

EXHIBIT 1

B#312 P1939
SHEET 2 TO THE DECLARATION

OF CONDOMINIUM OF
PHASE I

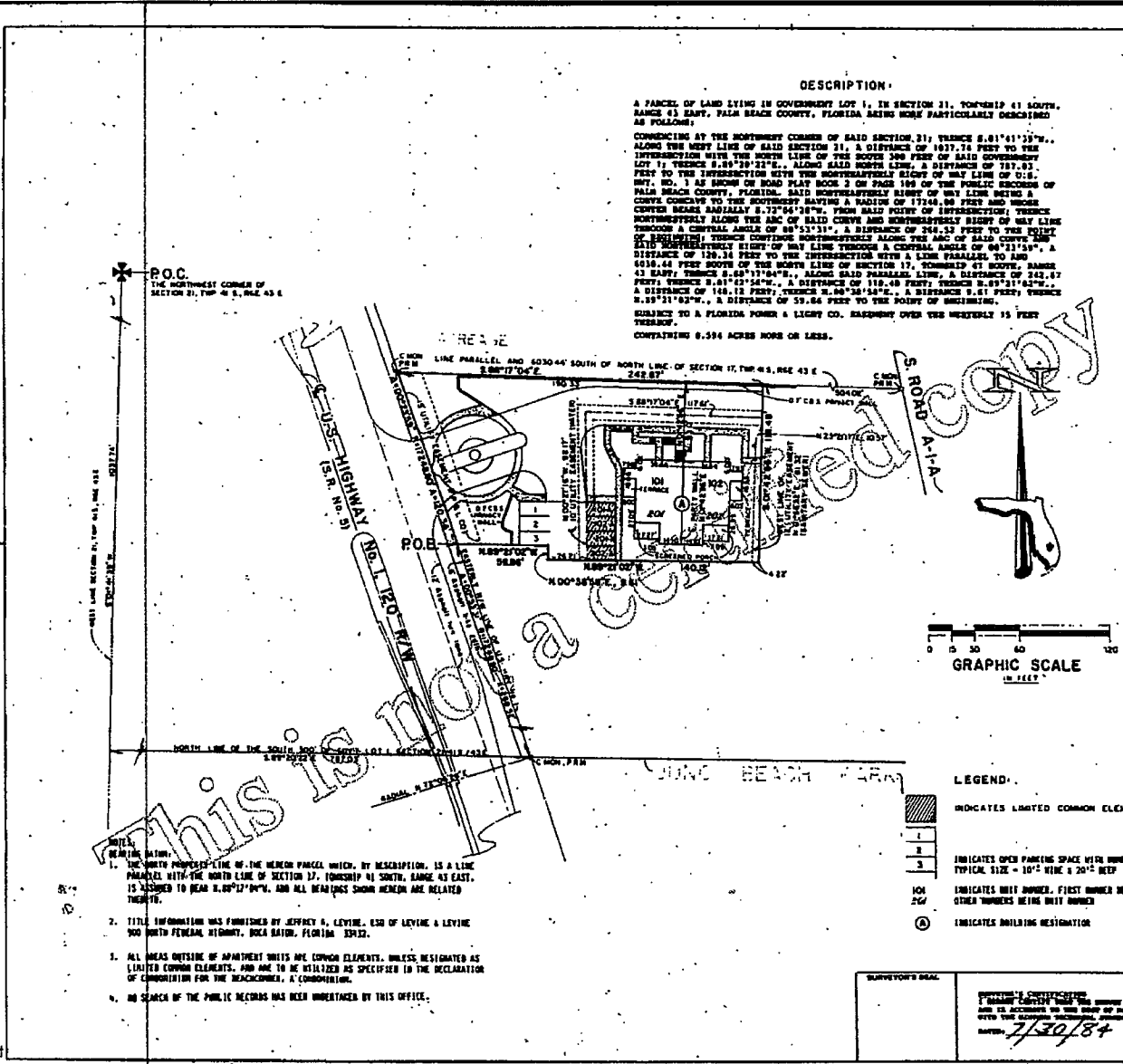
THE BEACHCOMBER.
A CONDOMINIUM

EXHIBIT 3-1
PLOT PLAN

DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT LOT 1, IN SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE S. 81° 41' 33" W. ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 1877.78 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 300 FEET OF SAID GOVERNMENT LOT 1; THENCE S. 89° 30' 22" E., ALONG SAID NORTH LINE, A DISTANCE OF 787.93 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY SIGHT OF WAY LINE OF U.S. HWY. NO. 1 AS SHOWN ON ROAD MAP BOOK 2 OF PAGE 186 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID NORTHEASTERLY SIGHT OF WAY LINE BEING A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 17244.08 FEET AND WHICH CENTER BEARS AN AZIMUTH OF 87° 54' 38" W. FROM SAID POINT OF INTERSECTION; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND NORTHEASTERLY SIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 88° 53' 11", A DISTANCE OF 244.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY SIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 68° 33' 59", A DISTANCE OF 130.34 FEET TO THE INTERSECTION WITH A LINE PARALLEL TO AND 6618.44 FEET SOUTH OF THE NORTH LINE OF SECTION 17, TOWNSHIP 41 SOUTH, RANGE 43 EAST; THENCE S. 88° 37' 54" W., ALONG SAID PARALLEL LINE, A DISTANCE OF 242.87 FEET; THENCE S. 81° 42' 54" W., A DISTANCE OF 118.48 FEET; THENCE S. 81° 11' 42" W., A DISTANCE OF 148.12 FEET; THENCE N. 88° 38' 54" E., A DISTANCE OF 8.61 FEET; THENCE S. 89° 21' 42" W., A DISTANCE OF 59.84 FEET TO THE POINT OF BEGINNING; BEARING TO A FLORIDA POWER & LIGHT CO. RADIATOR OVER THE WESTERLY 15 FEET THEREOF.
CONTAINING 8.534 ACRES MORE OR LESS.

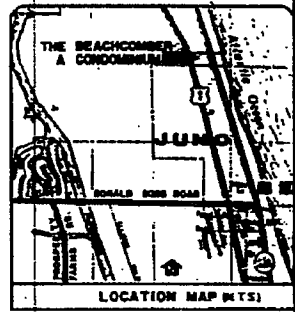


- LEGEND:
- INDICATES LIMITED COMMON ELEMENT AREA
 - INDICATES OPEN PARKING SPACE WITH NUMBER DESIGNATION TYPICAL SIZE = 10' x 20' DEEP
 - INDICATES UNIT NUMBER, FIRST NUMBER BEING FLOOR DESIGNATION, OTHER NUMBERS BEING UNIT NUMBER
 - INDICATES BUILDING DESIGNATION

This is not a contract

1. THE NORTH PROPERTY LINE OF THE HEREIN PARCEL WHICH, BY DESCRIPTION, IS A LINE PARALLEL WITH THE NORTH LINE OF SECTION 17, TOWNSHIP 41 SOUTH, RANGE 43 EAST, IS ASSIGNED TO BEAR S. 89° 21' 42" W. AND ALL BEARINGS SHOWN HEREIN ARE RELATED THEREBY.
2. TITLE INFORMATION WAS FURNISHED BY JEFFREY A. LEVINE, ESQ OF LEVINE & LEVINE 300 NORTH FEDERAL HIGHWAY, BOCA RATON, FLORIDA 33432.
3. ALL AREAS OUTSIDE OF APARTMENT UNITS ARE COMMON ELEMENTS, UNLESS DESIGNATED AS LIMITED COMMON ELEMENTS, AND ARE TO BE UTILIZED AS SPECIFIED IN THE DECLARATION OF CONDOMINIUM FOR THE BEACHCOMBER, A CONDOMINIUM.
4. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN UNDERTAKEN BY THIS OFFICE.

THE CONDOMINIUM PROPERTY IS AND SHALL BE SUBJECT TO EASEMENTS, WITHOUT COMPENSATION TO THE ASSOCIATION AND ITS MEMBERS, FOR THE PURPOSES OF DRAINAGE, MAINTENANCE AND UTILITY SERVICES INCLUDING BUT NOT LIMITED TO FLORIDA POWER AND LIGHT COMPANY, SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, PALM BEACH COUNTY FOR SANITARY AND WATER LINES, AND ANY OTHER EASEMENTS DEEMED NECESSARY AT THE SOLE DISCRETION OF THE DEVELOPER WHETHER OR NOT GRANTED PRIOR TO THE SUBMISSION OF THE SUBJECT PREMISES TO CONDOMINIUM OWNERSHIP, IN THE EVENT THAT SAID EASEMENTS ARE DEEMED NECESSARY BY THE DEVELOPER AFTER THE SUBMISSION OF THE PROPERTY TO CONDOMINIUM OWNERSHIP, THE DEVELOPER SHALL BE, AND IS HEREBY APPROVED BY THE CONDOMINIUM ASSOCIATION (IN ITS ACCEPTANCE OF THIS DECLARATION) AND BY THE CONDOMINIUM PRICING BOARD FOR THE PURPOSES HEREIN EXPRESSED AND THE SAME SHALL BECOME THE SIGNATURE OF AN OTHER PARTY IMMEDIATELY.



SURVEYOR'S SEAL
 FLORIDA SURVEYING & MAPPING, INC.
 REGISTERED LAND SURVEYOR
 THE BEACHCOMBER, A CONDOMINIUM
 PLOT PLAN 84-263-04
 SHEET 2 OF 3

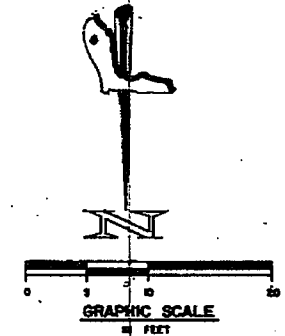
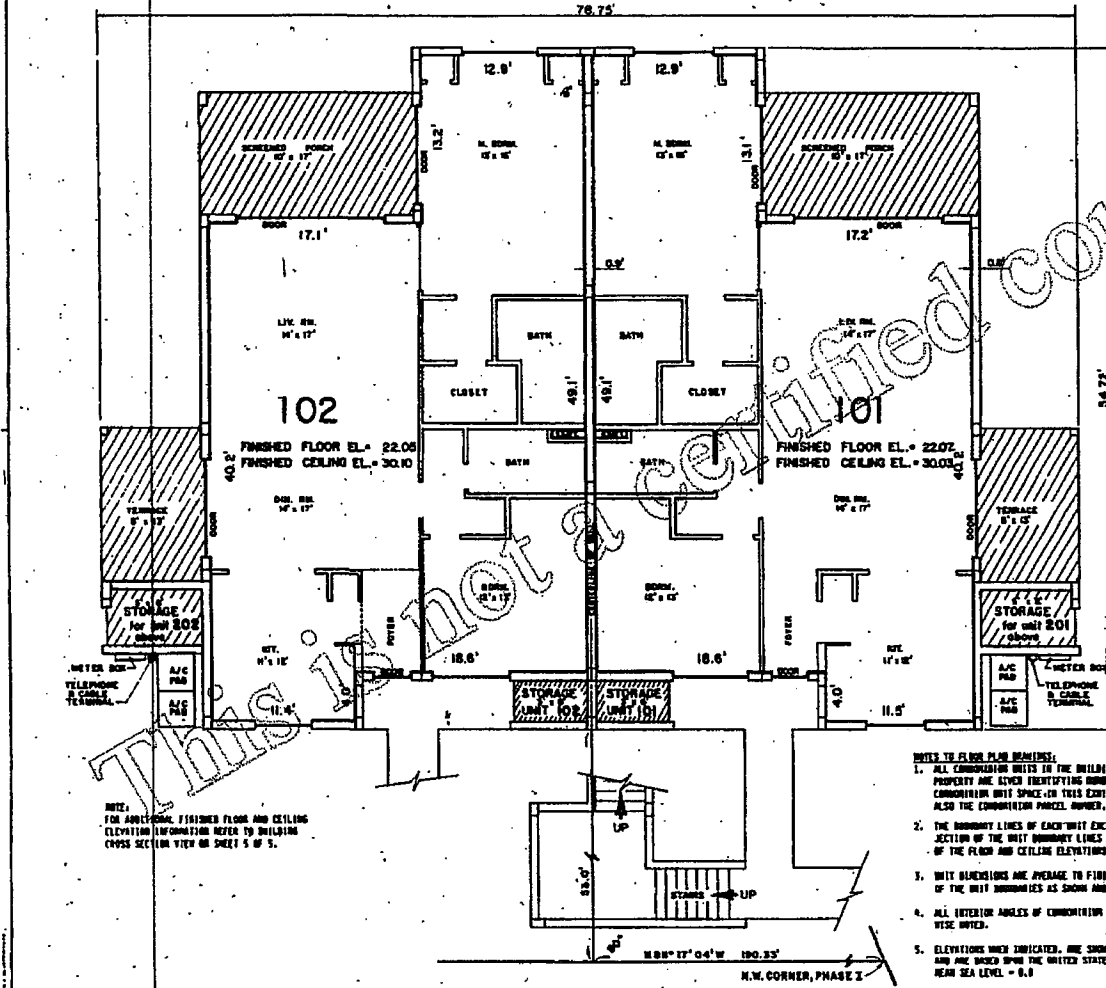
DATE: 7/30/84
 SURVEYOR: [Signature]
 THE BEACHCOMBER, A CONDOMINIUM
 PLOT PLAN 84-263-04
 SHEET 2 OF 3

