



This instrument was prepared by:
Karen S. Harkness, Esq.
Amari & Theriac, P.A.
96 Willard Street, Suite 302
Cocoa, FL 32922

Scott Ellis
Clerk Of Courts, Brevard County
#Pgs: 23 #Names: 2
Trust: 12.00 Rec: 185.00 Serv: 0.00
Doc: 0.00 Excise: 0.00
Mtg: 0.00 Int Tax: 0.00

**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, 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 E ATTACHED HERETO WHICH IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF FOR LEGAL DESCRIPTION OF SUBPHASE 1B OF PHASE I.

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 POINT, A CONDOMINIUM.

Developer further amends and expands the Declaration 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.

Developer hereby amends the Declaration as follows:

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" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION OF SUBPHASE 1A AND SUBPHASE 1B OF PHASE I.

The Condominium consists of two (2) buildings containing a total of eighty-three (83) 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) units and thirty-five (35) enclosed garage parking spaces. In addition, there are eighty-four (84) regular parking spaces located on the Condominium Property. The enclosed garage parking spaces are located on the first floor of each building. 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. There are twelve (12) Type "B" units each of which has three (3) bedrooms, two (2) baths and contains approximately 2,341 square feet, including balconies. There are six (6) Type "C" units each of which has three (3) bedrooms, two (2) baths and contains approximately 2,366 square feet, including balconies. There are twelve (12) Type "D" units each of which has three (3) bedrooms, two (2) baths and contains approximately 2894 square feet, including balconies. There are two (2) Type "E" units each of which have three bedrooms and three and one-half (3 1/2) baths with a den/study and contains approximately 3891 square feet, including balconies. There are two (2) Type "F" units each of which has three (3) bedrooms and two (2) baths and contains approximately 2513 square feet, including balconies. The graphic description of each floor is shown on Sheets 6 through 13 inclusive, of Exhibit "A" and Sheets 7 through 13 of Exhibit "E" to the Declaration, as hereby amended. The Developer reserves the right to designate the garage parking spaces for the exclusive use of the unit owners, and upon such designation, the garages shall become limited common elements. For legal descriptions, survey and plot plans of the Condominium see Exhibit A to the Declaration. Subphase IA of the Condominium has been completed. The Developer estimates that Subphase IB of Phase I of the Condominium will be completed on or before April 10, 2005. The Developer is obligated to construct Subphases IA and IB of Phase I of the Condominium only.

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

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, are boundary surveys of the entire premises of which Subphase IA of Phase I and Subphase IB of Phase I 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".

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



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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, and undivided one-eighty-third (1/83) share of all common elements of the Condominium, which includes, but 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) interest in all common elements of the Condominium.

The common expenses shall be shared and the commons 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):

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

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 Exhibit "A" and "E". 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 evaluations of the units, are shown in notes on said plan.

There are limited common elements appurtenant to each of the units in the 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 the use the limited common elements so appurtenant. In addition, there are eighty-four (84) enclosed garage parking spaces as shown on Sheet 6 of Exhibit "A" and Sheet 6 of Exhibit "E". 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.

VI

MEMBERSHIP AND VOTING RIGHTS

There shall be a total of eighty-three (83) votes to be cast by the owners of the Condominium units. Such votes shall be apportioned and cast as follows: The owner of



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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 owner 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.

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 common expense budget, which shall include, but not be 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 items 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-eighty-third (1/83) 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.

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)

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



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IN WITNESS WHEREOF, the above-stated Developer has caused these presents to be signed and sealed on this 17th day of March, 2005.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

DEVELOPER:

TOWNE DEVELOPMENT OF ISLAND
POINTE, INC., a Florida corporation

Tamea J. Jones
Print Name: Tamea J. Jones

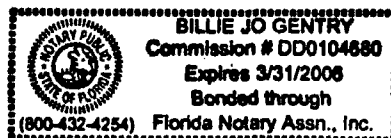
BY: [Signature]
Kohn Bennett, Vice President

Billie Jo Gentry
Print Name: Billie Jo Gentry

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 17th day of March, 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
DD0104680



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

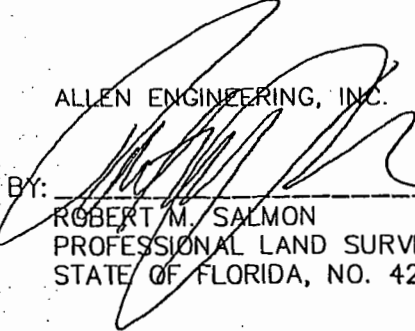
STATE OF FLORIDA
COUNTY OF BREVARD

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:

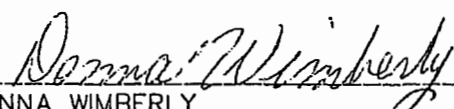
I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "E" IS NOT SUBSTANTIALLY COMPLETE; HOWEVER, THESE DRAWINGS ARE SUFFICIENTLY DETAILED SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "E" TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM ESTABLISHING ISLAND POINTE, A CONDOMINIUM, PHASE 1B, 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.

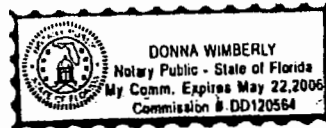
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 26th DAY OF OCTOBER, 2004, A.D.

ALLEN ENGINEERING, INC.

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

THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF OCTOBER, 2004 BY ROBERT M. SALMON, WHO IS PERSONALLY KNOWN AND WHO DID TAKE AN OATH.


DONNA WIMBERLY
NOTARY PUBLIC—STATE OF FLORIDA
MY COMMISSION EXPIRES: MAY 22, 2006
MY COMMISSION NO IS: DD120564



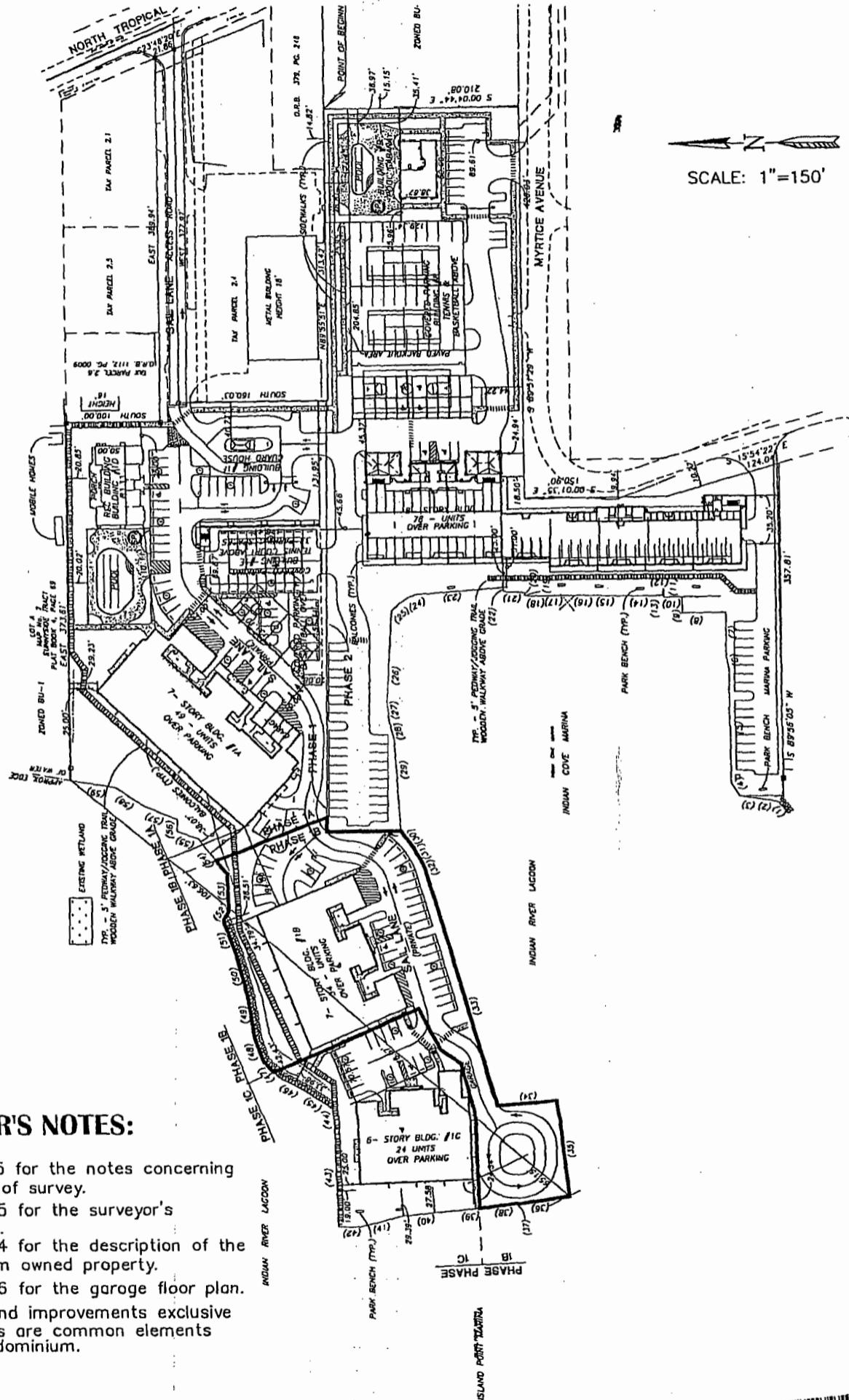
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ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
OCTOBER 26, 2004

