

SECOND AMENDMENT

TO

DECLARATION OF CONDOMINIUM

OF

EL PRADO XIII, A CONDOMINIUM

AMERI-HOUSING, INC., 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" (Phase 4) 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. and as amended in Official Records Book 15401, Pages 657 et seq., which added Phases 2 and 3, to add Phase 4 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 Second Amendment, as Exhibit "2-A", the Amended Proposed First Year Operating Budget for **El Prado XIII, a Condominium, Phase 4**.

4. The Developer does hereby append to this Second Amendment, as Exhibit "2-B", a list of frequently asked questions about the condominium. In addition the Developer does hereby append to this Second Amendment, as Exhibit "2-C", a copy of the

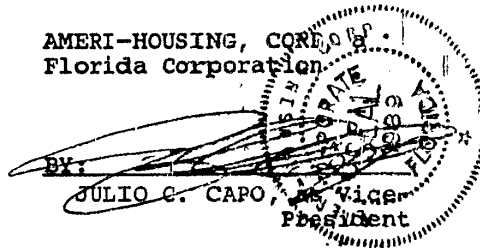
27/56

Quit-Claim Deed by which the Developer obtained ownership by the condominium property.

5. In all other respects, Developer incorporates and adopts the provisions of the Declaration of Condominium of El Prado XIII, a Condominium, dated the 2nd day of April, 1991, and recorded in Official Records Book 14966, Pages 598 et seq., and the First Amended thereto recorded on February 25th, 1992, and recorded in Official Records Book 15401 at Page 657 et seq.

Signed in the presence of:

AMERI-HOUSING, CORP.
Florida Corporation



Marilyn Villar
MARILU VILLAR

Olga L. Molina
OLGA L. MOLINA

STATE OF FLORIDA)
)SS
COUNTY OF DADE)

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 1st day of July 1992, by Julio C. Capo, as Vice-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 a drivers license as identification and did take an oath.

My commission Expires:

Olga L. Molina
Name: OLGA L. MOLINA
Notary Public - State of Florida

OFFICIAL NOTARY SEAL
OLGA L. MOLINA
MY COMM. EXP. 7/15/94

Instrument prepared by:

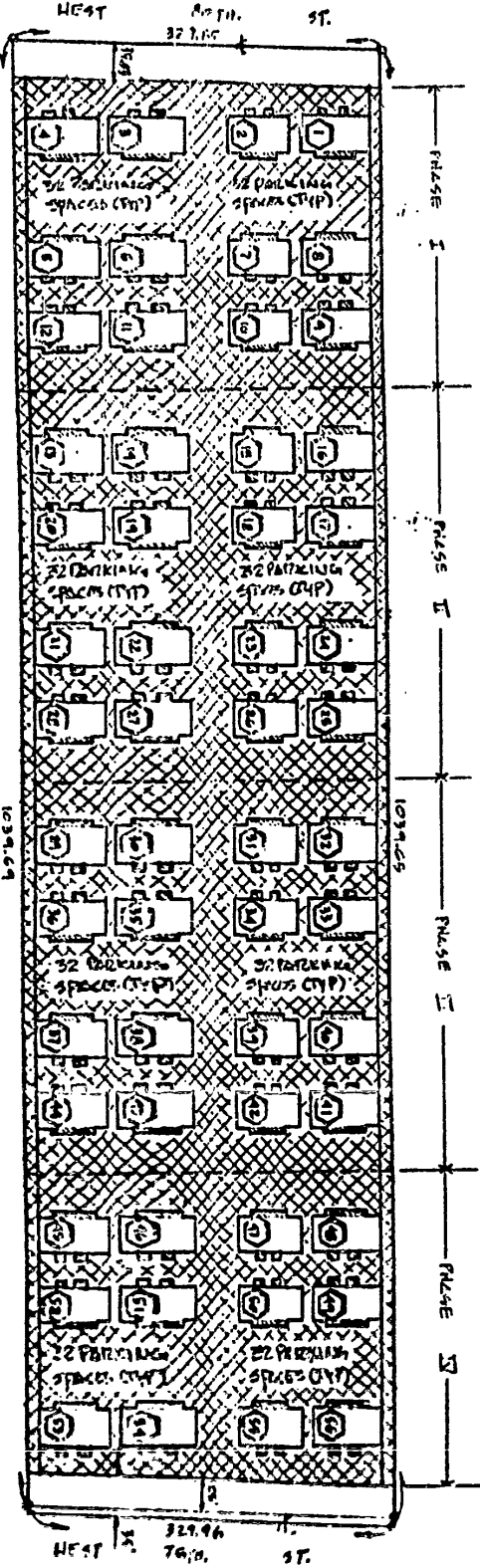
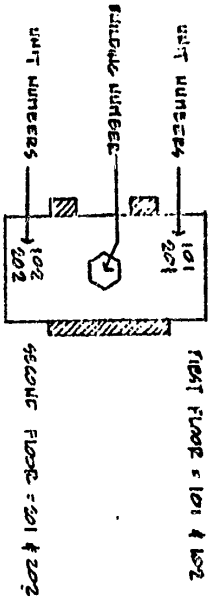
Sidney Z. Brodie, Esq.
7270 NW 12th Street, PH-I
Miami, Florida 33126
(305) 477-1155

Record and Return to:

Same as Above

EL PEADO XIII 'A' CONDOMINIUM

TYPICAL BUILDING UNIT LAYOUT (same for all buildings)



LEGEND:
 [Hatched pattern] CONDOMINIUM UNIT
 [Dotted pattern] LIMITED COMMON ELEMENTS
 [Cross-hatched pattern] COMMON ELEMENTS

CLERK NOTES
 FOR DECIAPATION OF CONDOMINIUM
 SEE OFFICIAL RECORD BK 15624 PG. 670

PROPOSED UNIT LOCATION AND PLOT PLAN

SCALE: 1"=150'

PREPARED BY:
CARIBBEAN LAND SURVEYORS, INC.

7155 W. 8TH STREET, SUITE 201 • PALM FLORIDA 33414 • DIAL 238-344-9111 BROWARD CO

EL PRADO XIII A CONDOMINIUM

PHASE IV

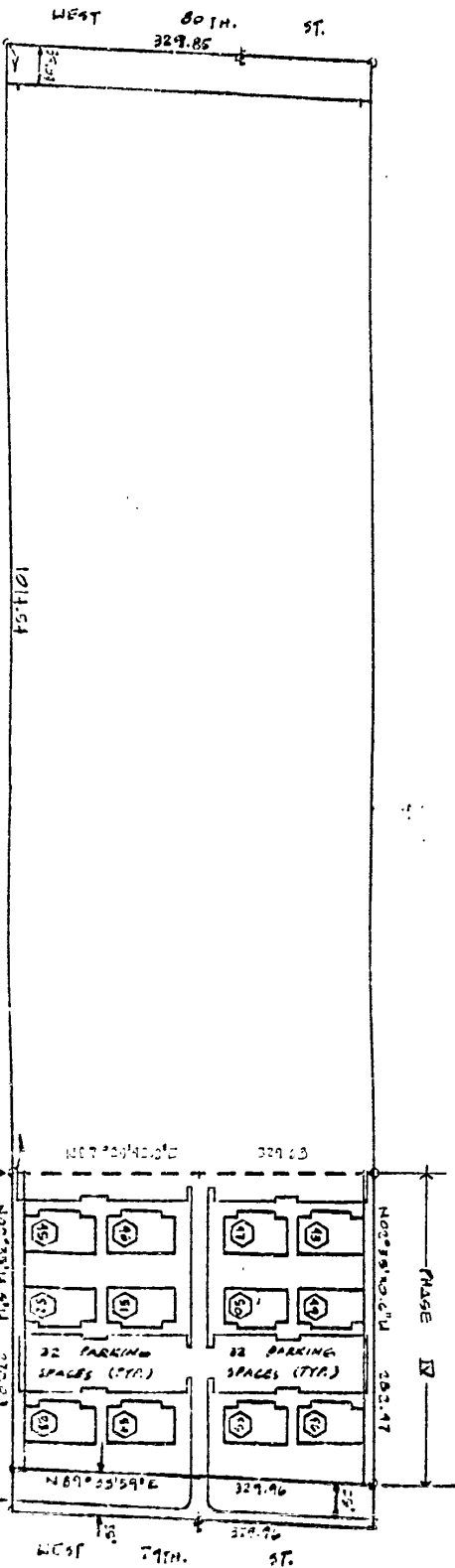
PLOT PLAN

SCALE: 1" = 130'

PREPARED BY:

CARIBBEAN LAND SURVEYORS, INC.

MISSISSIPPI STREET, SUITE 218 • MIAMI, FLORIDA 33144 • PHONE (305) 584-8151 • FAX (305) 584-8152



POINT OF BEGINNING
 BEARING AND DISTANCE TO CORNER

- NOTES:
- HATCHED AREA ARE UNDED COMMON ELEMENTS.
 - ALL PARKING SPACES ARE 9'00" X 19'00" UNLESS NOTED OTHERWISE ARE UNDEVELOPED PARKING SPACES AND ARE 13'00" X 19'00"
 - ALL PARKING SPACES MARKED "S" WHICH ARE CONTACT PARKING SPACES AND ARE 8'00" X 16'00"
 - BEARINGS AND DISTANCES ARE BASED ON AN ASSUMED MERIDIAN.

PREPARED BY:

CARIBBEAN LAND SURVEYORS, INC.

713 S.W. 8TH STREET, SUITE 210 • MIAMI, FLORIDA 33144 • PHONE (305) 344-9151 • TELETYPE (305) 783-4733

LEGAL DESCRIPTION PHASE IV

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 1,014.54 feet to the point of beginning thence continue South 02° 35' 14" East for 270.09 feet, thence run North 89° 38' 59" East for 329.96 feet to the East line of said Tract 23, the last line runs 25 feet North and parallel of the South line of said Tract 23, thence run North 02° 35' 30" West for 282.97 feet thence run South 87° 24' 45" West for 329.68 feet to the point of Beginning.