PLAN OF 1ST FLOOR
BUILDING A

B#312 P1940
SHEET 3 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE I

THE BEACHCOMBER.
A CONDOMINIUM

EXHIBIT 3-1
FLOOR PLAN



LEGEND

- 101 CONDOMINIUM UNIT NUMBER
- ▨ AREA OF LIMITED COMMON ELEMENT
- 49.1' BOUNDARY OF CONDOMINIUM UNIT AND DIMENSIONS (DIMENSIONS IN FEET AND TENTHS OF A FOOT THEREOF)

- EXCLUSIVE FACILITIES:**
THE COMMON ELEMENTS AS SHOWN IN SHEETS 3 THROUGH 4 INCLUSIVE ARE AS FOLLOWS:
- BALCONIES LEADING TO INDIVIDUAL UNITS
 - STAIRWAYS
 - ALL OPEN SPACES, UNLESS OTHERWISE NOTED
 - AIR CONDITIONING CONDENSER PANS
 - TELEPHONE & CABLE TERMINALS
 - METER BOX
 - ACCESS EASEMENT (ERT-3) FOR PLUMBING, ETC.

- NOTES TO FLOOR PLAN DRAWINGS:**
1. ALL CONDOMINIUM UNITS IN THE BUILDINGS LOCATED IN THE CONDOMINIUM PROPERTY ARE GIVEN IDENTIFYING NUMBERS WHICH ARE RECREATED WITHIN EACH CONDOMINIUM UNIT SPACE-ON THIS EXHIBIT. THE CONDOMINIUM UNIT NUMBER IS ALSO THE CONDOMINIUM PHASE NUMBER.
 2. THE BOUNDARY LINES OF EACH UNIT ENCLOSE THE SPACE BOUND BY A VERTICAL PROJECTION OF THE UNIT BOUNDARY LINES AS SHOWN AND BY THE HORIZONTAL PLANES OF THE FLOOR AND CEILING ELEVATIONS AS NOTED.
 3. WIDTH DIMENSIONS ARE AVERAGE TO FINISHED WALLS, TO THE VERTICAL PROJECTION OF THE UNIT BOUNDARIES AS SHOWN AND TO FINISHED FLOOR AND CEILING.
 4. ALL INTERIOR ANGLES OF CONDOMINIUM UNIT BOUNDARIES ARE 90° UNLESS OTHERWISE NOTED.
 5. ELEVATIONS WHEN INDICATED, ARE SHOWN IN FEET AND DECIMAL FRACTIONS THEREOF, AND ARE BASED UPON THE UNITED STATES COAST AND GEODETIC SURVEY DATA, NEAR SEA LEVEL = 0.0

NOTE:
FOR ADDITIONAL FINISHED FLOOR AND CEILING
ELEVATION INFORMATION REFER TO BUILDING
CROSS SECTION VIEW ON SHEET 5 OF 5.

FLORIANI ARCHITECTURE & ENGINEERING, INC.	
REGISTERED PROFESSIONAL ARCHITECTS	
DATE:	
BY:	
THE BEACHCOMBER, BLDG. A	184-005-01
A Condominium	1st FLOOR

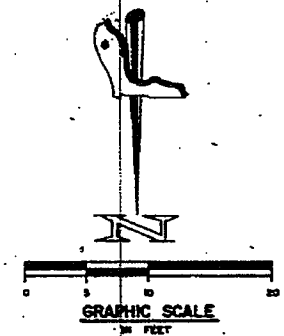
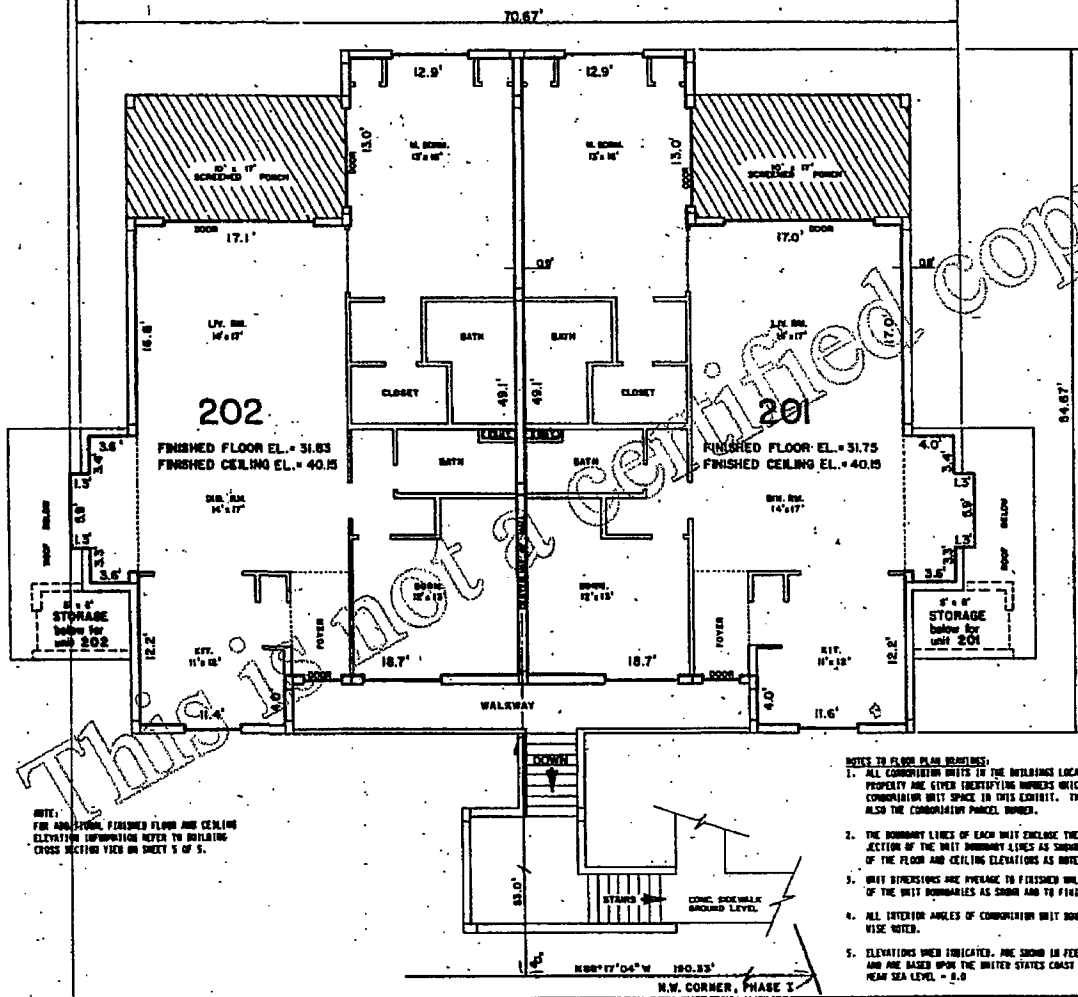
PLAN OF 2ND FLOOR
BUILDING "A"

84312 P1941

SHEET 4 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE I

THE BEACHCOMBER.
A CONDOMINIUM

EXHIBIT 3-1
FLOOR PLAN



LEGEND

- 201 CONDOMINIUM UNIT NUMBER
- AREA OF LIMITED COMMON ELEMENT
- 49.1' BOUNDARY OF CONDOMINIUM UNIT AND DIMENSIONS (dimensions rounded to tenths of a foot)

- NOTES TO FLOOR PLAN DRAWINGS:**
1. ALL CONDOMINIUM UNITS IN THE BUILDING LOCATED ON THE CONDOMINIUM PROPERTY ARE GIVEN IDENTIFYING NUMBERS WHICH ARE DELINEATED WITHIN EACH CONDOMINIUM UNIT SPACE IN THIS EXHIBIT. THE CONDOMINIUM UNIT NUMBER IS ALSO THE CONDOMINIUM PARCEL NUMBER.
 2. THE BOUNDARY LINES OF EACH UNIT ENCLOSE THE SPACE BOUND BY A VERTICAL PROJECTION OF THE UNIT BOUNDARY LINES AS SHOWN AND BY THE HORIZONTAL PLANES OF THE FLOOR AND CEILING ELEVATIONS AS NOTED.
 3. UNIT DIMENSIONS ARE AVERAGE TO FINISHED WALLS. TO THE VERTICAL PROJECTION OF THE UNIT BOUNDARIES AS SHOWN AND TO FINISHED FLOOR AND CEILING.
 4. ALL INTERIOR ANGLES OF CONDOMINIUM UNIT BOUNDARIES ARE 90° UNLESS OTHERWISE NOTED.
 5. ELEVATIONS WHEN INDICATED, ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE BASED UPON THE UNITED STATES COAST AND GEODETIC SURVEY DATUM, MEAN SEA LEVEL - 8.0.

- EXCLUSIVE FACILITIES:**
THE COMMON ELEMENTS AS SHOWN IN SHEETS 3 THROUGH 4 EXCLUSIVE ARE AS FOLLOWS:
- WALKWAYS LEADING TO INDIVIDUAL UNITS
 - STAIRWAYS
 - ALL OPEN SPACES, UNLESS OTHERWISE NOTED
 - AIR CONDITIONING CONDENSER PADS
 - TELEPHONE & CABLE TAPPING
 - PETER BOX
 - ACCESS EASEMENT (ERT) FOR PLUMBING, ETC.

NOTE:
FOR ADDITIONAL FINISHED FLOOR AND CEILING ELEVATION INFORMATION REFER TO BUILDING CROSS SECTION 1203 ON SHEET 5 OF 5.

