

drafted this Declaration, that any interpretation adopted by the Association is not unreasonable shall conclusively establish the validity of such interpretation.

26.3 Binding Effect of Section 718.303, Florida Statutes. The provisions of Section 718.303(1), Florida Statutes, shall be in full force and effect and are incorporated herein. Should the Association employ the use of a professional management firm, said Management Firm, for as long as the management agreement remains in effect, shall assist the Association in the prosecution of any action pursuant to the statute aforescribed.

26.4 Right of Developer to Add Recreational Facilities and Common Elements. If the Developer elects to add or expand any recreational facilities or any other portion of the Common Elements, the Developer shall pay all the expenses relating to the construction or the providing of such addition or expansion and shall record an amendment to this Declaration describing such property. The amendment shall be executed with the formalities of a deed and recorded in the public records of the County. No approval or action of the Association, Unit Owners or mortgagees shall be necessary for adding such additional Common Elements to condominium ownership. All costs of maintenance, repair and replacement relating to the addition or expansion of the recreational facilities or any other portion of the Common Elements shall be a Common Expense.

26.5 Right of Developer to Convey Property to the Association. The Developer hereby reserves the right to convey to the Association any real property lying contiguous to the Condominium Property free and clear of liens and encumbrances, including, but not limited to, wetlands or other parcels more suitable to become Association Property rather than Common Elements. All costs and expenses associated with such Association Property shall be Common Expenses. The Association shall be required to accept any such conveyance from the Developer. Notwithstanding anything contained herein to the contrary, any rights retained in this Section 26.5 shall terminate when Developer no longer holds units for sale.

26.6 Exhibits. There are hereby incorporated in this Declaration all materials contained in the exhibits annexed hereto, except that as to such exhibits, any conflicting provisions set forth therein as to their amendment, modification, enforcement and other matters shall control over those hereof.

26.7 Signature of President and Secretary. Wherever the signature of the President of the Association is required hereunder, the signature of a Vice-President may be substituted therefor, and, wherever the signature of the Secretary of the Association is required hereunder, the signature of an Assistant Secretary may be substituted therefor, provided that the same person may not execute any single instrument on behalf of the Association in 2 separate capacities.

26.8 Severability. The invalidity in whole or in part of any covenant or restriction, or any section, subsection, sentence, clause, phrase or word, or other provision of this Declaration, the exhibits annexed hereto, or applicable rules and regulations adopted pursuant to such documents, as the same may be amended from time to time, shall not affect the validity of the remaining portions thereof which shall remain in full force and effect.

26.9 Waiver. No provisions contained in this Declaration shall be deemed to have been waived by reason of any failure to enforce the same, without regard to the number of violations or breaches which may occur.

26.10 Ratification. Each Unit Owner, by reason of having acquired ownership (whether by purchase, gift, operation of law or otherwise), and each Occupant who is not a Unit Owner (by reason of such occupancy), shall be deemed to have acknowledged and agreed that all of the provisions of this Declaration, and the Articles of Incorporation, the By-Laws and applicable rules and regulations, are fair and reasonable in all material respects.

26.11 Gender; Plurality. For convenience and ease of reference, the third person singular impersonal form of pronoun "it" has been used herein without regard to the proper grammatical person or gender of the party being referred to. All such references shall be deemed to include the singular or plural person and the masculine, feminine or neuter gender, as required by the context.

26.12 Captions. The captions herein and in the exhibits annexed hereto are inserted only as a matter of convenience and for ease of reference and in no way define or limit the scope of the particular document or any provision thereof.

26.13 Animals. No animals, livestock, reptiles, insects, poultry or other animals of any kind shall be kept in any Unit except that usual and ordinary domestic dogs, cats, fish, and birds inside bird cages may be kept as household pets within any Residential Unit provided that they are not kept, bred or raised therein for commercial purposes or in unreasonable quantities or sizes. As used in the Declaration, "unreasonable quantities" shall ordinarily mean no more than two (2) pets not to exceed fifty (50) pounds (except with regard to quantities of fish) per Unit; provided, however, that the Board may determine that a reasonable number in any instance may be more. Any dog which weighs more than twenty (20) pounds must be approved by Declarant for so long as Declarant owns any interest in the Property, and must be trained and have an obedience certificate issued by a licensed training agency prior to being kept on the Project. No potbellied pigs, snakes, pitbull dogs, Doberman dogs, or any other animals determined in the Board's sole discretion to be dangerous or a nuisance may be brought onto or kept on the Project at any time. The Board shall have the right to require that any pet which, in the Board's opinion, endangers the health or security of any Owner or occupant of a Unit or creates a nuisance or unreasonable disturbance, be permanently removed from the Project upon seven (7) days written notice. If the Owner or occupant fails to do so, the Board may remove the pet. Any pet which, in the Board's sole discretion, presents an immediate danger to the health, safety, or property of any Owner or other Occupant of a Unit may be removed by the Board without prior notice to the pet's owner. Animals belonging to Owners, occupants or their licensees, tenants or Invitees within the Property must be kept inside the living element of a Residential Unit (and shall not be left or located unattended on the Exclusive Use Balcony Area or Exclusive Use Patio Area of that Unit), and must be held by a person capable of controlling the animal when outside of a Unit. Furthermore, any Owner shall be liable to each and all remaining Occupants, their families, guests and Invitees, for any unreasonable noise or damage to person or property caused by any animals brought or kept upon the Project by an Occupant or by members of his family, his tenants or his guests. It shall be the duty and responsibility of each such Owner to clean up after such animals which have deposited droppings on any public street abutting or visible from the Property and properly dispose of any animal waste. Any Occupant who keeps or maintains any pet upon the Project shall be deemed to have indemnified and agreed to hold the Association, its directors, officers, and agents, and the Declarant free and harmless from any loss, claim, or liability of any kind or character whatever arising by reason of keeping or maintaining such pet within the Project.

26.14 Noise And Vibration. No person shall produce, or allow to be produced; noise or building shaking vibration at such levels as will be offensive to other Occupants.

26.15 Toxic or Noxious Matter. No person shall discharge into the Project's sewer system, storm drain or any toxic or noxious matter in such concentrations as to be detrimental to or endanger the public health, safety, welfare, violate any law, subject any Owner or Occupant to liability under state and federal law for any clean-up or cause injury or damage to neighboring property or business elsewhere on the Project.

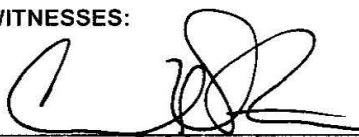
26.16 Drainage. There shall be no interference with the established drainage pattern over the Project, unless an adequate alternative provision is made for proper drainage with the prior written approval of the Architectural Committee. For the purpose hereof, "established" drainage is defined as the drainage, which exists at the time of the first close of escrow for the sale of a Condominium, or that, which is shown on any plans approved by the Architectural Committee. Each Owner shall have the duty and obligation to maintain the drainage situated within any Exclusive Use Patio Area and/or Exclusive Use Balcony Area free of debris and any other material which may impede the flow of water and to clean such

drainage, as may be necessary. No Owner shall dispose of any Hazardous Materials in any drains. If such Owner fails to maintain such drainage and, as a result, imminent danger or damage to person or property may result to the other Owners, then the Association shall have the right of access onto such area for the purpose of clearing debris and other material so as to not impede the flow of water. This right of access shall be exercised only for the purpose of preventing damage to persons and property and the Association shall use reasonable care so as to not cause any damage to such areas. The Owner shall reimburse the Association for any costs and expenses incurred in clearing such debris.

26.17 Handicap Parking Spaces. Certain parking spaces in the Parking Garage will be designated for use by handicapped persons ("Handicap Parking Spaces") and will be designated as such on the Condominium Map. Such Handicap Parking Spaces may be assigned by Declarant to the Occupants of particular Residential Units upon the initial sale or lease of such Residential Units or may be designated for use by the Commercial Units. Declarant shall, upon assigning a Handicap Parking Space to an Occupant, designate such assignment in the records of the Association as a temporary assignment and not to be considered an appurtenance to the Unit. Such Handicap Parking Spaces shall not be Exclusive Use Easements. If any Handicap Parking Spaces remain unassigned after the sale or lease of all the Units in the Project, the Association shall have the right to assign and manage such spaces. The Owners who are assigned Handicap Parking Spaces shall be subject to the rights of the Association to re-assign such parking spaces. Evidence of handicap status shall be by distinguishing license plate or placard issued by the Department of Motor Vehicles. The Association shall have the authority and be responsible for coordinating the assignment of parking spaces in the Parking Garage pursuant to this Section and shall adopt rules and regulations with respect thereto, including the procedure to be followed should an Occupant become handicapped and wish to use a Handicap Parking Space, forms and methods of notice to be given to the Association and Occupant, and procedures for review of the required evidence of handicap status. The Association shall maintain appropriate records of such assignment, including a copy of the evidence provided. In no event shall the Declarant or the Association be held liable if the Declarant or the Association is unable to assign a Handicap Parking Space to a handicapped Occupant because all designated Handicap Parking Spaces have previously been assigned to other handicapped Occupants.

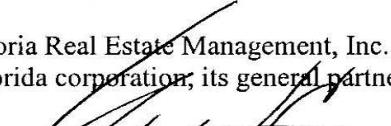
IN WITNESS WHEREOF, the Developer has caused this Declaration to be duly executed and its corporate seal to be hereunto affixed this 10 day of February, 2004.

WITNESSES:


 Print Name: Carol Viteri

 Print Name: Elsa Moscoso

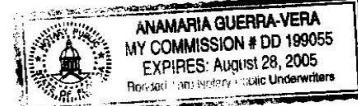
GREC CONVERSIONS VI, LTD.,
 a Florida limited partnership

By: Victoria Real Estate Management, Inc.
 a Florida corporation, its general partner
 By: 
 Name: Augustin Herran
 Title: President

STATE OF FLORIDA)
 COUNTY OF Miami-Dade)

Before me, a Notary Public in and for said County and State, on this 10 day of Feb, 2004, personally appeared Augustin Herran, as President of Victoria Real Estate Management, Inc., a Florida corporation, its general partner, of GREC CONVERSIONS VI, LTD., a Florida limited partnership, on behalf of said companies, as an act of GREC CONVERSIONS VI, LTD., and that such signing was his free act and deed. Augustin Herran is personally known to me or has produced 114 as identification.

Print Name: 
 Notary Public, State of Florida



**CONSENT OF MORTGAGEE TO DECLARATION OF CONDOMINIUM
FOR THE LAS BRISAS AT COUNTRY CLUB OF MIAMI, A CONDOMINIUM**

THIS CONSENT is given as of the 17th day of February, 2004 on behalf of COMMERCE BANK ("Mortgagee"), being the owner and holder of that certain mortgage made by GREC CONVERSIONS VI, LTD., a Florida limited partnership ("Mortgagor"), dated the 15 day of October, 2003 and recorded in Official Records Book 21750 at Page 1247, of the Public Records of Miami-Dade County, Florida as has been or may be amended from time to time, ("Mortgage").

WHEREAS, Developer has requested Mortgagee to consent to the recording of the Declaration of Las Brisas at Country Club of Miami, a Condominium (the Declaration).

NOW, THEREFORE, Mortgagee consents to the recordation of the Declaration.

Mortgagee makes no warranty or any representation of any kind or nature concerning the Declaration, any of its or their terms or provisions, or the legal sufficiency thereof, and disavows any such warranty or representation as well as any participation in the development of Las Brisas at Country Club of Miami, a Condominium (the "Condominium"), and does not assume and shall not be responsible for any of the obligations or liabilities of the developer contained in the Declaration or the prospectus, (if any) or other documents issued in connection with the promotion of the Condominium. None of the representations contained in the prospectus, (if any) or other documents shall be deemed to have been made by Mortgagee, nor shall they be construed to create any obligation on Mortgagee to any person relying thereon. This consent is limited to the purposes and requirements of Sections 718.104 and 718.403, Florida Statutes, and does not affect or impair the rights and remedies of Mortgagee as set forth in the Mortgage or in the Declaration.

WITNESSES:

Name: Margaret Dugado
Print Name: Margaret Dugado

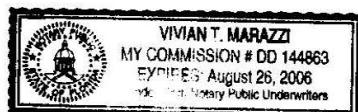
Name: Vivian T. Marazzi
Print Name: Vivian T. Marazzi

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 18th day of February, 2004, by JUSTO L. Fernandez, as Senior Vice President of COMMERCE BANK on behalf of said banking institution. He/she is personally known to me or has produced as identification.

