

This instrument was prepared by:
Curtis R. Mosley, Esquire
Mosley & Wallis, P.A.
1220 East New Haven Avenue
P.O. Box 1210
Melbourne, FL 32902-1210

CFN:2005208957 06-13-2005 01:55 pm
OR Book/Page: 5482 / 5232

Scott Ellis
Clerk Of Courts, Brevard County
#Pgs: 21 #Names: 2
Trust: 11.00 Rec: 169.00 Serv: 2.00
Mtg: 0.00 Excise: 0.00
Int Tax: 0.00

**SECOND AMENDMENT TO DECLARATION OF
CONDOMINIUM OF ISLAND POINTE, A CONDOMINIUM**

TOWNE DEVELOPMENT OF ISLAND POINTE, INC., a Florida corporation (“Developer”), pursuant to the authority reserved in Article XIII of the Declaration of Condominium establishing ISLAND POINTE, A CONDOMINIUM, as recorded in Official Records Book 5374, Page 2577 through 2667, and as re-recorded in that certain Amended and Restated Declaration of Condominium recorded in Official Records Book 5388, Page 2563 through 2656 as amended by Restated Amendment to Declaration of Condominium of Island Pointe, A Condominium recorded in Official Records Book 5482, Page 5208, all of the Public Records of Brevard County, Florida, (the “Declaration”) and the Florida Condominium Act, hereby amends and expands said Declaration above described and submits the following described real property located in Merritt Island, Brevard County, Florida, which property is more particularly described as follows, to wit:

SEE SHEET 4 OF EXHIBIT F ATTACHED HERETO WHICH IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF FOR LEGAL DESCRIPTION OF PHASE 1C.

together with improvements thereon, containing one (1) eight (8) story building, having a total of thirty-four (34) units and other appurtenant improvements more specifically described in Exhibit E attached to this Amendment, to Condominium ownership pursuant to the Florida Condominium Act, and hereby declares the same to be known and identified as ISLAND POINTE, A CONDOMINIUM.

TOWNE DEVELOPMENT OF ISLAND POINTE, INC., a Florida corporation further amends and expands the above-described Declaration of Condominium to include and merge the common and limited common elements and easements of the property submitted to Condominium by this Amendment with the property described in the original Declaration of Condominium recorded in Official Records Book 5374, Pages 2577 through 2667 and restated in Official Records Book 5388 Page 2563 through 2656 as amended by Restated Amendment to Declaration of Condominium of Island Pointe, A Condominium recorded in Official Records Book 5482, Page 5208, of the Public Records of Brevard County, Florida (the “Declaration”).

1.

I

ESTABLISHMENT OF CONDOMINIUM

Developer is the owner of the fee simple title to that certain real property situate in Merritt Island, County of Brevard, and State of Florida, which property is more particularly described as follows, to-wit:

SEE SHEET 2 OF EXHIBIT “A” ATTACHED TO THE ORIGINAL DECLARATION, AND SHEET 4 OF EXHIBIT “E” AND SHEET 4 OF EXHIBIT “F” ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION OF PHASES 1A, AND PHASE 1B AND 1C .

The Condominium consists of ~~two (2)~~ three (3) buildings containing a total of ~~eighty-three (83)~~ one-hundred seven (107) residential units and other appurtenant improvements as hereinafter described. Building 1A is an eight (8) story building containing forty-nine (49) units and forty-nine (49) enclosed garage parking spaces. Building 1B is an eight (8) story building containing thirty-four (34) residential units with thirty-five (35) garage parking spaces including one (1) handicapped garage parking space. There are forty-nine (49) garage parking spaces located on the first floor of Building

1A, and thirty-five (35) garage parking spaces located on the first floor of Building 1B and twenty-five (25) garage parking spaces located on the first floor of Building 1C. Building 1C is a seven (7) story building with twenty-four (24) residential units and twenty-five (25) garage parking spaces including one (1) handicapped garage parking space. In addition, there are one hundred-sixteen (10016) parking spaces including four (4) five (5) handicapped parking spaces located on the Condominium property. In Building 1A Floors 2 through 8 inclusive, each contain seven (7) units per floor. In Building 1B floors 2 through 7 inclusive, each contain five (5) units per floor and floor 8 contains four (4) units. Building 1C floors 2 through 7 inclusive, each contain four (4) units per floor. There are fourteen (14) Type "A1" units, each of which has three (3) bedrooms, two (2) baths and contains approximately 2,511 square feet, excluding balconies. There are twenty-eight (28) Type "B1" units, each of which has three (3) bedrooms, two (2) baths and contains approximately 2,065 square feet, excluding balconies. There are twelve (12) Type B2 units, each of which has three (3) bedrooms, two (2) baths and contains approximately 2,065 square feet excluding balconies. There are thirteen (13) Type "C" units, each of which has three (3) bedrooms, two (2) baths and contains approximately 2,122 square feet, excluding balconies. There are twelve (12) Type D1 units, each of which has three (3) bedrooms, two (2) baths and contains approximately 2,279 square feet excluding balconies. There are two (2) Type "E" units, each of which has three (3) bedrooms, three and one-half (3 ½) baths, study and laundry room and contains approximately 3,201 square feet excluding balconies. There are two (2) Type "F" units, each of which has three (3) bedrooms, two (2) baths and contains approximately 2,230 square feet excluding balconies. There are six (6) Type A2 units, each of which has three (3) bedrooms, two (2) baths and contains approximately 2,470 square feet excluding balconies. There are twelve (12) Type B3 units, each of which has three (3) bedrooms, two (2) baths and contains approximately 2,048 square feet excluding balconies. There are six (6) Type D2 units, each of which has three (3) bedrooms, two (2) baths and has approximately 2,227 square feet excluding balconies. The graphic description of each floor is shown on Sheets 6 through 13 inclusive, of Exhibit A, and Sheets 6 through 13 inclusive of Exhibit "E" and Sheets 6 through 12, inclusive, of Exhibit "F" to the Declaration of Condominium. Developer reserves the right to designate the garages for the exclusive use of the unit owner ("Unit Owner"), and upon such designation, the garages shall become limited common elements. For legal description, survey and plot plan of the Condominium, see Exhibits "A" and "E" and "F" to the Declaration of Condominium. Phases 1A, and 1B and 1C of the Condominium have been completed. The Developer is obligated to construct Phases 1A, and 1B and 1C of the Condominium only.

All other provisions of Article I shall remain in full force and effect and unchanged by this Amendment.

2.

II

SURVEY AND DESCRIPTION OF IMPROVEMENTS

A. Attached to the original Declaration and made a part hereof, Exhibit "A", consisting of sixteen (16) pages and Exhibit "B" consisting of eight (8) pages, and attached hereto and made a part hereof, Exhibit "E" consisting of eighteen (18) pages and Exhibit "F" consisting of fifteen (15) pages, are boundary surveys of the entire premises of which Phase 1A, and Phase 1B and 1C are a part, boundary surveys of each phase, a graphic plot plan of the overall planned improvement, and graphic descriptions of the improvements in which units are located, and plot plans thereof, identifying the units, the common elements and the limited common elements, and their respective locations and dimensions.

Said surveys, graphic descriptions and plot plans were prepared by:

Allen Engineering, Inc.
 By: Robert M. Salmon
 Professional Land Surveyor
 No. 4262, State of Florida

And have been certified in the manner required by the Florida Condominium Act. Each unit is identified and designated by a specific number. No unit bears the same numerical designation as any other unit. The specific numbers identifying each unit are listed on Sheets 7 through 13 of Exhibit "A", ~~and~~ Sheets 7 through 13 of Exhibit "E" ~~and~~ Sheets 7 through 12 of Exhibit "F".

All other provisions of Article II shall remain in full force and effect and unchanged by this Amendment.

3.

III

OWNERSHIP OF UNITS AND APPURTENANT SHARE IN COMMON ELEMENTS AND COMMON SURPLUS, AND SHARE OF COMMON EXPENSES

Each unit shall be conveyed as an individual property capable of independent use and fee simple ownership and the owner or owners of each unit shall own, as an appurtenance to the ownership of each said unit, an undivided ~~one-eighty-third (1/83)~~ one-hundred seventh (107) share of all common elements of the Condominium, which includes, but is not limited to, ground support area, walkways, yard area, parking areas, foundations, etc., and substantial portions of the exterior walls, floors, ceiling and walls between units. The space within any of the units and common elements shall not be further subdivided. Any undivided interest in the common property is hereby declared to be appurtenant to each unit and such undivided interest shall not be separate from the unit and such interest shall be deemed conveyed, devised, encumbered or otherwise included with the unit even though such interest is not expressly mentioned or described in the conveyance, or other instrument. Any instrument, whether a conveyance, mortgage or otherwise, which describes only a portion of the space within any unit shall be deemed to describe the entire unit owned by the person executing such instrument and an undivided ~~one-eighty-third (1/83)~~ one-hundred seventh (107) interest in all common elements of the Condominium.

