


FILE ON OR BEFORE DECEMBER 31, 1997 OR PARTNERSHIP WILL BE SUBJECT  
TO REVOCATION AND \$500 PENALTY FEE

FILED

98 FEB 24 9 41 AM '98  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

<b>LIMITED PARTNERSHIP ANNUAL REPORT 1998</b>		 <b>FLORIDA DEPARTMENT OF STATE Sandra B. Mortham Secretary of State DIVISION OF CORPORATIONS</b>	
<b>1. Name of Limited Partnership</b>  <b>STERLING PARK-DELTONA LIMITED PARTNERSHIP</b>		<b>1a. DOCUMENT #</b> <b>A96000000108</b>	
<b>Mailing Address</b> % MARK PORATH 16830 VENTURA BLVD., #322 ENCINO CA 91436		<b>Principal Office Address</b> C/O JAMES GRIFFIN 7575 DR. PHILLIPS BLVD., #230 ORLANDO FL 32819	
<b>2. Mailing Address</b> MARK PORATH Suite, Apt. #, etc. 16830 VENTURA BLVD., #352 City & State ENCINO, CA Zip Country 91436 USA		<b>2a. Principal Office Address</b> C/O JAMES GRIFFIN Suite, Apt. #, etc. 1401 E. BROWARD BLVD., #302 City & State FT. LAUDERDALE FL. Zip Country 33301 USA	
<b>3. Date Formed or Registered</b> 01/12/1996		<b>5a. Capital Contributions as Shown on record.</b> \$838,255.55	
<b>3a. Date of Last Report</b> 02/04/1997		<b>5b. Amount of Capital Contributions in FLORIDA to date:</b>	
<b>4. State or Country of Formation</b> FL		<b>6. FEI Number</b> 95-4554656 <input type="checkbox"/> Applied For <input type="checkbox"/> Not Applicable	
<b>7. Certificate of Status Desired</b> <input type="checkbox"/> \$8.75 Additional Fee Required		<b>8. Make check payable to: Dept. of State (See reverse side for fee information)</b>	
<b>9. Name and Address of Current Registered Agent</b> GRIFFIN, JAMES 7575 DR. PHILLIPS BLVD., #230 ORLANDO FL 32819		<b>10. If changed, new Registered Agent/Office</b> Name GRIFFIN, JAMES Street Address (P.O. Box Number Is Not Acceptable) VICTORIA PARK CENTER Suite, Apt. #, etc. 1401 E. BROWARD BLVD., STE. 302 City FT. LAUDERDALE FL Zip Code 33301	
<b>10a.</b> Pursuant to the provisions of sections 620.105 and 620.102, 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 obligation of section 620.105, Florida Statutes.			
SIGNATURE (Registered Agent Accepting Appointment) _____ DATE _____			
<b>A GENERAL PARTNER THAT IS A CORPORATION, LIMITED PARTNERSHIP OR OTHER BUSINESS ENTITY MUST BE REGISTERED AND ACTIVE WITH THIS OFFICE.</b>			
<b>11. Name(s) of General Partner(s)</b> STERLING PARK-DELTONA GP, L.	<b>11a. Address of Each General Partner (Do NOT Use Post Office Box Numbers)</b> 7575 DR. PHILIPS BLVD	<b>11b. City, State &amp; Zip Code</b> ORLANDO FL 32819	<b>11c. Registration/Document Number</b> L96000000052
<b>Note: General partners MAY NOT be changed on this form; an amendment must be filed to change a general partner.</b>			
<b>12.</b> 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.			
<b>SIGNATURE</b> SEE ATTACHED SIGNATURE BLOCK		<b>DATE</b> 12/15/97	
<b>Typed or Printed Name of General Partner Signing Form</b> 2		<b>Daytime Telephone Number</b> 818/385-0005	

CR2E003 (6/97)

LIMITED PARTNERSHIP  
ANNUAL REPORT  
1998

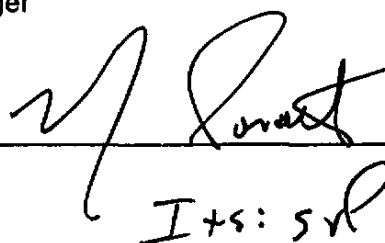
FLORIDA DEPARTMENT OF STATE  
Sandra B. Moartham  
Secretary of State  
DIVISION OF CORPORATIONS

STERLING PARK-DELTONA LIMITED PARTNERSHIP,  
a Florida limited partnership

By: TMS/SEP #2 GP, L.C.  
a Florida limited liability company  
General Partner

BY: Hearthstone Advisors, Inc.,  
a California corporation,  
Manager

BY:

  
Its: srl

FILED  
98 FEB 24 PM 12:00  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA