Exhibit "5"

FILED
2000 FEB 11 P 4:29
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
FOR
BRICKELL ON THE RIVER SOUTH TOWER CONDOMINIUM
ASSOCIATION, INC.

The undersigned incorporator, for the purpose of forming a corporation not for profit pursuant to the laws of the State of Florida, hereby adopts the following Articles of Incorporation:

ARTICLE 1
NAME

The name of the corporation shall be BRICKELL ON THE RIVER SOUTH TOWER CONDOMINIUM ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "Association", these Articles of Incorporation as the "Articles", and the By-Laws of the Association as the "By-Laws".

ARTICLE 2
OFFICE

The principal office and mailing address of the Association shall be at c/o Groupe Pacific, 20803 Biscayne Boulevard, Suite 200, Aventura, Florida 33180, or at such other place as may be subsequently designated by the Board of Directors. All books and records of the Association shall be kept at its principal office or at such other place as may be permitted by the Act.

ARTICLE 3
PURPOSE

The purpose for which the Association is organized is to provide an entity pursuant to the Florida Condominium Act as it exists on the date hereof (the "Act") for the operation of that certain condominium located in Miami-Dade County, Florida, and known as BRICKELL ON THE RIVER SOUTH TOWER, A CONDOMINIUM (the "Condominium").

ARTICLE 4
DEFINITIONS

The terms used in these Articles shall have the same definitions and meanings as those set forth in the Declaration of the Condominium to be recorded in the Public Records of Miami-Dade County, Florida, unless herein provided to the contrary, or unless the context otherwise requires.

ARTICLE 5
POWERS

The powers of the Association shall include and be governed by the following:

5.1 General. The Association shall have all of the common-law and statutory powers of a corporation not for profit under the Laws of Florida, except as expressly limited or restricted by the terms of these Articles, the Declaration, the By-Laws or the Act.

5.2 Enumeration. The Association shall have all of the powers and duties set forth in the Act, except as limited by these Articles, the By-Laws and the Declaration (to the extent that they are not in conflict with the Act), and all of the powers and duties reasonably necessary to operate the Condominium pursuant to the Declaration and as more particularly described in the By-Laws, as they may be amended from time to time, including, but not limited to, the following:

(a) To make and collect Assessments and other charges against members as Unit Owners (whether or not such sums are due and payable to the Association), and to use the proceeds thereof in the exercise of its powers and duties.

(b) To buy, accept, own, operate, lease, sell, trade and mortgage both real and personal property in accordance with the provisions of the Declaration.

(c) To maintain, repair, replace, reconstruct, add to and operate the Condominium Property and/or Association Property, and other property acquired or leased by the Association.

(d) To purchase insurance upon the Condominium Property and Association Property and insurance for the protection of the Association, its officers, directors and Unit Owners.

(e) To make and amend reasonable rules and regulations for the maintenance, conservation and use of the Condominium Property and Association Property and for the health, comfort, safety and welfare of the Unit Owners.

(f) To approve or disapprove the leasing, transfer, ownership and possession of Units as may be provided by the Declaration.

(g) To enforce by legal means the provisions of the Act, the Declaration, these Articles, the By-Laws, and the rules and regulations for the use of the Condominium Property and Association Property.

(h) To contract for the management and maintenance of the Condominium Property and/or Association Property and to authorize a management agent (which may be an affiliate of the Developer) to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of Assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of the Common Elements and Association Property with such funds as shall be made available by the Association for such purposes. The Association and its officers shall, however, retain at all times the powers and duties granted by the Condominium Act, including, but not limited to, the making of Assessments, promulgation of rules and execution of contracts on behalf of the Association.

(i) To employ personnel to perform the services required for the proper operation of the Condominium and the Association Property.

(j) The obligation to (i) operate and maintain the surface water management system in accordance with the permit issued by the SFWMD, (ii) carry out, maintain, and monitor any required wetland mitigation tasks and (iii) maintain copies of all permitting actions with regard to the SFWMD.