The common expenses shall be shared and the common surplus shall be owned in the same proportion as each such unit owner's share of the ownership of the common elements, that is ~~one-eighty-third (1/83)~~ one-hundred seventh (107).

All other provisions of Article III shall remain in full force and effect and unchanged by this Amendment.

4.

IV

UNIT BOUNDARIES, COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS

The units of the condominium consist of that volume of space which is contained within the decorated or finished exposed interior surfaces of the perimeter walls, floors (excluding carpeting and other floor coverings) and ceilings of the units. The boundaries of the units are more specifically shown in Exhibits "A", ~~and~~ "E" ~~and~~ "F". The dark solid lines on the floor plans hereinabove mentioned represent the perimetrical boundaries of the units, while the upper and lower boundaries of the units, relating to the elevations of the units, are shown in notes on said plan.

There are limited common elements appurtenant to each of the units in this Condominium, as shown and reflected by the floor and plot plans. These limited common elements are reserved for the use of the units appurtenant thereto, to the exclusion of other units, and there shall pass with a unit, as an appurtenance thereto, the exclusive right to use the limited common elements so appurtenant. In addition, there are ~~eighty-four (84)~~ one-hundred seventh (107) enclosed garage parking spaces as shown on Sheet 6 of Exhibit "A", ~~and~~ Sheet 6 of Exhibit "E" ~~and~~ Sheet 6 of

Exhibit "F" to the Declaration of Condominium. These garage parking spaces are common elements for which the Developer reserves the right to designate the unit which shall be entitled to exclusive use of the garage parking space. After such designation the garage parking space shall be appurtenant to the unit and shall become a limited common element.

All other provisions of Article IV shall remain in full force and effect and unchanged by this Amendment.

5.

VI.

MEMBERSHIP AND VOTING RIGHTS

There shall be a total of ~~eighty-three (83)~~ one-hundred seven (107) votes to be cast by the owners of the condominium units. Such votes shall be apportioned and cast as follows: The owner of each condominium unit (designated as such on the exhibits attached to this Declaration) shall be entitled to cast one (1) vote. Where a unit is owned by a corporation, partnership or other legal entity or by more than one (1) person, all the owners thereof shall be collectively entitled to the vote assigned to such unit and such owners shall, in writing, designate an individual who shall be entitled to cast the vote on behalf of the owners of such condominium unit of which he is a part until such authorization shall have been changed in writing. The term, "owner," as used herein, shall be deemed to include the Developer.

All other provisions of Article VI shall remain in full force and effect and unchanged by this Amendment.

6.

VII

COMMON EXPENSES, ASSESSMENTS, COLLECTION LIEN AND ENFORCEMENT, LIMITATIONS

The Board of Administration of the Association shall propose annual budgets in advance for each fiscal year which shall contain estimates of the cost of performing the functions of the Association, including but not limited to, the estimated amounts necessary for maintenance and operation of common elements and limited common elements, landscaping, streets and walkways, office expenses, utility services, replacement and operating reserve, casualty insurance, liability insurance, administration and salaries. Failure of the Board to include any item in the annual budget shall not preclude the Board from levying an additional assessment in any calendar year for which the budget has been projected. Each Unit Owner shall be liable for the payment to the Association of ~~one-eighth (1/8)~~ one-hundred seventh (107) of the common expenses as determined in said budget.

All other provisions of Article VII shall remain in full force and effect and unchanged by this Amendment.

7.

XIV

TERMINATION OF CONDOMINIUM

The distributive share of each Unit Owner in the net proceeds of sale, though subject to the provisions hereinafter contained, shall be the following portion thereof, to-wit:

AN UNDIVIDED ~~ONE-EIGHTY-THIRD (1/83)~~ ONE HUNDRED SEVENTH (107)

All other provisions of Article XIV shall remain in full force and effect and unchanged by this Amendment.

- 8. Delete Exhibit "A" to the Declaration of Condominium in its entirety as recorded in Official Records Book 5374, Pages 2617 through 2632 inclusive and as recorded in Official Records Book 5388, Pages 2606 through 2621 inclusive all of the Public Records of Brevard County, Florida 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 7th day of April, 2005.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

DEVELOPER:

Tamela J. Jones
Print Name: Tamela J. Jones

TOWNE DEVELOPMENT OF
ISLAND POINTE, INC., a Florida

BY: [Signature]
Kohn Bennett, Vice President

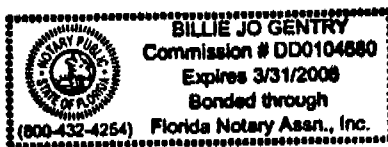
Billie Jo Gentry
Print Name: Billie Jo Gentry

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 7th day of April, 2005, by Kohn Bennett, Vice President of TOWNE DEVELOPMENT OF ISLAND POINTE, INC., a Florida corporation, on behalf of the corporation. He is personally known to me or produced _____ as identification.

Billie Jo Gentry
NOTARY PUBLIC

My Commission Expires:
3/31/2006



All other provisions of Article XIV shall remain in full force and effect und unchanged by this Amendment.

- 8. Delete Exhibit "A" to the Declaration of Condominium in its entirety as recorded in Official Records Book 5374, Pages 2617 through 2632 inclusive and as recorded in Official Records Book 5388, Pages 2606 through 2621 inclusive all of the Public Records of Brevard County, Florida 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 7th day of April, 2005.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

DEVELOPER:

TOWNE DEVELOPMENT OF
ISLAND POINTE, INC., a Florida

BY: [Signature]
Kohn Bennett, Vice President

[Signature]
Print Name: Tamela J. Jones

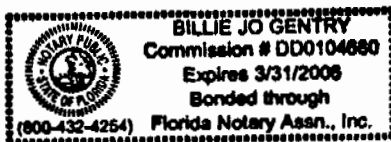
[Signature]
Print Name: Billie Jo Gentry

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 7th day of April, 2005, by Kohn Bennett, Vice President of TOWNE DEVELOPMENT OF ISLAND POINTE, INC., a Florida corporation, on behalf of the corporation. He is personally known to me or produced _____ as identification.

[Signature]
NOTARY PUBLIC

My Commission Expires:
3/31/2006



SURVEYOR'S CERTIFICATE FOR ISLAND POINTE, A CONDOMINIUM PHASE 1C

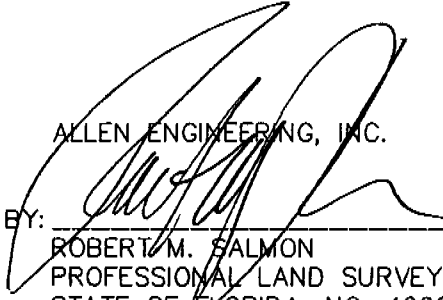
STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, 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 PROPOSED IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "F" IS SUBSTANTIALLY COMPLETE; THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "F" TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM ESTABLISHING ISLAND POINTE, A CONDOMINIUM, PHASE 1C, 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 24th DAY OF MARCH, 2005 A.D.

ALLEN ENGINEERING, INC.

BY: 
ROBERT M. SALMON
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA, NO. 4262

THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS 24th DAY OF MARCH, 2005
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, 2006
MY COMMISSION NO IS: DD124038



