

92R066790 1992 FEB 25 15:53

**FIRST AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF
EL PRADO XIII, A CONDOMINIUM**

AMERI-HOUSING, CORP., a Florida corporation, hereinafter referred to as "Developer" does hereby declare as follows:

1. Submission of the property. The Developer hereby submits the additional real property described in Exhibit "1-A" (Phases 2 and 3) and all improvements erected or to be erected thereon, owned by Developer in fee simple, to the condominium form of ownership in the manner provided in Chapter 718 of Florida Statutes, which land and improvements shall be known as **El Prado XIII, a Condominium.**

2. Developer hereby amends the Declaration of Condominium of **El Prado XIII, a Condominium** recorded in Official Records Book 14966, Pages 598 et seq. to add Phases 2 and 3 of said Condominium and states that the undivided share in the common elements appurtenant to each Unit in the Condominium, results in each Unit's fractional portion being adjusted proratably, as described in Exhibit "E" of the Declaration of Condominium of **El Prado XIII, a Condominium.**

3. The Developer does hereby append to this First Amendment, as Exhibit "2-A", the Amended Proposed First Year Operating Budget for **El Prado XIII, a Condominium, Phases 2 and 3.**

4. In all other respects, Developer incorporates and adopts the provisions of the Declaration of Condominium of **El Prado XIII, a Condominium,** recorded on April 2nd, 1991, and recorded in

640.50

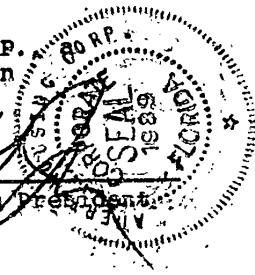
Official Records Book 14966, Pages 598 et seq.

Signed in the presence of:

AMERI-HOUSING, CORP.
Florida Corporation

Olga L. Molina
OLGA L. MOLINA
Marilyn Villar
MARILYN VILLAR

By: Gerardo Capo, as President



STATE OF FLORIDA)
)SS
COUNTY OF DADE)

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 25th, day of February, 1992, by Gerardo Capo, as President of Ameri-Housing, Corp., a Florida corporation, on behalf of and with full authority and at the direction of the Corporation; did affix thereto the official seal of said corporation. He is personally known to me or has produced driver's license as identification and did take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my official seal at Miami, Dade County, Florida, this 25th day of February, 1992.

My commission Expires:

Olga L. Molina
Name: Olga L. Molina
Notary Public, State of Florida
"OFFICIAL NOTARY SEAL"
OLGA L. MOLINA
MY COMM. EXPI. 7/15/94

INSTRUMENT PREPARED BY:

SIDNEY Z. BRODIE, ESQ.
7270 NW 12th Street, PH-I
Miami, Florida 33126

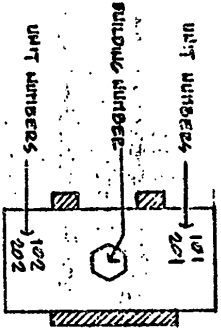
RECORD AND RETURN TO:

SAME AS ABOVE

OFF. REC. | 5401M 659

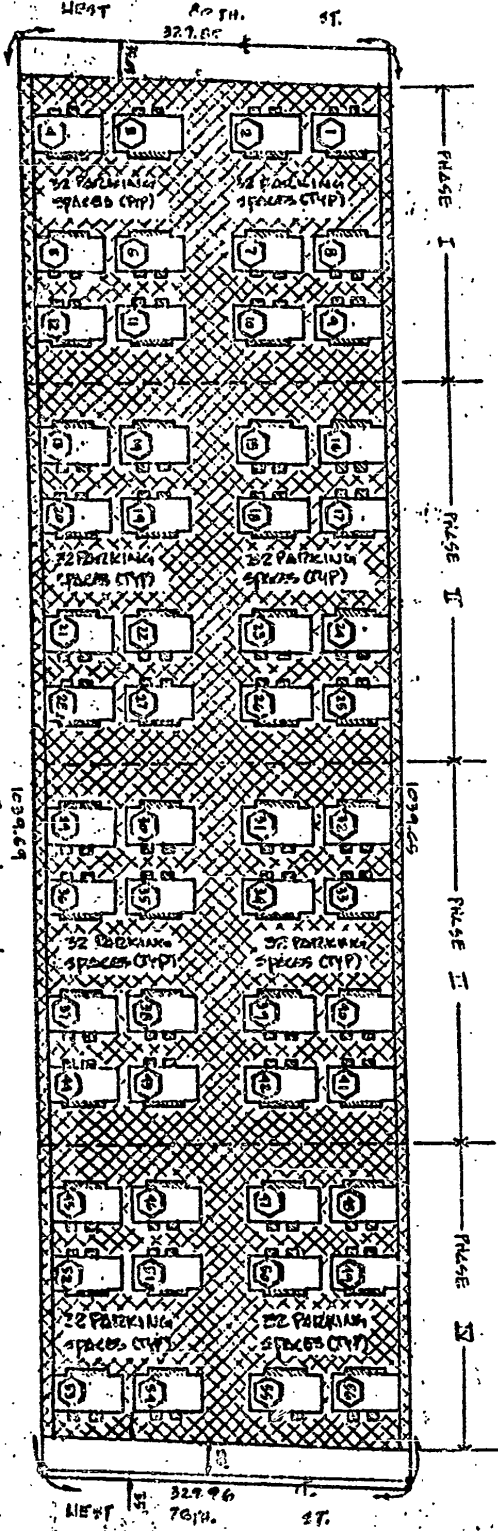
EL PRADO XIII 'A' CONDOMINIUM

TYPICAL BUILDING UNIT LAYOUT (same for all buildings)



FIRST FLOOR = 101 & 102
NOT TO SCALE

SECOND FLOOR = 201 & 202



PROPOSED UNIT LOCATION AND PLOT PLAN

SCALE: 1" = 150'

LEGEND:
 CONDOMINIUM UNIT
 LIMITED COMMON ELEMENTS
 COMMON ELEMENTS

3RD CITY NOTE:
 FOR DECLARATION OF CONDOMINIUM
 SEE OFFICIAL RECORD BOOK 501 PG. 657

PREPARED BY:
CARIBBEAN LAND SURVEYORS, INC.
 7735 W. 87TH STREET, SUITE 216 • MIAMI, FLORIDA 33144 • PHONE (305) 261-4151 • FAX (305) 261-4733

EXHIBIT "1-A"

DECEMBER - 13 - 1990
 ORDER N. 2012-71
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OFF. REC. 1540196 661

LEGAL DESCRIPTION PHASE II

A portion of Tract 23 of "Chambers Land Company's Subdivision" of the Northeast one-quarter of Section 28, Township 52 South Range 40 East according to the plat thereof as recorded in Plat Book 2, at Page 68 of the public records of Dade County, Florida. More particularly described as follows:

Commence at the Northwest corner of said Tract 23, thence run South 02° 35' 14" East along the West line of said Tract 23 for 317.26 feet to the point of Beginning thence continue South 02° 35' 14" East for 348.64 feet thence run North 87° 24' 45" East for 329.65 feet to the East line of said Tract 23, thence run North 02° 35' 30" West along the East line of said Tract 23, for 348.64 feet, thence run South 87° 24' 45" West for 329.63 feet to the point of beginning.

PREPARED BY:

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7173 SW 8TH STREET SUITE 218 • MIAMI, FLORIDA 33144 • DADR(00)284-9151 BROWARD: (954) 763-4733

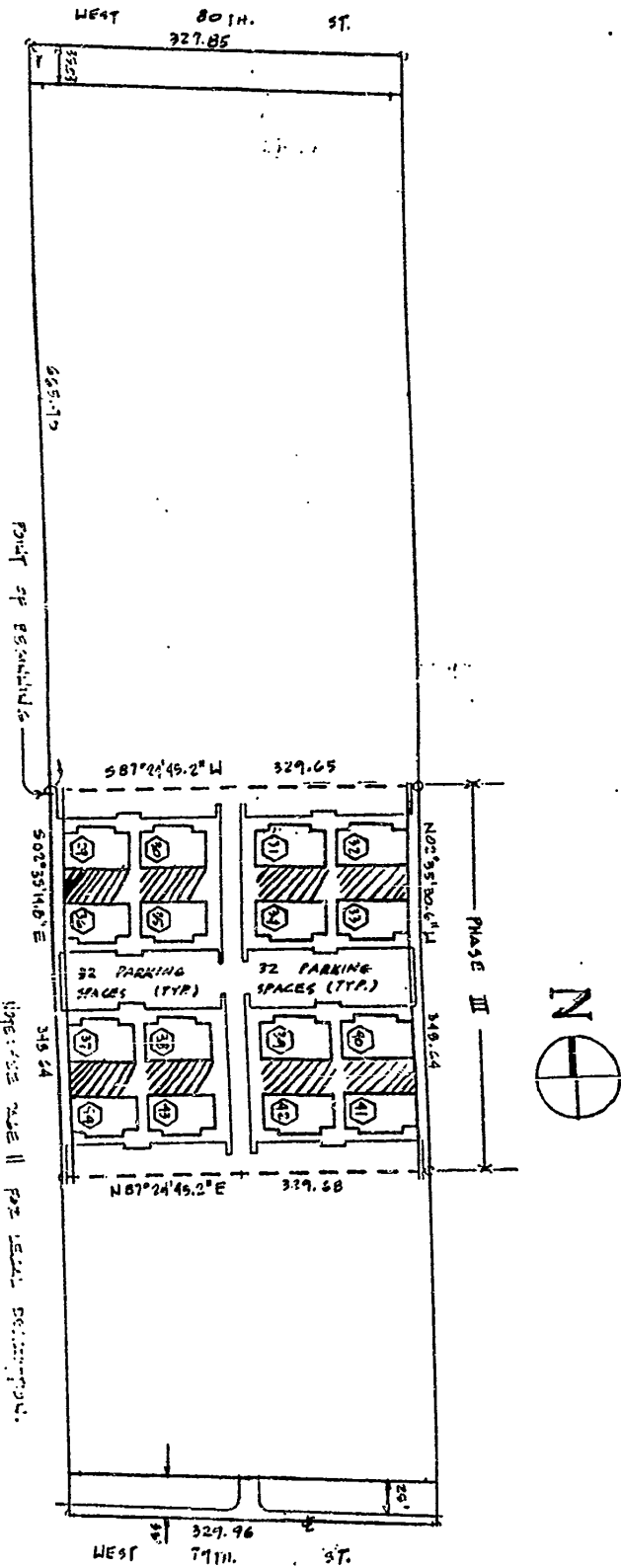
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OFF. REC. 1540198 662

EL PRADO XIII "A CONDOMINIUM"
PHASE III
PLOT PLAN
SCALE: 1" = 1750'

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- NOTES:
- HATCHED AREA ARE UNLTD OFFICAL ELEMENTS
 - ALL PARKING SPACES ARE 9.00' x 19.00' UNLESS MARKED "15'" WHICH ARE HANDICAPPED PARKING SPACES AND ARE 8.00' x 16.00'
 - ALL PARKING SPACES ARE 18.00' x 11.00'
 - ALL PARKING SPACES MARKED "2'" WHICH ARE COMPACT PARKING SPACES AND ARE 8.00' x 16.00'
 - REMAINS ARE BASED ON AN ASSUMED REMAINS.

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OFF REC: 15401 PG 663

LEGAL DESCRIPTION PHASE III

A portion of Tract 23 of "Chambers Land Company's Subdivision" of the Northeast one-quarter of Section 28, Township 52 South Range 40 East according to the plat thereof as recorded in Plat Book 2, at Page 68 of the public records of Dade County, Florida. More particularly described as follows:

Commence at the Northwest corner of said Tract 23, thence run South 02° 35' 14" East along the West line of said Tract 23 for 665.90 feet to the point of beginning thence continue South 02° 35' 14" East for 348.64 feet thence run North 87° 24' 45" East for 339.68 feet to the East line of said Tract 23, thence run North 02° 35' 30" West along the East line of said Tract 23, for 348.64 feet, thence run South 87° 24' 45" West for 329.65 feet to the point of beginning.

PREPARED BY:

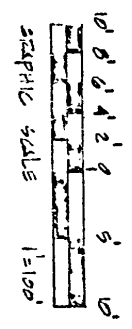
CARIBBEAN LAND SURVEYORS, INC.

7136 W. 11TH STREET, SUITE 216 • MIAMI, FLORIDA 33144 • DADE (305) 284-9151 BROWARD (305) 783-4733

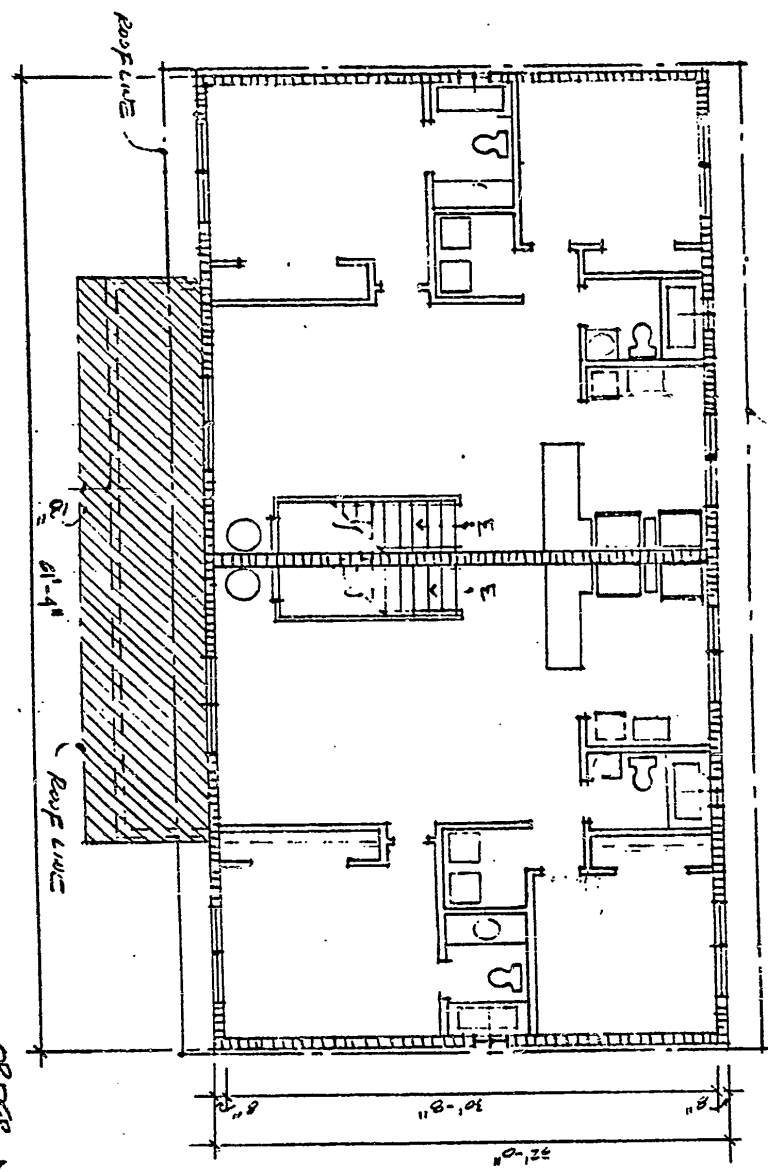
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OFF. REC. | 54016 665

EL PRADO XIII 'A' CONDOMINIUM
BUILDING 13
UNITS AND FLOOR PLAN.



2ND FLOOR



LEGEND:
CONDOMINIUM UNIT.
LIMITED COMMON ELEMENTS.
ALL WALLS ARE 3" UNLESS OTHERWISE NOTED.

PREPARED BY:
CARIBBEAN LAND SURVEYORS, INC.
2175 S.W. 87th STREET, SUITE 216 • MIAMI, FLORIDA 33144 • DDOE (SS) 264-9151 BROWARD (305) 783-4753

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EL PRADO XIII 'A' CONDOMINIUM

BUILDING 14 UNITS AND FLOOR PLAN.





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GROUND FLOOR

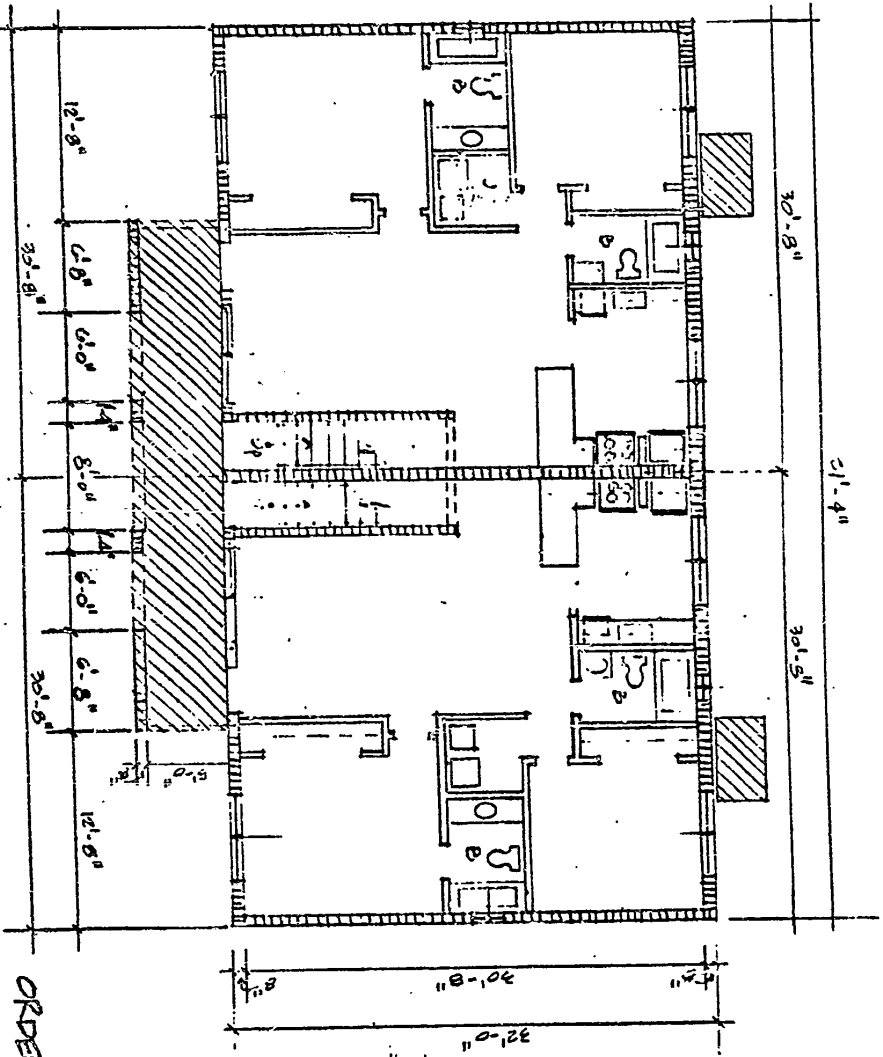


LEGEND:

 CONDOMINIUM UNIT.

 LIMITED COMMON ELEMENTS.

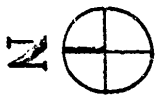
ALL WALLS ARE 3" UNLESS OTHERWISE NOTED



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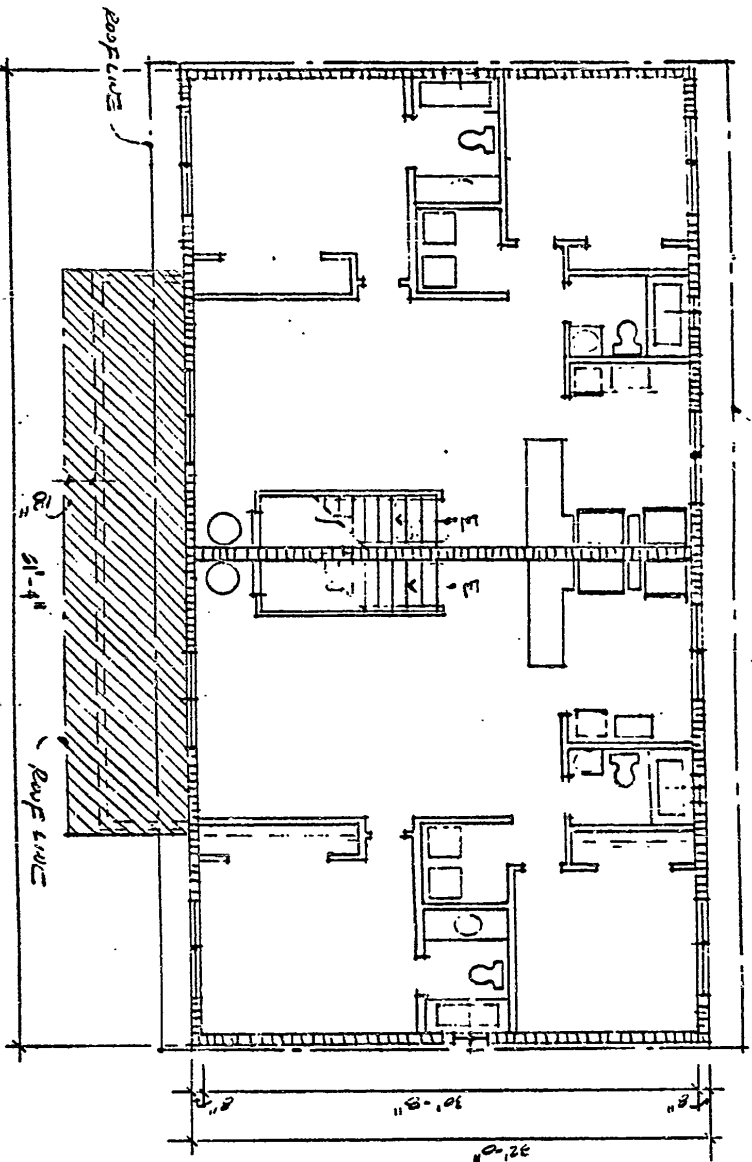
2ND FLOOR



EL PRADO XII 'A' CONDOMINIUM
 BUILDING 14
 UNITS AND FLOOR PLAN.



Roof Line



LEGEND:
 [Hatched Box] CONDOMINIUM UNIT.
 [Solid Box] LIMITED COMMON ELEMENTS.
 ALL WALLS ARE 5" UNLESS OTHERWISE NOTED

PREPARED BY:
CARIBBEAN LAND SURVEYORS, INC.

7755 W. AIR STREET, SUITE 210 • MIAMI, FLORIDA 33144 • DIAL: (305) 264-9151 BROWARD: (305) 763-4723

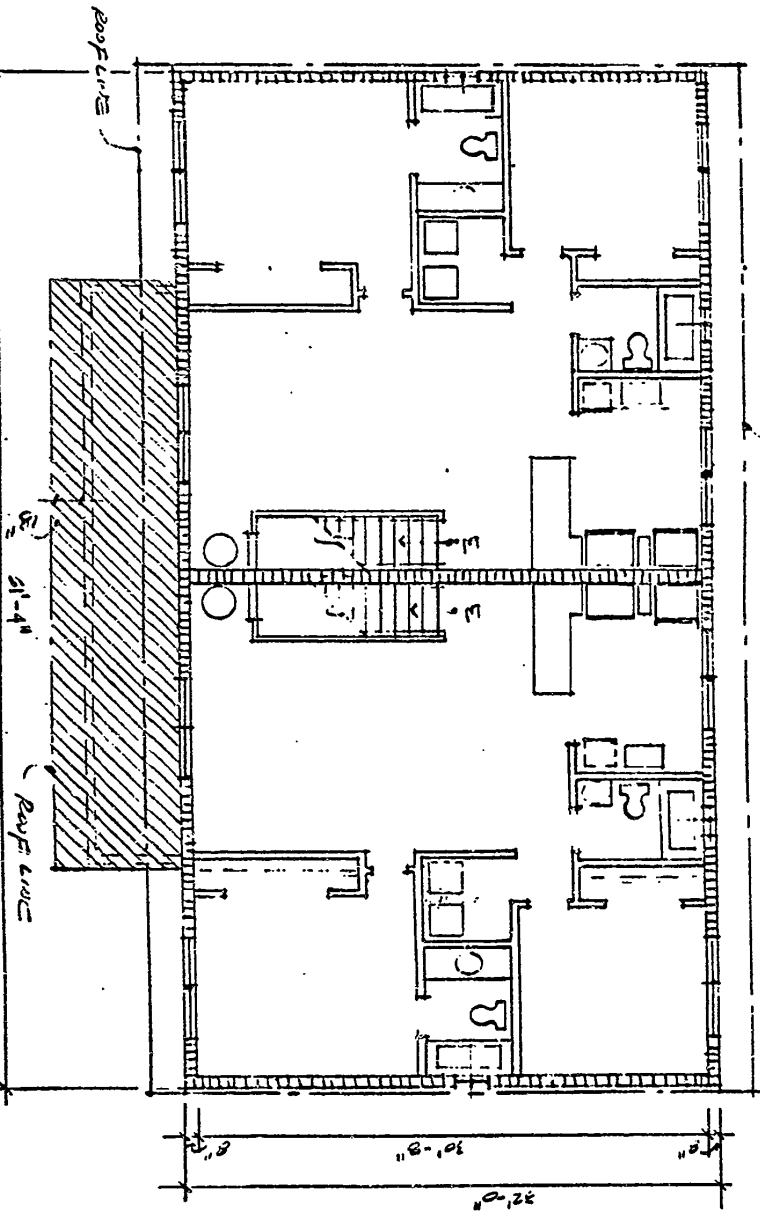
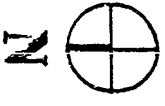
DEF. REC. 1540 IN 669

EL. PARDO XII 'A' CONDOMINIUM
BUILDING IS UNITS AND FLOOR PLAN.