(k) To execute all documents or consents, on behalf of all Unit Owners (and their mortgagees), required by all governmental and/or quasi-governmental agencies in connection with land use and development matters (including, without limitation, plats, waivers of plat, unities of title, covenants in lieu thereof, etc.), and in that regard, each Unit Owner, by acceptance of the deed to such Owner's Unit, and each mortgagee of a Unit Owner by acceptance of a lien on said Unit, appoints and designates the President of the Association as such Unit Owner's agent and attorney-in-fact to execute any and all such documents or consents.

5.3 Association Property. All funds and the title to all properties acquired by the Association and their proceeds shall be held for the benefit and use of the members in accordance with the provisions of the Declaration, these Articles and the By-Laws.

5.4 Distribution of Income; Dissolution. The Association shall not pay a dividend to its members and shall make no distribution of income to its members, directors or officers, and upon dissolution, all assets of the Association shall be transferred only to another non-profit corporation or a public agency or as otherwise authorized by the Florida Not For Profit Corporation Act (Chapter 617, Florida Statutes).

5.5 Limitation. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions hereof and of the Declaration, the By-Laws and the Act, provided that in the event of conflict, the provisions of the Act shall control over those of the Declaration and By-Laws. Without limiting the generality of the foregoing, the Association is limited in the commencement of any litigation and/or proceedings regarding a Developer Dispute and/or Declarant Dispute as set forth in the Declaration and the Master Covenants.

ARTICLE 6
MEMBERS

6.1 Membership. The members of the Association shall consist of all of the record title owners of Units in the Condominium from time to time, and after termination of the Condominium, shall also consist of those who were members at the time of such termination, and their successors and assigns.

6.2 Assignment. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to the Unit for which that share is held.

6.3 Voting. On all matters upon which the membership shall be entitled to vote, there shall be only one vote for each Unit. All votes shall be exercised or cast in the manner provided by the Declaration and By-Laws. Any person or entity owning more than one Unit shall be entitled to cast the aggregate number of votes attributable to all Units owned.

6.4 Meetings. The By-Laws shall provide for an annual meeting of members, and may make provision for regular and special meetings of members other than the annual meeting.

ARTICLE 7
INCORPORATOR

The name and address of the incorporator of this Corporation is:

NAME	ADDRESS
Alan M. David	20803 Biscayne Boulevard Suite 200 Aventura, Florida 33180

ARTICLE 8
TERM OF EXISTENCE

The Association shall have perpetual existence.

ARTICLE 9
OFFICERS

The affairs of the Association shall be administered by the officers holding the offices designated in the By-Laws. The officers shall be elected by the Board of Directors of the Association at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors. The By-Laws may provide for the removal from office of officers, for filling vacancies and for the duties and qualifications of the officers. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

President:

Alan M. David	20803 Biscayne Boulevard Suite 200 Aventura, Florida 33180

Vice President - Secretary:

Judith Brun	20803 Biscayne Boulevard Suite 200 Aventura, Florida 33180

Treasurer:

Sonia Sindab	20803 Biscayne Boulevard Suite 200 Aventura, Florida 33180

ARTICLE 10
DIRECTORS

10.1 Number and Qualification. The property, business and affairs of the Association shall be managed by a board consisting of the number of directors determined in the manner provided by the By-Laws, but which shall consist of not less than three (3) directors. Directors need not be members of the Association.

10.2 Duties and Powers. All of the duties and powers of the Association existing under the Act, the Declaration, these Articles and the By-Laws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject only to approval by Unit Owners when such approval is specifically required.

10.3 Election; Removal. Directors of the Association shall be elected at the annual meeting of the members in the manner determined by and subject to the qualifications set forth in the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

10.4 Term of Developer's Directors. The Developer of the Condominium shall appoint the members of the first Board of Directors and their replacements who shall hold office for the periods described in the By-Laws. The Developer shall have the right to replace any Director appointed by it at any time and designate the replaced Director's successor.

