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Feb 21 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 # F94000006588 (7)

1. Corporation Name
PHOENIX REALTY INVESTORS, INC.



Principal Place of Business

ONE AMERICAN ROW
HARTFORD CT 06115

Mailing Address

ONE AMERICAN ROW
HARTFORD CT 06115-2521

3. Date Incorporated or Qualified
12/23/1994

3a. Date of Last Report
03/04/1996

2. Principal Place of Business

21 30 Prospect St
Suite, Apt. #, etc.

22 1st Floor

City & State

23 Hartford, CT

Zip

24 06115

Country

25 USA

2a. Mailing Address

26 30 Prospect St
Suite, Apt. #, etc.

27 1st Floor

City & State

28 Hartford, CT

Zip

29 06115

Country

30 USA

4. FEI Number

06-1412294

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

9. Name and Address of Current Registered Agent

CT CORPORATION SYSTEM
1200 S. PINE ISLAND RD
PLANTATION FL 33324

10. Name and Address of New Registered Agent

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

TITLE NAME STREET ADDRESS CITY-ST-ZIP

D FIONDELLA, ROBERT W
ONE AMERICAN ROW
HARTFORD CT 06115

DELETE

D MCLOUGHLIN, PHILIP R
ONE AMERICAN ROW
HARTFORD CT 06115

DELETE

PCEO NOBLE, SCOTT C
ONE AMERICAN ROW
HARTFORD CT 06115

DELETE

V BLOMQUIST, STEVEN R
ONE AMERICAN ROW
HARTFORD CT 06115

DELETE

V CARTER, JAMES S
ONE AMERICAN ROW
HARTFORD CT 06115

DELETE

V RUBIN, BARBARA
ONE AMERICAN ROW
HARTFORD CT 06115

DELETE

13. ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS IN 12

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

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

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

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

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

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:

SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR

2/2/97

Date

860-403-7132

Daytime Phone #

CR2E034 (9/96)