

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

LIMITED PARTNERSHIP
ANNUAL REPORT
1997



FLORIDA DEPARTMENT OF STATE
Sandra Mortham
Secretary of State
DIVISION OF CORPORATIONS

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

96 DEC -6 AM 10:08

1. Name of Limited Partnership

1a. DOCUMENT #
A32059

**METRIC INSTITUTIONAL APARTMENT FUND II, LIMITED
PARTNERSHIP**

Mailing Address

ONE CALIFORNIA ST., #1400
SAN FRANCISCO CA 94111

Principal Office Address

ONE CALIFORNIA ST., #1400
SAN FRANCISCO CA 94111

3. Date Formed or Registered

10/01/1991

5a. Capital Contributions as
Shown on record.

\$15,100,000.00

3a. Date of Last Report

11/07/1995

5b. Amount of Capital
Contributions in FLORIDA
to date.

\$15,100,000.00

4. State or Country of Formation

CA

2. Mailing Address

2a. Principal Office Address

Suite, Apt. #, etc.

Suite, Apt. #, etc.

City & State

City & State

Zip

Country

Zip

Country

6. FEI Number

94-3119948

☐ Applied For
☒ Not Applicable

7. Certificate of Status Desired

☐ \$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

CT CORPORATION SYSTEM
1200 S. PINE ISLAND ROAD
PLANTATION FL 33324

10. If changed, new Registered Agent/Office

Name

Street Address (P.O. Box Number is Not Acceptable)
9000002027579-9
-12/12/96--01084--003

Suite, Apt. #, etc.

***\$76.25 ***\$76.25

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)

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)

METRIC REALTY

11a. Address of Each General Partner
(Do NOT Use Post Office Box Numbers)

ONE CALIFORNIA ST., #1400

11b. City, State & Zip Code

SAN FRANCISCO CA 94111

11c. Registration/
Document Number

G02353900066

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

Herman H. Howerton, EVP, General Counsel & Secretary of
Metric Realty Corp., the managing partner of Metric Realty

DATE November 13, 1996

Typed or Printed Name of General Partner Signing Form

Daytime Telephone Number

415/678-2000

CR2E003 (5/96)