FLORIDA SURVEYING & ENGINEERING, INC.			
REGISTERED LAND SURVEYORS			
PROJECT NO.	DATE	SCALE	
84312 P1941		AS SHOWN	
THE BEACHCOMBER		BLK. "A"	104-165-01
A CONDOMINIUM		2 ND FLOOR	Sheet 4 of 5

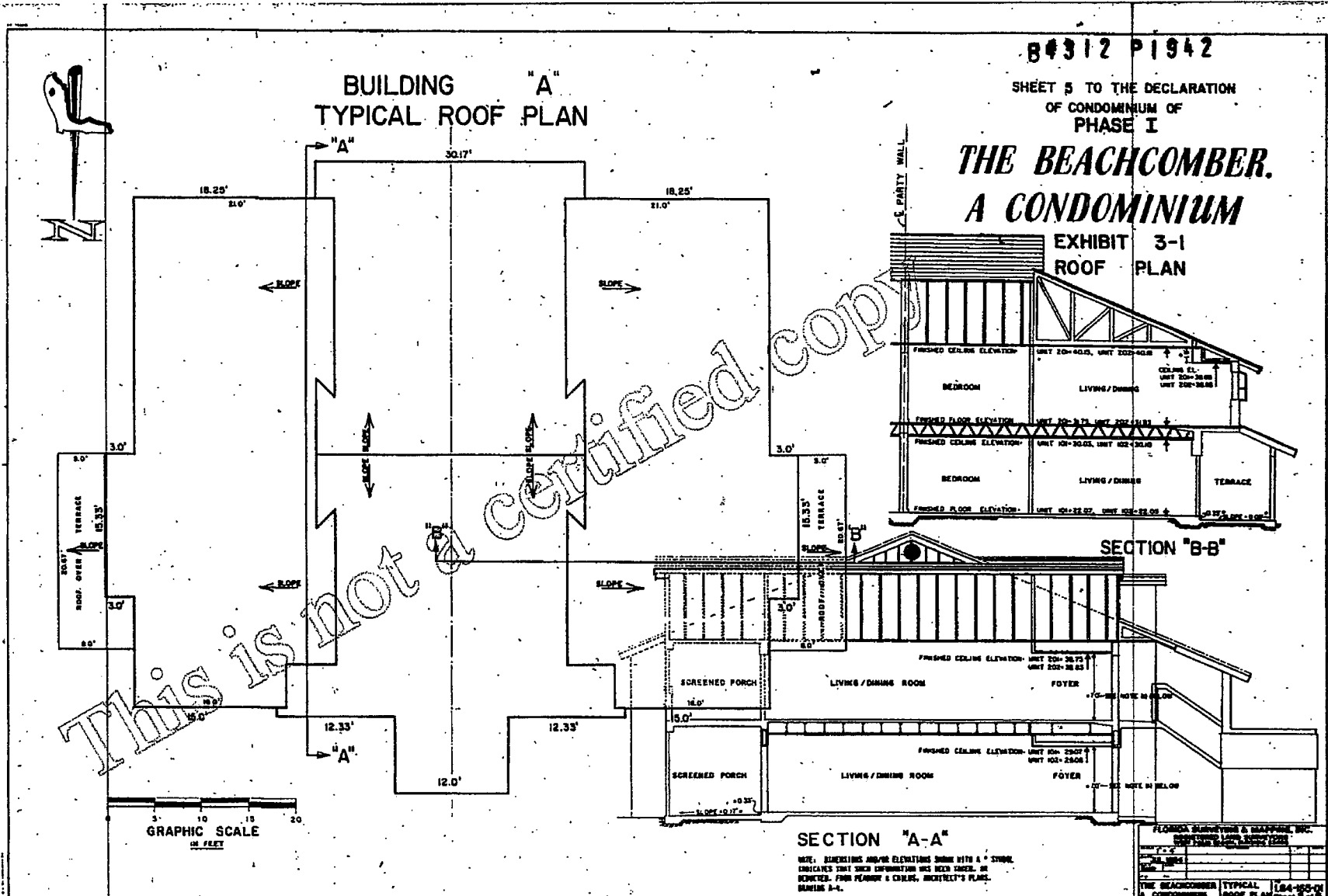
B#312 P1942

SHEET 5 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE I

THE BEACHCOMBER. A CONDOMINIUM

EXHIBIT 3-1
ROOF PLAN

BUILDING "A" TYPICAL ROOF PLAN



GRAPHIC SCALE
IN FEET

SECTION "A-A"

NOTE: DIMENSIONS AND/OR ELEVATIONS SHOWN WITH A * SYMBOL INDICATES THAT SUCH INFORMATION HAS BEEN TAKEN, OR DERIVED, FROM PLANNING & CONSTRUCTION PLANS DRAWING A-4.

SECTION "B-B"

FLORIANE SHAWNEE & ASSOCIATES, INC.	
REGISTERED ARCHITECTS (FLORIDA)	
DATE:	
SCALE:	
PROJECT:	
THE BEACHCOMBER	TYPICAL ROOF PLAN
A CONDOMINIUM	184-185-01
	SHEET 5 OF 5

B#312 P1943

SHEET 1 TO THE DECLARATION

OF CONDOMINIUM OF

PHASE II

THE BEACHCOMBER.

A CONDOMINIUM

EXHIBIT 3-2

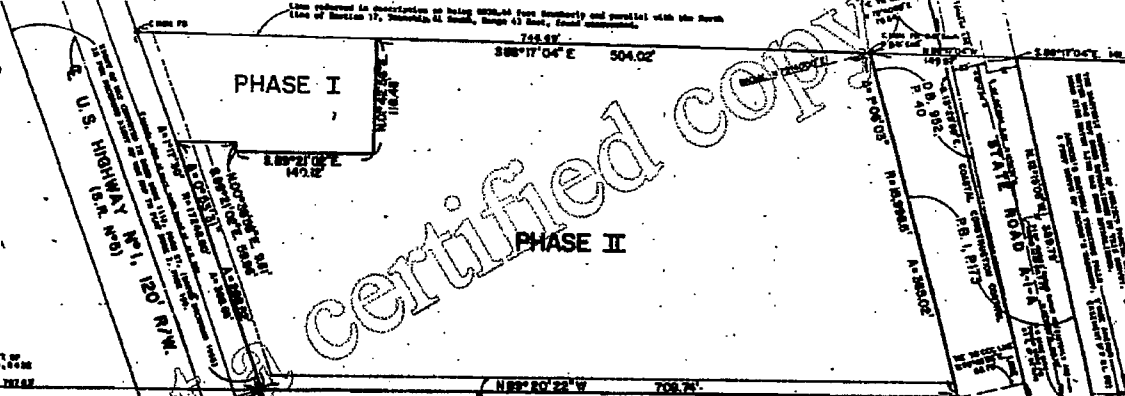
SURVEY

GOVERNMENT LOT 1

ACREAGE

POC - PLUM BEACH COUNTY & SAN JUAN BEACH AND THE TOWNSHIP OF PLUM BEACH, COUNTY OF PLUM BEACH, STATE OF FLORIDA

THE CONDOMINIUM PROPERTY IS AND SHALL BE SUBJECT TO EASEMENTS, WITHOUT COMPENSATION TO THE ASSOCIATION AND ITS MEMBERS. FOR THE PURPOSES OF WATER, SEWERAGE, GAS, ELECTRICITY AND UTILITY SERVICES (INCLUDING BUT NOT LIMITED TO PLUMBING, PAINTING AND LIGHT COMPANY, SEWERAGE, WELL, TELEPHONE AND TELEVISION COMPANY, PLUM BEACH COUNTY, FOR SANITARY AND WATER LINE, AND ANY OTHER EASEMENTS) DEEMED NECESSARY AT THE SOLE DISCRETION OF THE DEVELOPER (WHETHER OR NOT GRANTED PRIOR TO THE SUBMISSION OF THE SUBJECT PROCEEDS TO CONDOMINIUM OWNERSHIP), IN THE EVENT THAT SAID EASEMENTS ARE DEEMED NECESSARY BY THE DEVELOPER AFTER THE SUBMISSION OF THE PROPERTY TO CONDOMINIUM OWNERSHIP, THE DEVELOPER SHALL BE AND IS HEREBY AUTHORIZED BY THE CONDOMINIUM ASSOCIATION (BY ITS ACCEPTANCE OF THIS DECLARATION) AND BY THE FURNISHMENT PANEL (UNDER THE PURPOSES HEREIN EXPRESSED), AND THE SAME SHALL BEHAVE THE SIGNATURE OF AN OTHER PARTY INDICATED.



certified copy

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA COUNTY OF PLUM BEACH

I, ROBERT W. BROWN, a duly licensed land surveyor under the laws of the State of Florida, being duly sworn, depose and say that I am the duly qualified and duly sworn land surveyor who prepared the foregoing plat, and that the same is a true and correct copy of the original as the same appears in my files and records.

FURTHER AFFIRMED SAYETH TRUTH

ROBERT W. BROWN, SURVEYOR

BY CONVEYANCE COPIES

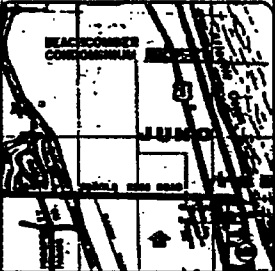
WITNESSED AND SUBSCRIBED BEFORE ME THIS 15th day of May 1968

NOTARY PUBLIC STATE OF FLORIDA

DESCRIPTION

GOVERNMENT LOT 1, SECTION 21, TOWNSHIP 31S, RANGE 43E, PLUM BEACH COUNTY, FLORIDA. PHASE I AND PHASE II. PHASE I BEING 1.20 ACRES AND PHASE II BEING 1.20 ACRES. TOTAL 2.40 ACRES.

PHASE II BEING 1.20 ACRES. PHASE II BEING 1.20 ACRES. PHASE II BEING 1.20 ACRES.



LOCATION MAP (N.T.S.)

THE CONSTRUCTION OF THE CONDOMINIUM IMPROVEMENTS SHOWN HEREIN IS NOT SUBSTANTIALLY COMPLETE. THIS EXHIBIT REFLECTS PROPOSED IMPROVEMENTS EXISTING AT THE TIME OF THE SURVEY. THE SURVEYOR'S CERTIFICATE SHALL BE FILED EXCEPT AND THE EXHIBIT HERETO SHALL BE FILED EXCEPT UPON SUBSTANTIAL COMPLETION AND FINAL SURVEY OF SUCH CONDOMINIUM IMPROVEMENTS.

Table with columns for 'PLANNED IMPROVEMENTS & RECORDING INFORMATION' and 'RECORDING INFORMATION'. Includes fields for 'BOOK', 'PAGE', 'DATE', 'BY', 'RECORDING OFFICE', 'FEE', 'RECORDING NUMBER', 'DATE RECORDED'.

B4413 P1830

SHEET 1 TO THE DECLARATION
OF CONDOMINIUM OF
PHASES 2, 3, 4, & 5

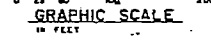
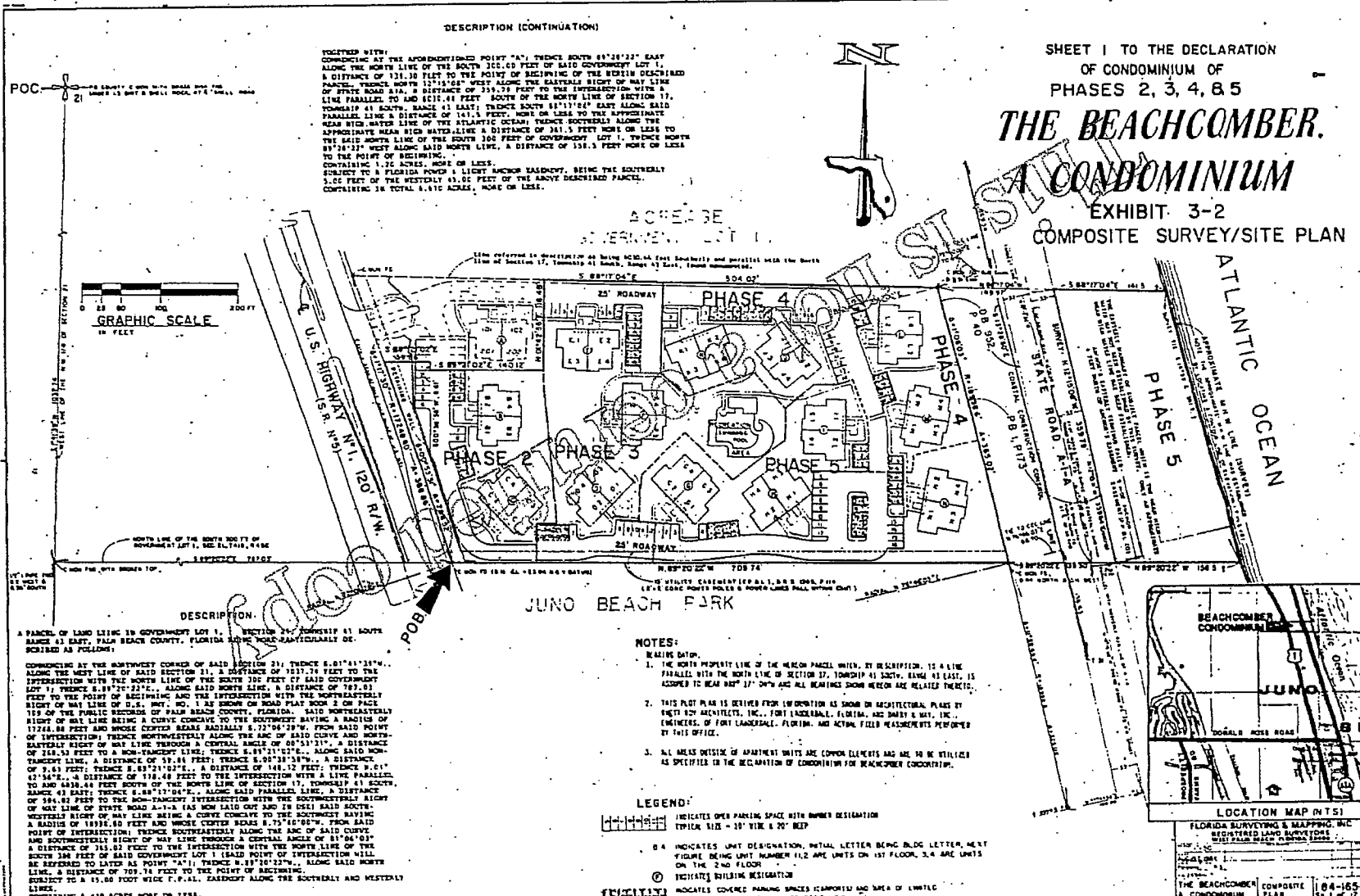
THE BEACHCOMBER.

