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

LIMITED PARTNERSHIP ANNUAL REPORT 1997 1. Name of Limited Partnership	FLORIDA DEPARTMI Sandra Mo Secretary of DIVISION OF COR	rtham State PORATIONS	FILED SECRETARY OF STATE DIVISION OF CORPORATE 96 DEC 12 PM 12:	into	
MHISPERWOOD ASSOCIATES, LTD.			- 1888 1886		
Mailing Address 4100 N.W. 28TH LANE GAINESVILLE FL 32601	Principal Office Address 4100 N.W. 28TH LANE GAINESVILLE FL 32601		3. Date Formed or Registered 03/12/1982 3a. Date of Last Report 01/02/1996	58. Capital Contributions as Shown on record. \$1,522,500.00 5b. Amount of Capital Contributions in FLORIDA	
2. Mailing Address	2a. Principal Office Address		4. State or Country of Formation	Contributions in FLORIDA to date:	
Suite, Apt. #, etc.	Suite, Apt. #, etc.		6. FEI Number 36-3167043	Applied For Not Applicable	
City & State	City & State		7. Certificate of Status Desired	\$8.75 Additional	
Zip Country	Zip C	ountry	8. Make check payable to: Dept. of S	Fee Required State (See reverse side for fee information)	
9. Name and Address of Current Registered Agent			10. If changed, new Registered Agent/Office		
LAWHON, ANITA REO PROPERTIES 2100 APALACHEE PKWY, #8B TALLAHASSEE FL 32301		Name Hogue An: +A Street Address (P.O. Box Number Is Not Acceptable) Suite, Apt. #, etc. 5□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□			
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, and accept the obligations of section 620.192, Florida Statutes. SIGNATURE (Registered Agent Accepting Appointment) DATE DATE DATE MUST BE REGISTERED AND ACTIVE WITH THIS OFFICE.					
11. Name(s) of General Partner(s)	11a. (Do NOT Use Post Office Box		City, State & Zip Code	11c. Registration/ Document Number	
AMREAL FLORIDA ASSOCIATE ABCS INVESTORS	610 W ASH ST #961 14 1440 NORTHWEST HWY.1	1	AN DIEGO CA 92101 ARK RIDGE IL	G93033000071 G93081000025	

11. Name(s) of General Partner(s)	11a. (Do NOT Use Post Office Box Numbers)	11b. City, State & Zip Code	11c. Registrationy Document Number
AMREAL FLORIDA ASSOCIATE	610 W ASH ST #981 1400	SAN DIEGO CA 92101	G93033000071
ABCS INVESTORS	1440 NORTHWEST HWY.#2	PARK RIDGE IL	G93081000025
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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 end 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 pan-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 accifrate 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 rep as required by chapter 620, Florida Statutes.

SIGNATURE -

Typed or Printed Name of General Partner Sining Form