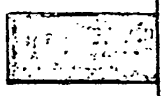


ROOF LINE

2ND FLOOR



LEGEND:
CONDOMINIUM UNIT.
LIMITED COMMON ELEMENTS.
ALL WALLS, XPS 3" UNLESS OTHERWISE NOTED



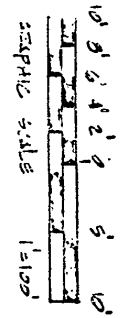
PREPARED BY:
CARIBBEAN LAND SURVEYORS, INC.

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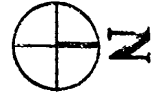
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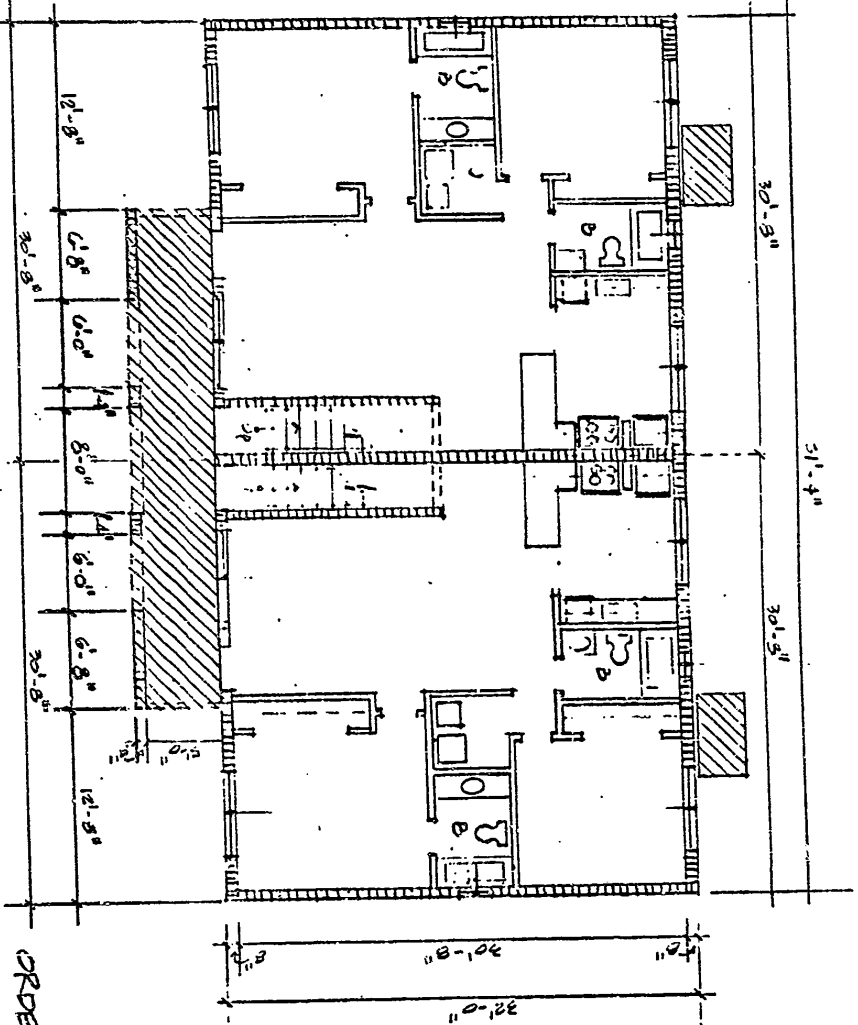
EL PRADO XIII 'A' CONDOMINIUM
 BUILDING 17 UNITS AND FLOOR PLAN.



GROUND FLOOR



LEGEND:
 CONDOMINIUM UNIT.
 LIMITED COMMON ELEMENTS
 ALL WALLS ARE 3' UNLESS OTHERWISE NOTED

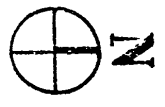
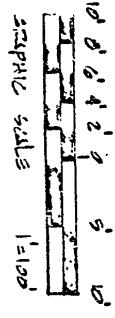


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 7175 S.W. 8TH STREET, SUITE 216 • MIAMI, FLORIDA 33144 • DDCS (305) 244-9151 BROWARD: (305) 763-4730

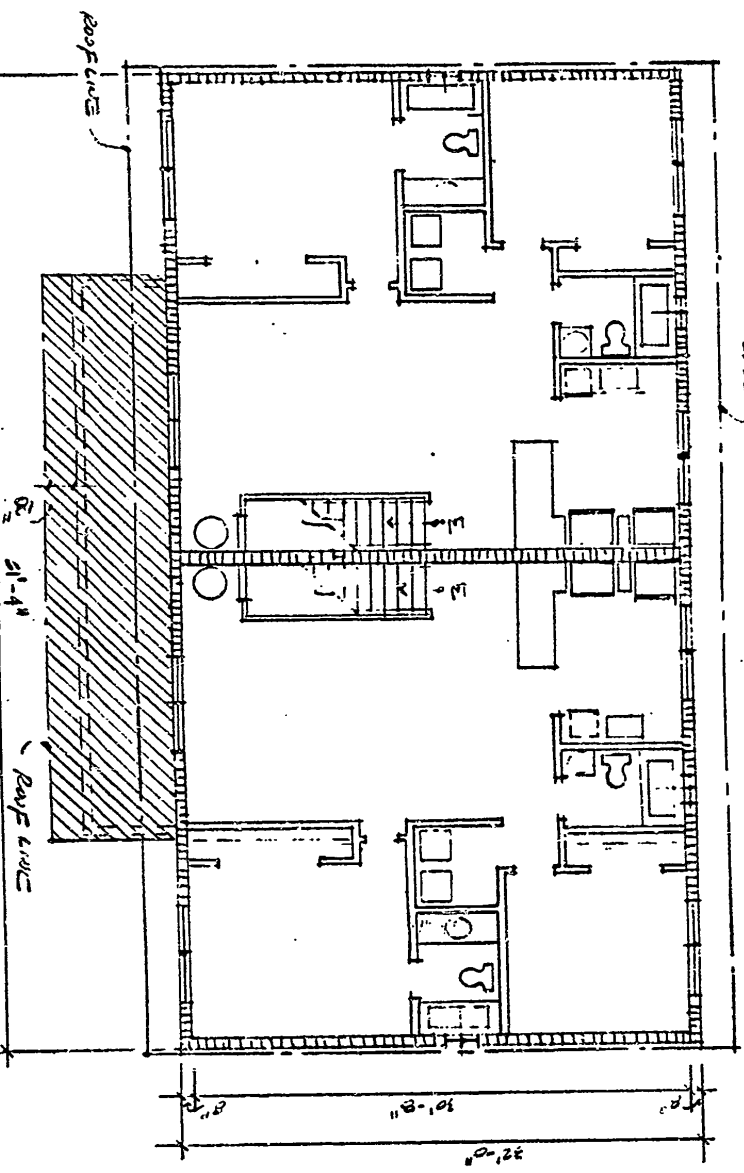
ORDER N. 9013-71
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EL PARDO XIII 'A' CONDOMINIUM
BUILDING 17
UNITS AND FLOOR PLAN.



2ND FLOOR



LEGEND:
[Symbol] CONDOMINIUM UNIT.
[Symbol] Limited common elements.
ALL UNITS ARE 3" UNLESS OTHERWISE NOTED

PREPARED BY:

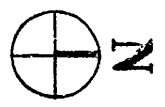
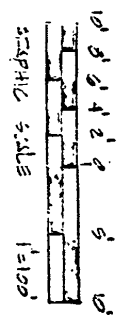
CARIBBEAN LAND SURVEYORS, INC.

7155 W. 81ST STREET, SUITE 216 • MIAMI, FLORIDA 33144 • DADE (305) 264-9151 BROWARD (305) 763-1733

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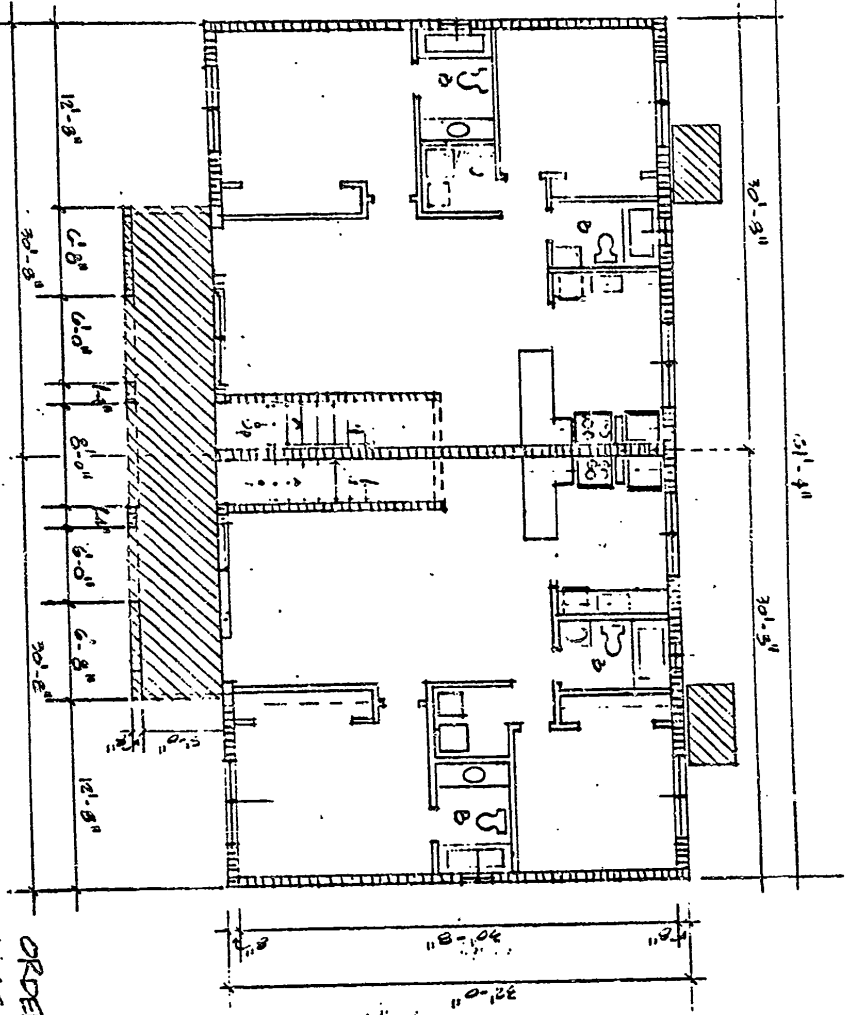
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EL PRADO XIII 'A' CONDOMINIUM
 BUILDING 18
 UNITS AND FLOOR PLAN.



GROUND FLOOR

LEGEND:
 [Hatched box] CONDOMINIUM UNIT.
 [Solid box] LIMITED COMMON ELEMENTS.
 ALL WALLS ARE 3" UNLESS OTHERWISE NOTED.



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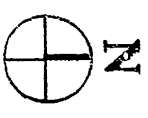
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EL PRADO XIII 'A' CONDOMINIUM
 BUILDING 19
 UNITS AND FLOOR PLAN.



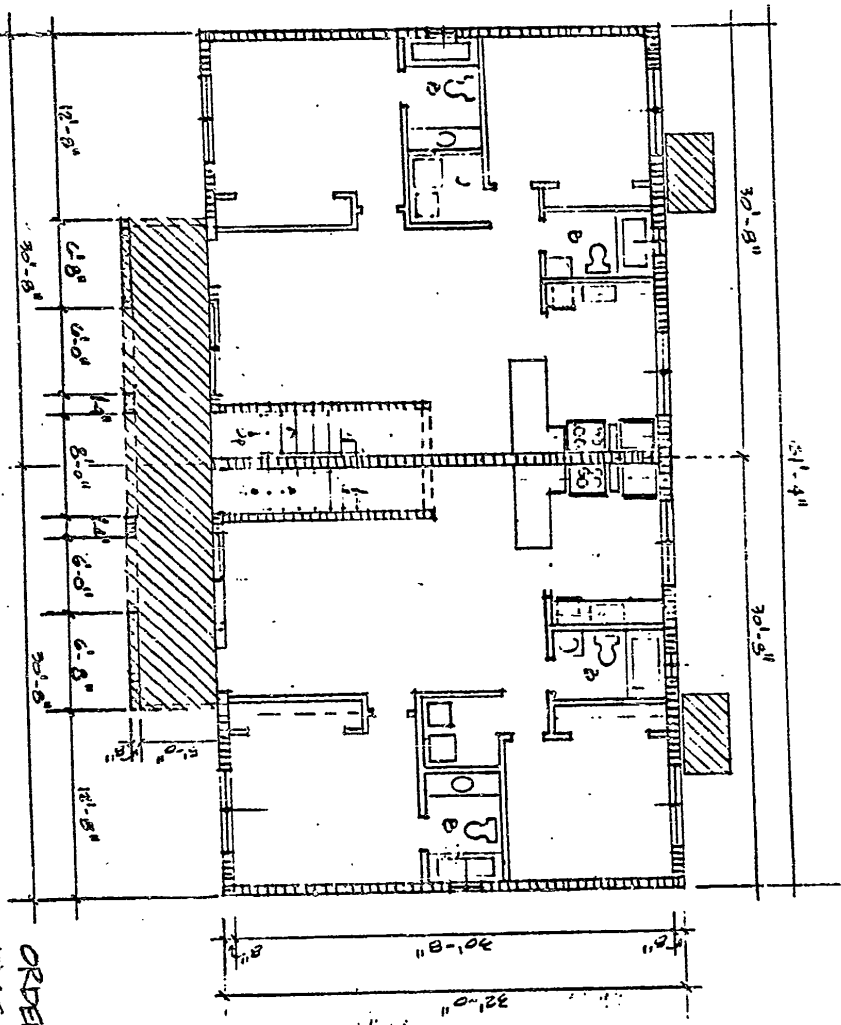
PREPARED BY:
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 7135 W. 87TH STREET, SUITE 216 • MIAMI, FLORIDA 33144 • DAD: (305) 226-9151 BROWARD: (305) 763-4733

GROUND FLOOR



LEGEND:
 CONDOMINIUM UNIT.
 Limited common elements.

ALL WALLS ARE 3" UNLESS OTHERWISE NOTED



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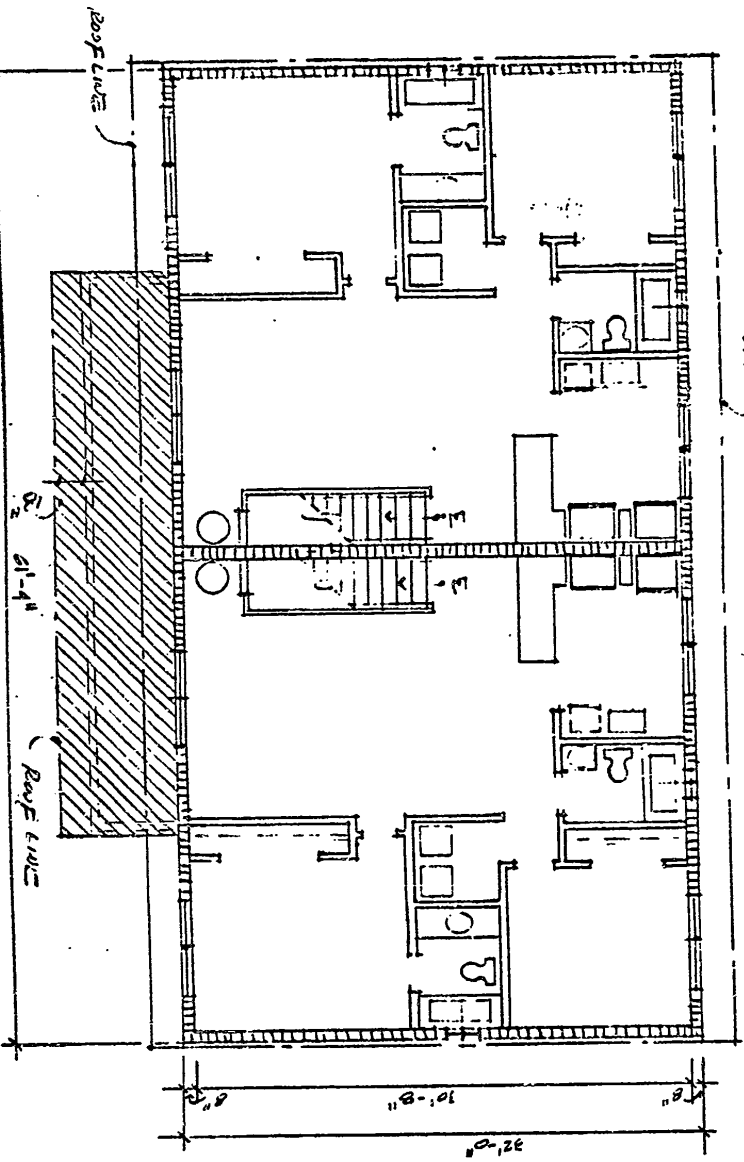
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EL PRADO XIII 'A' CONDOMINIUM
 BUILDING 19
 UNITS AND FLOOR PLAN.



ROOF
 CURVE

2ND FLOOR



LEGEND:
 [Hatched box] CONDOMINIUM UNIT.
 [Solid box] LIMITED COMMON ELEMENTS.
 ALL WALLS ARE 3" UNLESS OTHERWISE NOTED

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EL PRADO XIII A CONDOMINIUM
BUILDING 20 UNITS AND FLOOR PLAN.

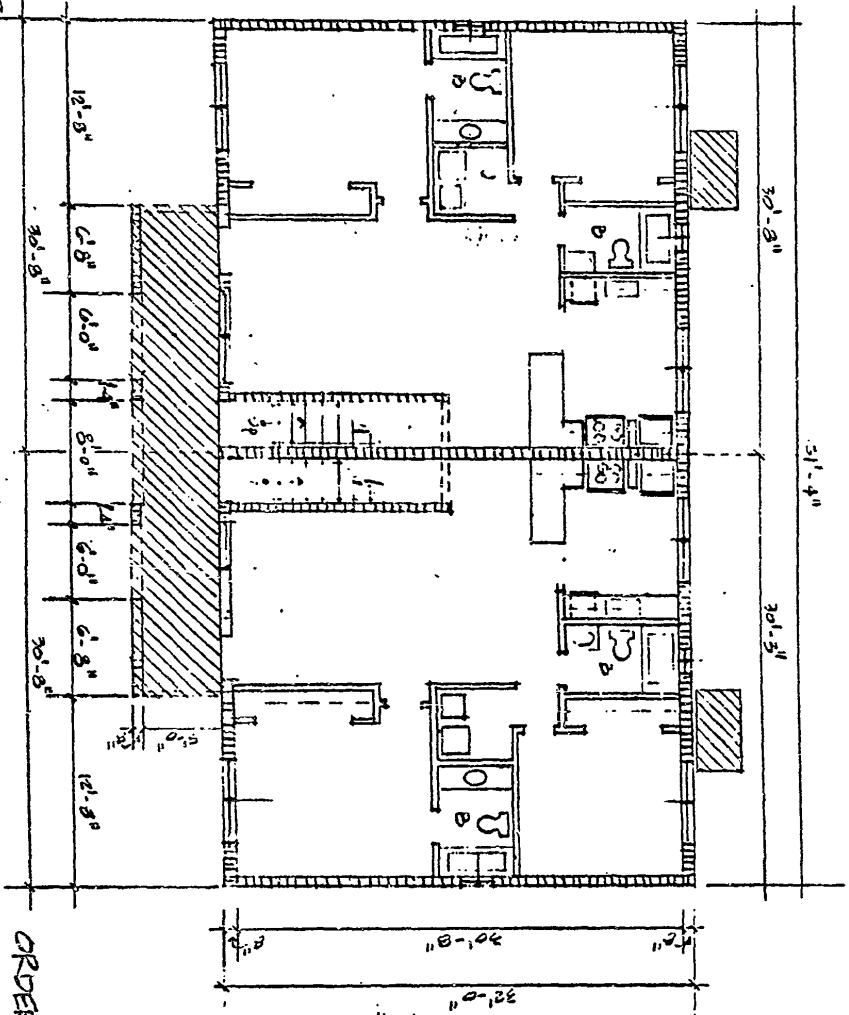


GROUND FLOOR



LEGEND:
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 LIMITS COMMON ELEMENTS.

ALL WALLS ARE 3" UNLESS OTHERWISE NOTED



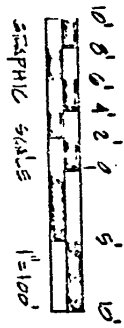
PREPARED BY:

CARIBBEAN LAND SURVEYORS, INC.

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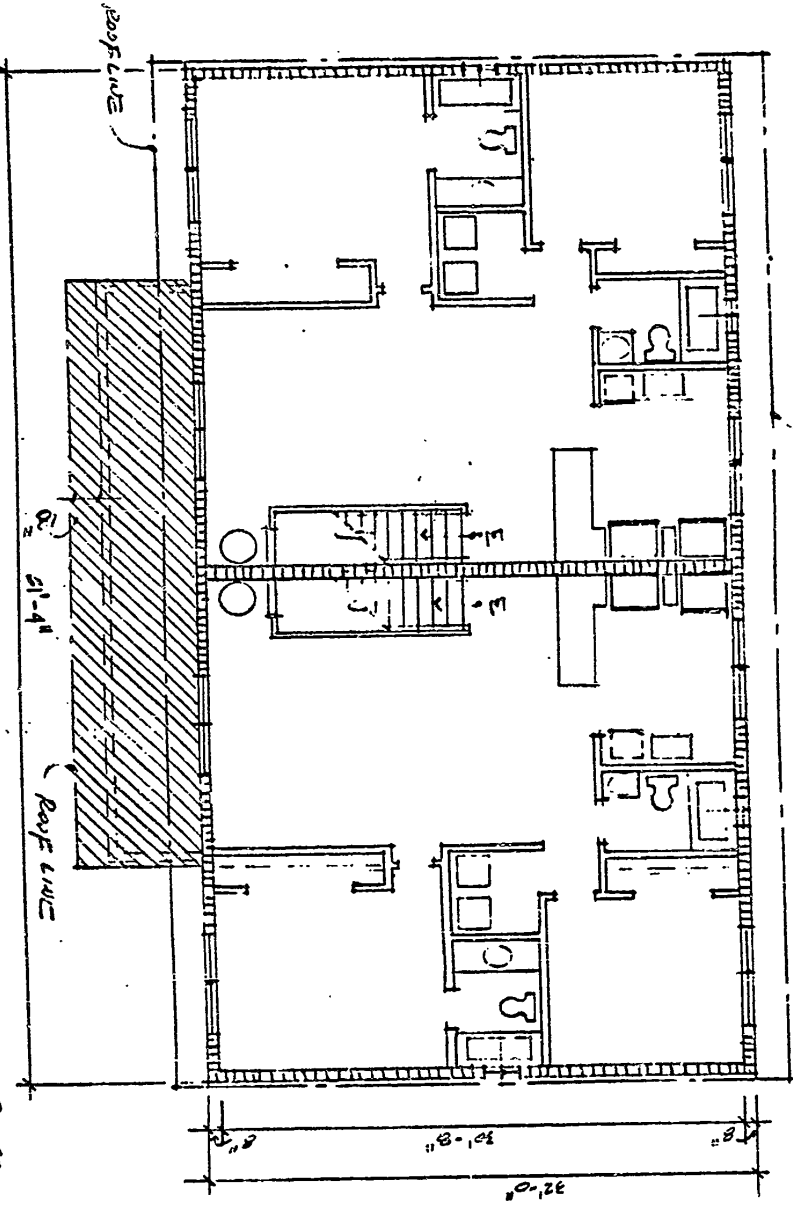
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EL PRADO XIII 'A' CONDOMINIUM
BUILDING 20
UNITS AND FLOOR PLAN.



Roof
LINE

2ND FLOOR



LEGEND:

- CONDOMINIUM UNIT.
- LIMITED COMMON ELEMENTS.
- ALL WALLS ARE 3" UNLESS OTHERWISE NOTED.



PREPARED BY:

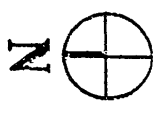
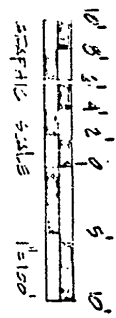
CARIBBEAN LAND SURVEYORS, INC.

