRESS	1 CALIFORNIA ST SUITE 1400	5.3 STREET ADDRESS	
CITY-STATE-ZIP	SAN FRANCISCO CA	5.4 CITY-STATE-ZIP	
TITLE	DEV	6.1 TITLE	
NAME	ZUZACK, RONALD E	6.2 NAME	
STREET ADDRESS	1 CALIFORNIA STREET	6.3 STREET ADDRESS	
CITY-STATE-ZIP	SAN FRANCISCO CA	6.4 CITY-STATE-ZIP	

14. I do hereby certify that the information supplied with this filing is voluntarily furnished and does not qualify for the exemption stated in Section 119.07(3)(k), 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:

SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR

Herman H. Howerton

04/03/96

415/678-2000

CR2E034 (12/95)

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Attachment to the 1996 Corporation Annual Report for SFERS IX
Realty Corporation

12. List of Officers (cont'd.)

EV

Michael J. Hoffmann
1 California St, Ste 1400
San Francisco CA

SV

Astrid Mashburn
1 California St, Ste 1400
San Francisco CA