

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 8:26 *mtw*
1/15



1. Name of Limited Partnership

1a. DOCUMENT #
A9600000993

SER TURKSCAP II, LTD.

Mailing Address	Principal Office Address
% AFFIRMATIVE MANAGEMENT, INC. 5850 T.G. LEE BLVD., SUITE-650 ORLANDO FL 32822	% AFFIRMATIVE MANAGEMENT, INC. 5850 T.G. LEE BLVD., SUITE-650 ORLANDO FL 32822
2. Mailing Address	2a. Principal Office Address
Suite, Apt. #, etc. <i>SUITE 300</i>	Suite, Apt. #, etc. <i>SUITE 300</i>
City & State	City & State
Zip	Country

3. Date Formed or Registered 05/28/1996	5a. Capital Contributions as Shown on record \$200.00
3a. Date of Last Report 01/16/1997	
4. State or Country of Formation FL	5b. Amount of Capital Contributions in FLORIDA to date: \$ 200.00
6. FEI Number 59-3392274	<input type="checkbox"/> Applied For <input type="checkbox"/> Not Applicable
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

JUBELT, PAUL C
% AFFIRMATIVE MANAGEMENT, INC.
5850 T.G. LEE BLVD., SUITE-650
ORLANDO FL 32822

10. If changed, new Registered Agent/Office

Name

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

Suite, Apt. #, etc. *SUITE 300*

City **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) *Paul C Jubelt* DATE *12/5/97*

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
SOUTHEAST RESIDENTIAL CORP	120 WOOSTER STREET	NEW YORK NY 10012	F96000002485
		600002403846--9 -01/16/98--01115--007 ****156.25 ****156.25	

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 *A D Jubelt* DATE *12/3/97*

SOUTHEAST RESIDENTIAL CORP, GENERAL PARTNER, BY ANDREW D. JUBELT, PRESIDENT (212) 925-9600

CFR2E003 (6/97)