SEEK No. 4012-71
PAGE 13 OF 131

OFF. REC. 15624PT.0645

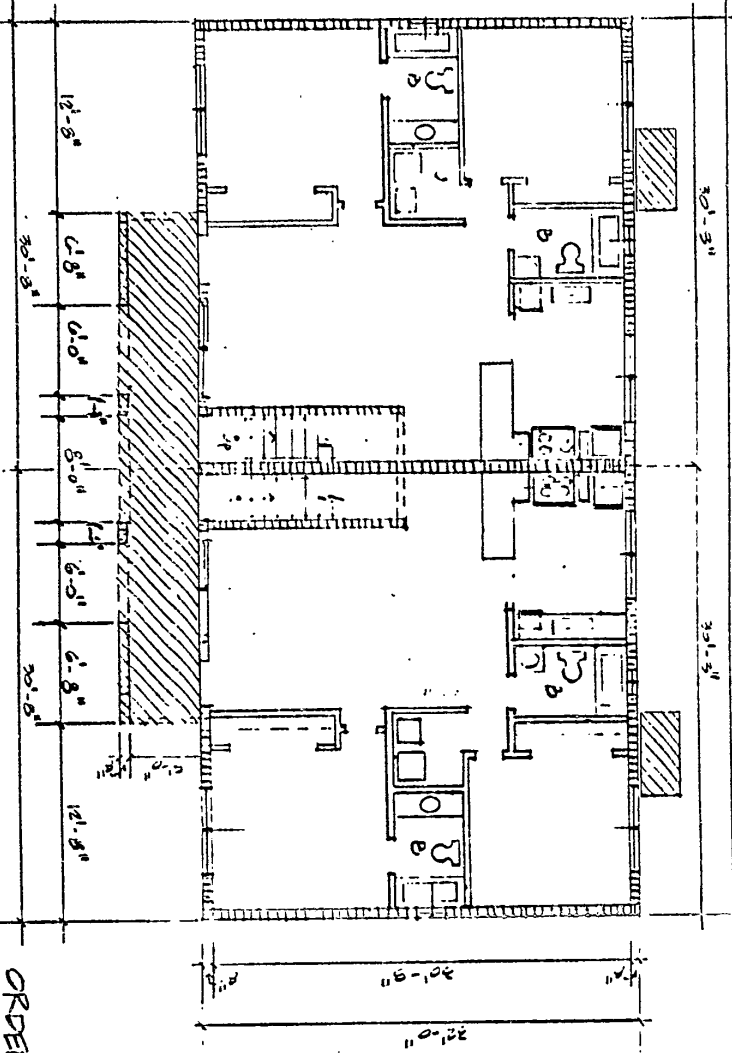
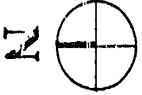
EL PEARO XIII 'A' CONDOMINIUM

BUILDING 49

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.

7735 SW 8TH STREET, SUITE 218 • MIAMI, FLORIDA 33144 • DIAL (305) 364-8151 BROWARD (305) 763-1738

ORDER No. 8111-71
PAGE 101 OF 101 PAGES

D.T. REC. 15624P10646

EL PEADO XIII A CONDOMINIUM

BULETIN 45 UNITS AND FLOOR PLAN.



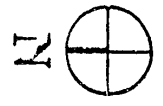
ROOF
WALL

PREPARED BY:

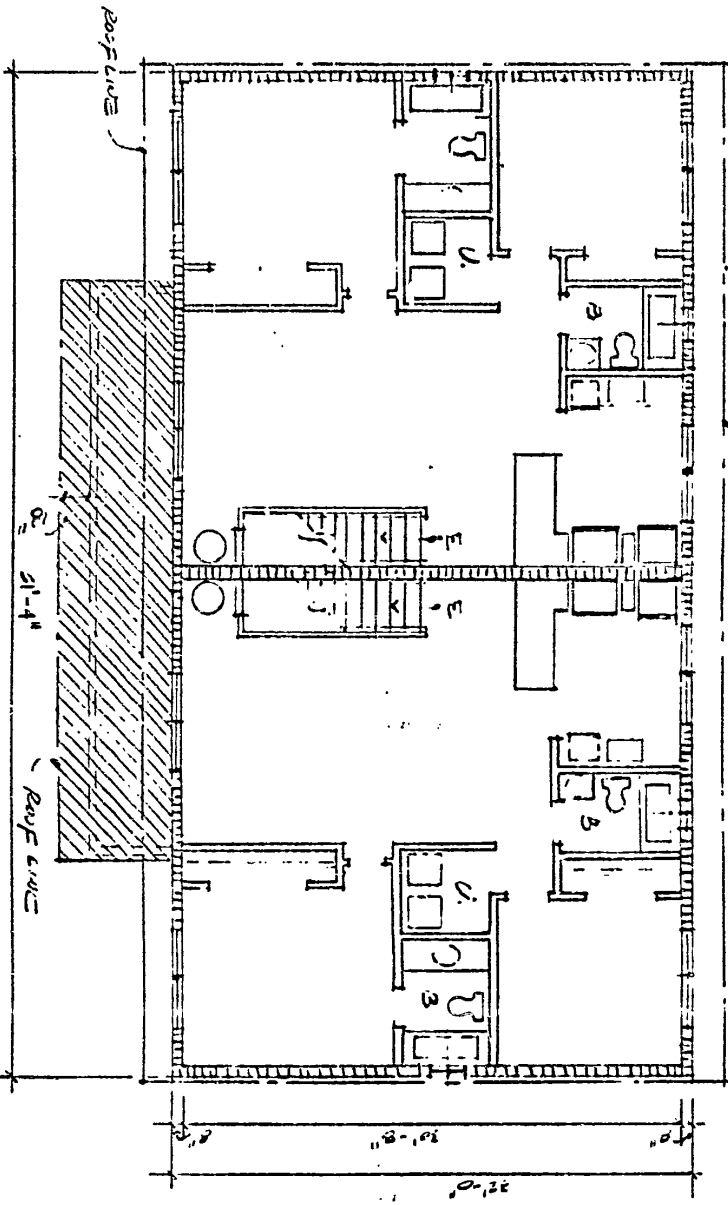
CARIBBEAN LAND SURVEYORS, INC.

7135 W 8TH STREET, SUITE 205 • MIAMI, FLORIDA 33144 • PHONE (305) 364-9191 (BROWARD) (305) 704-1723

2ND FLOOR



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



ORDER No. _____
PAGE NO. OF _____
F.A. 1000

EL PEARO XIII 'A' CONDOMINIUM

FULLTIME 46 UNITS AND FLOOR PLAN.

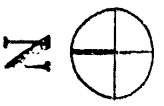


PREPARED BY:

CARIBBEAN LAND SURVEYORS, INC.

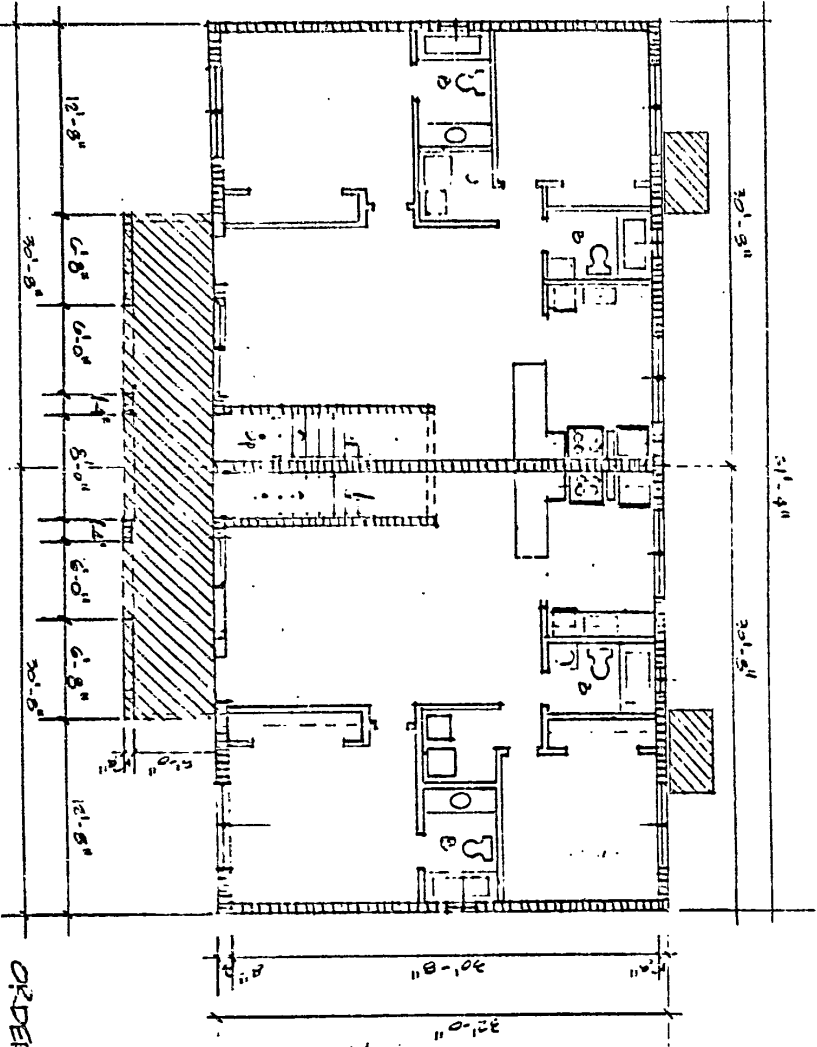
7155 W 8TH STREET, SUITE 216 • MIAMI, FLORIDA 33144 • DDC (305) 264-8151 BROWARD (305) 434-1733

GROUND FLOOR



LEGEND:

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



ORDER N. OF PLATS

OFF. REC. 15624/10650

BUILDING 47
EL PEABO XII 'A' CONDOMINIUM
UNITS AND FLOOR PLAN.

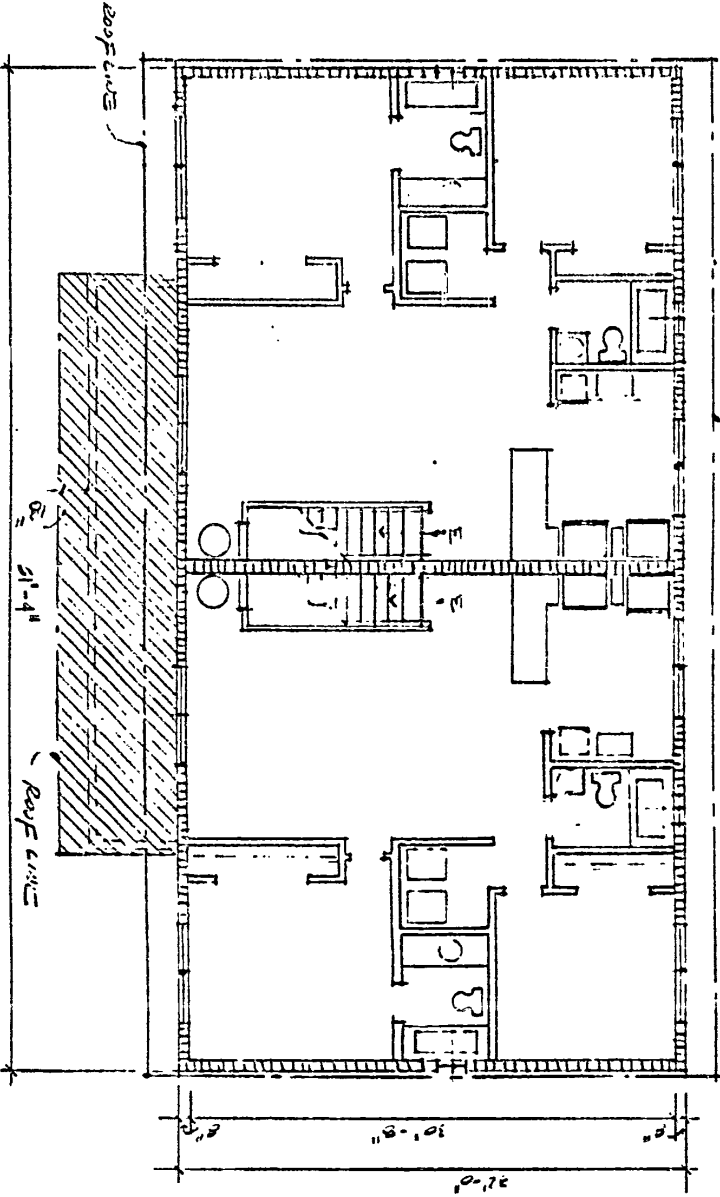


ROOF CASE

PREPARED BY:
CARIBBEAN LAID SURVEYORS, INC.