10.5 First Directors. The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have taken office, as provided in the By-Laws, are as follows:

NAME	ADDRESS
Alan M. David	20803 Biscayne Boulevard Suite 200 Aventura, Florida 33180

Judith Brun	20803 Biscayne Boulevard Suite 200 Aventura, Florida 33180
Sonia Sindab	20803 Biscayne Boulevard Suite 200 Aventura, Florida 33180

10.6 Standards. A Director shall discharge his duties as a director, including any duties as a member of a Committee: in good faith; with the care an ordinary prudent person in a like position would exercise under similar circumstances; and in a manner reasonably believed to be in the best interests of the Association. Unless a Director has knowledge concerning a matter in question that makes reliance unwarranted, a Director, in discharging his duties, may rely on information, opinions, reports or statements, including financial statements and other data, if prepared or presented by: one or more officers or employees of the Association whom the Director reasonably believes to be reasonable and competent in the manners presented; legal counsel, public accountants or other persons as to matters the Director reasonably believes are within the persons' professional or expert competence; or a Committee of which the Director is not a member if the Director reasonably believes the Committee merits confidence. A Director is not liable for any action taken as a director, or any failure to take action, if he performed the duties of his office in compliance with the foregoing standards.

ARTICLE 11
INDEMNIFICATION PROVISIONS

11.1 Indemnitees. The Association shall indemnify any person who was or is a party to any proceeding (other than an action by, or in the right of, the Association) by reason of the fact that he is or was a director, officer, employee or agent (each, an "Indemnitee") of the Association, against liability incurred in connection with such proceeding, including any appeal thereof, if he acted in good faith and in a manner he reasonably believed to be in, or not opposed to, the best interests of the Association and, with respect to any criminal action or proceeding, had no reasonable cause to believe his conduct was unlawful. The termination of any proceeding by judgment, order, settlement, or conviction or upon a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in, or not opposed to, the best interests of the Association or, with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful.

11.2 Indemnification. The Association shall indemnify any person, who was or is a party to any proceeding by or in the right of the Association to procure a judgment in its favor by reason of the fact that he is or was a director, officer, employee, or agent of the Association against expenses and amounts paid in settlement not exceeding, in the judgment of the board of directors, the estimated expense of litigating the proceeding to conclusion, actually and reasonably incurred in connection with the defense or settlement of such proceeding, including any appeal thereof. Such indemnification shall be authorized if such person acted in good faith and in a manner he reasonably believed to be in, or not opposed to, the best interests of the Association, except that no indemnification shall be made under this subsection in respect of any claim, issue, or matter as to which such person shall have been adjudged to be liable unless, and only to the extent that, the court in which such proceeding was brought, or any other court of competent jurisdiction, shall determine upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses which such court shall deem proper.

11.3 Indemnification for Expenses. To the extent that a director, officer, employee, or agent of the Association has been successful on the merits or otherwise in defense of any proceeding referred to in subsection 11.1 or 11.2, or in defense of any claim, issue, or matter therein, he shall be indemnified against expenses actually and reasonably incurred by him in connection therewith.

11.4 Determination of Applicability. Any indemnification under subsection 11.1 or subsection 11.2, unless pursuant to a determination by a court, shall be made by the Association only as authorized in the specific case upon a determination that indemnification of the director, officer, employee, or agent is proper under the circumstances because he has met the applicable standard of conduct set forth in subsection 11.1 or subsection 11.2. Such determination shall be made:

(a) By the board of directors by a majority vote of a quorum consisting of directors who were not parties to such proceeding;

(b) If such a quorum is not obtainable or, even if obtainable, by majority vote of a Committee duly designated by the Board of Directors (in which directors who are parties may participate) consisting solely of two or more Directors not at the time parties to the proceeding;

(c) By independent legal counsel:

1. selected by the Board of Directors prescribed in paragraph (a) or the committee prescribed in paragraph (b); or

2. if a quorum of the Directors cannot be obtained for paragraph (a) and the Committee cannot be designated under paragraph (b), selected by majority vote of the full Board of Directors (in which Directors who are parties may participate); or

(d) By a majority of the voting interests of the members of the Association who were not parties to such proceeding.

