

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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1. Name of Limited Partnership	1a. DOCUMENT # A31507
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HOMESTEAD APARTMENTS ASSOCIATES, LTD.

Mailing Address 2828 CORAL WAY, PENTHOUSE MIAMI FL 33145	Principal Office Address 2828 CORAL WAY, PENTHOUSE MIAMI FL 33145	3. Date Formed or Registered 05/03/1991	5a. Capital Contributions as Shown on record \$2,614,861.00
2. Mailing Address Suite, Apt. #, etc. City & State Zip	2a. Principal Office Address Suite, Apt. #, etc. City & State Country	3a. Date of Last Report 11/12/1996	5b. Amount of Capital Contributions in FLORIDA to date: \$8.75 Additional Fee Required
		4. State or Country of Formation FL	6. FEI Number 65-0266389
			7. Certificate of Status Desired A
			8. Make check payable to: Dept. of State (See reverse side for fee information)

9. Name and Address of Current Registered Agent PEREZ, JORGE M. 2828 CORAL WAY, PENTHOUSE MIAMI FL 33145	10. If changed, new Registered Agent/Office Name 800800024098888-016-01/23/98-01006-016
	Street Address (P.O. Box Number) Suite, Apt. #, etc. City
	Zip Code 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.**

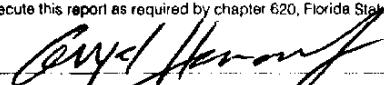
11. Name(s) of General Partner(s) THE RELATED COMPANIES OF FLO	11a. Address of Each General Partner (Do NOT Use Post Office Box Numbers) 2828 CORAL WAY, PENTHO	11b. City, State & Zip Code MIAMI FL	11c. Registration/ Document Number 817998
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437.50 103.75 875 dec

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
VICE - PRESIDENT

DATE

12/31/97

Typed or Printed Name of General Partner Signing Form

Daytime Telephone Number *305 460 5900*

CR2E003 (6/97)

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

98 JAN - 7 AM 9: 20