A CONDOMINIUM
EXHIBIT 3-2
COMPOSITE SURVEY/SITE PLAN

DESCRIPTION (CONTINUATION)

TOGETHER WITH
COMMENCING AT THE AFORESAID POINT "A", THENCE SOUTH 89°28'22" EAST
ALONG THE NORTH LINE OF THE SOUTH 300.00 FEET OF SAID GOVERNMENT LOT 1,
A DISTANCE OF 131.38 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED
PARCELS, THENCE NORTH 12°15'04" WEST ALONG THE EASTERS BIGHT OF MAY LINE
OF STATE ROAD 21A, A DISTANCE OF 359.33 FEET TO THE INTERSECTION WITH A
LINE PARALLEL TO AND 812.41 FEET SOUTH OF THE NORTH LINE OF SECTION 17,
TOWNSHIP 41 SOUTH, RANGE 41 EAST; THENCE SOUTH 81°11'50" EAST ALONG SAID
PARALLEL LINE A DISTANCE OF 141.3 FEET, NORTH ON LINE TO THE APPROPRIATE
NEAR HIGH WATER LINE OF THE ATLANTIC OCEAN; THENCE SOUTHWEST ALONG THE
APPROXIMATE NEAR HIGH WATER LINE A DISTANCE OF 341.5 FEET MORE OR LESS TO
THE SAID NORTH LINE OF THE SOUTH 300 FEET OF GOVERNMENT LOT 1, THENCE NORTH
89°28'22" WEST ALONG SAID NORTH LINE, A DISTANCE OF 152.3 FEET MORE OR LESS
TO THE POINT OF BEGINNING.
CONTAINING 1.02 ACRES, MORE OR LESS.
SUBJECT TO A FLORIDA POWER & LIGHT AIRCRAFT EASMENT, BEING THE SOUTHWESTLY
3.00 FEET OF THE WESTERLY 41.00 FEET OF THE ABOVE DESCRIBED PARCELS,
CONTAINING IN TOTAL 0.470 ACRES, MORE OR LESS.

ACREAGE
GOVERNMENT LOT 1



DESCRIPTION.
A PARCELS OF LAND LING IN GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY AS DESCRIBED AS FOLLOWS:

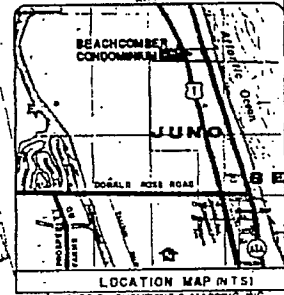
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17, THENCE 6.01°41'31" W,
ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 1037.76 FEET TO THE
INTERSECTION WITH THE NORTH LINE OF THE SOUTH 300 FEET OF SAID GOVERNMENT
LOT 1, THENCE S. 81°21'22" E., ALONG SAID NORTH LINE, A DISTANCE OF 787.03
FEET TO THE POINT OF BEGINNING AND THE INTERSECTION WITH THE NORTHWESTERLY
RIGHT OF WAY LINE OF U.S. HWY. NO. 1 AS SHOWN ON ROAD PLAT BOOK 2 ON PAGE
105 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID NORTHWESTERLY
RIGHT OF WAY LINE BEING A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF
1774.44 FEET AND WHOLE CIRCLE BEARS RADICALLY S. 77°04'29" W. FROM SAID POINT
OF INTERSECTION, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND NORTH-
SOUTHWESTERLY ALONG A CENTRAL ANGLE OF 00°53'21" W. A DISTANCE
OF 248.53 FEET TO A NON-TANGENT LINE; THENCE S. 81°21'22" E., ALONG SAID NON-
TANGENT LINE, A DISTANCE OF 57.44 FEET; THENCE S. 05°33'38" W., A DISTANCE
OF 7.63 FEET; THENCE N. 81°21'22" E., A DISTANCE OF 148.32 FEET; THENCE S. 61°
42'54" E., A DISTANCE OF 112.48 FEET TO THE INTERSECTION WITH A LINE PARALLEL
TO AND 842.44 FEET SOUTH OF THE NORTH LINE OF SECTION 17, TOWNSHIP 41 SOUTH,
RANGE 41 EAST; THENCE S. 88°17'48" E., ALONG SAID PARALLEL LINE, A DISTANCE
OF 584.82 FEET TO THE NON-TANGENT INTERSECTION WITH THE NORTHWESTERLY RIGHT
OF WAY LINE OF STATE ROAD 21A AS SHOWN SAID ON AND 18 (SEE) SAID SOUTH-
WESTERLY RIGHT OF WAY LINE BEING A CURVE CONVEX TO THE SOUTHWEST HAVING A
RADIUS OF 18992.40 FEET AND WHOLE CIRCLE BEARS S. 75°16'07" W. FROM SAID
POINT OF INTERSECTION, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE
AND SOUTHWESTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 01°04'00" W.
A DISTANCE OF 745.02 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE
SOUTH 300 FEET OF SAID GOVERNMENT LOT 1 SAID POINT OF INTERSECTION WILL
BE REFERRED TO LATER AS POINT "A"; THENCE N. 81°21'22" E., ALONG SAID NORTH
LINE, A DISTANCE OF 709.76 FEET TO THE POINT OF BEGINNING.
SUBJECT TO A 15.00 FOOT WIDE T.P.A.L. EASEMENT ALONG THE SOUTHWESTLY AND WESTERLY
LINES.
CONTAINING 5.418 ACRES MORE OR LESS.
NOTE: SEE ABOVE THE CONTINUATION OF THIS DESCRIPTION.

NOTES:

1. BEARING DATA.
THE NORTH PROPERTY LINE OF THE HEREIN PARCELS WHEN, BY DESCRIPTION, IS A LINE PARALLEL WITH THE NORTH LINE OF SECTION 17, TOWNSHIP 41 SOUTH, RANGE 41 EAST, IS ASSUMED TO BEAR 00° 17' 00" W AND ALL BEARINGS SHOWN HEREON ARE RELATED THEREBY.
2. THIS PLAN IS DERIVED FROM INFORMATION AS SHOWN ON ARCHITECTURAL PLANS BY SHEETS BY ARCHITECTS, INC., FORT LAUDERDALE, FLORIDA, AND DANNY & WAT, INC., ENGINEERS, OF FORT LAUDERDALE, FLORIDA, AND ACTUAL FIELD MEASUREMENTS PERFORMED BY THIS OFFICE.
3. ALL AREAS OUTSIDE OF APARTMENT UNITS ARE COMMON ELEMENTS AND ARE TO BE UTILIZED AS SPECIFIED IN THE DECLARATION OF CONDOMINIUM FOR BEACHCOMBER CONDOMINIUM.

LEGEND:

- INDICATES OPEN PARKING SPACE WITH NUMBER DESIGNATION
TYPICAL SIZE - 10' WIDE & 20' DEEP
- INDICATES UNIT DESIGNATION, INITIAL LETTER BEING BLDG LETTER, NEXT FIGURE BEING UNIT NUMBER (1,2 ARE UNITS ON 1ST FLOOR, 3,4 ARE UNITS ON THE 2ND FLOOR)
- INDICATES BUILDING DESIGNATION
- INDICATES COMMON PARKING SPACES (EASMENTED) AND AREA OF LIMITED COMMON ELEMENT WITH NUMBER DESIGNATION



FLORIDA SURVEYING & MAPPING, INC.
REGISTERED LAND SURVEYOR
1001 PALM BEACH BOULEVARD, SUITE 200
PALM BEACH, FLORIDA 33480
THE BEACHCOMBER COMPOSITE SURVEY/SITE PLAN
184-165-A
12/12

RECORDERS MEMO: Legibility
of Writing, Typing or Printing
unacceptable in this document
when received.

84413 P1831

SHEET 2 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE 2

THE BEACHCOMBER, A CONDOMINIUM

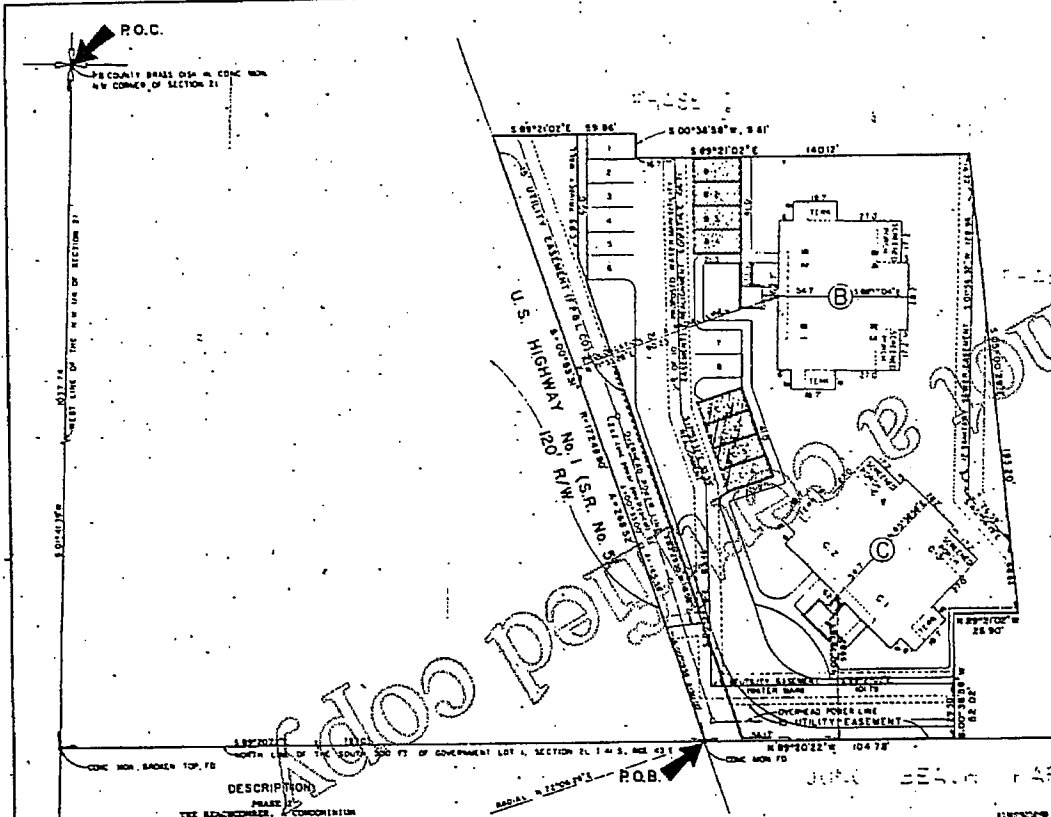
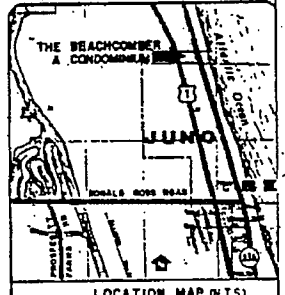
EXHIBIT 3-2
PLOT PLAN

THE CONDOMINIUM PROPERTY IS AND SHALL BE SUBJECT TO EASEMENTS, WITHOUT COMPENSATION TO THE ASSOCIATION AND ITS MEMBERS, FOR THE PURPOSES OF MAINTAINING, IMPROVING, REPAIRING AND UTILITY SERVICES INCLUDING BUT NOT LIMITED TO FLORIDA POWER AND LIGHT COMPANY, SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, PALM BEACH COUNTY, FIRE SAFETY AND WATER LINE, AND ANY OTHER EASEMENTS DEEMED NECESSARY AT THE SOLE DISCRETION OF THE DEVELOPER WHETHER OR NOT GRANTED PRIOR TO THE COMMENCEMENT OF THE SAID CONDOMINIUM OWNERSHIP. IN THE EVENT THAT SAID EASEMENTS ARE NOT NECESSARY BY THE DEVELOPER AFTER THE SUBMISSION OF THE PROPERTY TO CONDOMINIUM OWNERSHIP, THE DEVELOPER SHALL, AND IS HEREBY OBLIGATED BY THE CONDOMINIUM ASSOCIATION UPON ITS ACCEPTANCE OF THIS DECLARATION AND BY THE CONDOMINIUM PARCEL OWNERS FOR THE PURPOSES HEREIN EXPRESSED, AND BY THE SAME SHALL REQUIRE THE SIGNATURE OF NO OTHER PARTY INDICATED.