7755 W 8TH STREET, SUITE 216 • MIAMI, FLORIDA 33144 • DADE COUNTY 91ST BLDGWARD (331) 763-4723

2ND FLOOR



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

ORDER No. _____
PAGE 1 OF 2 PAGES

EL PEARD XIII 'A' CONDOMINIUM

BUILDING 48 UNITS AND FLOOR PLAN.

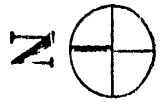


PREPARED BY:

CARIBBEAN LAND SURVEYORS, INC.

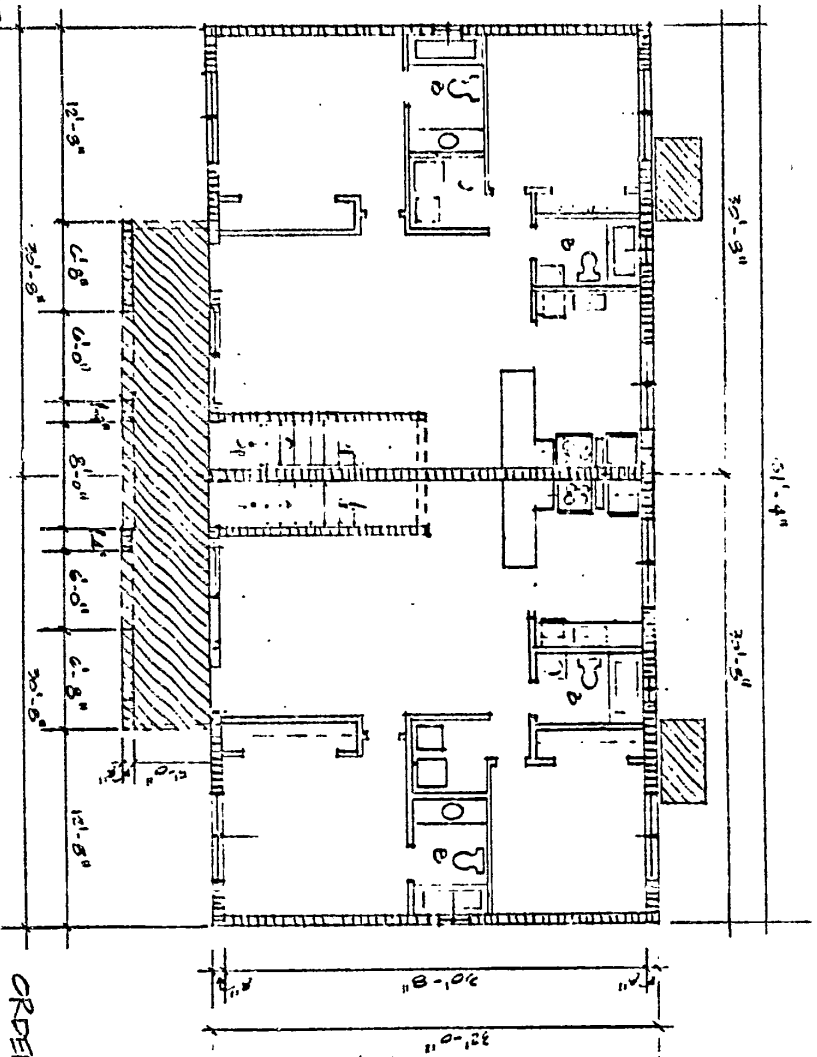
7155 W 8TH STREET, ST. PETERSBURG • MIAMI, FLORIDA 33144 • DIXIE (888) 264-8115 • BAYVIEW (305) 351-1700

GROUND FLOOR



LEGEND:

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



ORDER No. _____ OF _____ PAGES

OFF. REC. 15624P10652

EL PEARO XIII 'A' CONDOMINIUM

BUILDING 49 UNITS AND FLOOR PLAN.

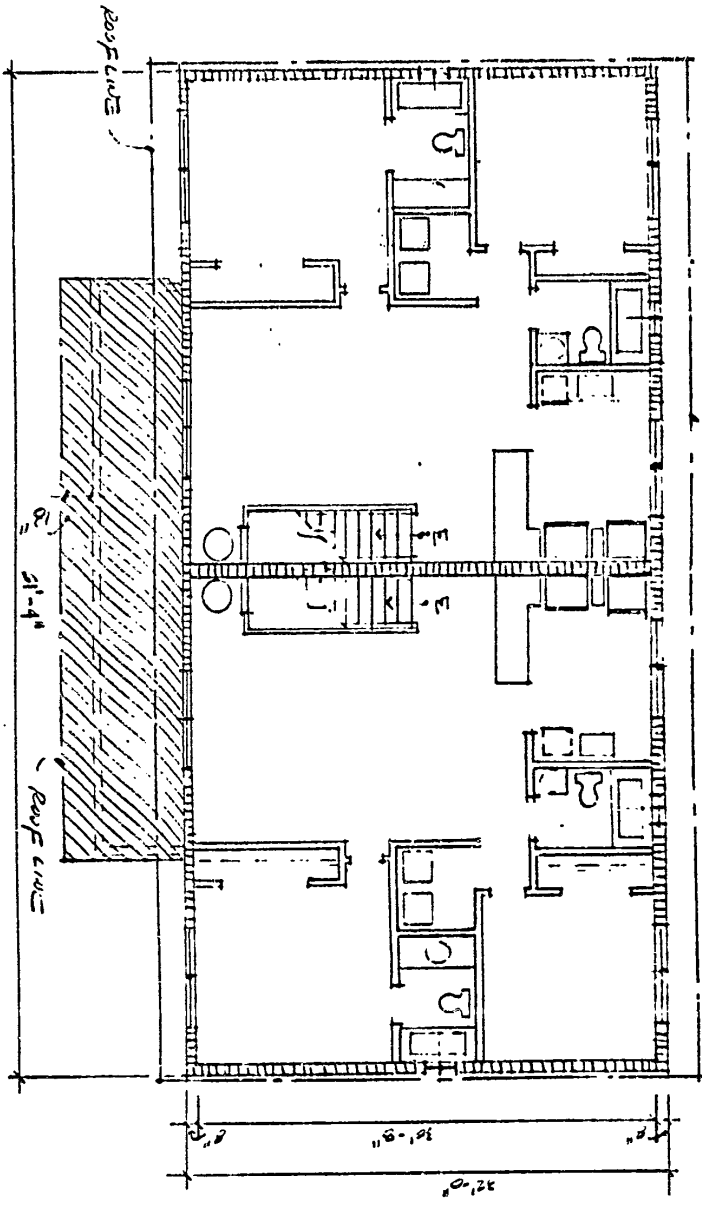


ROOF CURVE



PREPARED BY:
CARIBBEAN LAND SURVEYORS, INC.
 7135 S.W. 8TH STREET, SUITE 217 • MIAMI, FLORIDA 33144 • DADE (305) 254-9151 BROWARD (305) 434-2770

2ND FLOOR



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

ORDER No. _____
 PAGE 12 OF 15 PAGES

OFF. REC. 15624PT0653

EL PRADO XIII 'A' CONDOMINIUM
SUBDIVISION 44
UNITS AND FLOOR PLAN.

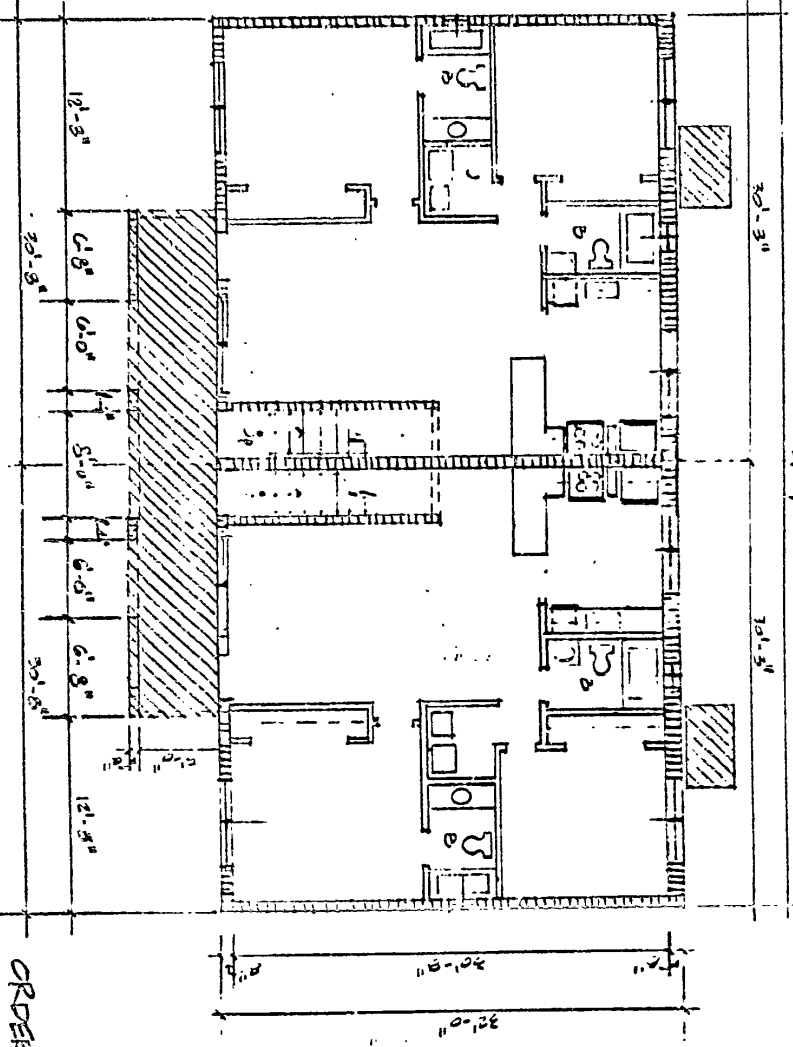
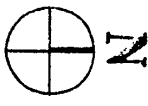


PREPARED BY:

CARIBBEAN LAND SURVEYORS, INC.

7135 W 8TH STREET, SUITE 218 • MIAMI, FLORIDA 33144 • DADE (305) 254-9151 DUNEDIN (305) 854-7131

GROUND FLOOR



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

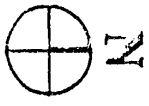
ORDER No. _____
PAGE 112 OF 112 PAGES

OFF. 1562470654
REC.