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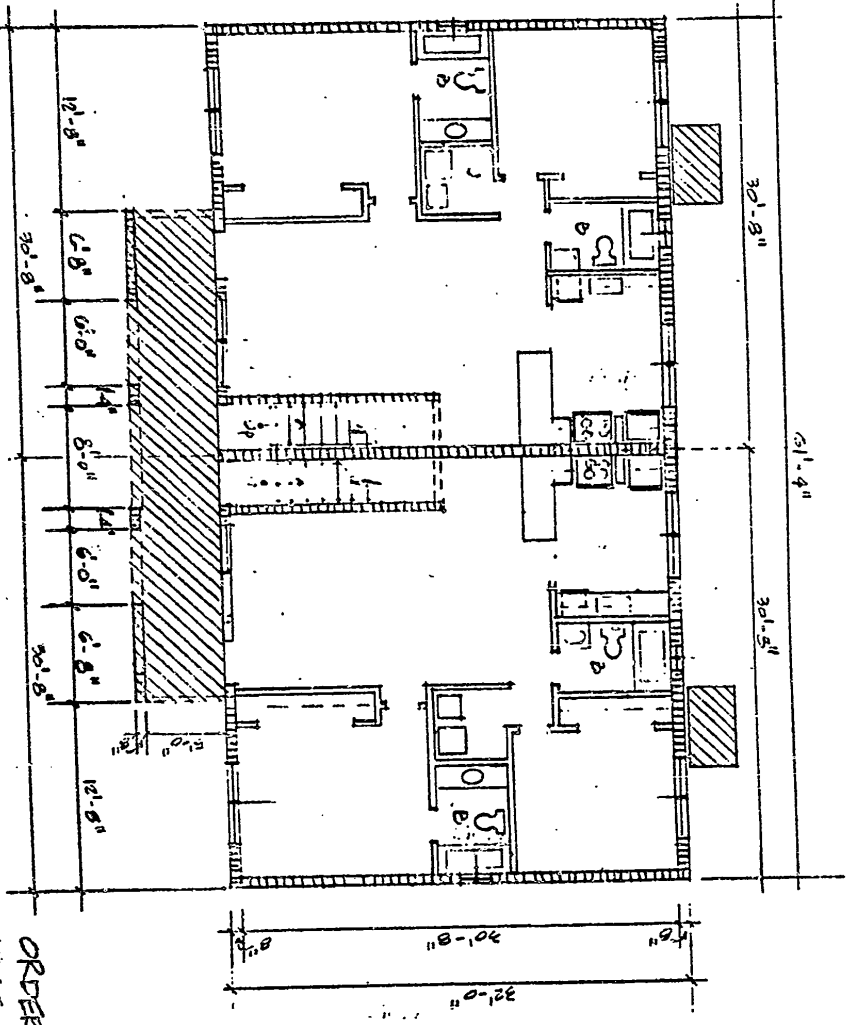
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EL PRADO XIII 'A' CONDOMINIUM
 BUILDING 21
 UNITS AND FLOOR PLAN.



GROUND FLOOR

LEGEND:
 [Hatched Box] CONDOMINIUM UNIT.
 [Solid Box] Limited common elements.
 ALL WALLS ARE 3" UNLESS OTHERWISE NOTED

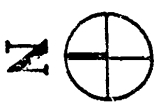
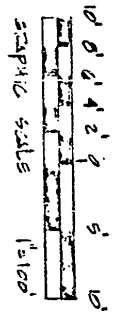


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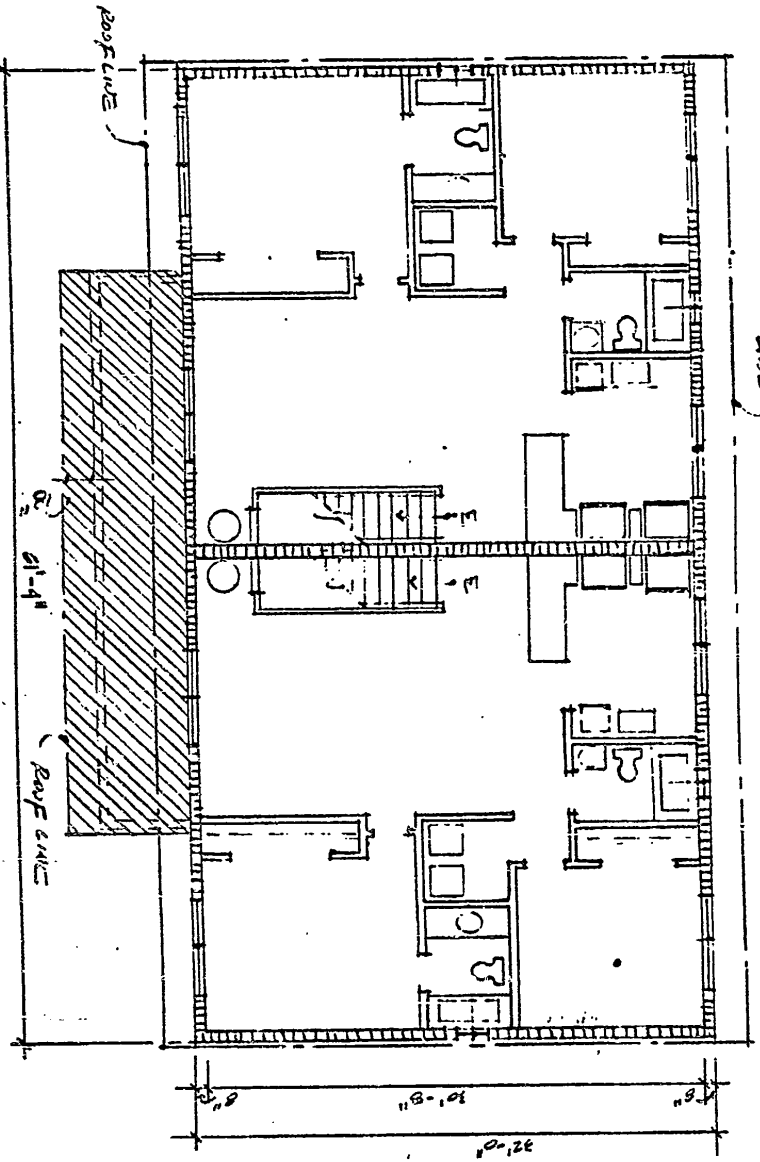
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EL PRADO XIII 'A' CONDOMINIUM
 BUILDING 21
 UNITS AND FLOOR PLAN.



2ND FLOOR



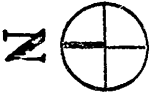
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 [Solid box] Limited common elements.
 ALL WALLS ARE 3" UNLESS OTHERWISE NOTED.

PREPARED BY:
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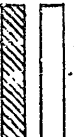

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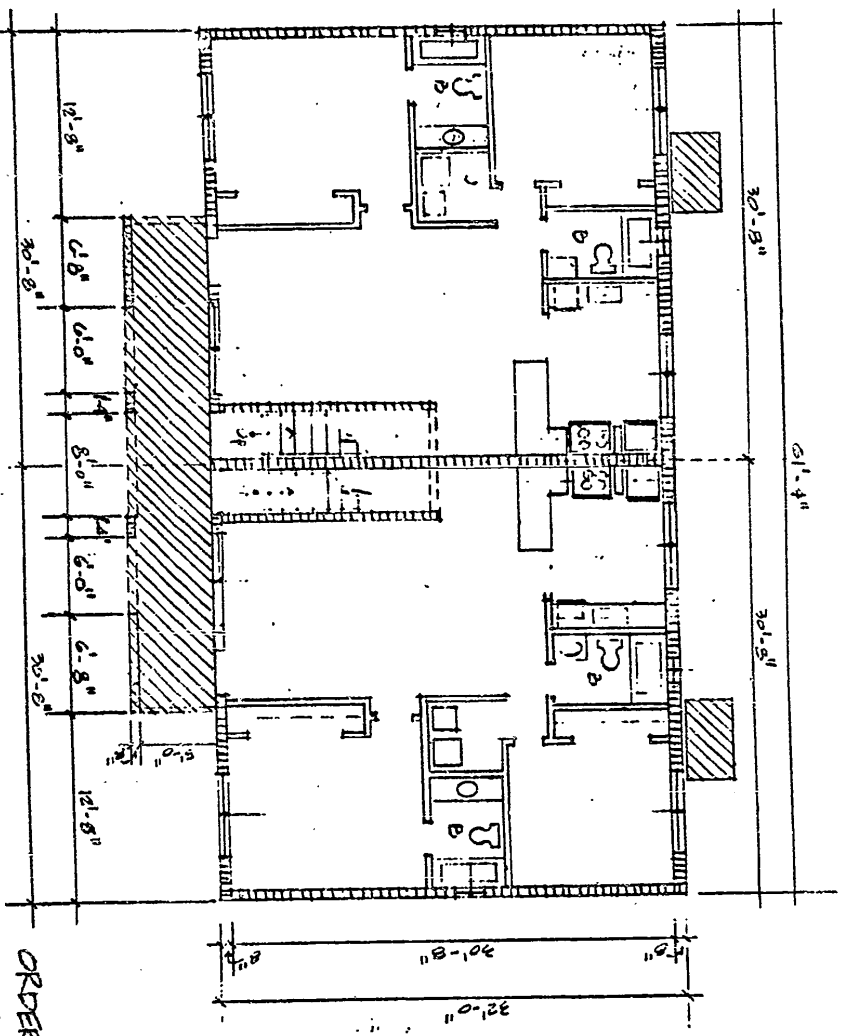
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EL PRADO XIII 'A' CONDOMINIUM
 BUILDING 22 UNITS AND FLOOR PLAN.



GROUND FLOOR

LEGEND:
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 LIMITED COMMON ELEMENTS.
 ALL WALLS ARE 3" UNLESS OTHERWISE NOTED.

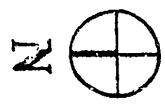


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 7175 S.W. 8TH STREET, SUITE 216 • MIAMI, FLORIDA 33144 • DMD# (305) 264-9131 ERQW/RND • (305) 753-4733

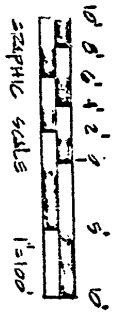
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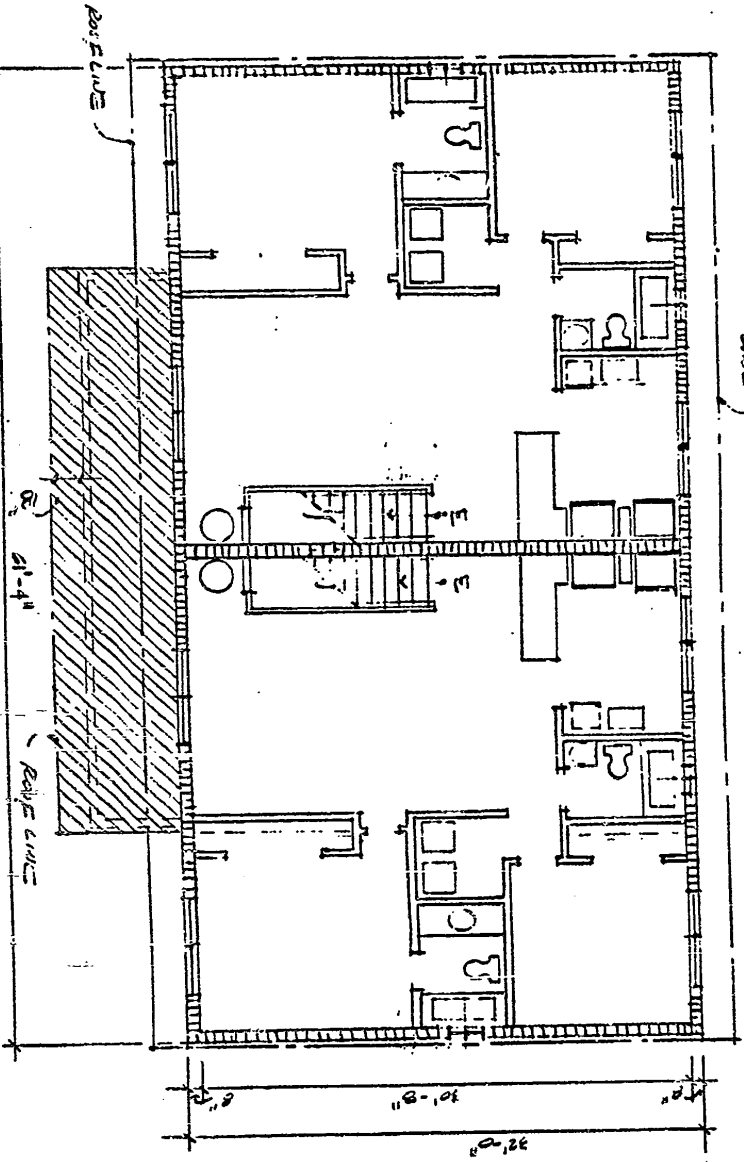
2ND FLOOR



EL PRADO XIII 'A' CONDOMINIUM
 BUILDING 22
 UNITS AND FLOOR PLAN.



LEGEND:
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 LIMITED COMMON ELEMENTS.
 ALL UNITS ARE 3" UNLESS OTHERWISE NOTED.

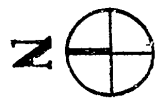
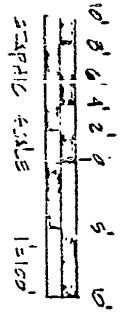


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 7155 W. 87th STREET, SUITE 218 • MIAMI, FLORIDA 33144 • DATED: (200) 264-3151 BROWARD: (305) 783-1733

ORDER No. 90-02-21
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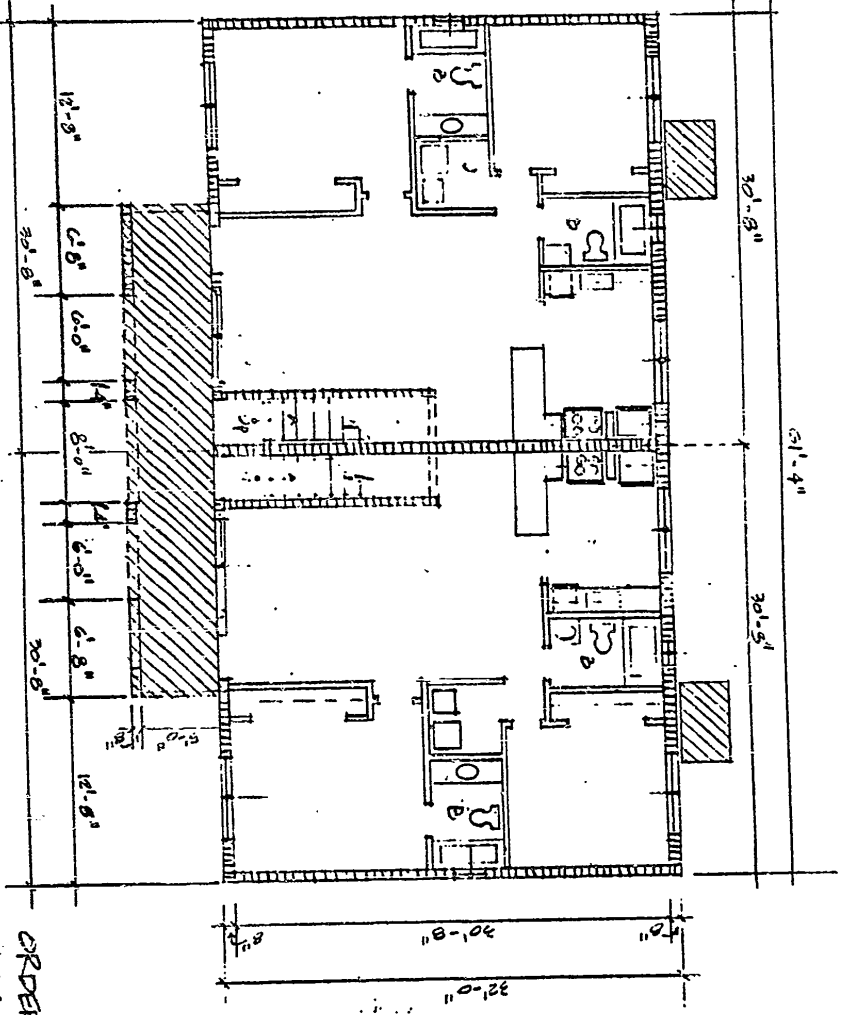
OFF. REC. 15401 PG 684

EL PRADO XIII 'A' CONDOMINIUM
 BUILDING 23 UNITS AND FLOOR PLAN.



GROUND FLOOR

LEGEND:
 [Hatched Box] CONDOMINIUM UNIT.
 [Solid Box] LIMITED COMMON ELEMENTS.
 ALL WALLS ARE 3" UNLESS OTHERWISE NOTED

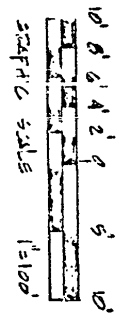


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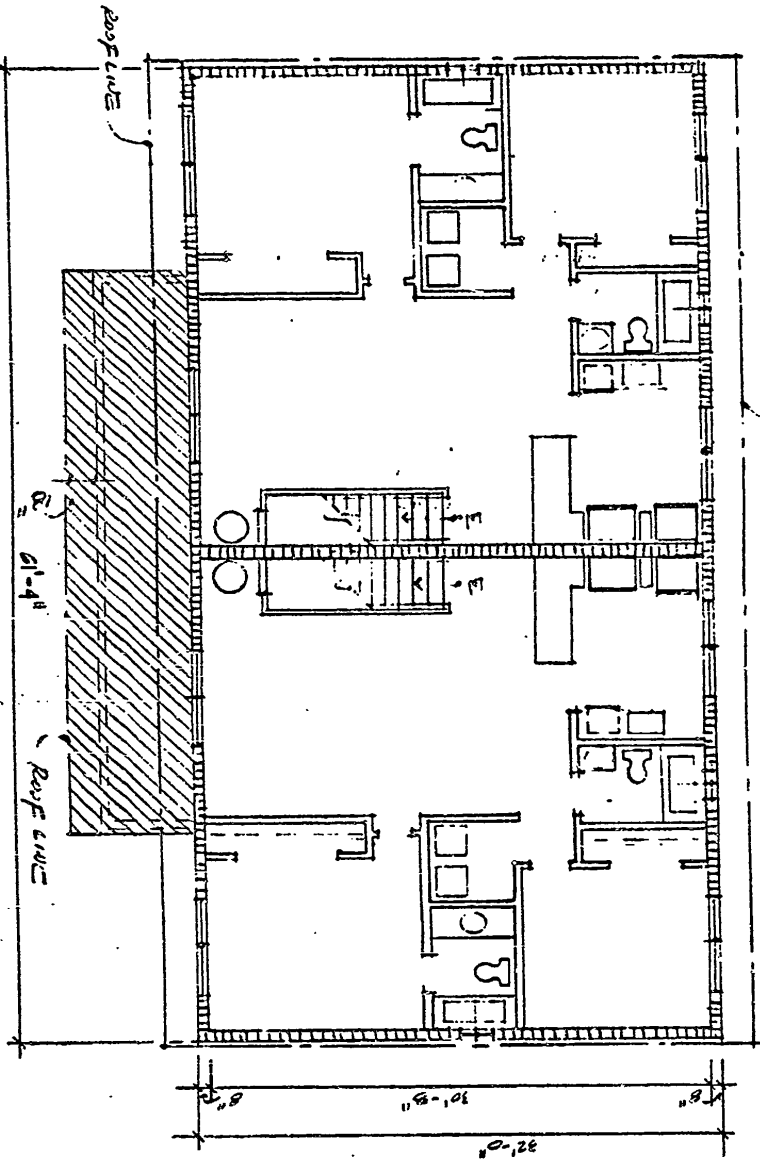
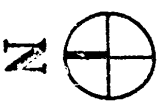
OFF. REC. 15401 PG 685

EL PRADO XIII 'A' CONDOMINIUM
 BUILDING 23 UNITS AND FLOOR PLAN.



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2ND FLOOR

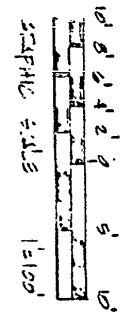


LEGEND:
 [Symbol] CONDOMINIUM UNIT.
 [Symbol] Limited common elements.
 [Symbol] ALL WALLS ARE 3" UNLESS OTHERWISE NOTED.

ORDER N. 5010-21
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OFF. REC. 1540116 687

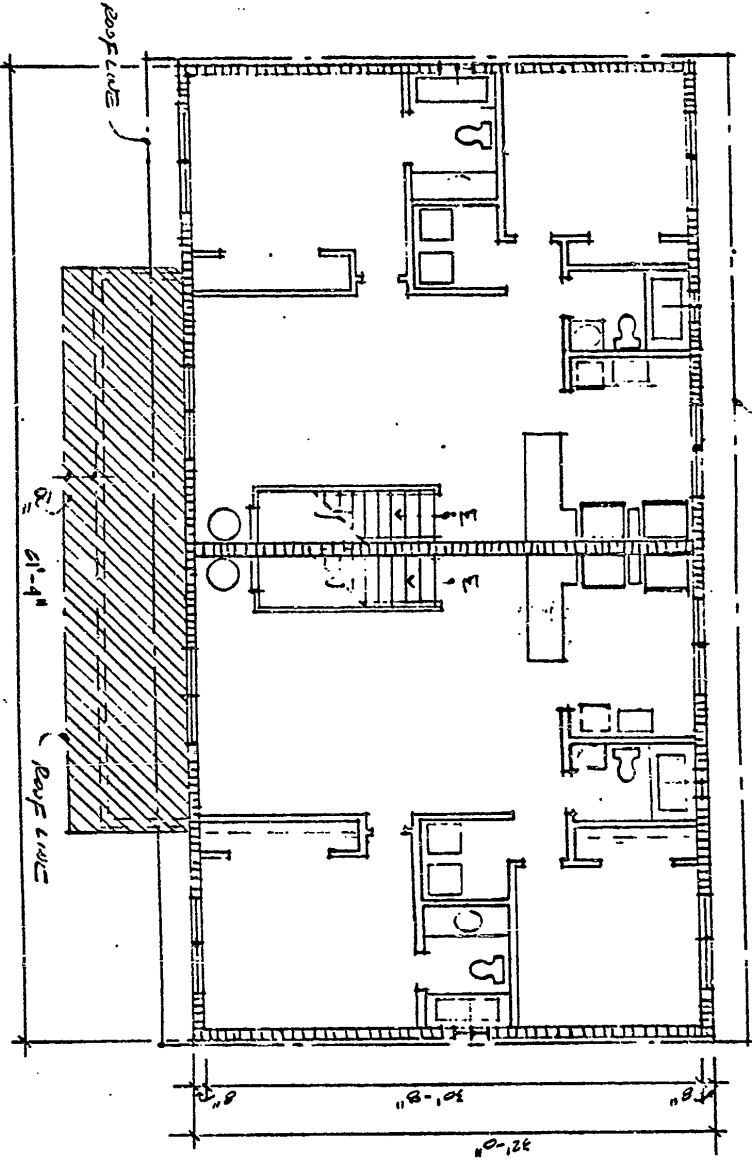
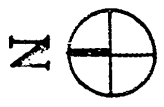
EL PEARO XIII 'A' CONDOMINIUM
 BUILDING 2A
 UNITS AND FLOOR PLAN.



