

FILE ON OR BEFORE DECEMBER 31, 1997 OR PARTNERSHIP WILL BE SUBJECT TO REVOCATION AND \$500 PENALTY FEE

LIMITED PARTNERSHIP ANNUAL REPORT 1998		FLORIDA DEPARTMENT OF STATE Sandra B. Mortham Secretary of State DIVISION OF CORPORATIONS
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FILED
 SECRETARY OF STATE
 DIVISION OF CORPORATIONS

98 JAN -5 AM 11:41

1. Name of Limited Partnership	1a. DOCUMENT # A31545
COLONY APARTMENTS LIMITED PARTNERSHIP	



2. Mailing Address	2a. Principal Office Address	3. Date Formed or Registered	5a. Capital Contributions as Shown on record
8737 COLESVILLE RD STE 800 SILVER SPRING MD 20910	8737 COLESVILLE RD STE 800 SILVER SPRING MD 20910	05/17/1991	\$1,480,000.00
Suite, Apt. #, etc.	Suite, Apt. #, etc.	3a. Date of Last Report	5b. Amount of Capital Contributions in FL ORIDA to date:
City & State	City & State	12/26/1996	
Zip	Zip	4. State or Country of Formation	
Country	Country	MD	
		6. FEI Number	<input type="checkbox"/> Applied For <input type="checkbox"/> Not Applicable
		52-1732390	
		7. Certificate of Status Desired	<input type="checkbox"/> \$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) 500002398765--9 Suite, Apt. #, etc. -01/13/98--01087--017 City ****541.25 ****541.25 FL Zip Code

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. Registrar/Document Number
REALTY SOUTHRN VENT, INC ACQUISITION INVESTMENT CO, INC (SEE AMENDMENT ATTACHED) Amendment filed 1-5-98	8737 COLESVILLE STE.	SILVER SPRING MD 2091	P33973
		#	194-3858
			AL 1-9

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 <i>Jaqueline Stewart</i>	DATE 1/26/98
Typed or Printed Name of General Partner Signing Form ACQUISITION INVESTMENT CO, INC. - GEN. PARTNER JAQUELINE STEWART, ASST SECRETARY	Daytime Telephone Number (301) 475-4400

CP-25003 (6/97)