My Commission Expires:

(AFFIX NOTARY SEAL)



COMMERC BANK

By: _____
Name: Justo L. Fernandez
Title: Senior Vice President

(SEAL)

(Signature)
Name: _____
(Legibly Printed)
Notary Public, State of _____

(Commission Number, if any)

EXHIBIT "A"

LAS BRISAS AT COUNTRY CLUB OF MIAMI, A CONDOMINIUM

LEGAL DESCRIPTION, SURVEY, AFFIDAVIT OF SURVEYOR
AS TO CERTIFICATE OF SUBSTANTIAL
COMPLETION, PLOT PLAN, FLOOR PLANS FOR UNITS
AND GRAPHIC DESCRIPTION

J. BONFILL & ASSOCIATES, INC.

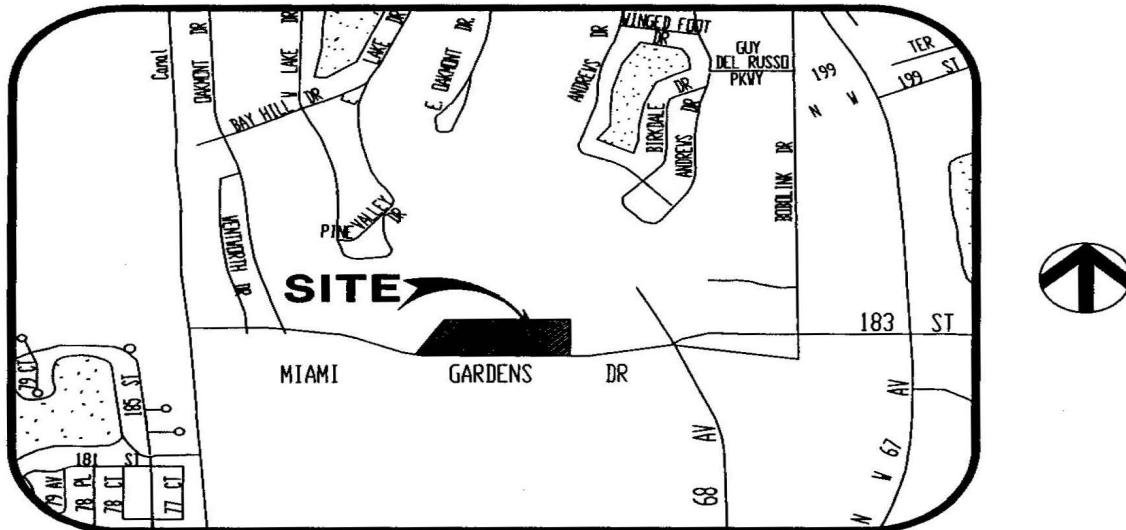
ARCHITECTS—LAND SURVEYORS—PLANNERS
 9360 S.W. 72nd STREET, MIAMI, FLORIDA 33173
 PH. (305) 598-8383, FAX (305) 598-0023
 Email: jbonfill@bellsouth.net

LAS BRISAS AT COUNTRY CLUB OF MIAMI, A CONDOMINIUM

LEGAL DESCRIPTION

Tract "A", FAIRGREEN VILLAS", according to the Plat thereof, as recorded in Plat Book 126, at Page 95, of the Public Records of Miami-Dade County, Florida.

Containing 377,963 square feet, more or less, or 8.7 acres, more or less.



LOCATION MAP

NOT TO SCALE

EXHIBIT PAGE 1 OF 19

I hereby certify that the construction of the improvements is substantially complete so that these materials (Exhibits), together with the provisions of the declaration describing the condominium, property, is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of common elements of each unit can be determined from these materials.

Juan Jose Bonfill
 JUAN JOSE BONFILL
 PROFESSIONAL SURVEYOR AND MAPPER No. 3179
 STATE OF FLORIDA

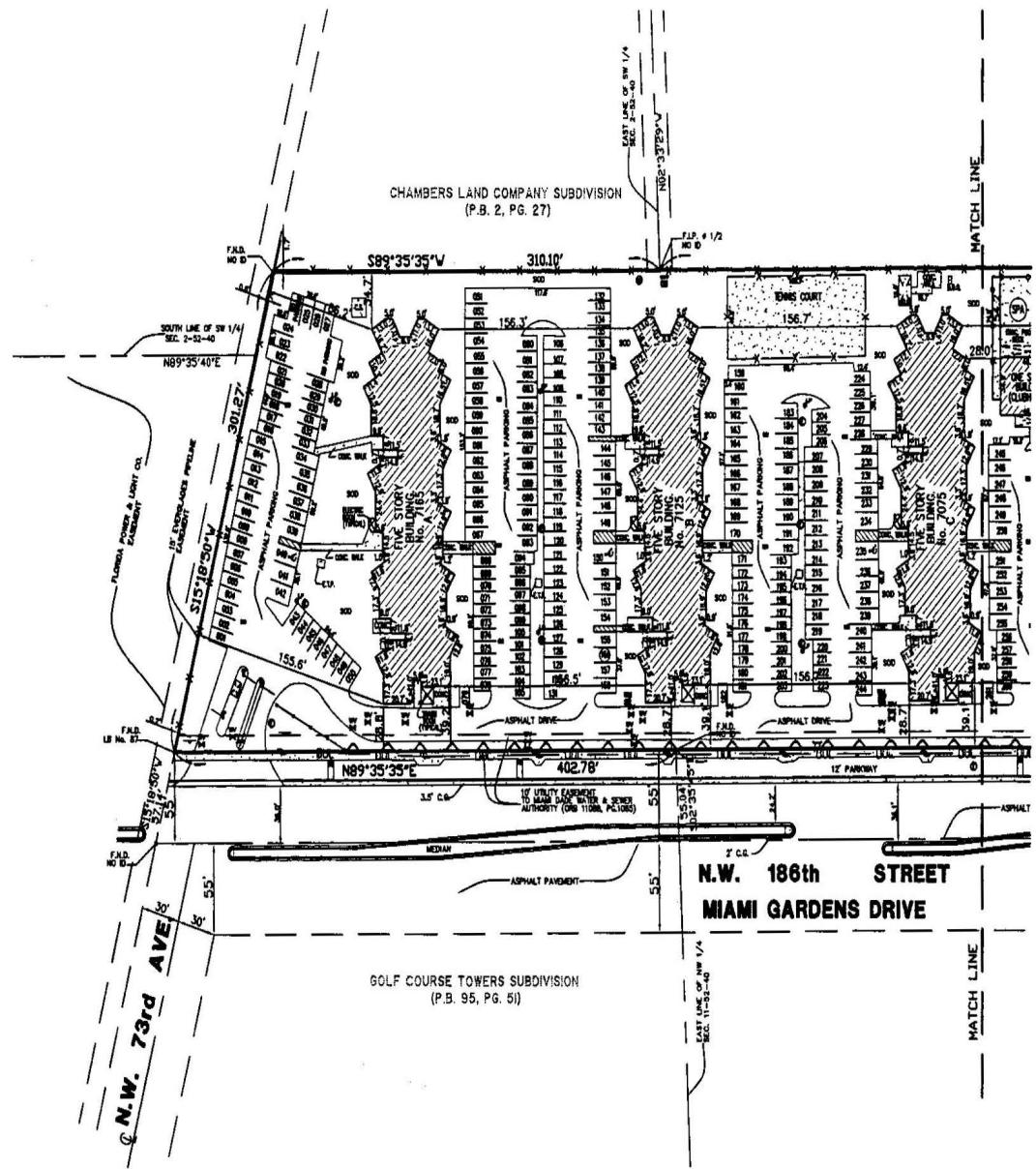


October 04th, 2003

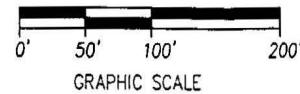
DRAWN BY: J.S.

REVISED BY: J.B.

JOB No. 03-0760



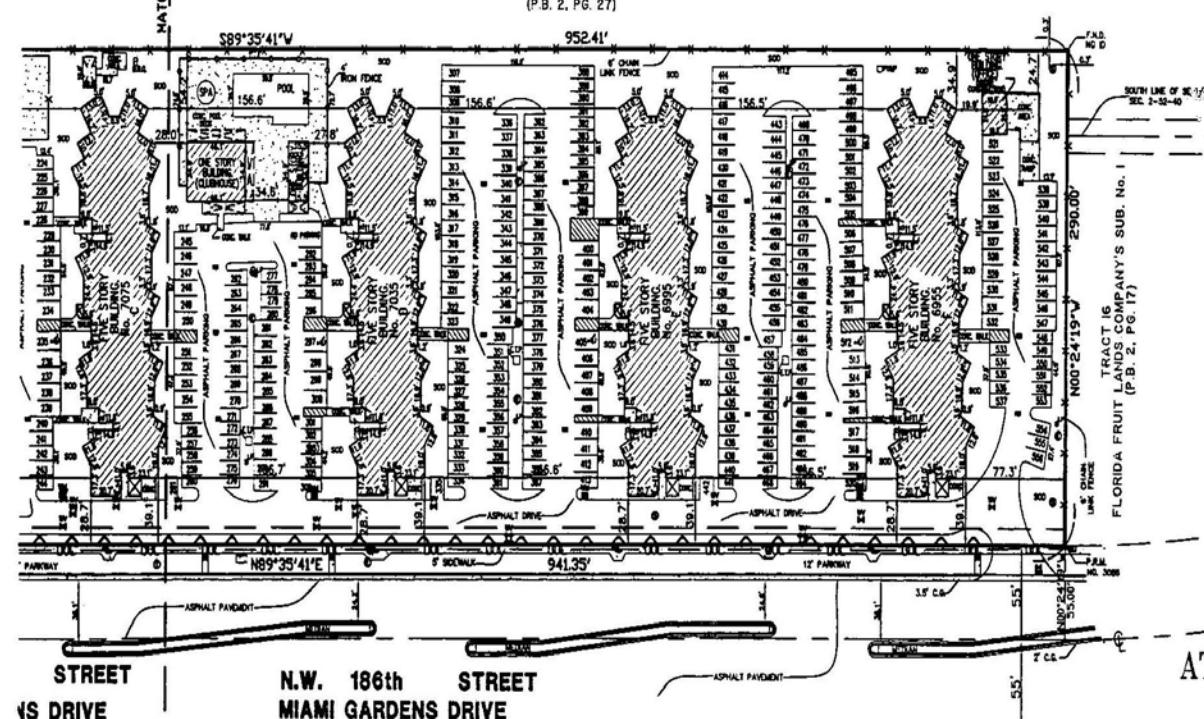
LAS BRISAS
AT COUNTRY CLUB OF MIAMI,
A CONDOMINIUM
BOUNDARY SURVEY



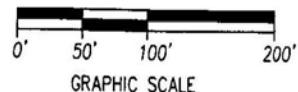
J. BONFILL & ASSOCIATES, INC.

ARCHITECTS-LAND SURVEYORS-PLANNERS
9360 S.W. 72nd STREET, MIAMI, FLORIDA 33173
PH. (305) 598-8383, FAX (305) 598-0023

DATE: October 04th, 2003.



**LAS BRISAS
AT COUNTRY CLUB OF MIAMI,
A CONDOMINIUM
BOUNDARY SURVEY**



J. BONFILL & ASSOCIATES, INC.

ARCHITECTS-LAND SURVEYORS-PLANNERS

9360 S.W. 72nd STREET, MIAMI, FLORIDA 33173

PH. (305) 598-8383, FAX (305) 598-0023

DATE: October 04th, 2003.

EXHIBIT PAGE 2.1 OF 19

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LAS BRISAS AT COUNTRY CLUB OF MIAMI, A CONDOMINIUM

SURVEYOR'S NOTES:

- (1) THE ARCHITECTURAL PLANS FOR THIS PROJECT WERE PROVIDED BY THE OWNER AND UTILIZED IN PREPARING THIS DOCUMENT.
- (2) BALCONIES ARE LIMITED COMMON ELEMENTS.
- (3) PARKING SPACES ARE LIMITED COMMON ELEMENTS.
- (4) LAUNDRY ROOMS AND OFFICE BUILDING ARE COMMERCIAL UNITS OF THE CONDOMINIUM.
- (5) CLUBHOUSE BUILDING, ELECTRICAL ROOMS, TRASH ROOMS AND OTHER SERVICE ROOMS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
- (6) WITH THE EXCEPTION OF RESIDENTIAL UNITS, LIMITED COMMON ELEMENTS AND COMMERCIAL UNITS, ALL OTHER AREAS OF EACH FLOOR ARE COMMON ELEMENTS OF THE CONDOMINIUM.
- (7) ALL AREAS OUTSIDE THE BUILDINGS, ALL RECREATIONAL FACILITIES INCLUDING BUT NOT LIMITED TO, THE POOL, POOL DECK, SPA, TENNIS COURT AND DECKS LOCATED ON THE CONDOMINIUM PROPERTY, ASPHALT DRIVEWAYS AND WALKWAYS ARE COMMON ELEMENTS.
- (8) THE ENTIRE ROOF AREAS ARE COMMON ELEMENTS TO THE CONDOMINIUM.
- (9) THE INDIVIDUAL AIR CONDITIONING COMPRESSOR UNITS ARE LIMITED COMMON ELEMENTS APPURTEnant TO RESIDENTIAL UNITS.
- (10) THE SQUARE FOOTAGE AND DIMENSIONS SHOWN HEREON, ARE APPROXIMATE BY CALCULATIONS.

J. BONFILL & ASSOCIATES, INC.
ARCHITECTS-LAND SURVEYORS-PLANNERS
9360 S.W. 72nd STREET, MIAMI, FLORIDA 33173
PH. (305) 598-8383, FAX (305) 598-0023
DATE: October 04th, 2003.