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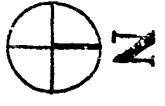
2ND FLOOR



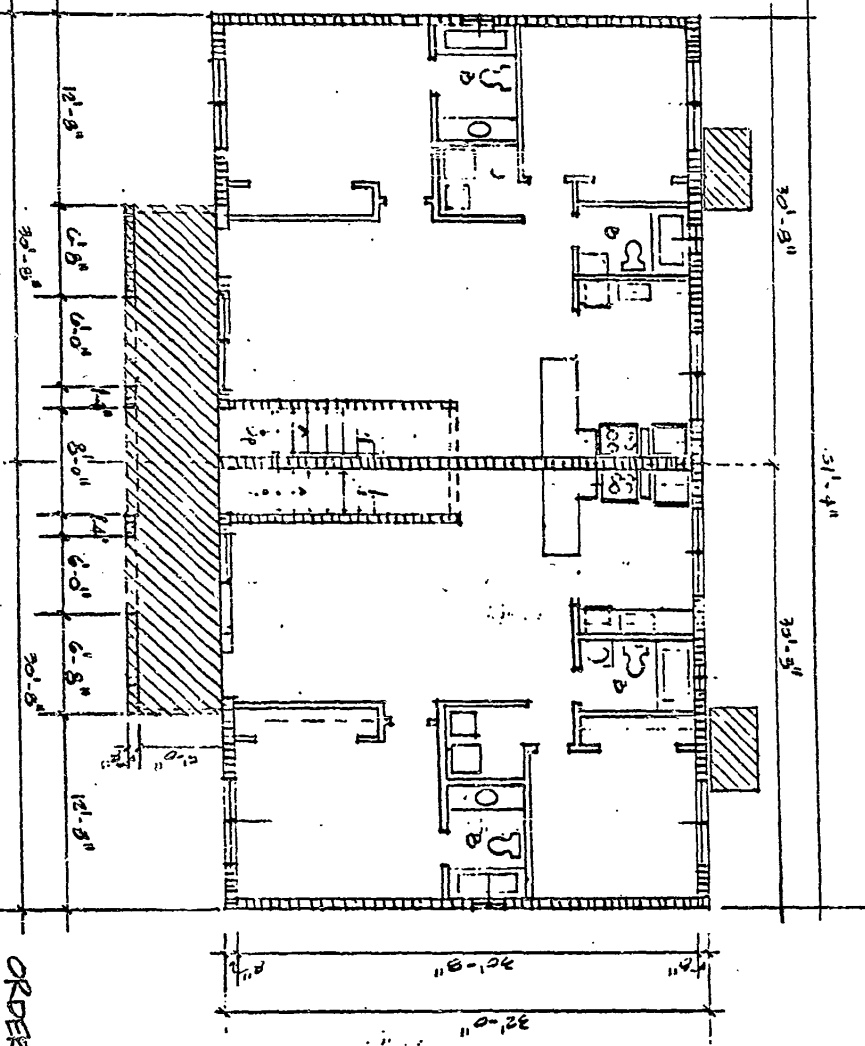
LEGEND:
 CONDOMINIUM UNIT.
 LIMITED COMMON ELEMENTS.
 ALL WALLS ARE 3" UNLESS OTHERWISE NOTED

ORDER No. 54772-21
 PAGE 1 OF 230 PAGES

EL PARDO XII 'A' CONDOMINIUM
 BUILDING 25
 UNITS AND FLOOR PLAN.



GROUND FLOOR



- LEGEND:**
- CONDOMINIUM UNIT.
 - LIMITED COMMON ELEMENTS.
- ALL WALLS ARE 3" UNLESS OTHERWISE NOTED.**

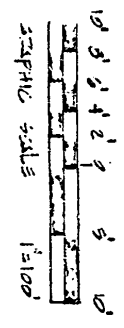


PREPARED BY:
CARIBBEAN LAND SURVEYORS, INC.

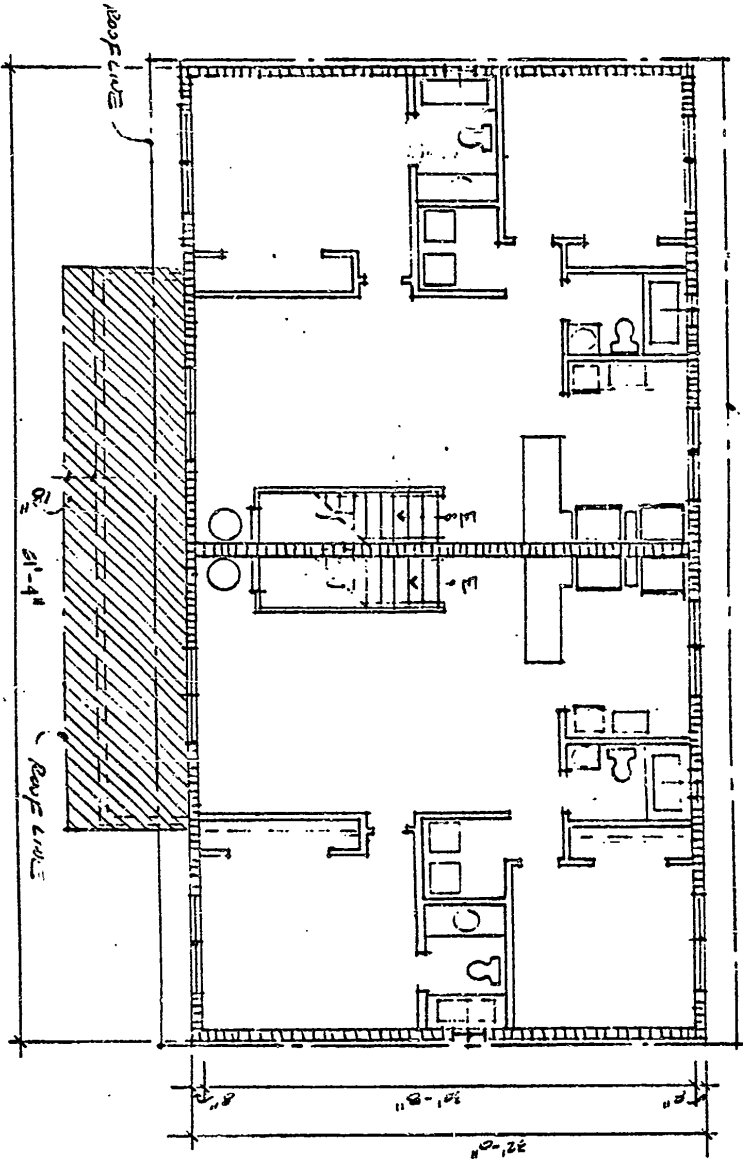
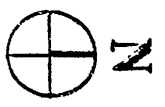
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OFF. REC. | 5401 PB 689

EL PABO XII 'A' CONDOMINIUM
 BUILDING 25 UNITS AND FLOOR PLAN.



2ND FLOOR



LEGEND:
 CONDOMINIUM UNIT.
 LIMITED COMMON ELEMENTS.
 ALL WALLS ARE 3" UNLESS OTHERWISE NOTED

PREPARED BY:

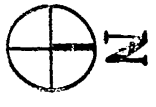
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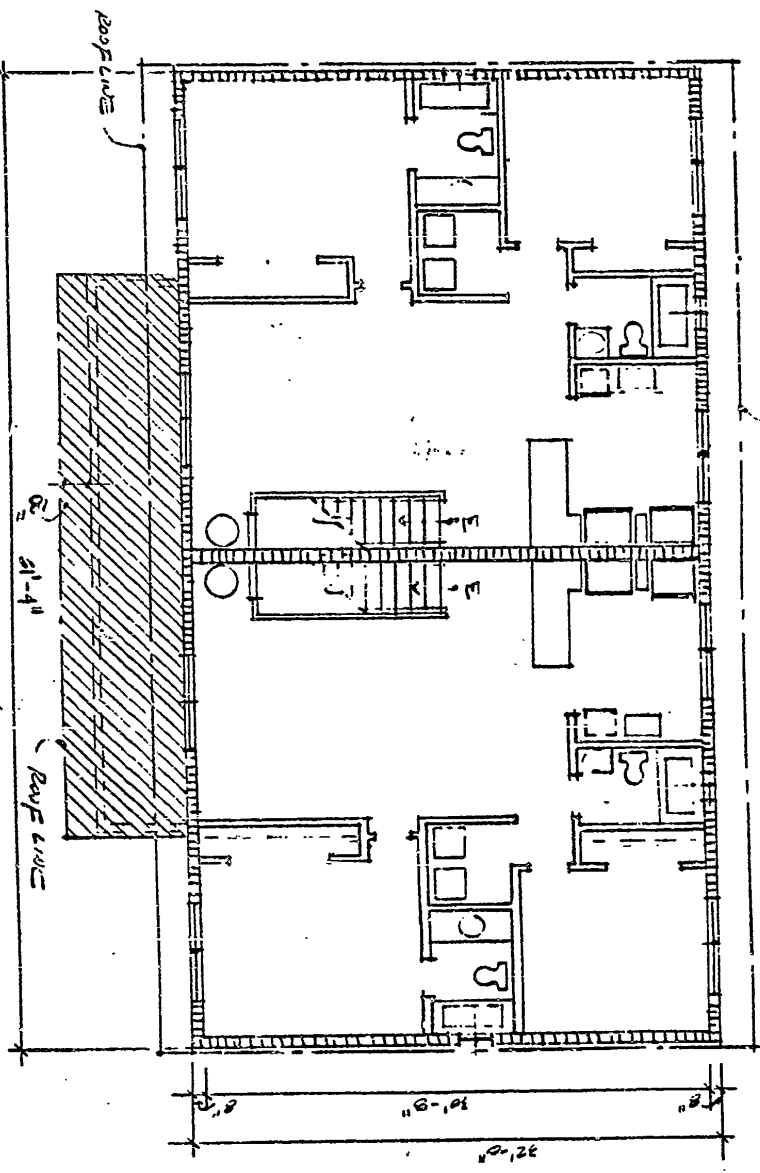
OFF. REC. 15401 PG 691

EL PRADO XIII 'A' CONDOMINIUM
 BUILDING 20 UNITS AND FLOOR PLAN.



2ND FLOOR

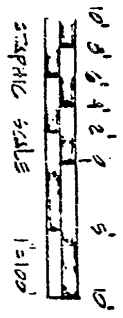
- LEGEND:
- CONDOMINIUM UNIT.
 - LIMITED COMMON ELEMENTS.
 - ALL WALLS ARE 3" UNLESS OTHERWISE NOTED.



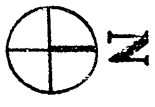
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OFF. REF. 15401 PG 692

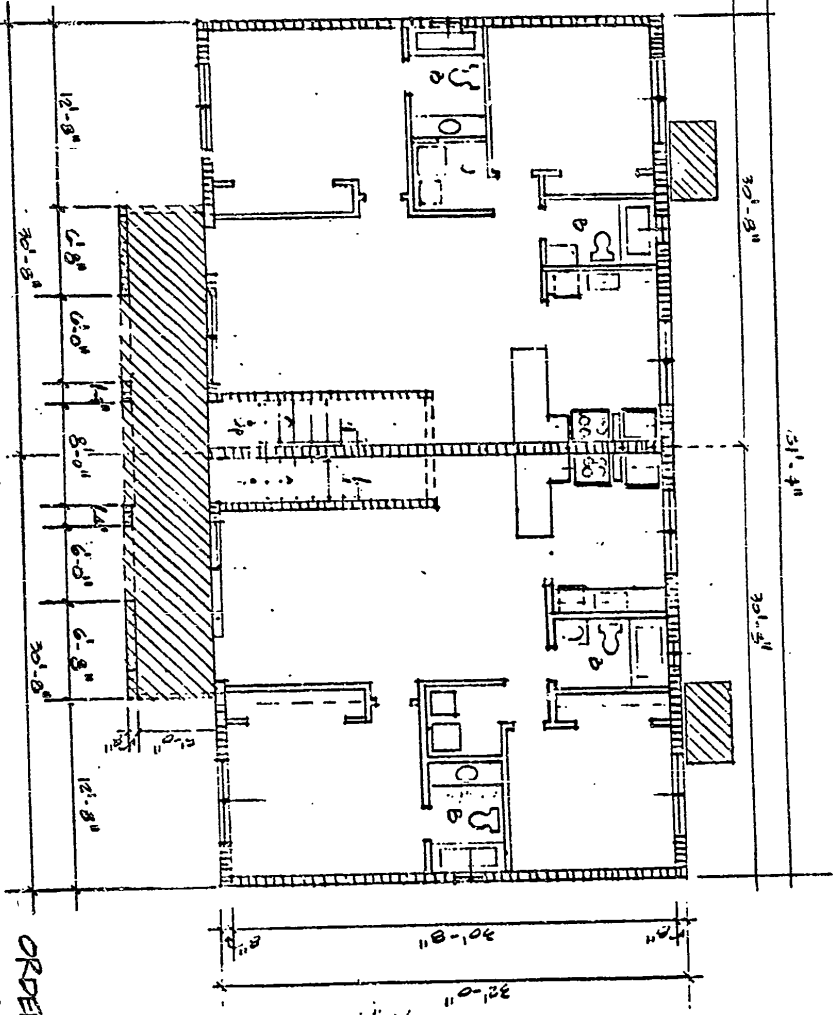
EL PRADO XIII 'A' CONDOMINIUM
 BUILDING 21 UNITS AND FLOOR PLAN.



GROUND FLOOR



LEGEND:
 [Hatched box] CONDOMINIUM UNIT.
 [Solid line] LIMITS COMMON ELEMENTS.
 [Dashed line] ALL WALLS ARE 3" UNLESS OTHERWISE NOTED.

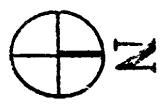


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OFF. REC. 15401 PG 693

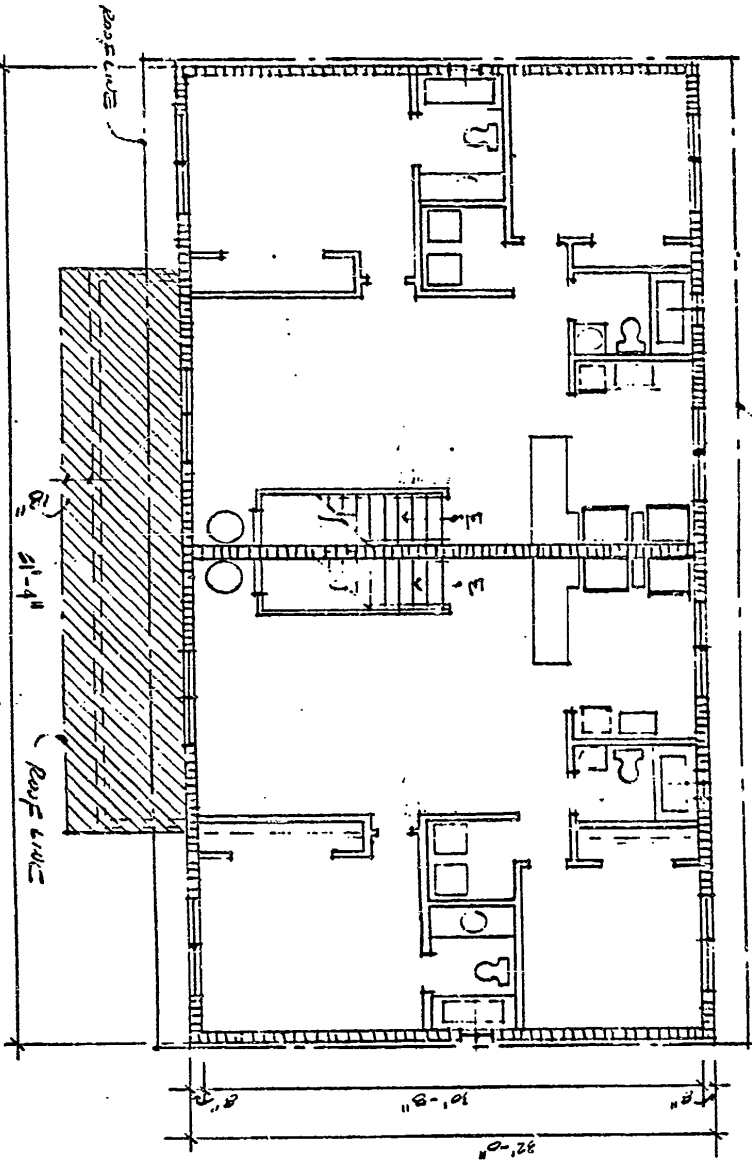
2ND FLOOR



EL PEADO XIII A CONDOMINIUM
BUILDING 27
UNITS AND FLOOR PLAN.



LEGEND:
CONDOMINIUM UNIT.
LIMITS COMMON ELEMENTS.
ALL WALLS ARE 3' UNLESS OTHERWISE NOTED



ROOF CURVE

PREPARED BY:

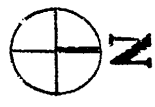
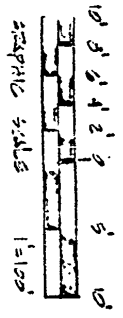
CARIBBEAN LAND SURVEYORS, INC.

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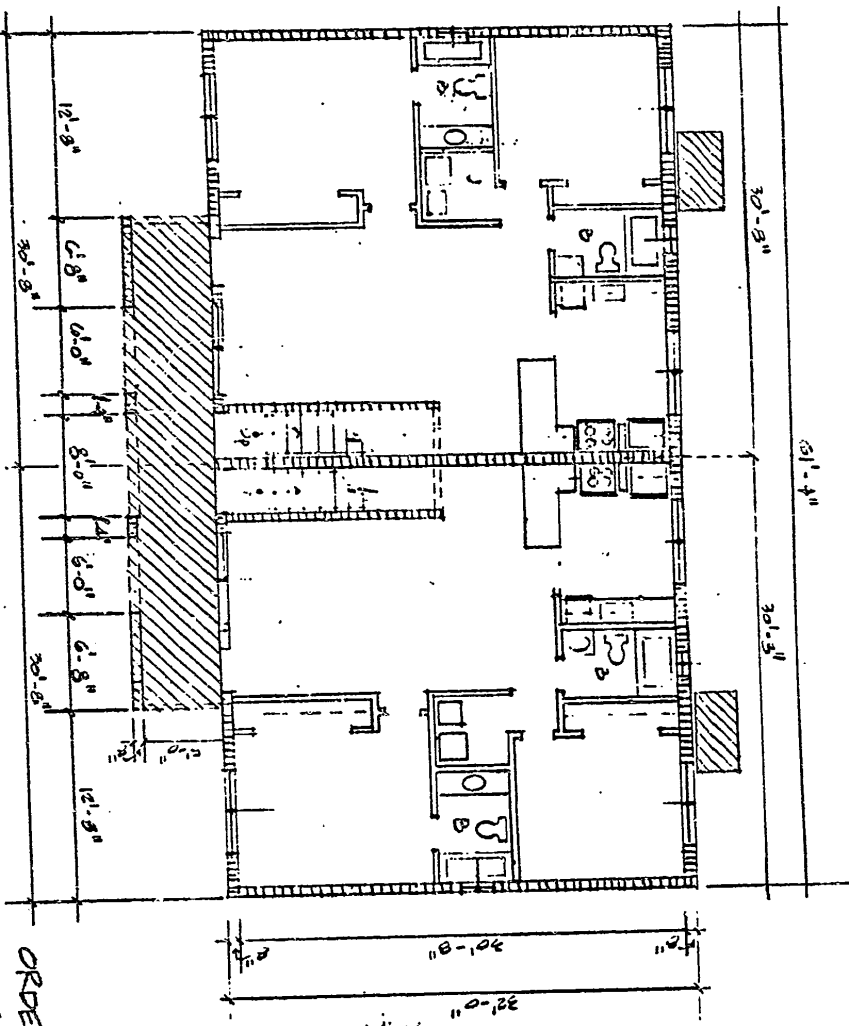
OFF. REC: 1540176 694

EL PRADO XIII 'A' CONDOMINIUM
 BUILDING 28 UNITS AND FLOOR PLAN.



GROUND FLOOR

LEGEND:
 CONDOMINIUM UNIT.
 LIMITED COMMON ELEMENTS.
 ALL WALLS ARE 3" UNLESS OTHERWISE NOTED.

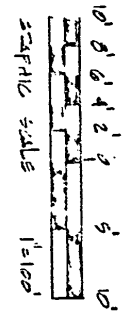


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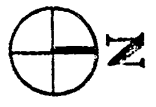
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EL PRADO XIII 'A' CONDOMINIUM
 BUILDING 25
 UNITS AND FLOOR PLAN.

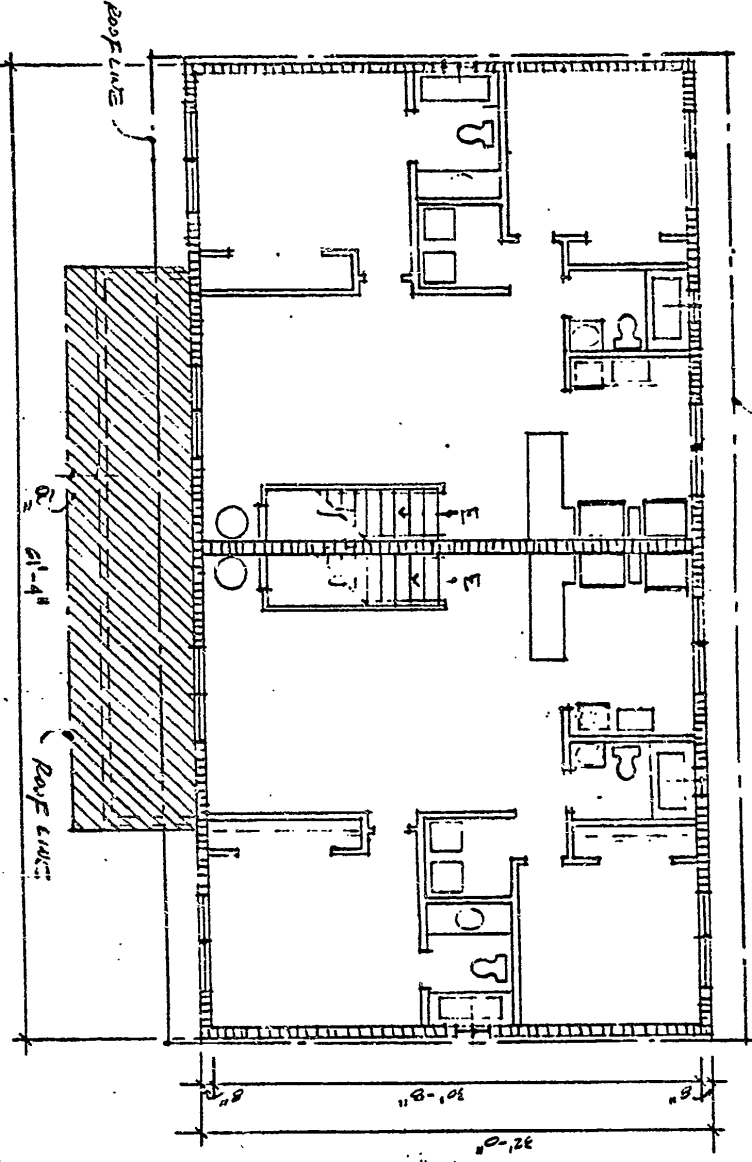


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2ND FLOOR



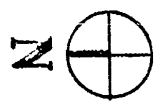
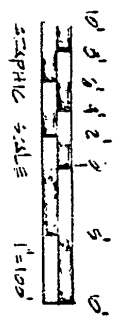
LEGEND:
 [Hatched box symbol] CONDOMINIUM UNIT.
 [Solid line symbol] Limited common elements.
 [Dashed line symbol] ALL WALLS ARE 3" UNLESS OTHERWISE NOTED.



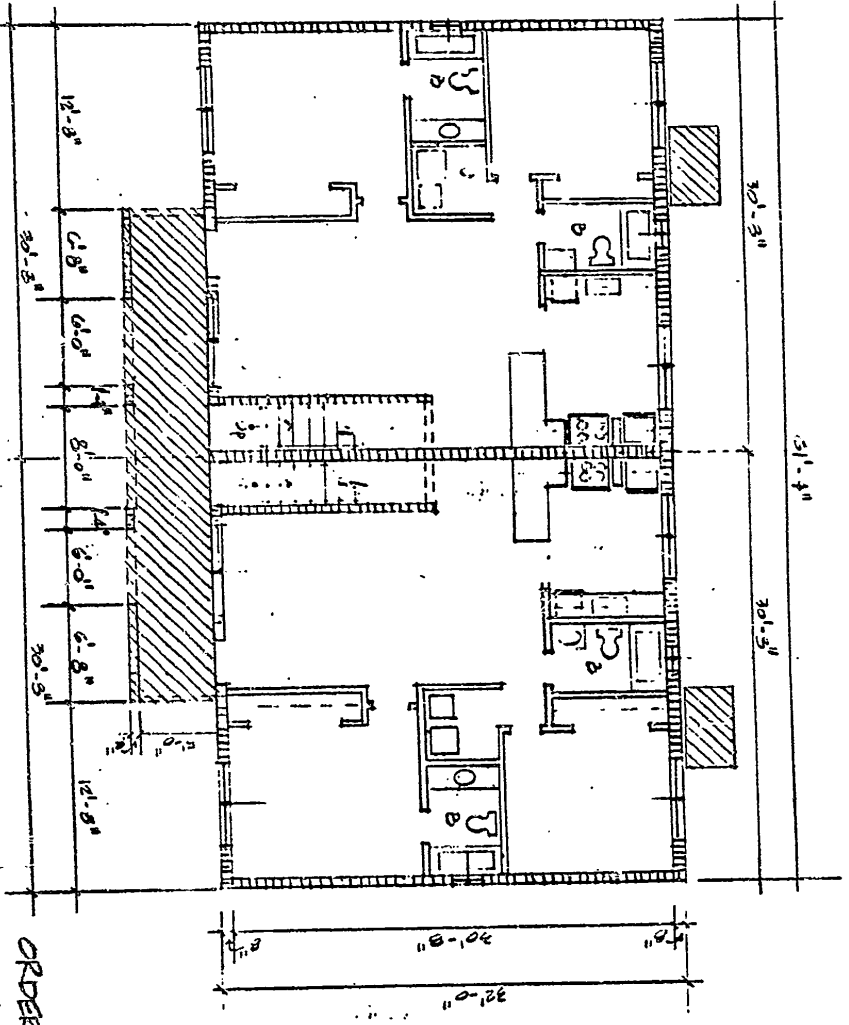
ORDER N. 92-10-91
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OFF. REC. 5401 PG 696

EL PABLO XII A CONDOMINIUM
 BUILDING 29 UNITS AND FLOOR PLAN.