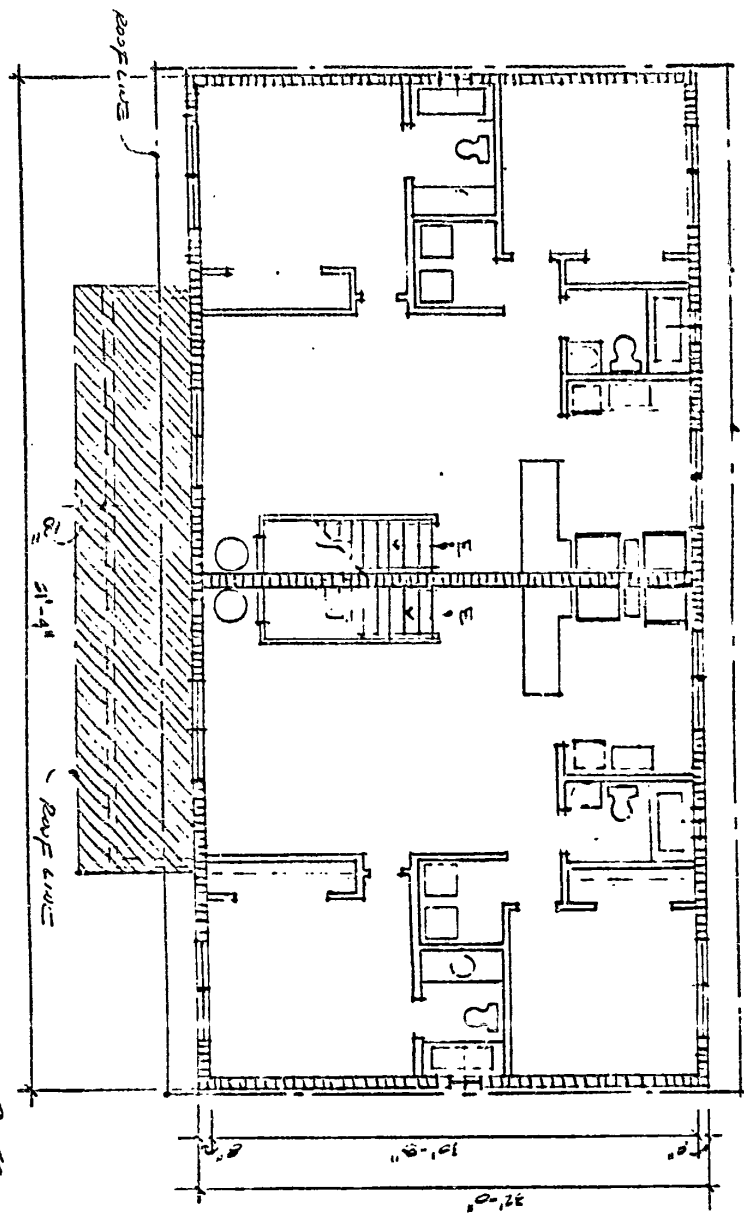
EL PEARO XII 'A' CONDOMINIUM
BUILDING 49
UNITS AND FLOOR PLAN.



ROOF LINE



2ND FLOOR



PREPARED BY :

CARIBBEAN LAND SURVEYORS, INC.

7175 SW 8TH STREET, SUITE 210 • MIAMI, FLORIDA 33144 • PHONE (305) 564-8151 • BRONX, N.Y. 10473

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

ORDER No. _____
PAGE No. OF _____ PAGES

EL PARDO XII 'A' CONDOMINIUM

BUILDING 90

UNITS AND FLOOR PLAN.



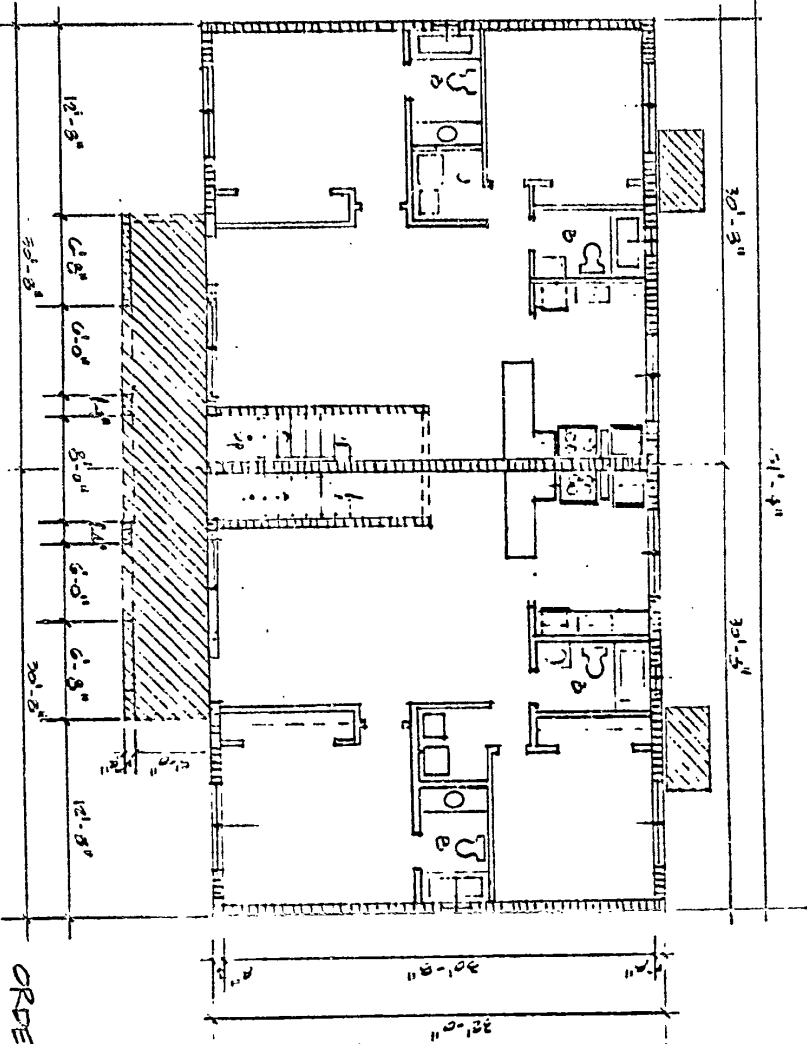
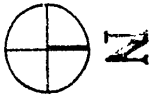
PREPARED BY:

CARIBBEAN LAND SURVEYORS, INC.

7135 W 8TH STREET, SUITE 209 • MIAMI, FLORIDA 33154 • DADE COUNTY 91ST DISTRICT BOARD (2019) 2024 23

OFF. REC. 15624P10655

GROUND FLOOR



LEGEND:
CONDOMINIUM UNIT.

Limited common elements.

ALL WALLS ARE 3' UNLESS OTHERWISE NOTED.

ORDER No.

PAGE 1 OF 2 PAGES

OFF. REC. 15624P10656

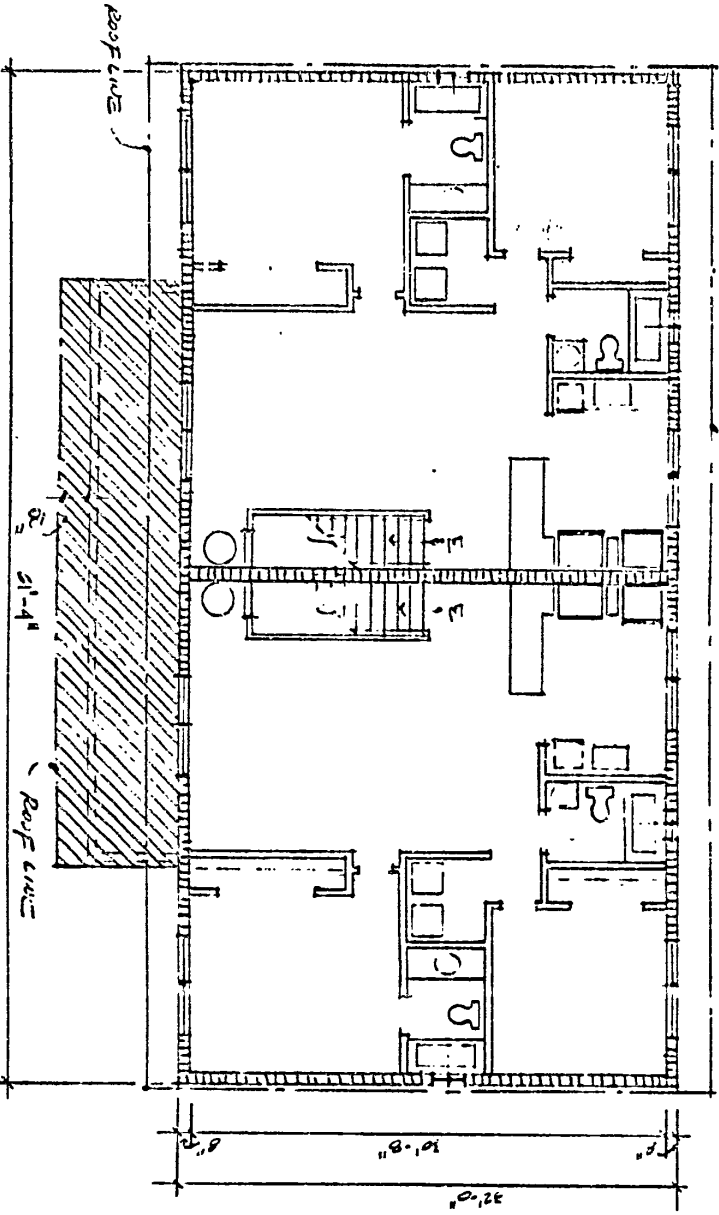
EL PAARD XIII A CONDOMINIUM
BULFINCH SQ
UNITS AND FLOOR PLAN.



Roof
Curtain



2ND FLOOR



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

PREPARED BY:

CARIDEAN LAND SURVEYORS, INC.

2175 W 8TH STREET, SU. 2216 • MIAMI, FLORIDA 33134 • DADE COUNTY DISTRICT 10 (S.W.) 100-1-20

ORDER N. _____
PAGE _____ OF _____ PAGES

DEF. REC. 1562410657

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

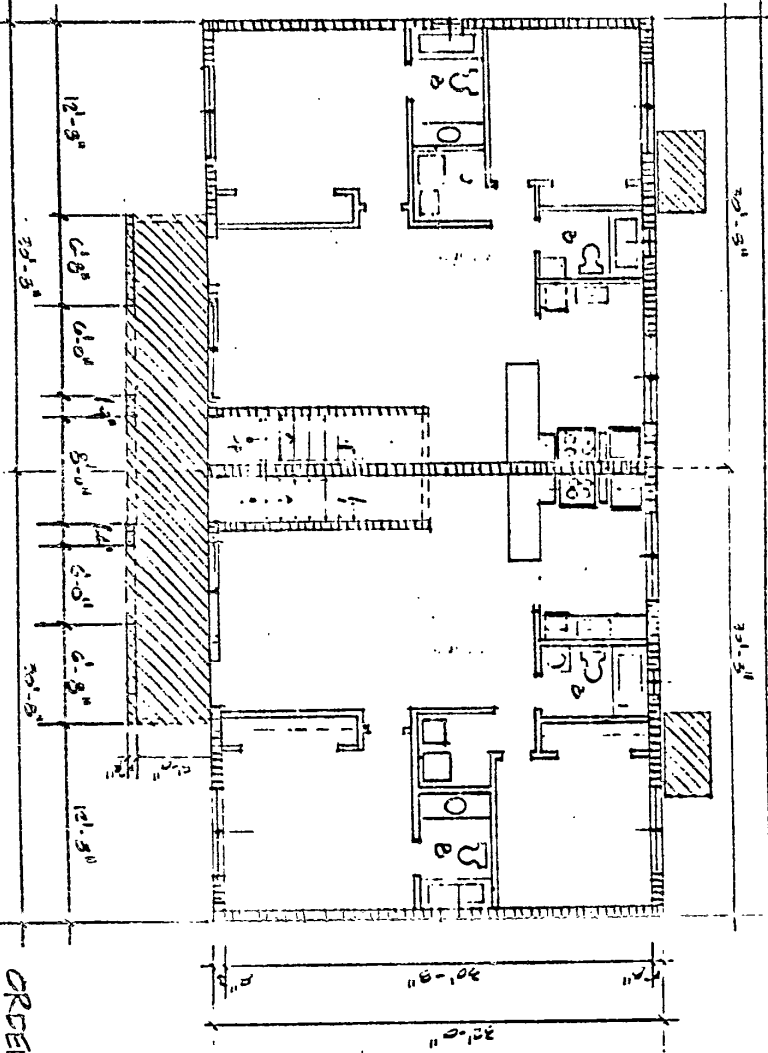


PREPARED BY:

CARIBBEAN LAND SURVEYORS, INC.