EXHIBIT "E"

SHEET 1 OF 18

ISLAND POINTE, A CONDOMINIUM PHASE 1B 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.



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OCTOBER 26, 2004

EXHIBIT "E"

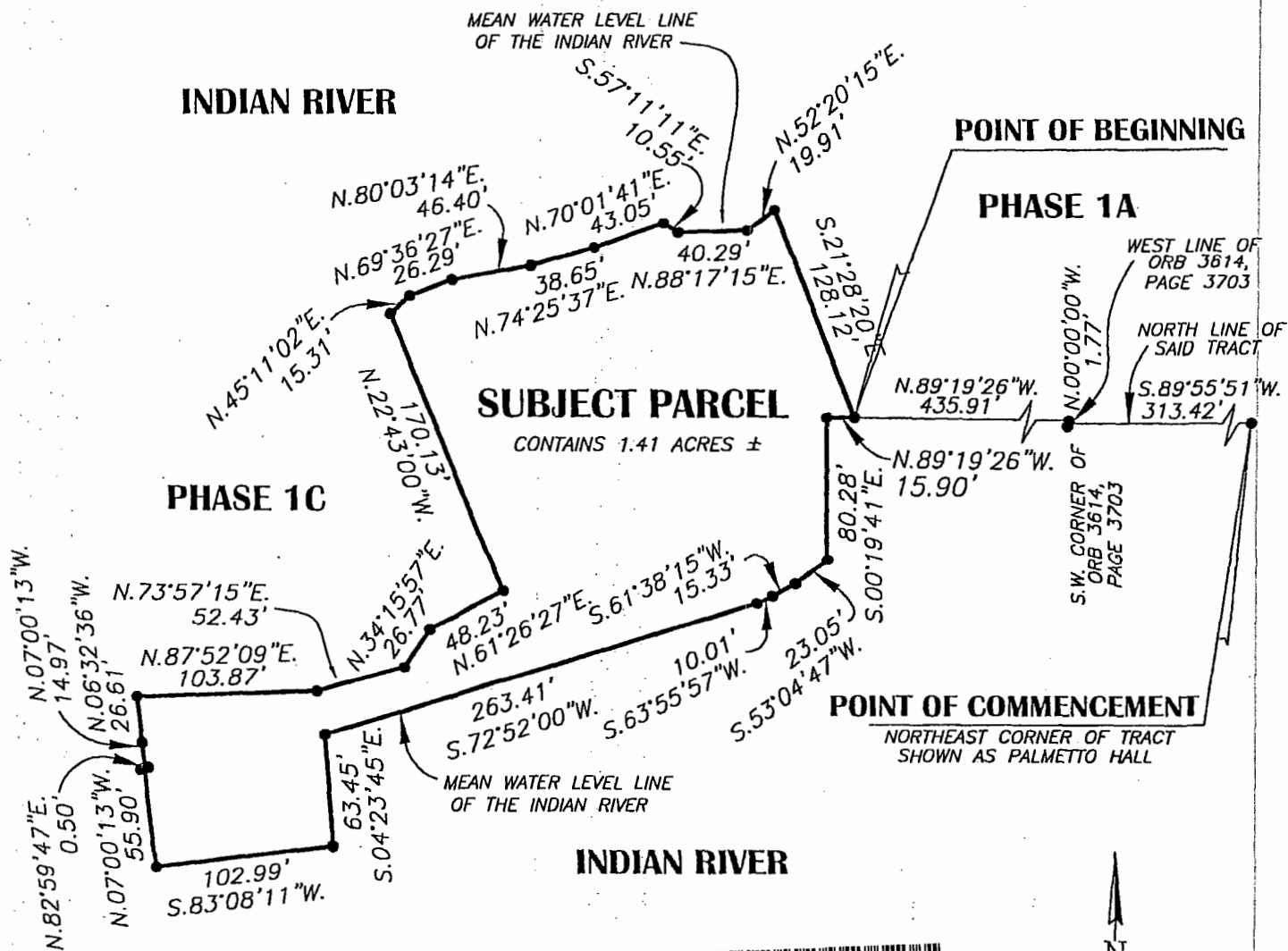
SHEET 2 OF 18

ISLAND POINTE, A CONDOMINIUM PHASE 1B

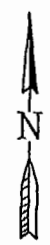
DESCRIPTION: ISLAND POINTE PHASE 1B

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 435.91 feet, to the POINT OF BEGINNING of the herein described parcel; thence continue, N89°19'26"W, a distance of 15.90 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 10.01 feet; (4) S72°52'00"W, a distance of 263.41 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; thence N87°52'09"E, a distance of 103.87 feet; thence N73°57'15"E, a distance of 52.43 feet; thence N34°15'57"E, a distance of 26.77 feet; thence N61°26'27"E, a distance of 48.23 feet; thence N22°43'00"W, a distance of 170.13 feet, to a point on the Mean High Water Level Line of the Indian River; thence the following 8 courses along said Mean High Water Level Line: (1) N45°11'02"E, a distance of 15.31 feet; (2) N69°36'27"E, a distance of 26.29 feet; (3) N80°03'14"E, a distance of 46.40 feet; (4) N74°25'37"E, a distance of 38.65 feet; (5) N70°01'41"E, a distance of 43.05 feet; (6) N88°17'15"E, a distance of 40.29 feet; (7) N52°20'15"E, a distance of 19.91 feet; (8) S21°28'12"E, a distance of 128.12 feet, to the POINT OF BEGINNING; Containing 1.41 acres, more or less.