LAS BRISAS AT COUNTRY CLUB OF MIAMI
A CONDOMINIUM

TOTAL UNITS : 361

330 RESIDENTIAL UNITS
31 COMMERCIAL UNITS

TOTAL RESIDENTIAL UNIT TYPES:

TYPE	# 7165 A	# 7125 B	# 7075 C	# 7035 D	# 6995 E	# 6955 F	TOTAL
A	1	1	1	1	1	1	6
A-1	5	5	5	5	5	5	30
A-2	5	5	5	5	5	5	30
B	10	10	10	10	10	10	60
B-1	5	5	5	5	5	5	30
B-2	10	10	10	10	10	10	60
B-3	5	5	5	5	5	5	30
B-4	9	9	9	9	9	9	54
B-5	5	5	5	5	5	5	30

BUILDING 7165 (A):

FIRST FLOOR:

UNIT NUMBER	UNIT TYPE	BR/BATHS	UNIT SQ. FT
A-101	A	1/1	619
A-102	B-1	2/2	939
A-103	A-2	1/1	740
A-104	B-2	2/2	960
A-105	B-2	2/2	960
A-106	A-1	1/1	695
A-107	B	2/2	925
A-108	B-5	2/2	939
A-109	B	2/2	925
A-110	B-3	2/2	970
A-111	B-4	2/2	908

SECOND FLOOR:

UNIT NUMBER	UNIT TYPE	BR/BATHS	UNIT SQ. FT
A-201	B-4	2/2	908
A-202	B-1	2/2	939
A-203	A-2	1/1	740
A-204	B-2	2/2	960
A-205	B-2	2/2	960
A-206	A-1	1/1	695
A-207	B	2/2	925
A-208	B-5	2/2	939
A-209	B	2/2	925
A-210	B-3	2/2	970
A-211	B-4	2/2	908

THIRD FLOOR:

UNIT NUMBER	UNIT TYPE	BR/BATHS	UNIT SQ. FT
A-301	B-4	2/2	908
A-202	B-1	2/2	939
A-303	A-2	1/1	740
A-304	B-2	2/2	960
A-305	B-2	2/2	960
A-306	A-1	1/1	695
A-307	B	2/2	925
A-308	B-5	2/2	939
A-309	B	2/2	925
A-310	B-3	2/2	970
A-311	B-4	2/2	908

EXHIBIT PAGE 3.1 OF 19

FOURTH FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
A-401	B-4	2/2	908
A-402	B-1	2/2	939
A-403	A-2	1/1	740
A-404	B-2	2/2	960
A-405	B-2	2/2	960
A-406	A-1	1/1	695
A-407	B	2/2	925
A-408	B-5	2/2	939
A-409	B	2/2	925
A-410	B-3	2/2	970
A-411	B-4	2/2	908

FIFTH FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
A-501	B-4	2/2	908
A-502	B-1	2/2	939
A-503	A-2	1/1	740
A-504	B-2	2/2	960
A-505	B-2	2/2	960
A-506	A-1	1/1	695
A-507	B	2/2	925
A-508	B-5	2/2	939
A-509	B	2/2	925
A-510	B-3	2/2	970
A-511	B-4	2/2	908

BUILDING 7125 (B):**FIRST FLOOR:**

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
B-101	A	1/1	619
B-102	B-1	2/2	939
B-103	A-2	1/1	740
B-104	B-2	2/2	960
B-105	B-2	2/2	960
B-106	A-1	1/1	695
B-107	B	2/2	925
B-108	B-5	2/2	939
B-109	B	2/2	925
B-110	B-3	2/2	970
B-111	B-4	2/2	908

SECOND FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
B-201	B-4	2/2	908
B-202	B-1	2/2	939
B-203	A-2	1/1	740
B-204	B-2	2/2	960
B-205	B-2	2/2	960
B-206	A-1	1/1	695
B-207	B	2/2	925
B-208	B-5	2/2	939
B-209	B	2/2	925
B-210	B-3	2/2	970
B-211	B-4	2/2	908

THIRD FLOOR:

UNIT NUMBER	UNIT TYPE	BR/BATHS	UNIT SQ. FT
B-301	B-4	2/2	908
B-202	B-1	2/2	939
B-303	A-2	1/1	740
B-304	B-2	2/2	960
B-305	B-2	2/2	960
B-306	A-1	1/1	695
B-307	B	2/2	925
B-308	B-5	2/2	939
B-309	B	2/2	925
B-310	B-3	2/2	970
B-311	B-4	2/2	908

FOURTH FLOOR:

UNIT NUMBER	UNIT TYPE	BR/BATHS	UNIT SQ. FT
B-401	B-4	2/2	908
B-402	B-1	2/2	939
B-403	A-2	1/1	740
B-404	B-2	2/2	960
B-405	B-2	2/2	960
B-406	A-1	1/1	695
B-407	B	2/2	925
B-408	B-5	2/2	939
B-409	B	2/2	925
B-410	B-3	2/2	970
B-411	B-4	2/2	908

FIFTH FLOOR:

UNIT NUMBER	UNIT TYPE	BR/BATHS	UNIT SQ. FT
B-501	B-4	2/2	908
B-502	B-1	2/2	939
B-503	A-2	1/1	740
B-504	B-2	2/2	960
B-505	B-2	2/2	960
B-506	A-1	1/1	695
B-507	B	2/2	925
B-508	B-5	2/2	939
B-509	B	2/2	925
B-510	B-3	2/2	970
B-511	B-4	2/2	908

BUILDING 7075 (C):**FIRST FLOOR:**

UNIT NUMBER	UNIT TYPE	BR/BATHS	UNIT SQ. FT
C-101	A	1/1	619
C-102	B-1	2/2	939
C-103	A-2	1/1	740
C-104	B-2	2/2	960
C-105	B-2	2/2	960
C-106	A-1	1/1	695
C-107	B	2/2	925
C-108	B-5	2/2	939
C-109	B	2/2	925
C-110	B-3	2/2	970
C-111	B-4	2/2	908

SECOND FLOOR:

UNIT NUMBER	UNIT TYPE	BR/BATHS	UNIT SQ. FT
C-201	B-4	2/2	908
C-202	B-1	2/2	939
C-203	A-2	1/1	740
C-204	B-2	2/2	960
C-205	B-2	2/2	960
C-206	A-1	1/1	695
C-207	B	2/2	925
C-208	B-5	2/2	939
C-209	B	2/2	925
C-210	B-3	2/2	970
C-211	B-4	2/2	908

THIRD FLOOR:

UNIT NUMBER	UNIT TYPE	BR/BATHS	UNIT SQ. FT
C-301	B-4	2/2	908
C-302	B-1	2/2	939
C-303	A-2	1/1	740
C-304	B-2	2/2	960
C-305	B-2	2/2	960
C-306	A-1	1/1	695
C-307	B	2/2	925
C-308	B-5	2/2	939
C-309	B	2/2	925
C-310	B-3	2/2	970
C-311	B-4	2/2	908

FOURTH FLOOR:

UNIT NUMBER	UNIT TYPE	BR/BATHS	UNIT SQ. FT
C-401	B-4	2/2	908
C-402	B-1	2/2	939
C-403	A-2	1/1	740
C-404	B-2	2/2	960
C-405	B-2	2/2	960
C-406	A-1	1/1	695
C-407	B	2/2	925
C-408	B-5	2/2	939
C-409	B	2/2	925
C-410	B-3	2/2	970
C-411	B-4	2/2	908

FIFTH FLOOR:

UNIT NUMBER	UNIT TYPE	BR/BATHS	UNIT SQ. FT
C-501	B-4	2/2	908
C-502	B-1	2/2	939
C-503	A-2	1/1	740
C-504	B-2	2/2	960
C-505	B-2	2/2	960
C-506	A-1	1/1	695
C-507	B	2/2	925
C-508	B-5	2/2	939
C-509	B	2/2	925
C-510	B-3	2/2	970
C-511	B-4	2/2	908

BUILDING 7035 (D):**FIRST FLOOR:**

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
D-101	A	1/1	619
D-102	B-1	2/2	939
D-103	A-2	1/1	740
D-104	B-2	2/2	960
D-105	B-2	2/2	960
D-106	A-1	1/1	695
D-107	B	2/2	925
D-108	B-5	2/2	939
D-109	B	2/2	925
D-110	B-3	2/2	970
D-111	B-4	2/2	908

SECOND FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
D-201	B-4	2/2	908
D-202	B-1	2/2	939
D-203	A-2	1/1	740
D-204	B-2	2/2	960
D-205	B-2	2/2	960
D-206	A-1	1/1	695
D-207	B	2/2	925
D-208	B-5	2/2	939
D-209	B	2/2	925
D-210	B-3	2/2	970
D-211	B-4	2/2	908

THIRD FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
D-301	B-4	2/2	908
D-202	B-1	2/2	939
D-303	A-2	1/1	740
D-304	B-2	2/2	960
D-305	B-2	2/2	960
D-306	A-1	1/1	695
D-307	B	2/2	925
D-308	B-5	2/2	939
D-309	B	2/2	925
D-310	B-3	2/2	970
D-311	B-4	2/2	908

FOURTH FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
D-401	B-4	2/2	908
D-402	B-1	2/2	939
D-403	A-2	1/1	740
D-404	B-2	2/2	960
D-405	B-2	2/2	960
D-406	A-1	1/1	695
D-407	B	2/2	925
D-408	B-5	2/2	939
D-409	B	2/2	925
D-410	B-3	2/2	970
D-411	B-4	2/2	908

FIFTH FLOOR:

UNIT NUMBER	UNIT TYPE	BR/BATHS	UNIT SQ. FT
D-501	B-4	2/2	908
D-502	B-1	2/2	939
D-503	A-2	1/1	740
D-504	B-2	2/2	960
D-505	B-2	2/2	960
D-506	A-1	1/1	695
D-507	B	2/2	925
D-508	B-5	2/2	939
D-509	B	2/2	925
D-510	B-3	2/2	970
D-511	B-4	2/2	908

BUILDING 6995 (E):**FIRST FLOOR:**

UNIT NUMBER	UNIT TYPE	BR/BATHS	UNIT SQ. FT
E-101	A	1/1	619
E-102	B-1	2/2	939
E-103	A-2	1/1	740
E-104	B-2	2/2	960
E-105	B-2	2/2	960
E-106	A-1	1/1	695
E-107	B	2/2	925
E-108	B-5	2/2	939
E-109	B	2/2	925
E-110	B-3	2/2	970
E-111	B-4	2/2	908

SECOND FLOOR:

UNIT NUMBER	UNIT TYPE	BR/BATHS	UNIT SQ. FT
E-201	B-4	2/2	908
E-202	B-1	2/2	939
E-203	A-2	1/1	740
E-204	B-2	2/2	960
E-205	B-2	2/2	960
E-206	A-1	1/1	695
E-207	B	2/2	925
E-208	B-5	2/2	939
E-209	B	2/2	925
E-210	B-3	2/2	970
E-211	B-4	2/2	908

THIRD FLOOR:

UNIT NUMBER	UNIT TYPE	BR/BATHS	UNIT SQ. FT
E-301	B-4	2/2	908
E-202	B-1	2/2	939
E-303	A-2	1/1	740
E-304	B-2	2/2	960
E-305	B-2	2/2	960
E-306	A-1	1/1	695
E-307	B	2/2	925
E-308	B-5	2/2	939
E-309	B	2/2	925
E-310	B-3	2/2	970
E-311	B-4	2/2	908

FOURTH FLOOR:

UNIT NUMBER	UNIT TYPE	BR/BATHS	UNIT SQ. FT
E-401	B-4	2/2	908
E-402	B-1	2/2	939
E-403	A-2	1/1	740
E-404	B-2	2/2	960
E-405	B-2	2/2	960
E-406	A-1	1/1	695
E-407	B	2/2	925
E-408	B-5	2/2	939
E-409	B	2/2	925
E-410	B-3	2/2	970
E-411	B-4	2/2	908

FIFTH FLOOR:

UNIT NUMBER	UNIT TYPE	BR/BATHS	UNIT SQ. FT
E-501	B-4	2/2	908
E-502	B-1	2/2	939
E-503	A-2	1/1	740
E-504	B-2	2/2	960
E-505	B-2	2/2	960
E-506	A-1	1/1	695
E-507	B	2/2	925
E-508	B-5	2/2	939
E-509	B	2/2	925
E-510	B-3	2/2	970
E-511	B-4	2/2	908

BUILDING 6955 (F):**FIRST FLOOR:**

UNIT NUMBER	UNIT TYPE	BR/BATHS	UNIT SQ. FT
F-101	A	1/1	619
F-102	B-1	2/2	939
F-103	A-2	1/1	740
F-104	B-2	2/2	960
F-105	B-2	2/2	960
F-106	A-1	1/1	695
F-107	B	2/2	925
F-108	B-5	2/2	939
F-109	B	2/2	925
F-110	B-3	2/2	970
F-111	B-4	2/2	908

SECOND FLOOR:

UNIT NUMBER	UNIT TYPE	BR/BATHS	UNIT SQ. FT
F-201	B-4	2/2	908
F-202	B-1	2/2	939
F-203	A-2	1/1	740
F-204	B-2	2/2	960
F-205	B-2	2/2	960
F-206	A-1	1/1	695
F-207	B	2/2	925
F-208	B-5	2/2	939
F-209	B	2/2	925
F-210	B-3	2/2	970
F-211	B-4	2/2	908

THIRD FLOOR:

UNIT NUMBER	UNIT TYPE	BR/BATHS	UNIT SQ. FT
F-301	B-4	2/2	908
F-202	B-1	2/2	939
F-303	A-2	1/1	740
F-304	B-2	2/2	960
F-305	B-2	2/2	960
F-306	A-1	1/1	695
F-307	B	2/2	925
F-308	B-5	2/2	939
F-309	B	2/2	925
F-310	B-3	2/2	970
F-311	B-4	2/2	908

FOURTH FLOOR:

UNIT NUMBER	UNIT TYPE	BR/BATHS	UNIT SQ. FT
F-401	B-4	2/2	908
F-402	B-1	2/2	939
F-403	A-2	1/1	740
F-404	B-2	2/2	960
F-405	B-2	2/2	960
F-406	A-1	1/1	695
F-407	B	2/2	925
F-408	B-5	2/2	939
F-409	B	2/2	925
F-410	B-3	2/2	970
F-411	B-4	2/2	908

FIFTH FLOOR:

UNIT NUMBER	UNIT TYPE	BR/BATHS	UNIT SQ. FT
F-501	B-4	2/2	908
F-502	B-1	2/2	939
F-503	A-2	1/1	740
F-504	B-2	2/2	960
F-505	B-2	2/2	960
F-506	A-1	1/1	695
F-507	B	2/2	925
F-508	B-5	2/2	939
F-509	B	2/2	925
F-510	B-3	2/2	970
F-511	B-4	2/2	908