11.5 Determination Regarding Expenses. Evaluation of the reasonableness of expenses and authorization of indemnification shall be made in the same manner as the determination that indemnification is permissible. However, if the determination of permissibility is made by independent legal counsel, persons specified by paragraph (c) shall evaluate the reasonableness of expenses and may authorize indemnification.

11.6 Advancing Expenses. Expenses incurred by an officer or director in defending a civil or criminal proceeding may be paid by the Association in advance of the final disposition of such proceeding upon receipt of an undertaking by or on behalf of such director or officer to repay such amount if he is ultimately found not to be entitled to indemnification by the Association pursuant to this section. Expenses incurred by other employees and agents may be paid in advance upon such terms or conditions that the Board of Directors deems appropriate.

11.7 Exclusivity; Exclusions. The indemnification and advancement of expenses provided pursuant to this section are not exclusive, and the Association may make any other or further indemnification or advancement of expenses of any of its directors, officers, employees, or agents, under any bylaw, agreement, vote of shareholders or disinterested directors, or otherwise, both as to action in his official capacity and as to action in another capacity while holding such office. However, indemnification or advancement of expenses shall not be made to or on behalf of any director, officer, employee, or agent if a judgment or other final adjudication establishes that his actions, or omissions to act, were material to the cause of action so adjudicated and constitute:

(a) A violation of the criminal law, unless the director, officer, employee, or agent had reasonable cause to believe his conduct was lawful or had no reasonable cause to believe his conduct was unlawful;

(b) A transaction from which the director, officer, employee, or agent derived an improper personal benefit; or

(c) Willful misconduct or a conscious disregard for the best interests of the Association in a proceeding by or in the right of the Association to procure a judgment in its favor or in a proceeding by or in the right of the members of the Association; or

(d) Commencement of any action, litigation and/or proceeding regarding a Developer Dispute or a Declarant Vote, without complying with the procedures, and first obtaining the necessary approvals, set forth in the Declaration and/or Master Covenants. The provisions of this paragraph shall not be amended.

11.8 Continuing Effect. Indemnification and advancement of expenses as provided in this section shall continue as, unless otherwise provided when authorized or ratified, to a person who has ceased to be a director, officer, employee, or agent and shall inure to the benefit of the heirs, executors, and administrators of such a person, unless otherwise provided when authorized or ratified.

11.9 Application to Court. Notwithstanding the failure of the Association to provide indemnification, and despite any contrary determination of the Board or of the members in the specific case, a director, officer, employee, or agent of the Association who is or was a party to a proceeding may apply for indemnification or advancement of expenses, or both, to the court conducting the proceeding, to the circuit court, or to another court of competent jurisdiction. On receipt of an application, the court, after giving any notice that it considers necessary, may order indemnification and advancement of expenses, including expenses incurred in seeking court-ordered indemnification or advancement of expenses, if it determines that:

(a) The director, officer, employee, or agent is entitled to mandatory indemnification under subsection 11.3 in which case the court shall also order the Association to pay the director reasonable expenses incurred in obtaining court-ordered indemnification or advancement of expenses;

(b) The director, officer, employee, or agent is entitled to indemnification or advancement of expenses, or both, by virtue of the exercise by the Association of its power pursuant to subsection 11.7; or

(c) The director, officer, employee, or agent is fairly and reasonably entitled to indemnification or advancement of expenses, or both, in view of all the relevant circumstances, regardless of whether such person met the standard of conduct set forth in subsection 11.1, subsection 11.2, or subsection 11.7, unless (a) a court of competent jurisdiction determines, after all available appeals have been exhausted or not pursued by the proposed indemnitee, that he did not act in good faith or acted in a manner he reasonably believed to be not in, or opposed to, the best interest of the Association, and, with respect to any criminal action or proceeding, that he had reasonable cause to believe his conduct was unlawful, and (b) such court further specifically determines that indemnification should be denied. The termination of any proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith or did act in a manner which he reasonably

believed to be not in, or opposed to, the best interest of the Association, and, with respect to any criminal action or proceeding, that he had reasonable cause to believe that his conduct was unlawful.

