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PARK AFFORDABLE HOUSING, INC.

2269 LEE ROAD
WINTER PARK, FL 32789
PHONE: (407) 644-6300
FAX: (407) 647-7642

August 12, 1997

Via Certified Mail

Florida Department of State
Division of Corporations
409 East Gaines Street
Tallahassee, FL 32399

Dear Sir or Madam:

Please note the following new mailing address as of September 5, 1997

1950 Summit Park Drive
Suite 300
Orlando, FL 32810

Phone: (407) 644-6300
Fax: (407) 475-0897

for the following limited partnership:

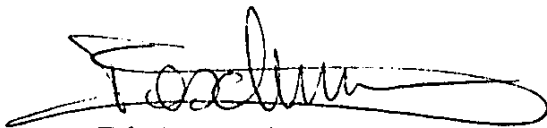
Valencia Park, Ltd.

Kindly adjust your records accordingly. Should you have any questions, please contact the undersigned or Mrs. Anke Backer, Partnership Administrator.

The undersigned holds the offices of Executive Vice President, Secretary and Treasurer for PARK AFFORDABLE HOUSING, INC., general partner for the above partnership.

Sincerely,

PARK AFFORDABLE HOUSING, INC.



Eric F. J. Boschmans
Executive Vice President

KS 8/26