

RECORD AND RETURN TO:

Name: LEOPOLD, KORN & LEOPOLD, P.A.
Address: 20801 Biscayne Blvd., #501
Aventura, FL 33180

THIS INSTRUMENT PREPARED BY:

Name: GARY A. KORN, Esquire
LEOPOLD, KORN & LEOPOLD, P.A.
Address: 20801 Biscayne Blvd., #501
Aventura, FL 33180

NOTE: THIS AMENDMENT TO DECLARATION OF CONDOMINIUM SUPERSEDES AND REPLACES THE AMENDMENT TO DECLARATION OF CONDOMINIUM WHICH WAS FILED FOR RECORD ON JULY 15, IN OFFICIAL RECORDS BOOK 23577, AT PAGE 622, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS AMENDMENT TO DECLARATION OF CONDOMINIUM WAS ADOPTED AT THE SPECIAL MEETING OF THE MEMBERS OF THE CONDOMINIUM ASSOCIATION HELD ON JULY 15, 2005.

CFN 20050874463
OR Bk 23695 Pgs 2266 - 2304 (39pgs.)
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MIAMI-DADE COUNTY, FLORIDA

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AMENDMENT TO DECLARATION OF CONDOMINIUM

This Amendment to Declaration of Condominium (the "Amendment") is made by VUE AT BRICKELL CONDOMINIUM ASSOCIATION, INC., a not-for-profit Florida corporation (the "Condominium Association").

WITNESSETH:

WHEREAS, VUE AT BRICKELL, a Condominium (the "Condominium") was created by the recordation of the Declaration of Condominium (the "Declaration") for the Condominium on February 22, 2005 in Official Records Book 23102, at Page 262, of the Public Records of Miami-Dade County, Florida; and

WHEREAS, the Condominium Association wishes to amend the Declaration in accordance with the provisions contained within Article VIII of the Declaration;

NOW, THEREFORE, the Condominium Association hereby amends the Declaration as follows:

1. The following provisions are hereby added to, and incorporated within, the Declaration as Article XXXI F:

a. The owner of the Commercial Units shall have the right to install, at the sole cost and expense of the owner of the Commercial Units, a gate on the seventh parking level of the Condominium, which will separate the seventh parking level of the Condominium from the other parking levels within the parking garage (the "Parking Garage") of the Condominium;

b. The owner of the Commercial Units, at the sole cost and expense of the owner of the Commercial Units, shall have the right to install signs and/or awnings on the outside of the condominium building above the Commercial Units, provided the signage and/or awnings installed is in accordance with the laws of all applicable governmental agencies and has been approved by all applicable governmental agencies, if such approval is required;

c. The sidewalks in front of the Commercial Units shall be used exclusively by the owner of the Commercial Units and its lessees, guests and invitees, in perpetuity; subject, however, to the rights of the general public to utilize the public sidewalks;

d. The owner of the Commercial Units, at the sole cost and expense of the owner of the Commercial Units, shall have the right to install a kitchen exhaust system within the Commercial Units and all other systems, including air conditioning, which may be needed in conjunction with the ownership and operation of the Commercial Units. In the event the owner of the Commercial Units elects to install a kitchen exhaust system, then the owner of the Commercial Units shall, at the sole cost and expense of the owner of the Commercial Units, install grease scrubbers on the vents which will be part of the kitchen exhaust system and such kitchen exhaust system shall be installed in accordance with the following requirements:

Kitchen exhaust fans shall be equipped with a code approved smoke and odor precipitator.

LEOPOLD, KORN & LEOPOLD, P.A.

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The system shall include a containment basin and replaceable grease absorbing media.

The installation shall be in compliance with the requirements of all applicable governmental authorities.

All kitchen exhaust systems shall be in compliance with the requirements of all applicable governmental authorities and the owner of the Commercial Units shall utilize its best efforts to cause the kitchen exhaust systems to be installed in such a manner as will minimize the emanation of odors from the Commercial Units.

e. All expenses associated with trash removal from the Commercial Units (except for trash removal associated with a restaurant operation within the Commercial Units) and all expenses associated with the consumption of water in the Commercial Units is included within the maintenance assessments to be paid to the Condominium Association by the owner of the Commercial Units. The owner of the Commercial Units shall have no further obligation for payment, to the Condominium Association, for any trash removal or water charges which may be incurred in conjunction with the ownership and operation of the Commercial Units.

f. The owner of the Commercial Units, at the sole cost and expense of the owner of the Commercial Units, shall have the right to provide a station for valet parking to be located in front of the Commercial Units on N.E. 2nd Avenue. All valet parking services associated with the station for valet parking installed by the owner of the Commercial Units, if applicable, shall be paid for by the owner of the Commercial Units. The owner of the Commercial Units and its lessees, guests and invitees shall have the right to utilize the parking spaces located within the seventh parking level of the Parking Garage and the Condominium Association shall be deemed to have granted ingress, egress and access to the owner of the Commercial Units and its lessees, guests and invitees, to and from such parking spaces. In addition, the owner of the Commercial Units, its lessees, guests and invitees may utilize the services of the valet parking system, if any, contracted for by the Condominium Association, for the parking of automobiles for the owner of the Commercial Units, its lessees, guests and invitees, without any additional charge being incurred; provided, however, that the automobiles of the owner of the Commercial Units, its lessees, guests and invitees shall be parked by such valet parking service in the parking spaces located on the seventh parking level of the Parking Garage.

g. There shall be no restrictions imposed by the Condominium Association upon the type of tenants or businesses which may lease space within the Commercial Units, as long as the use of such space is not in violation of existing governmental laws and ordinances. There shall also be no restrictions imposed by the Condominium Association upon the hours of operation of the businesses conducted within the Commercial Units, so long as the businesses conducted within the Commercial Units are operated only during hours which are permitted and authorized by all applicable governmental laws and ordinances.

h. The owner of the Commercial Units and its lessees shall have the exclusive use of Trash Rooms 113 and 114 (as depicted within Exhibit "A" attached hereto) for the storage of trash by the tenants of the premises within the North portion of the Commercial Units.

i. The owner of the Commercial Units and its lessees shall have the exclusive use of Trash Room 125 and the space appurtenant thereto (all as depicted within Exhibit "A" attached hereto) for the storage of trash by the tenants of the premises within the South portion of the Commercial Units.

j. Parking Spaces 7-2 through 7-65 (not including 7-5, 7-6, 7-7, 7-34 and 7-35) shall be for the exclusive use of the owner of the Commercial Units, its lessees, guests and invitees.

k. All handicapped parking spaces within the Condominium shall be available, on a non-exclusive basis, by all unit owners and their respective lessees, guests and invitees, at no additional cost or expense.

l. Neither the unit owners nor the Condominium Association may amend the Declaration of Condominium in any manner which would adversely affect the operation of the Commercial Units nor may the unit owners or the Condominium Association adopt any by-laws or rules and regulations which would adversely affect the operation of the Commercial Condominium Units, without the written consent of the owner of the Commercial Units.

m. The Condominium Association shall not engage in any activities which would adversely affect the operation of the Commercial Units as an ongoing business venture.

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2. The provisions contained within Article XXXI of the Declaration and the provisions of Paragraph 1 of this Amendment may not be amended or modified without the vote of members holding not less than eighty percent (80.00%) of the total votes of the Condominium Association, by the owner of the Commercial Units and, if there shall be a lease agreement in effect with respect to any of the Commercial Units, the provisions contained within Article XXXI of the Declaration and the provisions of Paragraph 1 of this Amendment may not be amended or modified without the written consent of such lessee(s).

3. Attached to this Amendment as Exhibit "B" is the revised page showing additional Storage Spaces within the Condominium, which revised page shall be deemed to be incorporated into the Plot Plan, Survey and Graphic Description of the improvements of the Condominium which was originally attached as Exhibit "B" to the Declaration.

4. Except as herein modified and amended, each and every one of the terms, provisions and conditions contained within the Declaration shall remain unmodified and shall continue in full force and effect.

IN WITNESS WHEREOF, this Amendment to Declaration of Condominium has been executed this 15th day of July, 2005.

Witness:

Print Name: HAROLD FRIEDMAN
WILLIE R. PIPES
Print Name: WILLIE R. PIPES

VUE AT BRICKELL CONDOMINIUM
ASSOCIATION, INC., a not-for-profit Florida
corporation

By: LOUIS BIRDMAN, President

Address: 1200 South Miami Avenue
Miami, Florida 33130

STATE OF FLORIDA

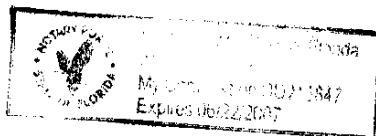
COUNTY OF Broward } ss:

The foregoing instrument was acknowledged before me this 15th day of July, 2005, by LOUIS BIRDMAN, as President of VUE AT BRICKELL DEVELOPMENT L.L.C., a Florida limited liability company, who is personally known to me.

My Commission Expires:

[Signature]
Notary Public, State of Florida

Print Name: Tranet Alvarez



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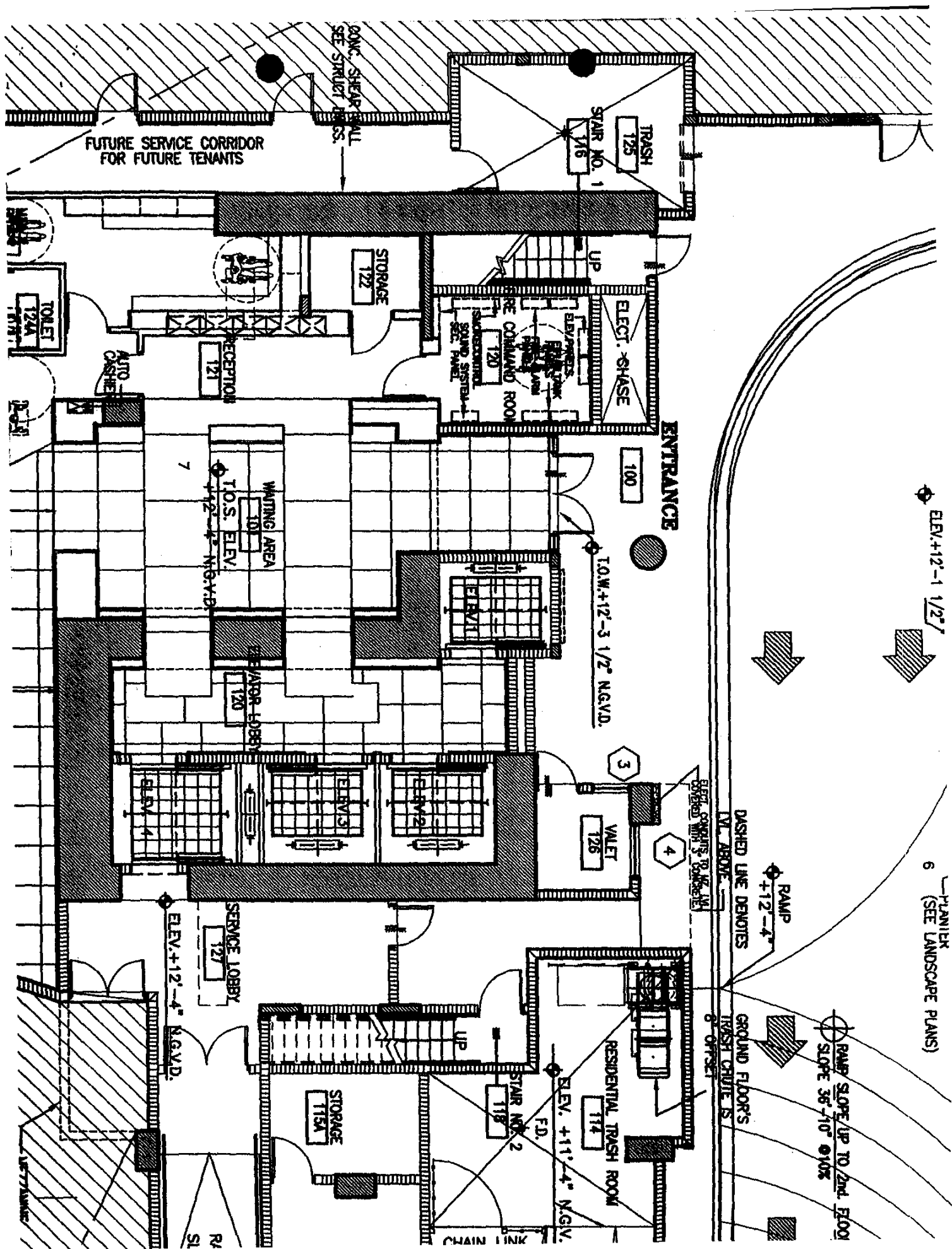
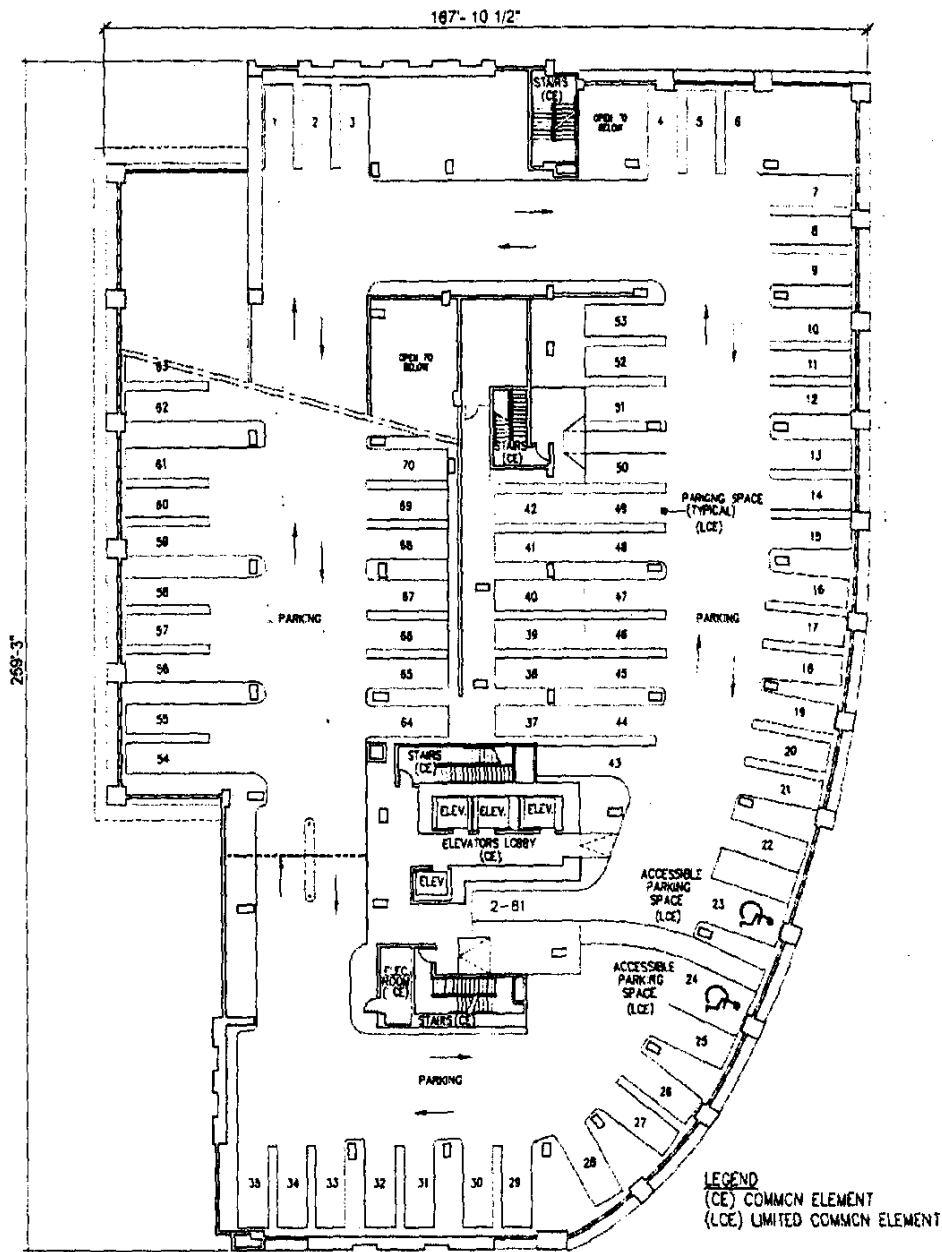


EXHIBIT "B"



2ND FLOOR PARKING LEVEL

Sheet Number 9 OF 63

REVISION DATE: 6/21/05
REVISION DATE: 3/25/05

Exhibit "B"



J.H. MANUCY, INC.