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SCALE: 1"=100'

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OCTOBER 26, 2004

EXHIBIT "E"

SHEET 4 OF 18

ISLAND POINTE, A CONDOMINIUM PHASE 1B



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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 1B, contains Building 1B, a one (1) 8-story, 34 unit building with 34 regular garage parking spaces and 1 handicap garage parking space. It also contains 33 regular parking spaces and 1 handicap parking space; for a total of 69 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

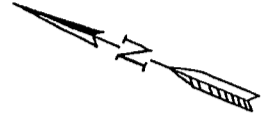
ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
OCTOBER 26, 2004

EXHIBIT "E"

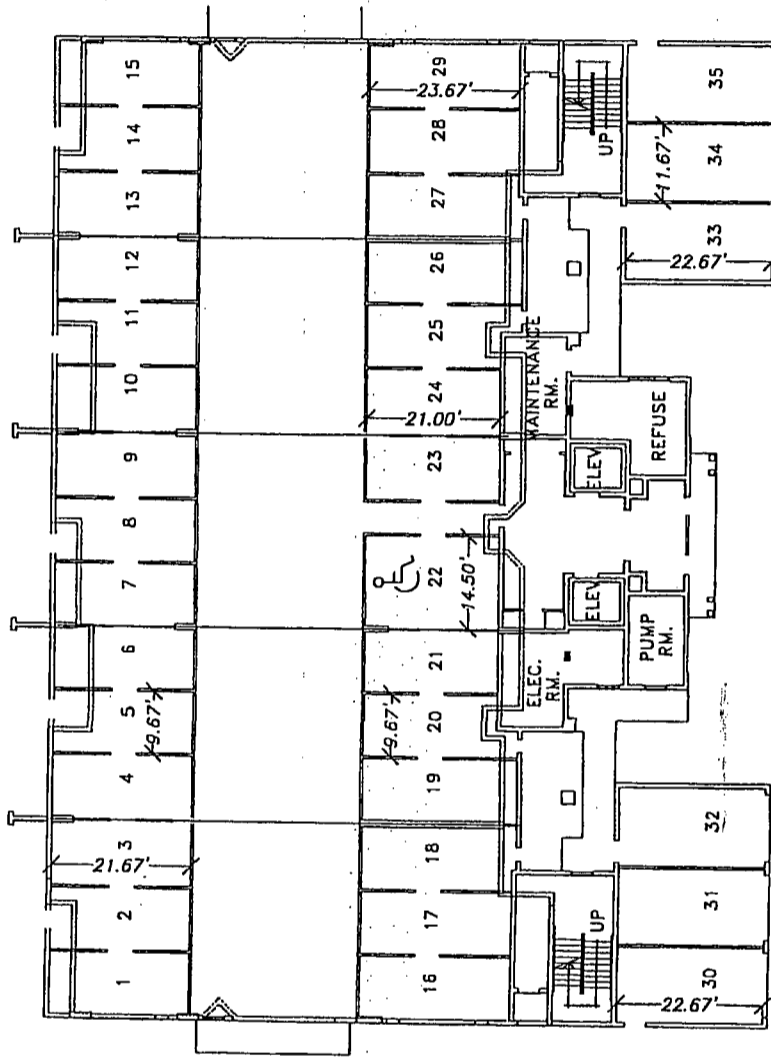
SHEET 5 OF 18

ISLAND POINTE, A CONDOMINIUM PHASE 1B

BUILDING 1B - FIRST FLOOR PLAN



SCALE: 1"=30'



SURVEYOR'S NOTES:

1. The finished first floor elevation is 8.00 feet.
2. The finished first floor ceiling elevation is 17.33 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.



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OCTOBER 26, 2004

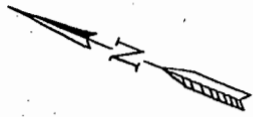
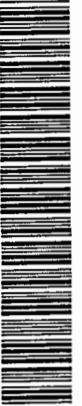
EXHIBIT "E"

SHEET 6 OF 18

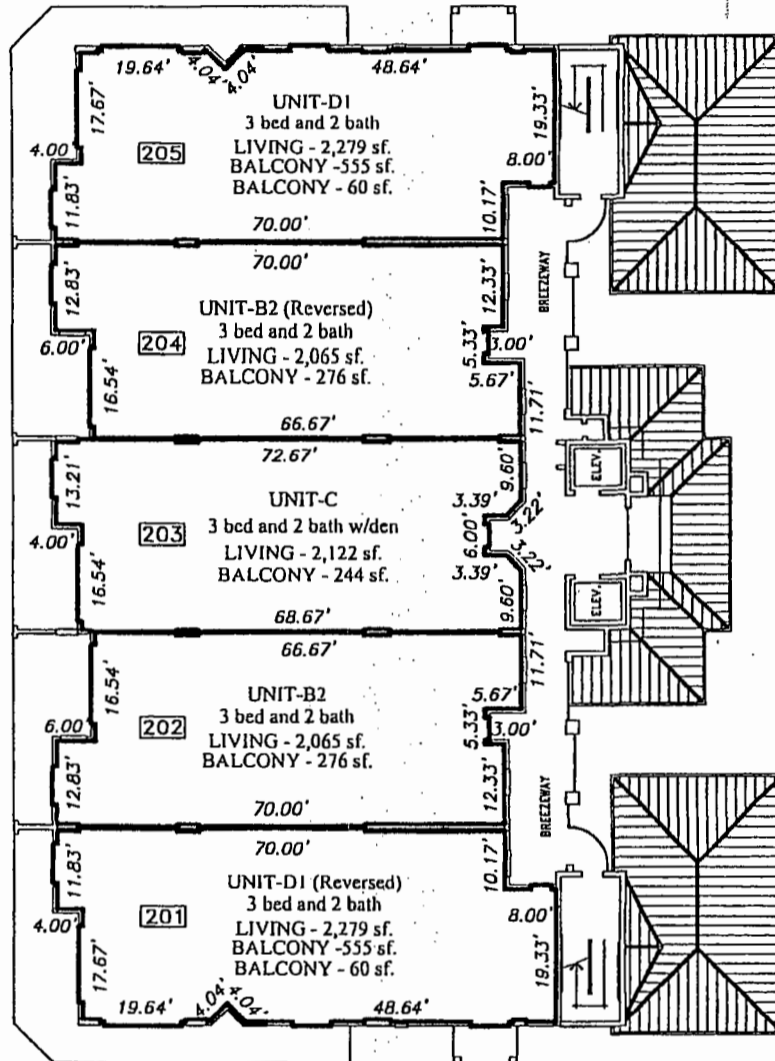
ISLAND POINTE, A CONDOMINIUM PHASE 1B

BUILDING 1B - SECOND FLOOR PLAN

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SCALE: 1"=30'



SURVEYOR'S NOTES:

1. The finished second floor elevation is 18.00 feet.
2. The finished ceiling elevation is 26.66 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 14 through 16 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.

ALLEN ENGINEERING INC.
106 DIXIE LANE
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OCTOBER 26, 2004

EXHIBIT "E"

