



CFN:2002172975 07-12-2002 09:27 am
OR Book/Page: 4635 / 3430

Scott Ellis

Clerk Of Courts, Brevard County

#Pgs: 33 #Names: 2
Trust: 17.00 Rec: 133.00 Serv: 0.00
Deed: 0.00 Excise: 0.00
Mtg: 0.00 Int Tax: 0.00

Handwritten mark resembling a stylized 'V' or 'W'.

CTR 6 ?

This instrument prepared by and return to:
Mosley & Wallis, P.A.
Post Office Box 1210
Melbourne, FL 32902-1210

99-10001 / Flores Del Mar

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF FLORES DEL MAR, A CONDOMINIUM

ATLANTIC BREEZE OF CAPE CANAVERAL, INC., a Florida corporation, pursuant to the authority reserved in Article XIII of the Declaration of Condominium establishing FLORES DEL MAR, A CONDOMINIUM, as recorded in Official Records Book 4450, Pages 2318 through 2401, of the Public Records of Brevard County, Florida, and the Florida Condominium Act, hereby amends the Declaration as follows:

- 1. Delete Exhibit "A" as recorded in Official Records Book 4450, Pages 2347 through 2377 inclusive, of the Public Records of Brevard County, Florida in its entirety and substitute Exhibit "A" attached hereto therefor.

IN WITNESS WHEREOF, the above-stated Developer has caused these presents to be signed and sealed on this 20th day of November, 2001.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

DEVELOPER:

Joyce Schofield
Print Name: JOYCE SCHOFIELD

ATLANTIC BREEZE OF CAPE
CANAVERAL, INC., a Florida corporation

By: John D. Dorough
JOHN D. DOROUGH, President

Dale L. Cox
Print Name: DALE L. COX



STATE OF FLORIDA)
COUNTY OF BREVARD)

The foregoing instrument was acknowledged before me this 20th day of November, 2001, by JOHN D. DOROUGH, President of ATLANTIC BREEZE OF CAPE CANAVERAL, INC., a Florida corporation, on behalf of the Corporation. He is personally known to me or produced N/A as identification.

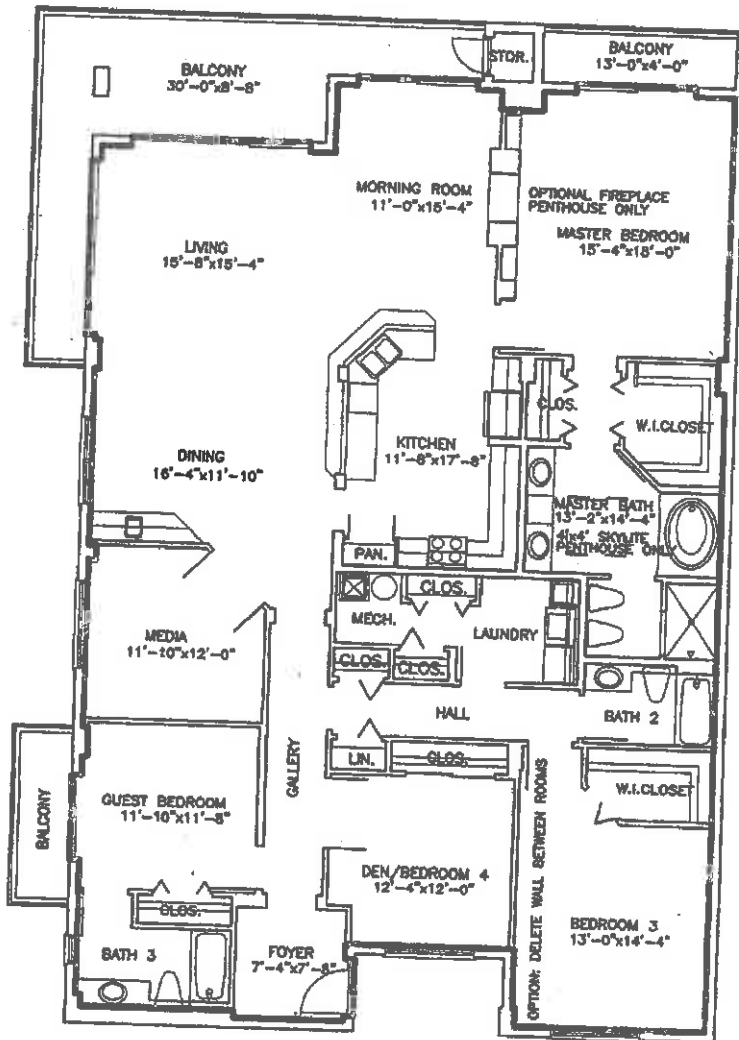
Joyce Schofield
My Commission CC718554
Expires February 26, 2002

Joyce Schofield
NOTARY PUBLIC:
My Commission Expires: 02/25/02

FLORES DEL MAR, A CONDOMINIUM TYPICAL UNIT PLAN "D" OPTIONS OCEANSIDE BUILDING

Doreen

SCALE: 1"=10'



CFN 2001236340
OR Bookpage: 4450 / 2367

ALTERNATE MEDIA ROOM PLAN
OPTIONAL BIDET IN MASTER BATH
LARGER GUEST BEDROOM CLOSET
FRENCH DOORS TO DEN
OPTIONAL WET BAR
OPTIONAL DBL. DOORS TO GUEST ROOM
COMBINE BEDROOMS 3 & 4

SURVEYOR'S NOTES:

1. Indicates the limits of the unit.
2. All areas and improvements exclusive of the unit are common elements of the condominium.
3. The unit plan shown is representational. The dimensions shown may vary.
4. Some units may be reversed or a mirror image of the plan shown.
5. Refer to the floor plans on sheets 7 through 9 for the location of this unit within the building.
6. The unit plan was prepared by Jackson Kirschner Architects, 1540 Highland Avenue, Suite 6, Melbourne, Florida. This drawing was modified for this exhibit.
7. All improvements shown are proposed.

ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
APRIL 17, 2000

EXHIBIT "A"

SHEET 22 OF 32

990038UNTD.DWG

Star

SURVEYOR'S CERTIFICATE FOR FLORES DEL MAR, A CONDOMINIUM



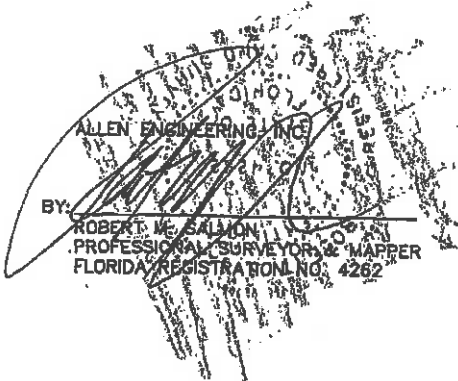
CFN:2002172975
OR Book/Page: 4635 / 3431

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED "ROBERT M. SALMON," BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS AN OATH AS FOLLOWS, TO-WIT:

I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A," TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM ESTABLISHING FLORES DEL MAR, A CONDOMINIUM, IS AN ACCURATE REPRESENTATION OF THE LOCATIONS AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 1st DAY OF JULY, 2002, A.D.

ALLEN ENGINEERING, INC.
BY: 
ROBERT M. SALMON
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4262

THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS 1st DAY OF JULY, 2002
BY ROBERT M. SALMON, WHO IS PERSONALLY
KNOWN AND WHO DID TAKE AN OATH.



JILL B. NICKEL
NOTARY PUBLIC-STATE OF FLORIDA
MY COMMISSION EXPIRES: JULY 5, 2002
MY COMMISSION NO. IS: CC 756049

 Jill B Nickel
My Commission CC756049
Expires July 5, 2002

ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
JULY 1, 2002

EXHIBIT "A"

SHEET 1 OF 32



990018-SS DWG

FLORES DEL MAR, A CONDOMINIUM GRAPHIC PLOT PLAN



CFN:2002172975
OR Book/Page: 4635 / 3432

LEGEND:

-  PARKING COUNT
-  HANDICAP PARKING

**SUBJECT PARCEL
TRACT 9A**



SCALE: 1"=60'

**CANAVERAL SANDS,
A CONDOMINIUM**

COASTAL CONSTRUCTION CONTROL LINE
(SURVEY BOOK 2A, PAGES 15-28)

**REPLAT OF
CHANDLER PARK**
PLAT BOOK 21, PAGE 80

TRACT 9

OCEANSIDE

CHERIE DOWN PARK
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

PARKSIDE

COASTAL CONSTRUCTION CONTROL LINE
(SURVEY BOOK 2A, PAGES 29-42)

TRACT 8

RIDGEWOOD AVENUE

SURVEYOR'S NOTES:

1. See sheet 4 for the notes concerning the sketch of survey.
2. See sheet 4 for the surveyor's certification.
3. See sheet 4 for the description of the condominium owned property.

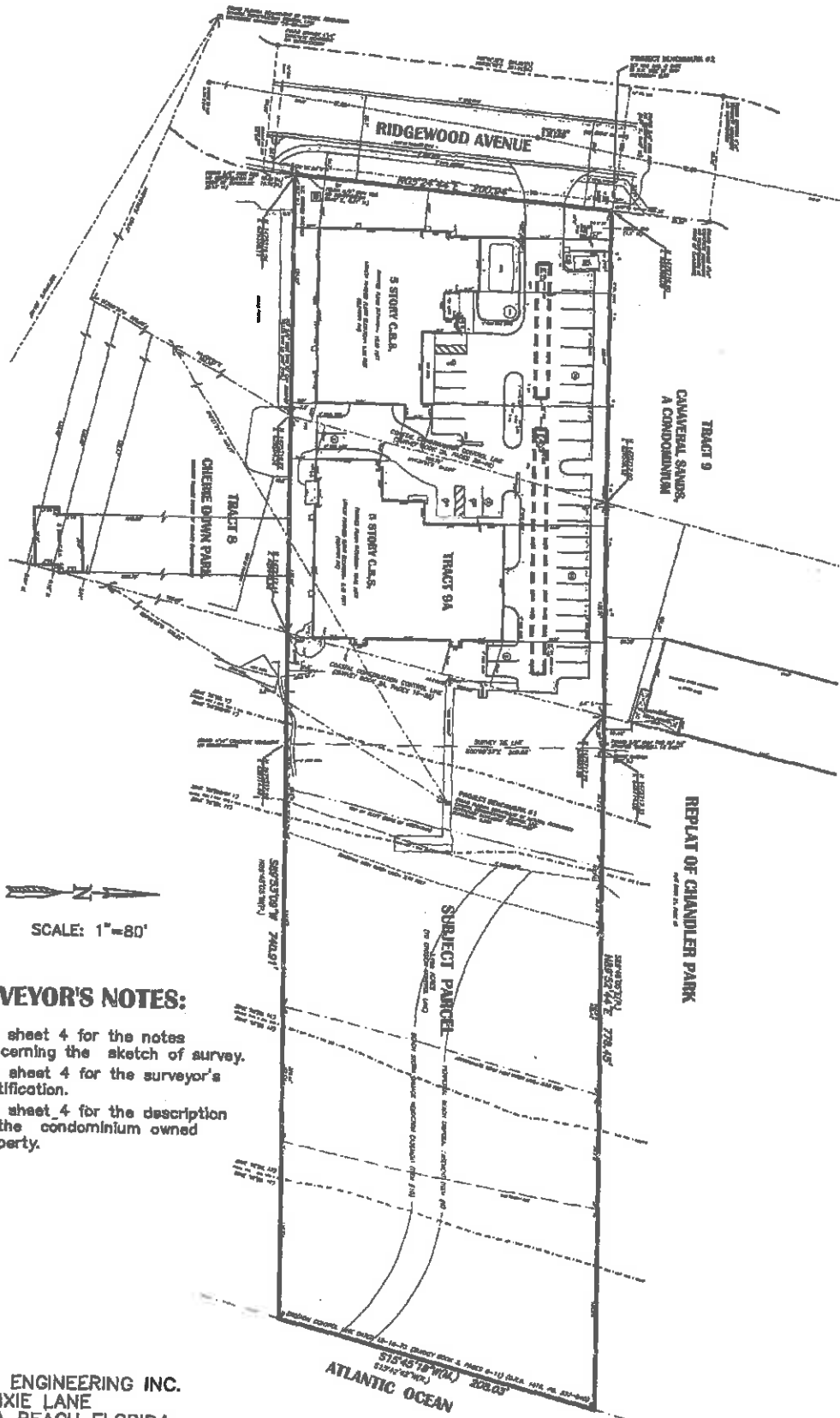
ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
JULY 1, 2002

EXHIBIT "A"

SHEET 2 OF 32

ADMIN 9A - 0300 11/02

SKETCH OF BOUNDARY SURVEY



SCALE: 1"=80'

SURVEYOR'S NOTES:

1. See sheet 4 for the notes concerning the sketch of survey.
2. See sheet 4 for the surveyor's certification.
3. See sheet 4 for the description of the condominium owned property.

ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
JULY 1, 2002

ATLANTIC OCEAN

EXHIBIT "A"

SHEET 3 OF 32

9900034-SS-01

FLORES DEL MAR, A CONDOMINIUM



CFN:2002172975

OR Book/Page: 4635 / 3434

DESCRIPTION OF CONDOMINIUM OWNED LAND:

Tract 9A, REPLAT OF CHANDLER PARK, previously recorded in Plat Book 3, page 20, and Plat Book 7, page 41 and now recorded in Plat Book 21, page 80, Public Records of Brevard County, Florida.

SURVEYOR'S NOTES CONCERNING SKETCH OF SURVEY:

1. The bearings shown hereon are based on a line between Florida Department of Natural Resources (now Department of Environmental Protection) Coastal Construction Control Line Monuments 70-80-A3 and 70-80-A4. The bearing for this line was computed from State Plane Coordinate values for said monuments published in Survey Book 2A, pages 29 through 41 of the Public Records of Brevard County, Florida.
2. According to the National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) for Brevard County, Florida and Incorporated Areas, Panel 313 of 727, this property is located in community number 125094 and lies within Special Flood Hazard Areas Zone AO, Depth 1 foot; Zone AE, base flood elevation 9 feet; Zone AE, base flood elevation 11 feet; Zone VE, base flood elevation 13 feet; and Zone VE, base flood elevation 14 feet. The approximate boundaries of these FIRM zones have been scaled from the FIRM and shown on the Sketch of Survey for reference.
3. For boundary information, refer to Boundary, Topographic and Tree Location Survey, Tract 9A, REPLAT OF CHANDLER PARK, prepared for Atlantic Breeze of Cape Canaveral, Inc. by Allen Engineering, Inc., dated December 10, 1999.
4. For as-built information, refer to As-built Survey, FLORES DEL MAR CONDOMINIUM, Tract 9A, REPLAT OF CHANDLER PARK, prepared for Atlantic Breeze of Cape Canaveral, Inc. by Allen Engineering, Inc., dated November 17, 2000, last revised May 31, 2002.

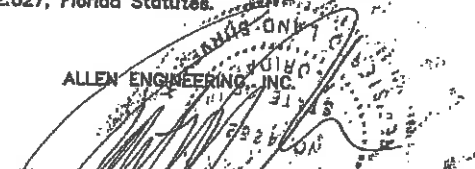
SURVEYOR'S NOTES CONCERNING THE GRAPHIC PLOT PLAN:

1. Flores Del Mar, A Condominium, contains 2 Buildings, consisting of one (1) five-story, 17 unit building with 19 garage parking spaces; and one (1) five-story, 16 unit building with 16 garage parking spaces. It also contains 34 regular parking spaces and 3 handicap parking spaces; for a total of 71 parking spaces.
2. The balance of improvements constructed by the developer consists of driveways, walkways, parking and open landscaped areas.
3. All areas and improvements exclusive of the units are common elements of the condominium, as set forth in the Declaration of Condominium.
4. The graphic plot plan was prepared under the direction of Robert M. Salmon, Professional Land Surveyor, No. 4262, State of Florida, from an Engineering Site and Striping Plan, prepared by Allen Engineering, Inc.

SURVEYOR'S CERTIFICATION:

I hereby certify to the best of my knowledge and belief the Sketch of Survey shown on Sheet 3 is an accurate representation of a survey made under my direction, in accordance with all applicable requirements of the "Minimum Technical Standards," for land surveying in the State of Florida, described in Chapter 61G17-6, Florida Administrative Code, Pursuant to Chapter 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

ALLEN ENGINEERING, INC.
BY: 
ROBERT M. SALMON
Professional Surveyor & Mapper
Florida Registration No. 4262

ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
JULY 1, 2002

EXHIBIT "A"

SHEET 4 OF 32

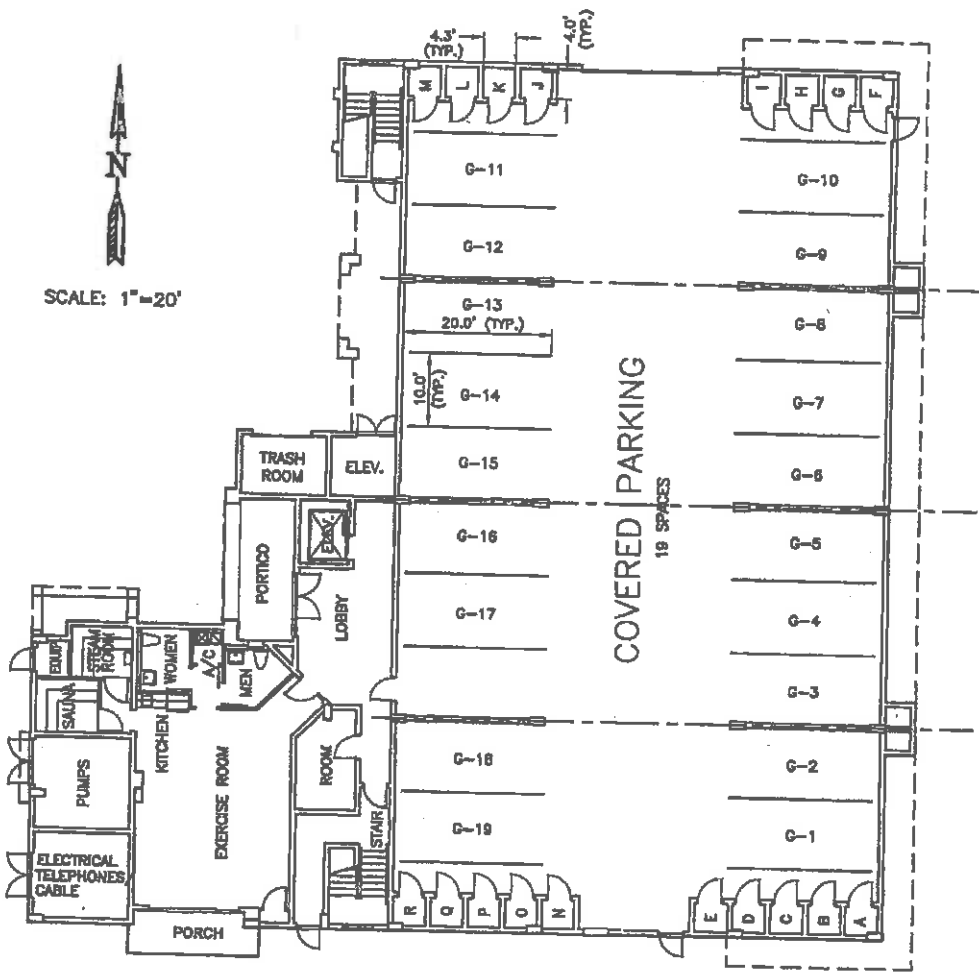
990038-55 DMC

FLORES DEL MAR, A CON



CFN:2002172975
OR Book/Page: 4635 / 3435

FIRST FLOOR PLAN OCEANSIDE BUILDING



SURVEYOR'S NOTES:

1. The finished first floor elevation is 10.45 feet.
2. The finished first floor ceiling elevation is 19.78 feet.
3. The garage spaces shown are common elements of the condominium limited to the use of certain units as set forth in the declaration.
4. The elevations shown are based on National Geodetic Vertical Datum of 1929.
5. The floor plan was prepared by Jackson Kirschner Architects, 1540 Highland Avenue, Suite 6, Melbourne, Florida. This drawing was modified for this exhibit.

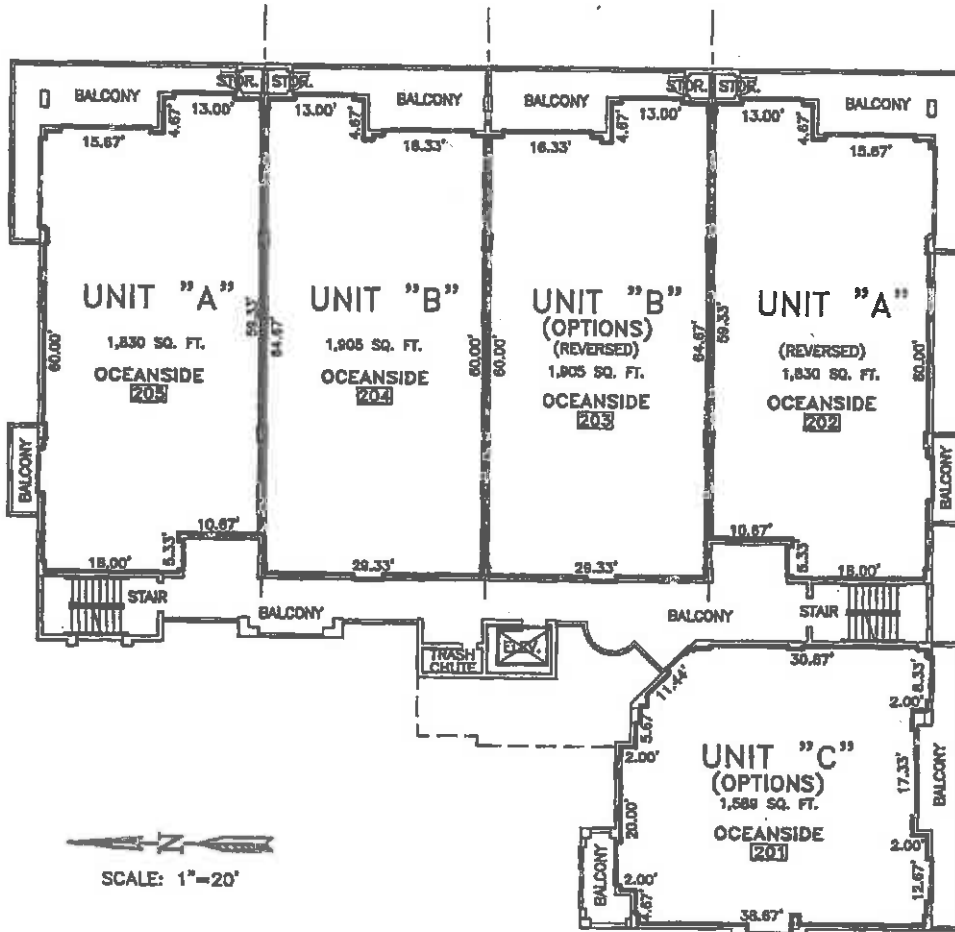
ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
JULY 1, 2002

EXHIBIT "A"

SHEET 5 OF 32

00003401 R1 DWG

SECOND FLOOR PLAN OCEANSIDE BUILDING



SURVEYOR'S NOTES:

1. The finished second floor elevation is 20.45 feet.
2. The finished ceiling elevation is 28.45 feet.
3. ——— indicates the limits of the units.
4. [201] indicates the unit number designation.
5. All areas and improvements exclusive of the units are common elements of the condominium.
6. The elevations shown are based on National Geodetic Vertical Datum of 1929.
7. The exterior walkways are common elements limited for the use of the adjacent unit.
8. See sheets 15 through 28 for typical unit plans.
9. The floor plan was prepared by Jackson Kirschner Architects, 1540 Highland Avenue, Suite 6, Melbourne, Florida. This drawing was modified for this exhibit.
10. The unit square foot areas were provided by Jackson Kirschner Architects.