- NOTES:
1. BEARING BATHY.
 2. THE NORTH PROPERTY LINE OF THE HEREIN PARCEL WHICH, BY DESCRIPTION, IS A LINE PARALLEL WITH THE NORTH LINE OF SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, IS ASSUMED TO BEAR S.89°21'02" W. AND ALL BEARINGS SHOW HEREON ARE RELATED THEREBY.
 3. TITLE INFORMATION WAS FURNISHED BY JEFFREY A. LEVINE, ESQ. OF LEVINE & LEVINE, 400 NORTH FEDERAL HIGHWAY, BOCA RATON, FLORIDA 33432.
 4. ALL AREAS OUTSIDE OF APARTMENT UNITS AND COMMON ELEMENTS, UNLESS DESIGNATED AS LIMITED COMMON ELEMENTS, AND ARE TO BE UTILIZED AS SPECIFIED IN THE DECLARATION OF CONDOMINIUM FOR THE BEACHCOMBER, A CONDOMINIUM.
 5. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE HERETOBY BY THIS OFFICE.



- LEGEND:
- INDICATES COVERED PARKING SPACES (APPROXIMATE) AND AREA OF LIMITED COMMON ELEMENT WITH NUMBER DESIGNATION.
 - INDICATES LIMITED COMMON ELEMENT AREA.
 - INDICATES OPEN PARKING SPACE WITH NUMBER DESIGNATION. TYPICAL SIZE - 10'5" WIDE BY 20'5" DEEP.
 - INDICATES UNIT DESIGNATION. INITIAL LETTER BEING DRIVING ELEVATION WITH FIGURE BEING UNIT NUMBER. (1, 2 ARE UNITS ON 1st. FLOOR; 3, 4 ARE UNITS ON THE 2nd. FLOOR)
 - INDICATES BUILDING DESIGNATION.



DESCRIPTION
PHASE 2
THE BEACHCOMBER, A CONDOMINIUM

A PARCEL OF LAND LYING IN GOVERNMENT LOT 1, SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE S.81°51'31" W. ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 1237.74 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 300 FEET OF SAID GOVERNMENT LOT 1; THENCE S.89°21'02" W. ALONG SAID NORTH LINE, A DISTANCE OF 547.01 FEET TO THE POINT OF BEGINNING AND THE INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF C.S. HWY. NO. 1 AS SHOWN ON ROAD PLAT BOOK 2 ON PAGE 189 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID NORTHEASTERLY RIGHT OF WAY LINE BEING A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 12248.89 FEET AND WHOSE CENTER BEARS BEARING S.77°54'38" W. FROM SAID POINT OF INTERSECTION; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND NORTHEASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 89°51'11", A DISTANCE OF 248.52 FEET TO A NON-TANGENT LINE; THENCE S.89°21'02" W. ALONG SAID NON-TANGENT LINE, A DISTANCE OF 59.04 FEET; THENCE S.60°38'58" W. A DISTANCE OF 9.41 FEET; THENCE S.89°21'02" W. A DISTANCE OF 149.12 FEET; THENCE S.85°00'25" E. A DISTANCE OF 193.32 FEET; THENCE W.89°21'02" W. A DISTANCE OF 21.98 FEET; THENCE S.60°31'53" W. A DISTANCE OF 52.02 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 300 FEET OF SAID GOVERNMENT LOT 1; THENCE N.89°21'02" W. ALONG SAID NORTH LINE, A DISTANCE OF 184.78 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 43.04 FOOT WIDE P.P.C. L. EASEMENT ALONG THE SOUTHERLY AND WESTERLY LINES.

CONTAINING 0.911 ACRES MORE OR LESS.

NOTE:
THE CONSTRUCTION OF THE CONDOMINIUM IMPROVEMENTS SHOWN HEREON IS NOT SUBSTANTIALLY COMPLETE. THIS EXHIBIT REFLECTS PROPOSED RATHER THAN EXISTING IMPROVEMENTS. THE SURVEYOR'S CERTIFICATE WILL BE ONLY CREATED AND THE EXHIBIT HEREON TO REFLECT ACTUAL CONSTRUCTION UPON SUBSTANTIAL COMPLETION AND FINAL SURVEY OF SAID CONDOMINIUM IMPROVEMENTS.

SURVEYOR'S SEAL

DEVELOPER'S CERTIFICATE
I HEREBY CERTIFY THAT THE ABOVE PARCEL SHOWN HAS BEEN SUBDIVIDED BY SECTION 21 AND IS ACCORDING TO THE MAP OF BY RECORDATION AND BEING A PART THEREOF AND THAT THE SAID PARCEL IS BEING OFFERED FOR SALE AND PURCHASE SUBJECT TO THE NEAREST TECHNICAL REQUIREMENTS FOR APARTMENTS IN THE STATE OF FLORIDA.

DATE: _____
BY: _____
MANAGING AGENT

FLORIDA SURVEYING & MAPPING, INC.
REGISTERED LAND SURVEYORS
WEST PALM BEACH, FLORIDA 33411

THE BEACHCOMBER, A CONDOMINIUM PLOT PLAN 184-165 A SHEET 2 OF 2

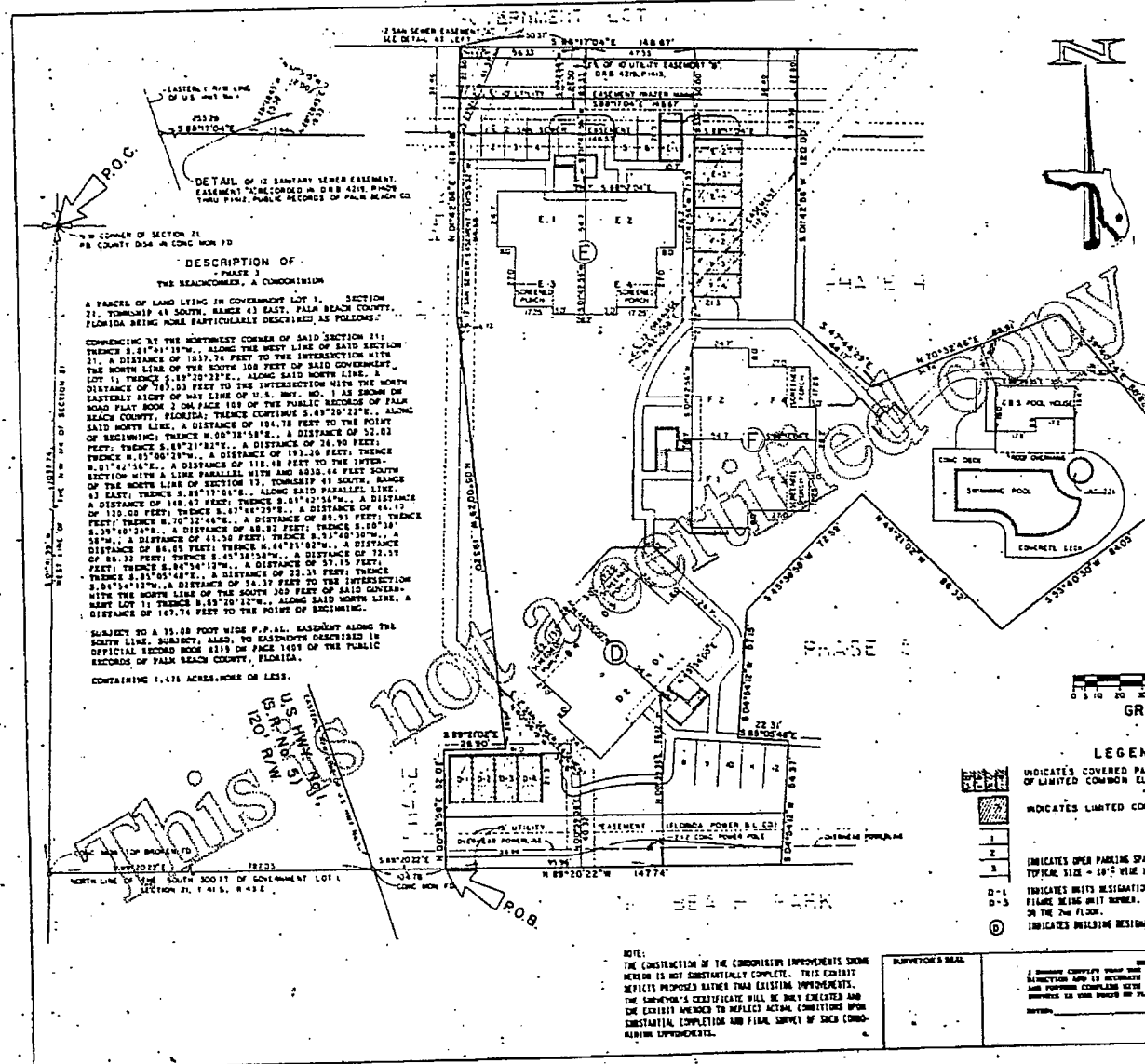
RECORDERS MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

B4413 P1832

SHEET TO THE DECLARATION OF CONDOMINIUM OF PHASE 3

THE BEACHCOMBER, A CONDOMINIUM

EXHIBIT 3-2 PLOT PLAN



DESCRIPTION OF PHASE 3 THE BEACHCOMBER, A CONDOMINIUM

A PARCEL OF LAND LYING IN GOVERNMENT LOT 1, SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE S. 81° 04' 15" W. ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 1659.74 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 100 FEET OF SAID GOVERNMENT LOT 1; THENCE S. 19° 10' 22" E. ALONG SAID NORTH LINE, A DISTANCE OF 765.03 FEET TO THE INTERSECTION WITH THE NORTH EASTERLY SIGHT OF THE LINE OF U.S. HWY. NO. 1 AS SHOWN ON ROAD PLAT BOOK 2 ON PAGE 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE COURSE 5.49° 20' 22" E. ALONG SAID NORTH LINE, A DISTANCE OF 154.18 FEET TO THE POINT OF BEGINNING; THENCE N. 00° 18' 58" E., A DISTANCE OF 52.82 FEET; THENCE S. 87° 21' 21" E., A DISTANCE OF 26.90 FEET; THENCE N. 01° 42' 14" E., A DISTANCE OF 153.26 FEET; THENCE N. 01° 42' 14" E., A DISTANCE OF 118.48 FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH AND 5810.44 FEET SOUTH OF THE NORTH LINE OF SECTION 17, TOWNSHIP 41 SOUTH, RANGE 43 EAST; THENCE S. 85° 17' 46" E., ALONG SAID PARALLEL LINE, A DISTANCE OF 148.43 FEET; THENCE S. 01° 18' 25" E., A DISTANCE OF 155.00 FEET; THENCE S. 87° 18' 29" E., A DISTANCE OF 44.17 FEET; THENCE N. 70° 12' 44" E., A DISTANCE OF 69.55 FEET; THENCE S. 18° 40' 24" E., A DISTANCE OF 48.32 FEET; THENCE S. 00° 10' 18" W., A DISTANCE OF 41.50 FEET; THENCE S. 31° 40' 30" W., A DISTANCE OF 84.65 FEET; THENCE N. 44° 11' 02" W., A DISTANCE OF 58.32 FEET; THENCE S. 45° 38' 13" W., A DISTANCE OF 72.37 FEET; THENCE S. 46° 14' 12" W., A DISTANCE OF 57.15 FEET; THENCE S. 04° 14' 12" W., A DISTANCE OF 34.37 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 100 FEET OF SAID GOVERNMENT LOT 1; THENCE S. 45° 20' 12" W., ALONG SAID NORTH LINE, A DISTANCE OF 147.74 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 35.00 FOOT WIDE P.P.A. EASEMENT ALONG THE SOUTH LINE, SUBJECT, ALSO, TO EASEMENTS DESCRIBED IN OFFICIAL RECORD BOOK 4319 OF PAGE 140 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

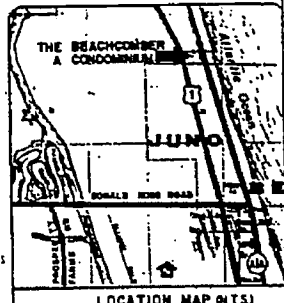
CONTAINING 1.475 ACRES, MORE OR LESS.