Jill B Nickel
My Commission DD124038
Expires July 05, 2006

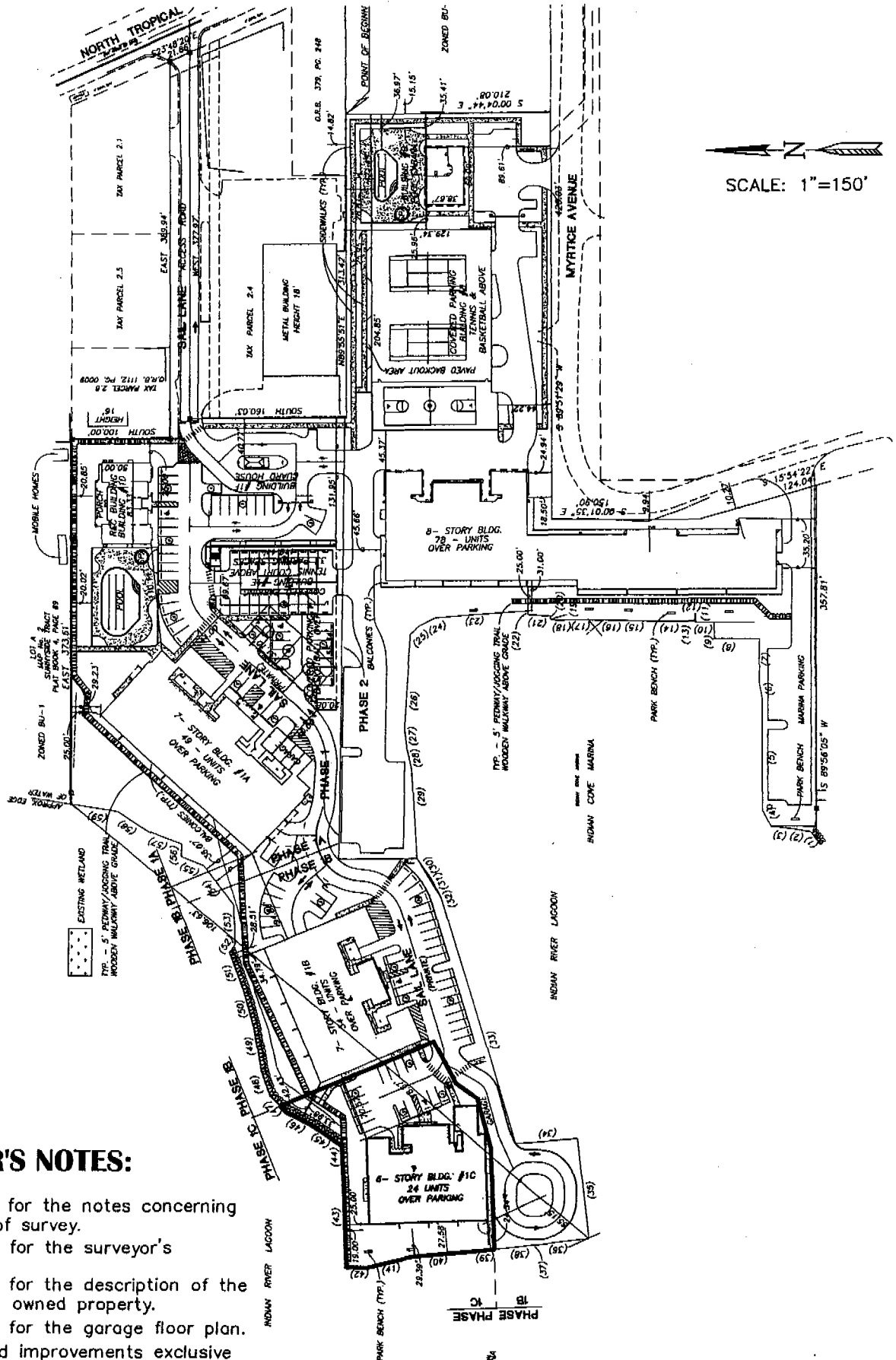
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ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
MARCH 24, 2005

EXHIBIT "F"

SHEET 1 OF 15

ISLAND POINTE, A CONDOMINIUM PHASE 1C GRAPHIC PLOT PLAN

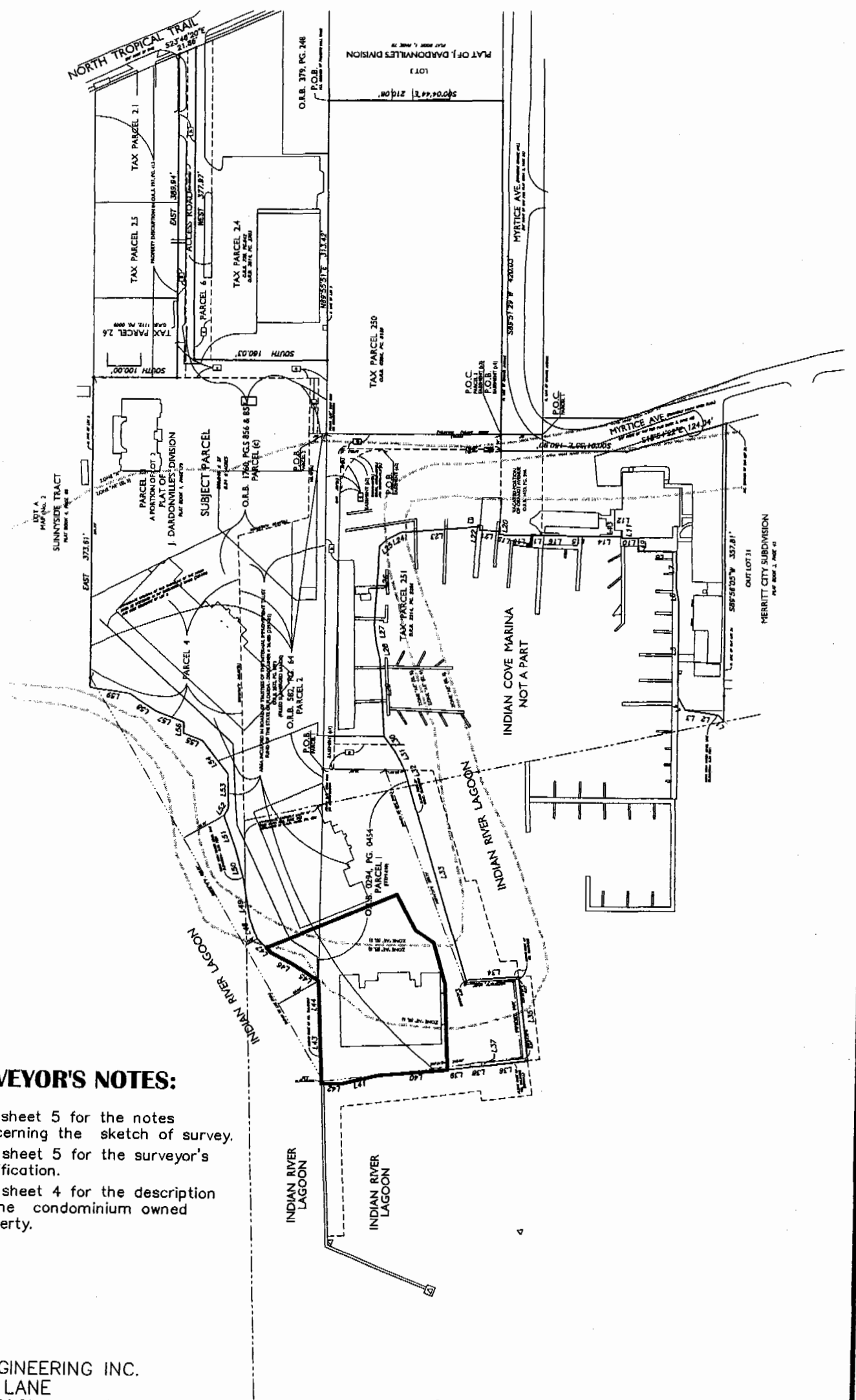


SURVEYOR'S NOTES:

1. See sheet 5 for the notes concerning the sketch of survey.
2. See sheet 5 for the surveyor's certification.
3. See sheet 4 for the description of the condominium owned property.
4. See sheet 6 for the garage floor plan.
5. All areas and improvements exclusive of the units are common elements of the condominium.

ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
MARCH 24, 2005

ISLAND POINTE, A CONDOMINIUM PHASE 1C SKETCH OF BOUNDARY SURVEY



SURVEYOR'S NOTES:

1. See sheet 5 for the notes concerning the sketch of survey.
2. See sheet 5 for the surveyor's certification.
3. See sheet 4 for the description of the condominium owned property.