11.10 Definitions. For purposes of this Article 11, the term "expenses" shall be deemed to include attorneys' fees, including those for any appeals; the term "liability" shall be deemed to include obligations to pay a judgment, settlement, penalty, fine, and expenses actually and reasonably incurred with respect to a proceeding; the term "proceeding" shall be deemed to include any threatened, pending, or completed action, suit, or other type of proceeding, whether civil, criminal, administrative or investigative, and whether formal or informal; and the term "agent" shall be deemed to include a volunteer; the term "serving at the request of the Association" shall be deemed to include any service as a director, officer, employee or agent of the Association that imposes duties on such persons.

11.11 Amendment. Anything to the contrary herein notwithstanding, no amendment to the provisions of this Article 11 shall be applicable as to any party eligible for indemnification hereunder who has not given his prior written consent to such amendment.

ARTICLE 12
BY-LAWS

The first By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided in the By-Laws and the Declaration.

ARTICLE 13
AMENDMENTS

Amendments to these Articles shall be proposed and adopted in the following manner:

13.1 Notice. Notice of a proposed amendment shall be included in the notice of any meeting at which the proposed amendment is to be considered and shall be otherwise given in the time and manner provided in Chapter 617, Florida Statutes. Such notice shall contain the proposed amendment or a summary of the changes to be affected thereby.

13.2 Adoption. Amendments shall be proposed and adopted in the manner provided in Chapter 617, Florida Statutes and in the Act (the latter to control over the former to the extent provided for in the Act).

13.3 Limitation. No amendment shall make any changes in the qualifications for membership, nor in the voting rights or property rights of members, nor any changes in Sections 5.3, 5.4 or 13.3 of these Articles, without the approval in writing of all members and the joinder of all record owners of mortgages upon Units. No amendment shall be made that is in conflict with the Act, the Declaration or the By-Laws, nor shall any amendment make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of or reserved to the Developer and/or Institutional First Mortgagees, unless the Developer and/or the Institutional First Mortgagees, as applicable, shall join in the execution of the amendment. No amendment to this paragraph 13.3 shall be effective.

13.4 Developer Amendments. Notwithstanding anything herein contained to the contrary, to the extent lawful, the Developer may amend these Articles consistent with the provisions of the Declaration allowing certain amendments to be effected by the Developer alone.

13.5 Recording. A copy of each amendment shall be filed with the Secretary of State pursuant to the provisions of applicable Florida law, and a copy certified by the Secretary of State shall be recorded in the public records of Miami-Dade County, Florida with an identification on the first page thereof of the book and page of said public records where the Declaration was recorded which contains, as an exhibit, the initial recording of these Articles.

ARTICLE 14
INITIAL REGISTERED OFFICE; ADDRESS AND NAME OF REGISTERED AGENT

The initial registered office of this corporation shall be at 20803 Biscayne Boulevard, Suite 200, Aventura, Florida 33180, with the privilege of having its office and branch offices at other places within or without the State of Florida. The initial registered agent at that address shall be Scott Miller.

IN WITNESS WHEREOF, the incorporator has affixed his signature this 9th day of February, 2004.

Alan M. David, Incorporator

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

In compliance with the laws of Florida, the following is submitted:

First -- That desiring to organize under the laws of the State of Florida with its principal office, as indicated in the foregoing articles of incorporation, in the County of Miami-Dade, State of Florida, the Association named in the said articles has named Scott Miller, located at 20803 Biscayne Boulevard, Suite 200, Aventura, Florida 33180, as its statutory registered agent.

Having been named the statutory agent of said Association at the place designated in this certificate, I am familiar with the obligations of that position, and hereby accept the same and agree to act in this capacity, and agree to comply with the provisions of Florida law relative to keeping the registered office open.

