

STATE OF CALIFORNIA)
) ss.
COUNTY OF ALAMEDA)

On this 10th day of October, 1979, before me, Melba A. Caisse, a Notary Public, State of California, duly commissioned and sworn, personally appeared Don W. Carlson, Marvin I. Levin, George E. Croon, Jr., Daniel A. Blumberg and Jay M. Kaplan, known to me to be the Individual General Partners and the Additional Limited Partners of the Limited Partnership that executed the within instrument and known to me to be the persons who executed the written instrument on behalf of said limited partnership, said persons being known to me to be the Individual General Partners and the Additional Limited Partners of Consolidated Capital Properties II, the limited partnership that created and executed the within instrument, and acknowledged to me that such partners and that such partnership executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the City of Oakland, County of Alameda, the day and year in this Certificate first above written.

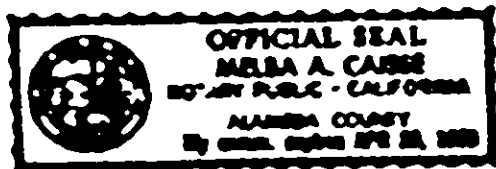


Melba A. Caisse
Melba A. Caisse
Notary Public, State of California

STATE OF CALIFORNIA)
) ss.
COUNTY OF ALAMEDA)

On this 10th day of October, 1979, before me, Melba A. Caisse, a Notary Public, State of California, duly commissioned and sworn, personally appeared Marvin I. Levin and Terry E. Sheldon, known to me to be the President and the Secretary of Consolidated Capital Equities Corporation, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation, said corporation being known to me to be the corporate general partner of Consolidated Capital Properties II, the partnership that created and executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the City of Oakland, County of Alameda, the day and year in this Certificate first above written.



Melba A. Caisse
Melba A. Caisse
Notary Public, State of California

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