Land Surveyors / Civil, Structural & Environmental Engineers
4694 Palm Avenue • Suite 203
Hialeah, Florida 33012
Tel: (305) 821-1281 • Fax: (305) 825-1705

LB6832

**Vue at Brickell,
a Condominium**

1250 SOUTH MIAMI AVE. MIAMI, FL.

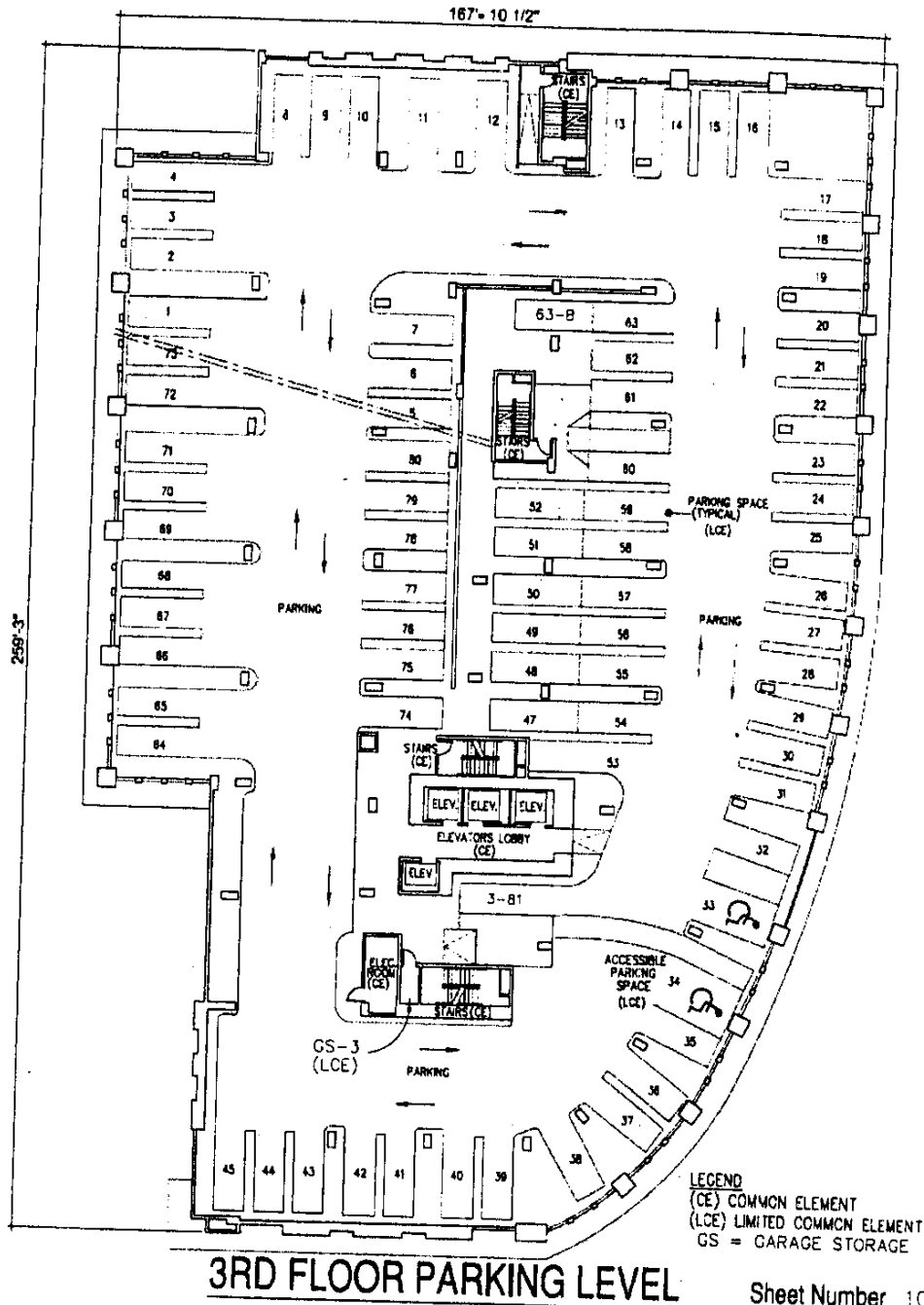
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SCALE: 1" = 40'

FIELD BOOK: SKETCH

ORDER No.: 105555



Sheet Number 10 OF 63

REVISION DATE: 6/21/05
REVISION DATE: 3/25/05

Exhibit "B"



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Tel: (305) 821-1281 • Fax: (305) 825-1705

LB6632

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1250 SOUTH MIAMI AVE. MIAMI, FL.

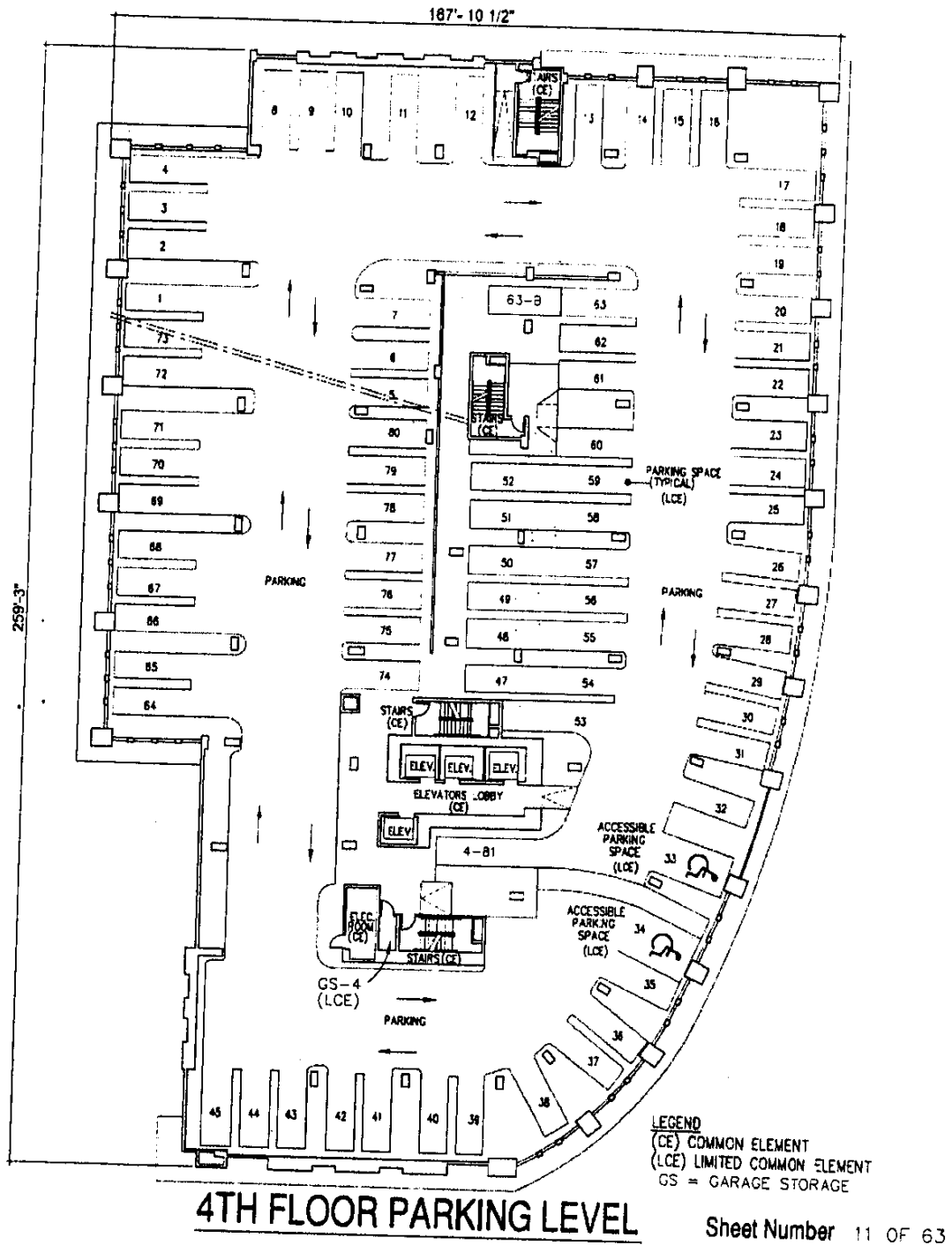
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ORDER No.: 105555



REVISION DATE: 6/21/05
 REVISION DATE: 3/25/05

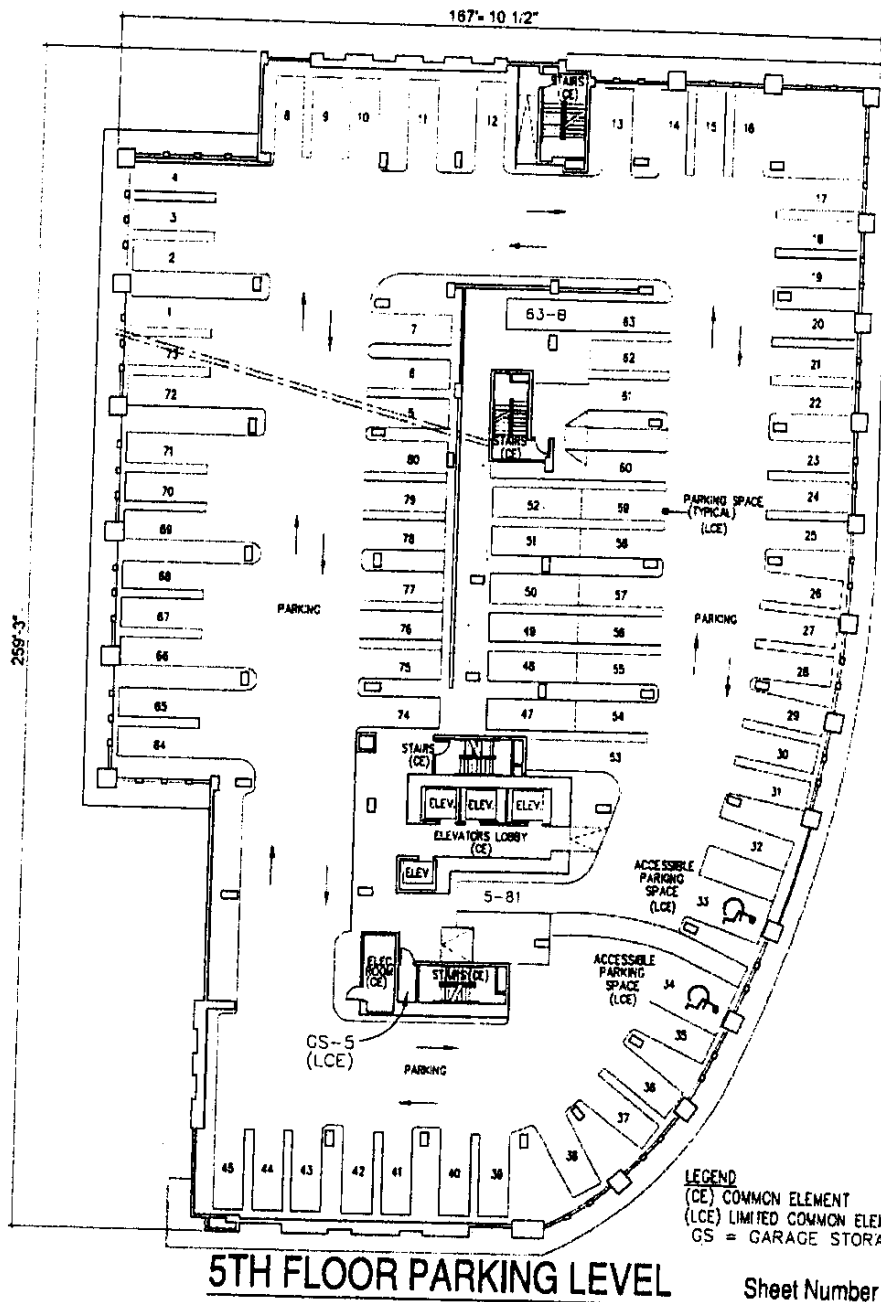
Exhibit "B"

J.H. MANUCY, INC.
 Land Surveyors / Civil, Structural & Environmental Engineers
 4604 Palm Avenue • Suite 203
 Hialeah, Florida, 33012
 Tel (305) 821-1281 • Fax (305) 825-1705

**Vue at Brickell,
 & Condominium**
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Sheet Number 12 OF 63

REVISION DATE: 6/11/05
 REVISION DATE: 3/25/05

Exhibit "B"



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DATE: 1/03/05

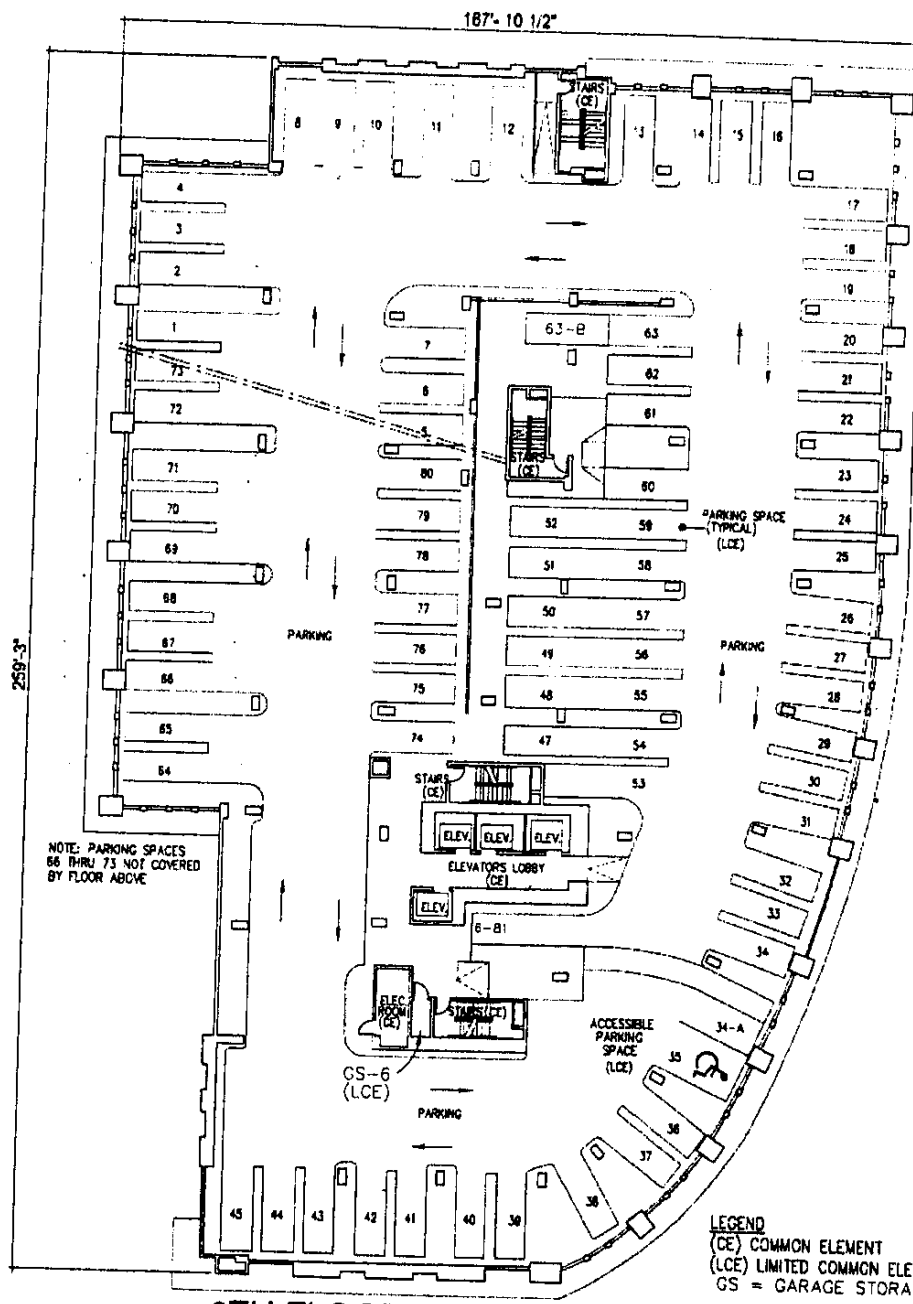
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6TH FLOOR PARKING LEVEL