COMMERCIAL UNITS:**BUILDING 7165 (A)**

CU-1A	LAUNDRY ROOM	94
CU-2A	LAUNDRY ROOM	94
CU-3A	LAUNDRY ROOM	94
CU-4A	LAUNDRY ROOM	94
CU-5A	LAUNDRY ROOM	94

BUILDING 7125 (B)

CU-1B	LAUNDRY ROOM	94
CU-2B	LAUNDRY ROOM	94
CU-3B	LAUNDRY ROOM	94
CU-4B	LAUNDRY ROOM	94
CU-5B	LAUNDRY ROOM	94

BUILDING 7075 (C)

CU-1C	LAUNDRY ROOM	94
CU-2C	LAUNDRY ROOM	94
CU-3C	LAUNDRY ROOM	94
CU-4C	LAUNDRY ROOM	94
CU-5C	LAUNDRY ROOM	94

BUILDING 7035 (D)

CU-1D	LAUNDRY ROOM	94
CU-2D	LAUNDRY ROOM	94
CU-3D	LAUNDRY ROOM	94
CU-4D	LAUNDRY ROOM	94
CU-5D	LAUNDRY ROOM	94

BUILDING 6995 (E)

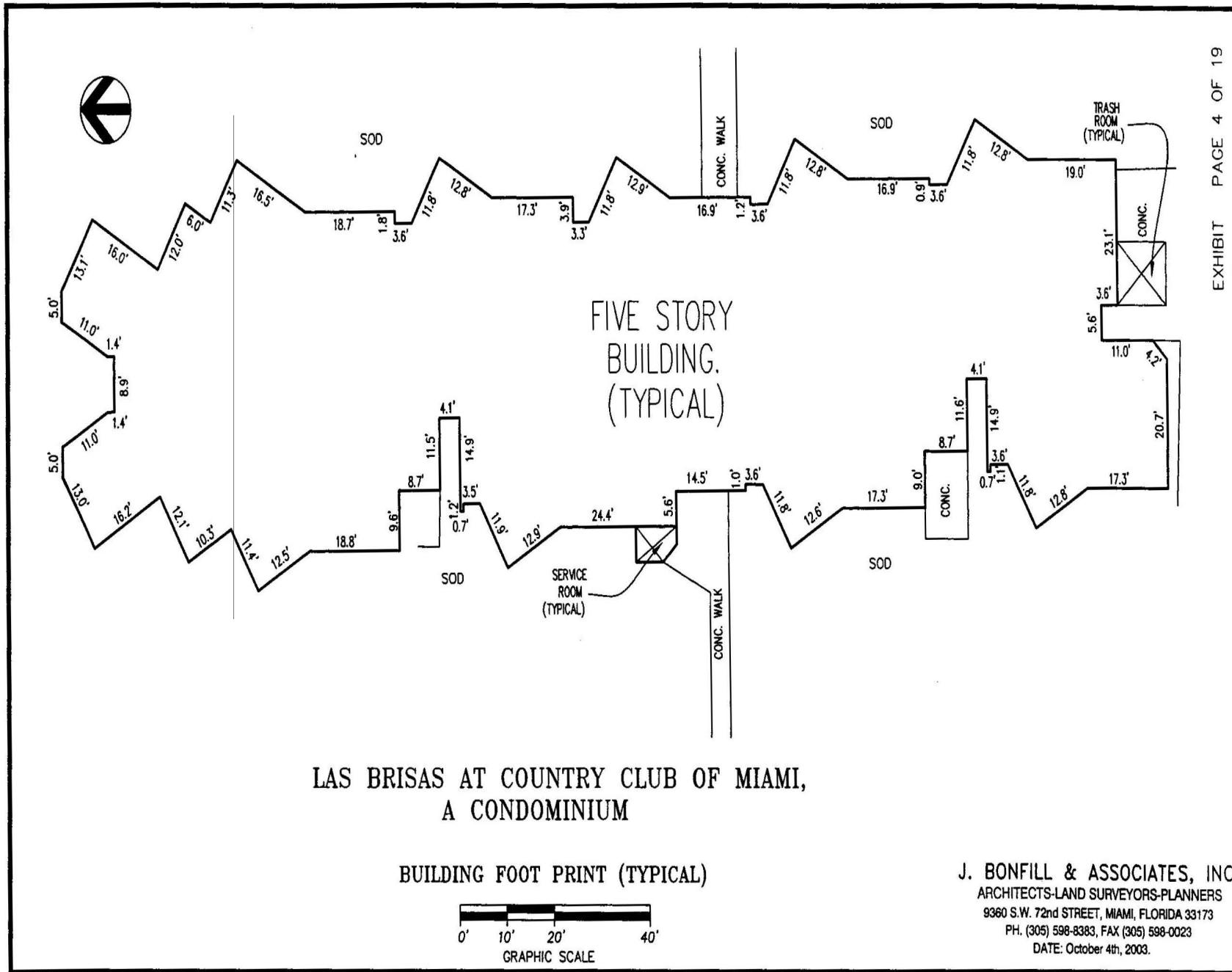
CU-1E	LAUNDRY ROOM	94
CU-2E	LAUNDRY ROOM	94
CU-3E	LAUNDRY ROOM	94
CU-4E	LAUNDRY ROOM	94
CU-5E	LAUNDRY ROOM	94

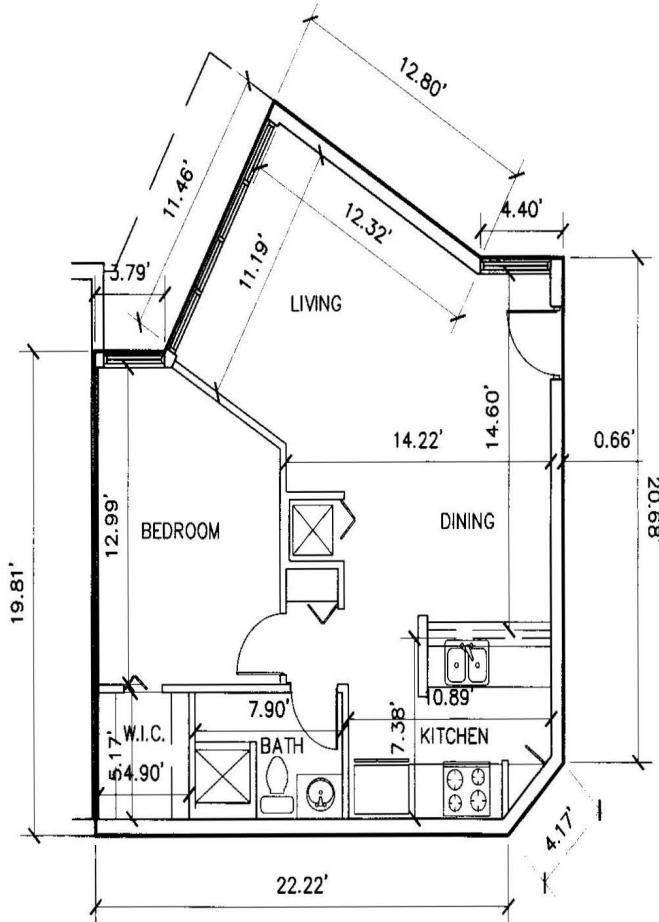
BUILDING 6955 (F)

CU-1F	LAUNDRY ROOM	94
CU-2F	LAUNDRY ROOM	94
CU-3F	LAUNDRY ROOM	94
CU-4F	LAUNDRY ROOM	94
CU-5F	LAUNDRY ROOM	94

<u>UNIT NUMBER</u>	<u>DESCRIPTION</u>	<u>SQ. FT.</u>
CU-6	OFFICE BUILDING	463

EXHIBIT PAGE 3.9 OF 19





LEGEND
— UNIT LIMIT

FLOOR PLAN FOR TYPE A UNIT:

BUILDINGS A, B, C, D, E, F:

Units: 101

EXHIBIT PAGE 5 OF 19

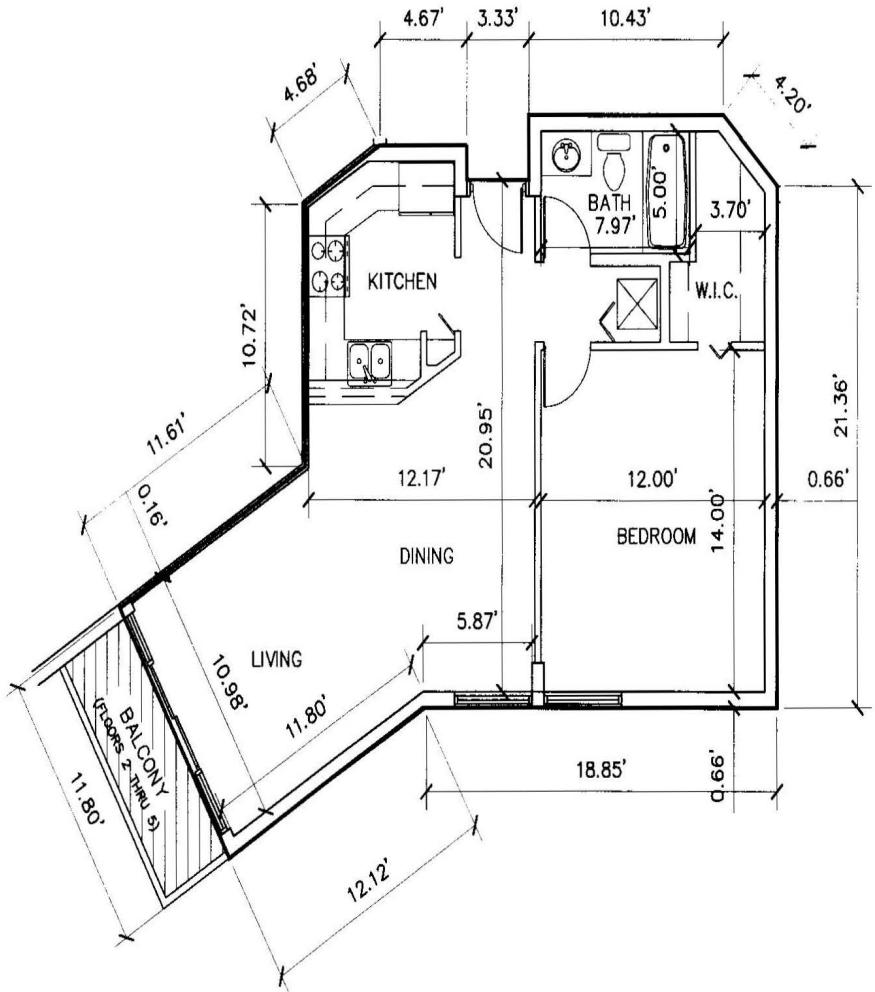
**LAS BRISAS
AT COUNTRY CLUB OF MIAMI,
A CONDOMINIUM**

**ONE BEDROOM
TYPE A UNIT**



GRAPHIC SCALE

J. BONFILL & ASSOCIATES, INC.
ARCHITECTS-LAND SURVEYORS-PLANNERS
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DATE: October 4th, 2003.



LEGEND
— UNIT LIMIT
■ LIMITED COMMON ELEMENTS

FLOOR PLAN FOR TYPE A-1 UNIT:

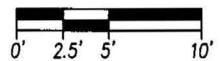
BUILDINGS A, B, C, D, E, F:

Units: 106, 206, 306, 406, 506

EXHIBIT PAGE 6 OF 19

**LAS BRISAS
AT COUNTRY CLUB OF MIAMI,
A CONDOMINIUM**

**ONE BEDROOM
TYPE A-1 UNIT**



GRAPHIC SCALE

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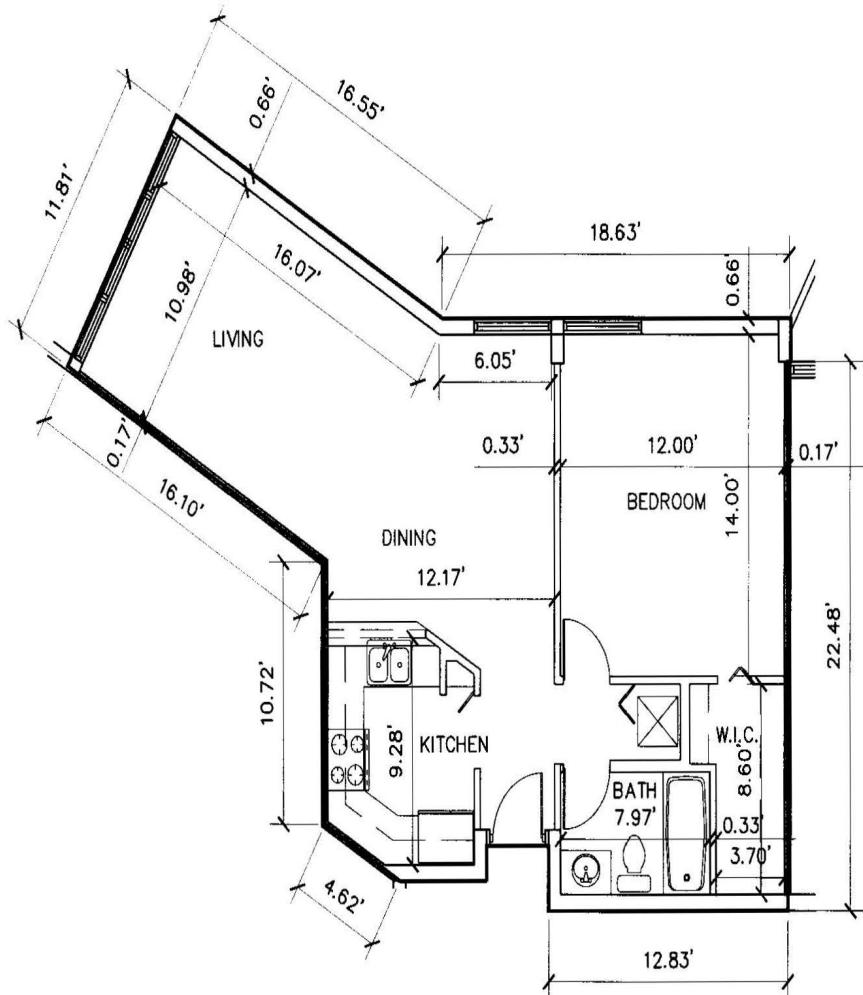
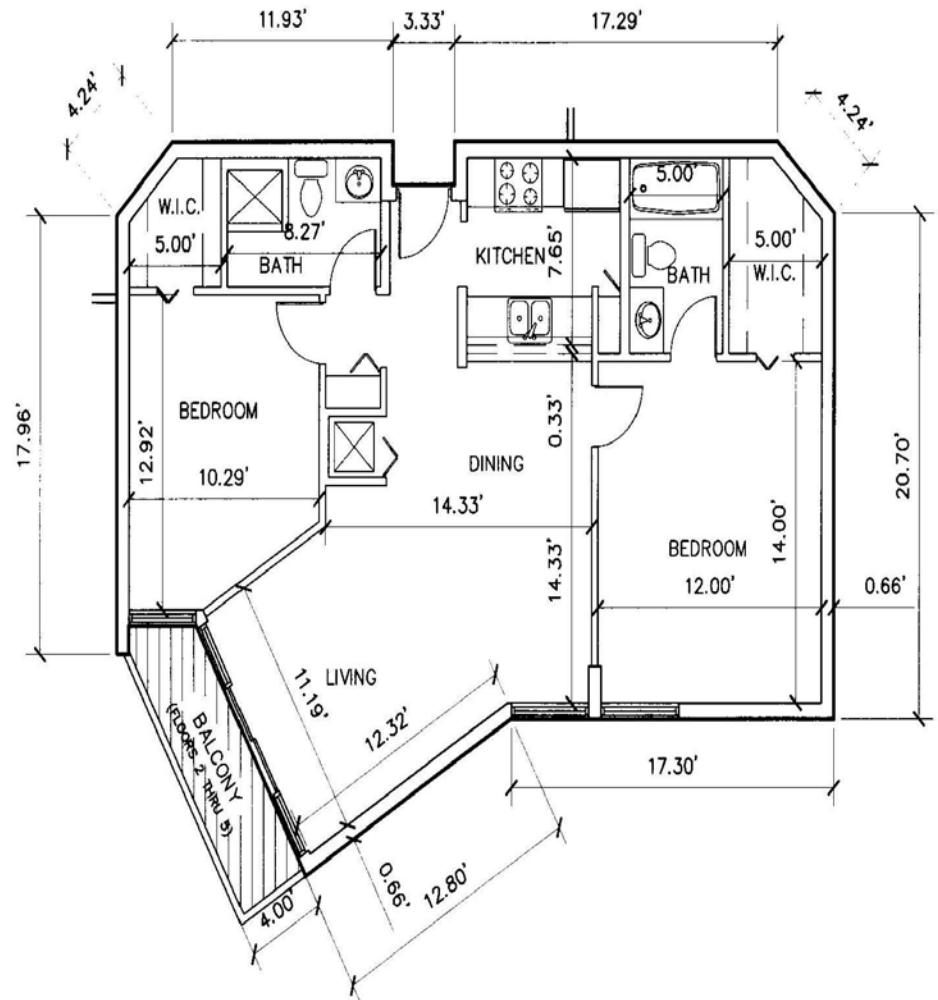


EXHIBIT PAGE 7 OF 19

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Book22058/Page1015



LEGEND
— UNIT LIMIT
■ LIMITED COMMON ELEMENTS

FLOOR PLAN FOR TYPE B UNIT:

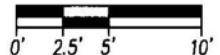
BUILDINGS A, B, C, D, E, F:

Units: 107, 207, 307, 407, 507,
109, 209, 309, 409, 509,

EXHIBIT PAGE 8 OF 19

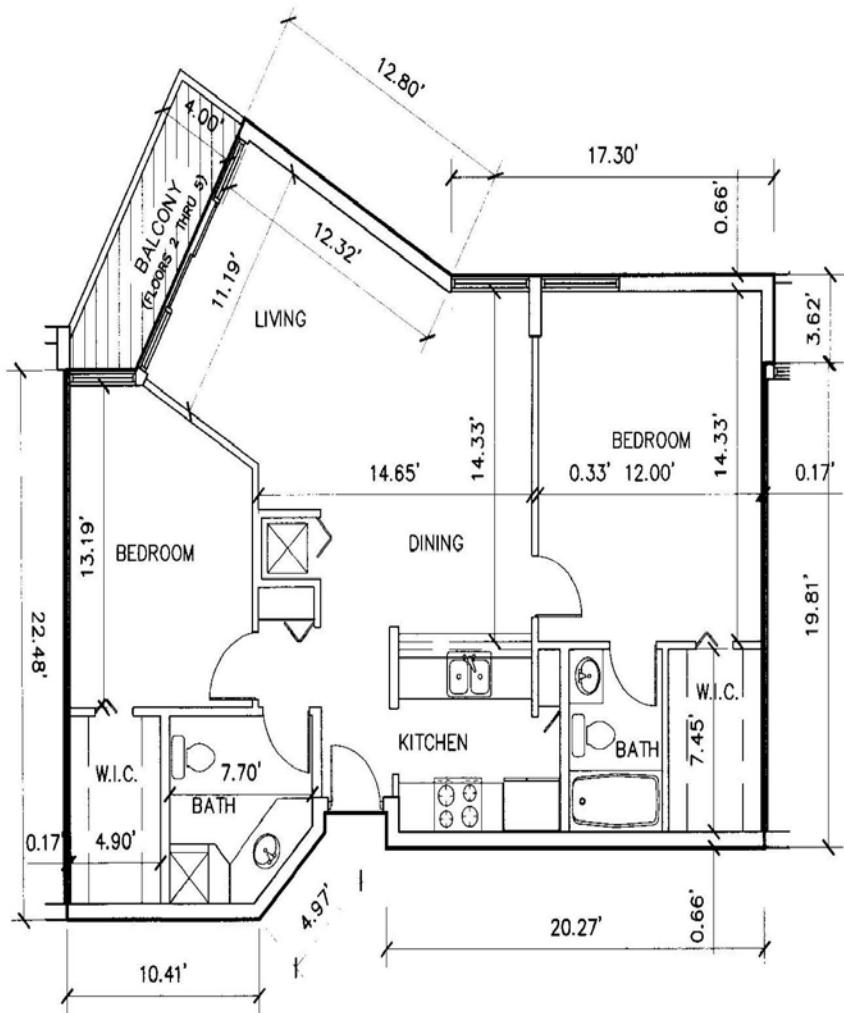
**LAS BRISAS
AT COUNTRY CLUB OF MIAMI,
A CONDOMINIUM**

**TWO BEDROOM
TYPE B UNIT**



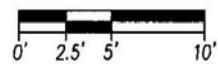
GRAPHIC SCALE

J. BONFILL & ASSOCIATES, INC.
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DATE: October 4th, 2003.



**LAS BRISAS
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A CONDOMINIUM**

**TWO BEDROOM
TYPE B-1 UNIT**



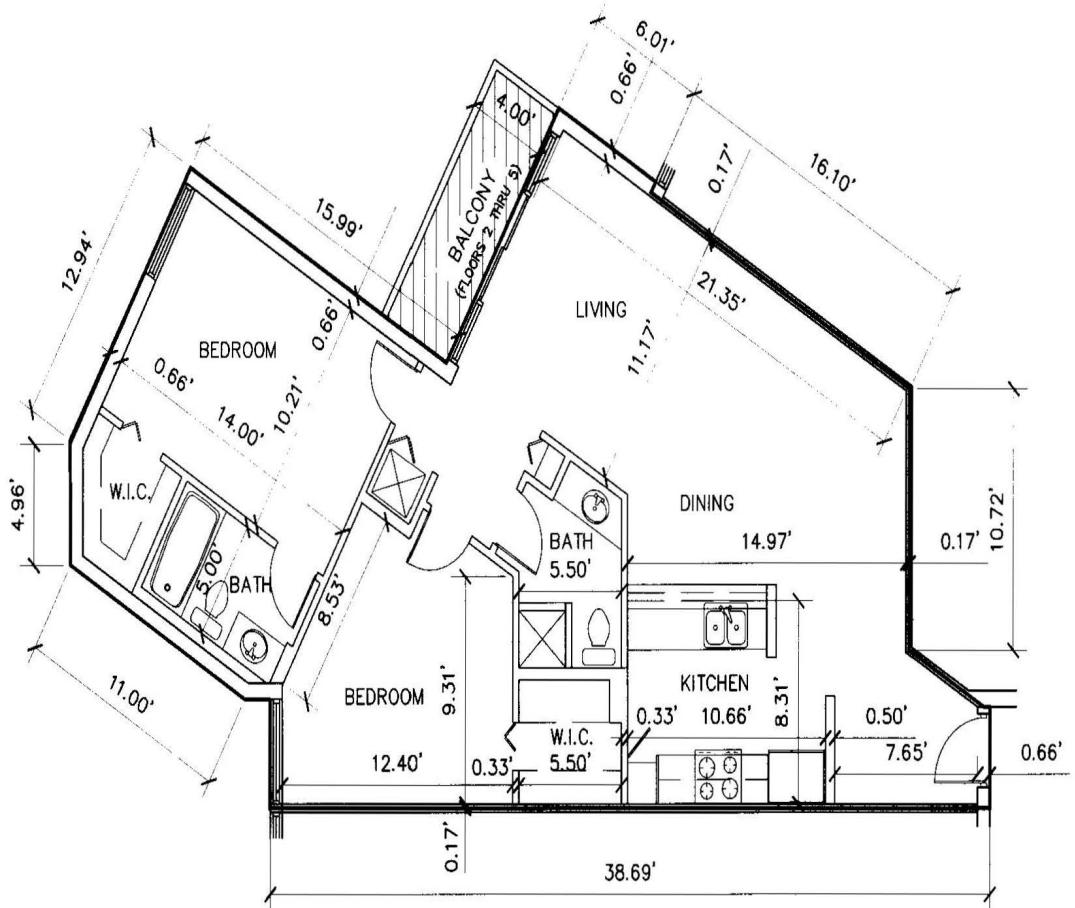
GRAPHIC SCALE

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EXHIBIT PAGE 9 OF 19

Book22058/Page1017

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LEGEND
 — UNIT LIMIT
 ■ LIMITED COMMON ELEMENTS

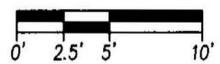
FLOOR PLAN FOR TYPE B-2 UNIT:

BUILDINGS A, B, C, D, E, F:

Units: 104, 105, 204, 205, 304, 305, 404, 405, 504, 505

**LAS BRISAS
 AT COUNTRY CLUB OF MIAMI,
 A CONDOMINIUM**

**TWO BEDROOM
 TYPE B-2 UNIT**



GRAPHIC SCALE

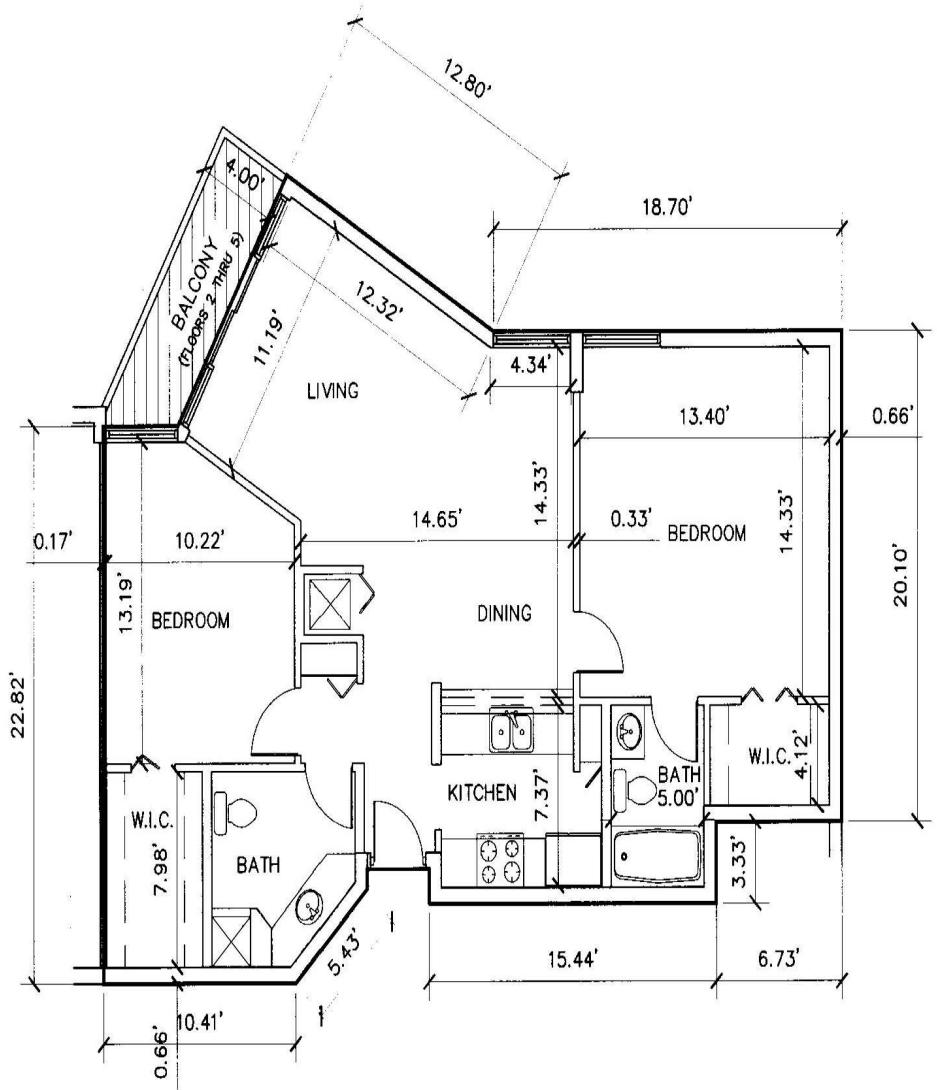
J. BONFILL & ASSOCIATES, INC.

