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

LIMITED PARTNERSHIP ANNUAL REPORT

1997



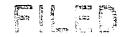
FLORIDA DEPARTMENT OF STATE

Sandra Mortham

Secretary of State DIVISION OF CORPORATIONS

1. Name of Limited Partnership

DOCUMENT# A93000000942



96 DEC 27 PM 2: 33

SECRETARY OF STATE TALLAHASSEE FLORIDA



LORIDA CITY APARTMENTS,	LTD.			
Mailing Address Frincipal Office Address Č/O GREATER MIAMI NEIGHBORHOODS, INC. C/O GREATER MIAMI NEIGHB 1480 BRICKELL AVE., SUITE 309 1460 BRICKELL AVE., SUITE 3 MIAMI FL 33131 MIAMI FL 33131			3. Date Formed or Registered 09/15/1993 3a. Date of Last Report 01/03/1996	5a. Capital Contributions as Shown on record. \$3,932,500.00
2. Mailing Address	2a. Principal Office Address	2a. Principal Office Address		5b. Amount of Capital Contributions in FLORIDA to date: \$3,932,500.00
Suite, Apt. #, etc.	Suite, Apt. #, etc.		FL 6. FEI Number 65-0516920	Applied For Not Applicable
City & State Zip- Country	City & State Zip			\$8.75 Additional Fee Regulred
MIAMI FI 33131		Street Address (F Suite, Apt. #, etc.	10、If changed, new Registered Agent/Office dress (P.O. Box Number 医肾髓管 205245-7 -01/05/97-01038-009 -#, etc.	
10a. Pursuant to the provisions of sections 620,1051 and for the purpose of changing its registered office or agent. I am familiar with, and accept the obligation SIGNATURE (Registered Agent Accepting Appointment)	registered agent, or both, in the State of Flo			ne State of Florida, submits this statement
A GENERAL PARTNER THAT MUS	IS A CORPORATION, T BE REGISTERED AN	LIMITED PAID ACTIVE	ARTNERSHIP OR OTHE WITH THIS OFFICE.	R BUSINESS ENTITY
11, Name(s) of General Partner(s)	11a. (Do NOT Use Post Office B	a: Partner Box Numbers) 11	b. City, State & Zip Code	11c. Registration/ Decument Number
GMN AFFORDABLE HOUSING PARTN	1460 BRICKELL AVE., S	3	MIAMI FL 33131	P93000032625
TACOLCY FLORIDA CITY, INC.	645 N.W. 62ND STREE	r,	MIAMI FL 33150	P94000017404
COVENANT COMMUNITY DEVELOPME	500 COLLEGE TERRACE		HOMESTEAD FL 33030	N93000001199
			da	\$9,6,0°
Note: General partners MAY NO	- 			
 I do hereby certify that the information supplied with Corporations from any liability of non-compliance with this annual report is true and accurate and that my six 	this filing is voluntarily furnished and does in h Section 119.07(3)(x) in the event that the :	ot qualify for the exent information supplied is it made upder nath	nption stated in Section 119,07(3)(k), Florida s deemed exempt from public access. I furth I further of this toat Lam a General Partner o	Statutes, I release the Division of ier certify that the information indicated or fitte limited partnership, receiver or trusts

SIGNATURE.

12/23/96