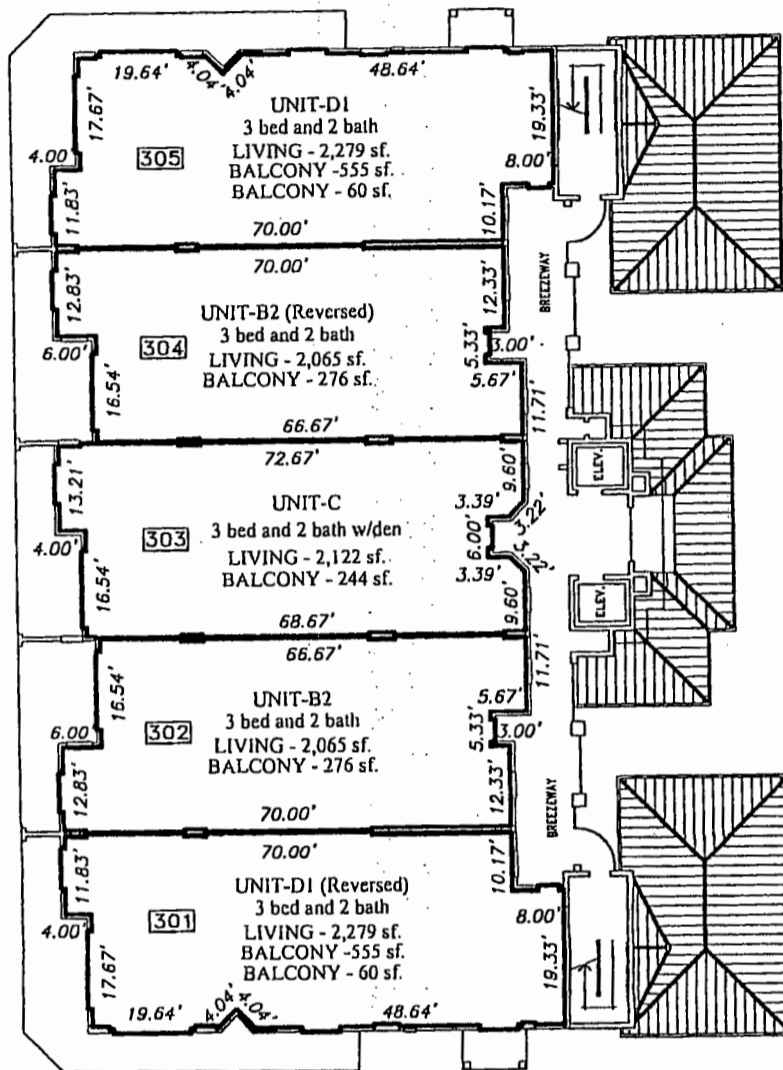
SHEET 7 OF 18

ISLAND POINTE, A CONDOMINIUM PHASE 1B

BUILDING 1B - THIRD FLOOR PLAN



SCALE: 1"=30'



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SURVEYOR'S NOTES:

1. The finished third floor elevation is 27.33 feet.
2. The finished ceiling elevation is 36.00 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 14 through 16 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.

ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
OCTOBER 26, 2004

EXHIBIT "E"

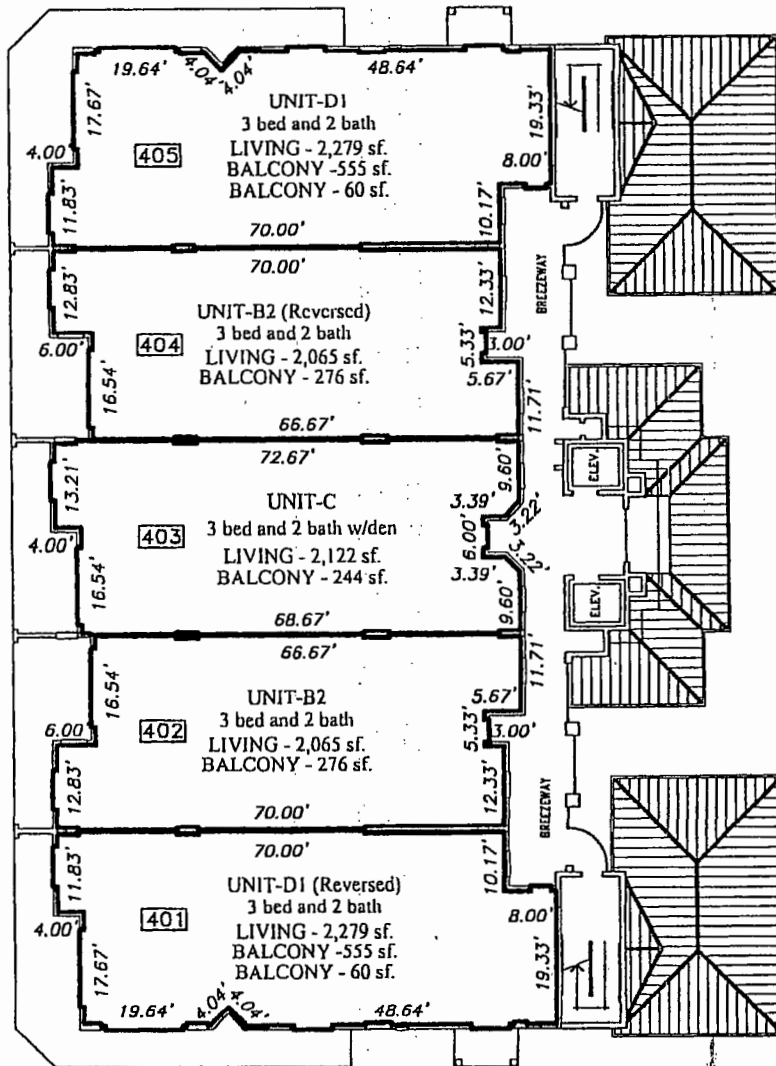
SHEET 8 OF 18

ISLAND POINTE, A CONDOMINIUM PHASE 1B

BUILDING 1B - FOURTH FLOOR PLAN



SCALE: 1"=30'



SURVEYOR'S NOTES:

1. The finished fourth floor elevation is 36.67 feet.
2. The finished ceiling elevation is 45.33 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 14 through 16 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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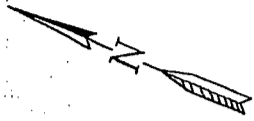
ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
OCTOBER 26, 2004

EXHIBIT "E"

SHEET 9 OF 18

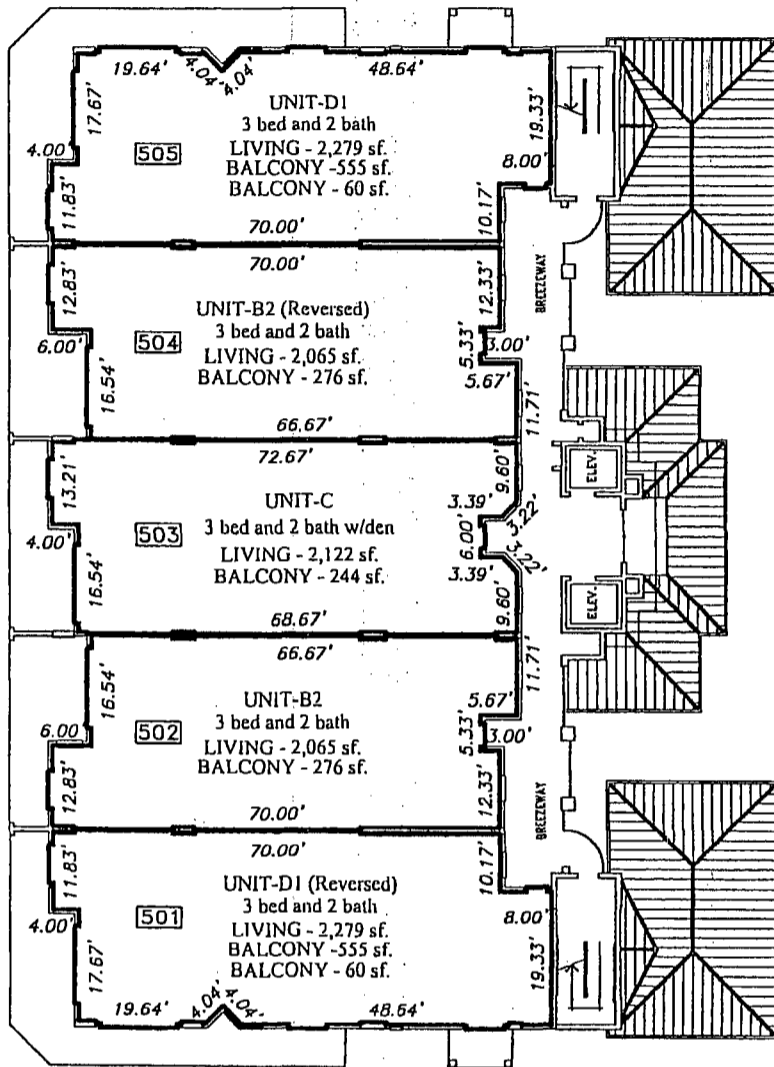
ISLAND POINTE, A CONDOMINIUM PHASE 1B

BUILDING 1B - FIFTH FLOOR PLAN



SCALE: 1"=30'

CFN:2005094353
OR Book/Page: 5438 / 1379



SURVEYOR'S NOTES:

1. The finished fifth floor elevation is 46.00 feet.
2. The finished ceiling elevation is 54.66 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 14 through 16 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.

ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
OCTOBER 26, 2004

EXHIBIT "E"

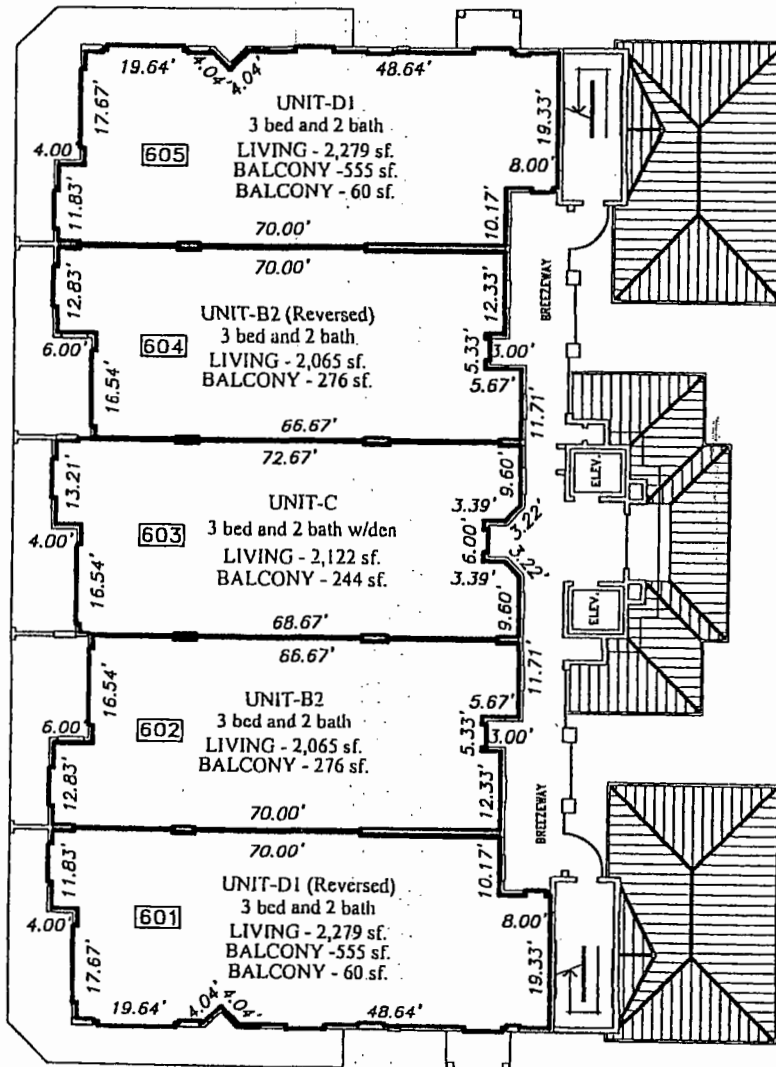
SHEET 10 OF 18

ISLAND POINTE, A CONDOMINIUM PHASE 1B

BUILDING 1B - SIXTH FLOOR PLAN



SCALE: 1"=30'



CFN:2005094353
OR Book/Page: 5438 / 1380



SURVEYOR'S NOTES:

1. The finished sixth floor elevation is 55.33 feet.
2. The finished ceiling elevation is 64.00 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 14 through 16 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.

ALLEN ENGINEERING INC.
106 DIXIE LANE
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OCTOBER 26, 2004

EXHIBIT "E"

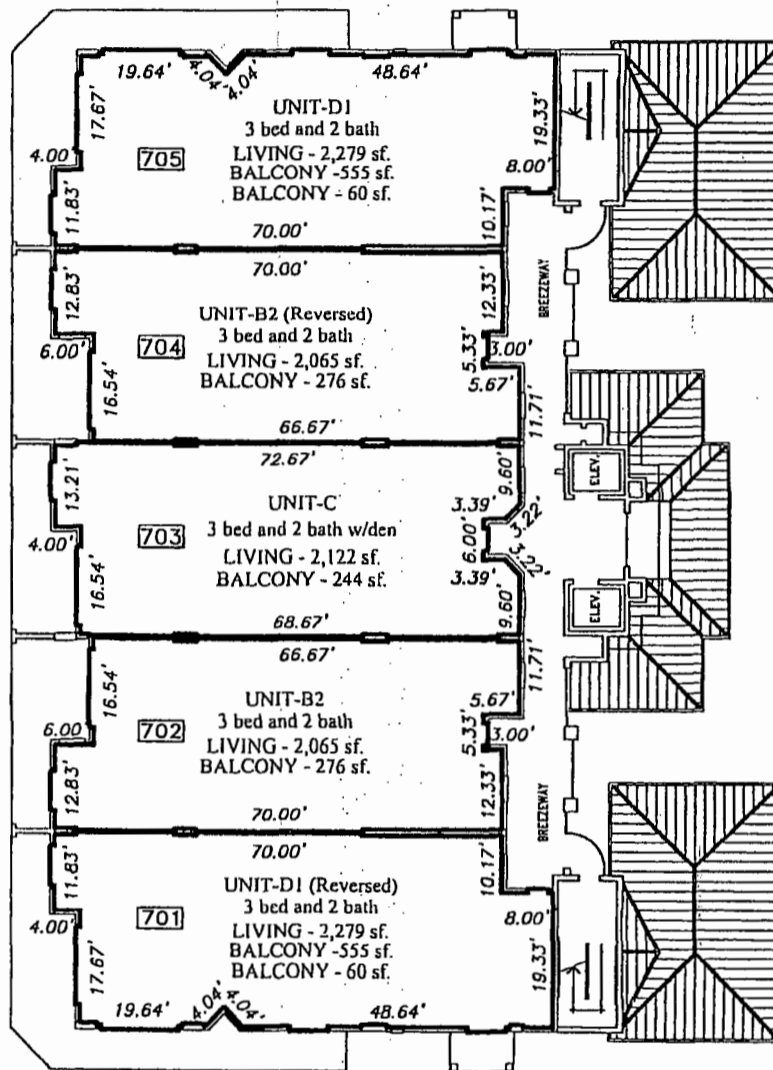
SHEET 11 OF 18

ISLAND POINTE, A CONDOMINIUM PHASE 1B

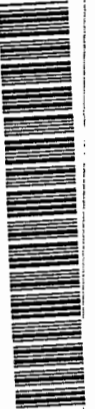
BUILDING 1B - SEVENTH FLOOR PLAN



SCALE: 1"=30'



CFN:2005094353
OR Book/Page: 5438 / 1381



SURVEYOR'S NOTES:

1. The finished seventh floor elevation is 64.67 feet.
2. The finished ceiling elevation is 75.33 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 14 through 16 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.