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9360 S.W. 72nd STREET, MIAMI, FLORIDA 33173

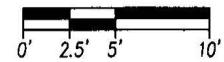
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LAS BRISAS
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**TWO BEDROOM
TYPE B-3 UNIT**



GRAPHIC SCALE

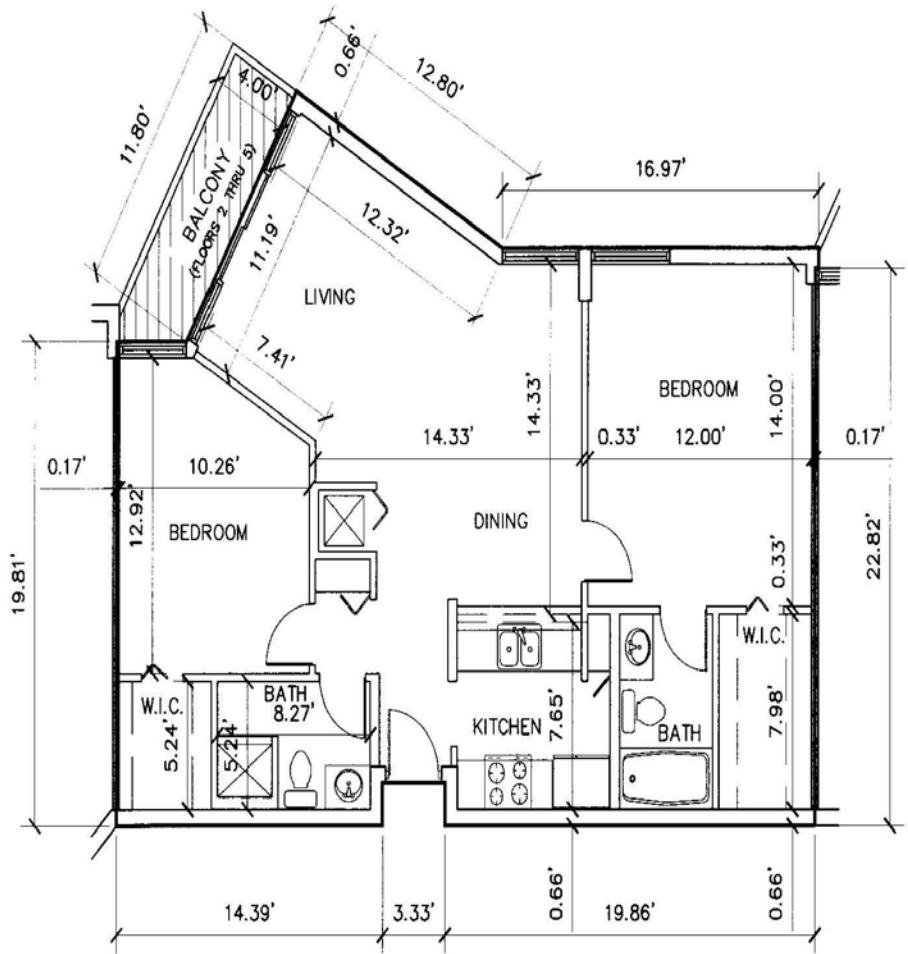
J. BONFILL & ASSOCIATES, INC.

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DATE: October 4th, 2003.



LEGEND
— UNIT LIMIT
■ LIMITED COMMON ELEMENTS

FLOOR PLAN FOR TYPE B-4 UNIT:

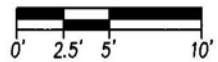
BUILDINGS A, B, C, D, E, F:

Units: 201, 301, 401, 501,
111, 211, 311, 411, 511

EXHIBIT PAGE 12 OF 19

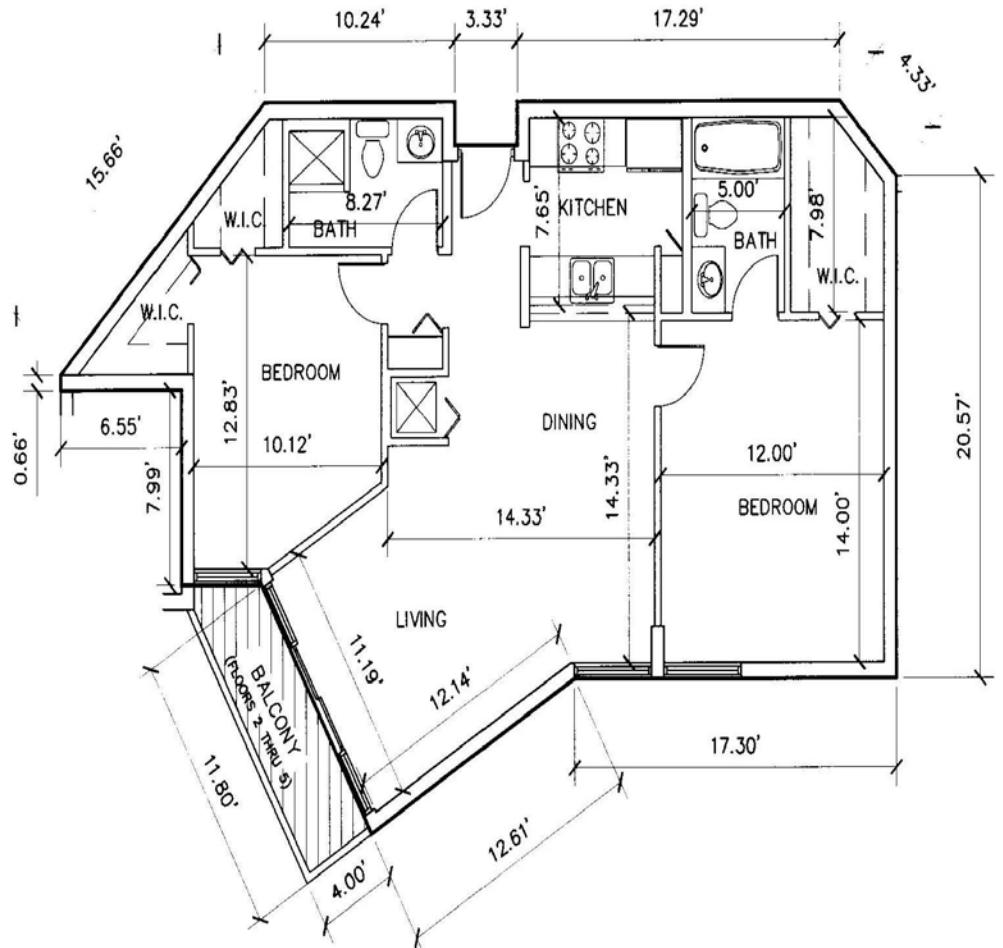
**LAS BRISAS
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A CONDOMINIUM**

**TWO BEDROOM
TYPE B-4 UNIT**



GRAPHIC SCALE

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LEGEND
— UNIT LIMIT
■ LIMITED COMMON ELEMENTS

FLOOR PLAN FOR TYPE B-5 UNIT:

BUILDINGS A, B, C, D, E, F:

Units: 108, 208, 308, 408, 508

EXHIBIT PAGE 13 OF 19

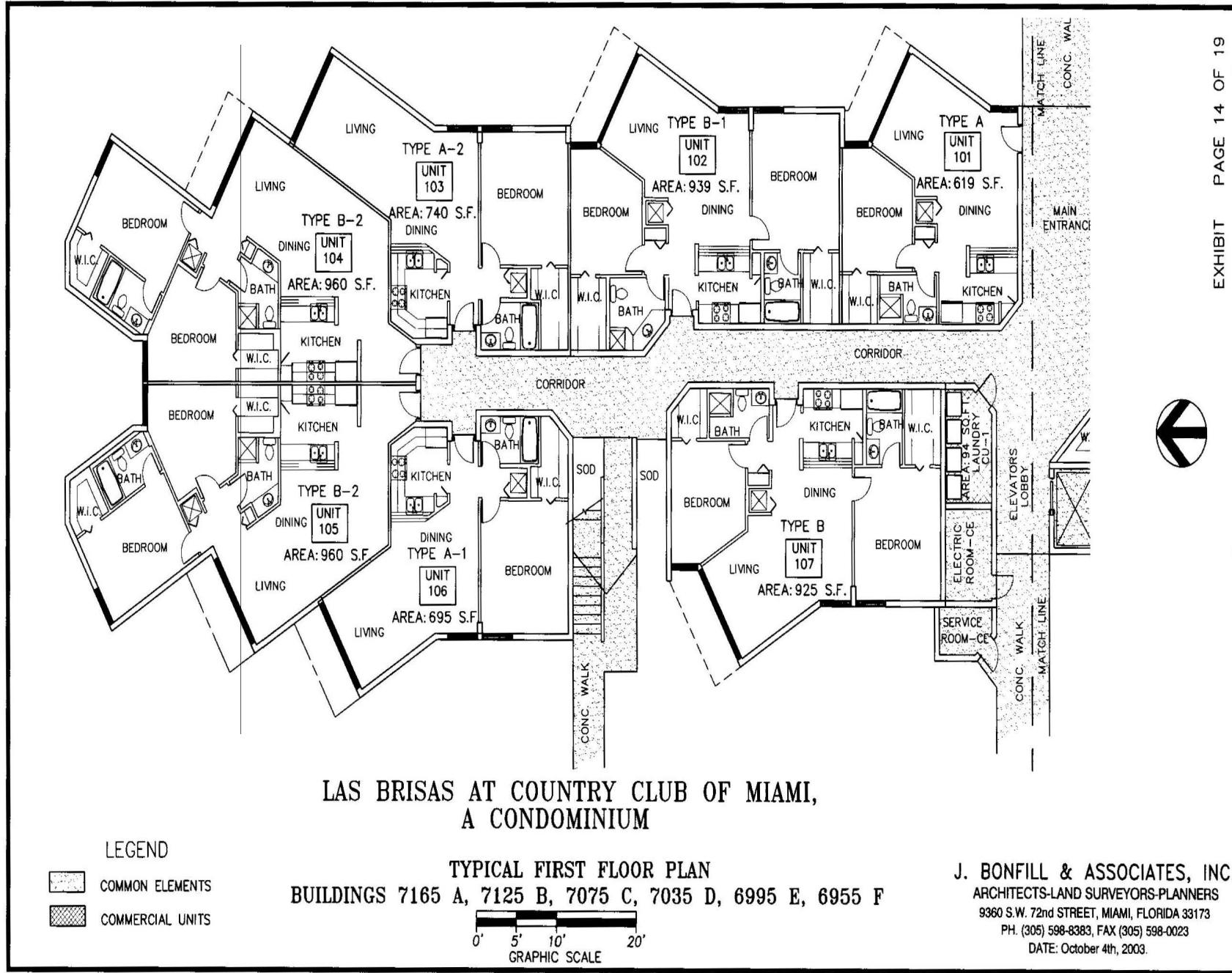
**LAS BRISAS
AT COUNTRY CLUB OF MIAMI,
A CONDOMINIUM**