GROUND FLOOR



LEGEND:
 [Hatched Box] COMMON ELEMENT UNIT.
 [Solid Box] LIMITED COMMON ELEMENTS.
 ALL DIMS ARE 3' UNLESS OTHERWISE NOTED

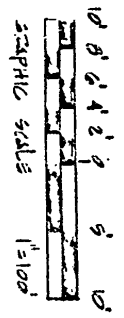
PREPARED BY:

CARIBBEAN LAND SURVEYORS, INC.

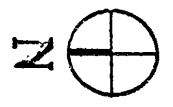
775 S.W. 87th STREET, SUITE 210 • MIAMI, FLORIDA 33144 • DADR (305) 264-9151 BROWARD (305) 785-4733

REF. | 540176 697

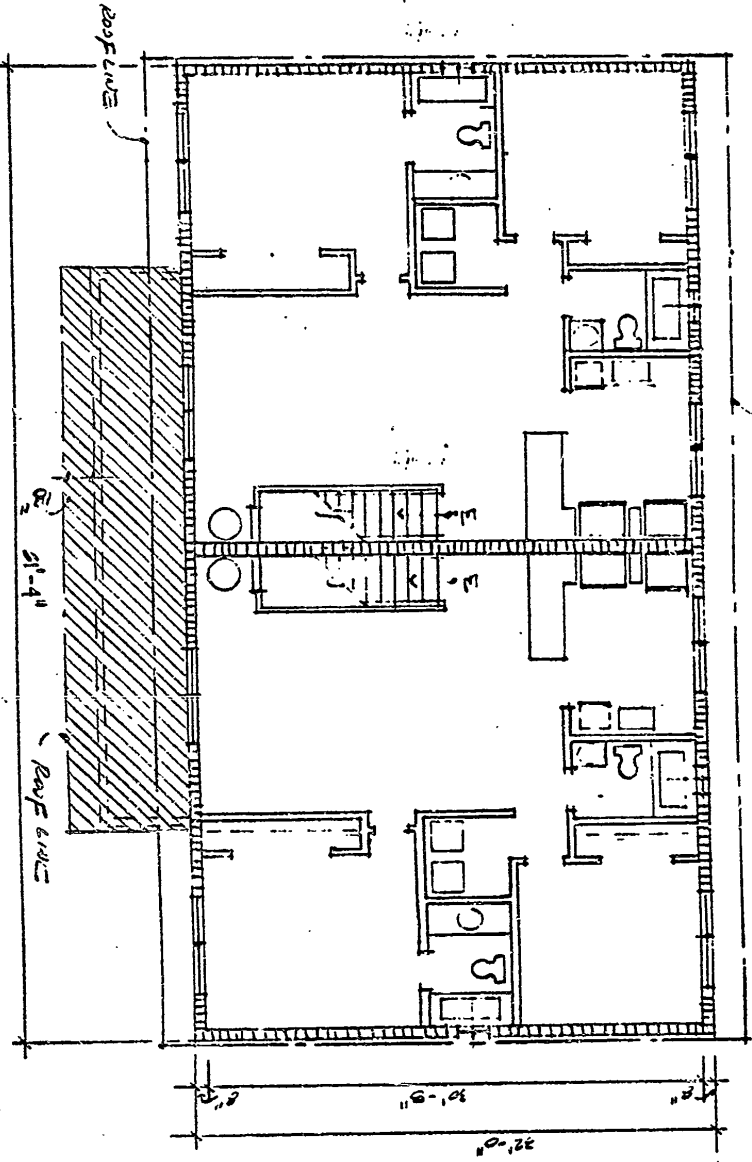
EL PRADO XIII 'A' CONDOMINIUM
 BUILDING 29 UNITS AND FLOOR PLAN.



2ND FLOOR



LEGEND:
 CONDOMINIUM UNIT.
 LIMITED COMMON ELEMENTS.
 ALL WALLS ARE 3" UNLESS OTHERWISE NOTED

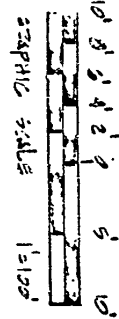


PREPARED BY:
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EL PASO XIII 'A' CONDOMINIUM

BUILDING 30 UNITS AND FLOOR PLAN.



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GROUND FLOOR

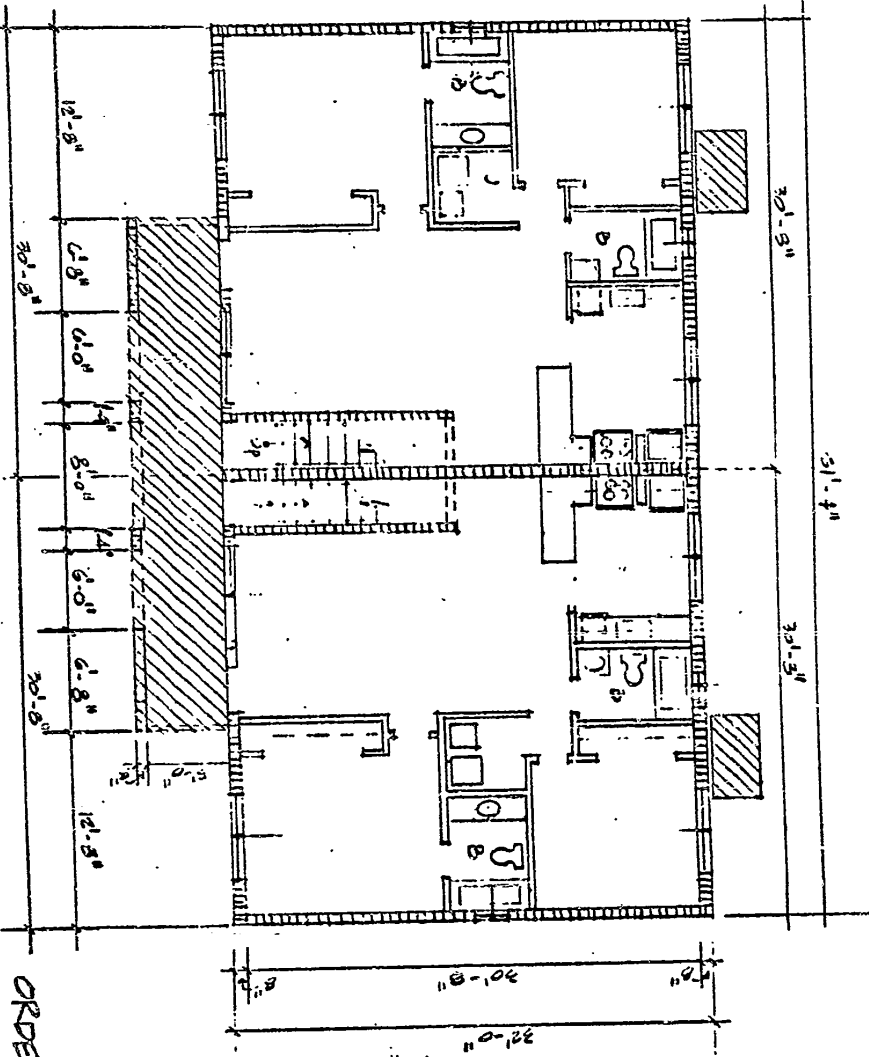


LEGEND :

CONDOMINIUM UNIT.

LIMITED COMMON ELEMENTS.

ALL WALLS ARE 3" UNLESS OTHERWISE NOTED.



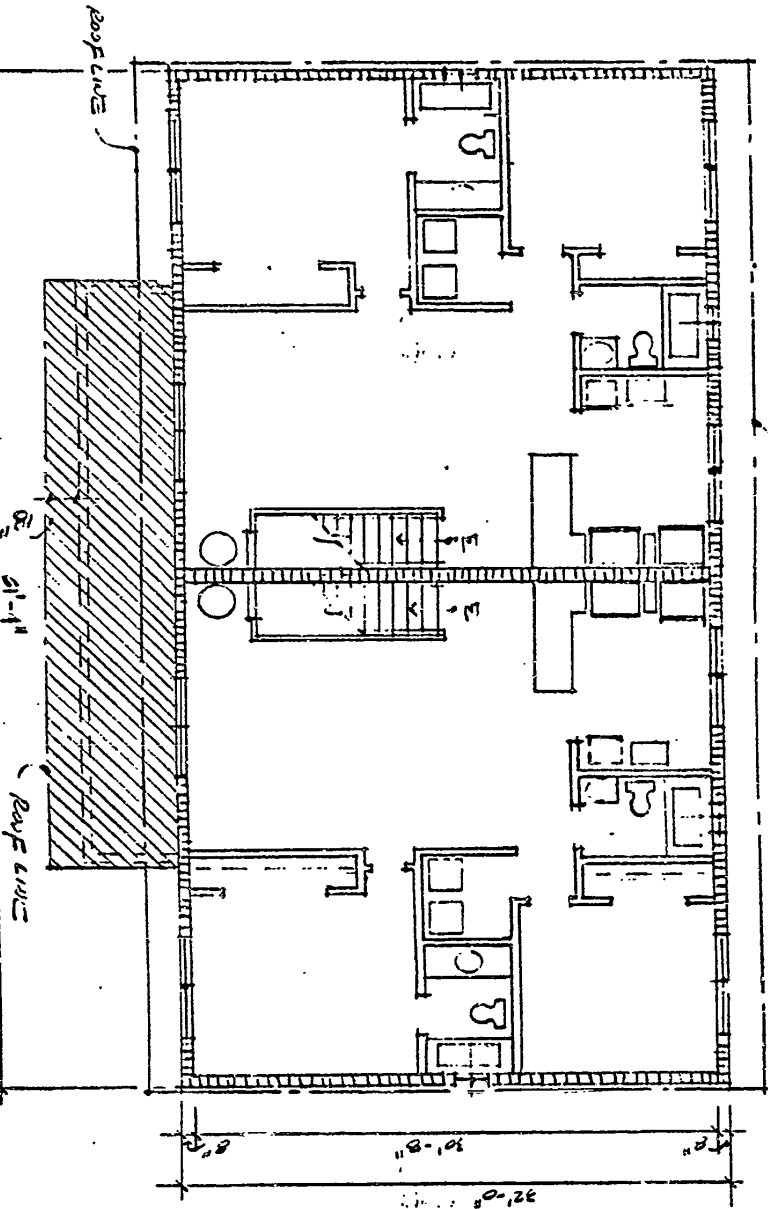
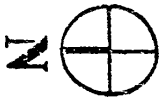
ORDER N.O. 2013 71
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EL PZADO XIII 'A' CONDOMINIUM
BUILDING 30
UNITS AND FLOOR PLAN.

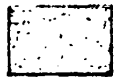
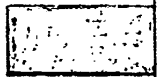


ROOF LINE

2ND FLOOR



LEGEND:
CONDOMINIUM UNIT.
LIMITED COMMON ELEMENTS.
ALL WALLS ARE 3" UNLESS OTHERWISE NOTED



PREPARED BY:
CARIBBEAN LAND SURVEYORS, INC.

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OFF. REC. 15401 PG 700

EL PARDO XIII 'A' CONDOMINIUM
 BUILDING 71
 UNITS AND FLOOR PLAN.



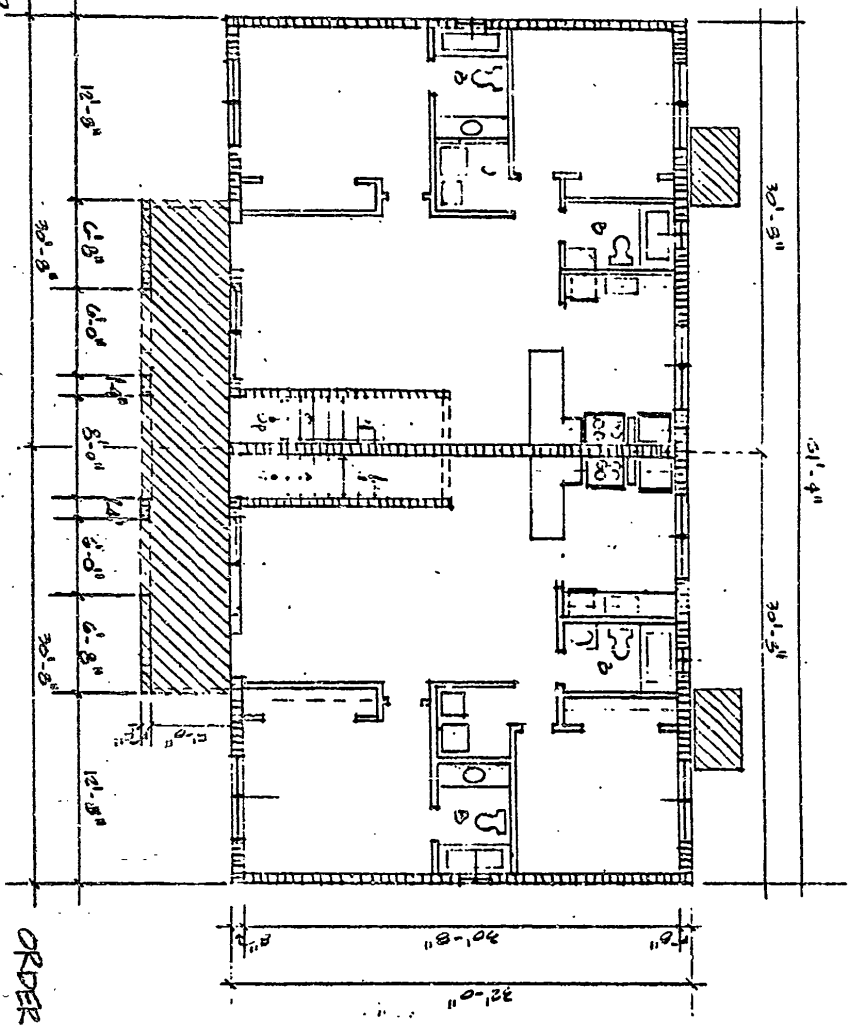
PREPARED BY:
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 7755 W. 87th STREET, SUITE 216 • MIAMI, FLORIDA 33144 • PHONE: (305) 264-8151 BSCW/ARQ (305) 753-1733

GROUND FLOOR



LEGEND:

- common area UNIT.
 - limited common elements.
- ALL WALLS ARE 3" UNLESS OTHERWISE NOTED.



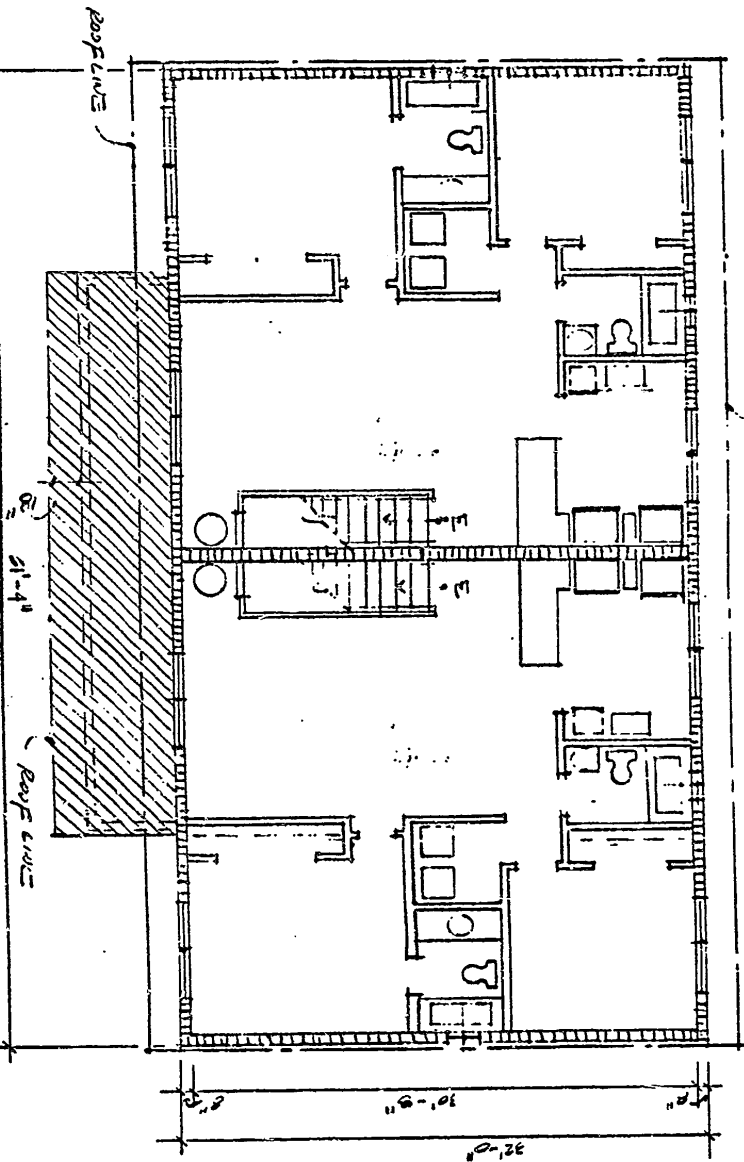
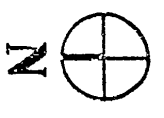
ORDER No. 3012-31
 PAGE 20 OF 13 108455

OFF: 1540 PG 701
REC:

EL PABLO XIII 'A' CONDOMINIUM
 BUILDING 31
 UNITS AND FLOOR PLAN



2ND FLOOR



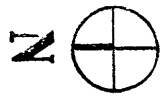
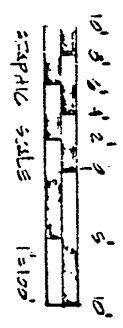
LEGEND:
 [Symbol] CONDOMINIUM UNIT
 [Symbol] LIMITED COMMON ELEMENTS
 ALL WALLS ARE 3" UNLESS OTHERWISE NOTED

PREPARED BY:
CARIBBEAN LAND SURVEYORS, INC.
 7175 S.W. 8TH STREET, SUITE 210 • MIAMI, FLORIDA 33144 • DADE (305) 284-9151 BROWARD (305) 753-4733

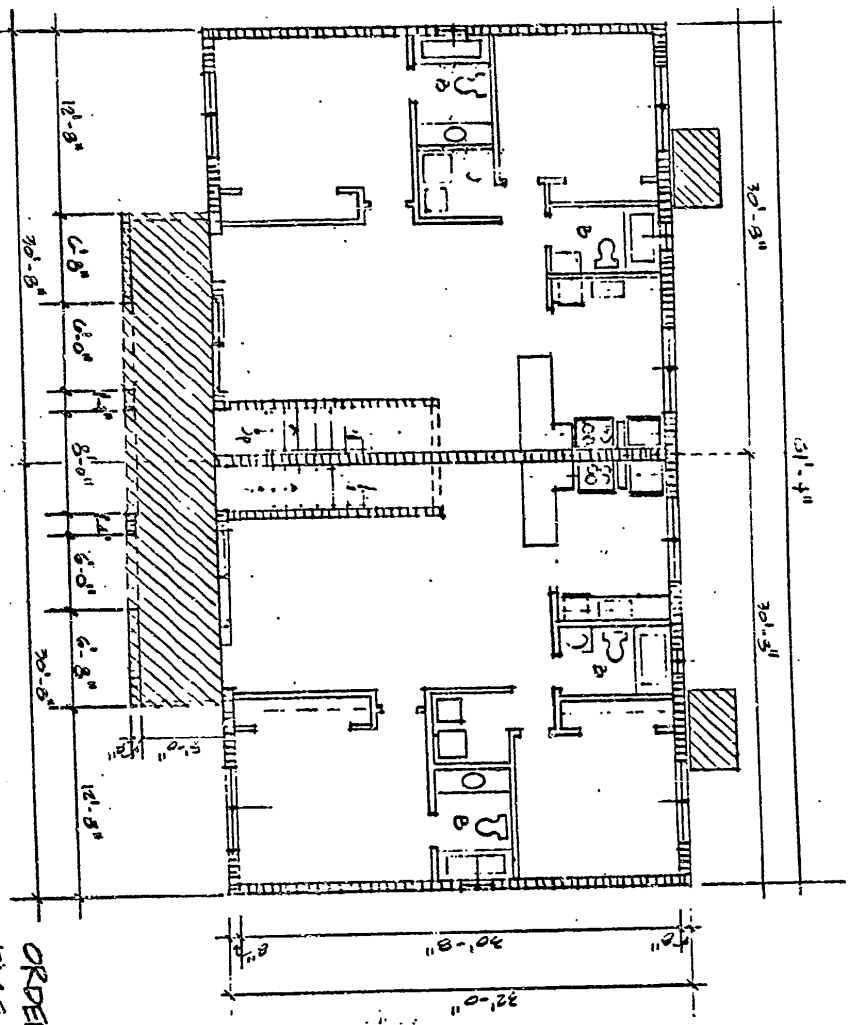
OFF. REC. 15401 PG 702

GROUND FLOOR

EL. FLOOR XIII 'A' CONDOMINIUM
BUILDING 32 UNITS AND FLOOR PLAN.



LEGEND:
[Hatched Box] CONCRETE/STAINUM UNIT.
[Solid Box] LIMITED CONTROL ELEMENTS.
ALL WALLS ARE 5" UNLESS OTHERWISE NOTED.



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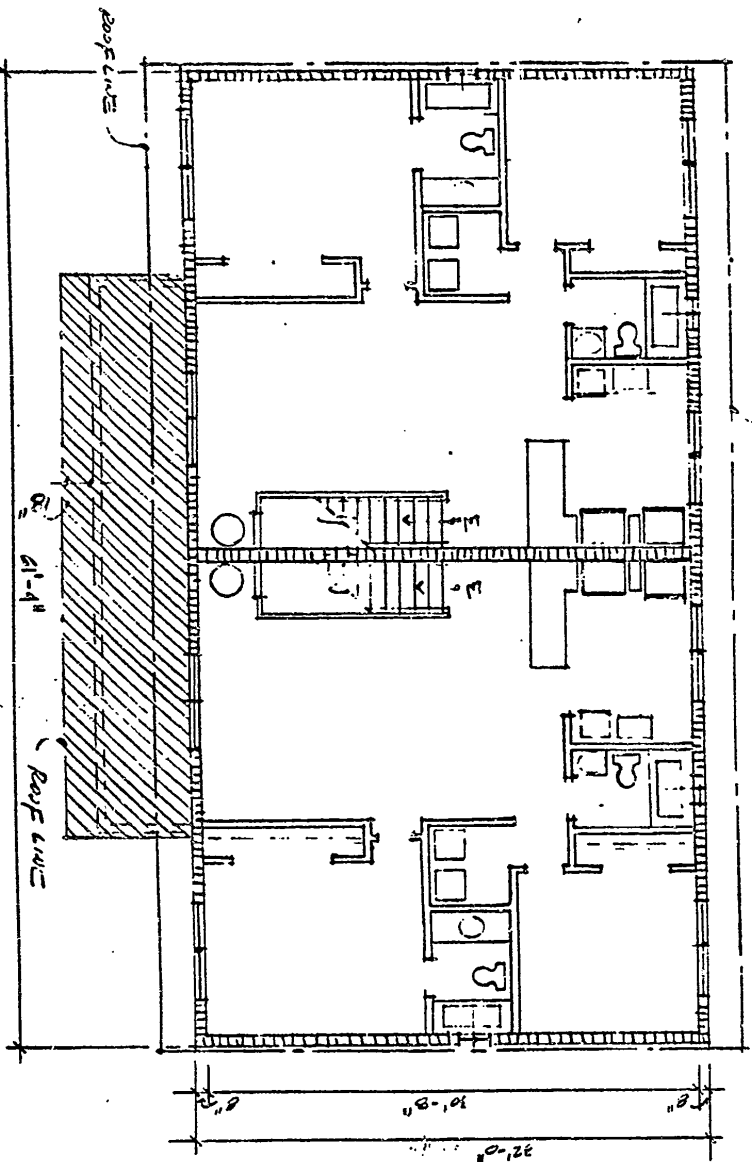
OFF. REC. 15401 PG 703

EL PRADO XIII 'A' CONDOMINIUM
BULWARK 32
UNITS AND FLOOR PLAN.



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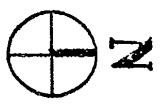
2ND FLOOR




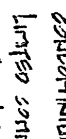
LEGEND:
[Solid Box] CONDOMINIUM UNIT.
[Hatched Box] LIMITED COMMON ELEMENTS.
ALL WALLS ARE 5" UNLESS OTHERWISE NOTED.