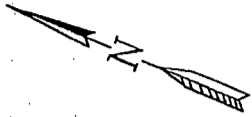
ALLEN ENGINEERING INC.
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OCTOBER 26, 2004

EXHIBIT "E"

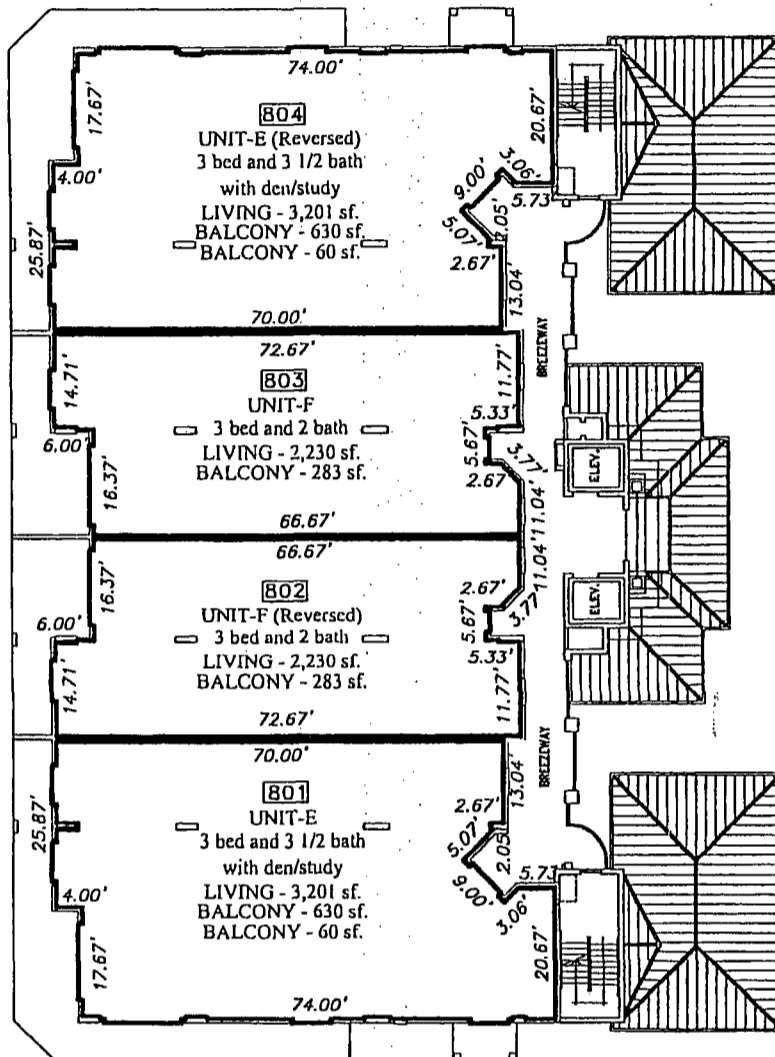
SHEET 12 OF 18

ISLAND POINTE, A CONDOMINIUM PHASE 1B

BUILDING 1B - PENTHOUSE FLOOR PLAN



SCALE: 1"=30'



CFN:2005094353
OR Book/Page: 5438 / 1382



SURVEYOR'S NOTES:

1. The finished eighth floor elevation is 76.00 feet.
2. The finished ceiling elevation is 85.33 feet.
3. ——— Indicates the limits of the units.
4. **[801]** 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 17 through 18 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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OCTOBER 26, 2004

EXHIBIT "E"

SHEET 13 OF 18

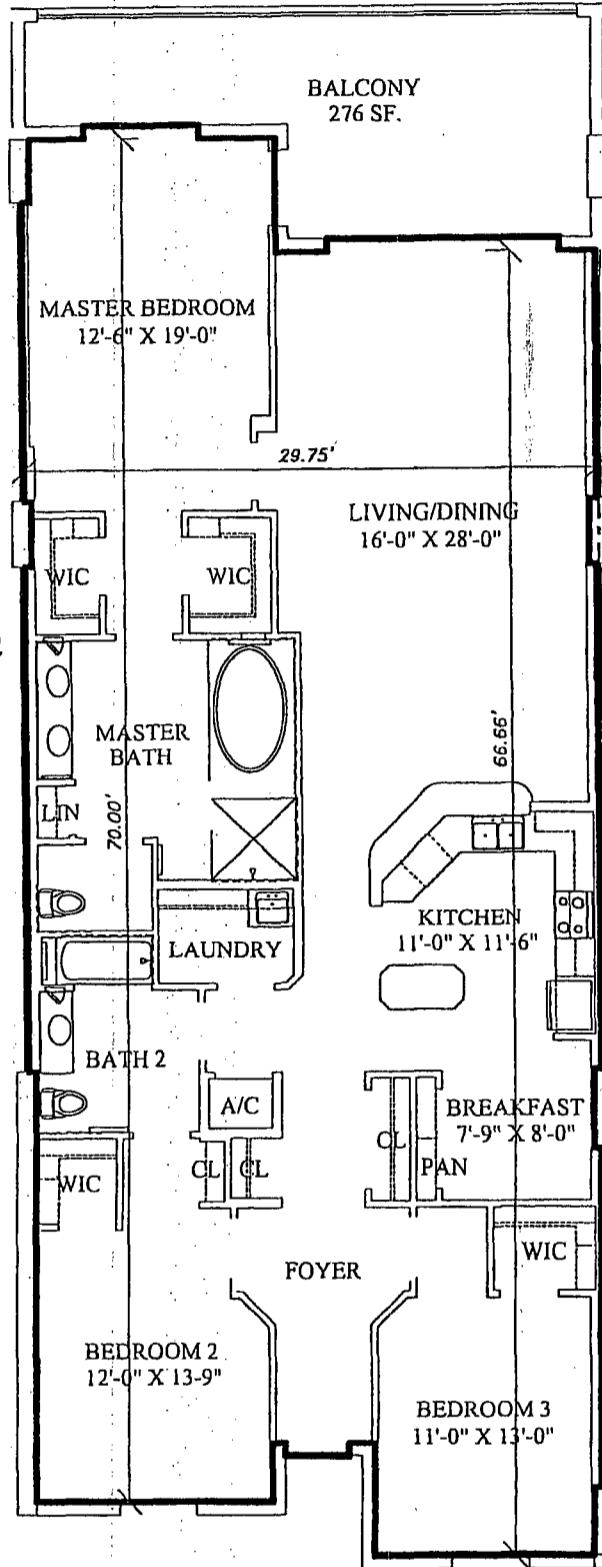
ISLAND POINTE, A CONDOMINIUM PHASE 1B

BUILDING 1B - UNIT PLAN B1

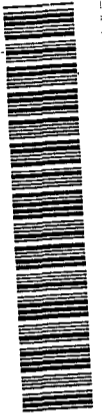


SCALE: 1"=10'

UNIT-B1/B2
ISLAND POINTE BLDG. 1 & 2
3 bed and 2 bath
LIVING - 2,065 sf.
BALCONY - 276 sf.
Scale: 1"=10'-0"
08/12/03



CFN:2005094353
OR Book/Page: 5438 / 1383



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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OCTOBER 26, 2004

EXHIBIT "E"

