

A 950000000078 United Property Group Inc.

December 16, 1997

Florida Department of State
Division of Corporations
PO BOX 6327
Tallahassee, FL 32314

RE: Certificate of Cancellation

TO WHOM IT MAY CONCERN:

Enclosed please find a certificate of cancellation for IVY CHASE PARTNERSHIP IV, LTD. The contact person and the person to whom the acknowledgement should be addressed to is:

Alice Kling
United Property Group, Inc., General Partner
620 Maitland Avenue
Altamonte Springs, FL 32701
Telephone NO. (407) 767-8170

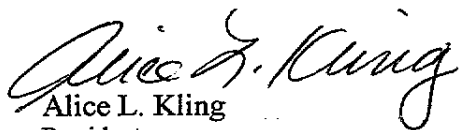
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-12/22/97-01029-002
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SECRETARY OF STATE
DIVISION OF CORPORATIONS
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Should you have any questions, or require additional information, please give me a call at (407) 767-8170.

Thank you.

Sincerely,
United Property Group, Inc., General Partner


Alice L. Kling
President



**CERTIFICATE OF CANCELLATION
FOR**

IVY CHASE PARTNERSHIP IV, LTD.

(Insert name currently on file with Florida Dept. of State)

Pursuant to the provisions of section 620.113, Florida Statutes, this Florida limited partnership, whose certificate was filed with the Florida Department of State on 01/13/95, hereby submits this certificate of cancellation.

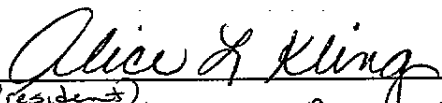
FIRST: Reason for cancellation: (State why partnership is submitting cancellation)

THE PARTNERSHIP HAS OBTAINED ITS DESIRED OBJECTIVE.

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SECOND: This certificate of cancellation shall be effective at the time of its filing with the Florida Department of State.

THIRD: Signatures of all general partners:


(President)
United Property Group Inc.