LEGEND
 (CE) COMMON ELEMENT
 (LCE) LIMITED COMMON ELEMENT
 GS = GARAGE STORAGE

Sheet Number 13 OF 63

REVISION DATE: 6/21/05
 REVISION DATE: 3/25/05

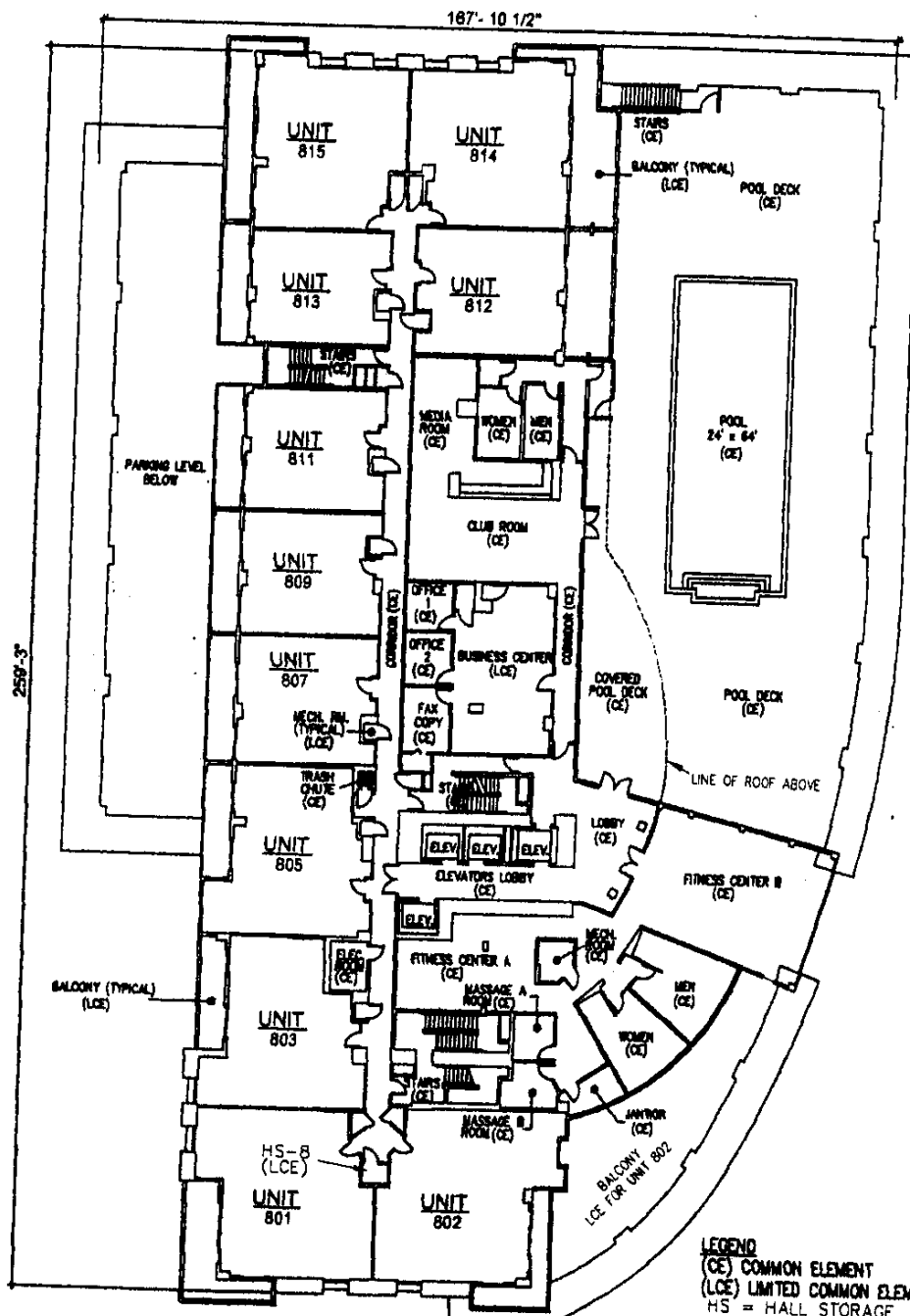
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8TH FLOOR PLAN

Sheet Number 15 OF 63

REVISION DATE: 6/21/05

Exhibit "B"

J.H. MANUCY, INC.
 Land Surveyors / CM, Structural & Environmental Engineers
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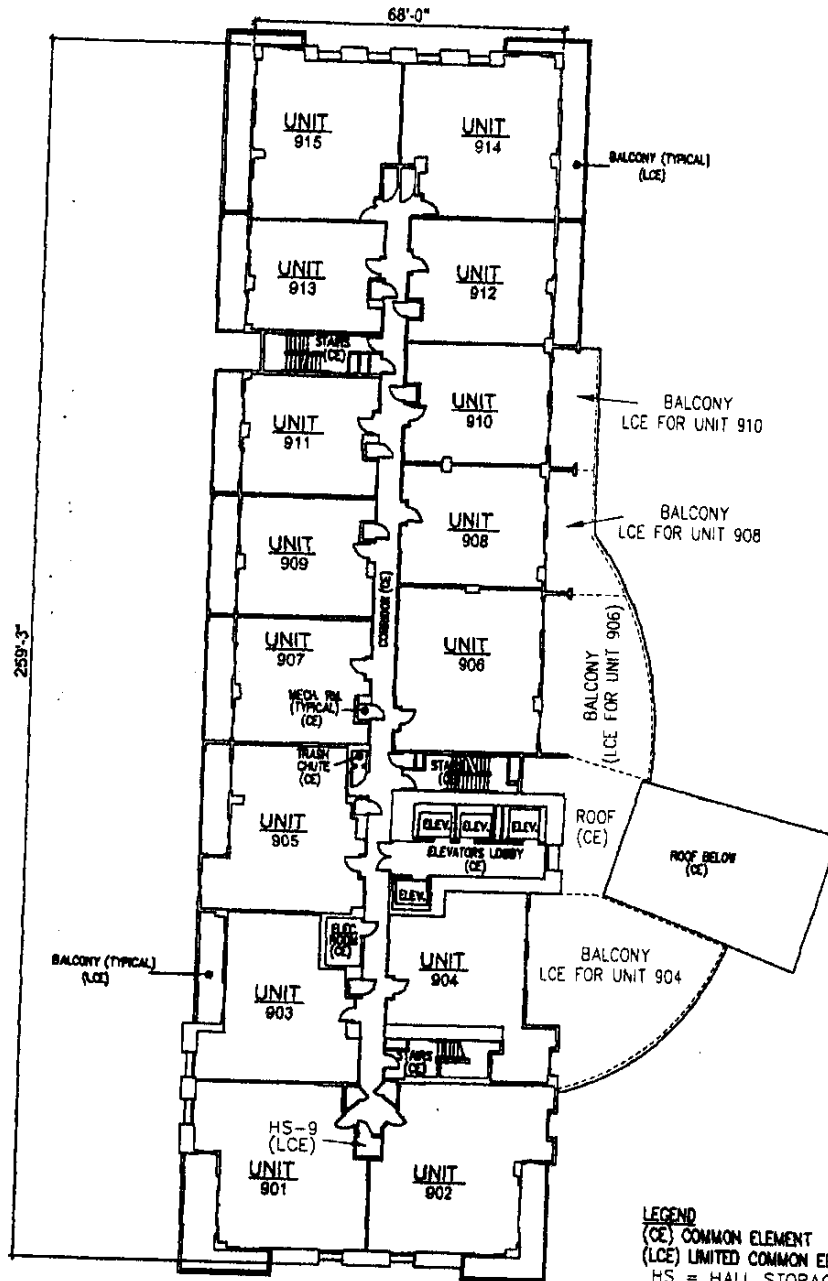
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FIELD BOOK: SKETCH

ORDER No.: 105555



9TH FLOOR PLAN

Sheet Number 16 OF 63

REVISION DATE: 6/21/05

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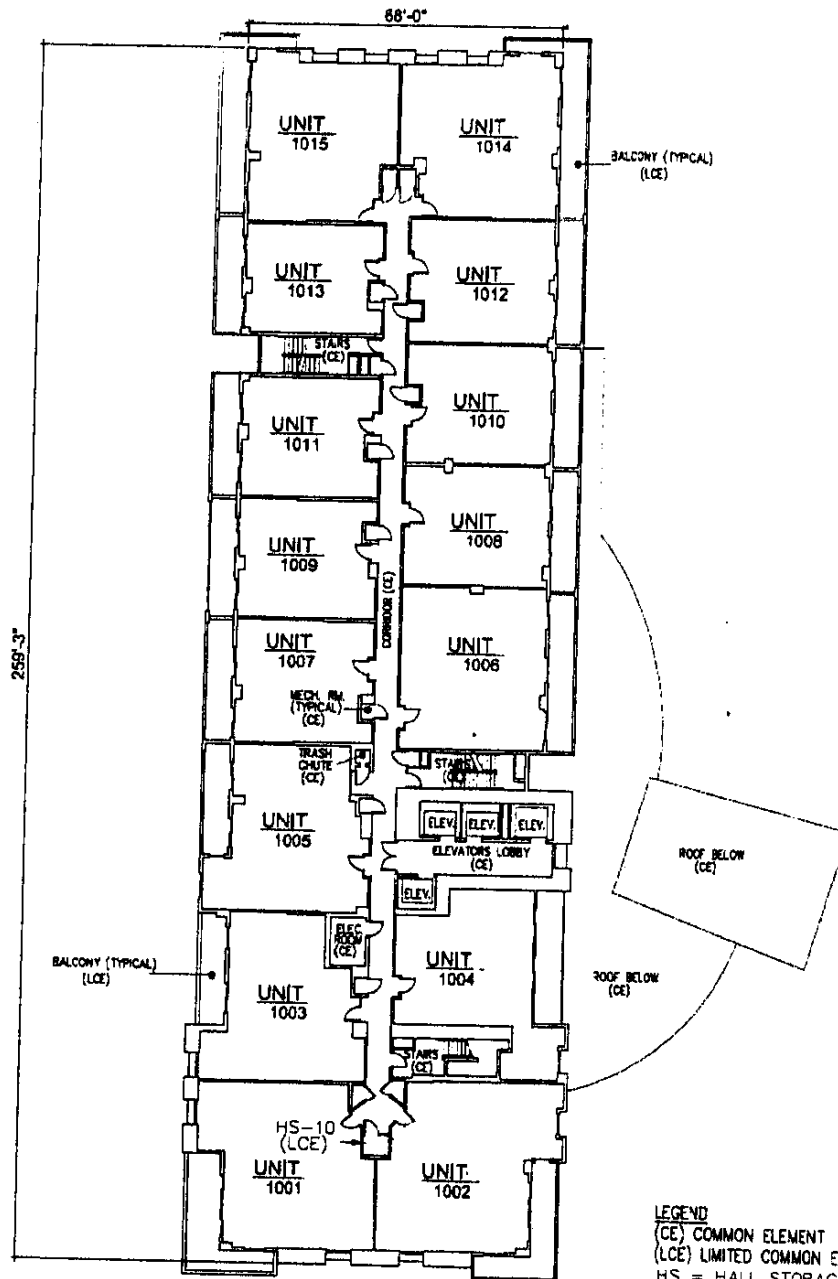
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10TH FLOOR PLAN

Sheet Number 17 OF 63

REVISION DATE: 6/21/05

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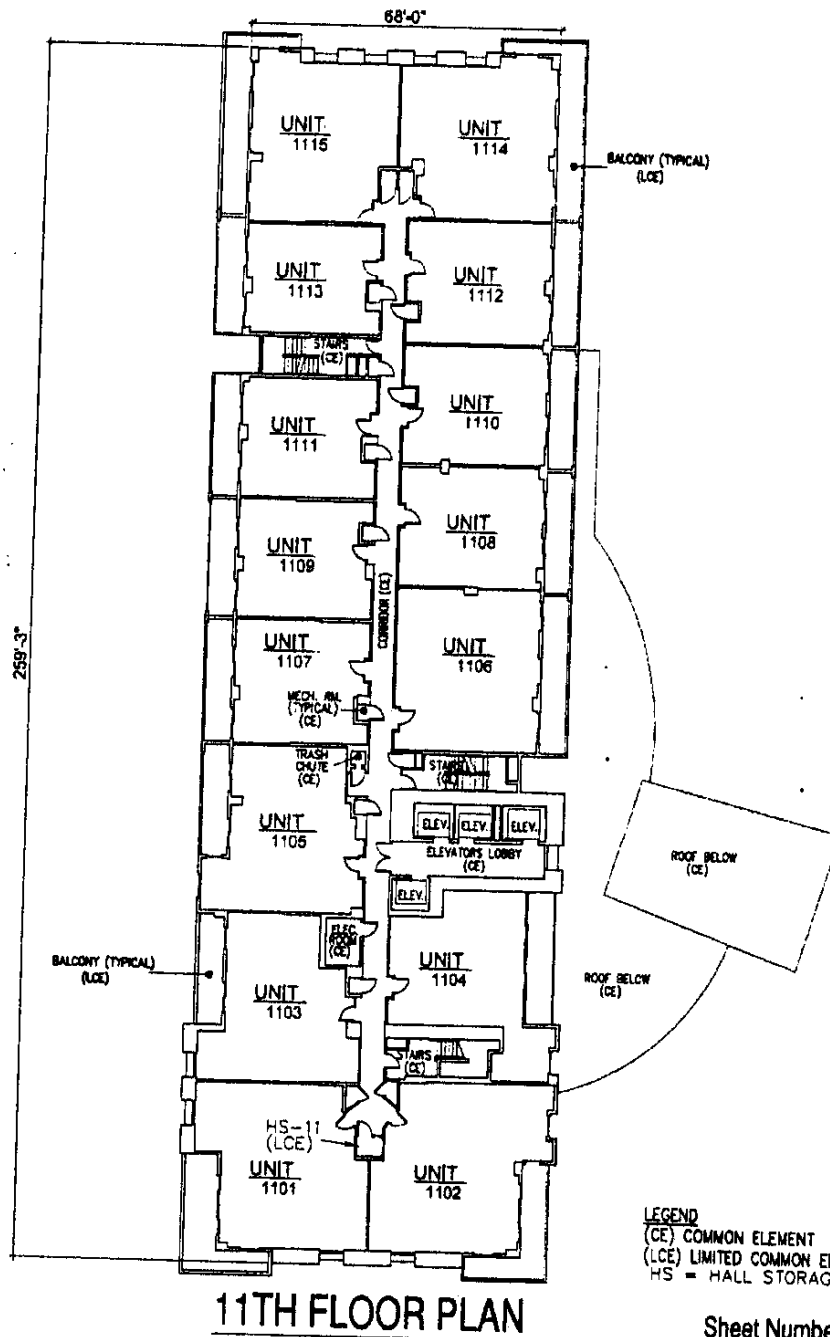
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Sheet Number 18 OF 63