Scott Miller, Registered Agent

DATED this 9th day of February 2004

FILED
2004 FEB 11 P 4:29
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Exhibit "6"

BRICKELL ON THE RIVER SOUTH TOWER, A CONDOMMINIUM

Guaranteed Assessment Amounts

Unit #	Monthly Assessment	Annual Assessment
301	493.56	5,922.68
302	470.59	5,647.12
304	358.98	4,307.72
306	387.75	4,653.03
308	542.83	6,513.90
310	555.76	6,669.12
312	388.63	4,663.50
314	358.98	4,307.72
316	469.14	5,629.68
317	469.58	5,634.92
401	493.56	5,922.68
402	470.59	5,647.12
404	358.98	4,307.72
406	387.75	4,653.03
408	542.83	6,513.90
410	555.76	6,669.12
412	388.63	4,663.50
414	358.98	4,307.72
416	469.14	5,629.68
417	469.58	5,634.92
501	493.56	5,922.68
502	470.59	5,647.12
504	358.98	4,307.72
506	387.75	4,653.03
508	542.83	6,513.90
510	555.76	6,669.12
512	388.63	4,663.50
514	358.98	4,307.72
516	469.14	5,629.68
517	469.58	5,634.92
601	493.56	5,922.68
602	470.59	5,647.12
604	358.98	4,307.72
606	387.75	4,653.03
608	542.83	6,513.90
610	555.76	6,669.12
612	388.63	4,663.50
614	358.98	4,307.72
616	469.14	5,629.68
617	469.58	5,634.92
701	468.12	5,617.48
702	470.59	5,647.12
703	342.70	4,112.39
704	358.98	4,307.72
705	378.16	4,537.93
706	387.75	4,653.03
708	542.83	6,513.90
709	562.88	6,754.57
710	555.76	6,669.12
711	379.61	4,555.37
712	388.63	4,663.50
714	358.98	4,307.72
715	341.25	4,094.95

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Unit #	Monthly Assessment	Annual Assessment
716	469.14	5,629.68
717	469.58	5,634.92
801	468.12	5,617.48
802	470.59	5,647.12
803	342.70	4,112.39
804	358.98	4,307.72
805	378.16	4,537.93
806	387.75	4,653.03
807	562.45	6,749.34
808	542.83	6,513.90
809	562.88	6,754.57
810	555.76	6,669.12
811	379.61	4,555.37
812	388.63	4,663.50
814	358.98	4,307.72
815	341.25	4,094.95
816	469.14	5,629.68
817	469.58	5,634.92
901	468.12	5,617.48
902	470.59	5,647.12
903	342.70	4,112.39
904	358.98	4,307.72
905	378.16	4,537.93
906	387.75	4,653.03
907	562.45	6,749.34
908	542.83	6,513.90
909	562.88	6,754.57
910	555.76	6,669.12
911	379.61	4,555.37
912	388.63	4,663.50
914	358.98	4,307.72
915	341.25	4,094.95
916	469.14	5,629.68
917	469.58	5,634.92
1001	468.12	5,617.48
1002	470.59	5,647.12
1003	342.70	4,112.39
1004	358.98	4,307.72
1005	378.16	4,537.93
1006	387.75	4,653.03
1007	562.45	6,749.34
1008	542.83	6,513.90
1009	562.88	6,754.57
1010	555.76	6,669.12
1011	379.61	4,555.37
1012	388.63	4,663.50
1014	358.98	4,307.72
1015	341.25	4,094.95
1016	469.14	5,629.68
1017	469.58	5,634.92
1101	468.12	5,617.48
1102	470.59	5,647.12
1103	342.70	4,112.39

