

**FILE ON OR BEFORE DECEMBER 31, 1996 OR PARTNERSHIP
WILL BE SUBJECT TO REVOCATION AND \$500 PENALTY FEE**

LIMITED PARTNERSHIP
ANNUAL REPORT
1997



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

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 DEC 26 AM 9:12

1. Name of Limited Partnership

1a. DOCUMENT #
A31545

COLONY APARTMENTS LIMITED PARTNERSHIP



Mailing Address

8737 COLESVILLE RD
STE 800
SILVER SPRING MD 20910

Principal Office Address

8737 COLESVILLE RD
STE 800
SILVER SPRING MD 20910

3. Date Formed or Registered

05/17/1991

5a. Capital Contributions as Shown on record.

\$1,480,000.00

3a. Date of Last Report

01/03/1996

5b. Amount of Capital Contributions in FLORIDA to date:

4. State or Country of Formation

MD

2. Mailing Address

2a. Principal Office Address

Suite, Apt. #, etc.

Suite, Apt. #, etc.

City & State

City & State

Zip

Country

Zip

Country

6. FEI Number

52-1732390

Applied For
 Not Applicable

7. Certificate of Status Desired

\$8.75 Additional Fee Required

8. Make check payable to: Dept. of State (See reverse side for fee information)

9. Name and Address of Current Registered Agent

REALTY INVESTMENT CO., INC.
% MATTHEW LUNDSTROM
2447 N. WICKHAM RD., SUITE 118
MELBOURNE FL 32935

10. If changed, new Registered Agent/Office

Name

Street Address (P.O. Box Number Is Not Acceptable)

Suite, Apt. #, etc.

City

780002048587-9
-01/07/97--0114--008
***576.25 ***576.25
FL

10a. Pursuant to the provisions of sections 620.1051 and 620.192, Florida Statutes, the above-named limited partnership organized or registered under the laws of the State of Florida, 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 its general partner(s). I hereby accept the appointment of registered agent I am familiar with, and accept the obligations of section 620.192, Florida Statutes.

SIGNATURE (Registered Agent Accepting Appointment)

DATE

**A GENERAL PARTNER THAT IS A CORPORATION, LIMITED PARTNERSHIP OR OTHER BUSINESS ENTITY
MUST BE REGISTERED AND ACTIVE WITH THIS OFFICE.**

11. Name(s) of General Partner(s)

11a. Address of Each General Partner (Do NOT Use Post Office Box Numbers)

11b. City State & Zip Code

11c. Registration/ Document Number

REALTY SOUTHRN VENT.,INC

8737 COLESVILLE STE.

SILVER SPRING MD 2091

P33973

Note: General partners MAY NOT be changed on this form; an amendment must be filed to change a general partner.

12. 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 release the Division of Corporations from any liability of non-compliance with Section 119.07(3)(k) in the event that the information supplied is deemed exempt from public access. I further certify that the information indicated on this annual report is true and accurate and that my signature shall have the same legal effects as if made under oath. I further certify that I am a General Partner of the limited partnership, receiver or trustee empowered to execute this report as required by chapter 620, Florida Statutes.

SIGNATURE

Ruth Donnelly
REALTY SOUTHERN VENTURES INC. - GEN. PARTNER
RUTH DONNELLY, SECRETARY

DATE

12/10/96

Typed or Printed Name of General Partner Signing Form

Daytime Telephone Number

(301) - 615 - 4400

CR2E003 (6/96)