

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

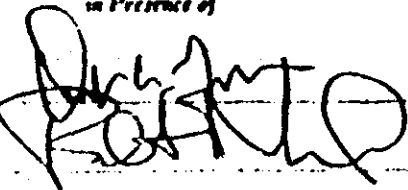

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said La Vista Associates, Ltd., a Florida Limited Partnership its successors *Hold and Assign forever.*

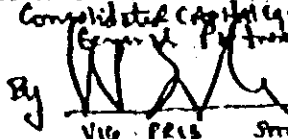

And the said Consolidated Capital Properties, a California Limited Partnership *Does hereby bind itself* and its successors, to warrant and forever defend all and singular the said premises unto the said La Vista Associates, a Florida Limited Partnership its successors *Hold and Assign, against itself and its successors*

~~IN WITNESS WHEREOF~~ *lawfully claiming or to claim the same, or any part thereof.*
IN WITNESS WHEREOF Consolidated Capital Properties, a California Limited Partnership *has caused*
(Print name of Corporation)

These presents to be executed in its name by CONSOLIDATED CAPITAL PROPERTIES CORP. its GENERAL PARTNER
(Print name of President or Vice-President)
President, and by W. G. DUNN, its VICE-PRESIDENT
(Print name of Secretary or Treasurer)

and its corporate seal to be hereof fixed this 30th day of NOVEMBER
in the year of our Lord, one thousand nine hundred and eighty-three and in the 83rd
hundred and eighth year of the Sovereignty and Independence of the United
States of America.

Signed, Sealed and Delivered
in Presence of

Witness

Witness

CONSOLIDATED CAPITAL PROPERTIES, A
CALIFORNIA LIMITED PARTNERSHIP (Seal)
Consolidated Capital Properties Corp.
By  President.
By  Vice-PRES. Secretary or Treasurer.

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