**TWO BEDROOM
TYPE B-5 UNIT**



GRAPHIC SCALE

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LAS BRISAS AT COUNTRY CLUB OF MIAMI, A CONDOMINIUM

LEGEND

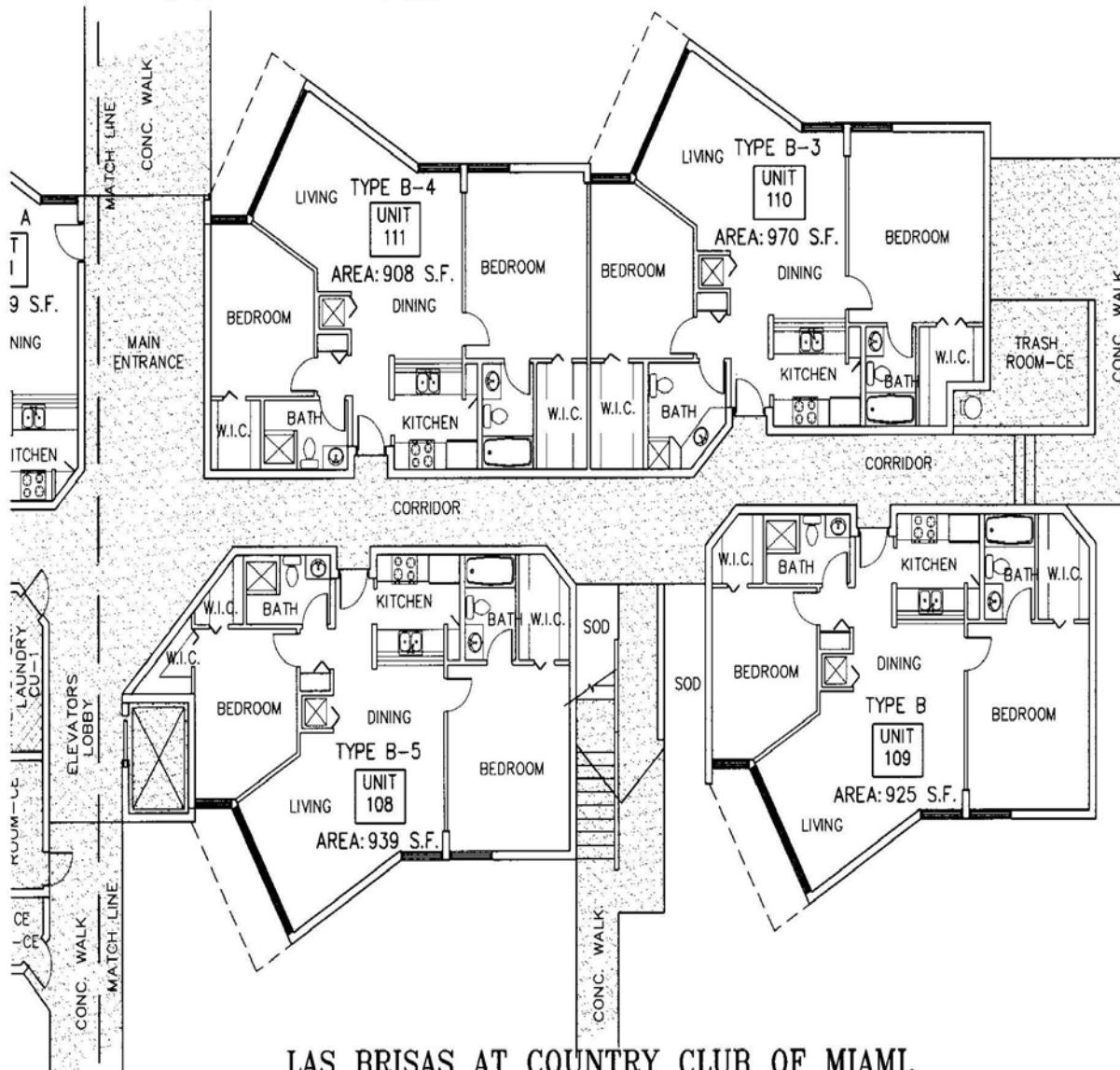
COMMON ELEMENTS
COMMERCIAL UNITS

TYPICAL FIRST FLOOR PLAN
BUILDINGS 7165 A, 7125 B, 7075 C, 7035 D, 6995 E, 6955 F

A horizontal graphic scale with a black bar and white markings. The scale is labeled with '0', '5', '10', and '20' in feet. The '5' mark is explicitly labeled, while '0', '10', and '20' are implied by the scale's length and the spacing of the other marks. Below the scale, the text 'GRAPHIC SCALE' is printed.

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DATE: October 4th, 2003.

0' 5' 10' 20'
GRAPHIC SCALE

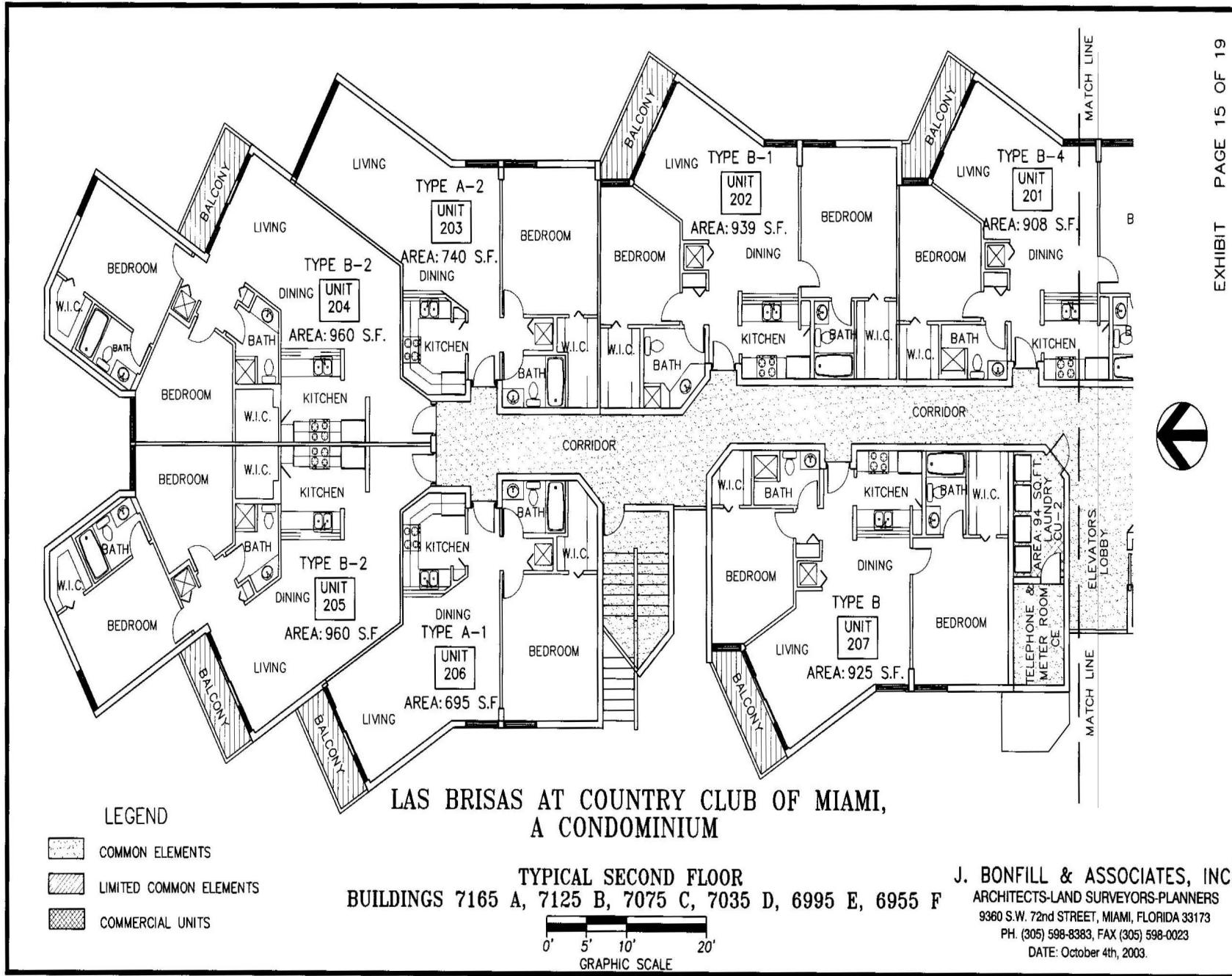


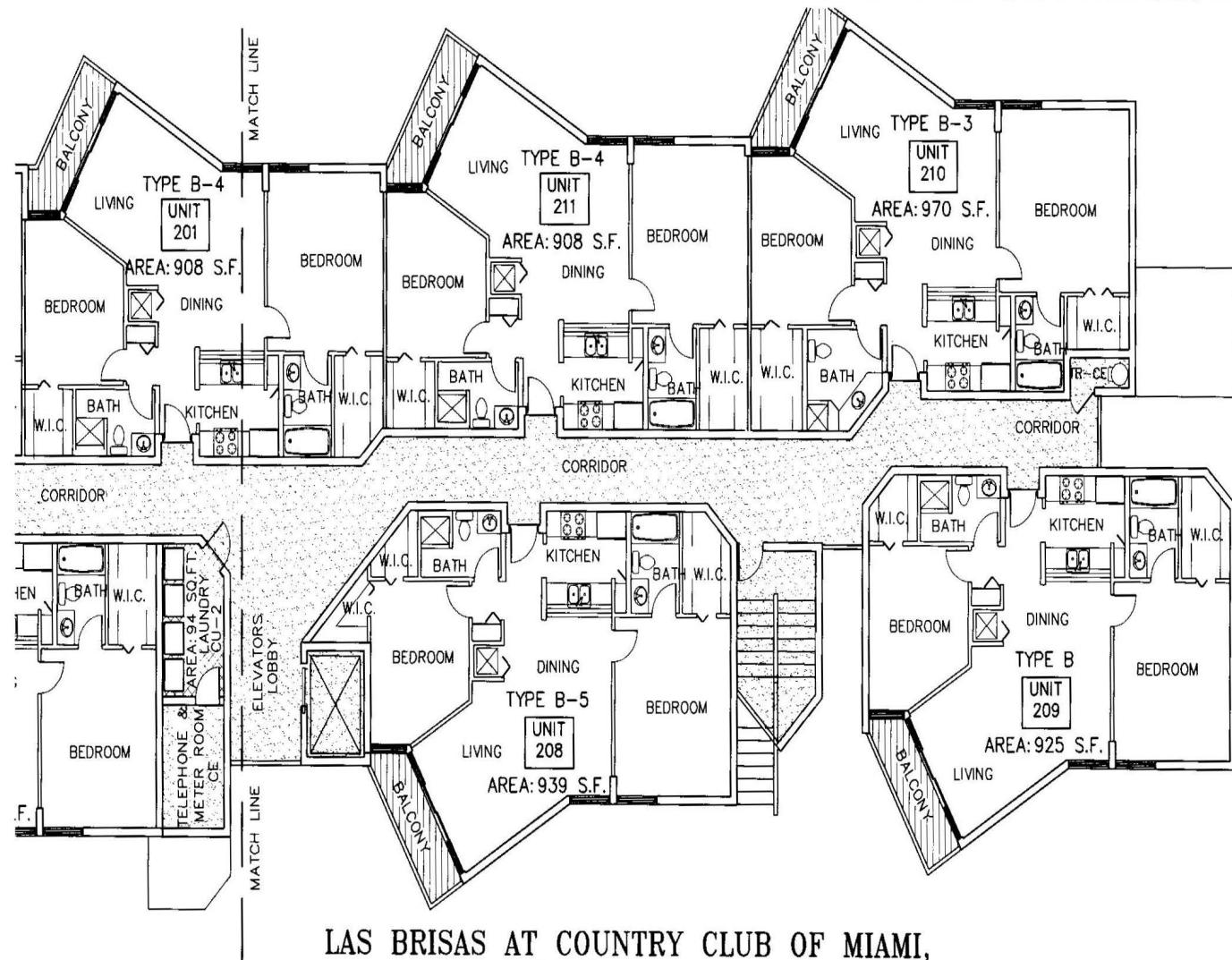
TYPICAL FIRST FLOOR PLAN
BUILDINGS 7165 A, 7125 B, 7075 C, 7035 D, 6995 E, 6955 F

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DATE: October 4th, 2003.



LEGEND
COMMON ELEMENTS
COMMERCIAL UNITS





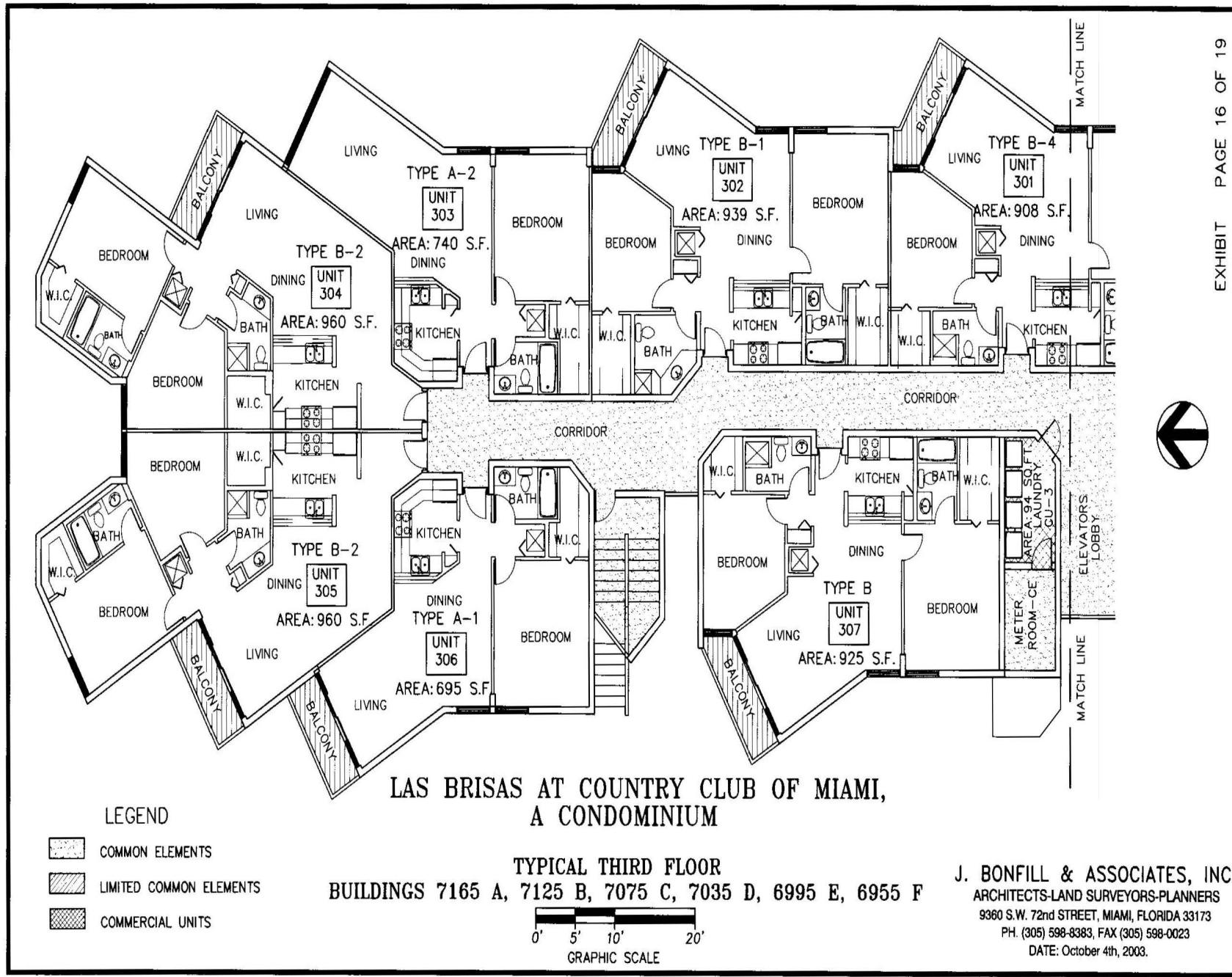
LAS BRISAS AT COUNTRY CLUB OF MIAMI, A CONDOMINIUM