FLORES DEL MAR, A CONDOMINIUM

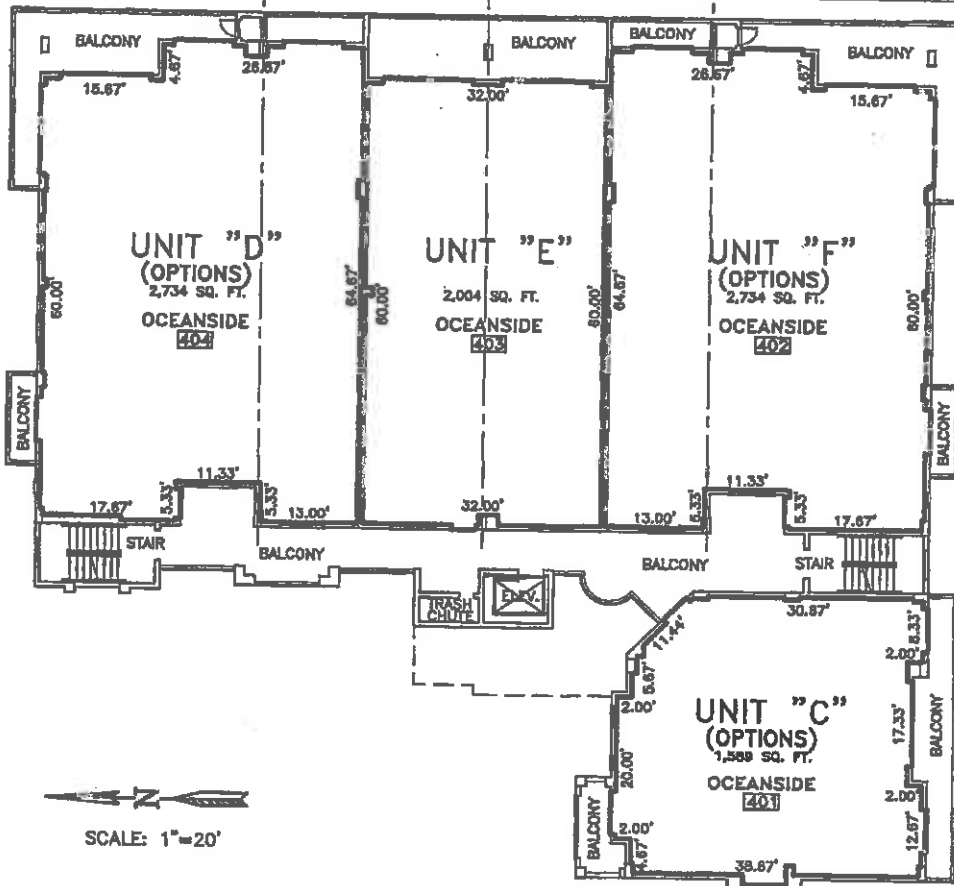
FOURTH FLOOR PLAN

OCEANSIDE BUILDING



CFN:2002172875

OR Book/Page: 4635 / 3438



SURVEYOR'S NOTES:

1. The finished fourth floor elevation is 37.90 feet.
2. The finished ceiling elevation is 45.90 feet.
3. ——— indicates the limits of the units.
4. [201] indicates the unit number designation.
5. All areas and improvements exclusive of the units are common elements of the condominium.
6. The elevations shown are based on National Geodetic Vertical Datum of 1929.
7. The exterior walkways are common elements limited for the use of the adjacent unit.
8. See sheets 15 through 26 for typical unit plans.
9. The floor plan was prepared by Jackson Kirschner Architects, 1540 Highland Avenue, Suite 6, Melbourne, Florida. This drawing was modified for this exhibit.
10. The unit square foot areas were provided by Jackson Kirschner Architects.

ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
JULY 1, 2002

EXHIBIT "A"

SHEET 8 OF 32

CONTRACTOR'S MARK

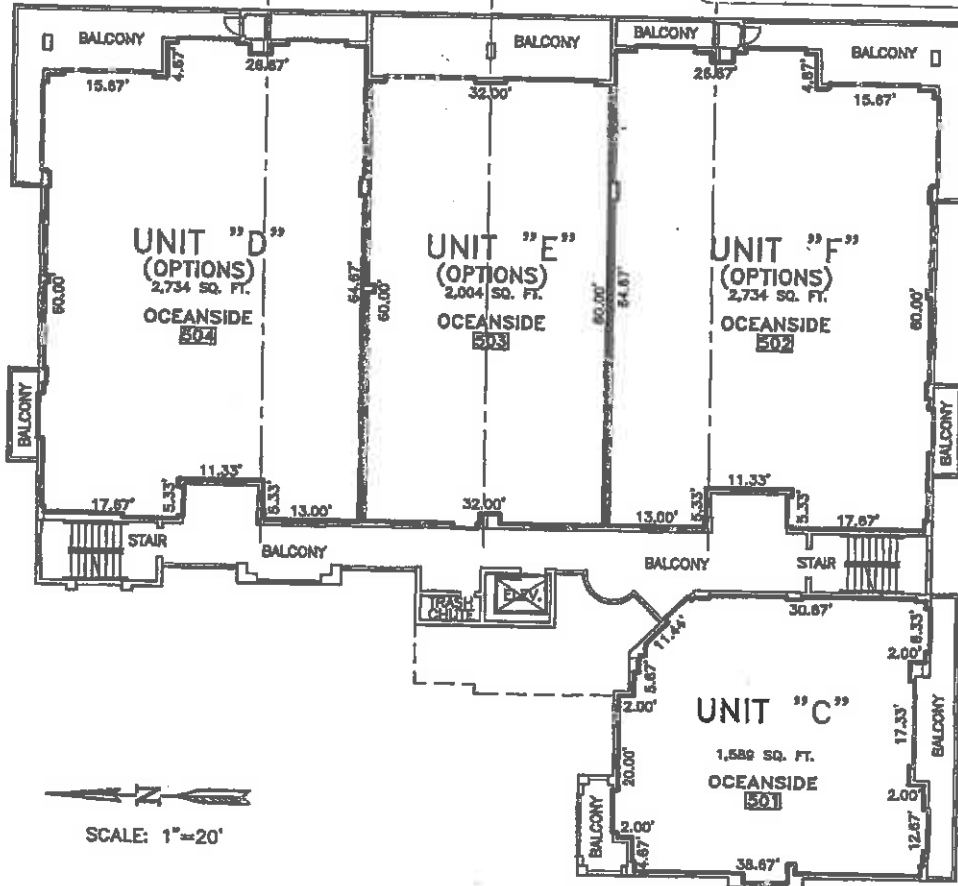
FLORES DEL MAR, A CONDOMINIUM

FIFTH FLOOR PLAN

OCEANSIDE BUILDING



CFN:2002172975
OR Book/Page: 4635 / 3439



SCALE: 1"=20'

SURVEYOR'S NOTES:

1. The finished fifth floor elevation is 48.57 feet.
2. The finished ceiling elevation is 54.57 feet.
3. ——— indicates the limits of the units.
4. [501] indicates the unit number designation.
5. All areas and improvements exclusive of the units are common elements of the condominium.
6. The elevations shown are based on National Geodetic Vertical Datum of 1929.
7. The exterior walkways are common elements limited for the use of the adjacent unit.
8. See sheets 15 through 26 for typical unit plans.
9. The floor plan was prepared by Jackson Kirschner Architects, 1540 Highland Avenue, Suite 6, Melbourne, Florida. This drawing was modified for this exhibit.
10. The unit square foot areas were provided by Jackson Kirschner Architects.

ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
JULY 1, 2002

EXHIBIT "A"

SHEET 9 OF 32

UNIT 501

FLORES DEL MAR, A CONDOMINIUM

FIRST FLOOR PLAN PARKSIDE BUILDING

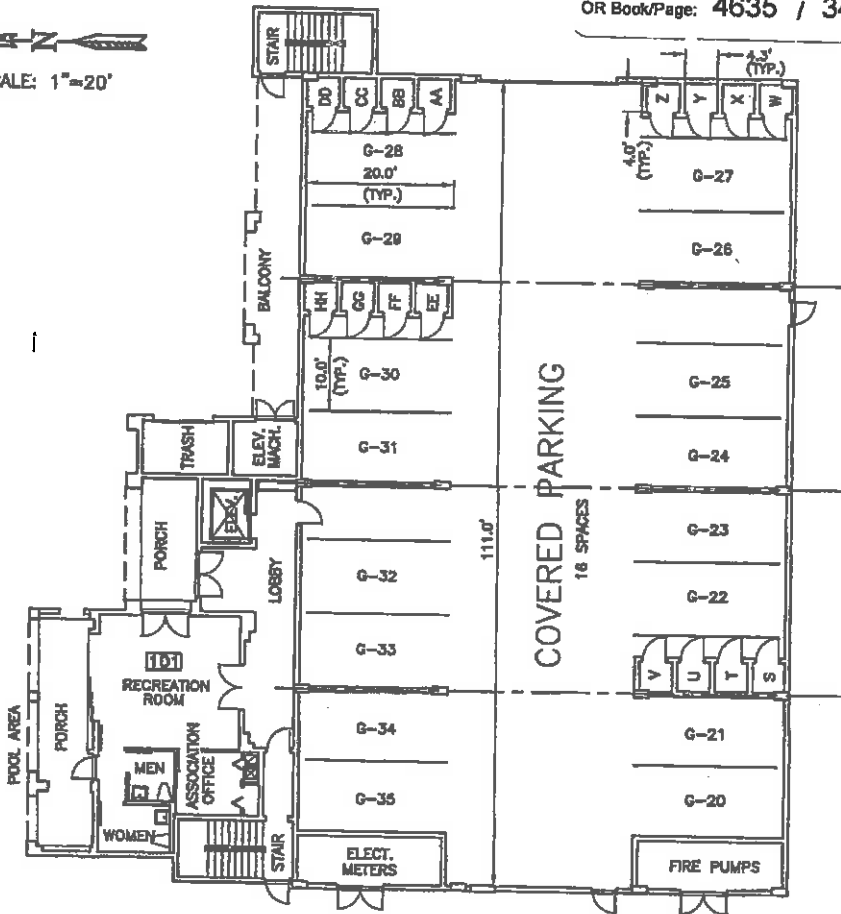


CFN:2002172975

OR Book/Page: 4635 / 3440



SCALE: 1"=20'



SURVEYOR'S NOTES:

1. The finished first floor elevation is 10.20 feet.
2. The finished first floor ceiling elevation is 19.53 feet.
3. The garage spaces shown are common elements of the condominium limited to the use of certain units as set forth in the declaration.
4. The elevations shown are based on National Geodetic Vertical Datum of 1929.
5. The floor plan was prepared by Jackson Kirschner Architects, 1540 Highland Avenue, Suite 6, Melbourne, Florida. This drawing was modified for this exhibit.

ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
JULY 1, 2002

EXHIBIT "A"

SHEET 10 OF 32

CONDOMINIUM PLAN

FLORES DEL MAR, A CONDOMINIUM

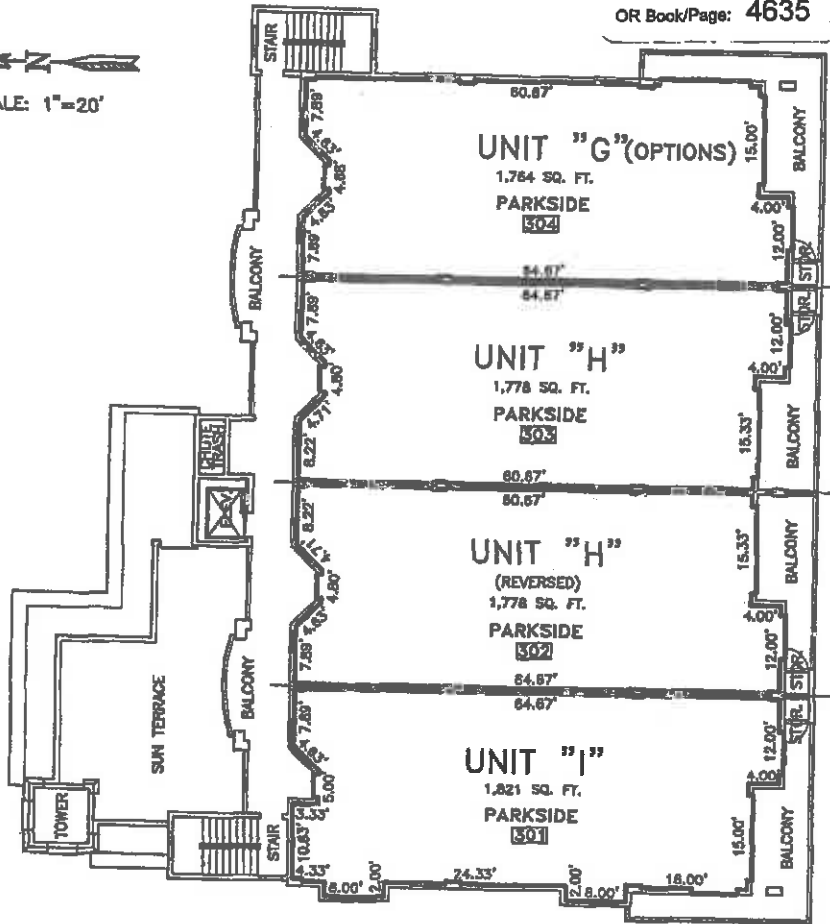
THIRD FLOOR PLAN

PARKSIDE BUILDING

CFN:2002172975
OR Book/Page: 4635 / 3442



SCALE: 1"=20'



SURVEYOR'S NOTES:

1. The finished third floor elevation is 28.91 feet.
2. The finished ceiling elevation is 36.91 feet.
3. --- Indicates the limits of the units.
4. [301] Indicates the unit number designation.
5. All areas and improvements exclusive of the units are common elements of the condominium.
6. The elevations shown are based on National Geodetic Vertical Datum of 1929.
7. The exterior walkways are common elements limited for the use of the adjacent unit.
8. See sheets 27 through 32 for typical unit plans.
9. The floor plan was prepared by Jackson Kirschner Architects, 1540 Highland Avenue, Suite 6, Melbourne, Florida. This drawing was modified for this exhibit.
10. The unit square foot areas were provided by Jackson Kirschner Architects.

ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
JULY 1, 2002

EXHIBIT "A"

SHEET 12 OF 32

000049001 P 7 NWC

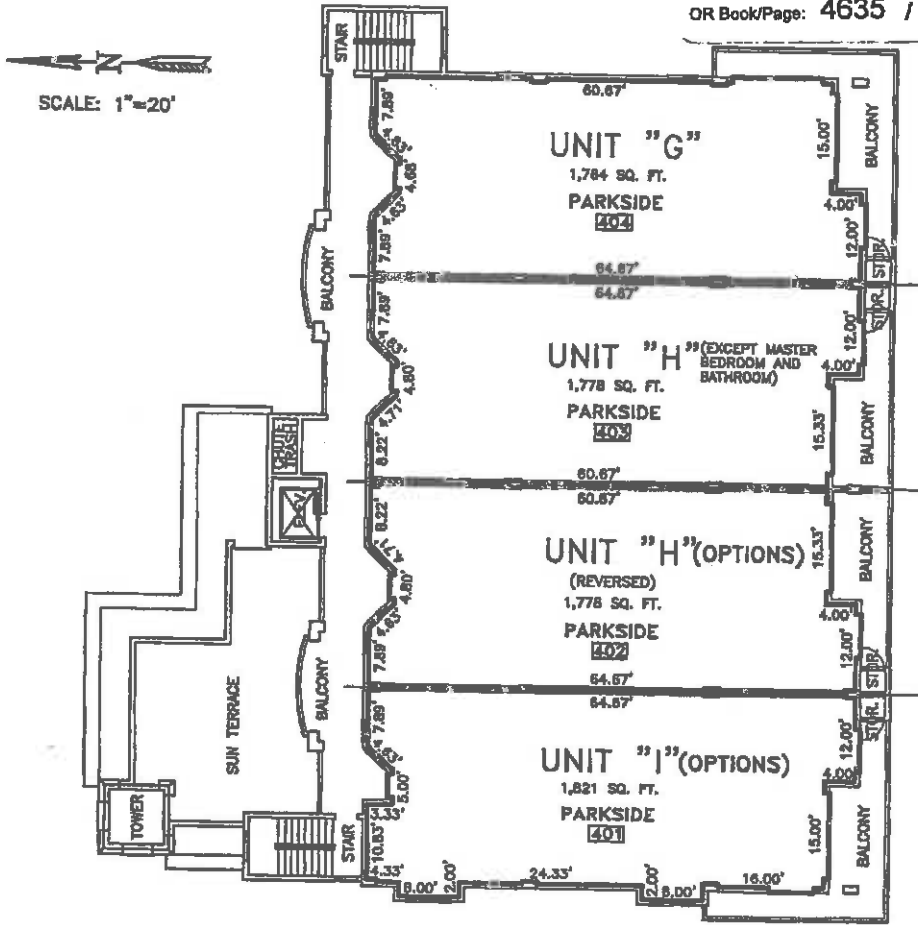
FLORES DEL MAR, A CONDOMINIUM

FOURTH FLOOR PLAN

PARKSIDE BUILDING



CFN:2002172975
OR Book/Page: 4635 / 3443



SURVEYOR'S NOTES:

1. The finished fourth floor elevation is 37.50 feet.
2. The finished ceiling elevation is 45.50 feet.
3. ——— indicates the limits of the units.
4. [201] indicates the unit number designation.
5. All areas and improvements exclusive of the units are common elements of the condominium.
6. The elevations shown are based on National Geodetic Vertical Datum of 1929.
7. The exterior walkways are common elements limited for the use of the adjacent unit.
8. See sheets 27 through 32 for typical unit plans.
9. The floor plan was prepared by Jackson Kirschner Architects, 1540 Highland Avenue, Suite 6, Melbourne, Florida. This drawing was modified for this exhibit.
10. The unit square foot areas were provided by Jackson Kirschner Architects.

ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
JULY 1, 2002

EXHIBIT "A"

SHEET 13 OF 32

00003RPT P2 NWC

FLORES DEL MAR, A CONDOMINIUM

FIFTH FLOOR PLAN

PARKSIDE BUILDING

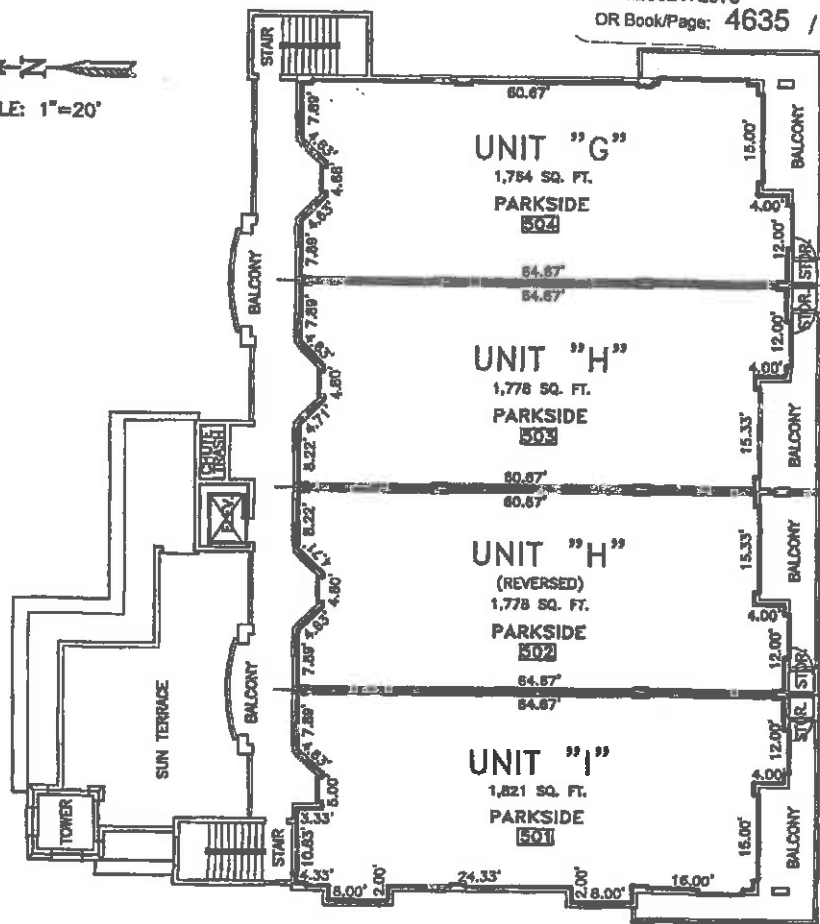


CFN:2002172975

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SCALE: 1"=20'



SURVEYOR'S NOTES:

1. The finished fifth floor elevation is 48.15 feet.
2. The finished ceiling elevation is 54.15 feet.
3. ——— indicates the limits of the units.
4. [501] indicates the unit number designation.
5. All areas and improvements exclusive of the units are common elements of the condominium.
6. The elevations shown are based on National Geodetic Vertical Datum of 1929.
7. The exterior walkways are common elements limited for the use of the adjacent unit.
8. See sheets 27 through 32 for typical unit plans.
9. The floor plan was prepared by Jackson Kirschner Architects, 1540 Highland Avenue, Suite 6, Melbourne, Florida. This drawing was modified for this exhibit.
10. The unit square foot areas were provided by Jackson Kirschner Architects.

