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FLORIDA LIMITED PARTNERSHIP

THP2 Limited Partnership

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CERTIFICATE OF LIMITED PARTNERSHIP
OF
THP2 LIMITED PARTNERSHIP

Pursuant to the authority of Section 620.108, Florida Statutes, the undersigned, constituting the sole General Partner of THP2 LIMITED PARTNERSHIP (the "Partnership"), hereby permits the following in connection with the formation of the Partnership:

1. The name of the Partnership shall be THP2 LIMITED PARTNERSHIP.
2. The address of the office where records shall be kept shall be One Oakwood Boulevard, Suite 195, Hollywood, Florida 33020. The name and address of the registered agent for service of process is David M. Reich, c/o Triad Housing Partners, One Oakwood Boulevard, Suite 195, Hollywood, Florida 33020.
3. The name and the business address of the General Partner is:

THP2 CORPORATION, a Florida corporation 899-23099
One Oakwood Boulevard, Suite 195
Hollywood, Florida 33020
4. The mailing address of the limited partnership is One Oakwood Boulevard, Suite 195, Hollywood, Florida 33020.
5. The latest date upon which the Partnership is to dissolve shall be December 31, 2051.

IN WITNESS WHEREOF, the undersigned has signed this Certificate of Limited Partnership as sole General Partner, pursuant to the provisions of Section 620.114 of the Florida Revised Uniform Limited Partnership Act.

DATED: February 15, 2001

THP2 CORPORATION, a Florida
corporation, as General Partner

By: Oliver B. Pfeffer
Oliver B. Pfeffer, President

Filed by: J. Gerstenfeld, Corp. Legal Asst.
Stearns Weaver Miller, et al
150 West Flagler Street, Suite 2200
Miami, Florida 33130
T: 305-789-3545/F: 305-789-3395

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ACKNOWLEDGMENT OF REGISTERED AGENT

Having been designated as the Registered Agent for THP2 LIMITED PARTNERSHIP, the undersigned hereby accepts the designation and agrees to act as the Registered Agent of said limited partnership and states that he is familiar with its statutory obligations as such.

By: David Reich
David M. Reich

Dated this 15 day of February, 2001

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**AFFIDAVIT
OF
CAPITAL CONTRIBUTIONS**

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The undersigned being the sole General Partner of THP2 LIMITED PARTNERSHIP and being duly sworn does hereby set forth the following for the purpose of accompanying the filing of the Certificate of Limited Partnership of THP2 LIMITED PARTNERSHIP, with the Florida Department of State, as required by Section 620.108, Florida Statutes:

The amount of the capital contributions of the limited partners as of the date hereof is \$99.99 and no further capital contributions from the limited partners are anticipated at this time.

This Affidavit is executed and sworn to by:


GENERAL PARTNER:

THP2 CORPORATION, a Florida corporation


By: 
Oliver B. Pfeffer, President

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 16th day of February, 2001, by Oliver B. Pfeffer as President of THP2 CORPORATION, a Florida corporation, as General Partner of THP2 LIMITED PARTNERSHIP, and who is personally known to me.


Notary Public
My Commission Expires:
Print, type or stamp name of notary

I:\W-CO\35652\016\CERT.LF.wpd

 Jackie Gerstenfeld
My Commission CC679820
Expires September 11, 2001

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