7155 W. 81ST STREET, SUITE 6 • MIAMI, FLORIDA 33144 • PHONE (305) 264-8151 BROADWAY / X/37 • 83-1715

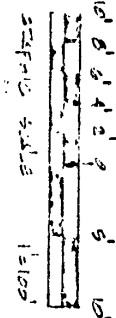
GROUND FLOOR



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

ORDER NO. ...
PAGE ... OF ... PA. 155

EL. PEARO XIII 'A' CONDOMINIUM
BUILDING 91
UNITS AND FLOOR PLAN.

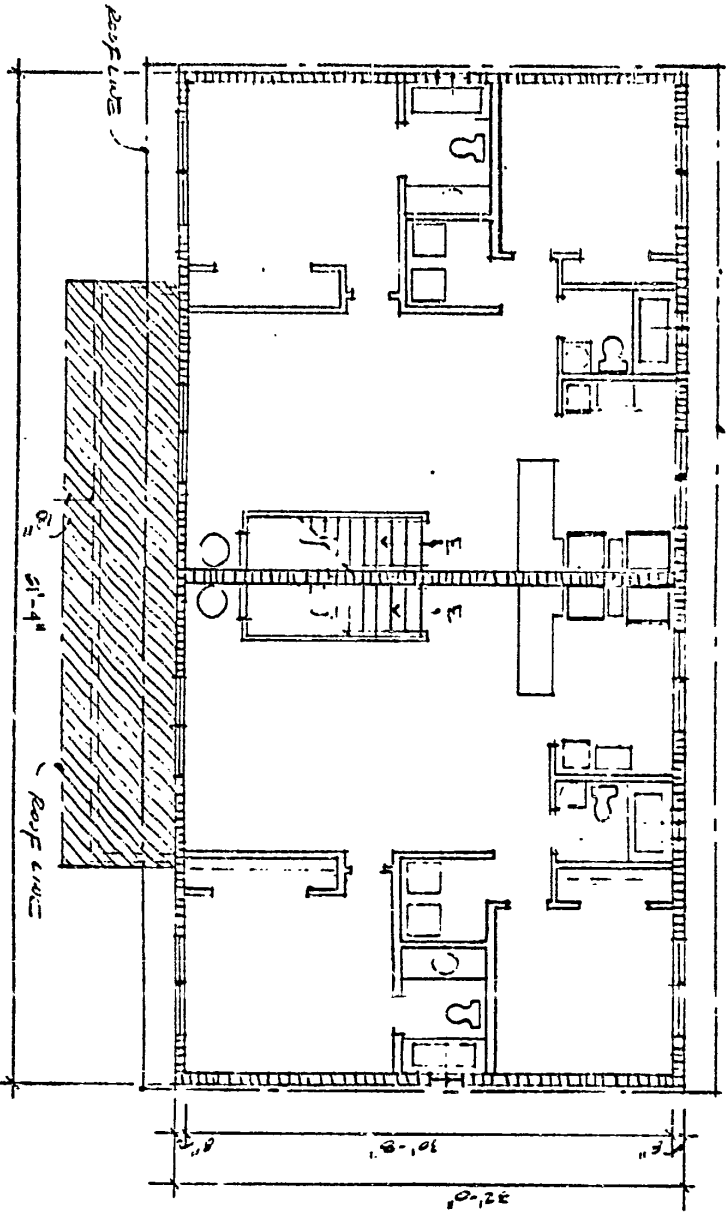


ROOF
SIDE

PREPARED BY:
CARIBBEAN LAND SURVEYORS, INC.

7135 W 81ST STREET, SUITE 216 • MIAMI, FLORIDA 33144 • PHONE (305) 264-9131 FAX (305) 264-4723

2ND FLOOR



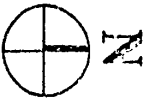
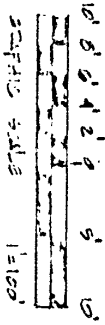
LEGEND:
CONDOMINIUM UNIT.
LIMITED COMMON ELEMENTS.
ALL DIMS. ARE 3' UNLESS OTHERWISE NOTED.

OFF. REC. 15624PC0659

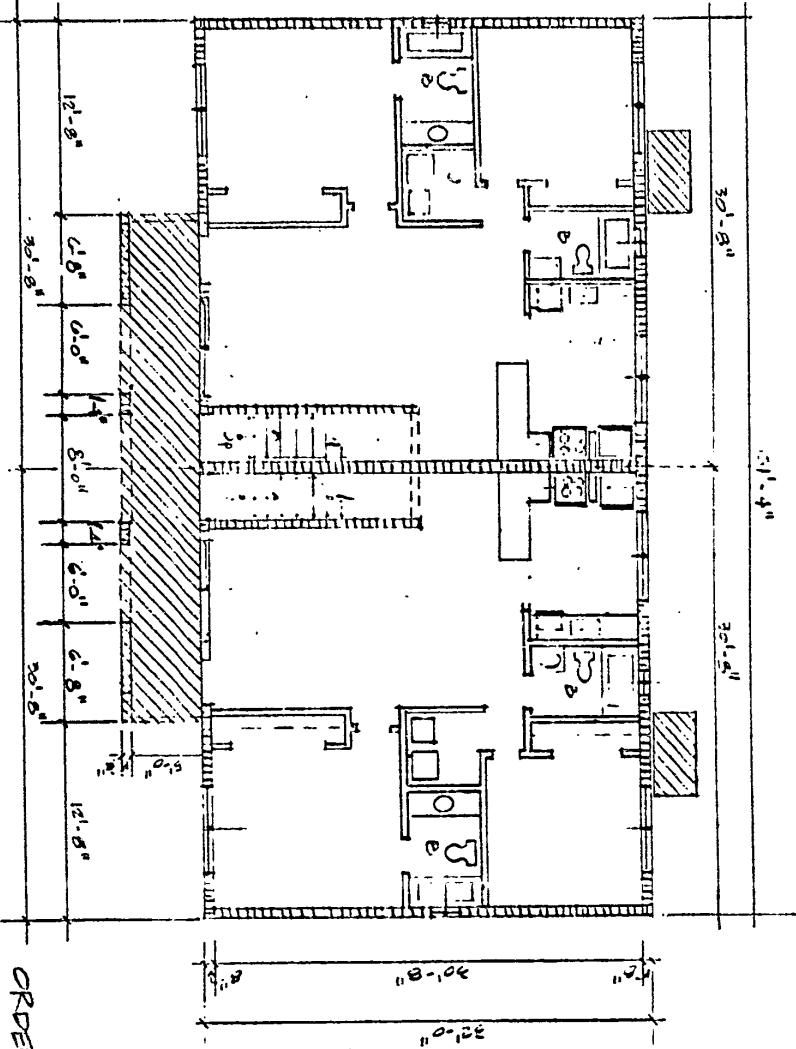
EL PEARO XIII 'A' CONDOMINIUM

BUILDING 52

UNITS AND FLOOR PLAN.



GROUND FLOOR



LEGEND:
CONDOMINIUM UNIT.

ALL WALLS ARE 8" UNLESS OTHERWISE NOTED.

PREPARED BY:

CARIBDEAN LAND SURVEYORS, INC.

2155 W 81ST STREET, SUITE 216 • MIAMI, FLORIDA 33144 • DADE (205) 264 9151 PER. CIV. REG. (A-5) 780-730

ORDER N.O. _____
PAGE _____ OF _____ PAGES

OFF. REC. 15624PC0660

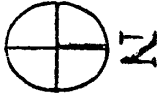
EL PASO XII 'A' CONDOMINIUM

BUILDING S2

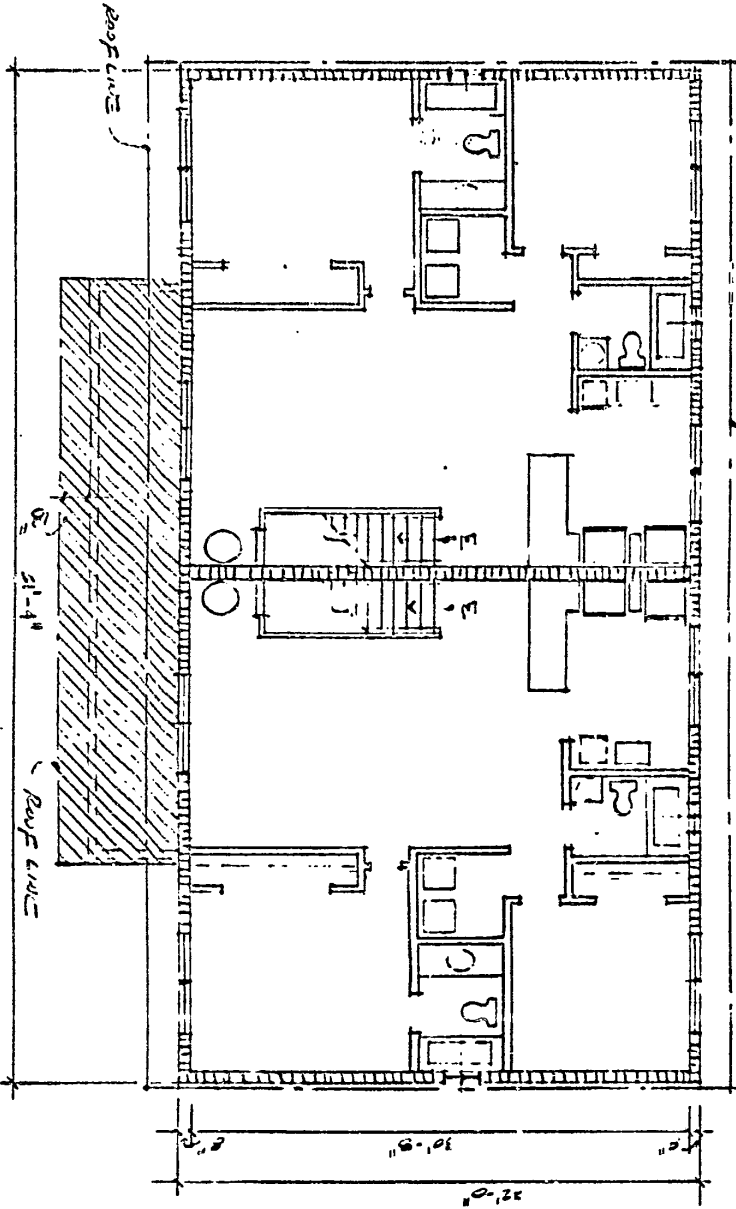
UNITS AND FLOOR PLAN.



