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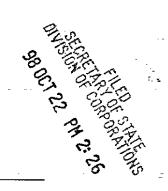
Acknowledgment

W.P. Verifier

Document Examiner

Updater Verifier

CERTIFICATE OF AMENDMENT TO APPLICATION FOR REGISTRATION OF



METRIC INSTITUTIONAL APARTMENT FUND II, LIMITED PARINERSHIP

Realty, an Illinois general partnership, has amended its general partners.

(Insert name currently on file with Florida Dept. of State)

Pursuant to the provisions of section 620.173, Florida Statutes, this foreign limited partnership hereby submits this certificate of amendment to its registration application:

The registration application is amended as follows:

The general partner of Metric Institutional Apartment Fund II, Limited Partnership, Metric

The new general partners of Metric Realty are Metric Property Management, Inc., a Delaware corporation and SSR Realty Advisors, Inc., a Delaware corporation.

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	see attached signature page				
_	(Signature of a General Partner)				
_	(Typed or printed name of General Partner signing above)				
STATE OF		-			
COUNTY OF					
On this day of appeared before me,	,19,	personally			
ppoured before me,	who is personally known to me				
—	whose identity I proved on the basis of				
_	(Natural Public Circums)				
	(Notary Public Signature)				
	(Notary's Printed Name)				

Seal

My Commission Expires:

CERTIFICATE OF AMENDMENT TO APPLICATION FOR REGISTRATION OF

METRIC INSTITUTIONAL APARTMENT FUND II, LIMITED PARTNERSHIP **REF#: A32059**

By: Metric Realty

an Illinois general partnership

By: SSR Advisors, Inc., a Delaware corporation its managing general partner

Vice President, General Counsel and Secretary

STATE CALIFORNIA COUNTY OF SAN FRANCISCO

On October 15, 1998 before me, Herman H. Howerton, Vice President, General Counsel and Secretary personally appeared. Herman H. Howerton, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacities and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, exected the instrument.

WITNESS my hand and official seal.

Valerie Solar

Notary Public for the State of California

VALERIE SOLAR City & County of San Francisco