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BRICKELL ON THE RIVER SOUTH TOWER, A CONDOMMINIUM

Guaranteed Assessment Amounts

Unit #	Monthly Assessment	Annual Assessment
1104	358.98	4,307.72
1105	378.16	4,537.93
1106	387.75	4,653.03
1107	562.45	6,749.34
1108	542.83	6,513.90
1109	562.88	6,754.57
1110	555.76	6,669.12
1111	379.61	4,555.37
1112	388.63	4,663.50
1114	358.98	4,307.72
1115	341.25	4,094.95
1116	469.14	5,629.68
1117	469.58	5,634.92
1201	468.12	5,617.48
1202	470.59	5,647.12
1203	342.70	4,112.39
1204	358.98	4,307.72
1205	378.16	4,537.93
1206	387.75	4,653.03
1207	562.45	6,749.34
1208	542.83	6,513.90
1209	562.88	6,754.57
1210	555.76	6,669.12
1211	379.61	4,555.37
1212	388.63	4,663.50
1214	358.98	4,307.72
1215	341.25	4,094.95
1216	469.14	5,629.68
1217	469.58	5,634.92
1301	468.12	5,617.48
1302	470.59	5,647.12
1303	342.70	4,112.39
1304	358.98	4,307.72
1305	378.16	4,537.93
1306	387.75	4,653.03
1307	562.45	6,749.34
1308	542.83	6,513.90
1309	562.88	6,754.57
1310	555.76	6,669.12
1311	379.61	4,555.37
1312	388.63	4,663.50
1314	358.98	4,307.72
1315	341.25	4,094.95
1316	469.14	5,629.68
1317	469.58	5,634.92
1401	468.12	5,617.48
1402	470.59	5,647.12
1403	342.70	4,112.39
1404	358.98	4,307.72
1405	378.16	4,537.93
1406	387.75	4,653.03
1407	562.45	6,749.34
1408	542.83	6,513.90

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BRICKELL ON THE RIVER SOUTH TOWER, A CONDOMMINIUM

Guaranteed Assessment Amounts

Unit #	Monthly Assessment	Annual Assessment
1409	562.88	6,754.57
1410	555.76	6,669.12
1411	379.61	4,555.37
1412	388.63	4,663.50
1414	358.98	4,307.72
1415	341.25	4,094.95
1416	469.14	5,629.68
1417	469.58	5,634.92
1501	468.12	5,617.48
1502	470.59	5,647.12
1503	342.70	4,112.39
1504	358.98	4,307.72
1505	378.16	4,537.93
1506	387.75	4,653.03
1507	562.45	6,749.34
1508	542.83	6,513.90
1509	562.88	6,754.57
1510	555.76	6,669.12
1511	379.61	4,555.37
1512	388.63	4,663.50
1514	358.98	4,307.72
1515	341.25	4,094.95
1516	469.14	5,629.68
1517	469.58	5,634.92
1601	468.12	5,617.48
1602	470.59	5,647.12
1603	342.70	4,112.39
1604	358.98	4,307.72
1605	378.16	4,537.93
1606	387.75	4,653.03
1607	562.45	6,749.34
1608	542.83	6,513.90
1609	562.88	6,754.57
1610	555.76	6,669.12
1611	379.61	4,555.37
1612	388.63	4,663.50
1614	358.98	4,307.72
1615	341.25	4,094.95
1616	469.14	5,629.68
1617	469.58	5,634.92
1701	468.12	5,617.48
1702	470.59	5,647.12
1703	342.70	4,112.39
1704	358.98	4,307.72
1705	378.16	4,537.93
1706	387.75	4,653.03
1707	562.45	6,749.34
1708	542.83	6,513.90
1709	562.88	6,754.57
1710	555.76	6,669.12
1711	379.61	4,555.37
1712	388.63	4,663.50
1714	358.98	4,307.72

Exhibit "6"