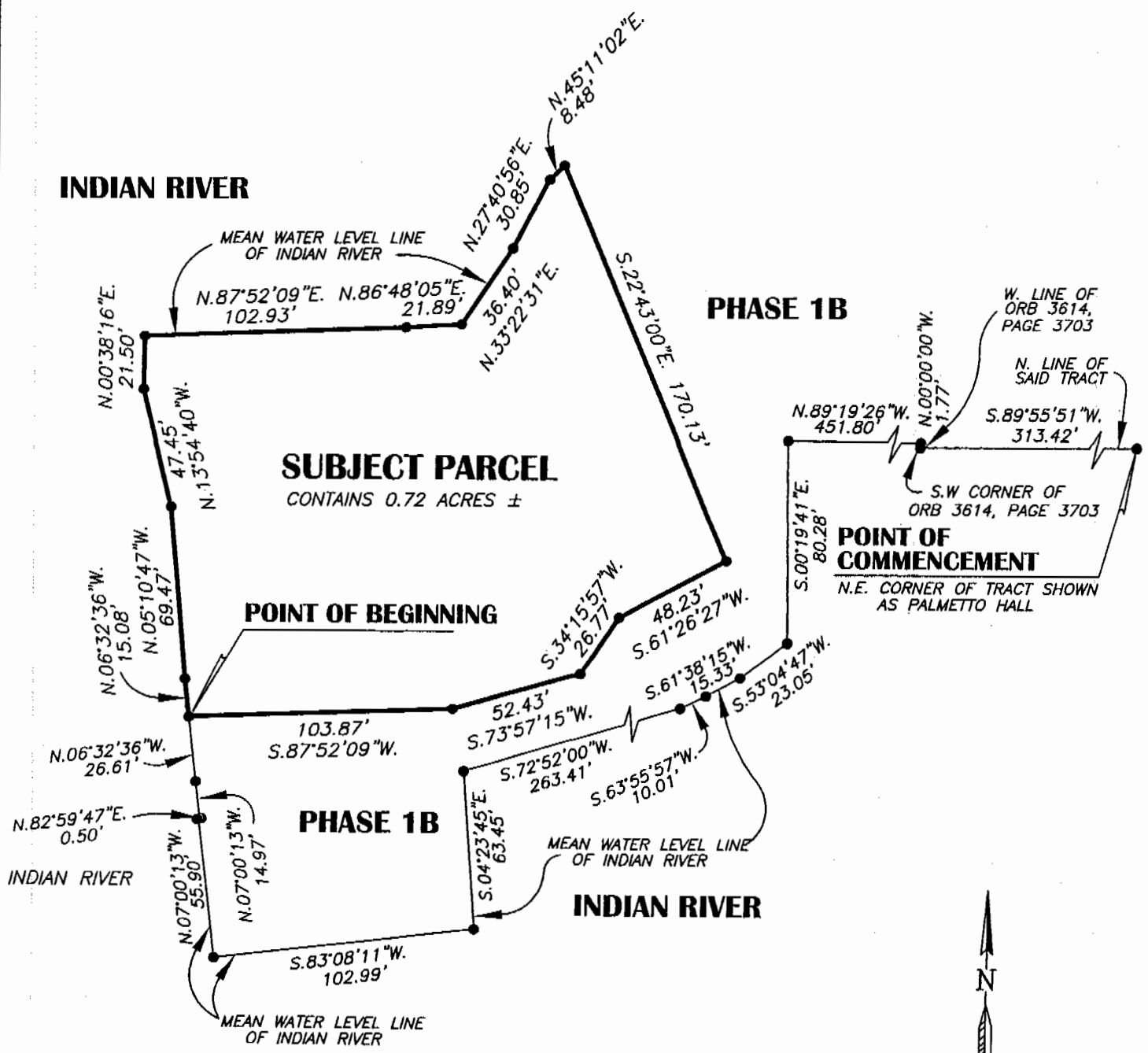
ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
MARCH 24, 2005

ISLAND POINTE, A CONDOMINIUM PHASE 1C

DESCRIPTION: ISLAND POINTE PHASE 1C

A portion of Section 35, Township 24 South, Range 36 East, Brevard County, being more particularly described as follows:

Commence at the Northeast corner of the Tract shown as Palmetto Hall on the PLAT OF J. DARDONVILLE'S DIVISION according to the plat thereof as recorded in Plat Book 1, Page 79 of the Public Records of Brevard County, Florida; thence S89°55'51"W, along the North line of said Tract, a distance of 313.42 feet, to the Southwest corner of lands described in Official Records Book 3614, Page 3703 of the Public Records of Brevard County, Florida; thence North, along the West line of said lands, a distance of 1.77 feet; thence N89°19'26"W, a distance of 451.80 feet; thence S00°19'41"E, a distance of 80.28 feet to a point on the Mean High Water Level Line of the Indian River; thence the following 10 courses along said Mean High Water Level Line: (1) S53°04'47"W, a distance of 23.05 feet; (2) S61°38'15"W, a distance of 15.33 feet; (3) S63°55'57"W, a distance of 63.45 feet; (4) S72°52'00"W, a distance of 102.99 feet; (5) S04°23'45"E, a distance of 63.45 feet; (6) S83°08'11"W, a distance of 102.99 feet; (7) N07°00'13"W, a distance of 55.90 feet; (8) N82°59'47"E, a distance of 0.50 feet; (9) N07°00'13"W, a distance of 14.97 feet; (10) N06°32'36"W, a distance of 26.61 feet, to the POINT OF BEGINNING of the herein described parcel; thence continue, the following 9 courses along said Mean High Water Level Line: (1) N06°32'36"W, a distance of 15.08 feet; (2) N05°10'47"W, a distance of 69.47 feet; (3) N13°54'40"W, a distance of 47.45 feet; (4) N00°38'16"E, a distance of 21.50 feet; (5) N87°52'09"E, a distance of 102.93 feet; (6) N86°48'05"E, a distance of 21.89 feet; (7) N33°22'31"E, a distance of 36.40 feet; (8) N27°40'56"E, a distance of 30.85 feet; (9) N45°11'02"E, a distance of 8.48 feet; thence S22°43'00"E, a distance of 170.13 feet; thence S61°26'27"W, a distance of 48.23 feet; thence S34°15'57"W, a distance of 26.77 feet; thence S73°57'15"W, a distance of 52.43 feet; thence S87°52'09"W, a distance of 103.87 feet, to the POINT OF BEGINNING; Containing 0.72 acres, more or less.



ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
MARCH 24, 2005

EXHIBIT "F"

SHEET 4 OF 15

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ISLAND POINTE, A CONDOMINIUM PHASE 1C

SURVEYOR'S NOTES CONCERNING SKETCH OF SURVEY:

1. The bearings shown hereon are based on an assumed bearing for the North line of Lot 2, PLAT OF J. DARDONVILLE'S DIVISION, bearing N90°00'00"E.
2. According to the National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) for Brevard County, Florida and Incorporated Areas, Panel 355 of 727, this property is located in community number 125092 and lies within Special Flood Hazard Area AE, Base Flood Elevation 6; Special Flood Hazard Area AE, Base Flood Elevation 5; and Other Area Zone X. Special Flood Hazard Area AE is defined on the F.I.R.M. as "AREAS INUNDATED BY 100-YEAR FLOOD", Other Area Zone X is defined as "AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN".
3. The wetland areas shown were reviewed in the field by Mary Kutz and Courtney Lowrance, on January 14, 2002.
4. The site is currently zoned P.U.D. by Brevard County, Florida.
5. The access to the site is via North Tropical Trail (paved) and Myrtice Avenue (paved). Both roads are reported to be maintained by Brevard County and are open to the public.

SURVEYOR'S NOTES CONCERNING THE GRAPHIC PLOT PLAN:

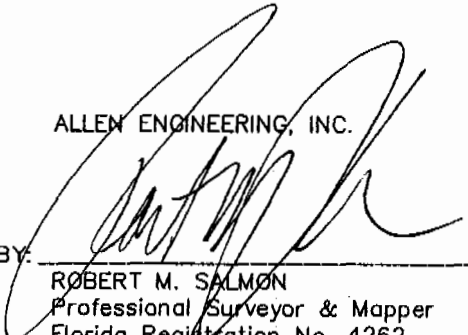
1. Island Pointe, A Condominium, Phase 1C, contains Building 1C, a one (1) 7-story, 24 unit building with 24 regular garage parking spaces and 1 handicap garage parking space. It also contains 15 regular parking spaces and 1 handicap parking space; for a total of 41 parking spaces.
2. The balance of 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

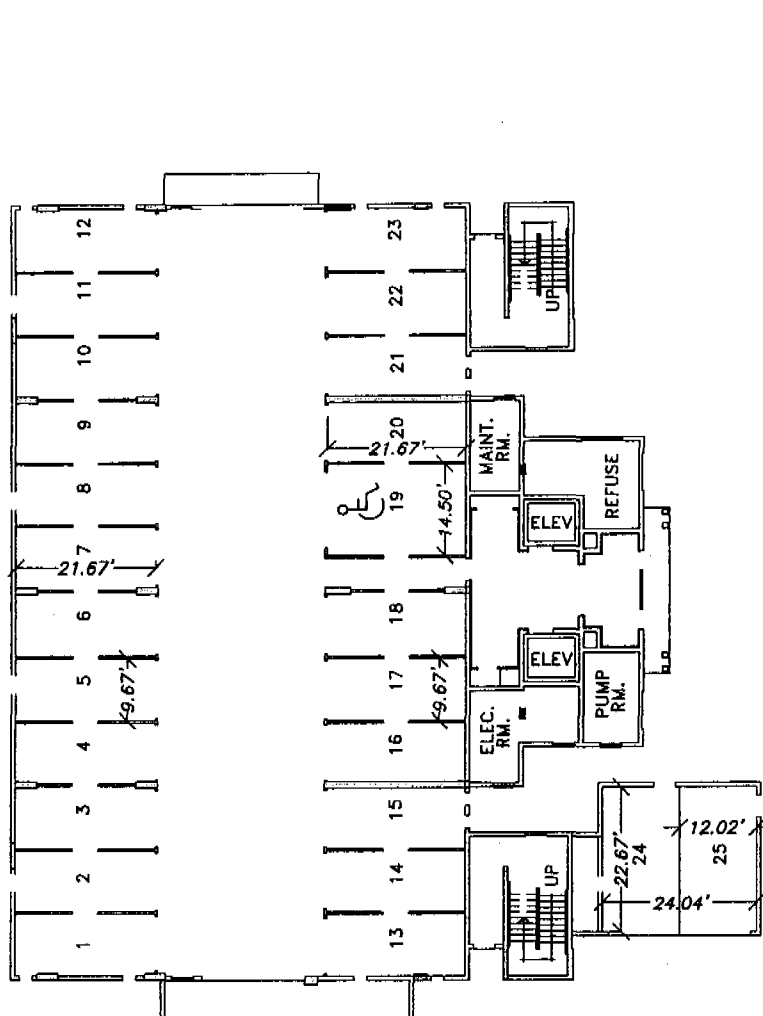
ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
MARCH 24, 2005

