


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

LIMITED PARTNERSHIP ANNUAL REPORT 1998			FLORIDA DEPARTMENT OF STATE Sandra B. Mortham Secretary of State DIVISION OF CORPORATIONS	
1. Name of Limited Partnership ALTMAN PARTNERS II, LTD.		1a. DOCUMENT # A97000000594		
Mailing Address 2201 CORPORATE BLVD., N.W., SUITE 200 BOCA RATON FL 33431		Principal Office Address 2201 CORPORATE BLVD., N.W., SUITE 200 BOCA RATON FL 33431		3. Date Formed or Registered 03/11/1997 3a. Date of Last Report 4. State or Country of Formation FL
2. Mailing Address Suite, Apt. #, etc. City & State Zip Country		2a. Principal Office Address Suite, Apt. #, etc. City & State Zip Country		5a. Capital Contributions as Shown on record. \$66,249.00 5b. Amount of Capital Contributions in FLORIDA to date <input checked="" type="checkbox"/> Applied For <input type="checkbox"/> Not Applicable 7. Certificate of Status Desired <input type="checkbox"/> \$8.75 Additional Fee Required 8. Make check payable to: Dept. of State (See reverse side for fee information)

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

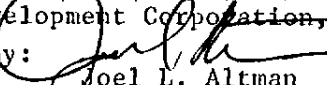
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9. Name and Address of Current Registered Agent BROAD AND CASSEL C/O JEFFREY A. DEUTCH 7777 GLADES ROAD, SUITE 300 BOCA RATON FL 33434		10. If changed, new Registered Agent/Office Name Street Address (P.O. Box Number is Not Acceptable) Suite, Apt. #, etc. 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) ALTMAN DEVELOPMENT CORPORATI	11a. Address of Each General Partner (Do NOT Use Post Office Box Numbers) 2201 CORPORATE BLVD.,	11b. City, State & Zip Code BOCA RATON FL 33431	11c. Registration/Document Number 856211
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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.

Altman Development Corporation, General Partner
SIGNATURE by:  President
Typed or Printed Name of General Partner Signing Form: Joel L. Altman

DATE _____

Daytime Telephone Number _____

CR2E003 (6/97)