ROOF LINE



2ND FLOOR



LEGEND:

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

PREPARED BY:

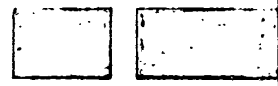
CARIBBEAN LAND SURVEYORS, INC.

7135 W 8TH STREET, SUITE 205 • MIAMI, FLORIDA 33144 • DIAL (305) 264-9151 BR/CM/ARQ (LX) 10/1/75

ORDER No. _____
PAGE _____ OF _____ PAGES

OFF. REC. 15624P(066)

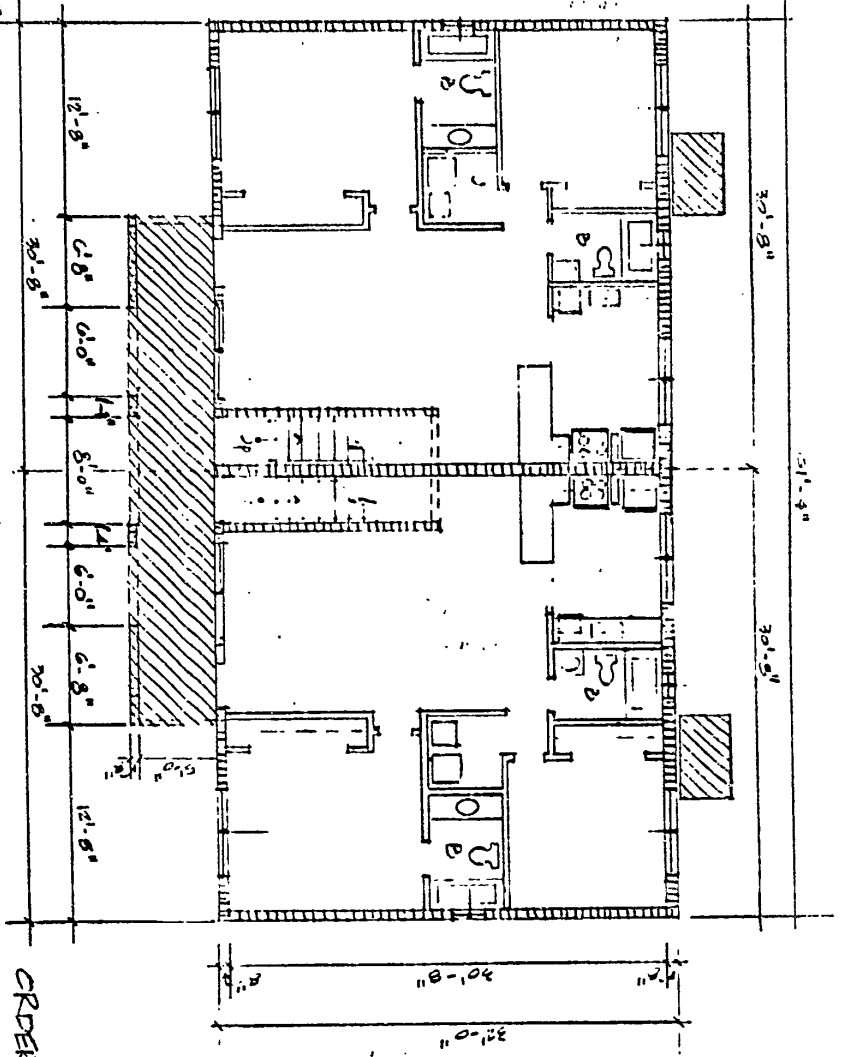
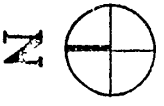
EL PRADO XIII 'A' CONDOMINIUM
BUILDING 53
UNITS AND FLOOR PLAN.



PREPARED BY:
CARIBBEAN LAND SURVEYORS, INC.

7155 W 81ST STREET, SUITE 216 • MIAMI, FLORIDA 33144 • DBOE (035) 264 8151 BR/CL/AL/NO (030) 763-1720

GROUND FLOOR

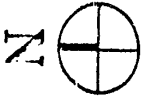


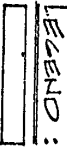
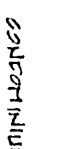
LEGEND:
CONDOMINIUM UNIT.
LIMITED common elements.
ALL WALLS ARE 3" UNLESS OTHERWISE NOTED.

ORDER N. OF PAGES

OFF. REC. 15624PC0662

2ND FLOOR

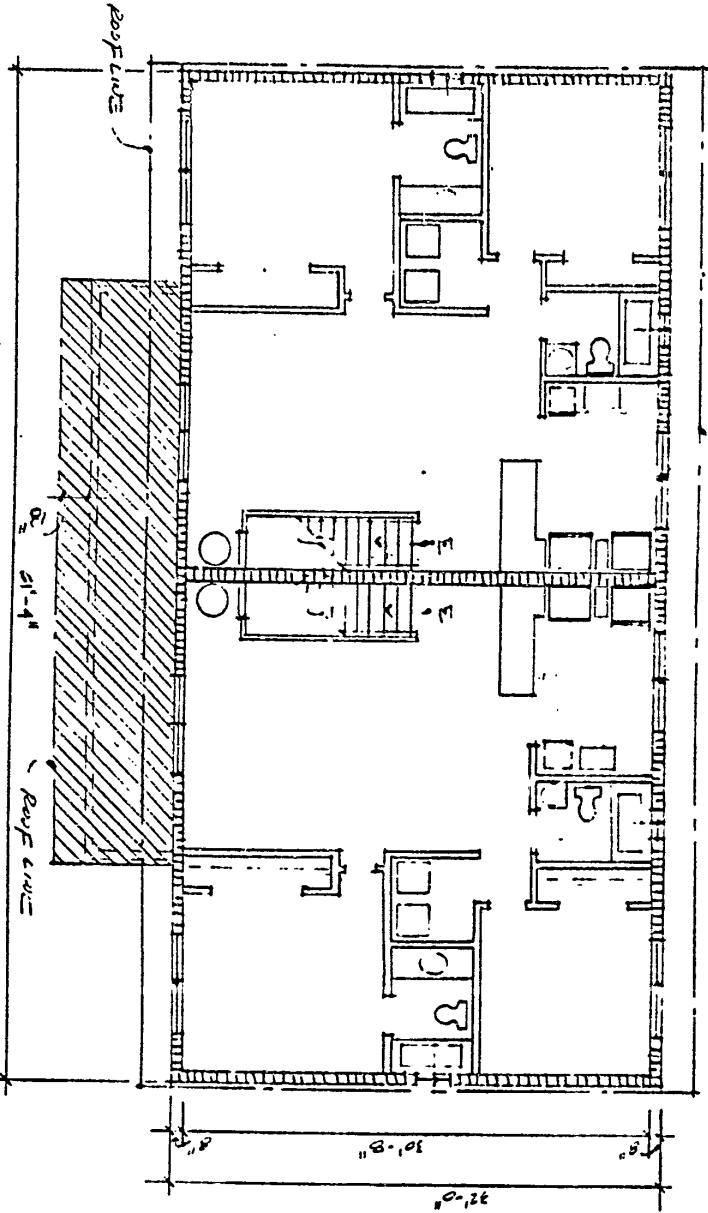


LEGEND:
 CONDOMINIUM UNIT.
 LIMITED COMMON ELEMENTS.
 ALL WALLS ARE 3" UNLESS OTHERWISE NOTED

EL PRADO XIII 'A' CONDOMINIUM
 BUILDING 53
 UNITS AND FLOOR PLAN.



ROOF
 (with a curved arrow pointing to the roof line)



PREPARED BY:

CARIBBEAN LAND SURVEYORS, INC.

2755 W. 87TH STREET, SUITE 216 • MIAMI, FLORIDA 33144 • PHONE (305) 264-8151 BRANCH OFFICE (305) 744-4720

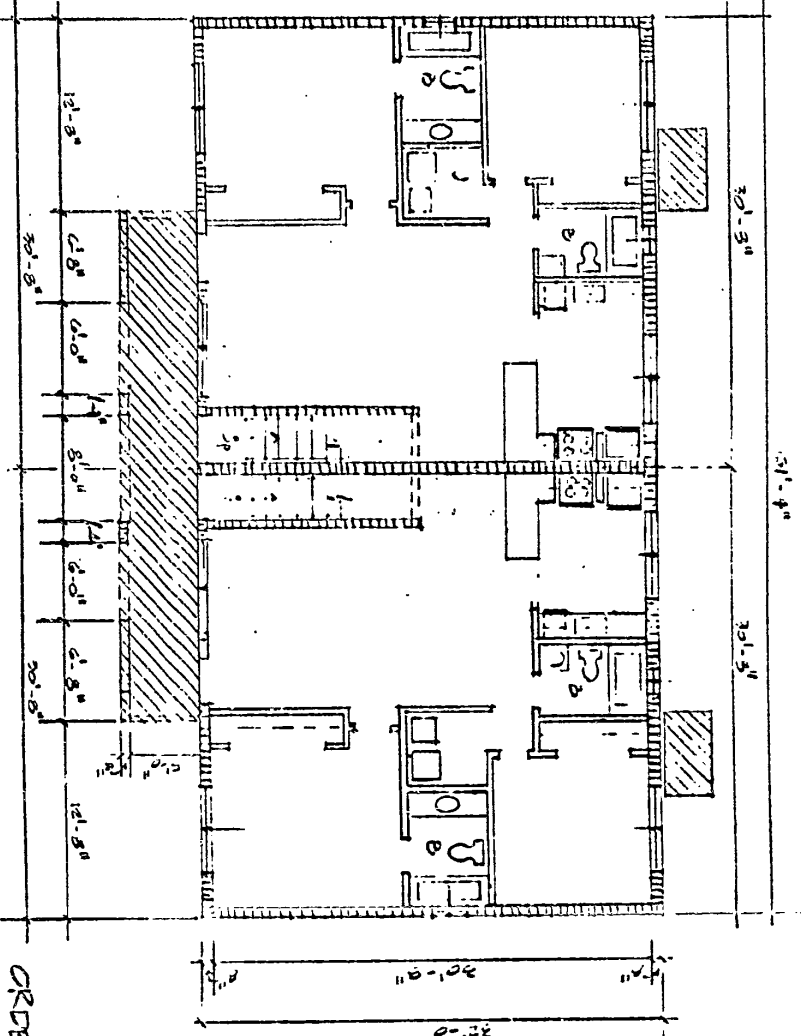
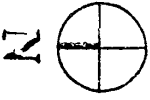
ORDER N. _____
 PAGE _____ OF _____ PAGES

OFF. REC. 15624(0663

EL PASO XIII 'A' CONDOMINIUM
BUILDING 54 UNITS AND FLOOR PLAN.