EXHIBIT "F"

SHEET 5 OF 15

ISLAND POINTE, A CONDOMINIUM PHASE 1C

BUILDING 1C - FIRST FLOOR PLAN



SCALE: 1"=30'

SURVEYOR'S NOTES:

1. The finished first floor elevation is 7.00 feet.
2. The finished first floor ceiling elevation is 16.35 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 MRI Architectural Group Inc., 3000 North Atlantic Avenue, Cocoa Beach, Florida. This drawing was modified for this exhibit.
6. The unit square foot areas were provided by MRI Architectural Group Inc.

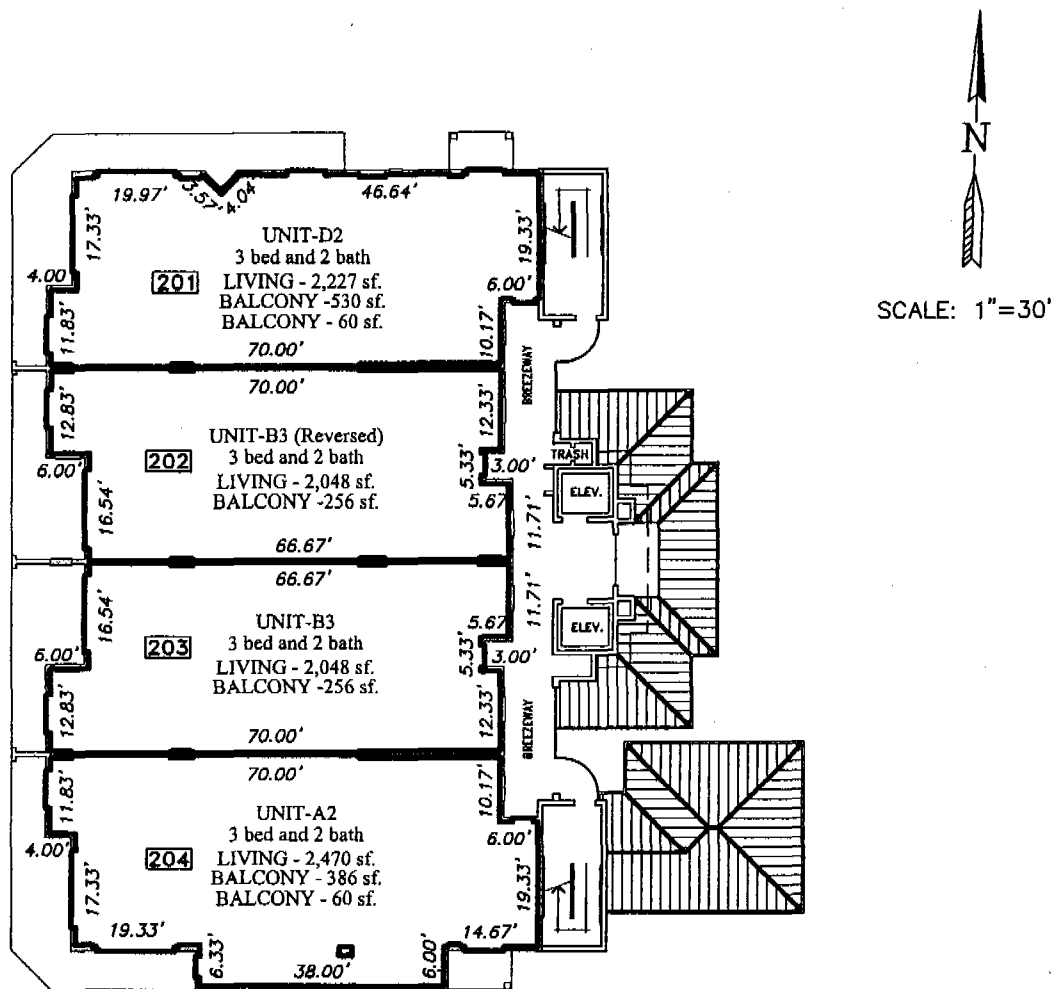
ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
MARCH 24, 2005

EXHIBIT "F"

SHEET 6 OF 15

ISLAND POINTE, A CONDOMINIUM PHASE 1C

BUILDING 1C - SECOND FLOOR PLAN



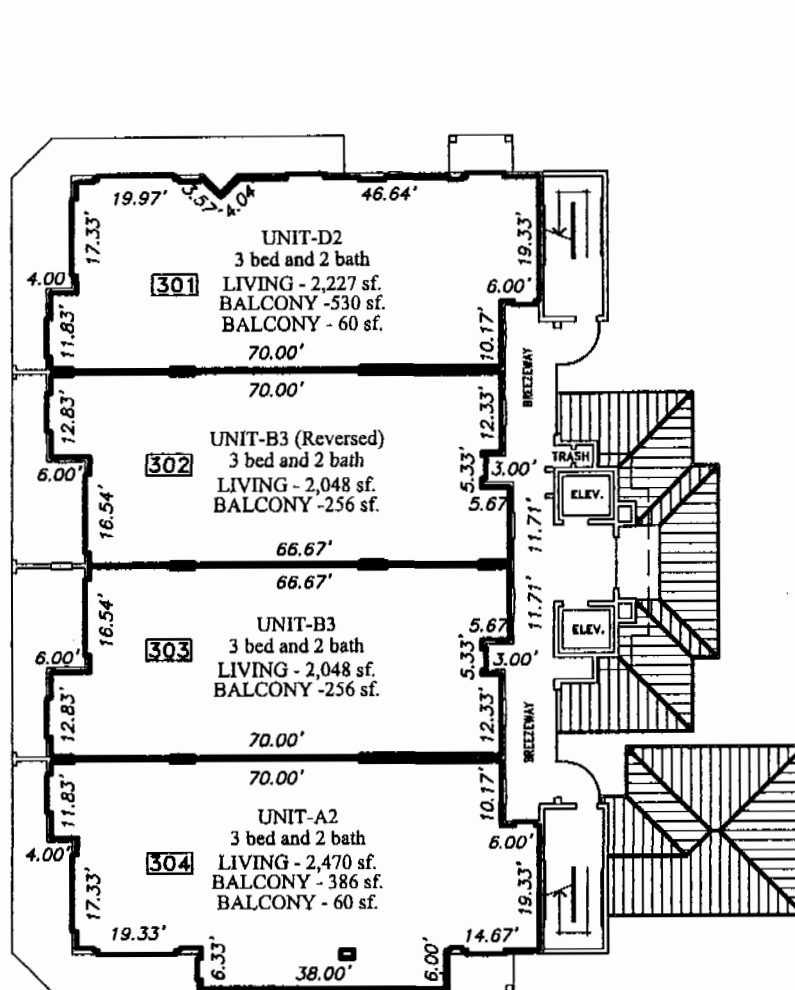
SURVEYOR'S NOTES:

1. The finished second floor elevation is 17.12 feet.
2. The finished ceiling elevation is 25.84 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 13 through 15 for typical unit plans.
9. The floor plan was prepared by MRI Architectural Group Inc., 3000 North Atlantic Avenue, Cocoa Beach, Florida. This drawing was modified for this exhibit.
10. The unit square foot areas were provided by MRI Architectural Group Inc.

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ISLAND POINTE, A CONDOMINIUM PHASE 1C

BUILDING 1C - THIRD FLOOR PLAN



SCALE: 1"=30'

SURVEYOR'S NOTES:

1. The finished third floor elevation is 26.42 feet.
2. The finished ceiling elevation is 35.11 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 13 through 15 for typical unit plans.
9. The floor plan was prepared by MRI Architectural Group Inc., 3000 North Atlantic Avenue, Cocoa Beach, Florida. This drawing was modified for this exhibit.
10. The unit square foot areas were provided by MRI Architectural Group Inc.