THE CONDOMINIUM PROPERTY IS AND SHALL BE SUBJECT TO EASEMENTS, WITHOUT COMPENSATION TO THE ASSOCIATION AND ITS MEMBERS, FOR THE PURPOSES OF MAINTAINING, REPAIRING, REPLACING AND OPERATING UTILITIES INCLUDING BUT NOT LIMITED TO FLORIDA POWER AND LIGHT COMPANY, SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, PALM BEACH COUNTY, FOR SANITARY AND WATER LINE, AND ANY OTHER EASEMENTS DEEMED NECESSARY AS THE SOLE DISCRETION OF THE DEVELOPER WHETHER OR NOT GRANTED PRIOR TO THE COMPLETION OF THIS DECLARATION AND BY THE CONDOMINIUM ASSOCIATION UPON THE ACCEPTANCE OF THIS DECLARATION AND BY THE CONDOMINIUM PARCEL OWNERS FOR THE PURPOSES HEREIN EXPRESSED AND THE SAME SHALL REQUIRE THE SIGNATURE OF NO OTHER PARTY WHOSEVER.

- NOTES:**
1. THE NORTH PROPERTY LINE OF THE BEACHCOMBER WHICH, BY DESCRIPTION, IS A LINE PARALLEL WITH THE NORTH LINE OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 43 EAST, IS ASSIGNED TO BEAR N. 85° 07' 04" W. AND ALL BEARINGS SHOWN HEREON ARE RELATED THEREIN.
 2. TITLE INFORMATION WAS FURNISHED BY JEFFREY A. LEVINE, ESQ. OF LEVINE & LEVINE 300 NORTH FEDERAL HIGHWAY, BOCA RATON, FLORIDA 33431.
 3. ALL AREAS OUTSIDE OF APARTMENT UNITS ARE COMMON ELEMENTS, UNLESS DESIGNATED AS LIMITED COMMON ELEMENTS, AND ARE TO BE COVERED AS SPECIFIED IN THE DECLARATION OF CONDOMINIUM FOR THE BEACHCOMBER, A CONDOMINIUM.
 4. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN UNDERTAKEN BY THIS OFFICE.



- LEGEND**
- INDICATES COVERED PARKING SPACES (GARAGES) AND AREA OF LIMITED COMMON ELEMENT WITH NUMBER DESIGNATION
 - INDICATES LIMITED COMMON ELEMENT AREA
 - INDICATES OPEN PARKING SPACE WITH NUMBER DESIGNATION
 - INDICATES UNIT DESIGNATION, INITIAL LETTER BEING UNIT LETTER, NEXT FIGURE BEING UNIT NUMBER, (1, 2 AND UNITS ON 1st FLOOR, 3, 4 AND UNITS ON THE 2nd FLOOR.
 - INDICATES BUILDING DESIGNATION



This is not a contract

U.S. HWY 1
PALM BEACH BLVD
DONALD BERRY ROAD

NOTE:

THE CONSTRUCTION OF THE CONDOMINIUM IMPROVEMENTS SHOWN HEREON IS NOT SUBSTANTIALLY COMPLETE. THIS EXHIBIT REFLECTS PROPOSED RATHER THAN EXISTING IMPROVEMENTS. THE SURVEYOR'S CERTIFICATE WILL BE ONLY EXECUTED AND THE UNIT OWNER AGREES TO ACCEPT THE SAME ONLY UPON SUBSTANTIAL COMPLETION AND FINAL SURVEY OF SAID CONDOMINIUM IMPROVEMENTS.

SURVEYOR'S SEAL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ABOVE SHOWN DRAWING WAS MADE UNDER MY DIRECTION AND IS ACCURATE IN THE MEANING OF MY OATH AND I AM FURNISHING THIS TO YOU UNDER NO OATH.

DATE: _____

BY: _____

LOCATION MAP (NTS)

FLORIDA SURVEYING & MAPPING, INC.
REGISTERED LAND SURVEYOR
1501 N. W. 10TH AVENUE, SUITE 200
BOCA RATON, FLORIDA 33431

PROJECT NO. _____

DATE: _____

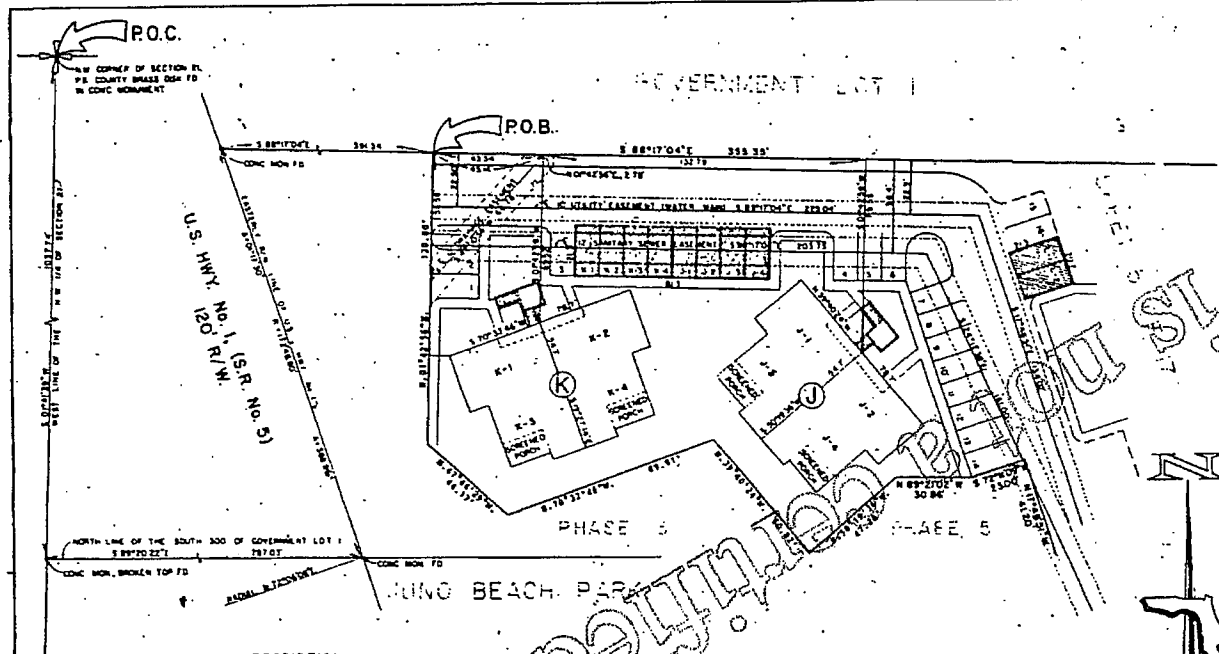
THE BEACHCOMBER A CONDOMINIUM PLOT PLAN 164-465-A SHEET 3 OF 7

B4413 P1833
 SHEET 4 TO THE DECLARATION
 OF CONDOMINIUM OF
 PHASE 4

THE BEACHCOMBER.

A CONDOMINIUM

EXHIBIT 3-2
 PLOT PLAN

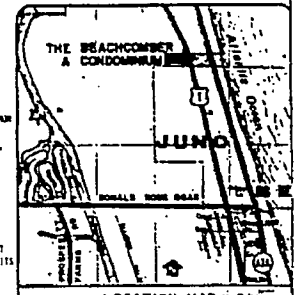


THE CONDOMINIUM PROPERTY IS AND SHALL BE SUBJECT TO EASEMENTS, WITHOUT COMPENSATION TO THE ASSOCIATION AND ITS MEMBERS, FOR THE PURPOSES OF MAINTENANCE, REPAIR, REPLACEMENT AND UTILITY SERVICES INCLUDING BUT NOT LIMITED TO FLOWING POWER AND LIGHT COMPANY, SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, PALM BEACH COUNTY, FOR SANITARY AND WATER LINES, AND ANY OTHER EASEMENTS DEEMED NECESSARY AT THE SOLE DISCRETION OF THE DEVELOPER WHETHER OR NOT GRANTED PRIOR TO THE SUBMISSION OF THE SUBJECT PREMISES TO CONDOMINIUM OWNERSHIP. IN THE EVENT THAT SAID EASEMENTS ARE DEEMED NECESSARY BY THE DEVELOPER AFTER THE SUBMISSION OF THE PROPERTY TO CONDOMINIUM OWNERSHIP, THE DEVELOPER SHALL BE AND IS HEREBY AUTHORIZED BY THE CONDOMINIUM ASSOCIATION UPON ITS ACCEPTANCE OF THIS DECLARATION AND BY THE CONDOMINIUM PARCEL OWNERS FOR THE PURPOSES HEREIN EXPRESSED AND THE SAME SHALL BEAR THE SIGNATURE OF NO OTHER PARTY WHATSOEVER.

- NOTES:
1. BEARING WITHIN:
 2. TITLE INFORMATION WAS FURNISHED BY JEFFREY A. LEVINE, ESQ. OF LEVINE & LEVINE 500 NORTH FEDERAL HIGHWAY, BOCA RATON, FLORIDA 33432.
 3. ALL AREAS OUTSIDE OF APARTMENT UNITS ARE COMMON ELEMENTS, UNLESS DESIGNATED AS LIMITED COMMON ELEMENTS, AND ARE TO BE UTILIZED AS SPECIFIED IN THE DECLARATION OF CONDOMINIUM FOR THE BEACHCOMBER, A CONDOMINIUM.
 4. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN UNDERTAKEN BY THIS OFFICE.



- LEGEND**
- INDICATES COVERED PARKING SPACES (CAPACITY) AND AREA OF LIMITED COMMON ELEMENT WITH UNIMPOSED RESIGATION.
 - INDICATES LIMITED COMMON ELEMENT AREA.
 - INDICATES OPEN PARKING SPACE WITH UNIMPOSED RESIGATION. TYPICAL SIZE = 10'-0" WIDE & 20'-0" DEEP.
 - INDICATES UNIT RESIGATION. INITIAL LETTER BEING PLG. LETTER, NEXT FIGURE BEING UNIT NUMBER. (1, 2 ARE UNITS ON 1ST FLOOR; 3, 4 ARE UNITS ON THE 2ND FLOOR.)
 - INDICATES BUILDING RESIGATION.



