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PROFIT
CORPORATION
ANNUAL REPORT
1996



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

DOCUMENT # P35870

(5)

1. Corporation Name

SFERS REALTY CORPORATION V

Principal Place of Business

1 CALIFORNIA STREET
SUITE 1400
SAN FRANCISCO CA 94111-5415
US

Mailing Address

1 CALIFORNIA STREET
SUITE 1400
SAN FRANCISCO CA 94111-5415
US

2. Principal Place of Business

2a. Mailing Address

21	Suite, Apt. #, etc.	26	Suite, Apt. #, etc.
22	City & State	27	City & State
23	Zip	28	Zip
24	Country	29	Country
25		30	

9. Name and Address of Current Registered Agent

CT CORPORATION SYSTEM
1200 S. PINE ISLAND ROAD
PLANTATION FL 33324

81	Name
82	Street Address (P.O. Box Number is Not Acceptable)
83	
84	City
85	Zip Code

11. Pursuant to the provisions of Sections 607.0502 and 607.1506, Florida Statutes, the above named corporation 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 the corporation's board of directors. I hereby accept the appointment as registered agent. I am familiar with, and accept the obligations of, Section 607.0505, Florida Statutes.

SIGNATURE

Signature of person who is authorized to sign this report

Signature of registered agent

DATE

12. OFFICERS AND DIRECTORS

13. ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS IN 12

TITLE	NAME	STREET ADDRESS	CITY-STATE-ZIP	14. TITLE	15. NAME	16. STREET ADDRESS	17. CITY-STATE-ZIP
	D BENNETT, W. VERNON, JR.	1 CALIFORNIA STREET, STE 1400	SAN FRANCISCO CA				
	DPCE FIDDAMAN, ROBERT A.	1 CALIFORNIA STREET, SUITE 1400	SAN FRANCISCO CA				
	EVD ZUZACK, RONALD E.	1 CALIFORNIA STREET, STE 1400	SAN FRANCISCO CA				
	EVSG HOWERTON, HERMAN H.	1 CALIFORNIA STREET, STE 1400	SAN FRANCISCO CA				
	EVT GIUSTI, MARGOT M.	1 CALIFORNIA STREET, SUITE 1400	SAN FRANCISCO CA				
	EV HOFFMANN, MICHAEL J	1 CALIFORNIA STREET, STE 1400	SAN FRANCISCO CA				

14. I do hereby certify that the information supplied with this filing is voluntarily furnished and does not qualify for the exemption stated in Section 119.67(3)(k), Florida Statutes. I further certify that the information indicated on this annual report or supplemental annual report is true and accurate, and that my signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears in Block 12 or Block 13 if changed, or on an attachment with an address.

SIGNATURE:

SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR

Herman H. Howerton

04/03/96

415/678-2000

CR2E034 (12/95)

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Attachment to the 1996 Corporation Annual Report for SFERS Realty Corporation V

12. List of Officers (cont'd.)

SV
Astrid Mashburn
1 California St, Ste 1400
San Francisco CA