ALLEN ENGINEERING INC.
108 DIXIE LANE
COCOA BEACH FLORIDA
JULY 1, 2002

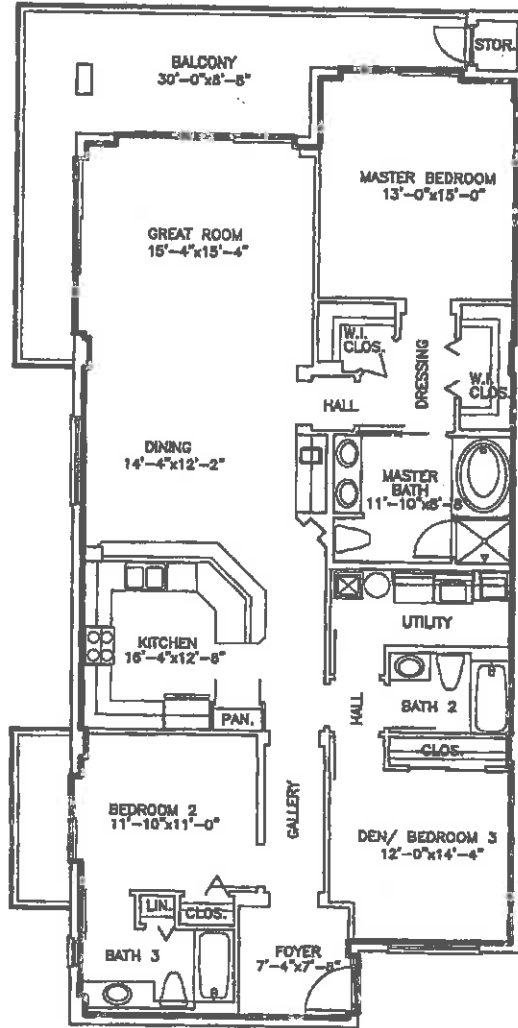
EXHIBIT "A"

SHEET 14 OF 32

CANNON DESIGN GROUP


TYPICAL UNIT PLAN "A" OCEANSIDE BUILDING

SCALE: 1"=10'



UNITS 202 & 205

SURVEYOR'S NOTES:

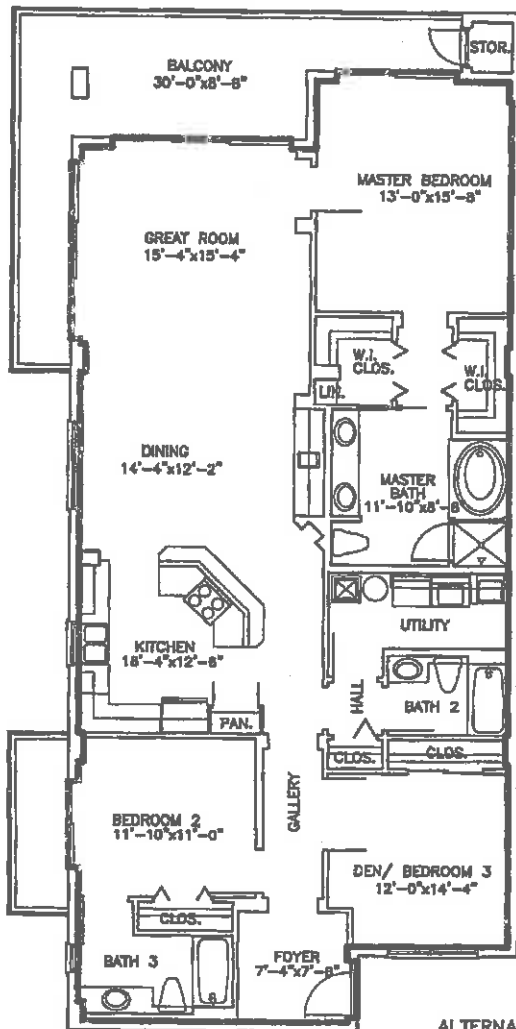
1.  Indicates the limits of the unit.
2. All areas and improvements exclusive of the unit are common elements of the condominium.
3. The unit plan shown is representational. The dimensions shown may vary.
4. Some units may be reversed or a mirror image of the plan shown.
5. Refer to the floor plan on sheet 6 for the location of this unit within the building.
6. The unit plan was prepared by Jackson Kirschner Architects, 1540 Highland Avenue, Suite 6, Melbourne, Florida. This drawing was modified for this exhibit.



FLORES DEL MAR, A CON

TYPICAL UNIT PLAN "A" OPTIONS OCEANSIDE BUILDING

SCALE: 1"=10'



ALTERNATE MASTER SUITE ENTRANCE
 LARGER MASTER BATH AND CLOSETS
 LARGER BEDROOM 2 CLOSET
 FRENCH DOORS TO DEN
 REVISED KITCHEN LAYOUT

SURVEYOR'S NOTES:

1. Indicates the limits of the unit.
2. All areas and improvements exclusive of the unit are common elements of the condominium.
3. The unit plan shown is representational. The dimensions shown may vary.
4. Some units may be reversed or a mirror image of the plan shown.
5. Refer to the floor plan on sheet 6 for the location of this unit within the building.
6. The unit plan was prepared by Jackson Kirschner Architects, 1540 Highland Avenue, Suite 6, Melbourne, Florida. This drawing was modified for this exhibit.

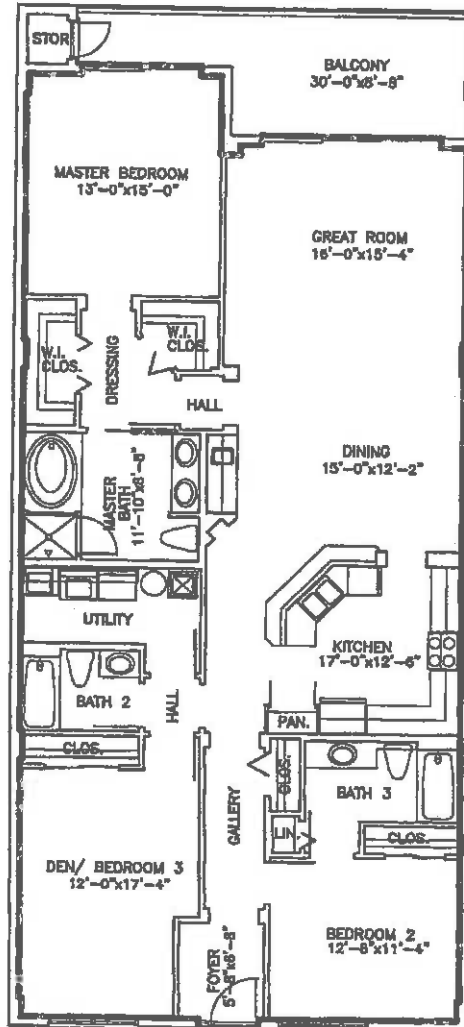
FLORES DEL MAR, A CONDOMINIUM

TYPICAL UNIT PLAN "B" OCEANSIDE BUILDING

CFN:2002172975


OR Book/Page: 4635 / 3447

SCALE: 1"=10'



UNIT 204

SURVEYOR'S NOTES:

1.  Indicates the limits of the unit.
2. All areas and improvements exclusive of the unit are common elements of the condominium.
3. The unit plan shown is representational. The dimensions shown may vary.
4. Some units may be reversed or a mirror image of the plan shown.
5. Refer to the floor plan on sheet 6 for the location of this unit within the building.
6. The unit plan was prepared by Jackson Kirschner Architects, 1540 Highland Avenue, Suite 6, Melbourne, Florida. This drawing was modified for this exhibit.

ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
JULY 1, 2002

EXHIBIT "A"

SHEET 17 OF 32

0000381 INTR 01WC

FLORES DEL MAR, A CONDOMINIUM

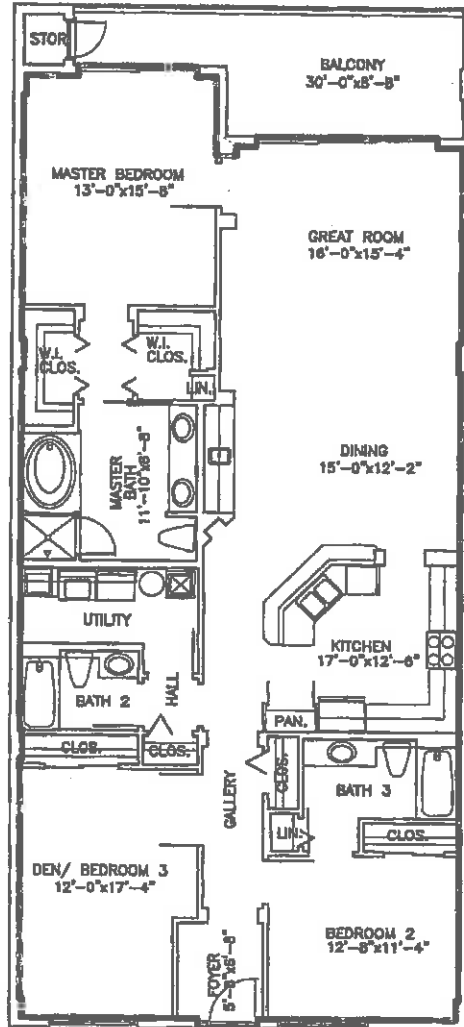
TYPICAL UNIT PLAN "B" OPTIONS

OCEANSIDE BUILDING



CFN:2002172975
OR Book/Page: 4635 / 3448

SCALE: 1"=10'



ALTERNATE MASTER SUITE ENTRANCE
LARGER MASTER BATH AND CLOSETS
FRENCH DOORS TO DEN

UNIT 203

SURVEYOR'S NOTES:

1. indicates the limits of the unit.
2. All areas and improvements exclusive of the unit are common elements of the condominium.
3. The unit plan shown is representational. The dimensions shown may vary.
4. Some units may be reversed or a mirror image of the plan shown.
5. Refer to the floor plan on sheet 8 for the location of this unit within the building.
6. The unit plan was prepared by Jackson Kirschner Architects, 1540 Highland Avenue, Suite 6, Melbourne, Florida. This drawing was modified for this exhibit.

ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
JULY 1, 2002

EXHIBIT "A"

SHEET 18 OF 32

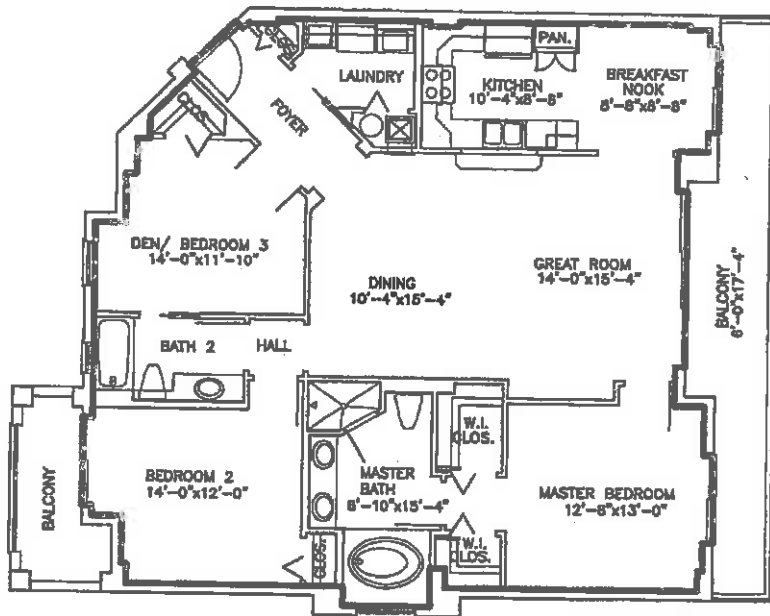
CONTRACT NO. 131131

FLORES DEL MAR, A CONDOMINIUM

TYPICAL UNIT PLAN "C" OCEANSIDE BUILDING



CFN:2002172975
OR Book/Page: 4635 / 3449



UNITS 301 & 501

SURVEYOR'S NOTES:

1. indicates the limits of the unit.
2. All areas and improvements exclusive of the unit are common elements of the condominium.
3. The unit plan shown is representational. The dimensions shown may vary.
4. Some units may be reversed or a mirror image of the plan shown.
5. Refer to the floor plans on sheets 6 through 9 for the location of this unit within the building.
6. The unit plan was prepared by Jackson Kirschner Architects, 1540 Highland Avenue, Suite 6, Melbourne, Florida. This drawing was modified for this exhibit.

ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
JULY 1, 2002

EXHIBIT "A"

SHEET 19 OF 32

UNITS 301 & 501

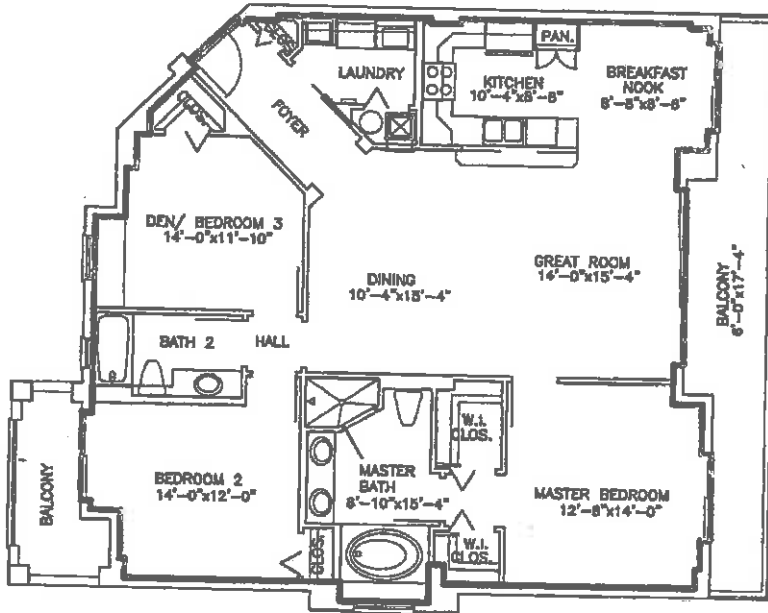
FLORES DEL MAR, A CONDOMINIUM

TYPICAL UNIT PLAN "C" OPTIONS

OCEANSIDE BUILDING



CFN:2002172975
 OR Book/Page: 4635 / 3450



ALTERNATE MASTER SUITE ENTRANCE
 ALTERNATE ENTRANCE TO BEDROOM 3
 OPEN KITCHEN LAYOUT

UNITS 201 & 401

SURVEYOR'S NOTES:

1. ———— Indicates the limits of the unit.
2. All areas and improvements exclusive of the unit are common elements of the condominium.
3. The unit plan shown is representational. The dimensions shown may vary.
4. Some units may be reversed or a mirror image of the plan shown.
5. Refer to the floor plans on sheets 8 through 9 for the location of this unit within the building.
6. The unit plan was prepared by Jackson Kirchner Architects, 1540 Highland Avenue, Suite 6, Melbourne, Florida. This drawing was modified for this exhibit.

ALLEN ENGINEERING INC.
 106 DIXIE LANE
 COCOA BEACH FLORIDA
 JULY 1, 2002

EXHIBIT "A"

SHEET 20 OF 32

JULY 1, 2002

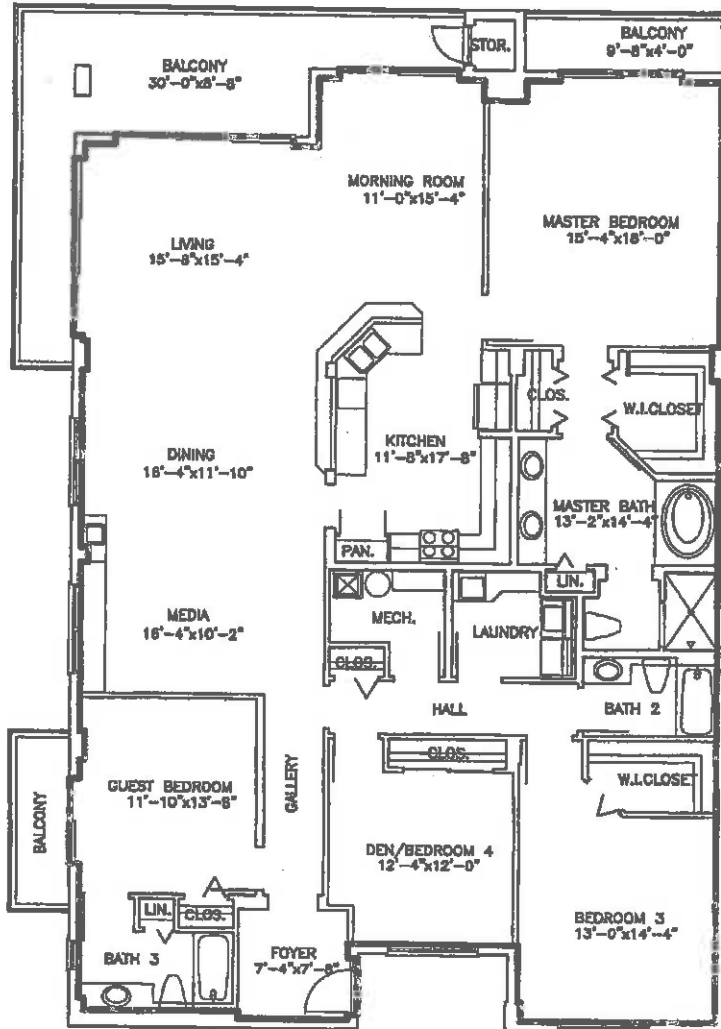
FLORES DEL MAR, A CONDOMINIUM

TYPICAL UNIT PLAN "D" OCEANSIDE BUILDING

CFN:2002.172975
OR Book/Page: 4635 / 3451



SCALE: 1"=10'



SURVEYOR'S NOTES:

1. ———— Indicates the limits of the unit.
2. All areas and improvements exclusive of the unit are common elements of the condominium.
3. The unit plan shown is representational. The dimensions shown may vary.
4. Some units may be reversed or a mirror image of the plan shown.
5. Refer to the floor plans on sheets 7 through 9 for the location of this unit within the building.
6. The unit plan was prepared by Jackson Kirschner Architects, 1540 Highland Avenue, Suite 6, Melbourne, Florida. This drawing was modified for this exhibit.

ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
JULY 1, 2002

EXHIBIT "A"

SHEET 21 OF 32

JULY 1, 2002

FLORES DEL MAR, A CONDOMINIUM

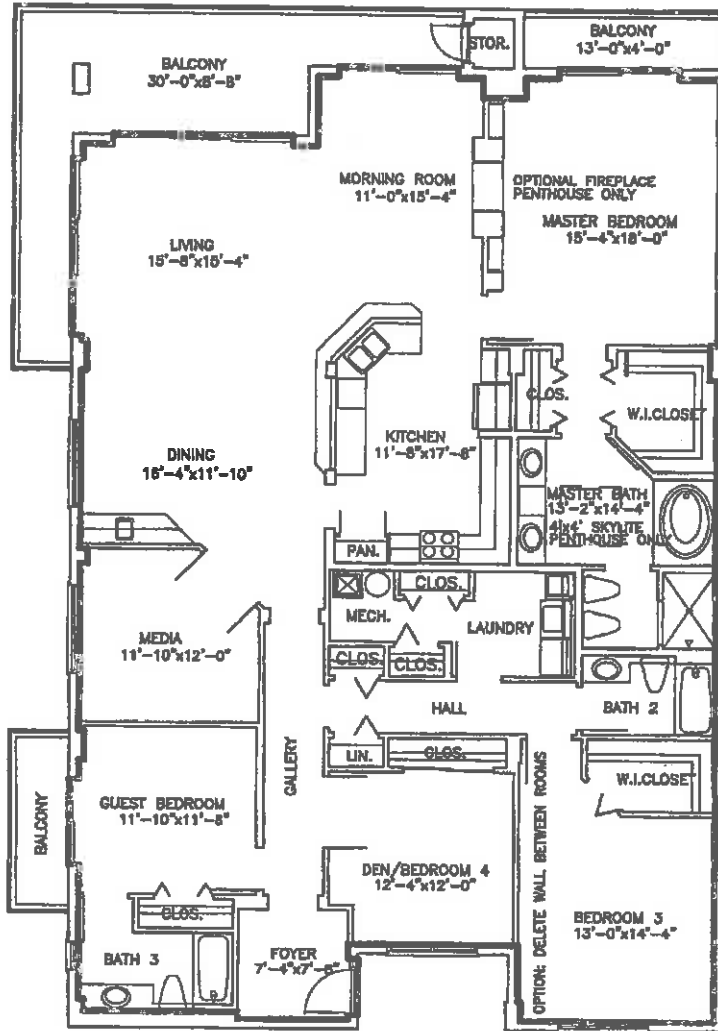
TYPICAL UNIT PLAN "D" OPTIONS

OCEANSIDE BUILDING

CFN:2002 172975
OR Book/Page: 4635 / 3452



SCALE: 1"=10'



UNITS 304, 404 & 504

SURVEYOR'S NOTES:

1. indicates the limits of the unit.
2. All areas and improvements exclusive of the unit are common elements of the condominium.
3. The unit plan shown is representational. The dimensions shown may vary.
4. Some units may be reversed or a mirror image of the plan shown.
5. Refer to the floor plans on sheets 7 through 9 for the location of this unit within the building.
6. The unit plan was prepared by Jackson Kirschner Architects, 1540 Highland Avenue, Suite 6, Melbourne, Florida. This drawing was modified for this exhibit.

ALTERNATE MEDIA ROOM PLAN
OPTIONAL BIDET IN MASTER BATH
LARGER GUEST BEDROOM CLOSET
FRENCH DOORS TO DEN
OPTIONAL WET BAR
OPTIONAL DBL. DOORS TO GUEST ROOM
COMBINE BEDROOMS 3 & 4

FLORES DEL MAR, A CONDOMINIUM

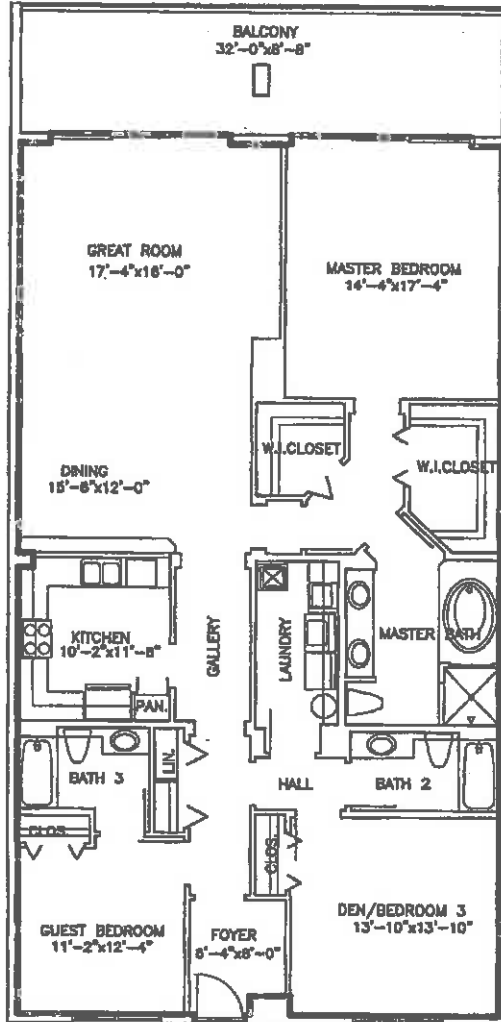
TYPICAL UNIT PLAN "E" OCEANSIDE BUILDING



CFN:2002172975

OR Book/Page: 4635 / 3453

SCALE: 1"=10'



UNITS 303 & 403

SURVEYOR'S NOTES:

1. indicates the limits of the unit.
2. All areas and improvements exclusive of the unit are common elements of the condominium.
3. The unit plan shown is representational. The dimensions shown may vary.
4. Some units may be reversed or a mirror image of the plan shown.
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6. The unit plan was prepared by Jackson Kirschner Architects, 1540 Highland Avenue, Suite 6, Melbourne, Florida. This drawing was modified for this exhibit.

ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
JULY 1, 2002

EXHIBIT "A"

SHEET 23 OF 32

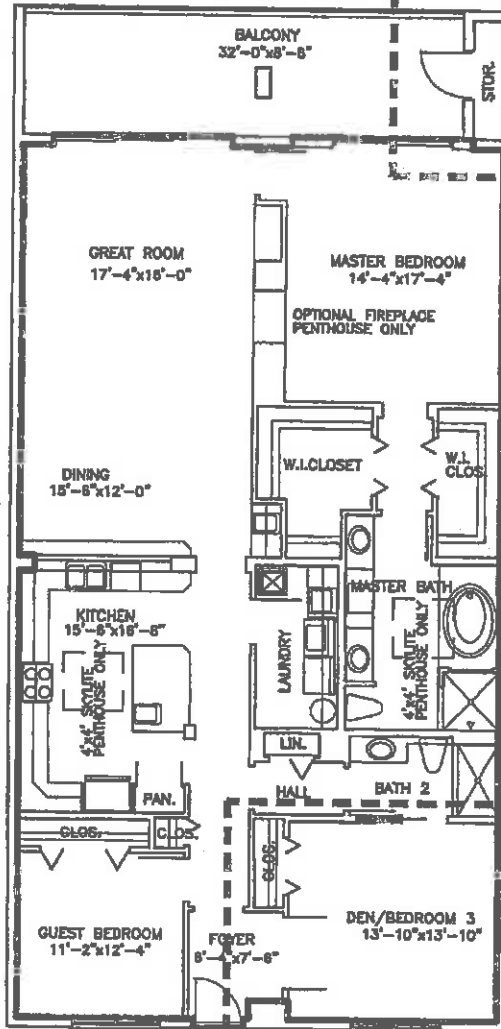
JMK 11/18/00

FLORES DEL MAR, A CONDOMINIUM

TYPICAL UNIT PLAN "E" OPTIONS

OCEANSIDE BUILDING

SCALE: 1"=10'



UNIT 503
VOID STORAGE AREA



CFN:2002172975
OR Book/Page: 4635 / 3454

UNIT 503
VOID DEN/BEDROOM 3
(REFER TO TYPICAL UNIT "E"
PLAN FOR DEN/BEDROOM 3)

ALTERNATE MASTER SUITE ENTRANCE
LARGER MASTER BATH AND CLOSETS
LARGER GUEST BEDROOM CLOSET
FRENCH DOORS TO DEN
LARGER KITCHEN WITH BREAKFAST NOOK
ALTERNATE ENTRANCE TO LAUNDRY

UNIT 503

SURVEYOR'S NOTES:

1. indicates the limits of the unit.
2. All areas and improvements exclusive of the unit are common elements of the condominium.
3. The unit plan shown is representational. The dimensions shown may vary.
4. Some units may be reversed or a mirror image of the plan shown.
5. Refer to the floor plans on sheets 7 through 9 for the location of this unit within the building.
6. The unit plan was prepared by Jackson Kirchner Architects, 1540 Highland Avenue, Suite 6, Melbourne, Florida. This drawing was modified for this exhibit.

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COCOA BEACH FLORIDA
JULY 1, 2002

EXHIBIT "A"

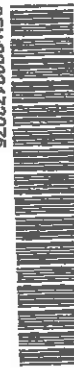
SHEET 24 OF 32

JULY 1, 2002

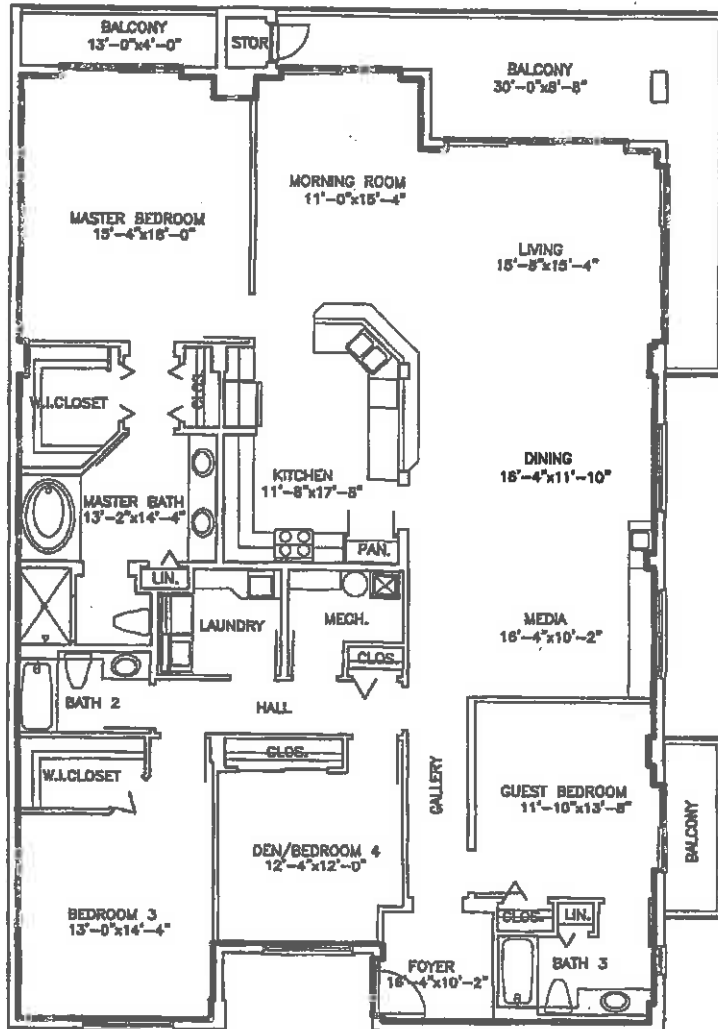
FLORES DEL MAR, A CONDOMINIUM

TYPICAL UNIT PLAN "F" OCEANSIDE BUILDING

CFN:2002172975
OR Book/Page: 4635 / 3455



SCALE: 1"=10'



UNIT 302

SURVEYOR'S NOTES:

1. indicates the limits of the unit.
2. All areas and improvements exclusive of the unit are common elements of the condominium.
3. The unit plan shown is representational. The dimensions shown may vary.
4. Some units may be reversed or a mirror image of the plan shown.
5. Refer to the floor plans on sheets 7 through 9 for the location of this unit within the building.
6. The unit plan was prepared by Jackson Kirschner Architects, 1540 Highland Avenue, Suite 6, Melbourne, Florida. This drawing was modified for this exhibit.

ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
JULY 1, 2002

EXHIBIT "A"

SHEET 25 OF 32

JULY 1, 2002

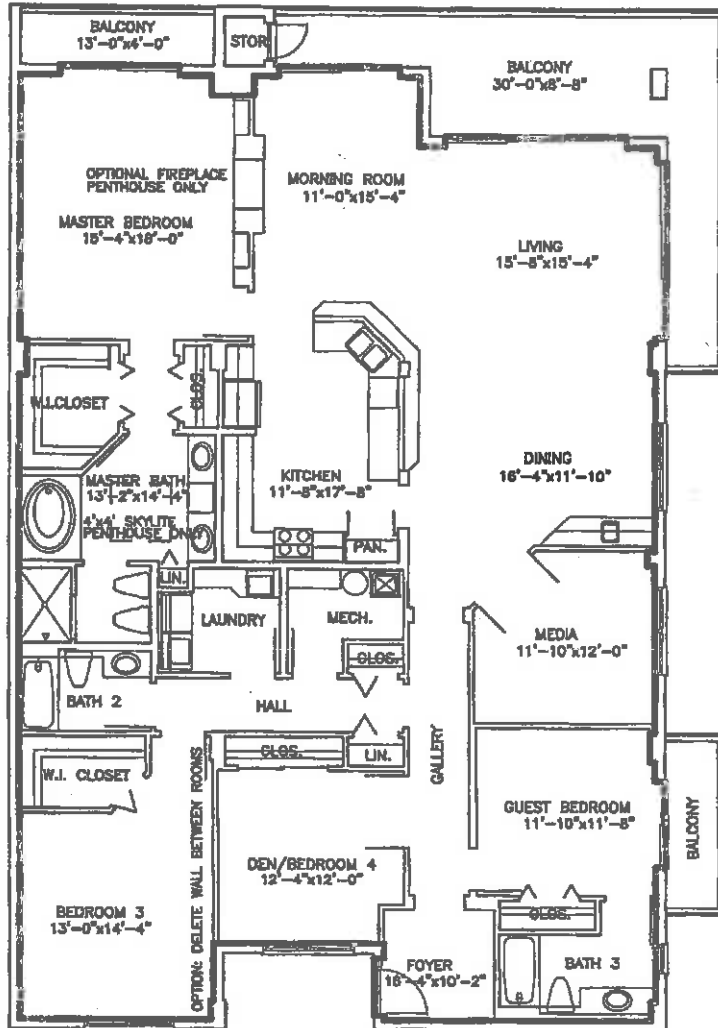
FLORES DEL MAR, A CONDOMINIUM

TYPICAL UNIT PLAN "F" OPTIONS OCEANSIDE BUILDING

CFN:2002172975
OR Book/Page: 4635 / 3456



SCALE: 1"=10'



ALTERNATE MEDIA ROOM PLAN
OPTIONAL BIDET IN MASTER BATH
LARGER GUEST BEDROOM CLOSET
FRENCH DOORS TO DEN
OPTIONAL WET BAR
OPTIONAL DBL. DOORS TO GUEST ROOM

UNITS 402 & 502

SURVEYOR'S NOTES:

1. Indicates the limits of the unit.
2. All areas and improvements exclusive of the unit are common elements of the condominium.
3. The unit plan shown is representational. The dimensions shown may vary.
4. Some units may be reversed or a mirror image of the plan shown.
5. Refer to the floor plans on sheets 7 through 9 for the location of this unit within the building.
6. The unit plan was prepared by Jackson Kirschner Architects, 1540 Highland Avenue, Suite 6, Melbourne, Florida. This drawing was modified for this exhibit.

ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
JULY 1, 2002

EXHIBIT "A"

SHEET 26 OF 32

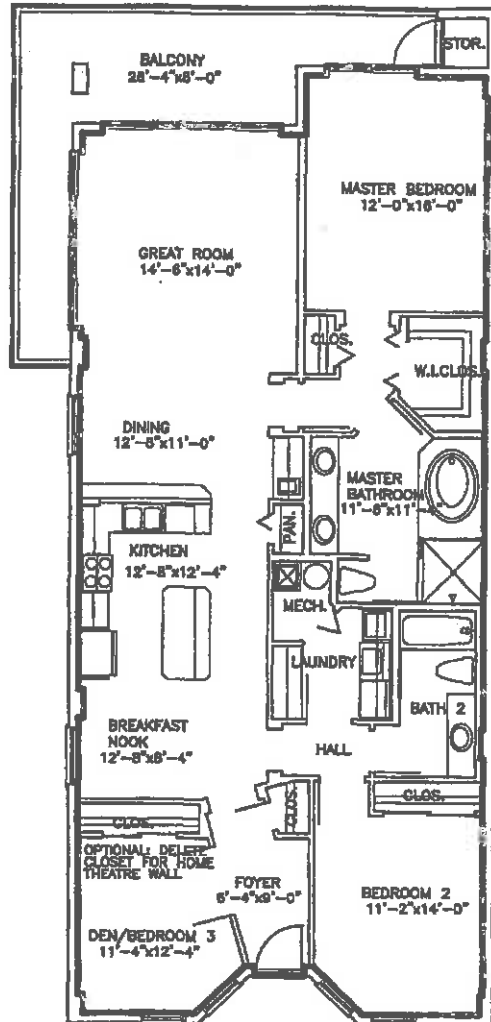
JULY 21/11 10:50 AM

FLORES DEL MAR, A CONDOMINIUM

TYPICAL UNIT PLAN "G"

PARKSIDE BUILDING

SCALE: 1"=10'



CFN:2002172975

OR Book/Page: 4635 / 3457

UNITS 404 & 504

SURVEYOR'S NOTES:

1. indicates the limits of the unit.
2. All areas and improvements exclusive of the unit are common elements of the condominium.
3. The unit plan shown is representational. The dimensions shown may vary.
4. Some units may be reversed or a mirror image of the plan shown.
5. Refer to the floor plans on sheets 11 through 14 for the location of this unit within the building.
6. The unit plan was prepared by Jackson Kirschner Architects, 1540 Highland Avenue, Suite 6, Melbourne, Florida. This drawing was modified for this exhibit.

ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
JULY 1, 2002

EXHIBIT "A"

SHEET 27 OF 32

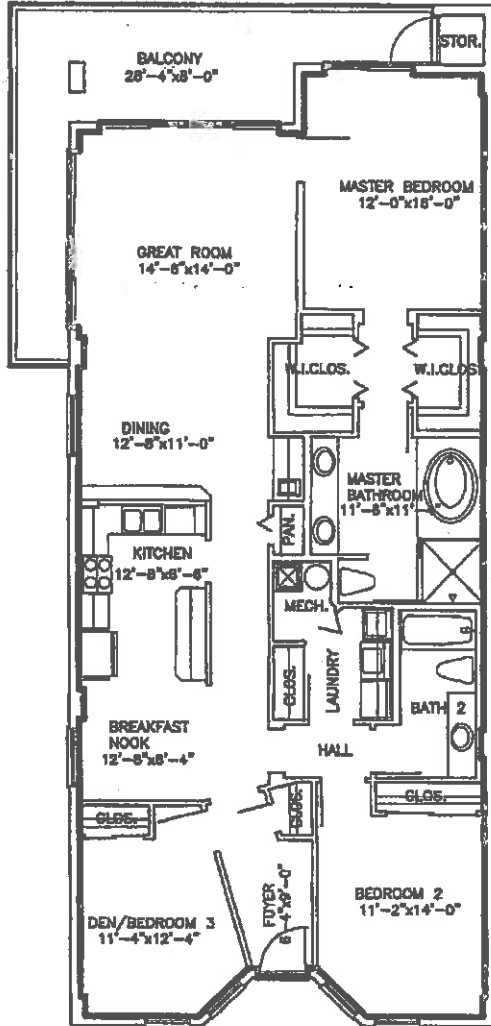
CONTRACT UNIT DWG

FLORES DEL MAR, A CONDOMINIUM

TYPICAL UNIT PLAN "G" OPTIONS

PARKSIDE BUILDING

SCALE: 1"=10'



CFN:2002172975

OR Book/Page: 4635 / 3458

ALTERNATE MASTER BATH ENTRANCE
LARGER MASTER CLOSETS
ALTERNATE BEDROOM 3 ENTRANCE
KITCHEN PARTITION WALL

UNITS 204 & 304

SURVEYOR'S NOTES:

1. indicates the limits of the unit.
2. All areas and improvements exclusive of the unit are common elements of the condominium.
3. The unit plan shown is representational. The dimensions shown may vary.
4. Some units may be reversed or a mirror image of the plan shown.
5. Refer to the floor plans on sheets 13 through 14 for the location of this unit within the building.
6. The unit plan was prepared by Jackson Kirschner Architects, 1540 Highland Avenue, Suite 6, Melbourne, Florida. This drawing was modified for this exhibit.

ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
JULY 1, 2002

EXHIBIT "A"

SHEET 28 OF 32

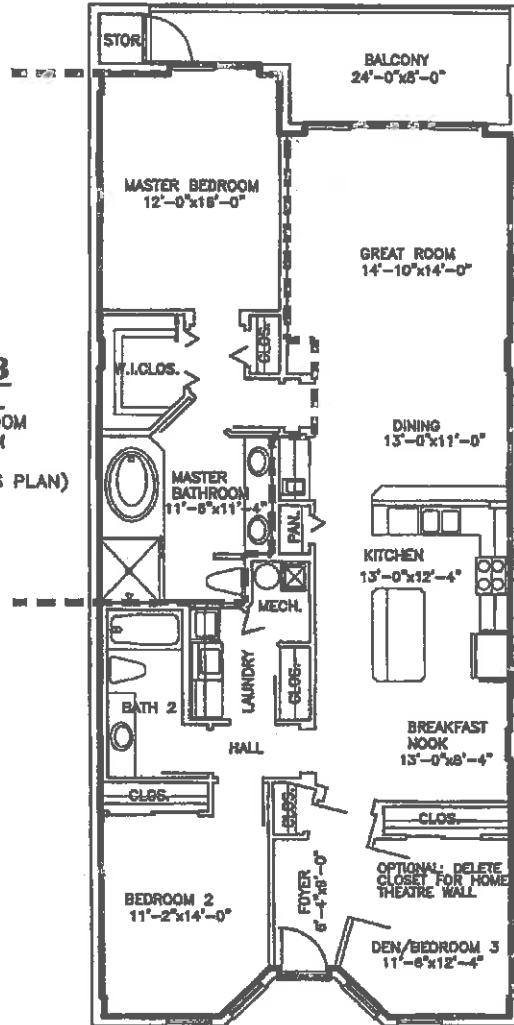
0202172975

FLORES DEL MAR, A CONDOMINIUM

TYPICAL UNIT PLAN "H" PARKSIDE BUILDING

SCALE: 1"=10'

UNIT 403
VOID TYPICAL
MASTER BEDROOM
& BATHROOM
(REFER TO OPTIONS PLAN)



CFN:2002172975

OR Book/Page: 4635 / 3459

UNITS 203, 302, 303, 502 & 503

SURVEYOR'S NOTES:

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2. All areas and improvements exclusive of the unit are common elements of the condominium.
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5. Refer to the floor plans on sheets 11 through 14 for the location of this unit within the building.
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ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
JULY 1, 2002

EXHIBIT "A"

SHEET 29 OF 32

JMU FL111121000

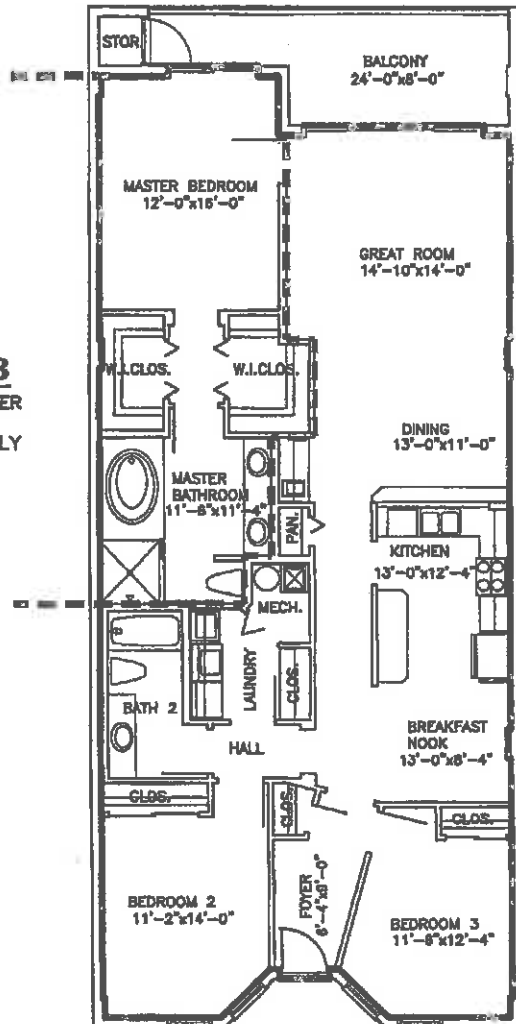
FLORES DEL MAR, A CONDOMINIUM

TYPICAL UNIT PLAN "H" OPTIONS

PARKSIDE BUILDING

SCALE: 1"=10'

UNIT 403
 OPTIONS MASTER
 BEDROOM &
 BATHROOM ONLY



CFN:2002172975
 OR Book/Page: 4635 / 3460

UNITS 202 & 402

ALTERNATE MASTER BATH ENTRANCE
 LARGER MASTER CLOSETS
 ALTERNATE BEDROOM 3 ENTRANCE
 KITCHEN PARTITION WALL

SURVEYOR'S NOTES:

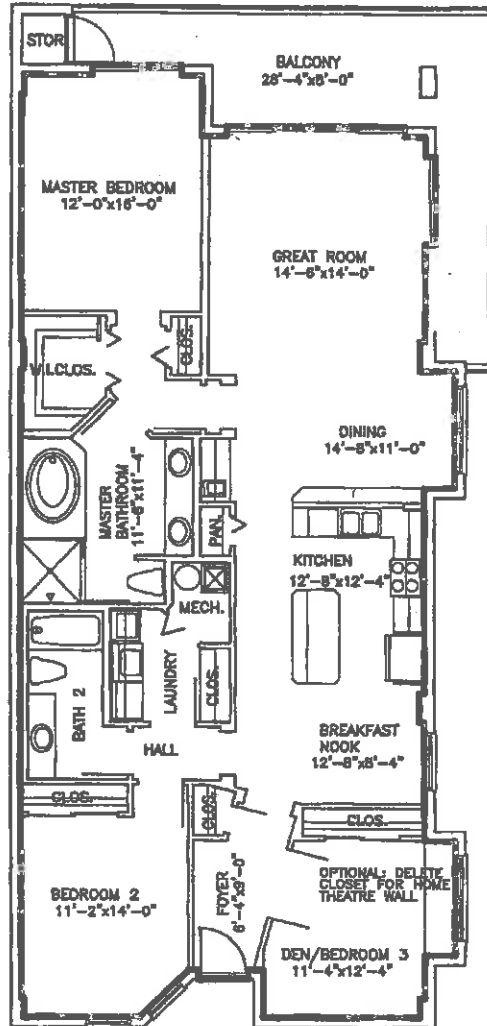
1. ——— indicates the limits of the unit.
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FLORES DEL MAR, A CONDOMINIUM

TYPICAL UNIT PLAN "I"

PARKSIDE BUILDING

SCALE: 1"=10'



CFN:2002172975

OR Book/Page: 4635 / 3461

UNITS 301 & 501

SURVEYOR'S NOTES:

1. indicates the limits of the unit.
2. All areas and improvements exclusive of the unit are common elements of the condominium.
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ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
JULY 1, 2002

EXHIBIT "A"

SHEET 31 OF 32

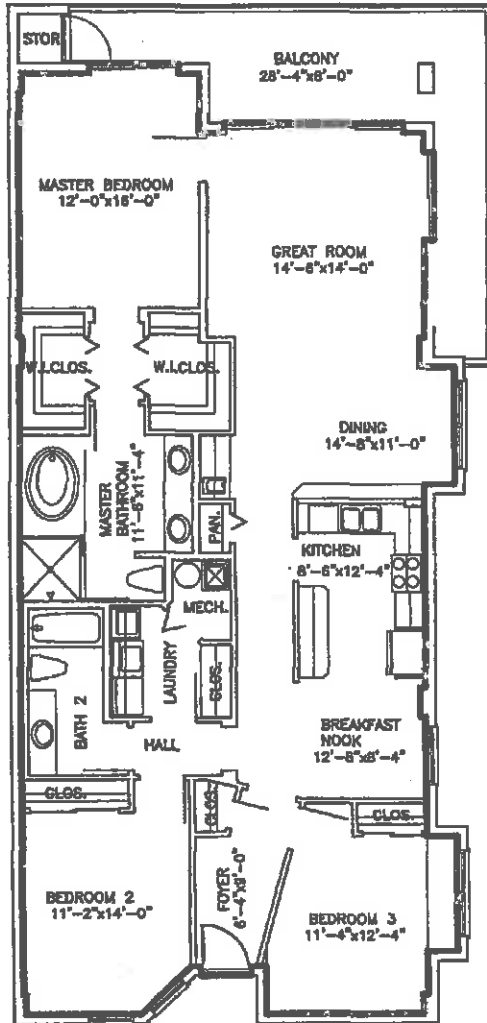
CONDOMINIUM PLAN

FLORES DEL MAR, A CONDOMINIUM

TYPICAL UNIT PLAN "I" OPTIONS

PARKSIDE BUILDING

SCALE: 1"=10'



CFN:2002172975

OR Book/Page: 4635 / 3462

ALTERNATE MASTER BATH ENTRANCE
LARGER MASTER CLOSETS
ALTERNATE BEDROOM 3 ENTRANCE
KITCHEN PARTITION WALL

UNITS 201 & 401

SURVEYOR'S NOTES:

1. indicates the limits of the unit.
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ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
JULY 1, 2002

EXHIBIT "A"

SHEET 32 OF 32

JRM LMBRUCU