GROUND FLOOR



LEGEND:
CONDOMINIUM UNIT.
LIMITED COMMON ELEMENTS.

ALL WALLS ARE 5' UNLESS OTHERWISE NOTED.

PREPARED BY:

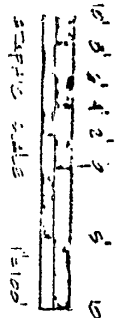
CARIBBEAN LAND SURVEYORS, INC.

775 S.W. 8TH STREET SUITE 216 • MIAMI, FLORIDA 33134 • DIME (305) 344 9131 BRCM.AND (305) 344 1732

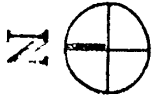
ORDER N. OF PAGES

OFF. REC. 15624(0664

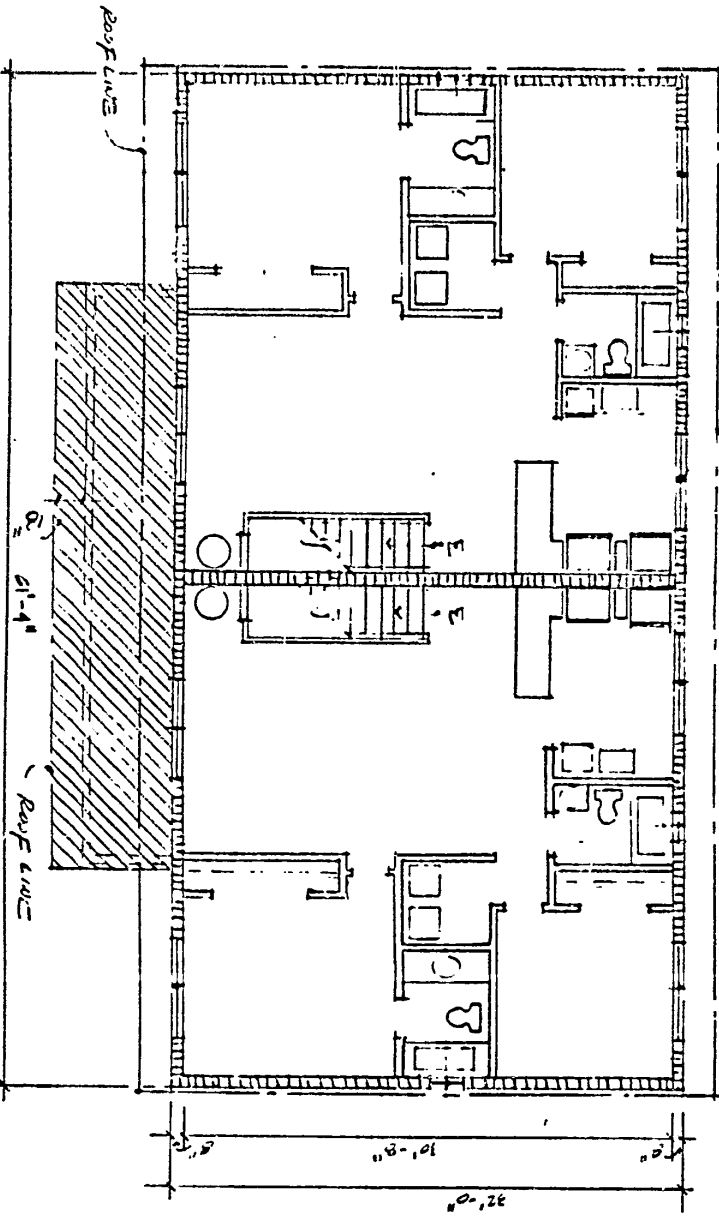
EL PRADO XIII 'A' CONDOMINIUM
BUILDING 54
UNITS AND FLOOR PLAN.



ROOF LINE



2ND FLOOR



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

PREPARED BY:

CARIBBEAN LAND SURVEYORS, INC.

7155 W BIRN STREET, SUITE 218 • MIAMI, FLORIDA 33144 • DDCX (305) 764 9151 (COMM) (305) 764 4720

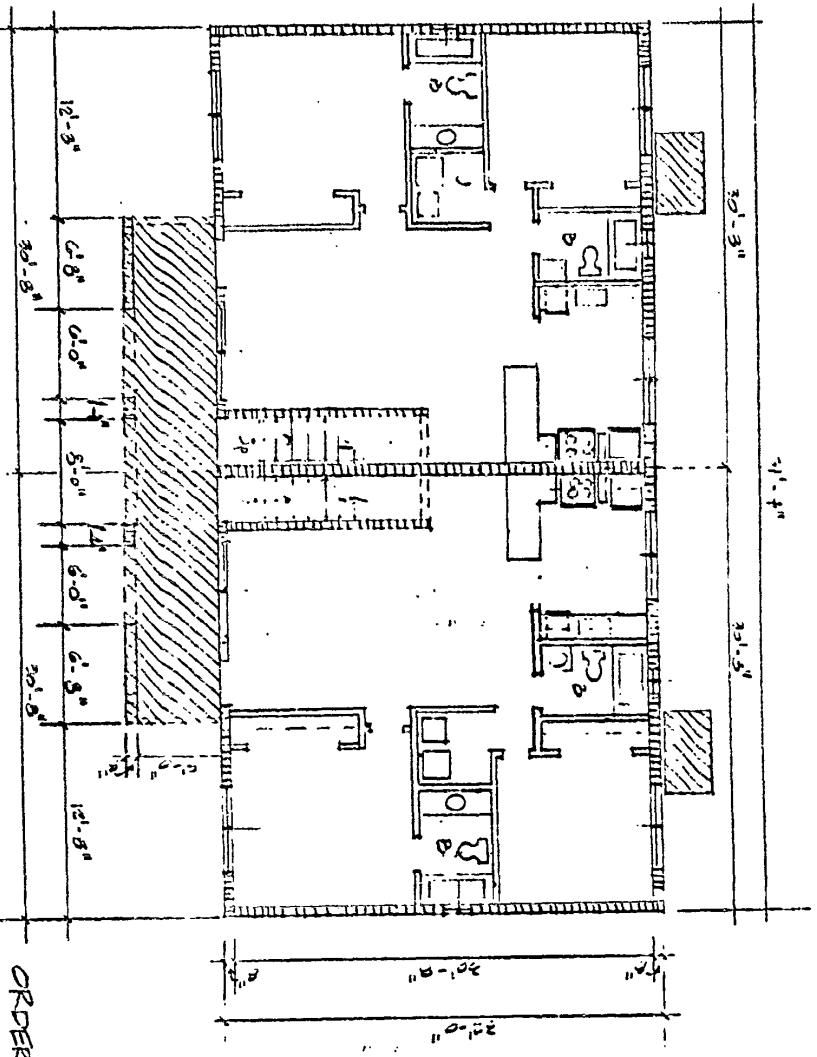
ORDER N. OF PAGES

SPR. REG. 15624/0665

EL PRADO XIII 'A' CONDOMINIUM
BUILDING 55
UNITS AND FLOOR PLAN.



GROUND FLOOR



LEGEND:
CONDOMINIUM UNIT.
LIMITED COMMON ELEMENTS.
ALL WALLS ARE 3\"/>

PREPARED BY:

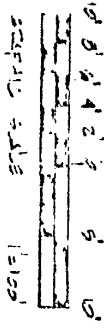
CARIBBEAN LAND SURVEYORS, INC.

7175 SW 87th STREET, SUITE 218 • MIAMI, FLORIDA 33144 • PHONE (305) 264-9151 FAX (305) 754-1290

ORDER NO. 2272-1
PAGE 124 OF 124 PAGES

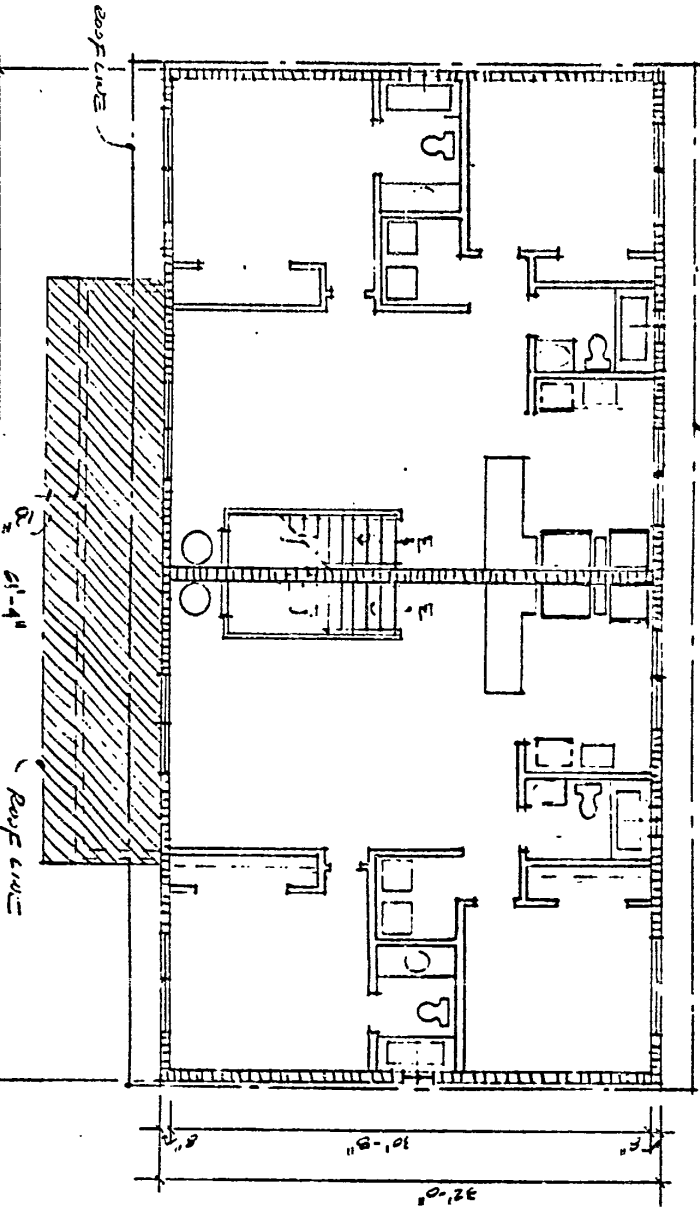
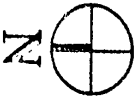
OFF. REC. 15624P10666

EL PABO XII 'A' CONDOMINIUM
BUILDING 55
UNITS AND FLOOR PLAN.



ROOF LINE

2ND FLOOR



LEGEND:

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

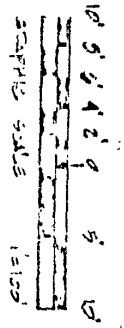
PREPARED BY:

CARIBBEAN LAND SURVEYORS, INC.

7175 W. 87TH STREET, SUITE 216 • MIAMI, FLORIDA 33144 • DDC (305) 264-8151 BROWARD (305) 704-1730

EL PRADO XIII 'A' CONDOMINIUM

BUILDING NO. UNITS AND FLOOR PLAN.