REVISION DATE: 6/21/05

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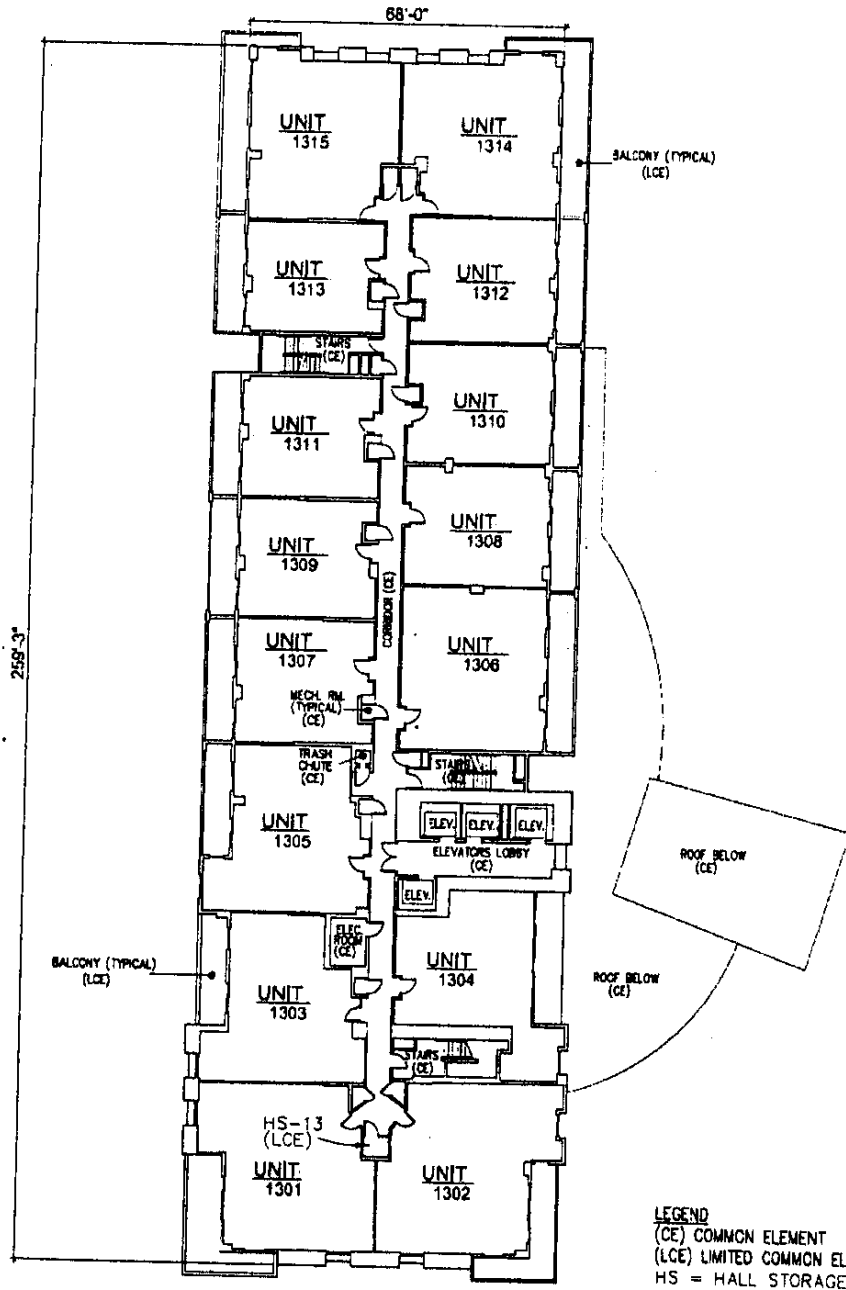
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13TH FLOOR PLAN

Sheet Number 20 OF 63

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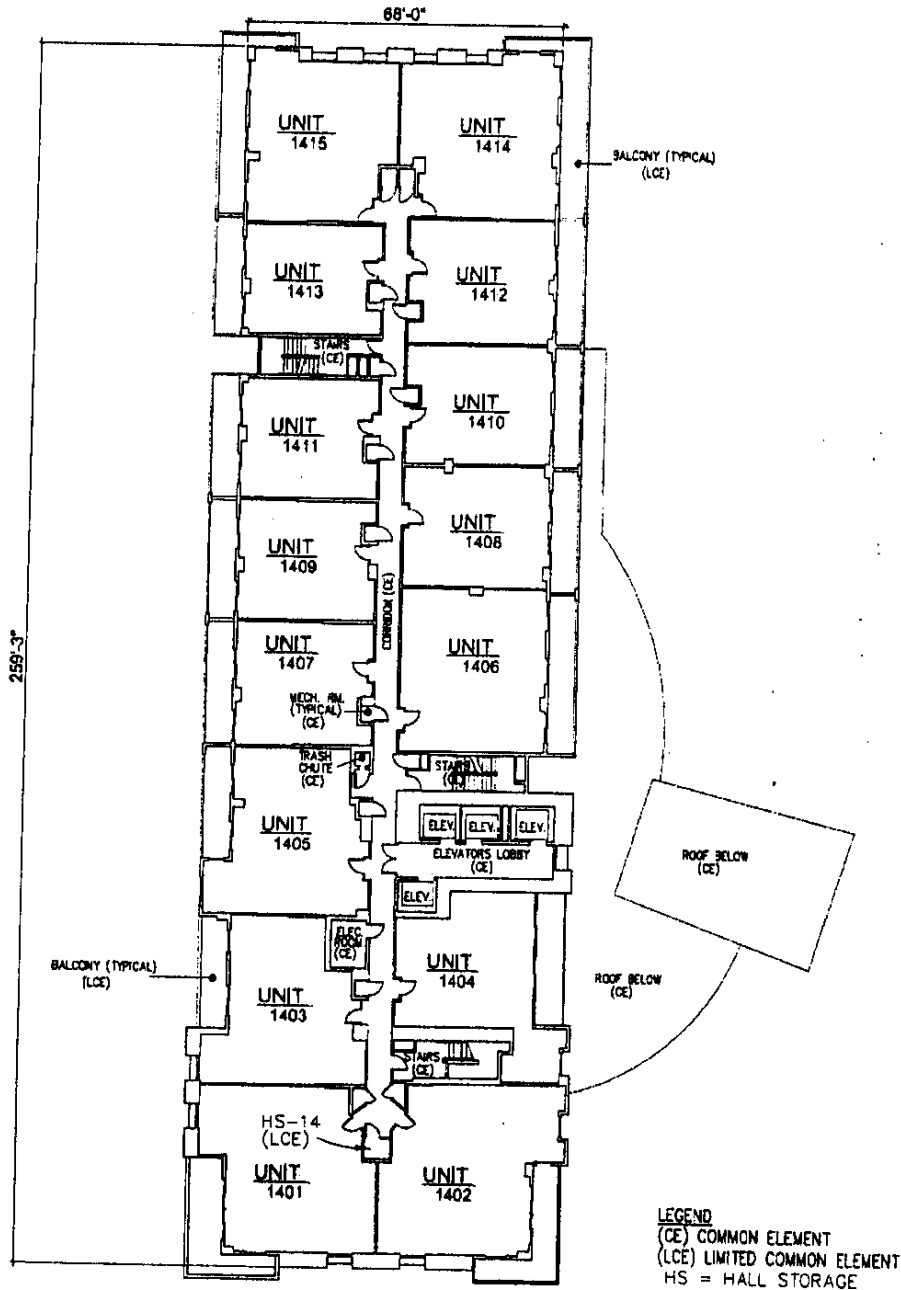
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14TH FLOOR PLAN

Sheet Number 21 OF 63

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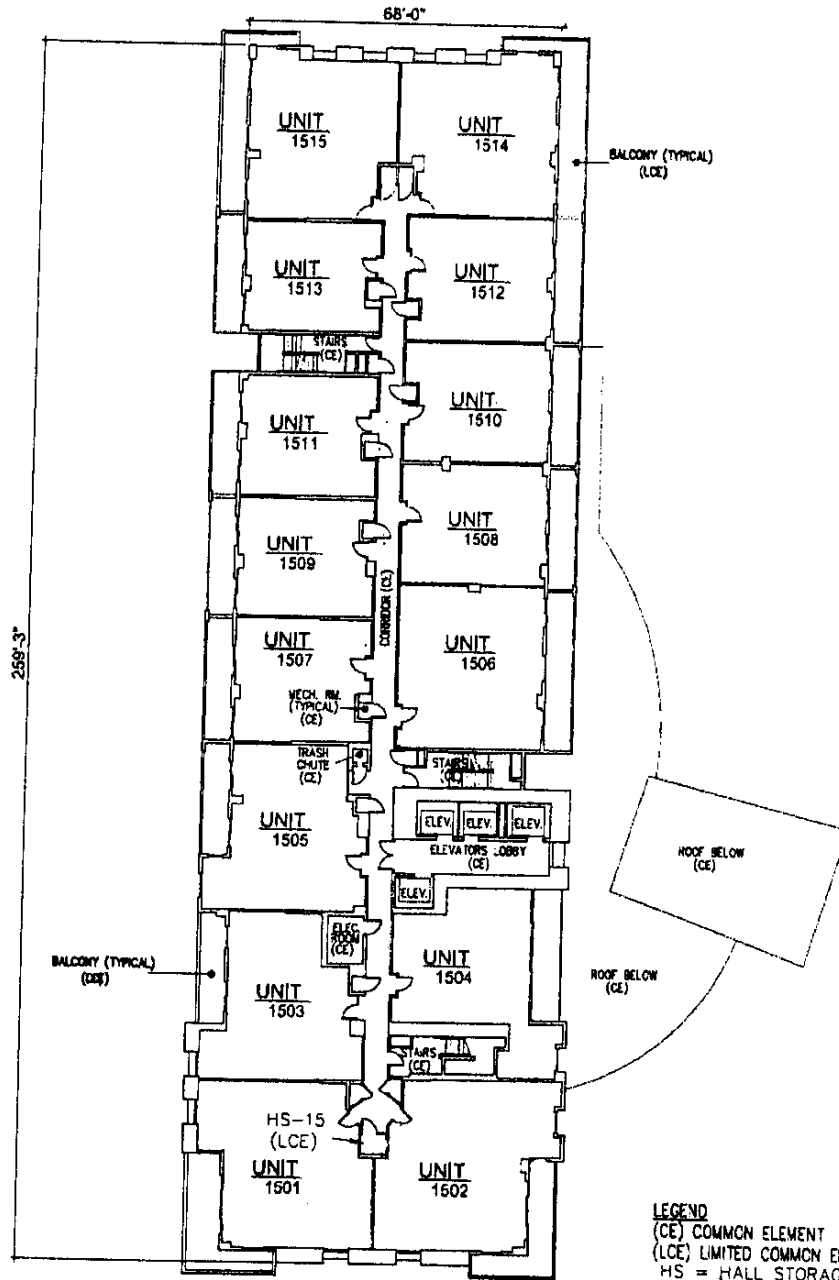
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15TH FLOOR PLAN

Sheet Number 22 OF 63

REVISION DATE: 6/21/05

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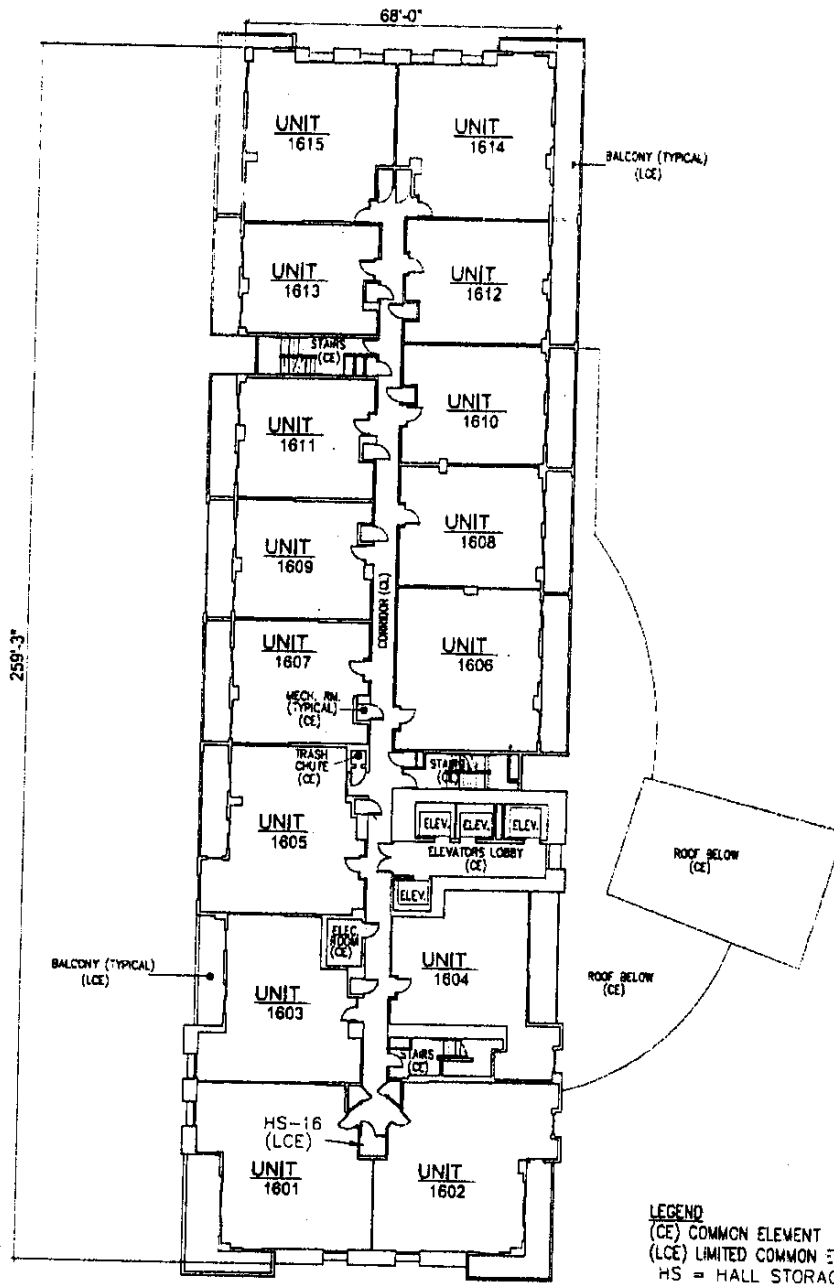
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16TH FLOOR PLAN