BRICKELL ON THE RIVER SOUTH TOWER, A CONDOMMINIUM

Guaranteed Assessment Amounts

Unit #	Monthly Assessment	Annual Assessment
1715	341.25	4,094.95
1716	469.14	5,629.68
1717	469.58	5,634.92
1801	468.12	5,617.48
1802	470.59	5,647.12
1803	342.70	4,112.39
1804	358.98	4,307.72
1805	378.16	4,537.93
1806	387.75	4,653.03
1807	562.45	6,749.34
1808	542.83	6,513.90
1809	562.88	6,754.57
1810	555.76	6,669.12
1811	379.61	4,555.37
1812	388.63	4,663.50
1814	358.98	4,307.72
1815	341.25	4,094.95
1816	469.14	5,629.68
1817	469.58	5,634.92
1901	468.12	5,617.48
1902	470.59	5,647.12
1903	342.70	4,112.39
1904	358.98	4,307.72
1905	378.16	4,537.93
1906	387.75	4,653.03
1907	562.45	6,749.34
1908	542.83	6,513.90
1909	562.88	6,754.57
1910	555.76	6,669.12
1911	379.61	4,555.37
1912	388.63	4,663.50
1914	358.98	4,307.72
1915	341.25	4,094.95
1916	469.14	5,629.68
1917	469.58	5,634.92
2001	468.12	5,617.48
2002	470.59	5,647.12
2003	342.70	4,112.39
2004	358.98	4,307.72
2005	378.16	4,537.93
2006	387.75	4,653.03
2007	562.45	6,749.34
2008	542.83	6,513.90
2009	562.88	6,754.57
2010	555.76	6,669.12
2011	379.61	4,555.37
2012	388.63	4,663.50
2014	358.98	4,307.72
2015	341.25	4,094.95
2016	469.14	5,629.68
2017	469.58	5,634.92
2101	468.12	5,617.48
2102	470.59	5,647.12

Exhibit "6"

BRICKELL ON THE RIVER SOUTH TOWER, A CONDOMMINIUM

Guaranteed Assessment Amounts

Unit #	Monthly Assessment	Annual Assessment
2103	342.70	4,112.39
2104	358.98	4,307.72
2105	378.16	4,537.93
2106	387.75	4,653.03
2107	562.45	6,749.34
2108	542.83	6,513.90
2109	562.88	6,754.57
2110	555.76	6,669.12
2111	379.61	4,555.37
2112	388.63	4,663.50
2114	358.98	4,307.72
2115	341.25	4,094.95
2116	469.14	5,629.68
2117	469.58	5,634.92
2201	468.12	5,617.48
2202	470.59	5,647.12
2203	342.70	4,112.39
2204	358.98	4,307.72
2205	378.16	4,537.93
2206	387.75	4,653.03
2207	562.45	6,749.34
2208	542.83	6,513.90
2209	562.88	6,754.57
2210	555.76	6,669.12
2211	379.61	4,555.37
2212	388.63	4,663.50
2214	358.98	4,307.72
2215	341.25	4,094.95
2216	469.14	5,629.68
2217	469.58	5,634.92
2301	468.12	5,617.48
2302	470.59	5,647.12
2303	342.70	4,112.39
2304	358.98	4,307.72
2305	378.16	4,537.93
2306	387.75	4,653.03
2307	562.45	6,749.34
2308	542.83	6,513.90
2309	562.88	6,754.57
2310	555.76	6,669.12
2311	379.61	4,555.37
2312	388.63	4,663.50
2314	358.98	4,307.72
2315	341.25	4,094.95
2316	469.14	5,629.68
2317	469.58	5,634.92
2401	468.12	5,617.48
2402	470.59	5,647.12
2403	342.70	4,112.39
2404	358.98	4,307.72
2405	378.16	4,537.93
2406	387.75	4,653.03
2407	562.45	6,749.34

Exhibit "6"

BRICKELL ON THE RIVER SOUTH TOWER, A CONDOMMINIUM

Guaranteed Assessment Amounts

Unit #	Monthly Assessment	Annual Assessment
2408	542.83	6,513.90
2409	562.88	6,754.57
2410	555.76	6,669.12
2411	379.61	4,555.37
2412	388.63	4,663.50
2414	358.98	4,307.72
2415	341.25	4,094.95
2416	469.14	5,629.68
2417	469.58	5,634.92
CU-1	253.03	3,036.33
CU-2	338.92	4,067.05
CU-3	647.18	7,766.10
ROOF TOP 1	0.44	5.23
ROOF TOP 2	0.44	5.23
ROOF TOP 3	0.44	5.23
ROOF TOP 4	0.44	5.23
334	145,335.02	1,744,015.94