SHEET 14 OF 18

ISLAND POINTE, A CONDOMINIUM PHASE 1B

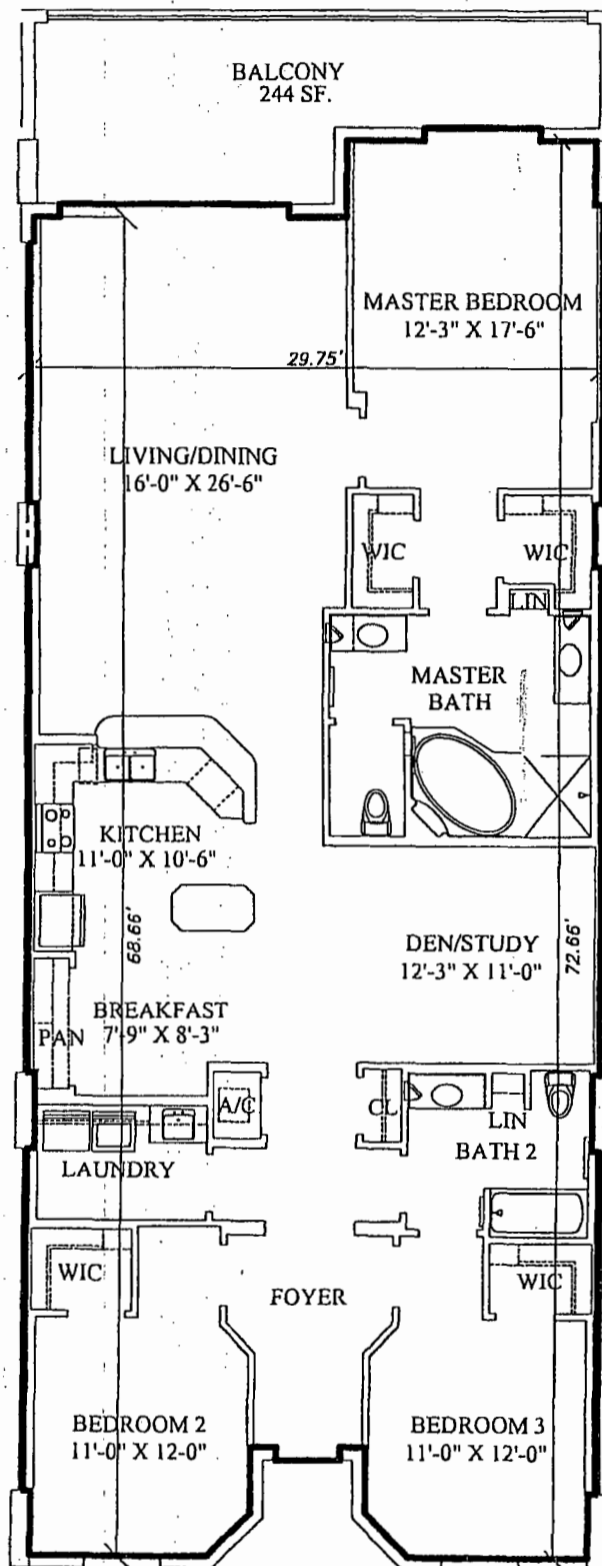
BUILDING 1B - UNIT PLAN C1

CFN:2005094353
OR Book/Page: 5438 / 1384



SCALE: 1"=10'

UNIT-C
ISLAND POINTE BLDG. 1 & 2
3 bed and 2 bath w/den
LIVING - 2,122 sf.
BALCONY - 244 sf.
Scale: 1"=10'-0"
08/12/03



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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OCTOBER 26, 2004

EXHIBIT "E"

SHEET 15 OF 18

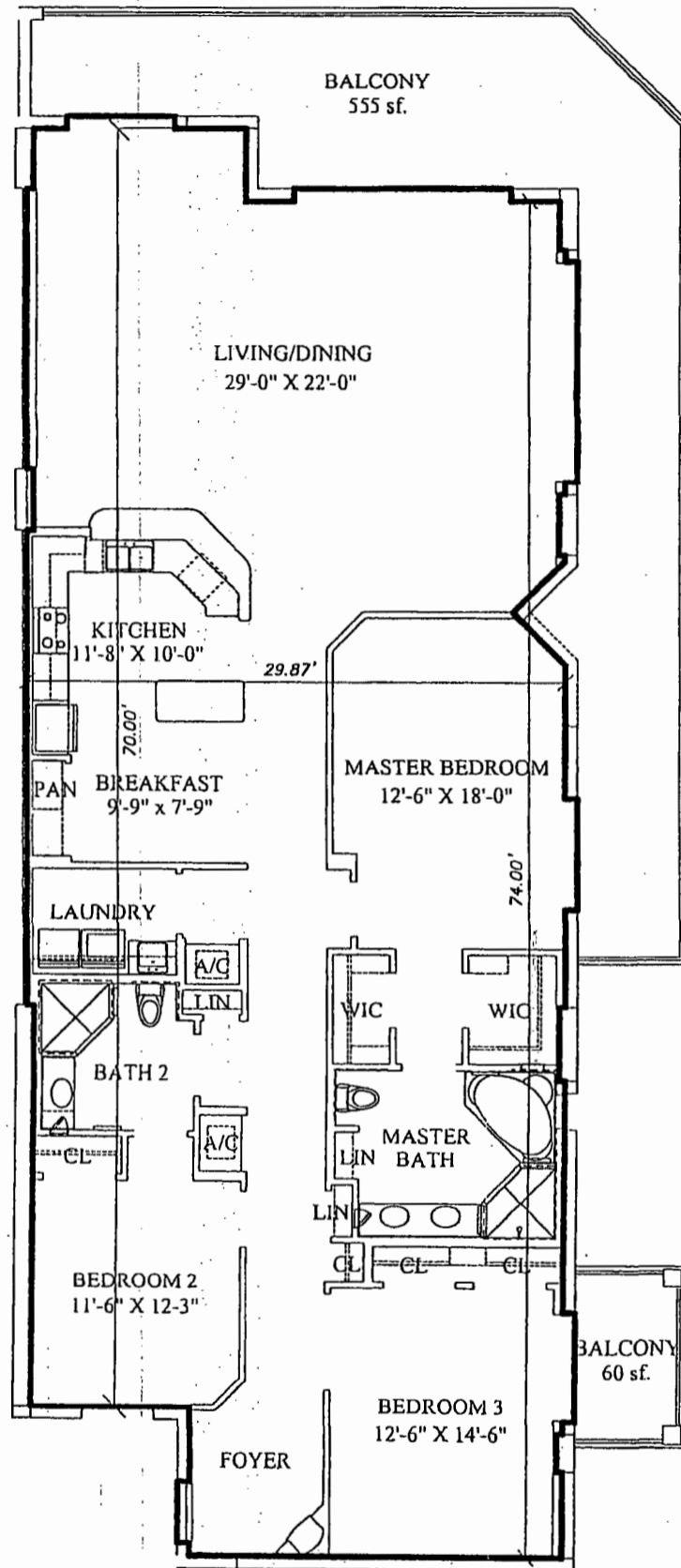
ISLAND POINTE, A CONDOMINIUM PHASE 1B

BUILDING 1B - UNIT PLAN D1

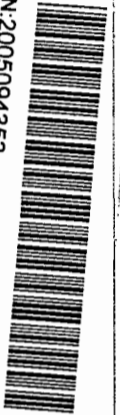


SCALE: 1"=10'

UNIT-D1
ISLAND POINTE BLDG. 2
3 bed and 2 bath
LIVING - 2,279 sf.
BALCONY - 555 sf.
BALCONY - 60 sf.
Scale: 1"=10'-0"
08/12/03



CFN:2005094353
OR Book/Page: 5438 / 1385



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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OCTOBER 26, 2004