Sheet Number 23 OF 63

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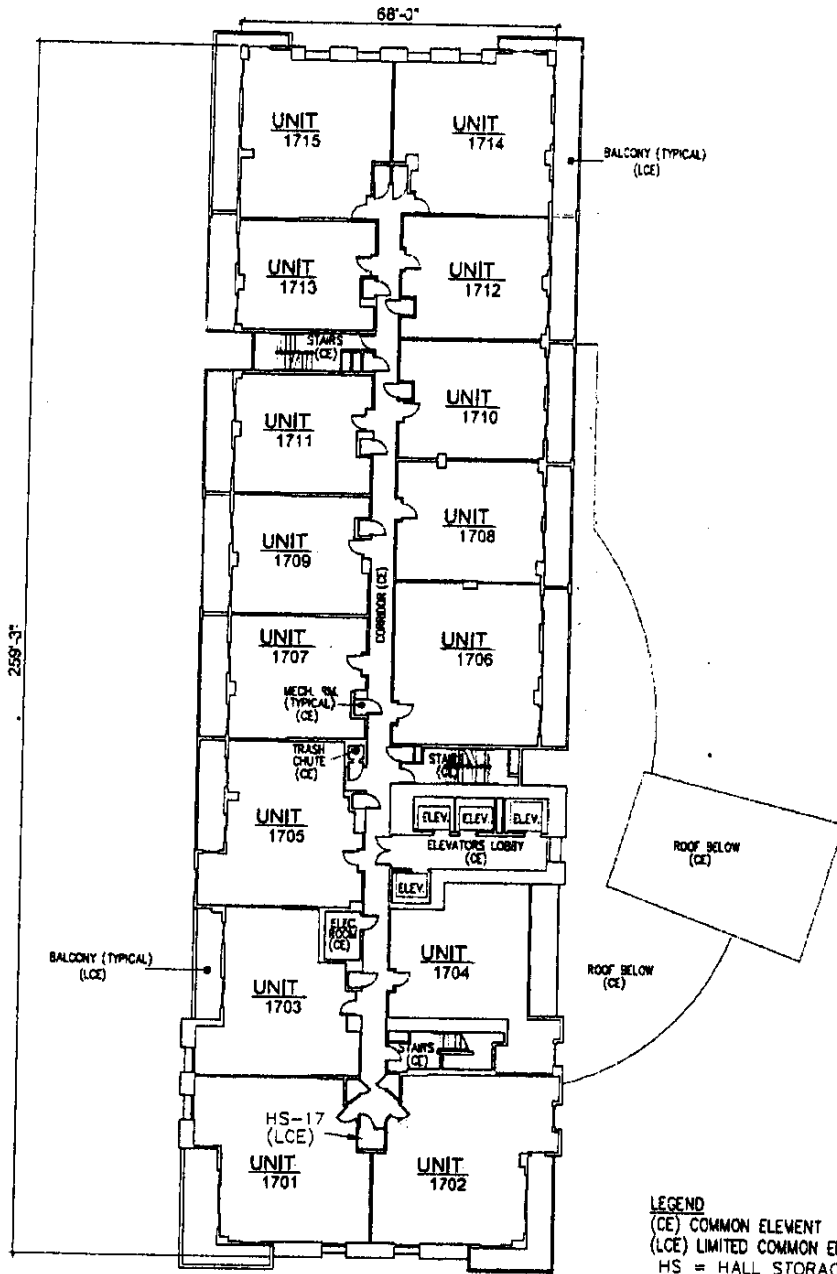
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17TH FLOOR PLAN

LEGEND
 (CE) COMMON ELEMENT
 (LCE) LIMITED COMMON ELEMENT
 HS = HALL STORAGE

Sheet Number 24 OF 63

REVISION DATE: 6/21/05

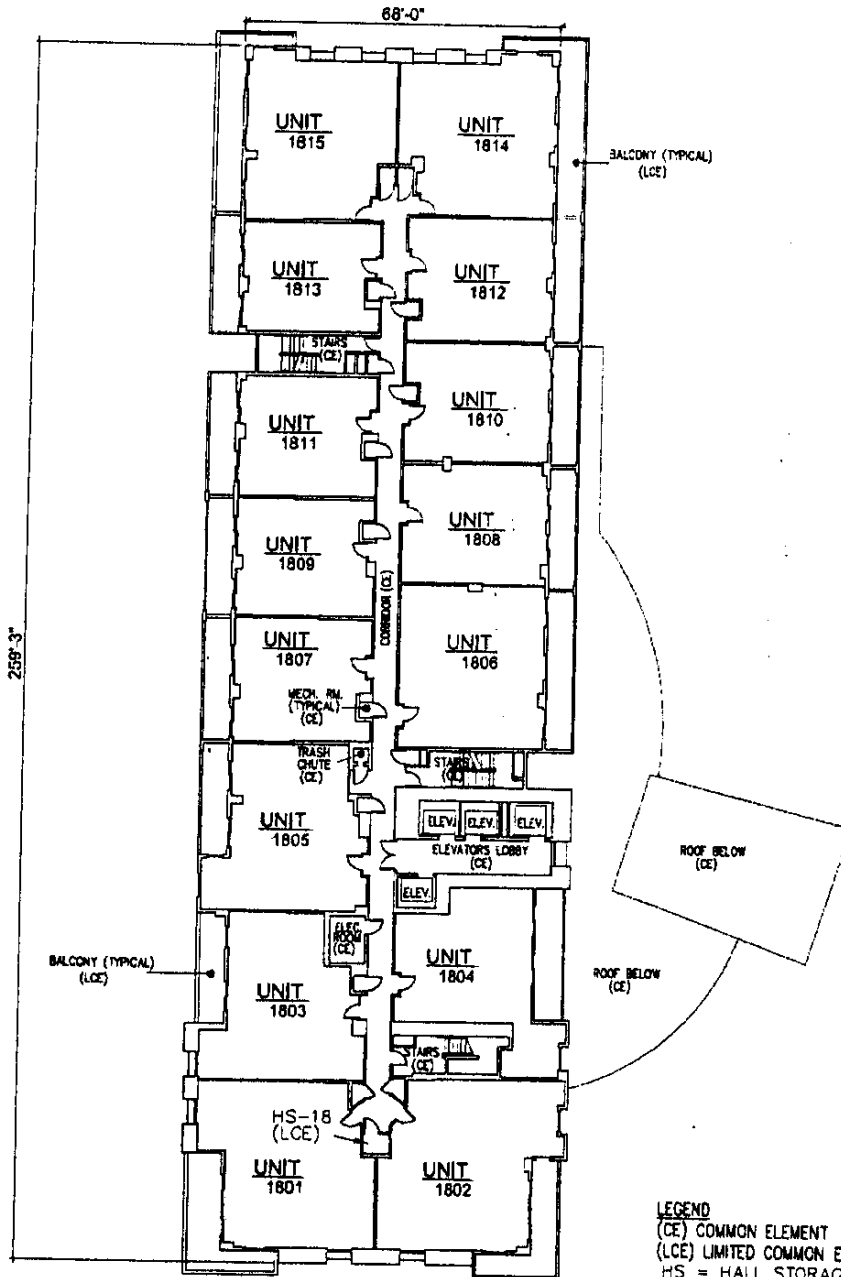
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18TH FLOOR PLAN

LEGEND
 (CE) COMMON ELEMENT
 (LCE) LIMITED COMMON ELEMENT
 HS = HALL STORAGE

Sheet Number 25 OF 63

REVISION DATE: 6/21/05

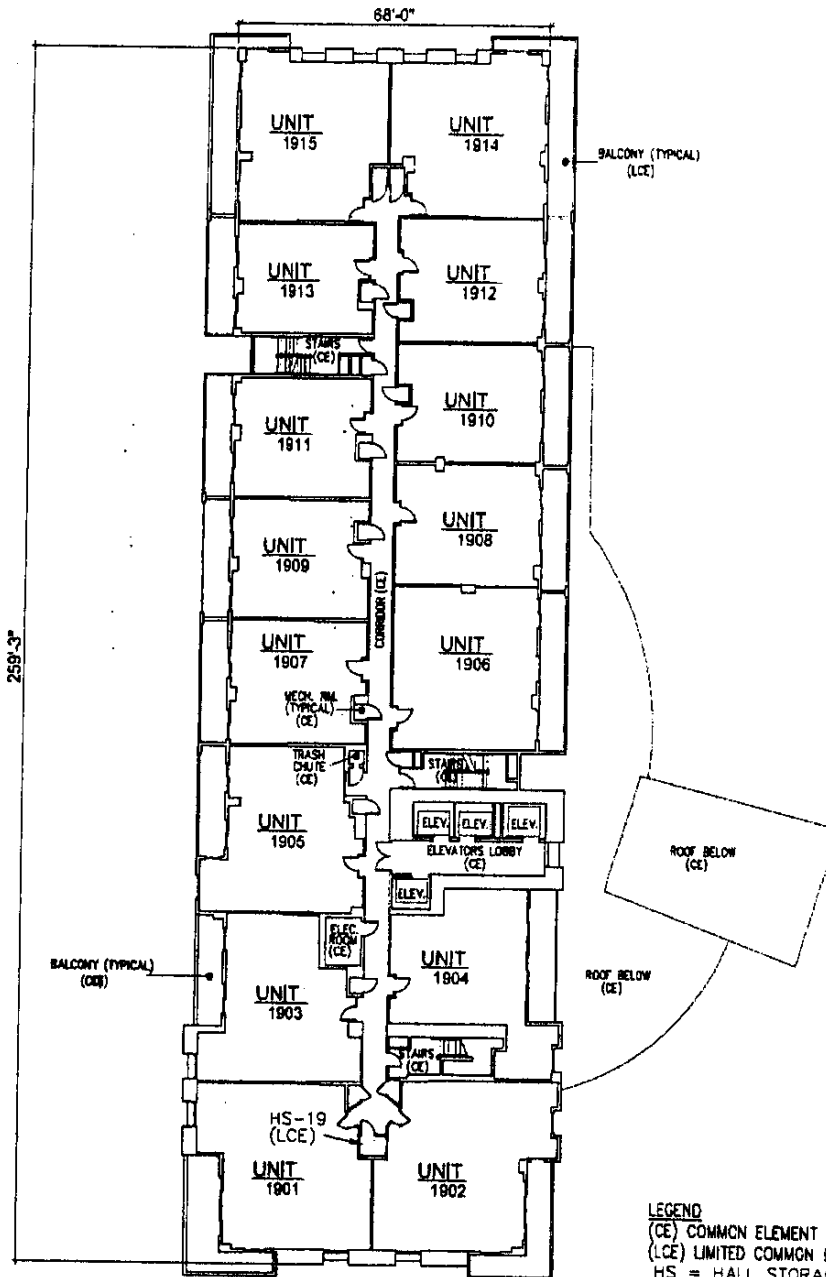
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**Vue at Brickell,
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19TH FLOOR PLAN

LEGEND
 (CE) COMMON ELEMENT
 (LCE) LIMITED COMMON ELEMENT
 HS = HALL STORAGE

Sheet Number 26 OF 63

REVISION DATE: 6/21/05

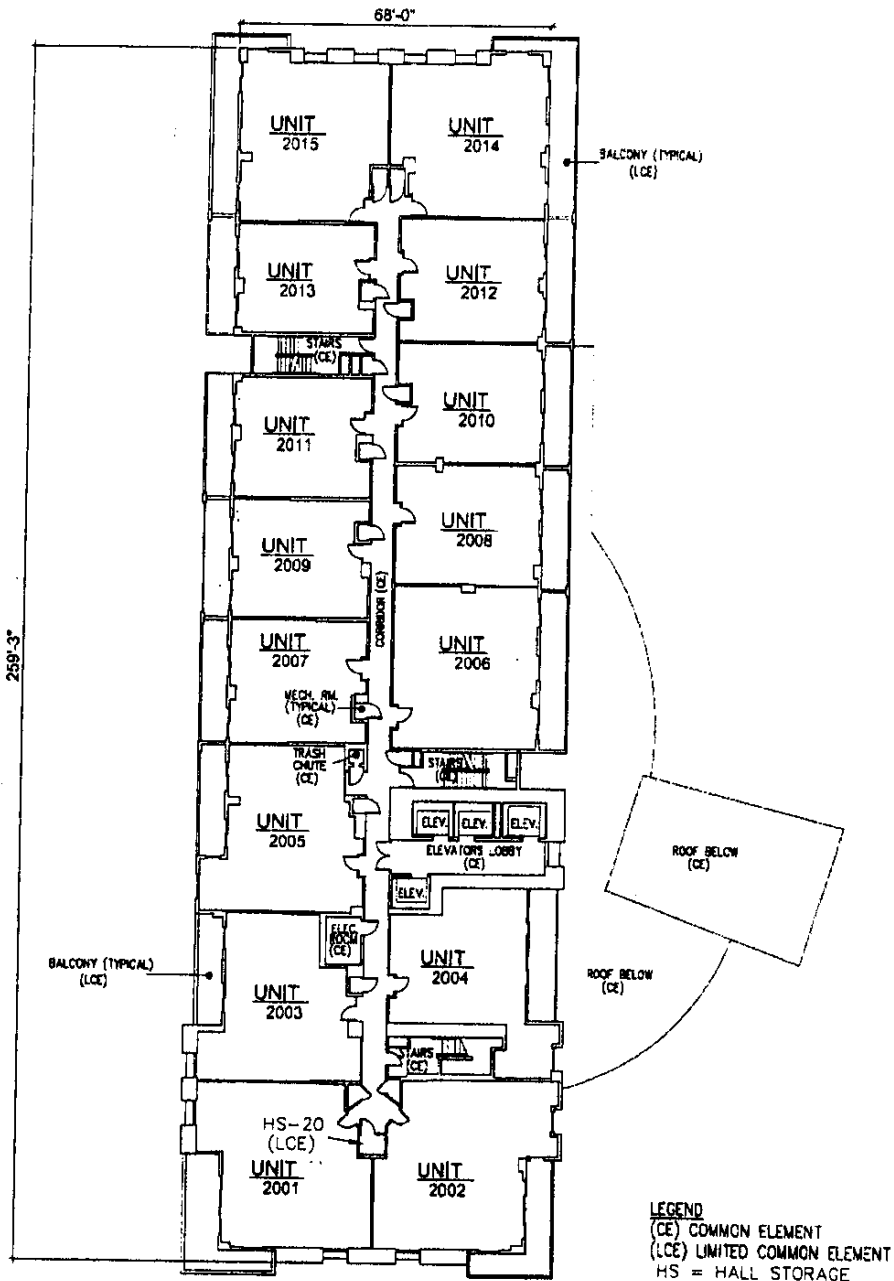
Exhibit "B"

J.H. MANUCY, INC.
 Land Surveyors / Civil, Structural & Environmental Engineers
 4804 Palm Avenue • Suite 203
 Maitland, Florida 32751
 Tel (305) 821-1281 • Fax (305) 825-1705

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20TH FLOOR PLAN

Sheet Number 27 OF 63

REVISION DATE: 6/21/05

Exhibit "B"



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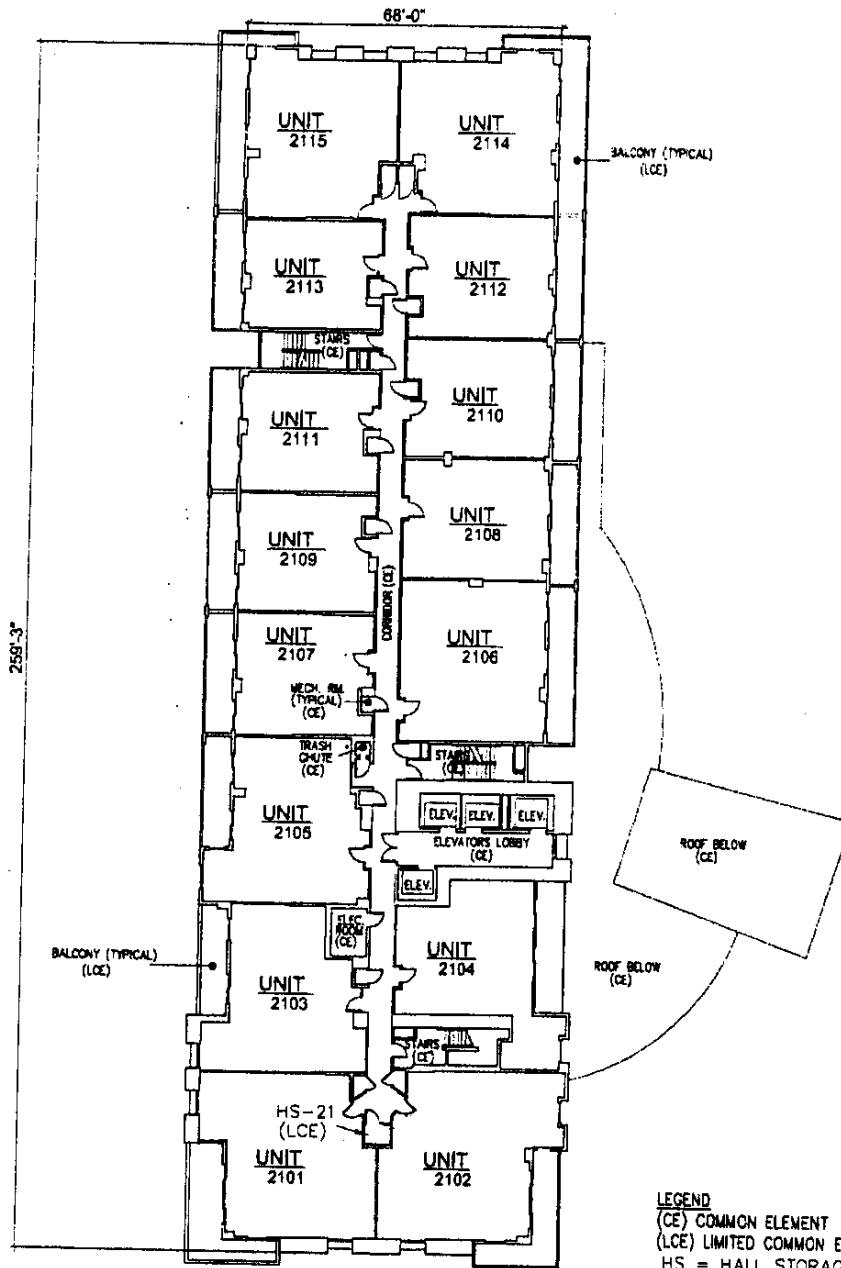
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21ST FLOOR PLAN