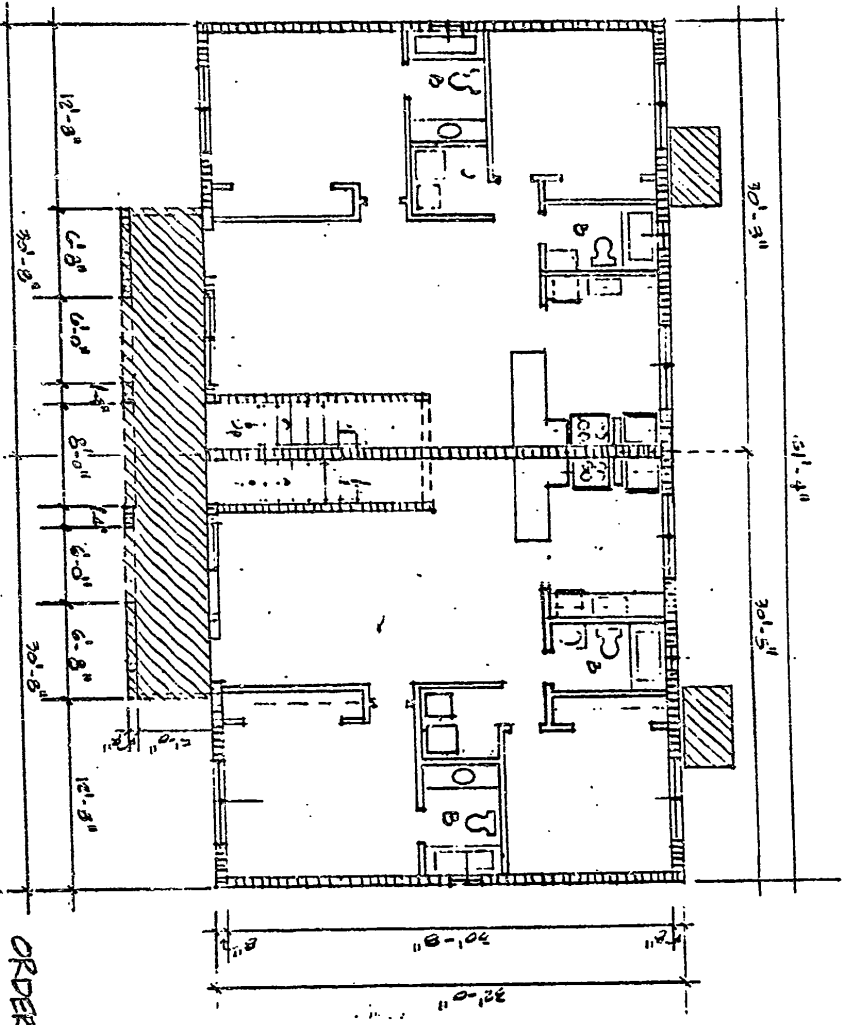
OFF. REC. 15401 PG 704

EL PRADO XIII 'A' CONDOMINIUM
 BUILDING 33 UNITS AND FLOOR PLAN.



GROUND FLOOR

LEGEND:
 CONCRETE MOUNT UNIT.
 LIMITED COMMON ELEMENTS.
 ALL WALLS ARE 3" UNLESS OTHERWISE NOTED



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EL PADDO XIII 'A' CONDOMINIUM

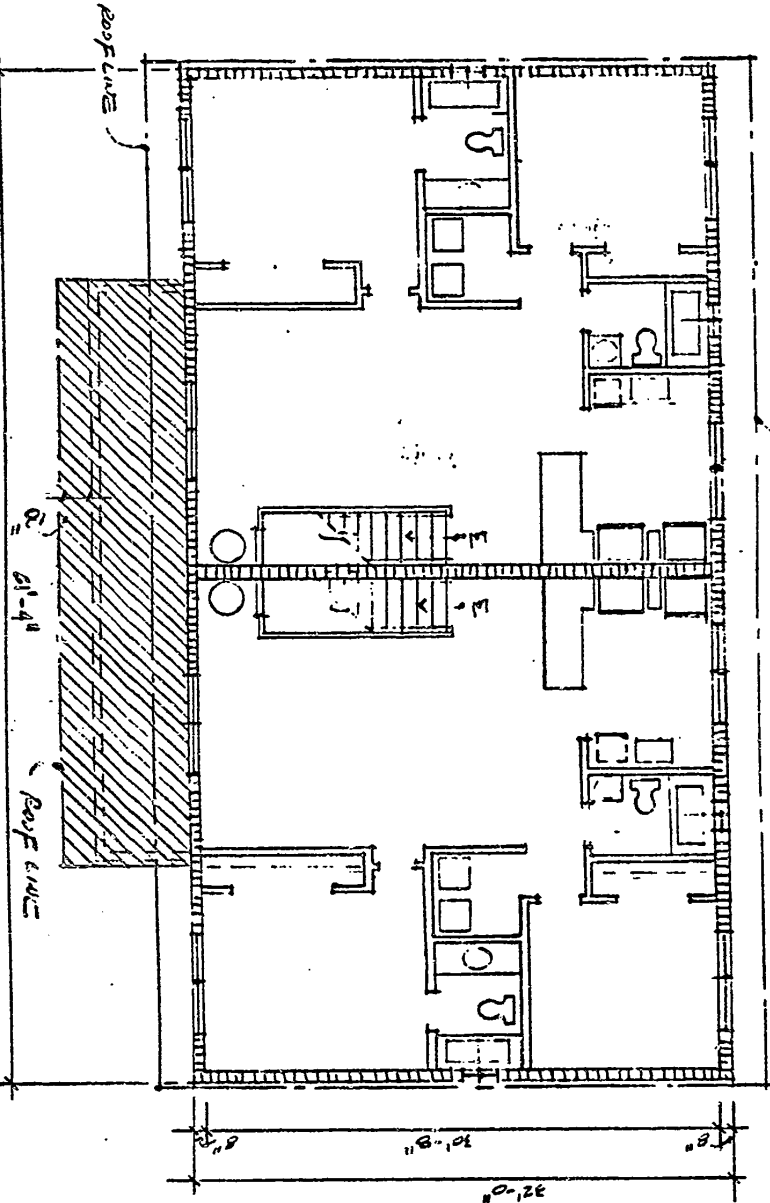
BUILDING 33

UNITS AND FLOOR PLAN.



ROOF LINE

2ND FLOOR



ROOF LINE

ROOF LINE

21'-4"

32'-0"

30'-0"

8'-0"

8'-0"

LEGEND:
 [Symbol] CONDOMINIUM UNIT.
 [Symbol] LIMITED COMMON ELEMENTS.
 ALL WALLS ARE 3" UNLESS OTHERWISE NOTED



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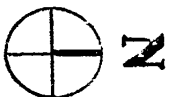
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EL PARDO XIII 'A' CONDOMINIUM

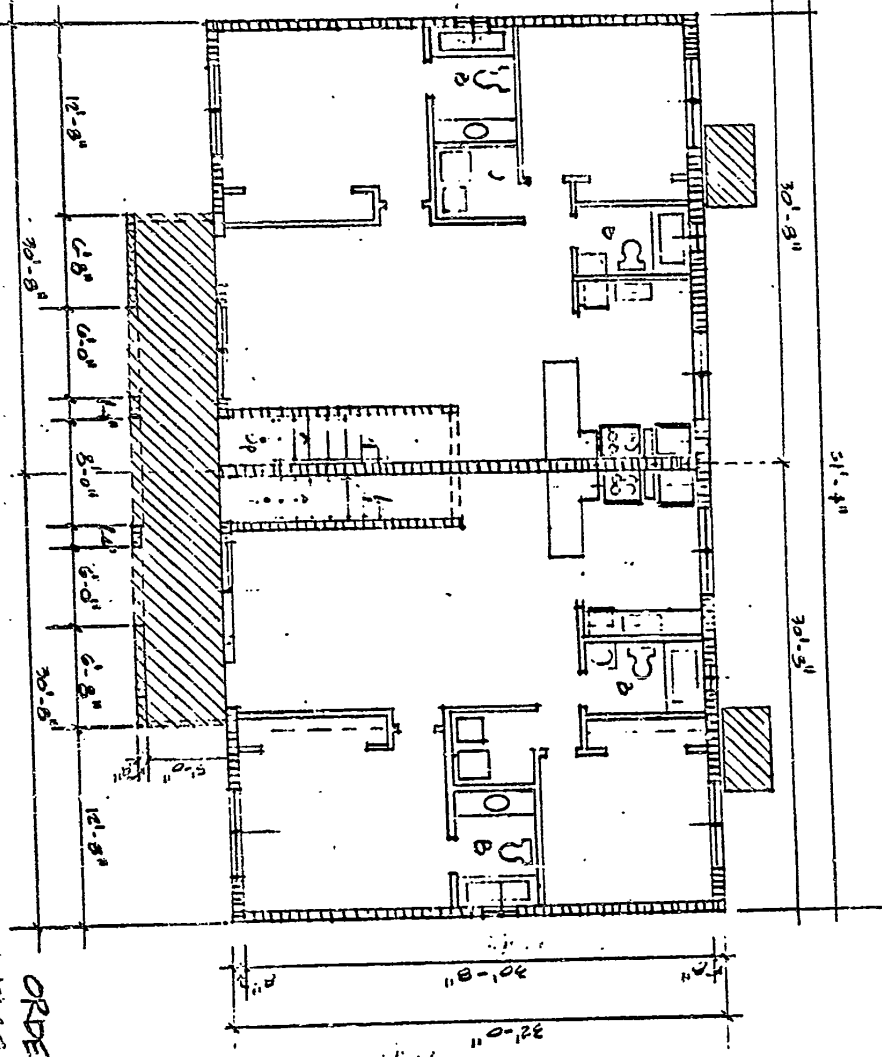
BUILDING 34 UNITS AND FLOOR PLAN.



GROUND FLOOR



LEGEND:
 COMMON UNIT.
 LIMITED COMMON ELEMENTS.
 ALL WALLS ARE 3" UNLESS OTHERWISE NOTED.



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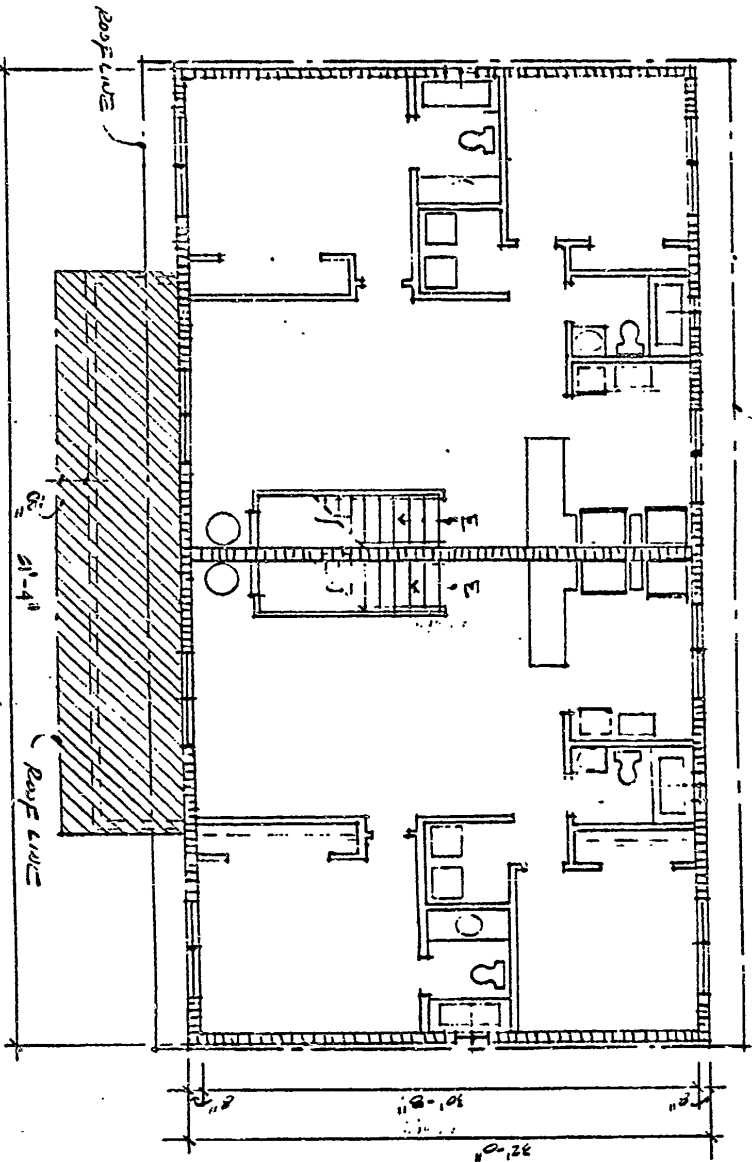
2ND FLOOR



EL PRADO XIII 'A' CONDOMINIUM
 BUILDING 34 UNITS AND FLOOR PLAN.



ROOF LINE



LEGEND:
 [Hatched Box] CONDOMINIUM UNIT.
 [Dotted Box] LIMITED COMMON ELEMENTS.
 ALL WALLS ARE 3' UNLESS OTHERWISE NOTED



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ORDER N.O. 9012-22
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EL PRADO XIII 'A' CONDOMINIUM

BUILDING 33

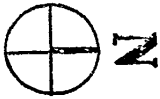
UNITS AND FLOOR PLAN.



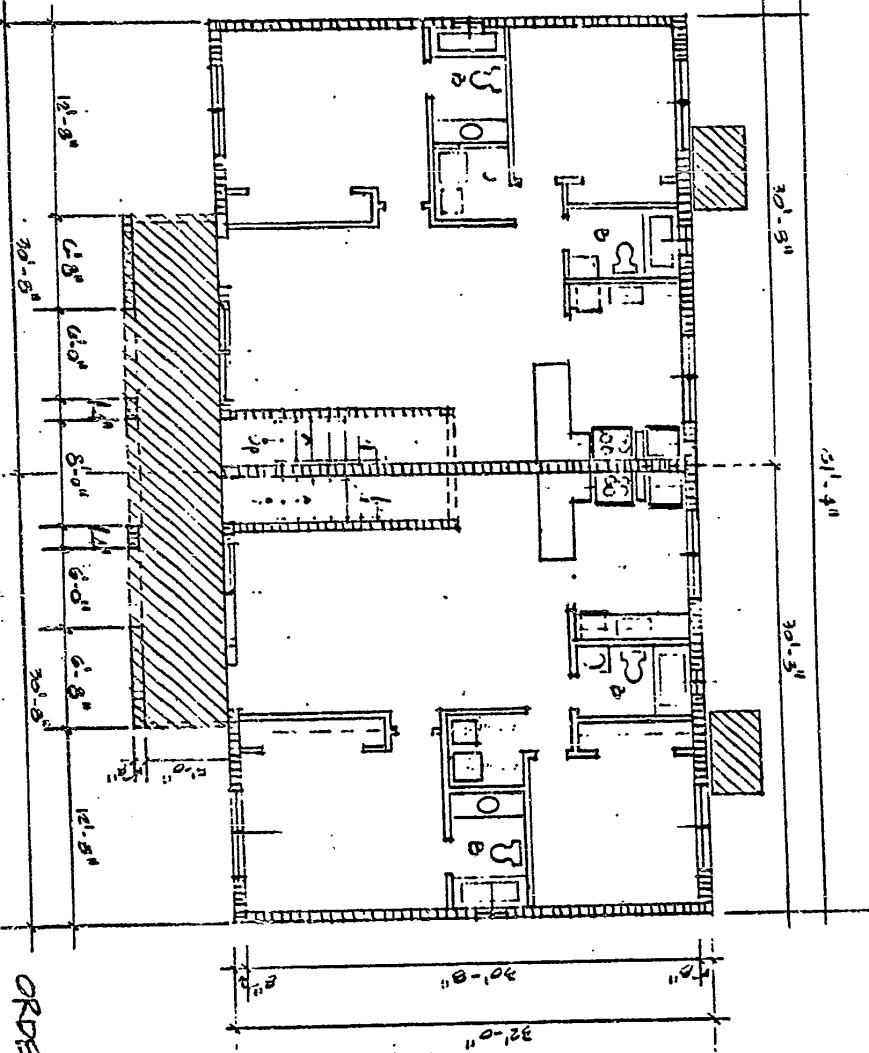
PREPARED BY:
CARIBBEAN LAND SURVEYORS, INC.

7735 W. 87th STREET, SUITE 216 • MIAMI, FLORIDA 33144 • DADE (305) 254-9151 BROWARD (305) 752-4733

GROUND FLOOR

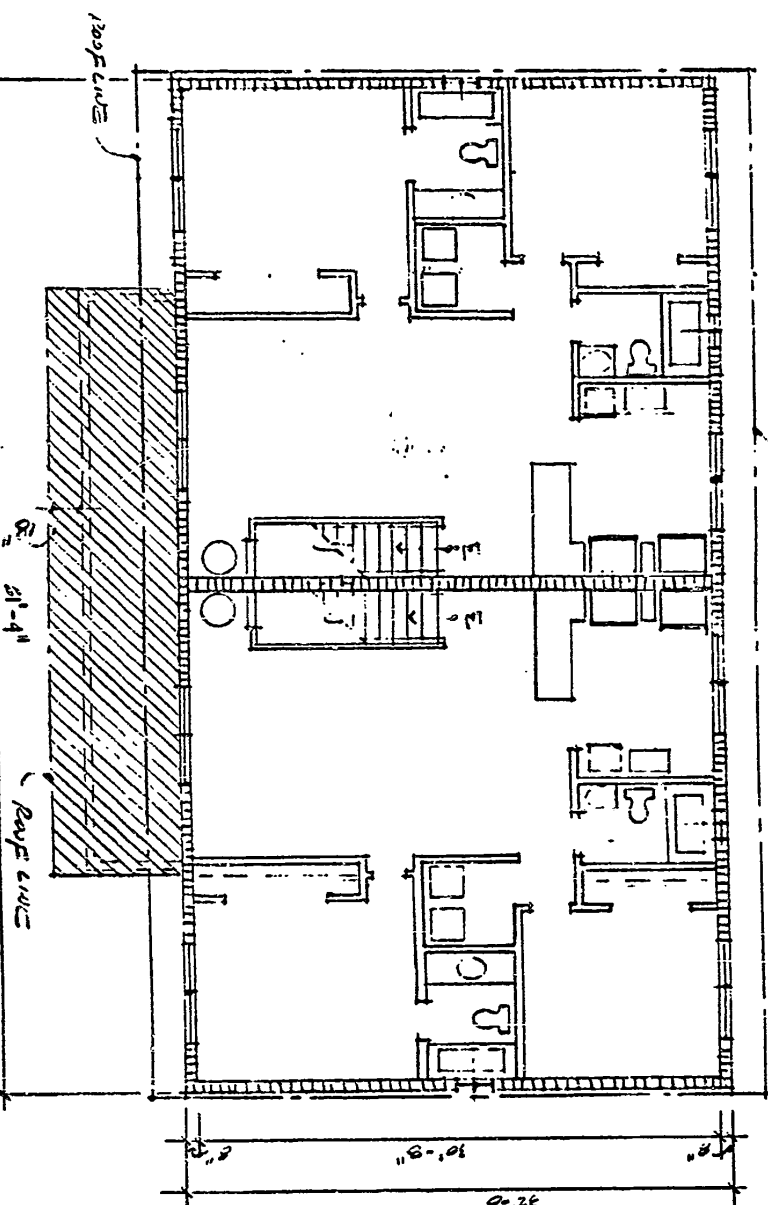


LEGEND:
 [Hatched Box] CONDOMINIUM UNIT.
 [Solid Box] LIMITED COMMON ELEMENTS.
 ALL WALLS ARE 3" UNLESS OTHERWISE NOTED.



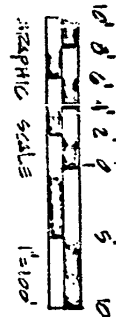
OFF. REC. 15401 PG 709

2ND FLOOR



EL PEARO XIII 'A' CONDOMINIUM



BUILDING 35 UNITS AND FLOOR PLAN.



PREPARED BY:

CARIBBEAN LAND SURVEYORS, INC.

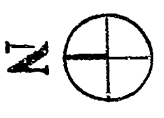
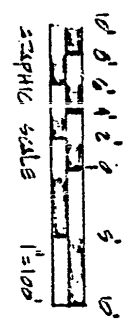
7175 S.W. 8TH STREET, SUITE 216 • MIAMI, FLORIDA 33144 • PHONE: (305) 264-9157 • FAX: (305) 765-4739

LEGEND:
 CONDOMINIUM UNIT.
 LIMITED COMMON ELEMENTS.
 ALL WALLS ARE 3" UNLESS OTHERWISE NOTED.

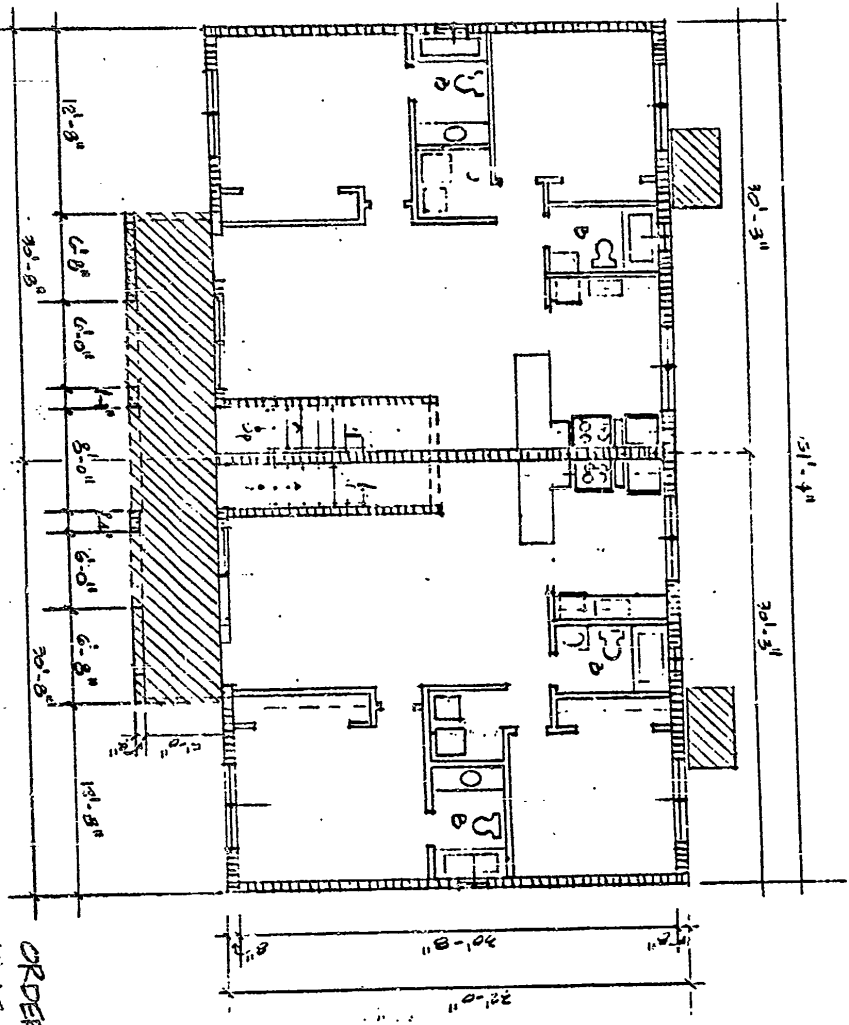
ORDER No. 9012-21
 PAGE 85 OF 150 PAGES

OFF. REC. 1540 PG 712

EL PRADO XIII 'A' CONDOMINIUM
 BUILDING 31 UNITS AND FLOOR PLAN.



GROUND FLOOR



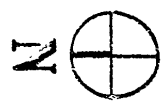
LEGEND:
 [Hatched box] CONDOMINIUM UNIT.
 [Solid box] LIMITED COMMON ELEMENTS.
 ALL WALLS ARE 3" UNLESS OTHERWISE NOTED.

