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VOLUNTARY CANCELLATION OF LP
JEFFERSON AT PINES LAKE LIMITED PARTNERSHIP

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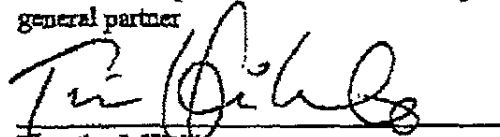
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**CERTIFICATE OF CANCELLATION
FOR**

JEFFERSON AT PINES LAKE LIMITED PARTNERSHIP


Pursuant to the provisions of section 620.174, Florida Statutes, this foreign limited partnership hereby submits this certificate of cancellation in order to cancel its registration with the Florida Department of State

Windsor Realty Fund-III B Investors Corporation,
general partner


Timothy J. Hinkle
Vice President

Commonwealth of Massachusetts
County of Suffolk

On this 29th day of March, 2004 Timothy J. Hinkle, Vice President of Windsor Realty Fund-III B Investors Corporation, who is personally known to me, personally appeared before me,


Janet L. Richards, Notary Public
My commission expires: Sept. 3, 2004

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