Sheet Number 28 OF 63

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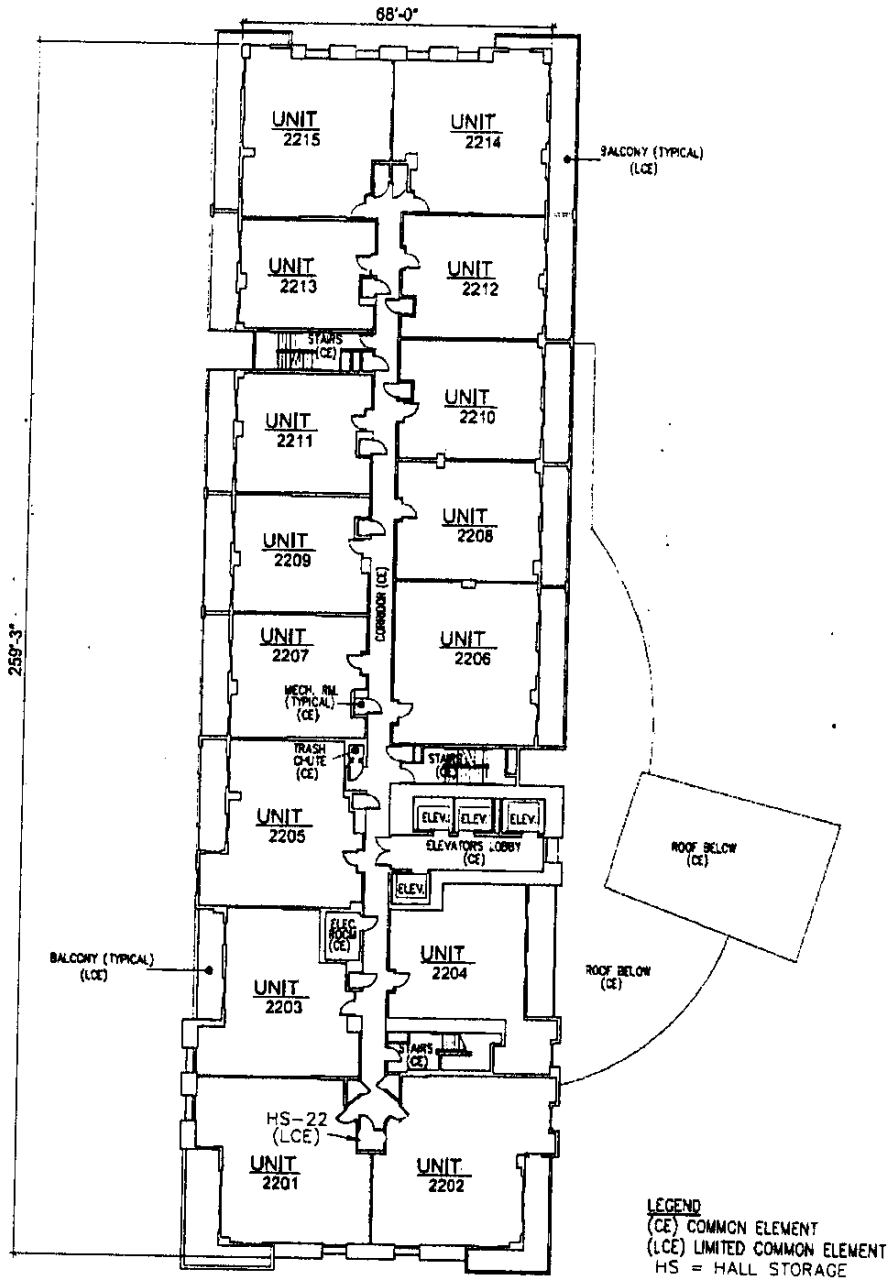
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DRAWN: SB
SCALE: 1" = 40'
FIELD BOOK: SKETCH
ORDER No.: 105555



22ND FLOOR PLAN

Sheet Number 29 OF 63

REVISION DATE: 6/21/05

Exhibit "B"



J.H. MANUCY, INC.

Land Surveyors / Civil, Structural & Environmental Engineers
4004 Palm Avenue • Suite 203
Miami, Florida 33012
Tel (305) 821-1281 • Fax (305) 825-1705

**Summit Brickell View
a Condominium**

1250 SOUTH MIAMI AVE. MIAMI, FL.

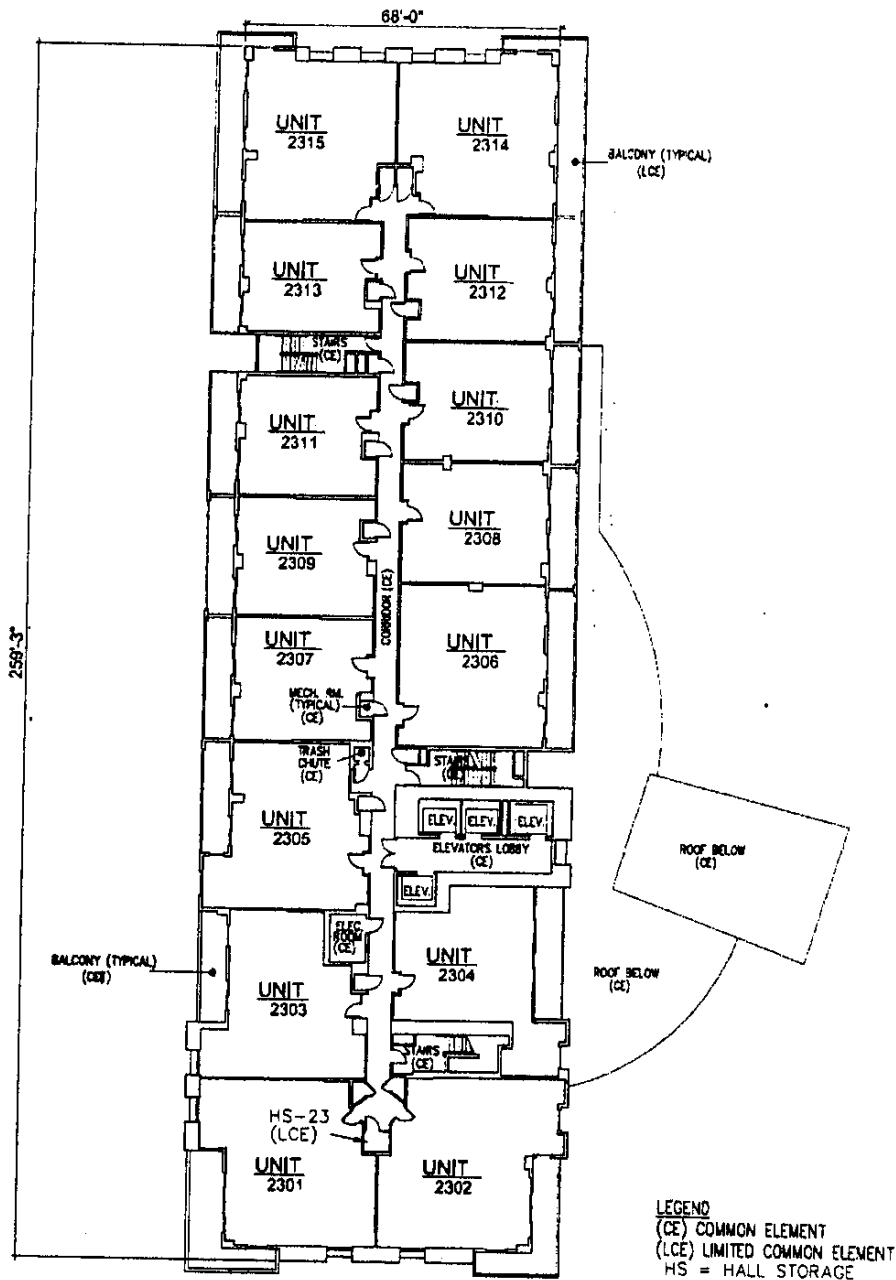
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DRAWN: SB

SCALE: 1" = 40'

FIELD BOOK: SKETCH

ORDER No.: 105555



23RD FLOOR PLAN

Sheet Number 30 OF 63

REVISION DATE: 6/21/05

Exhibit "B"



J.H. MANUCY, INC.

Land Surveyors / CM, Structural & Environmental Engineers
 4004 Palm Avenue • Suite 203
 Hialeah, Florida 33012
 Tel (305) 825-1281 • Fax (305) 825-1705

**Vue at Brickell,
 a Condominium**

1250 SOUTH MIAMI AVE. MIAMI, FL.

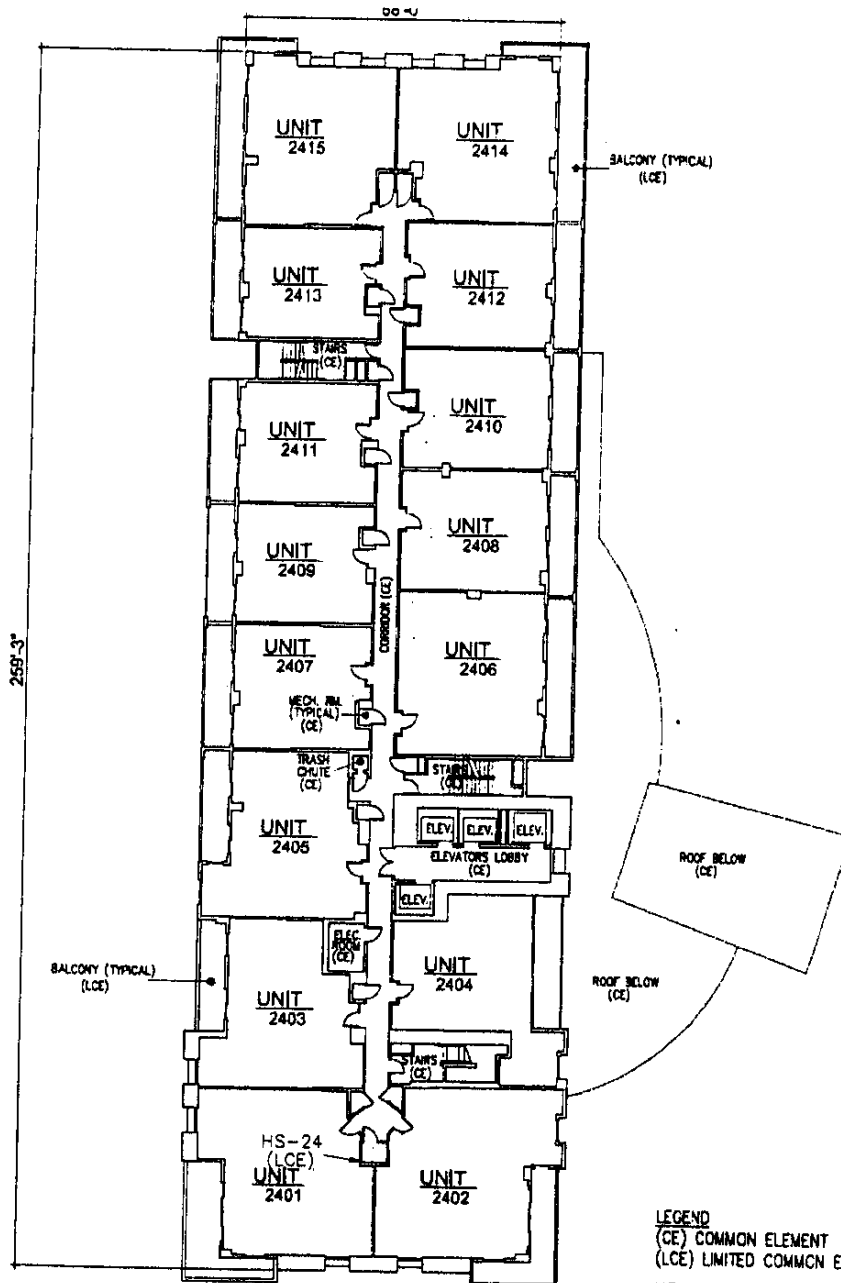
DATE: 1/03/05

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SCALE: 1" = 40'

FIELD BOOK: SKETCH

ORDER No.: 105555



24TH FLOOR PLAN

LEGEND
 (CE) COMMON ELEMENT
 (LCE) LIMITED COMMON ELEMENT
 HS = HALL STORAGE

Sheet Number 31 OF 63

REVISION DATE: 6/21/05

Exhibit "B"

J.H. MANUCY, INC.
 Land Surveyors / Civil, Structural & Environmental Engineers
 4894 Palm Avenue • Suite 203
 Hialeah, Florida 33012
 Tel: (305) 821-1281 • Fax: (305) 825-1705

**Vue at Brickell,
 a Condominium**

1250 SOUTH MIAMI AVE. MIAMI, FL.

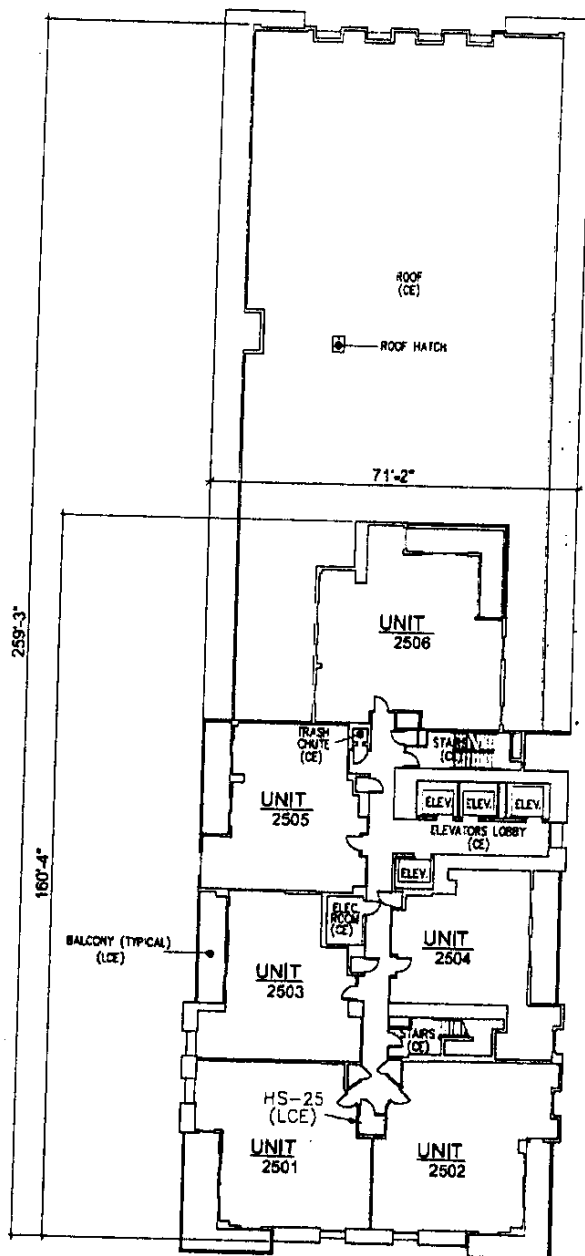
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DRAWN: SB