PREPARED BY:
CARIBBEAN LAND SURVEYORS, INC.
 7175 W. 41ST STREET, SUITE 216 • MIAMI, FLORIDA 33144 • DADE (305) 244-9151 BROWARD (305) 763-4733

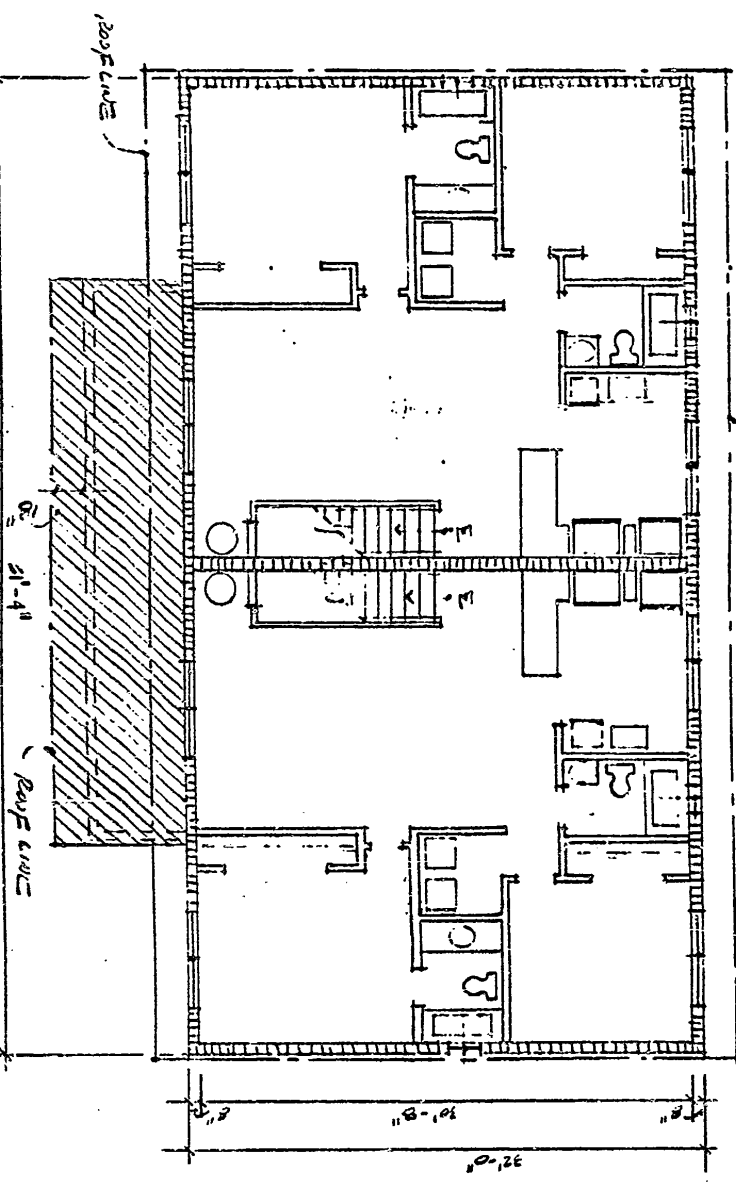
ORDER N. 9012-71
 PAGE 89 OF 130 PAGES

OFF. REC. 1540 PG 713

2ND FLOOR



Legend:
 [Hatched Box] CONDOMINIUM UNIT.
 [Solid Box] LIMITED COMMON ELEMENTS.
 ALL WALLS ARE 3" UNLESS OTHERWISE NOTED



EL FRADD XII 'A' CONDOMINIUM
 BUILDING 37 UNITS AND FLOOR PLAN.

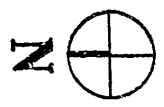
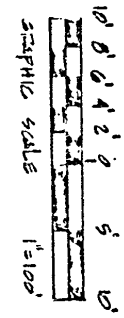


PREPARED BY:
CARIBBEAN LAND SURVEYORS, INC.

715 S.W. 8TH STREET, SUITE 218 • MIAMI, FLORIDA 33134 • DATE: (06/24/91) BROWARD: (06/27/91)

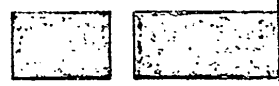
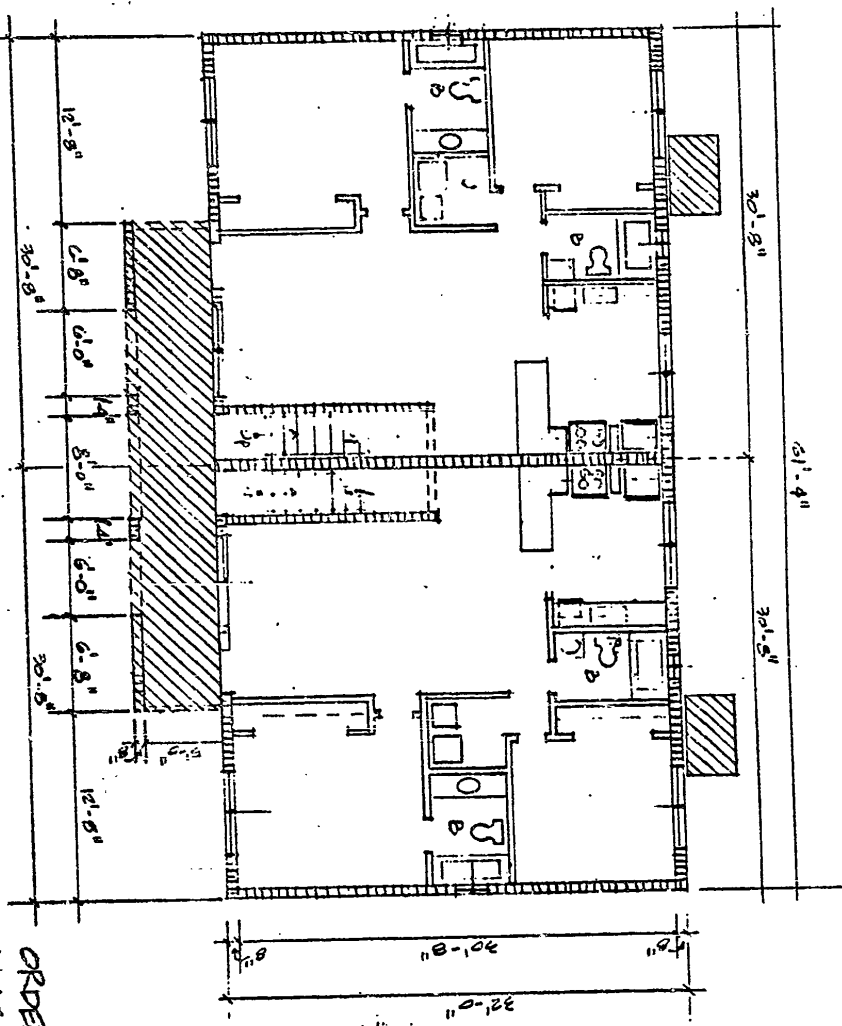
OFF. REC. 15401 PG 714

EL PRADO XIII 'A' CONDOMINIUM
 BUILDING 3B
 UNITS AND FLOOR PLAN.



GROUND FLOOR

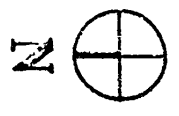
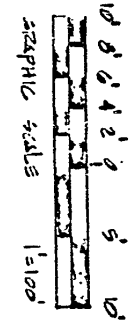
LEGEND:
 CONDOMINIUM UNIT
 LIMITED COMMON ELEMENTS
 ALL WALLS ARE 8" UNLESS OTHERWISE NOTED.



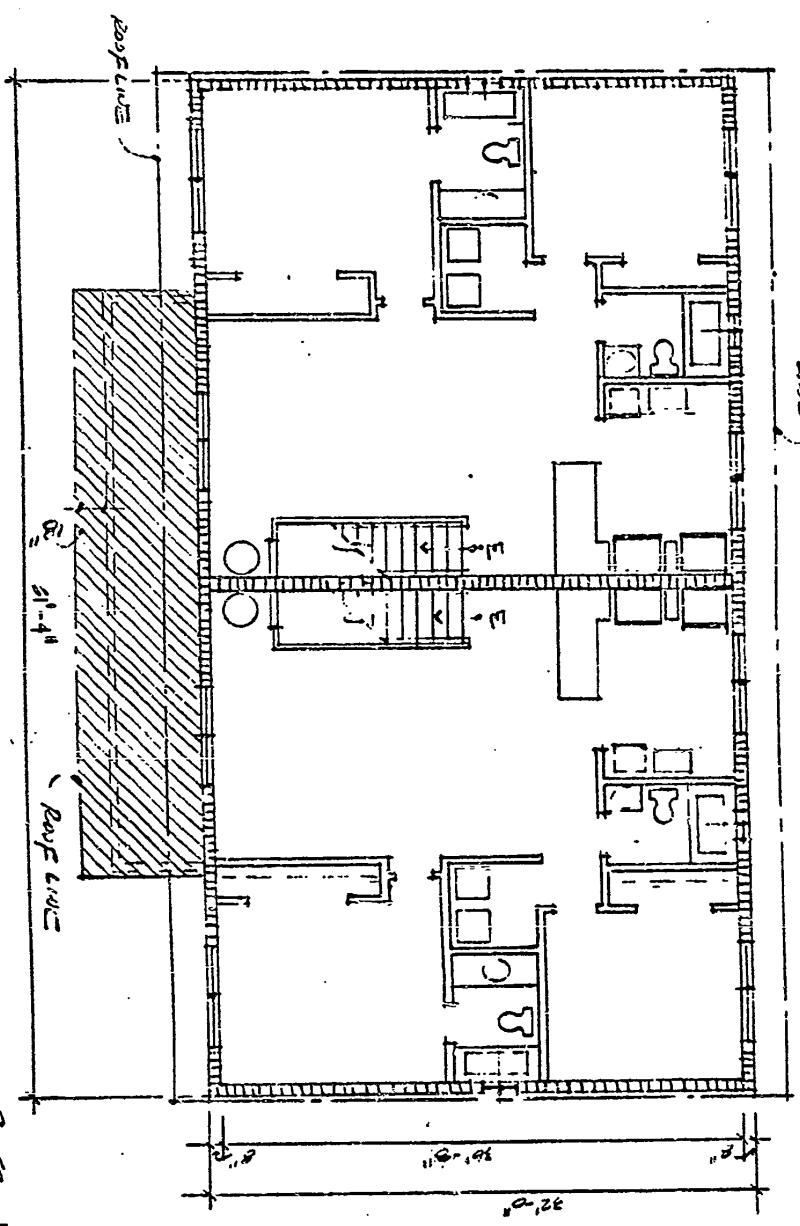
PREPARED BY:
CARIBBEAN LAID SURVEYORS, INC.
 7155 W. 81ST STREET, SUITE 216 • MIAMI, FLORIDA 33144 • DADE (305) 264-9151 BROWARD (305) 783-4733

ORDER NO. 9017-21
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EL PRADO XIII 'A' CONDOMINIUM
BUILDING 38
UNITS AND FLOOR PLAN.



2ND FLOOR



LEGEND:
CONDOMINIUM UNIT.
LIMITED COMMON ELEMENTS.
ALL WALLS ARE 3" UNLESS OTHERWISE NOTED.

PREPARED BY:
CARIBBEAN LAND SURVEYORS, INC.
7133 W. 8TH STREET, SUITE 218 • MIAMI, FLORIDA 33144 • PHONE: (305) 264-9151 BROWARD: (305) 763-4733

ORDER N. No. 2012-21
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GROUND FLOOR



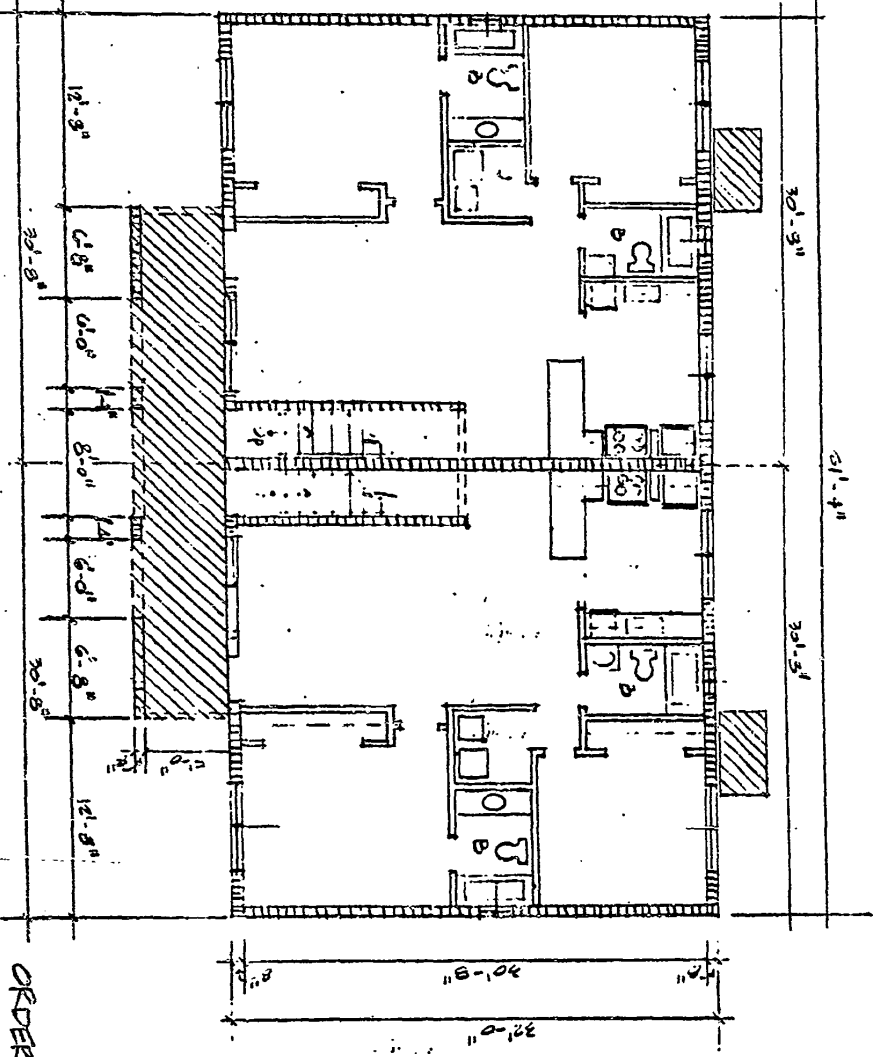
EL PRADO XIII 'A' CONDOMINIUM

BUILDING 39

UNITS AND FLOOR PLAN.



GRAPHIC SCALE 1"=10'



PREPARED BY:

CARIBBEAN LAND SURVEYORS, INC.

7135 W. 81ST STREET, SUITE 216 • MIAMI, FLORIDA 33144 • DADE (305) 254-9151 BROWARD (305) 755-4733

LEGEND:
[Symbol] CONCRETE/STAINUM UNIT.
[Symbol] LISTED COMMON ELEMENTS.
ALL WALLS ARE 3" UNLESS OTHERWISE NOTED.

OFF. REF. 1540190 717

EL PRADO XIII 'A' CONDOMINIUM

BUILDING 39 UNITS AND FLOOR PLAN.

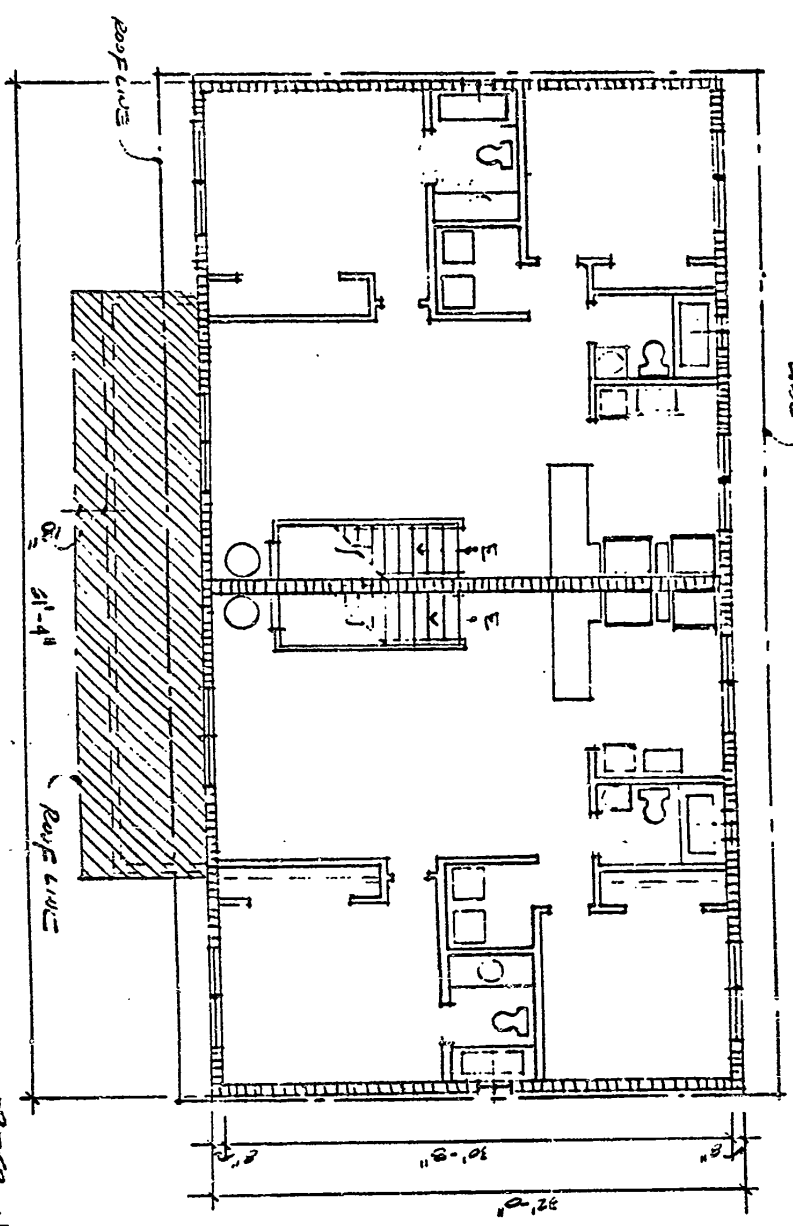
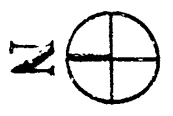


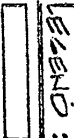
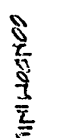
PREPARED BY:

CARIBBEAN LAND SURVEYORS, INC.

7125 W. 87TH STREET, SUITE 219 • MIAMI, FLORIDA 33144 • DADR (305) 264-9137 BROWARD (305) 766-4733

2ND FLOOR

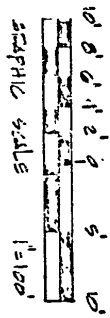


LEGEND:
 COMMON UNIT.
 LIMITED COMMON ELEMENTS.
 ALL WALLS ARE 5" UNLESS OTHERWISE NOTED

ORDER N. 9012-71
PAGE 23 OF 130 PAGES

OFF. REC. 15401 PG 719

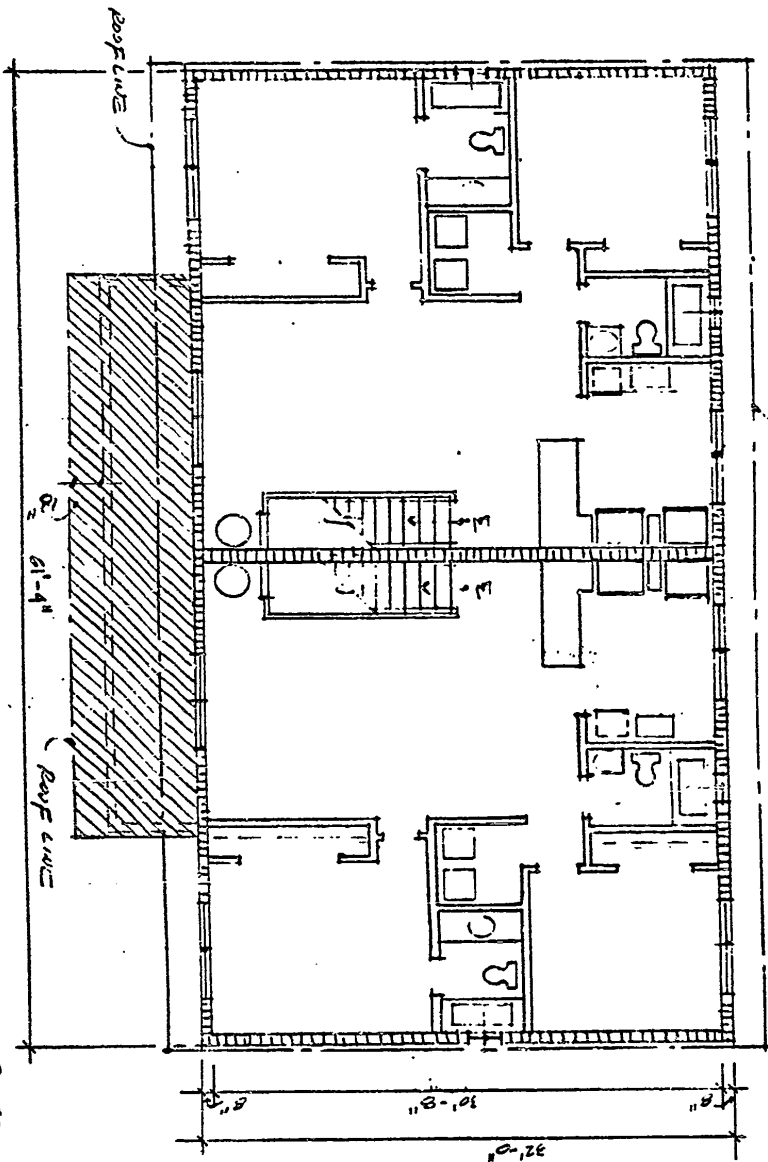
EL PRADO XIII 'A' CONDOMINIUM
BUILDING 40 UNITS AND FLOOR PLAN.



ROOF LINE



2ND FLOOR



LEGEND:
CONDOMINIUM UNIT.
LIMITED COMMON ELEMENTS.
ALL WALLS ARE 3" UNLESS OTHERWISE NOTED.

PREPARED BY:
CARIBBEAN LAND SURVEYORS, INC.

7175 S.W. 37TH STREET, SUITE 216 • MIAMI, FLORIDA 33144 • DADE (305) 284-9151 BROWARD (305) 783-4733

ORDER No. 9012.21
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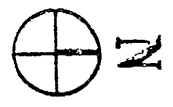
OFF. REC. | 5401 PG 721


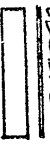
EL PARDO XIII 'A' CONDOMINIUM
 BUILDING 41
 UNITS AND FLOOR PLAN.

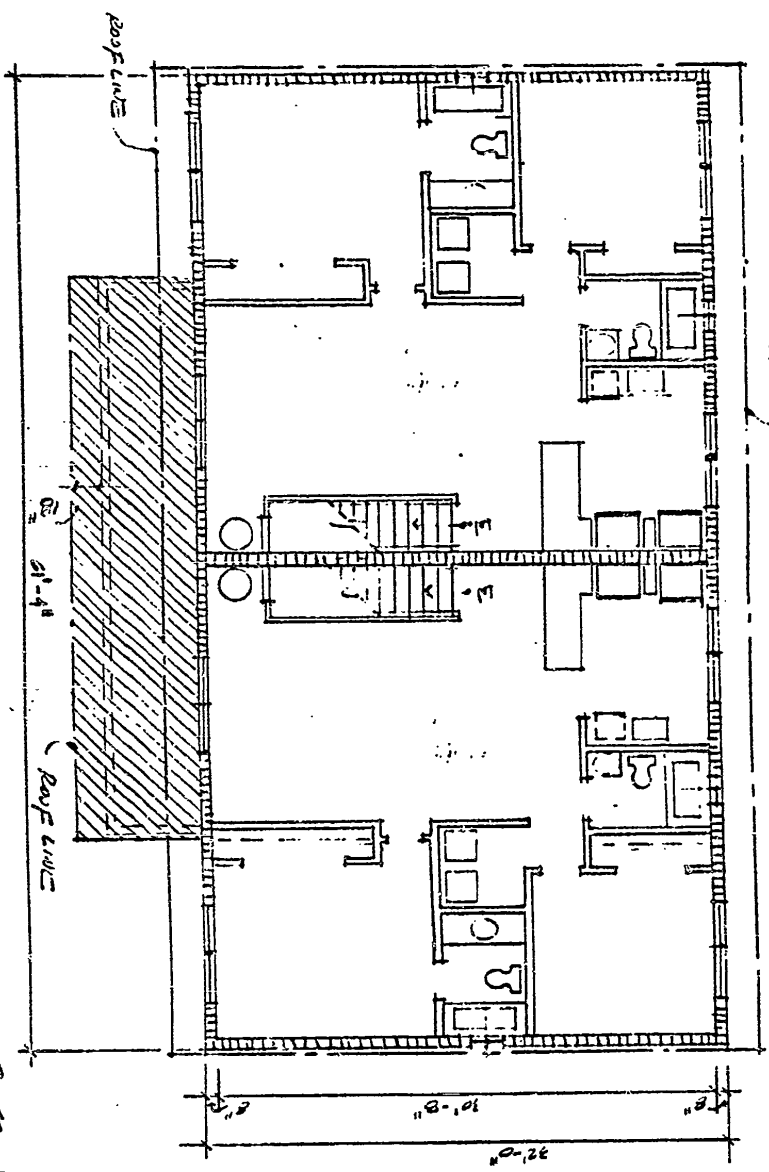


PREPARED BY:
CARIBBEAN LAND SURVEYORS, INC.
 7155 N.W. 8TH STREET, SUITE 218 • MIAMI, FLORIDA 33144 • DADR (305) 354-9151 BROWARD (305) 763-4733

2ND FLOOR



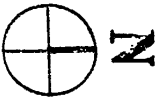
LEGEND:
 CONDOMINIUM UNIT.
 LIMITED COMMON ELEMENTS.
 ALL WALLS ARE 5' UNLESS OTHERWISE NOTED.