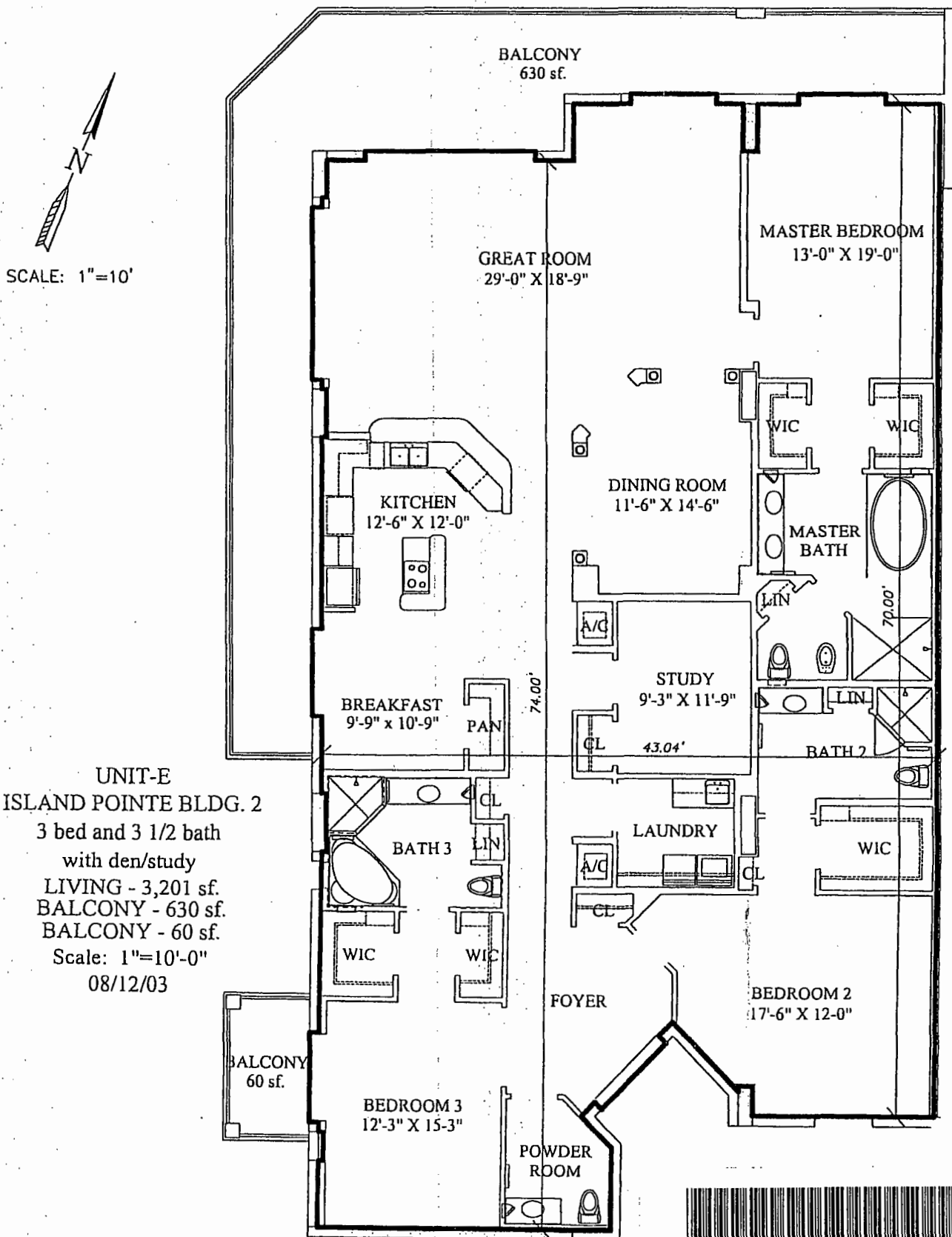
EXHIBIT "E"

SHEET 16 OF 18

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ISLAND POINTE, A CONDOMINIUM PHASE 1B

BUILDING 1B - UNIT PLAN E



UNIT-E
ISLAND POINTE BLDG. 2
3 bed and 3 1/2 bath
with den/study
LIVING - 3,201 sf.
BALCONY - 630 sf.
BALCONY - 60 sf.
Scale: 1"=10'-0"
08/12/03



CFN:2005094353
OR Book/Page: 5438 / 1386

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 13 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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OCTOBER 26, 2004

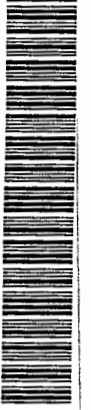
EXHIBIT "E"

SHEET 17 OF 18

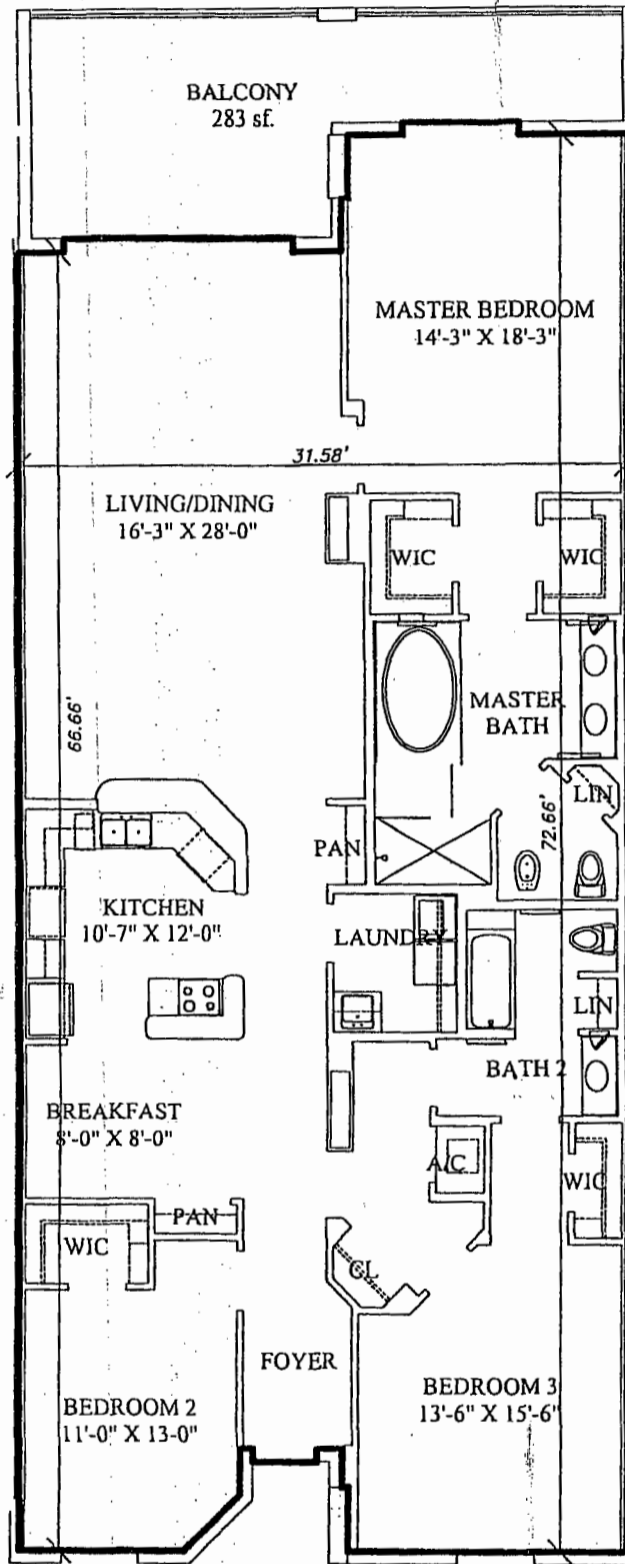
ISLAND POINTE, A CONDOMINIUM PHASE 1B

BUILDING 1B - UNIT PLAN F1

CFN:2005094353
OR Book/Page: 5438 / 1387



SCALE: 1"=10'



UNIT-F
ISLAND POINTE BLDG. 2
3 bed and 2 bath
LIVING - 2,230 sf.
BALCONY - 283 sf.
Scale: 1"=10'-0"
08/12/03

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 13 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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OCTOBER 26, 2004

EXHIBIT "E"

SHEET 18 OF 18