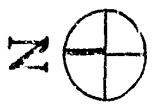


PREPARED BY:

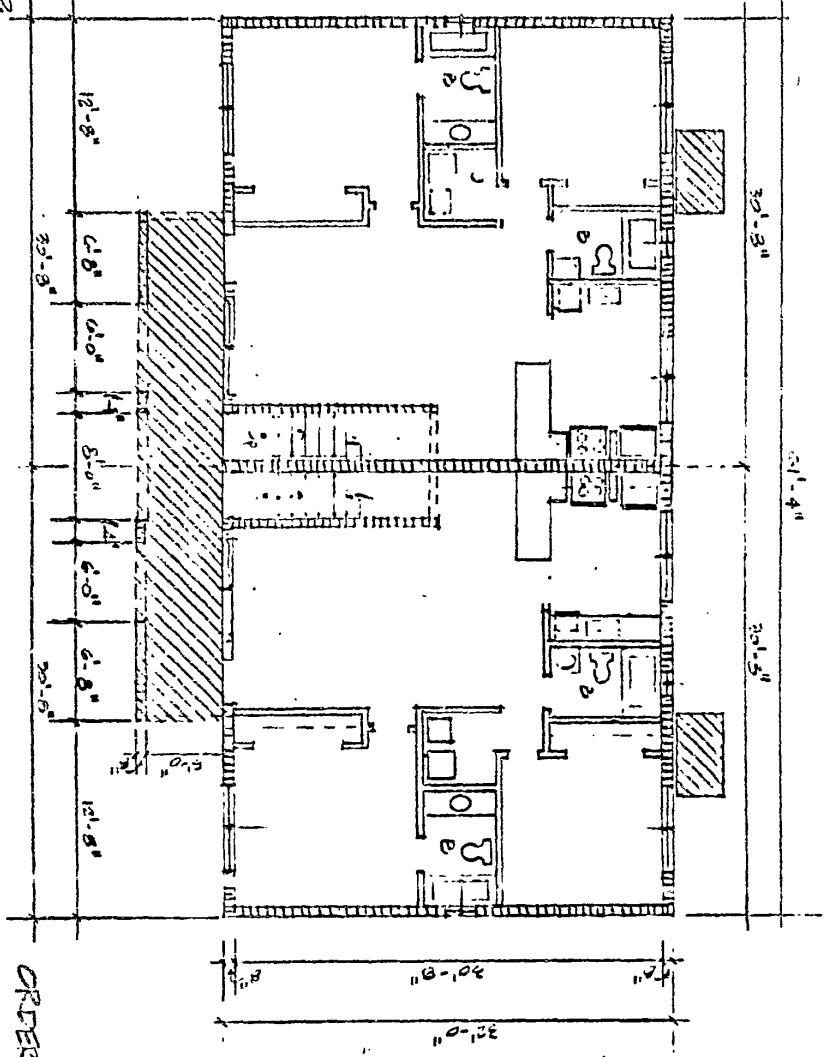
CARIBBEAN LAND SURVEYORS, INC.

7155 W. 8TH STREET, SUITE 2016 • MIAMI, FLORIDA 33144 • PHONE (305) 264-8151 FAX (305) 264-2020

GROUND FLOOR



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



ORDER N. _____
 PAGE 122 OF _____ PAGES

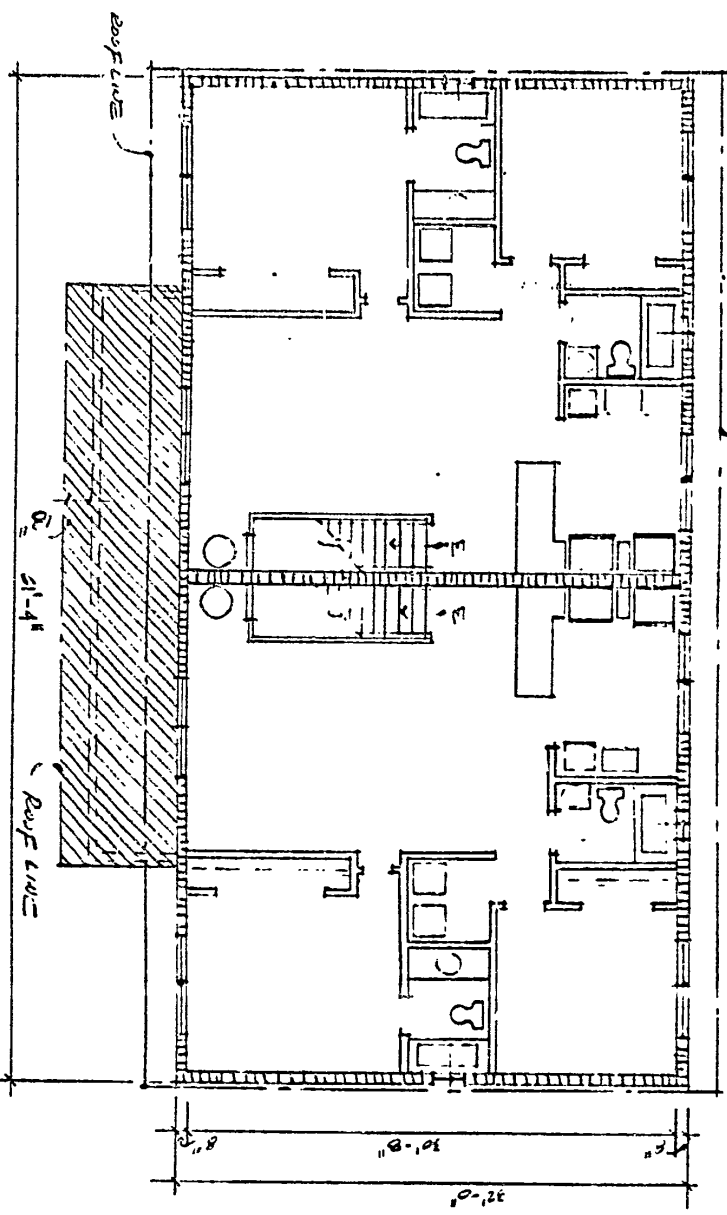
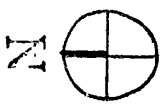
EL PADDO XIII 'A' CONDOMINIUM
BUILDING 56
UNITS AND FLOOR PLAN.



PREPARED BY:
CARIBBEAN LAND SURVEYORS, INC.

7195 W 8TH STREET, SUITE 218 • MIAMI, FLORIDA 33144 • DADR (305) 264 8151 BRQ (305) 264 7233

2ND FLOOR



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

ORDER No. _____
PAGE 122 OF 122 PAGES

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

FOR THE CONDOMINIUM, PRESUMING ALL PHASES ARE CONSTRUCTED = 224 Units.

For the first year of operation:

	ANNUALLY	MONTHLY
a) Management and Administration of the Association:	\$ 5,376.00	\$ 448.00
b) Maintenance:	6,558.72	546.56
c) Taxes on Association Property:	4,381.44	365.12
d) Taxes on Leased Area:	-0-	-0-
e) Insurance:	21,853.44	1,821.12
f) Security Provisions:	-0-	-0-
g) Other Expenses:		
1. Electricity:	4,919.04	409.92
2. Pest Control:	3,000.00	250.00
3. Supplies:	3,000.00	250.00
4. Lawn & Landscape Service:	9,838.08	819.84
5. Trash Removal	6,720.00	560.00
h) Operating capital:	-0-	-0-
i) Accounting Fees: Included in management & administration fees.		
j) Reserves:		
1. Roof Replacement:	14,031.36	1,169.28
2. Building Painting:	16,396.80	1,366.40
3. Pavement resurfacing:	2,795.16	232.96
k) Division of Land Sales and Condominium-Filing Fees:	896.00	74.67
l) Rent for Recreational and other commonly used facilities:	-0-	0
TOTALS:	\$99,766.04	\$8,313.87

EXPENSES FOR INDIVIDUAL UNITS:

ASSESSMENTS:

TYPES "A", "B"	Annually:	Monthly:
1/224	\$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	\$280,620.00	\$14,031.00	-0-
Building Painting	5 years	-0-	5 years	\$ 81,985.00	\$16,397.00	-0-
Pavement	10 years	-0-	10 years	\$ 27,950.00	\$ 2,795.00	-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.

Law Offices of Sidney Z. Brodie
Sidney Z. Brodie, Esq.
7270 NW 12th Street, PH-I
Miami, Florida 33126
(305) 477-1155

OFF REC 15082 PG 1217

OFF REC 15624/10671

91R216741 1991 JUN 25 16:21

This instrument prepared by: SIDNEY Z. BRODIE, ESQ.
LAW OFFICES OF SIDNEY Z. BRODIE
7270 NW 12th Street, PH-I
Miami, Florida 33126
(305) 477-1155

CORRECTIVE

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed, Executed this 18 day of June, A. D. 1991, by

Gerardo Capo, as Trustee

first party, to AMERI-HOUSING, CORP., a Florida corporation

whose postoffice address is 7270 NW 12th Street, PH-I, Miami, Florida 33126

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of \$ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Dade State of Florida, to-wit:

Tract 23, less the South 25.00 feet and the North 35.00 feet thereof for right of way, "CHAMBERS LAND COMPANY 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, subject to dedications, limitations, reservations, or easements or record if any.

This is a corrective deed to correct the deed previously recorded on February 21, 1991 in public records of Dade County, Florida.

CLERK OF CIRCUIT COURT
CLERK OF COUNTY, FLORIDA
DORIS WINTERS
Clerk of Circuit & County

To Have and to Hold the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Clara M. McInnis

[Signature]

[Signature]
GERARDO CAPO as Trustee

STATE OF FLORIDA,
COUNTY OF Dade

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Gerardo Capo, as Trustee

so well known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 18th day of June, A. D. 1991.

NOTARY PUBLIC, STATE OF FLORIDA
EXHIBIT "2-C"

OFF. REC. 15624PC0672

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

DER Form 33-032

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

EL PRADO XIII, a Condominium
Name of Condominium Association

As of 12/21/90
(Date)

- Q: What are my voting rights in the condominium association?
- A: Each unit is entitled to one vote at all meetings of the association. You may not use a proxy to vote for you in election for the board of directors.
- Q: What restrictions exist in the condominium documents on my right to use my unit?
- A: You may not use your unit for business purposes.
- Q: What restrictions exist in the condominium documents on the leasing of my unit?
- A: All leases must be for minimum of four (4) months in duration.
- Q: How much are my assessments to the condominium association for my unit type and when are they due?
- A: Your assessments are due on the first of each month. Each model type is assessed as follows:
A= \$37.00 B= \$37.00
- Q: Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my assessments?
- A: You do not have to be a member of any other association.
- Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?
- A: There are no recreational leases or any other type of charge for commonly used facilities.
- Q: Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.
- A: The association is not involved in any litigation whatsoever at this time.

CLERK NOTE:
 FOR CONDOMINIUM PLANS SEE OFFICIAL
 RECORDS CONDOMINIUM PLANS BK 252 PAGE 5
 CLERK
 CIRCUIT & COUNTY COURTS
 ST. JOHN D. HEALY D. C.

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASE SHOULD REFER TO ALL REFERENCES EXHIBITS HERETO, THE SALES CONTRACT AND THE CONDOMINIUM DOCUMENTS.

Exhibit "2-B"