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**CERTIFICATE OF AMENDMENT
TO
CERTIFICATE OF LIMITED PARTNERSHIP
OF
RIC PARK APARTMENTS LIMITED PARTNERSHIP**

Document # B93000000351

Pursuant to the provisions of Section 620.109, Florida Statutes, this Florida limited partnership, whose certificate was filed with the Florida Department of State on August 25, 1993, adopts the following certificate of amendment to its certificate of limited partnership:

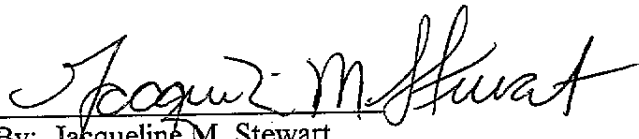
Amendment I.

F96-6711

There is a new general partner, Chesapeake Investment Company, Inc., who replaces the former general partner, Realty Investment Company, Inc. The new general partner is qualified in the state of Florida, maintains an active status and is not dissolved, revoked or withdrawn. The new general partner's address is 8737 Colesville Road, Silver Spring, MD 20910.

This Amendment will be effective at the time of its filing with the Florida Department of State.

Chesapeake Investment Company, Inc.


By: Jacqueline M. Stewart
Secretary

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