DESCRIPTION:

A PARCEL OF LAND LIVING IN GOVERNMENT LOT 1, SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; TRVERSE S. 81°11'21" W. ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 1837.71 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 100 FEET OF SAID GOVERNMENT LOT 1; TRVERSE S. 89°28'22" E., ALONG SAID NORTH LINE, A DISTANCE OF 787.62 FEET TO THE INTERSECTION WITH THE NORTHEASTLY RIGHT-OF-WAY LINE OF U.S. HWY. NO. 1 AS SHOWN ON ROAD PLAT BOOK 2 OF PAGE 189 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID NORTHEASTLY RIGHT-OF-WAY LINE BEING A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 1724.89 FEET AND WHOLE CIRCUMFERENCE RADIIALLY S. 72°04'28" W. FROM SAID POINT OF INTERSECTION; TRVERSE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND NORTHEASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 81°11'21" W. A DISTANCE OF 184.84 FEET TO THE INTERSECTION WITH A LINE PARALLEL TO AND 60.16 FEET SOUTH OF THE NORTH LINE OF SECTION 17, TOWNSHIP 41 SOUTH, RANGE 43 EAST; TRVERSE S. 88°17'01" E., ALONG SAID PARALLEL LINE A DISTANCE OF 351.54 FEET TO THE POINT OF BEGINNING; TRVERSE S. 88°17'01" E., CONTINUING ALONG SAID PARALLEL LINE, A DISTANCE OF 333.33 FEET TO THE NEW TRVERSE INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (AS NOW LAID OUT AND IN USE) SAID SOUTHWESTERLY RIGHT-OF-WAY LINE BEING A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 1818.16 FEET AND WHOLE CIRCUMFERENCE BEARS S. 71°40'01" W. FROM SAID POINT OF INTERSECTION; TRVERSE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHWESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 96°54'36" W. A DISTANCE OF 282.21 FEET TO THE INTERSECTION WITH A RADIAL LINE; TRVERSE S. 87°16'14" W., ALONG SAID RADIAL LINE, A DISTANCE OF 91.47 FEET; TRVERSE S. 84°17'54" W., A DISTANCE OF 26.98 FEET; TRVERSE S. 85°11'02" W., A DISTANCE OF 32.38 FEET; TRVERSE S. 84°36'30" E., A DISTANCE OF 31.31 FEET TO THE POINT OF CUMPLETION OF A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 137.44 FEET; TRVERSE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°27'49" W. A DISTANCE OF 44.38 FEET; TRVERSE N. 37°48'51" W., A DISTANCE OF 1819.16 FEET; TRVERSE S. 72°11'18" W., A DISTANCE OF 23.86 FEET; TRVERSE S. 89°21'02" W., A DISTANCE OF 30.86 FEET; TRVERSE S. 58°19'36" W., A DISTANCE OF 43.26 FEET; TRVERSE N. 18°48'14" W., A DISTANCE OF 68.83 FEET; TRVERSE S. 70°37'18" W., A DISTANCE OF 81.83 FEET; TRVERSE S. 47°41'27" W., A DISTANCE OF 44.17 FEET; TRVERSE S. 81°42'16" E., A DISTANCE OF 126.68 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS, ADVERTISEMENTS AND RIGHTS OF WAY OF RECORD.

CONTAINING 1.433 ACRES MORE OR LESS.

NOTE:

THE CONSTRUCTION OF THE CONDOMINIUM IMPROVEMENTS SHOWN HEREON IS NOT SUBSTANTIALLY COMPLETE. THIS EXHIBIT REFLECTS PROPOSED RATHER THAN EXISTING IMPROVEMENTS. THE SURVEYOR'S CERTIFICATE SHALL BE ONLY EXECUTED AND THE EXHIBIT ATTACHED TO REFLECT ACTUAL CONDITIONS UPON SUBSTANTIAL COMPLETION AND FINAL SURVEY OF SUCH CONDOMINIUM IMPROVEMENTS.

SURVEYOR'S SEAL	CONDOMINIUM CONFIRMATION
<p>I HEREBY CERTIFY THAT THE ABOVE SHOWN DESIGN HAS BEEN MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE EXHIBIT ATTACHED TO REFLECT ACTUAL CONDITIONS UPON SUBSTANTIAL COMPLETION AND FINAL SURVEY OF SUCH CONDOMINIUM IMPROVEMENTS.</p>	<p>FLORIDA SURVEYING & MAPPING, INC. REGISTERED LAND SURVEYOR 1001 N. W. 10th Ave., Suite 100 Ft. Lauderdale, FL 33304 PHONE: (305) 555-1111</p>
<p>DATE: _____</p>	<p>THE BEACHCOMBER A CONDOMINIUM</p>
<p>PROJECT: _____</p>	<p>PLOT PLAN B4-M5A SHEET 4 OF 7</p>

RECORDERS MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

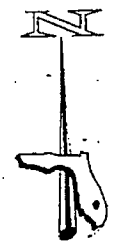
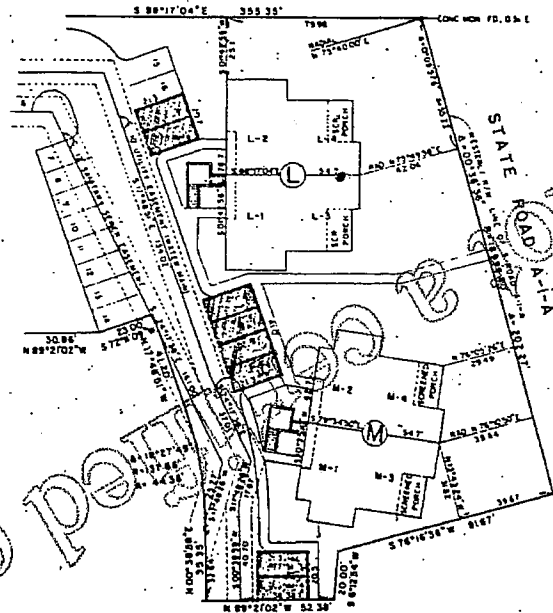
B4413 P1834

SHEET 5 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE 4

THE BEACHCOMBER

A CONDOMINIUM

EXHIBIT 3-2
PLOT PLAN



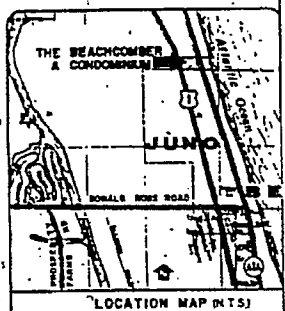
LEGEND

- INDICATES COVERED PARKING SPACES (CARPORTS) AND AREA OF LIMITED COMMON ELEMENT WITH NUMBER DESIGNATION.
- INDICATES LIMITED COMMON ELEMENT AREA.
- INDICATES OPEN PARKING SPACE WITH NUMBER DESIGNATION. TYPICAL SIZE = 30'-2\"/>

NOTE:
THE CONSTRUCTION OF THE CONDOMINIUM IMPROVEMENTS SHOWN HEREON IS NOT SUBSTANTIALLY COMPLETE. THIS EXHIBIT REFLECTS PROPOSED RATHER THAN EXISTING IMPROVEMENTS. THE SURVEYOR'S CERTIFICATE WILL BE ONLY EXECUTED AND THE EXHIBIT INTENDED TO REFLECT ACTUAL CONDITIONS UPON SUBSTANTIAL COMPLETION AND FINAL SURVEY OF SUCH CONDOMINIUM IMPROVEMENTS.

THE CONDOMINIUM PROPERTY IS AND SHALL BE SUBJECT TO EASEMENTS, WITHOUT COMPENSATION TO THE ASSOCIATION AND ITS MEMBERS, FOR THE PURPOSES OF DRAINAGE, MAINTENANCE AND UTILITY SERVICES INCLUDING BUT NOT LIMITED TO FLORIDA POWER AND LIGHT COMPANY, SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, PALM BEACH COUNTY FOR SANITARY AND WATER LINES, AND ANY OTHER EASEMENTS DEEMED NECESSARY AT THE SOLE DISCRETION OF THE DEVELOPER. WHETHER OR NOT GRANTED PRIOR TO THE SUBMISSION OF THE SUBJECT PROCEEDS TO CONDOMINIUM OWNERSHIP, IN THE EVENT THAT SAID EASEMENTS ARE DEEMED NECESSARY BY THE DEVELOPER AFTER THE SUBMISSION OF THE PROPERTY TO CONDOMINIUM OWNERSHIP, THE DEVELOPER SHALL BE, AND IS HEREBY REPRESENTED BY THE CONDOMINIUM ASSOCIATION FOR ITS ACCEPTANCE OF THIS DECLARATION AND BY THE CONDOMINIUM PARCEL OWNERS FOR THE PURPOSES HEREIN COMPRESSES AND THE SAME SHALL REQUIRE THE SIGNATURE OF NO OTHER PARTY UNLESS SOVER.

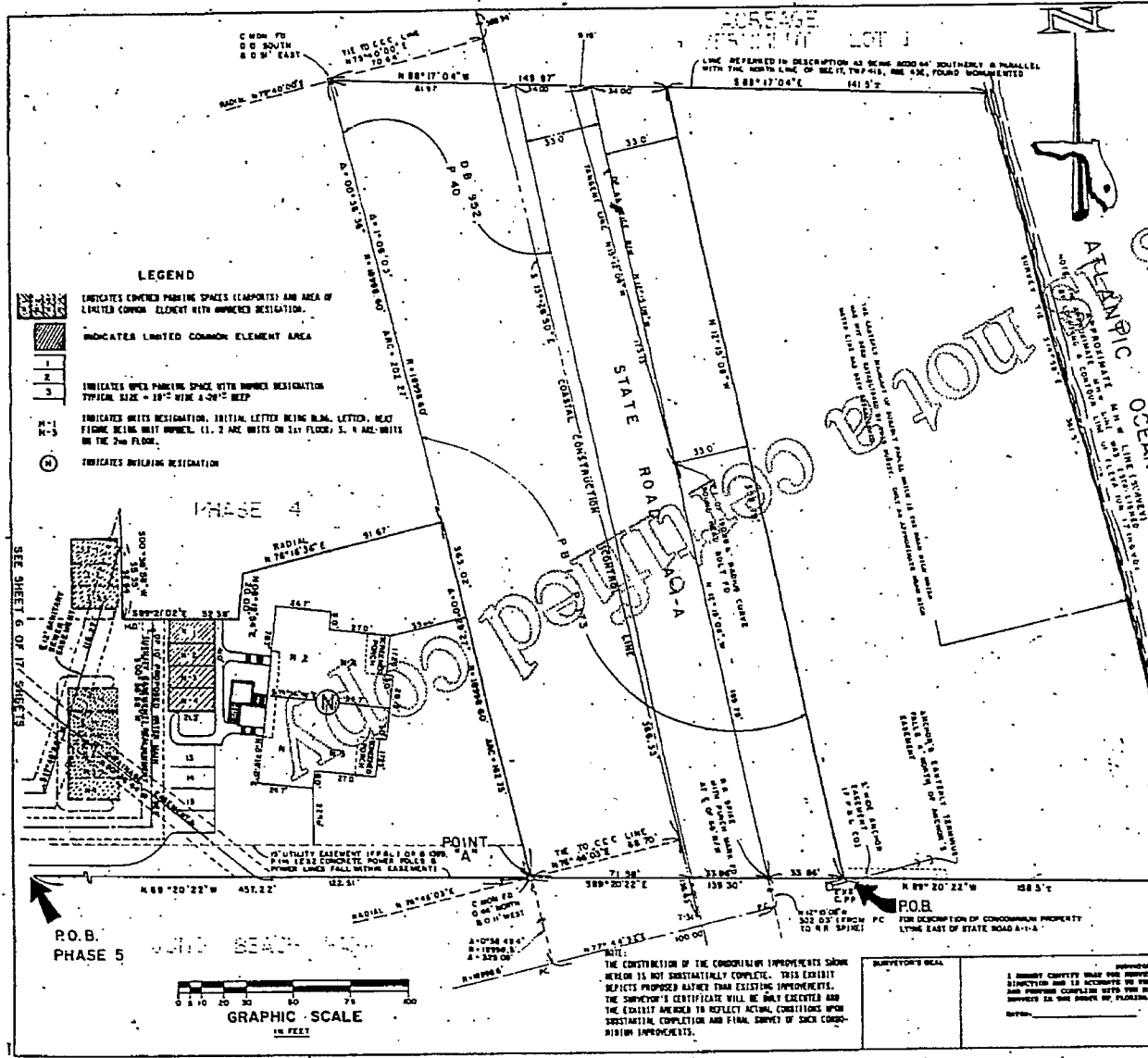
- NOTES:
1. THE NORTH PROPERTY LINE OF THE HEREON PARCEL WHICH, BY DESCRIPTION, IS A LINE PARALLEL WITH THE NORTH LINE OF SECTION 17, TOWNSHIP 43 NORTH, RANGE 43 EAST, IS ASSUMED TO BEAR S. 89°17'04\"/>



FLORIDA SURVEYING & MAPPING, INC. REGISTERED LAND SURVEYORS 1001 S. PALM BEACH BLVD., SUITE 200 PALM BEACH, FLORIDA 33480	
PROJECT NO.	
DATE	
BY	ANDREW E. PAUL REGISTERED LAND SURVEYOR PUBLIC CERTIFICATE NO. 1414
THE BEACHCOMBER A CONDOMINIUM	EXHIBIT 3-2 PLOT PLAN 184-185A SHEET 5 OF 11

Added copy

B4413 P1836
SHEET 7 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE 5
THE BEACHCOMBER,
A CONDOMINIUM-
EXHIBIT 3-2
PLOT PLAN

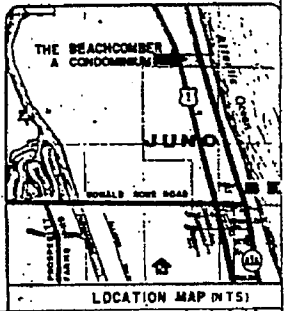


LEGEND

- INDICATES COVERED PARKING SPACES (GARAGES) AND AREA OF LEASED COMMON ELEMENT WITH NUMBER DESIGNATION.
- INDICATES LIMITED COMMON ELEMENT AREA.
- INDICATES OPEN PARKING SPACE WITH NUMBER DESIGNATION. TYPICAL SIZE - 18'-0" WIDE X 24'-0" DEEP.
- INDICATES UNIT DESIGNATION. INITIAL LETTER BEING R.U.M. LETTER, NEXT FIGURE BEING UNIT NUMBER. (1, 2 ARE UNITS ON 1st FLOOR; 3, 4 ARE UNITS ON 2nd FLOOR.)
- INDICATES INCLUDING DESIGNATION.

