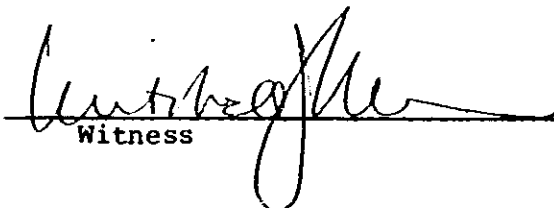
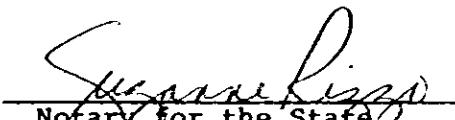


STATE OF NEW YORK)
: SS.:
COUNTY OF NEW YORK)

Personally appeared before me the undersigned witness
and made oath that (s)he saw the ^{within} witness named AGS COLONIAL
VILLA ASSOCIATES by its general partner, ALBERT G. SCHMERGE III,
sign, seal and as the act and deed of AGS COLONIAL VILLA ASSOCIATES
deliver the within document or instrument and the deponent with
the other witness subscribed above witness the execution thereof.


Witness

Sworn to before me this
20 day of September, 1984


Notary for the State
of New York

SUZANNE M. RIZZO
Notary Public, State of New York
No. 4758589
Qualified in New York County
Commission Expires March 30, 1986



RECORDED SEP 21 1984 at 11:48 A.M.

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