ORDER N. 9012-21
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OFF. REC. 15401 PG 722

GROUND FLOOR



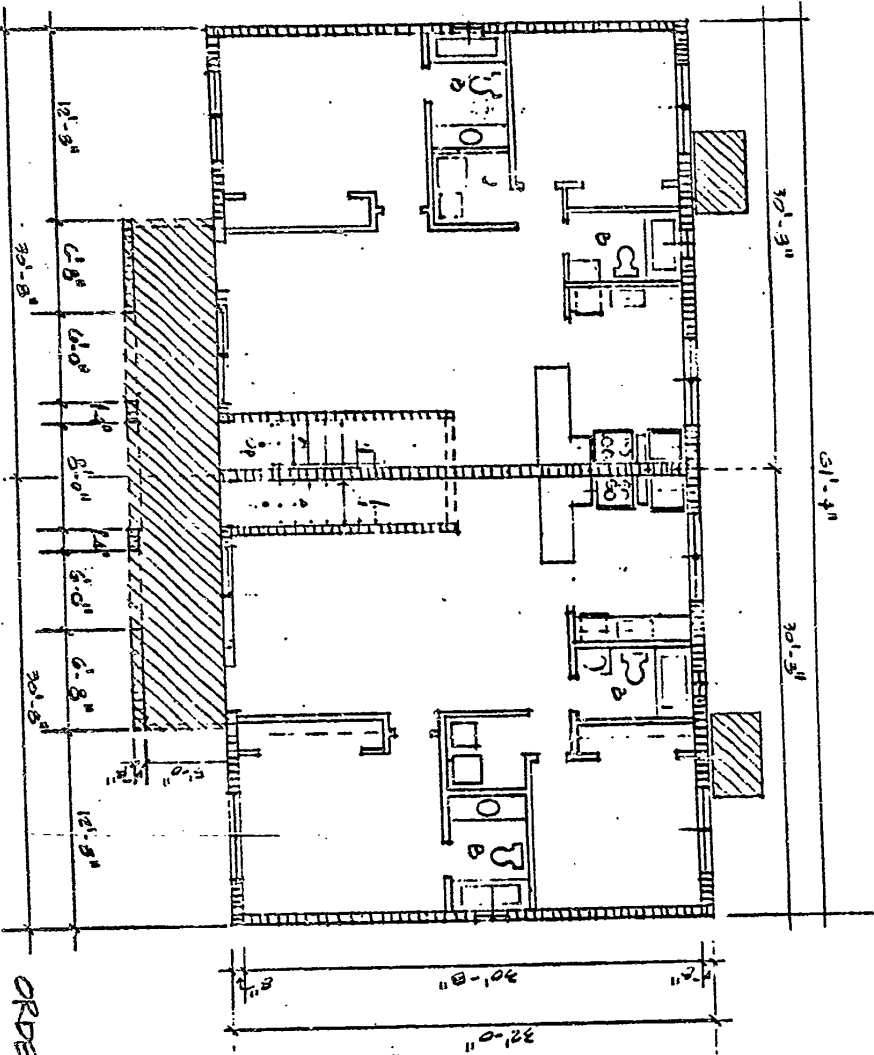
LEGEND:

CONDOMINIUM UNIT.

LIMITED COMMON ELEMENTS.

ALL WALLS ARE 3" UNLESS OTHERWISE NOTED.

EL PRADO XIII 'A' CONDOMINIUM
BUILDING 42 UNITS AND FLOOR PLAN.



PREPARED BY:

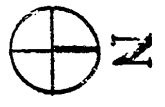
CARIBBEAN LAND SURVEYORS, INC.

715 S.W. 8TH STREET, SUITE 216 • MIAMI, FLORIDA 33134 • PHONE: (305) 264-9151 BRUNSWARD: (904) 753-4733

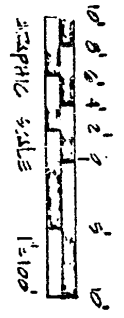
ORDER No. 2013-21
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OFF. REC. | 5401 PG 723

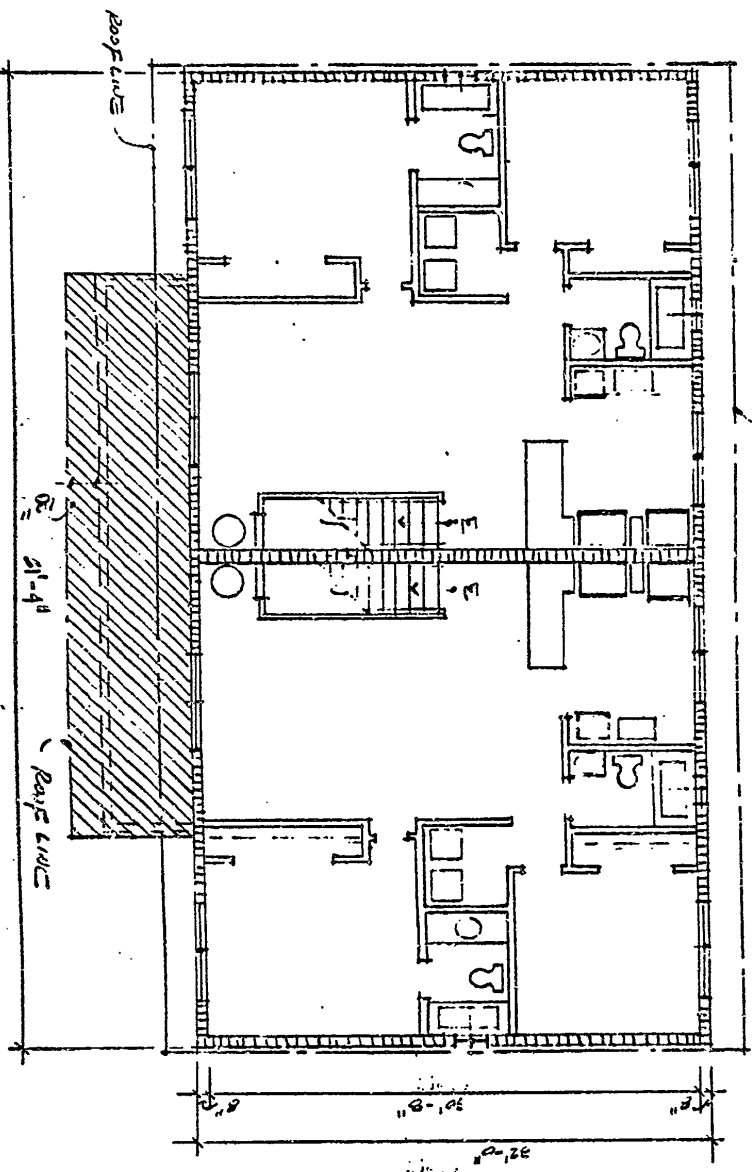
2ND FLOOR



EL PRADO XIII 'A' CONDOMINIUM
 BUILDING 42
 UNITS AND FLOOR PLAN.



ROOF LINE



LEGEND:
 CONDOMINIUM UNIT.
 LIMITED COMMON ELEMENTS.
 ALL WALLS ARE 3" UNLESS OTHERWISE NOTED

PREPARED BY:
CARIBBEAN LAND SURVEYORS, INC.

7793 SW 8TH STREET, SUITE 219 • MIAMI, FLORIDA 33144 • DAD: (305) 564-9151 BROWARD: (305) 763-4733

ORDER No. 9012-71
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OFF. REC. 15401 PG 724

EL PRADO XIII 'A' CONDOMINIUM BUILDING 43 UNITS AND FLOOR PLAN.

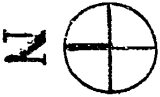


PREPARED BY:

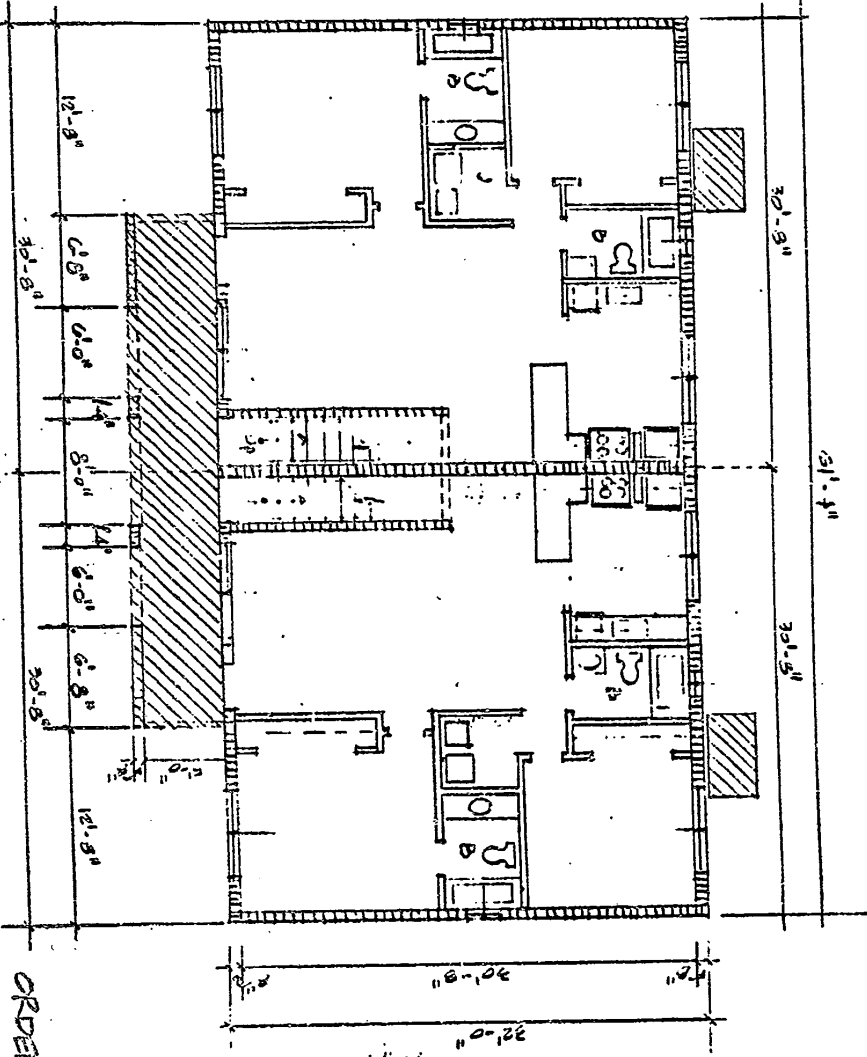
CARIBBEAN LAND SURVEYORS, INC.

7178 W. 87th STREET, SUITE 216 • MIAMI, FLORIDA 33144 • DIAL: (305) 244-9151 BROWARD: (305) 763-4733

GROUND FLOOR



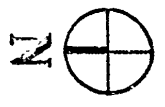
LEGEND:
[Hatched box] CONCRETE/UNIT UNIT.
[Hatched box] LIMITED COMMON ELEMENTS.
ALL WALLS ARE 5" UNLESS OTHERWISE NOTED



ORDER N. 8012-31
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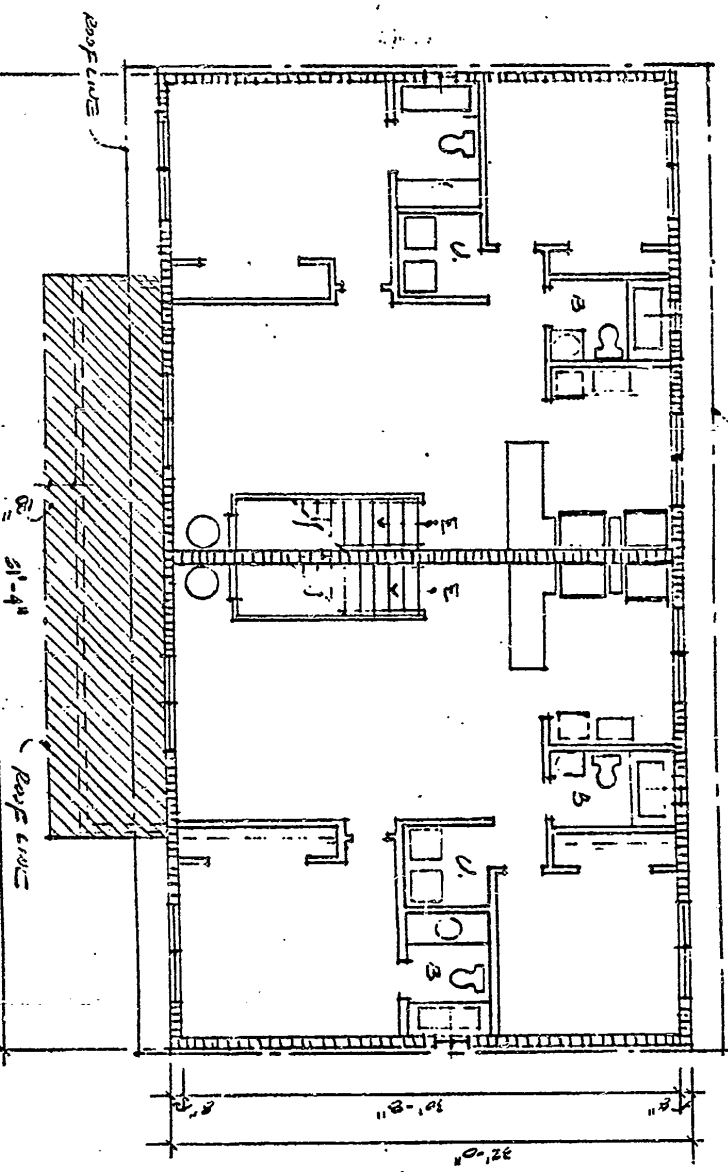
OFF. REC. 15401 PG 725

2ND FLOOR

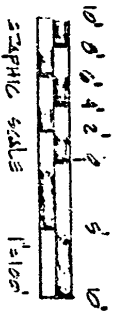


Legend:

- CONDOMINIUM UNIT.
- Limited common elements.
- ALL WALLS ARE 3" UNLESS OTHERWISE NOTED.



EL PIZADO XIII 'A' CONDOMINIUM'
 BUILDING 43 UNITS AND FLOOR PLAN.

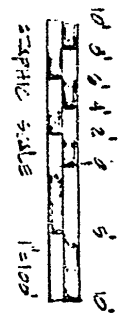


Roof curb

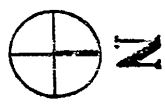
PREPARED BY:
CARIBBEAN LAND SURVEYORS, INC.
 715 S.W. 8TH STREET, SUITE 216 • MIAMI, FLORIDA 33134 • DAD: (305) 264-9151 BROWARD: (305) 763-4733

OFF. REC. | 5401 PG 726

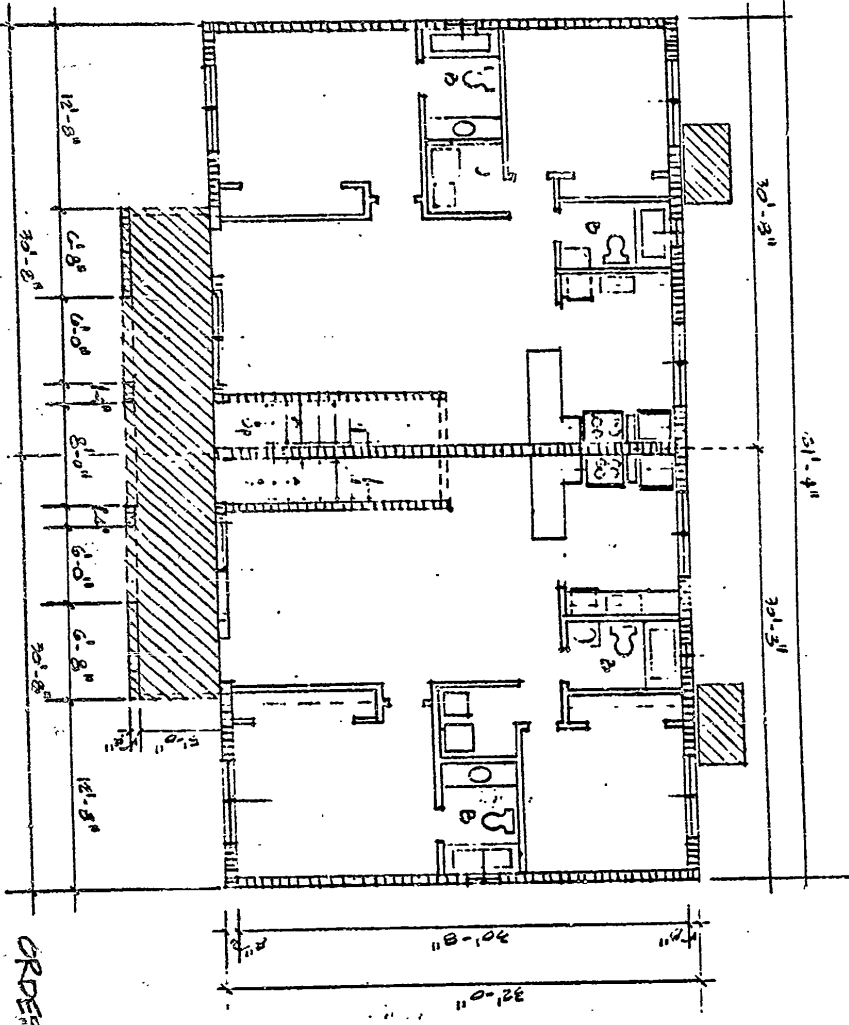
EL PARRO XIII 'A' CONDOMINIUM
 BULFINCH 44
 UNITS AND FLOOR PLAN



GROUND FLOOR



LEGEND:
 [Hatched Box] CONDOMINIUM UNIT.
 [Solid Box] LIMITED COMMON ELEMENTS
 ALL WALLS ARE 3" UNLESS OTHERWISE NOTED



PREPARED BY:
CARIBBEAN LAND SURVEYORS, INC.
 7133 W. 8TH STREET, SUITE 210 • MIAMI, FLORIDA 33144 • DIAL (305) 264-8151 BROWARD (305) 763-4733

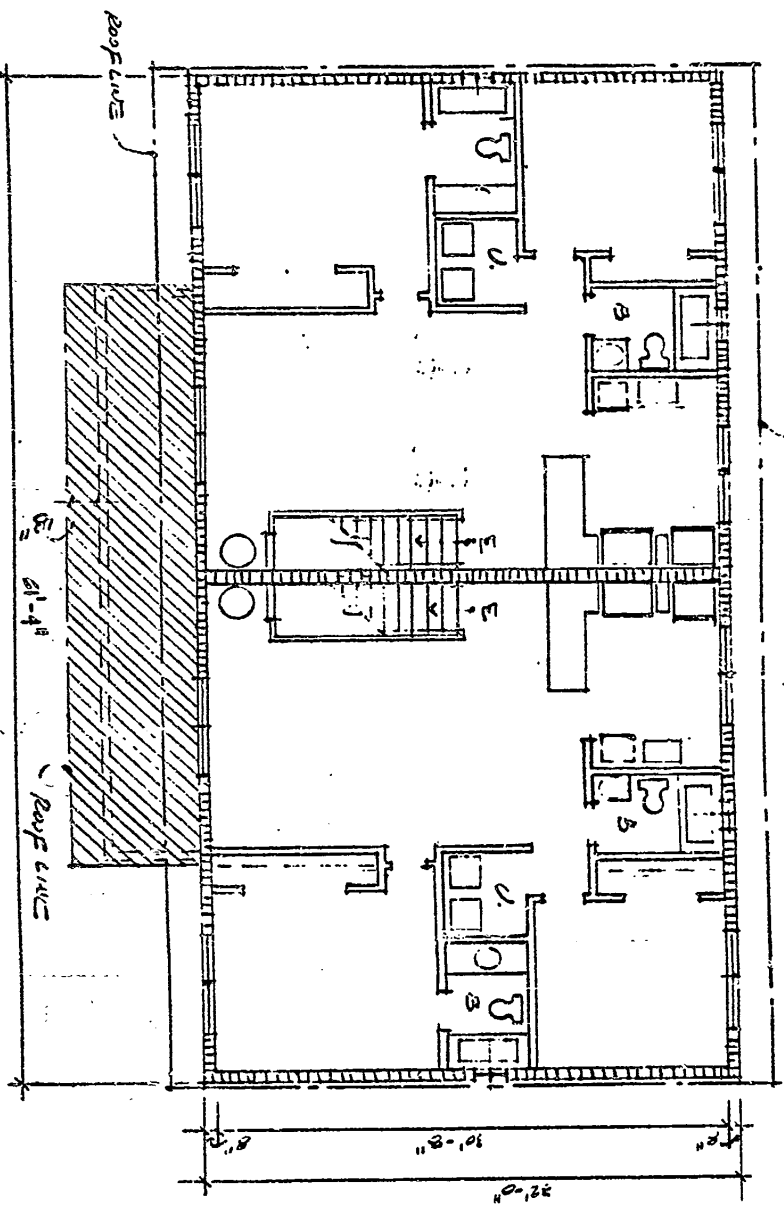
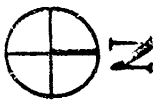
EL PEARO XIII 'A' CONDOMINIUM

BUILDING 44 UNITS AND FLOOR PLAN.



ROOF
L.I.S.E.

2ND FLOOR



LEGEND:
CONDOMINIUM UNIT.
LIMITED COMMON ELEMENTS.
ALL WALLS ARE 3" UNLESS OTHERWISE NOTED

PREPARED BY:
CARIBBEAN LAND SURVEYORS, INC.
7175 S.W. 8TH STREET, SUITE 210 • MIAMI, FLORIDA 33144 • (305) 251-2544 • (305) 251-1733

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**EL PRADO XIII, A CONDOMINIUM
ESTIMATED ANNUAL AND MONTHLY OPERATING
BUDGET OF THE ASSOCIATION**

ASSUMING PHASES 1 THRU 3 ARE BUILT = 176 Units.

For the first year of operation:

	<u>ANNUALLY</u>	<u>MONTHLY:</u>
a) Management and Administration of the Association:	\$ 4,224.00	\$ 352.00
b) Maintenance:	5,153.28	429.44
c) Taxes on Association Property:	3,442.56	286.88
d) Taxes on Leased Area:	-0-	-0-
e) Insurance:	17,170.56	1,430.88
f) Security Provisions:	-0-	-0-
g) Other Expenses:		
1. Electricity:	3,720.00	310.00
2. Pest Control:	2,576.64	214.72
3. Supplies:	2,576.64	214.72
4. Lawn & Landscape Service:	7,729.92	644.16
5. Trash Removal	5,280.00	440.00
h) Operating capital:	-0-	-0-
i) Accounting Fees: Included in management & administration fees.		
j) Reserves:		
1. Roof Replacement:	11,024.64	918.72
2. Building Painting:	12,756.00	1,063.00
3. Pavement resurfacing:	2,196.48	183.04
k) Division of Land Sales and Condominium-Filing Fees:	176.00	14.67
l) Rent for Recreational and other commonly used facilities:	-0-	-0-
TOTALS:	\$78,026.72	\$6,502.23

EXPENSES FOR INDIVIDUAL UNITS:

ASSESSMENTS:

TYPES "A", "B"	<u>Annually:</u>	<u>Monthly:</u>
1/176	\$444.00	\$37.00

Actual costs and expenses incurred by the Condominium Association may vary depending upon the level of Maintenance and other services required by the Condominium Association.

NOTES

EL PRADO XIII, A CONDOMINIUM,

Estimated Annual & Monthly Operating Budget of the Association

RESERVES

ITEM	ESTIMATED LIFE OF ITEM	CURRENT EXPENDED LIFE	REMAINING ESTIMATED LIFE	ESTIMATED REPLACEMENT COST	ANNUAL RESERVE REQUIRED	ANNUAL RESERVE CURNT. BAL.
Roof	20 years	-0-	20 years	\$220,500.00	\$11,025.00	-0-
Building Painting	5 years	-0-	5 years	\$63,780.00	\$12,756.00	-0-
Pavement	10 years	-0-	10 years	\$21,960.00	\$ 2,196.00	-0-

Developer's Guarantee of and Liability for Assessments: For the period commencing with the month in which the first unit in the condominium is conveyed to the purchaser thereof and ending at the earlier of (a) twelve months thereafter, or (b) completion of the entire project, the Developer guarantees that the assessment for common expenses of the condominium imposed upon each unit will not increase over the dollar amount applicable to the unit, as set forth on the Estimated Operating Budget contained in the Offering Circular for the Condominium; and, as stated in Section 11.6 of the Declaration of Condominium.

During the period of such guarantee, the Developer will not be obligated to pay any common expenses for Developer-owned units; however, if the common expenses payable by all other unit owners are insufficient to pay the common expenses during such period, so as to maintain the condominium and provide it with the services set forth in said Offering Circular, the Developer deficit. Subsequent to said period, the Developer may extend the guarantee period by agreement between the Developer and a majority of the non developer unit owners.

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
Clerk of Circuit & County
Courts

CLERK NOTE:
FOR CONDOMINIUM PLANS SEE OFFICIAL
RECORDS CONDOMINIUM PLANS BK. 249 PAGE 8

CLERK.
CIRCUIT & COUNTY COURTS
B. J. [Signature] D. C.