SCALE: 1" = 40'

FIELD BOOK: SKETCH

ORDER No: 105555



25TH FLOOR PLAN

LEGEND
 (CE) COMMON ELEMENT
 (LCE) LIMITED COMMON ELEMENT
 HS = HALL STORAGE

Sheet Number 32 OF 63

REVISION DATE: 6/21/05

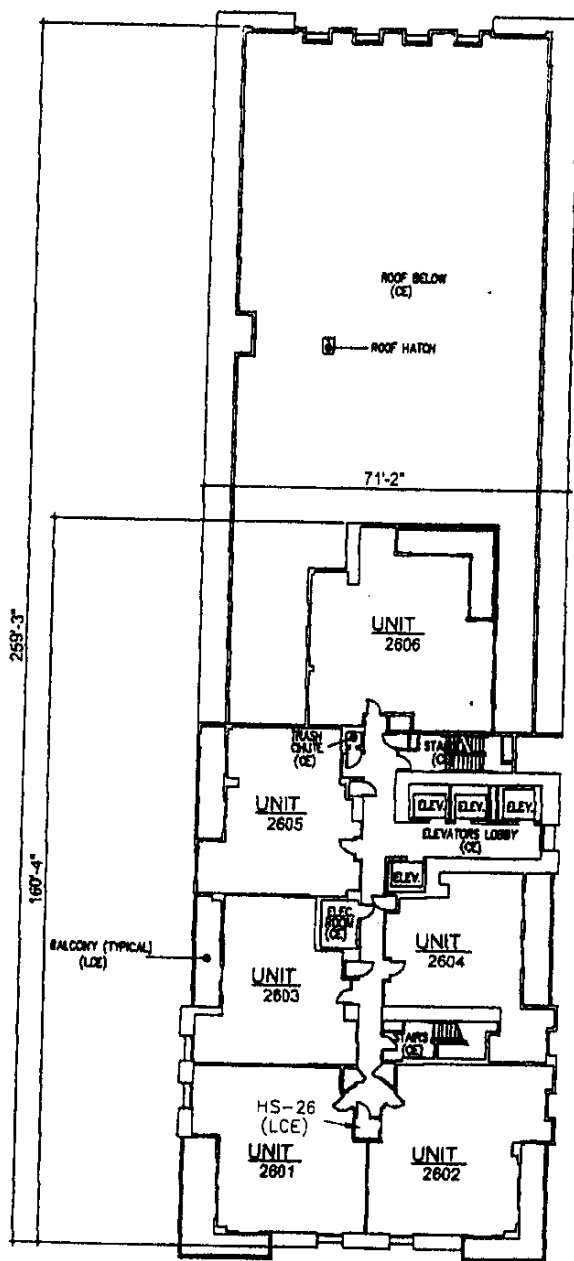
Exhibit "B"

J.H. MANUCY, INC.
 Land Surveyors / CM, Structural & Environmental Engineers
 4884 Palm Avenue • Suite 203
 Hialeah, Florida, 33012
 Tel: (305) 821-1281 • Fax: (305) 825-1705

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1250 SOUTH MIAMI AVE. MIAMI, FL.

DATE: 1/03/05
DRAWN: SB
SCALE: 1" = 40'
FIELD BOOK: SKETCH
ORDER No.: 105553



LEGEND
 (CE) COMMON ELEMENT
 (LCE) LIMITED COMMON ELEMENT
 HS = HALL STORAGE

Sheet Number 33 OF 63

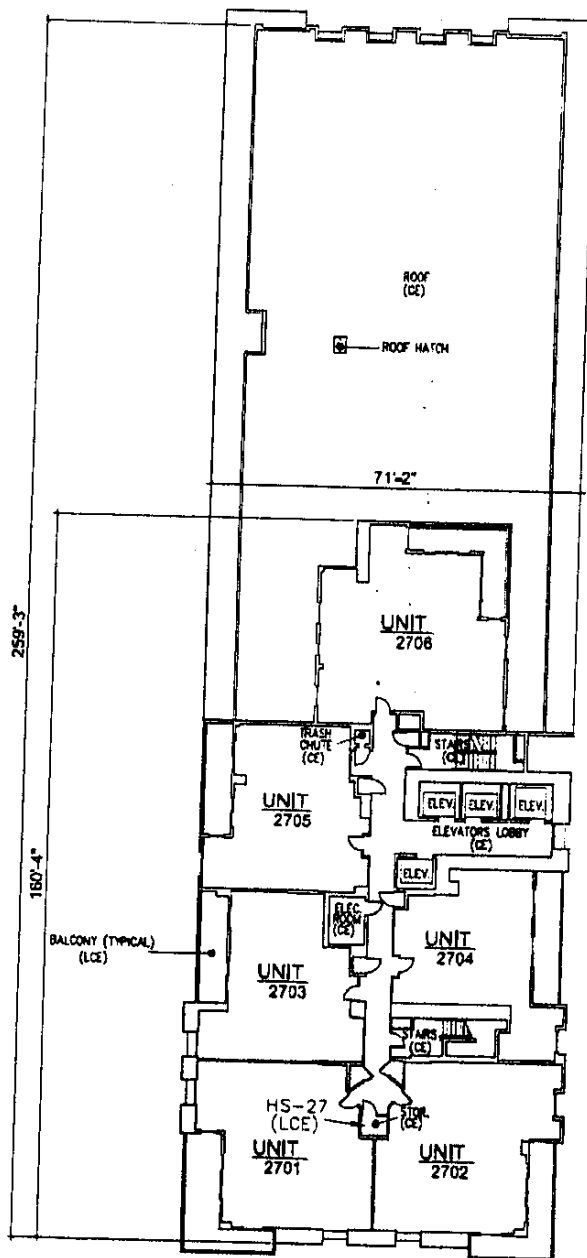
REVISION DATE: 6/21/05

Exhibit "B"

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**Vue at Brickell,
 a Condominium**
 1250 SOUTH MIAMI AVE, MIAMI, FL.

DATE: 1/03/05
 DRAWN: SB
 SCALE: 1" = 40'
 FIELD BOOK: SKETCH
 ORDER No. 105555



27TH FLOOR PLAN

LEGEND
 (CE) COMMON ELEMENT
 (LCE) LIMITED COMMON ELEMENT
 HS = HALL STORAGE

Sheet Number 34 OF 63

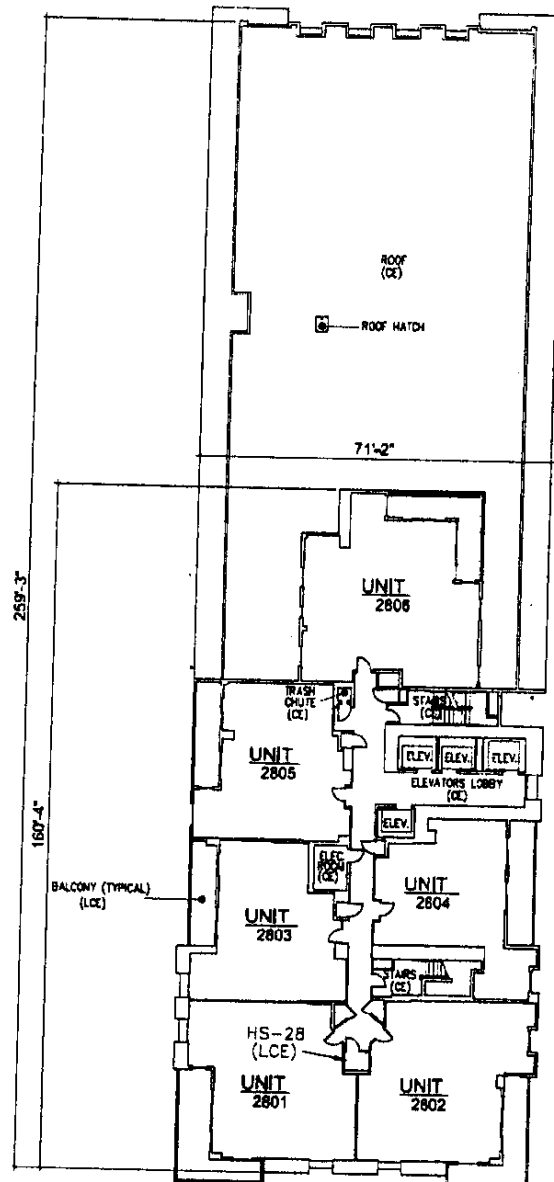
REVISION DATE: 6/21/05

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**Vue at Brickell,
 a Condominium**
 1250 SOUTH MIAMI AVE. MIAMI, FL.

DATE: 1/03/05
 DRAWN: SB
 SCALE: 1" = 40'
 FIELD BOOK: SKETCH
 ORDER No.: 105555



28TH FLOOR PLAN

LEGEND
 (CE) COMMON ELEMENT
 (LCE) LIMITED COMMON ELEMENT
 HS = HALL STORAGE

Sheet Number 35 OF 63

REVISION DATE: 6/21/05

Exhibit "B"



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**Vue at Brickell,
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1250 SOUTH MIAMI AVE. MIAMI, FL.

DATE: 1/03/05

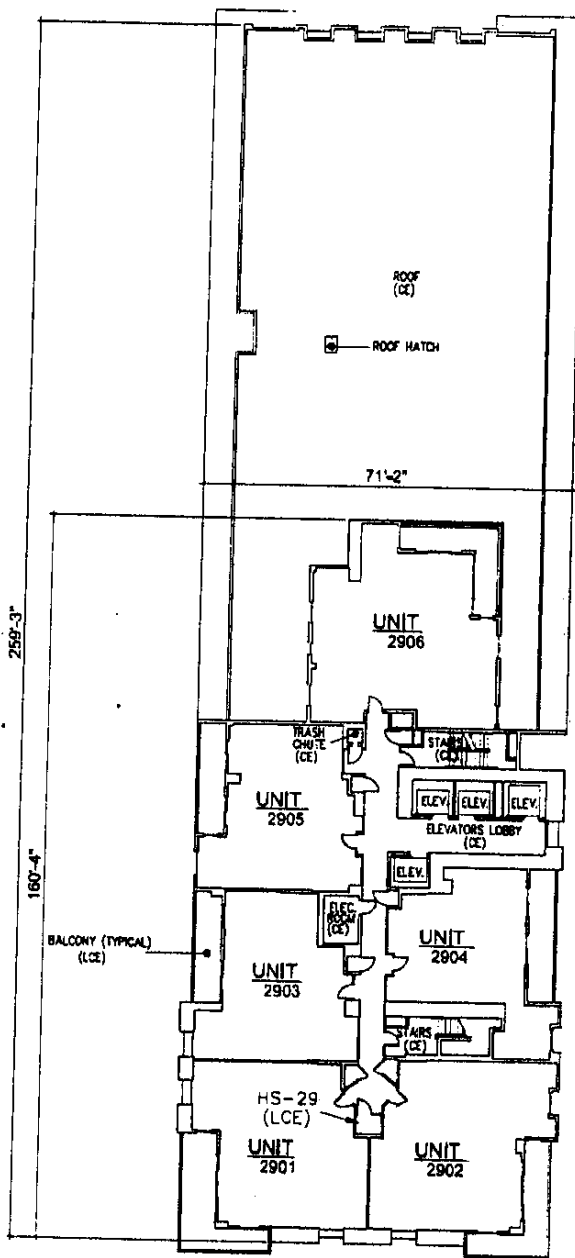
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SCALE: 1" = 40'

FIELD BOOK: SKETCH

ORDER No.: 105555

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29TH FLOOR PLAN

LEGEND
 (CE) COMMON ELEMENT
 (LCE) LIMITED COMMON ELEMENT
 HS = HALL STORAGE

Sheet Number 36 OF 63

REVISION DATE: 6/21/05

Exhibit "B"



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 a Condominium**

1250 SOUTH MIAMI AVE. MIAMI, FL.

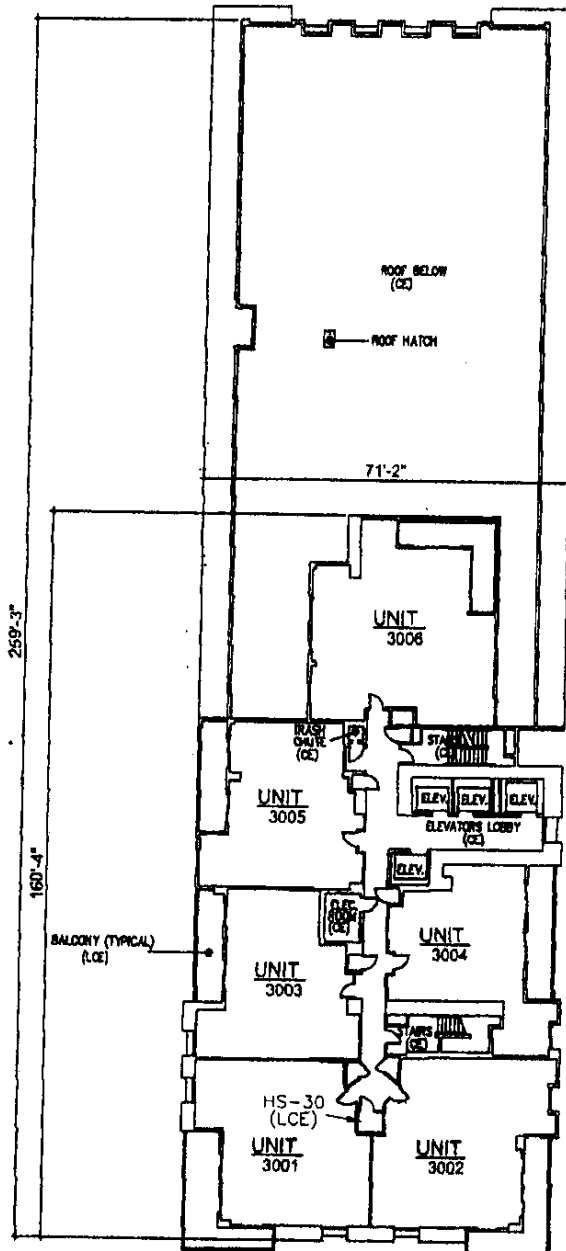
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DRAWN: SB

SCALE: 1" = 40'

FIELD BOOK: SKETCH

ORDER No: 105555



LEGEND
 (CE) COMMON ELEMENT
 (LCE) LIMITED COMMON ELEMENT
 HS = HALL STORAGE

Sheet Number 37 OF 63

REVISION DATE: 6/21/05

Exhibit "B"

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1250 SOUTH MIAMI AVE. MIAMI, FL.