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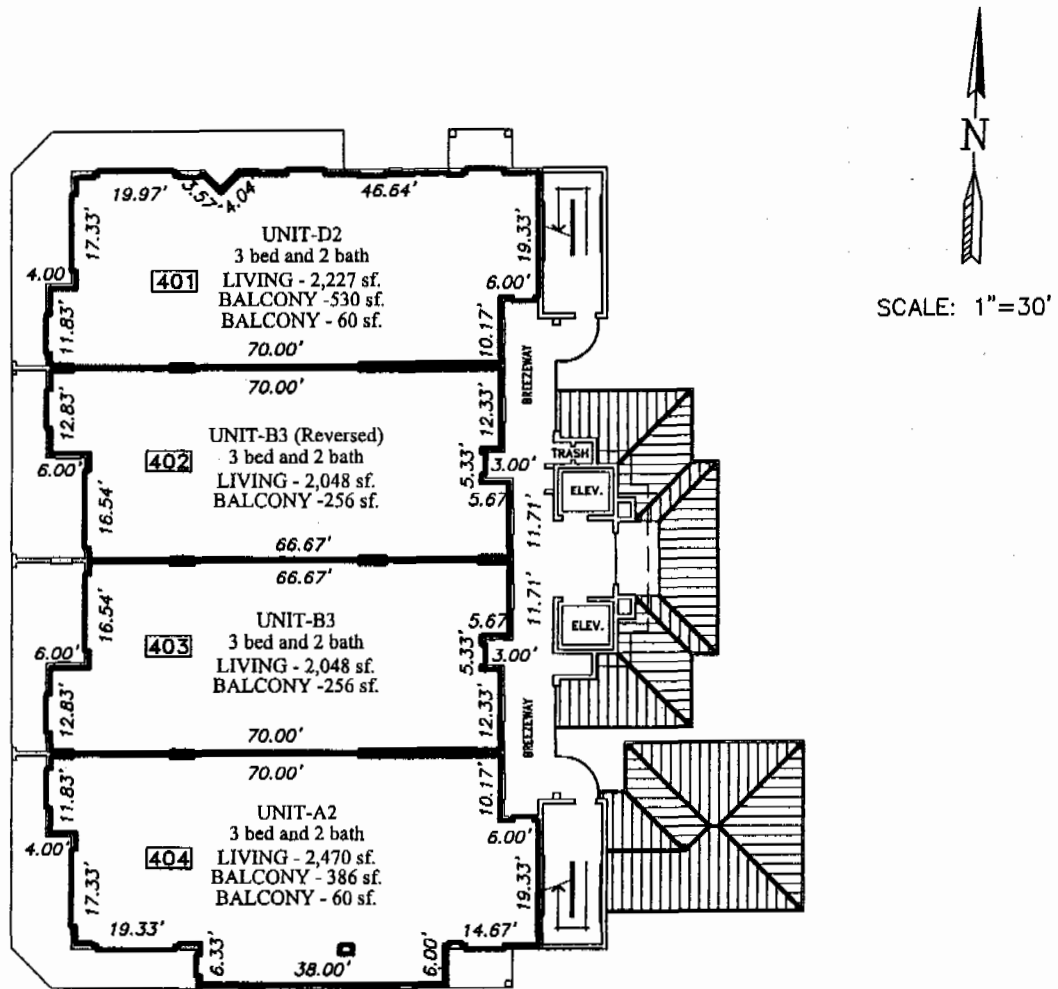
ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
MARCH 24, 2005

EXHIBIT "F"

SHEET 8 OF 15

ISLAND POINTE, A CONDOMINIUM PHASE 1C

BUILDING 1C - FOURTH FLOOR PLAN

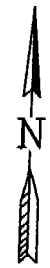
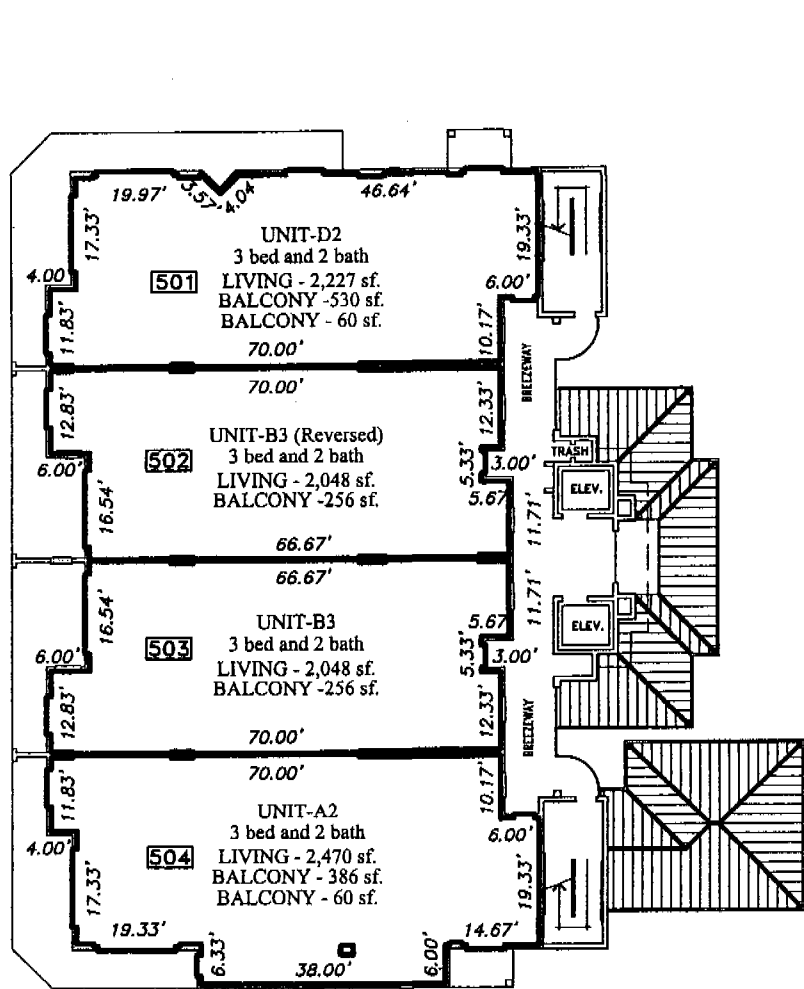


SURVEYOR'S NOTES:

1. The finished fourth floor elevation is 35.77 feet.
2. The finished ceiling elevation is 44.42 feet.
3. ——— Indicates the limits of the units.
4. [401] 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 13 through 15 for typical unit plans.
9. The floor plan was prepared by MRI Architectural Group Inc., 3000 North Atlantic Avenue, Cocoa Beach, Florida. This drawing was modified for this exhibit.
10. The unit square foot areas were provided by MRI Architectural Group Inc.

ISLAND POINTE, A CONDOMINIUM PHASE 1C

BUILDING 1C - FIFTH FLOOR PLAN



SCALE: 1"=30'

SURVEYOR'S NOTES:

1. The finished fifth floor elevation is 45.12 feet.
2. The finished ceiling elevation is 53.78 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 13 through 15 for typical unit plans.
9. The floor plan was prepared by MRI Architectural Group Inc., 3000 North Atlantic Avenue, Cocoa Beach, Florida. This drawing was modified for this exhibit.
10. The unit square foot areas were provided by MRI Architectural Group Inc.

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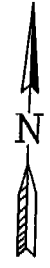
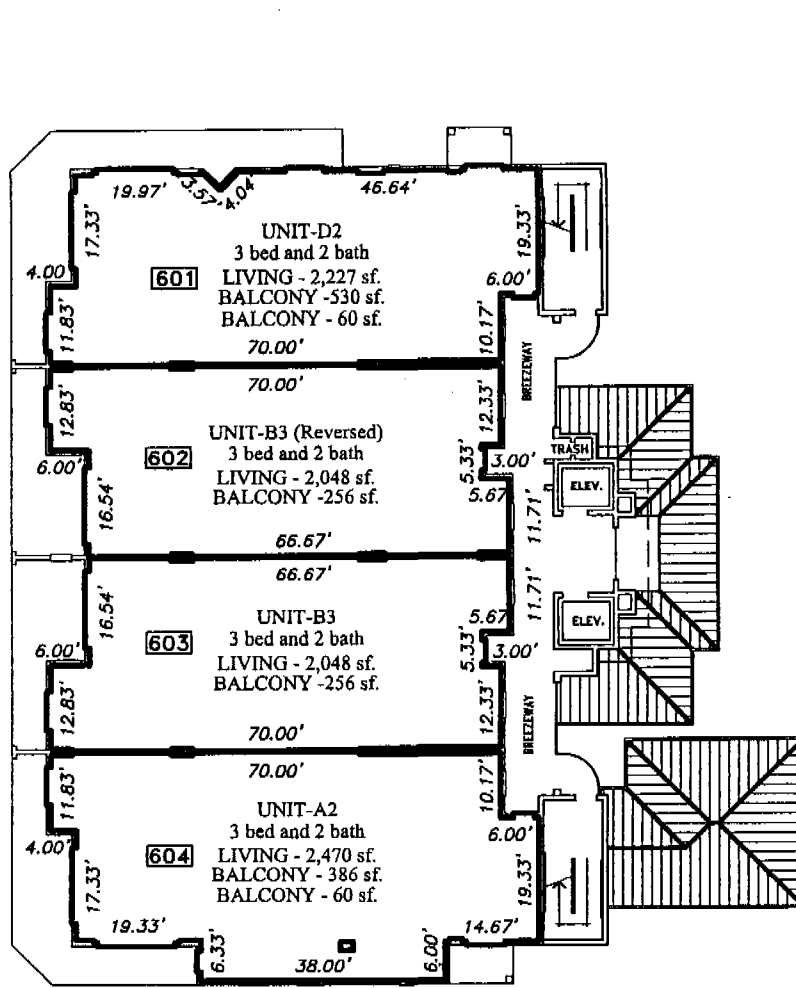
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MARCH 24, 2005

