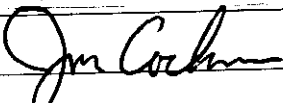


No. C 97510 Return to: SECRETARY OF STATE 700 WEST JEFFERSON PO BOX 83720 BOISE, ID 83720-0080 NO FILING FEE IF RECEIVED BY DUE DATE	Due no later than Feb 28, 2001 Annual Report Form 1. Mailing Address - Correct in this box, if applicable HIXON PROPERTIES INCORPORATED 315 E. COMMERCE ST., SUITE 300 112 E PECAN ST STE 2025 SAN ANTONIO, TX 78205	2. Registered Agent and Office NO PO BOX CT CORPORATION SYSTEM 300 N 6TH ST BOISE, ID 83701 3. <u>New</u> Registered Agent Signature
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4. Corporations: Enter Names and Business Addresses of President, Secretary and Directors.

<u>Office held</u>	<u>Name</u>	<u>Street or P.O. Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
President	Jack J. Spector	315 E. Commerce St., Suite 300	San Antonio	TX	78205
Secretary	William G. Shown	315 E. Commerce St., Suite 300	San Antonio	TX	78205
Directors:	William D. Geiger, III	P.O. Box 540802	Santa Barbara	CA	93150
	Andrew R. Hixon	1293 Chautaugua Blvd.	Pacific Palisades	CA	90272
	George C. Hixon	315 E. Commerce St., Suite 300	San Antonio	TX	78205
	Jack J. Spector	315 E. Commerce St., Suite 300	San Antonio	TX	78205
	Joseph H. Whitney	1624 Harmon Place, Suite 200 210	Minneapolis	MN	55403
	Weelock Whitney, III	525 West 22nd Street, 2A	New York	NY	10011
	Frank H. Foster	138 Ramsgate Ave.	Bondi,	NSW 2026	Australia
	Joseph M. Hixon, IV	1791 Hwy. A1A, #1205	Indian Harbour Beach	FL	32937

5. Organized Under the Laws of: TEXAS C 97510	6.  Signature _____ Date January 5, 2001 Title: _____ Name (Typed or Printed) Jon K. Cochran XXXX Treasurer
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