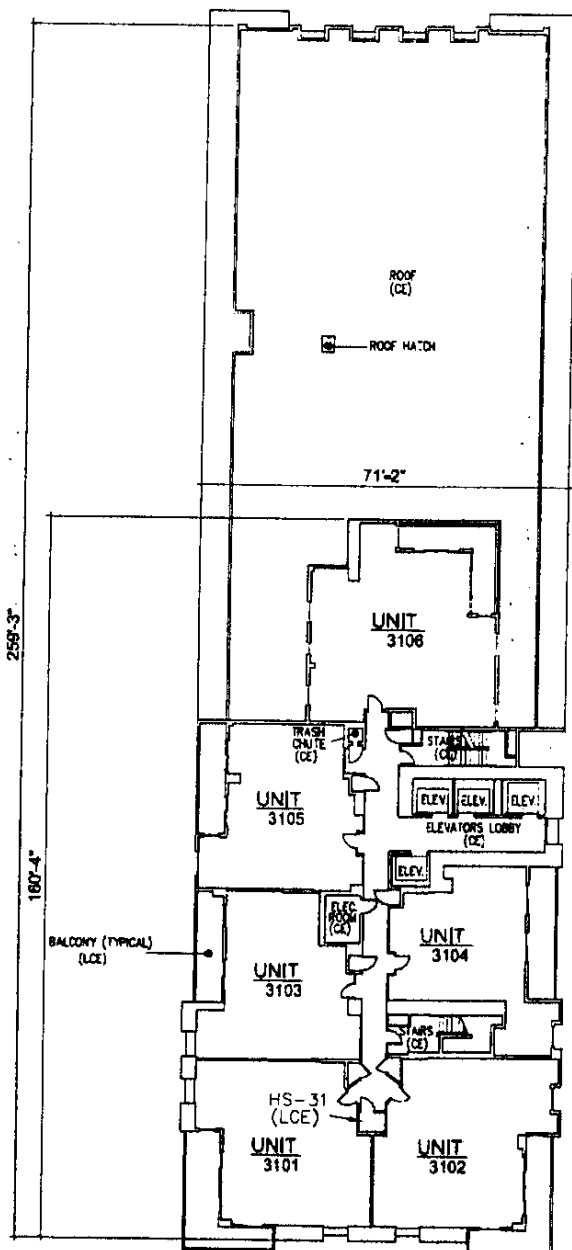
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SCALE: 1" = 40'

FIELD BOOK: SKETCH

ORDER NO. 105555



31ST FLOOR PLAN

LEGEND
 (CE) COMMON ELEMENT
 (LCE) LIMITED COMMON ELEMENT
 HS = HALL STORAGE

Sheet Number 38 OF 63

REVISION DATE: 6/21/05

Exhibit "B"



J.H. MANUCY, INC.

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1250 SOUTH MIAMI AVE. MIAMI, FL.

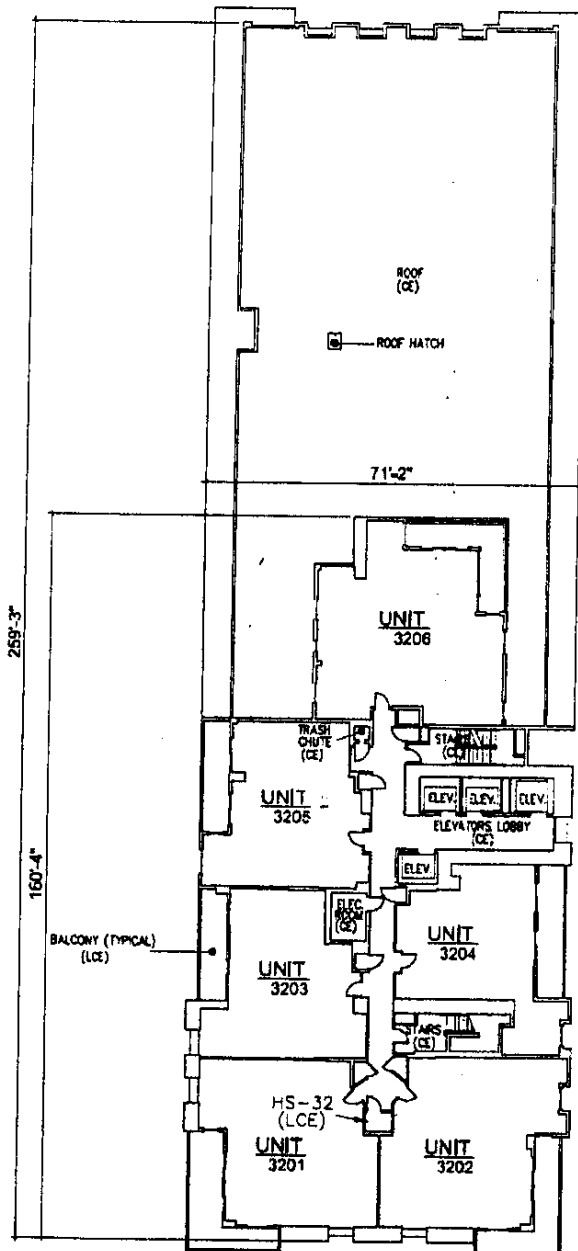
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SCALE: 1" = 40'

FIELD BOOK: SKETCH

ORDER No.: 105555



32ND FLOOR PLAN

LEGEND
 (CE) COMMON ELEMENT
 (LCE) LIMITED COMMON ELEMENT
 HS = HALL STORAGE

Sheet Number 39 OF 63

REVISION DATE: 6/21/05

Exhibit "B"



J.H. MANUCY, INC.

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LB6832

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1250 SOUTH MIAMI AVE. MIAMI, FL.

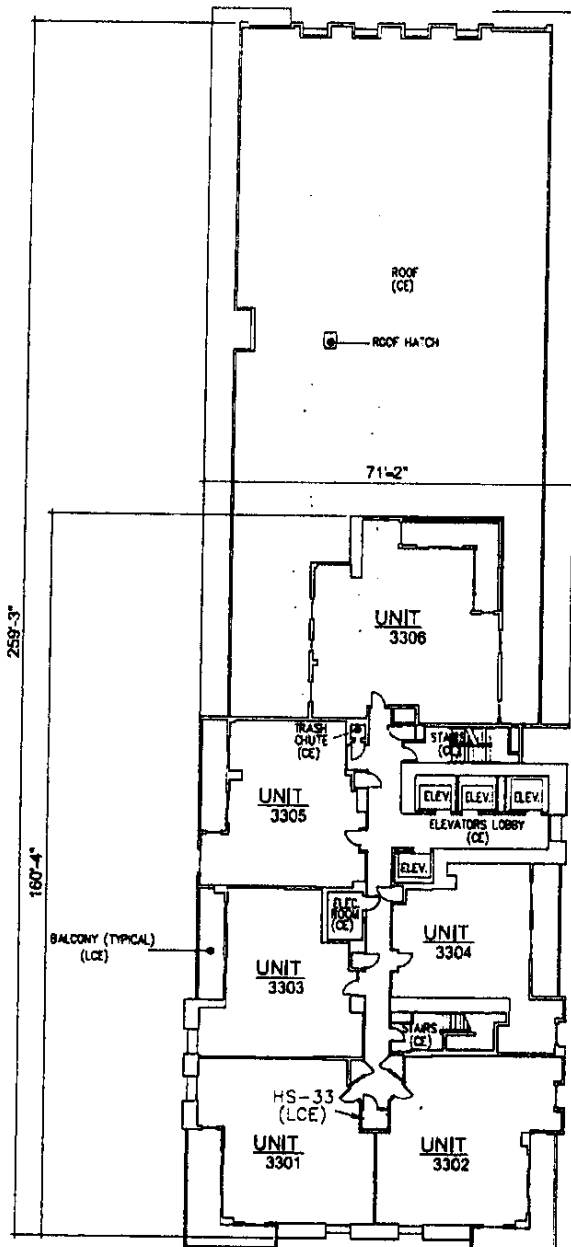
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DRAWN: SB

SCALE: 1" = 40'

FIELD BOOK: SKETCH

ORDER No.: 105555



LEGEND
(CE) COMMON ELEMENT
(LCE) LIMITED COMMON ELEMENT
HS = HALL STORAGE

Sheet Number 40 OF 63

REVISION DATE: 6/21/05

Exhibit "B"



J.H. MANUCY, INC.

Land Surveyors / Civil Structural & Environmental Engineers
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LB6832

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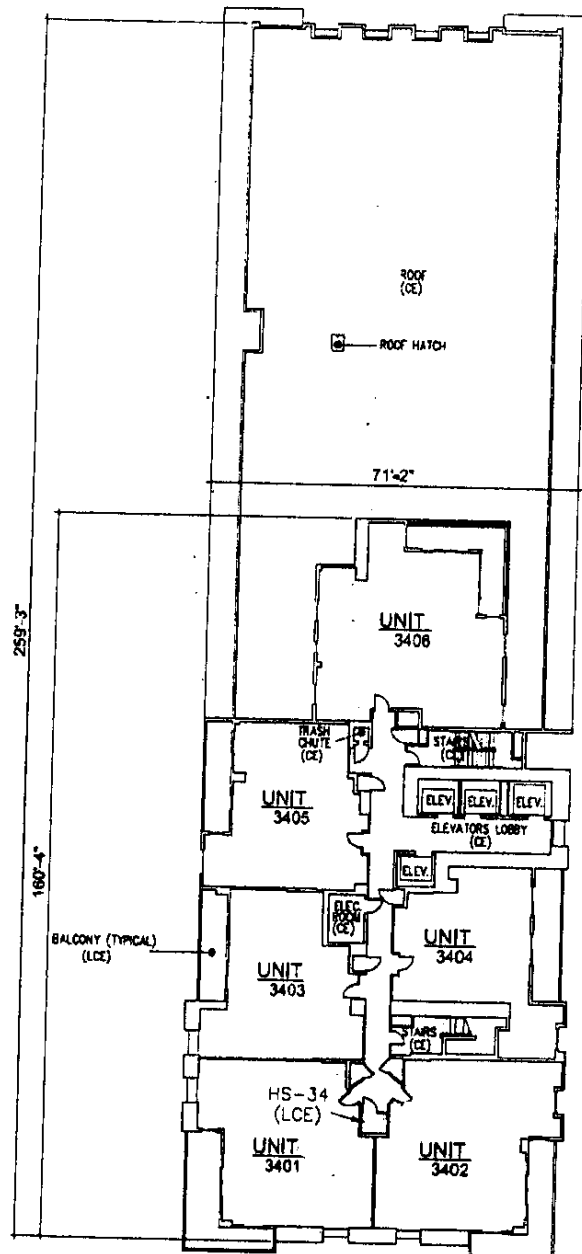
DATE: 1/03/05

DRAWN: SB

SCALE: 1" = 40'

FIELD BOOK: SKETCH

ORDER No.: 105555



34TH FLOOR PLAN

LEGEND
 (CE) COMMON ELEMENT
 (LCE) LIMITED COMMON ELEMENT
 HS = HALL STORAGE

Sheet Number 41 OF 63

REVISION DATE: 6/21/05

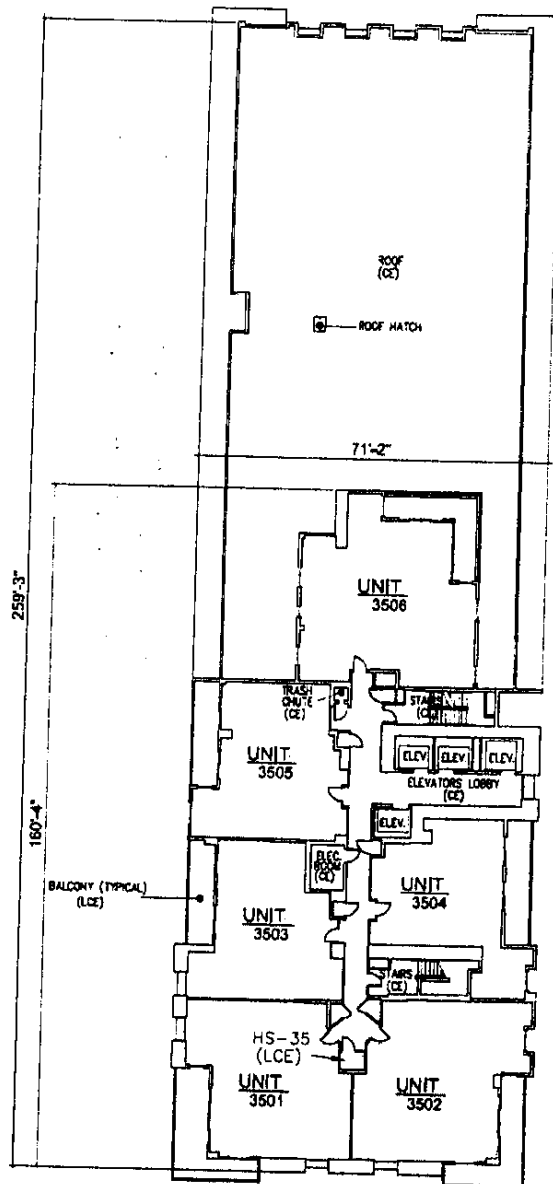
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 Hialeah, Florida 33012
 Tel: (305) 821-1281 • Fax: (305) 825-1705

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1250 SOUTH MIAMI AVE. MIAMI, FL.

DATE: 1/03/05
 DRAWN: S8
 SCALE: 1" = 40'
 FIELD BOOK: SKETCH
 ORDER No.: 105555



LEGEND
 (CE) COMMON ELEMENT
 (LCE) LIMITED COMMON ELEMENT
 HS = HALL STORAGE

Sheet Number 42 OF 63

REVISION DATE: 6/21/05

Exhibit "B"



J.H. MANUCY, INC.

Land Surveyors / CM, Structural & Environmental Engineers
 4594 Palm Avenue • Suite 203
 Hialeah, Florida 33012
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**Vue at Brickell,
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1250 SOUTH MIAMI AVE. MIAMI, FL.

DATE: 1/03/05

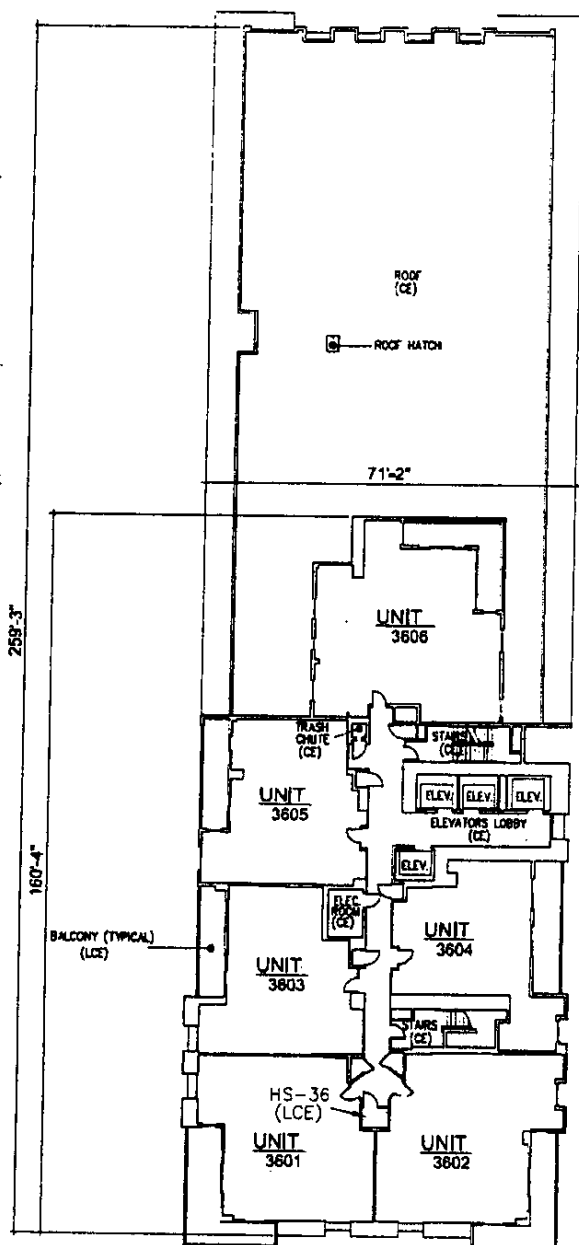
DRAWN: SB

SCALE: 1" = 40'

FIELD BOOK: SKETCH

ORDER No.: 105555

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36TH FLOOR PLAN

LEGEND
(CE) COMMON ELEMENT
(LCE) LIMITED COMMON ELEMENT
HS = HALL STORAGE

Sheet Number 43 OF 63

REVISION DATE: 6/21/05

Exhibit "B"



J.H. MANUCY, INC.

Land Surveyors / Civil, Structural & Environmental Engineers
4884 Palm Avenue • Suite 203
Hialeah, Florida 33012
Tel: (305) 971-1221 • Fax: (305) 971-1705

**Vue at Brickell,
a Condominium**

1250 SOUTH MIAMI AVE MIAMI, FL

DATE: 1/03/05

DRAWN: SB

SCALE: 1" = 40'

FIELD BOOK: SKETCH

ORDER No. 105555