EXHIBIT "F"

SHEET 10 OF 15

ISLAND POINTE, A CONDOMINIUM PHASE 1C

BUILDING 1C - SIXTH FLOOR PLAN



SCALE: 1"=30'

SURVEYOR'S NOTES:

1. The finished sixth floor elevation is 54.54 feet.
2. The finished ceiling elevation is 63.23 feet.
3. ——— Indicates the limits of the units.
4. **[601]** 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 13 through 15 for typical unit plans.
9. The floor plan was prepared by MRI Architectural Group Inc., 3000 North Atlantic Avenue, Cocoa Beach, Florida. This drawing was modified for this exhibit.
10. The unit square foot areas were provided by MRI Architectural Group Inc.

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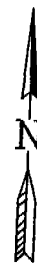
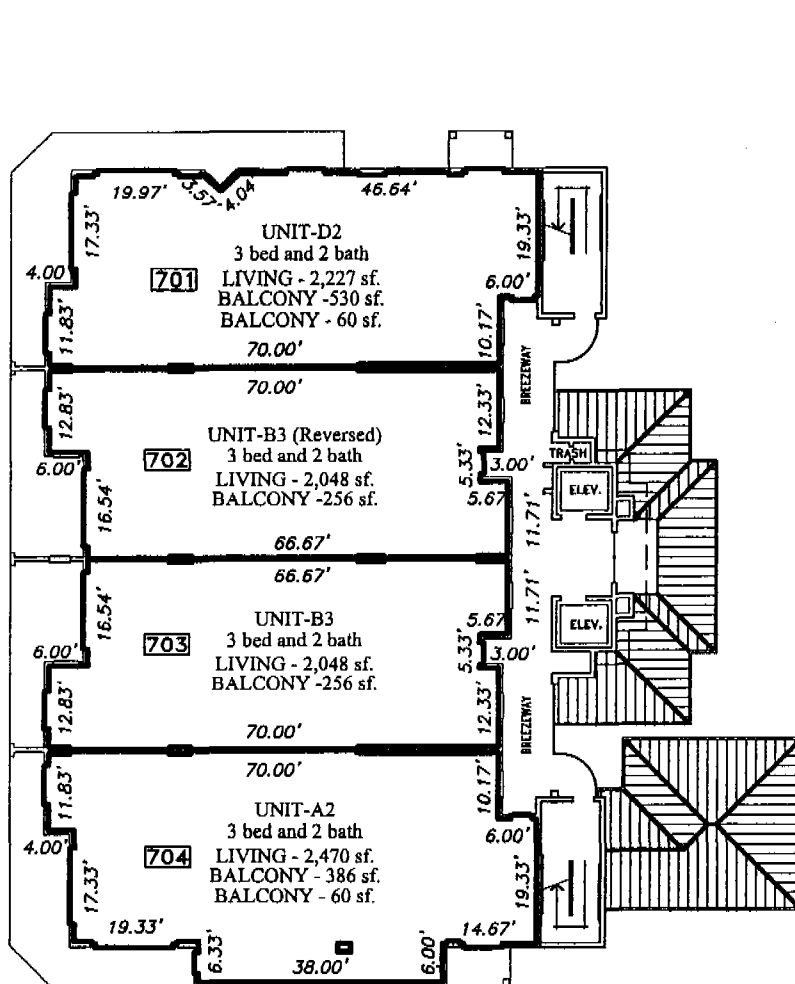
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MARCH 24, 2005

EXHIBIT "F"

SHEET 11 OF 15

ISLAND POINTE, A CONDOMINIUM PHASE 1C

BUILDING 1C - SEVENTH FLOOR PLAN



SCALE: 1"=30'

SURVEYOR'S NOTES:

1. The finished seventh floor elevation is 64.90 feet.
2. The finished ceiling elevation is 74.32 feet.
3. ——— Indicates the limits of the units.
4. **701** 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 13 through 15 for typical unit plans.
9. The floor plan was prepared by MRI Architectural Group Inc., 3000 North Atlantic Avenue, Cocoa Beach, Florida. This drawing was modified for this exhibit.
10. The unit square foot areas were provided by MRI Architectural Group Inc.

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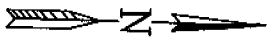
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SHEET 12 OF 15

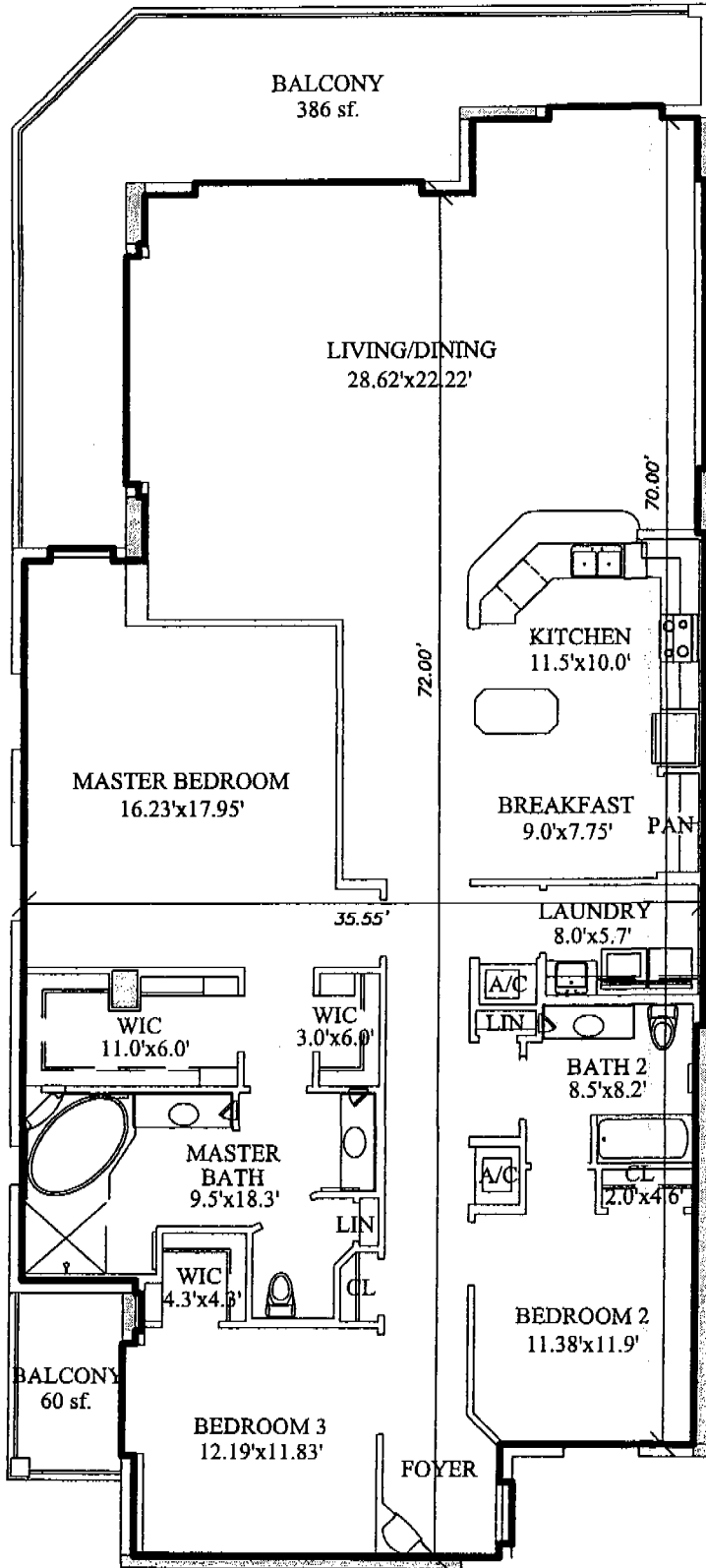
ISLAND POINTE, A CONDOMINIUM PHASE 1C

BUILDING 1C - UNIT PLAN A2



SCALE: 1"=10'

LIVING - 2,470 sf.
BALCONY - 386 sf.
BALCONY - 60 sf.



