FLORIDA **DECEMBER 29, 1997** FILING ACCOUNT #: FCA00000015 **AUTHORIZATION:** Services, TYPE: INC. ORIG. #: COST: DEBTOR NAME: THE WOODS-LAKE WORTH GP, L.C. VILLA REGINA-PEMBROKE PINES GP, L.C. VISCAVÁ-MIRAMAR GP, L.C. WESTON HILLS-LAKE COUNTY GP, L.C. P.O. Box 10662 Tallahassee, Florida 32302-2662 (850) 668-4318 Fax (850) 668-3398

Note: We Provide you with the most accurate, up-to-date information possible. However, the ultimate responsibility for maintaining files rests with the filing officer and we will accept NO LIABILITY for errors and omissions. This information should be judged accordingly.

ARTICLES OF DISSOLUTION FOR A FLORIDA LIMITED LIABILITY COMPANY

	Viscaya - Viscava Miramar GP, L.C.
	The name of the limited liability company is
2.	The effective date of the limited liability company's dissolution is December 31, 1997
3.	A description of the occurrence that resulted in the limited liability company's dissolution pursuant to section 608.441, Florida Statutes, (copy of 608.441 on back of cover letter).
	By the unanimous written consent of all the members.
	CHECK ONE.
4.	CHECK ONE:
	All debts, obligations and liabilities of the limited liability company have been paid or dischargedOR-
	Adequate provision has been made for the debts, obligations and liabilities pursuant to 608.4421.
5.	All remaining property and assets have been distributed among its members in accordance with their respective rights and interests.
6.	CHECK ONE:
	There are no suits pending against the company in any courtOR-
	Adequate provision has been made for the satisifaction of any judgement, order or decree which may be entered against it in any pending suit.
Sig	Signatures of all members: Typed or Printed name
	See Attachment 1

ATTACHMENT 1

VISCAYA

WISCAVA-MIRAMAR GP, L.C., a Florida limited liability company - L96000000590

By: HEARTHSTONE ADVISORS, INC., a California corporation,

its Manager

By: ______

Name Tracy T Carver
Title: Senior Vice President

ONESCRIPTIONS OF THE PROPERTY OF THE PROPERTY

MEMBERS:

HEARTHSTONE MULTI-STATE HOMEBUILDING PARTNERS, L.P., a Delaware limited partnership

By: Hearthstone Professionals V, L.P., a California limited partnership, its General Partner

By: HEARTHSTONE V, INC., a California corporation, its General Partner

Name: Vracy T. Carver

Title Vice President

HEARTHSTONE SEPARATE ACCOUNT PARTNERS, L.P., a Delaware limited partnership

By: Hearthstone Professionals IV, L.P., a California limited partnership, its General Partner

By: HEARTHSTONE IV, INC., a California corporation, its General Partner

Name: Tracy T. Carver

Title: Vice President

HEARTHSTONE INDEPENDENT INVESTOR PARTNERS, L.P., a California limited partnership

By: HEARTHSTONE ADVISORS, INC., a California corporation, its Attorney-In-Fact

Name: Tracy T. Carver

Title: Senior Vice President