

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

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

98 JAN -2 AM 10:02



1. Name of Limited Partnership RELATED/GMN BISCAYNE, LTD.		1a. DOCUMENT # A93000001343	
2. Mailing Address C/O RELATED HOMESTEAD, INC. 2828 CORAL WAY, PENTHOUSE SUITE MIAMI FL 33145		2a. Principal Office Address C/O RELATED HOMESTEAD, INC. 2828 CORAL WAY, PENTHOUSE SUITE MIAMI FL 33145	
3. Date Formed or Registered 12/14/1993		5a. Capital Contributions as Shown on record \$695.00	
3a. Date of Last Report 10/25/1996		5b. Amount of Capital Contributions in FLORIDA to date.	
4. State or Country of Formation FL		6. FEI Number 65-0454743	
7. Certificate of Status Desired <input checked="" type="checkbox"/> Applied For <input type="checkbox"/> Not Applicable		8. Make check payable to: Dept. of State (See reverse side for fee information)	
7. Certificate of Status Desired \$8.75 Additional Fee Required			

9. Name and Address of Current Registered Agent PEREZ, JORGE M C/O THE RELATED COMPANIES 2828 CORAL WAY, PENTHOUSE SUITE MIAMI FL 33145		10. If changed, new Registered Agent/Office Name C/O INSIGNIA FINANCIAL GROUP Street Address (P.O. Box Number Is Not Acceptable) 2300 GLADES ROAD Suite, Apt. #, etc. SUITE 310 WEST City BOCA RATON FL Zip Code 33431	
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Amendment filed 11-12-97

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.

000002407560--8
-01/21/98--01124--003
****165.00 ****165.00

SIGNATURE (Registered Agent Accepting Appointment)

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
RELATED HOMESTEAD, INC.	2828 CORAL WAY, PENTH	MIAMI FL 33145	P93000082828
GMN-AFFORDABLE HOUSING PARTN	1480 BRICKELL AVENUE,	MIAMI FL 33131	P93000032829
S.F. GENERAL, INC. <i>Amendment filed 11-12-97</i>	2300 GLADES ROAD SUITE 310 WEST	BOCA RATON, FL 33431	F97000001937 <i>OH</i>

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

Angel Hernandez

ANGEL HERNANDEZ
VICE - PRESIDENT

DATE

12/30/97

Typed or Printed Name of General Partner Signing Form

Daytime Telephone Number

(305) 460-9900

CR2E003 (6/97)