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 sheets 7 through 12 for the location of this unit within the building.
6. The unit plan was prepared by MRI Architectural Group Inc., 3000 North Atlantic Avenue, Cocoa Beach, Florida. This drawing was modified for this exhibit.

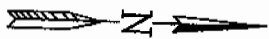
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MARCH 24, 2005

EXHIBIT "F"

SHEET 13 OF 15

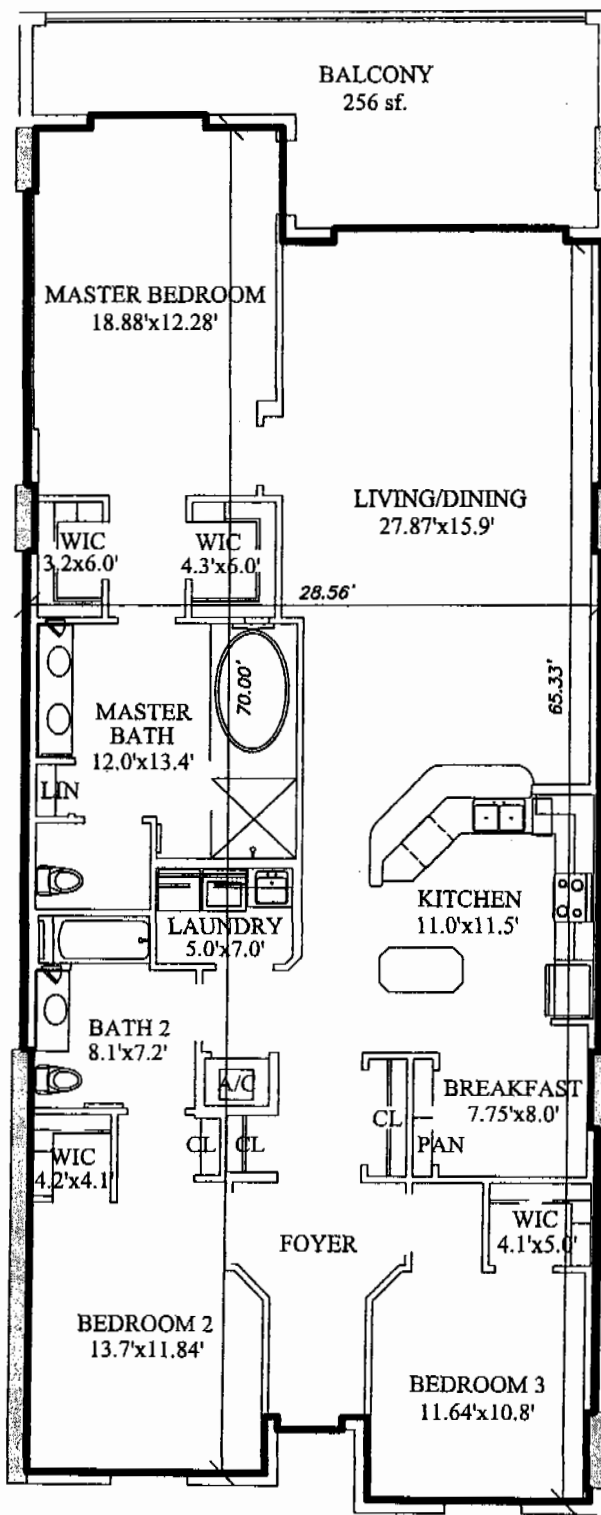
ISLAND POINTE, A CONDOMINIUM PHASE 1C

BUILDING 1C - UNIT PLAN B3



SCALE: 1"=10'

LIVING - 2,048 sf.
BALCONY - 256 sf.



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 sheets 7 through 12 for the location of this unit within the building.
6. The unit plan was prepared by MRI Architectural Group Inc., 3000 North Atlantic Avenue, Cocoa Beach, Florida. This drawing was modified for this exhibit.

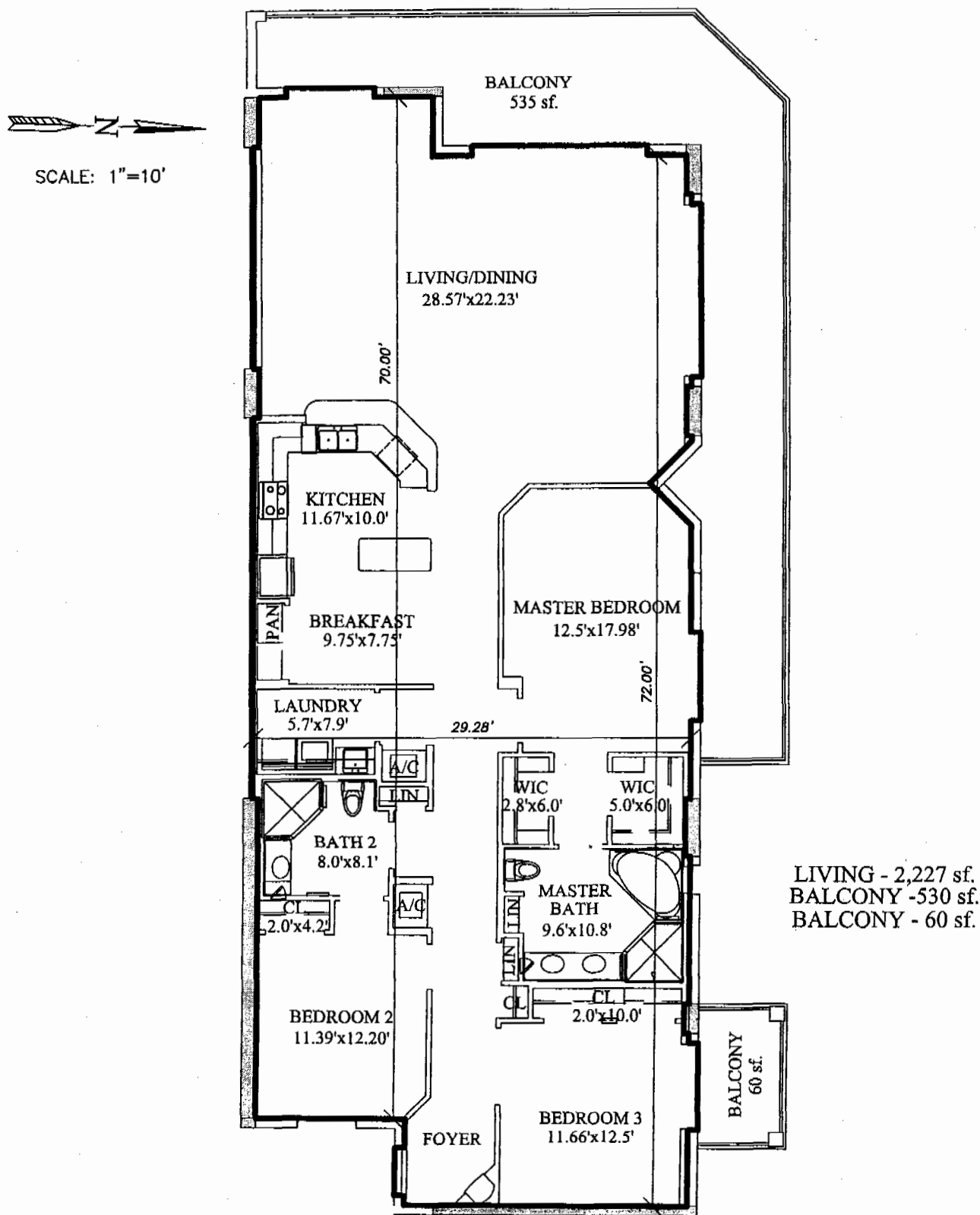
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MARCH 24, 2005

EXHIBIT "F"

SHEET 14 OF 15

ISLAND POINTE, A CONDOMINIUM PHASE 1C

BUILDING 1C - UNIT PLAN D2



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 sheets 7 through 12 for the location of this unit within the building.
6. The unit plan was prepared by MRI Architectural Group Inc., 3000 North Atlantic Avenue, Cocoa Beach, Florida. This drawing was modified for this exhibit.

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EXHIBIT "F"

SHEET 15 OF 15

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