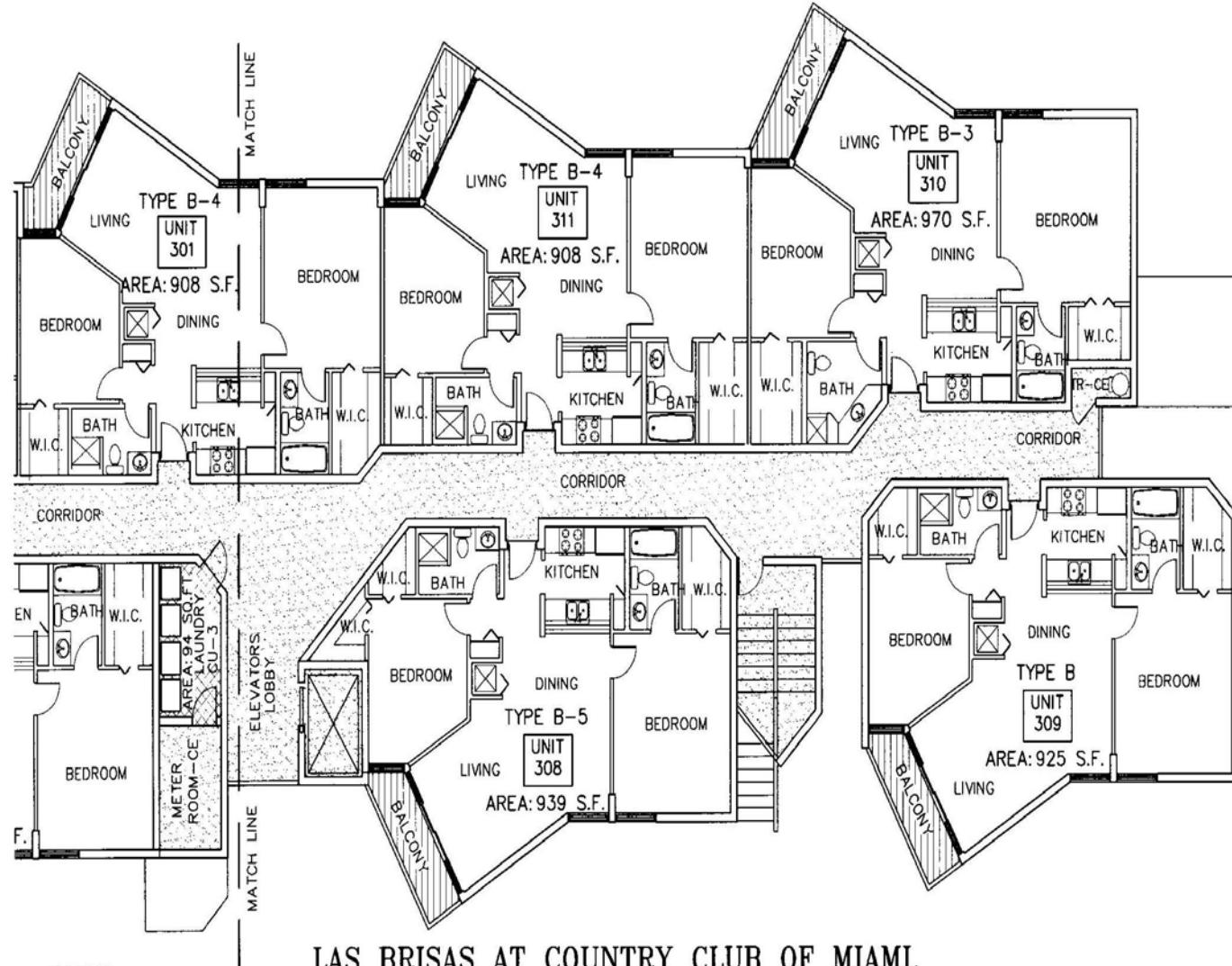
TYPICAL SECOND FLOOR

BUILDINGS 7165 A, 7125 B, 7075 C, 7035 D, 6995 E, 6955 F



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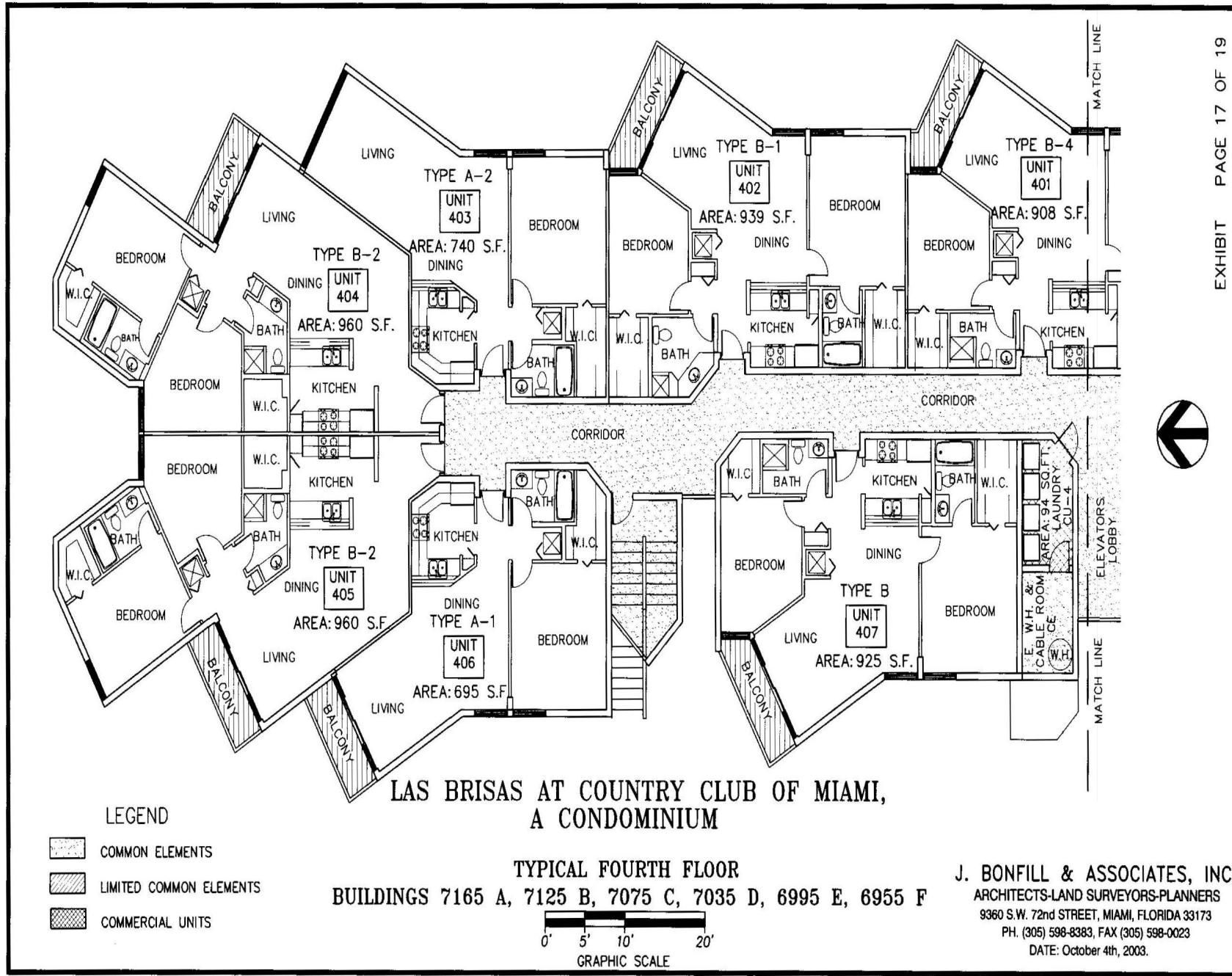


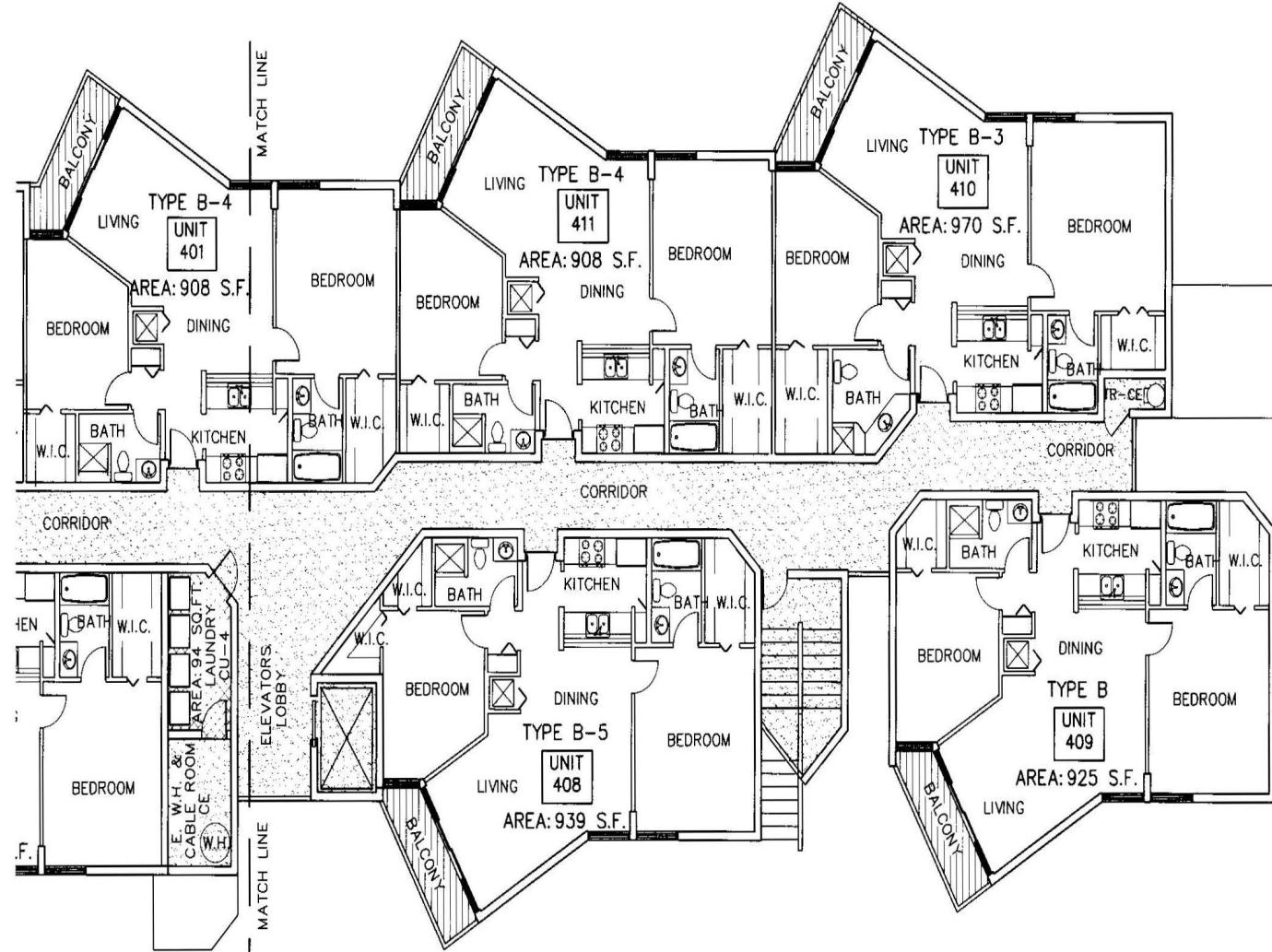
LAS BRISAS AT COUNTRY CLUB OF MIAMI, A CONDOMINIUM

TYPICAL THIRD FLOOR
BUILDINGS 7165 A, 7125 B, 7075 C, 7035 D, 6995 E, 6955 F

A horizontal graphic scale with a black bar and white numerical markings. The markings are labeled '0'' at the left end, '5'' in the middle, '10'' to the right of '5', and '20'' at the far right. Below the scale, the text 'GRAPHIC SCALE' is printed in a bold, sans-serif font.

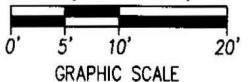
J. BONFILL & ASSOCIATES, INC.
ARCHITECTS-LAND SURVEYORS-PLANNERS
9360 S.W. 72nd STREET, MIAMI, FLORIDA 33173
PH. (305) 598-8383, FAX (305) 598-0023
DATE: October 4th, 2003.





LAS BRISAS AT COUNTRY CLUB OF MIAMI, A CONDOMINIUM

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