THE CONDOMINIUM PROPERTY IS AND SHALL BE SUBJECT TO EASEMENTS, WITHOUT COMPENSATION TO THE ASSOCIATION AND ITS MEMBERS, FOR THE PURPOSES OF SEWERAGE, DRAINAGE, INTERFERENCE AND UTILITY SERVICES INCLUDING BUT NOT LIMITED TO FLORIDA POWER AND LIGHT COMPANY, SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, FLOW BEACH COUNTY, FOR SEWERAGE AND WATER LINE, AND ANY OTHER EASEMENTS DEEMED NECESSARY AT THE SOLE DISCRETION OF THE DEVELOPER WHETHER OR NOT GRANTED PRIOR TO THE SUBMISSION OF THE SUBJECT PREMISES TO CONDOMINIUM OWNERSHIP. IN THE EVENT THAT SAID EASEMENTS ARE DEEMED NECESSARY BY THE DEVELOPER AFTER THE SUBMISSION OF THE PROPERTY TO CONDOMINIUM OWNERSHIP, THE DEVELOPER SHALL BE, AND IS HEREBY AUTHORIZED BY THE CONDOMINIUM ASSOCIATION BY ITS ACCEPTANCE OF THIS DECLARATION AND BY THE CONDOMINIUM PAVEMENT ORDERS FOR THE PURPOSES HEREIN EXPRESSED AND THE SAME SHALL REQUIRE THE SIGNATURE OF NO OTHER PARTY UNLESS SO STATED.

- NOTES:**
- THE NORTH PROPERTY LINE OF THE HEREIN PARCELS WHICH, BY DESCRIPTION, IS A LINE PARALLEL WITH THE NORTH LINE OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 43 EAST, IS ASSUMED TO BEAR S. 89° 20' 22" W. AND ALL BEARINGS SHOWN HEREIN ARE RELATED THEREAS.
 - TITLE INFORMATION WAS FURNISHED BY JEFFREY A. LEVINE, ESQ. OF LEVINE & LEVINE, 500 NORTH PENNSA, MIAMI, Dade County, FLORIDA 33122.
 - ALL AREAS OUTSIDE OF APARTMENT UNITS AND COMMON ELEMENTS, UNLESS DESIGNATED AS LEASED COMMON ELEMENTS, ARE AND TO BE UTILIZED AS SPECIFIED IN THE DECLARATION OF CONDOMINIUM FOR THE BEACHCOMBER, A CONDOMINIUM.
 - NO SEARCH OF THE PUBLIC RECORDS HAS BEEN UNDERTAKEN BY THIS OFFICE.



THE CONSTRUCTION OF THE CONDOMINIUM IMPROVEMENTS SHOWN HEREON IS NOT SUBSTANTIALLY COMPLETE. THIS EXHIBIT REFLECTS PROPOSED RATHER THAN EXISTING IMPROVEMENTS. THE SURVEYOR'S CERTIFICATE WILL BE ONLY EXECUTED AND THE EQUITY HEREON TO REFLECT ACTUAL CONDITIONS UPON SUBSTANTIAL COMPLETION AND FINAL SURVEY OF SUCH CONDOMINIUM IMPROVEMENTS.

<p>SURVEYOR'S SEAL</p> <p>1. ANYBODY CANNOT BE THE SURVEYOR UNLESS HE HAS BEEN ISSUED A CERTIFICATE AND IS ACCORDING TO THE RULES OF THE BOARD OF SURVEYING AND MAPPING, FLORIDA, AND HIS PRACTICE CONFORMS WITH THE TECHNICAL PROVISIONS FOR SURVEY IN THE STATE OF FLORIDA.</p> <p>DATE: _____</p> <p>THE BEACHCOMBER, A CONDOMINIUM</p>	<p>DEVELOPER'S CERTIFICATE</p> <p>I, JERRY C. PALOS, DEVELOPER, DO HEREBY CERTIFY THAT THE ABOVE SHOWN IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE ACCORDING TO THE RULES OF THE BOARD OF SURVEYING AND MAPPING, FLORIDA, AND HIS PRACTICE CONFORMS WITH THE TECHNICAL PROVISIONS FOR SURVEY IN THE STATE OF FLORIDA.</p> <p>DATE: _____</p> <p>JERRY C. PALOS DEVELOPER FLORIDA DEVELOPER'S NO. 1476</p>	<p>FLORIDA SURVEYING & MAPPING, INC. REGISTERED LAND SURVEYORS 10000 W. BAYVIEW BLVD., SUITE 100 MIAMI, FLORIDA 33147 TEL: 305-551-1111</p> <p>DATE: _____</p> <p>THE BEACHCOMBER, A CONDOMINIUM</p>
	<p>FLORIDA SURVEYING & MAPPING, INC. REGISTERED LAND SURVEYORS 10000 W. BAYVIEW BLVD., SUITE 100 MIAMI, FLORIDA 33147 TEL: 305-551-1111</p> <p>DATE: _____</p> <p>THE BEACHCOMBER, A CONDOMINIUM</p>	

TYPICAL
PLAN OF 1ST FLOOR
FOR BUILDINGS B, C, M

B4413 P1837

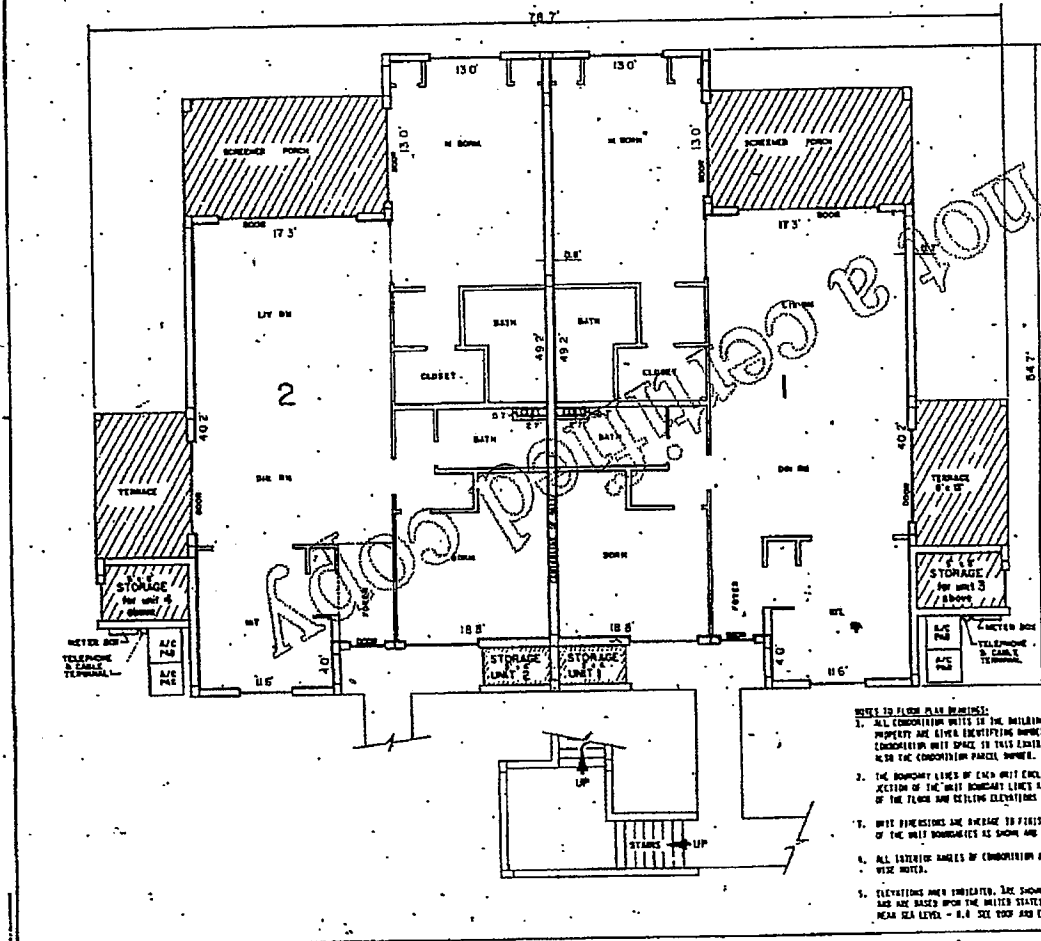
SHEET 8 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE

THE BEACHCOMBER.

A CONDOMINIUM

EXHIBIT 3-2

FLOOR PLAN



LEGEND

- 1 CONDOMINIUM UNIT NUMBER
- ////// AREA OF LIMITED COMMON ELEMENT
- 49.2' BOUNDARY OF CONDOMINIUM UNIT AND DIMENSIONS (DIMENSIONS IN FEET AND TENTHS OF A FOOT THEREOF)

NOTES TO FLOOR PLAN DRAWINGS:

1. ALL CONDOMINIUM UNITS IN THE BUILDING LOCATED ON THE CONDOMINIUM PROPERTY ARE EITHER IDENTIFYING NUMBERS WHICH ARE DELINEATED BY THIS SAID CONDOMINIUM UNIT SPACE, IN THIS EXHIBIT, THE CONDOMINIUM UNIT NUMBER IS ALSO THE CONDOMINIUM PARCEL NUMBER.
2. THE BOUNDARY LINES OF EACH UNIT ENCLOSE THE SPACE BOUND BY A VERTICAL PROJECTION OF THE UNIT BOUNDARY LINES AS SHOWN AND BY THE HORIZONTAL PLANES OF THE FLOOR AND CEILING ELEVATIONS AS NOTED.
3. UNIT DIMENSIONS ARE SHOWN TO FINISHED WALLS, TO THE VERTICAL PROJECTION OF THE UNIT BOUNDARIES AS SHOWN AND TO FINISHED FLOOR AND CEILING.
4. ALL INTERIOR WALLS OF CONDOMINIUM UNIT BOUNDARIES ARE 9/8" UNLESS OTHERWISE NOTED.
5. ELEVATIONS WHEN INDICATED, SHAL SHOW TO FEET AND DECIMAL PARTS THEREOF, AND ARE BASED UPON THE UNITED STATES COAST AND GEODETIC SURVEY DATUM, MEAN SEA LEVEL - 8.4' SEE TOP OF ELEVATION PLANS FOR FINISHED CEILING AND FLOOR ELEVATIONS.

EXCLUSION FACILITIES:

- THE COMMON ELEMENTS AS SHOWN IN SHEETS 1 THROUGH 4 INCLUDE ARE AS FOLLOWS:
- WALKWAYS LEADING TO UNIT/COMMON DRITS
 - STAIRWAYS
 - ALL OPEN SPACES, UNLESS OTHERWISE NOTED
 - AIR CONDITIONING CONDENSED PAN
 - TELEPHONE & CABLE TAPPING
 - METEOR. RISK
 - ACCESS EXCEPT ELEVATOR FOR PLUMBING, ETC.

FLORIAN ELEVATED & MALHOTRA, INC.	
REGISTERED LAND SURVEYORS	
DATE: 04/15/2011	PROJECT: THE BEACHCOMBER
SCALE: AS SHOWN	DATE: 04/15/2011
THE BEACHCOMBER, PHASE 1, CONDOMINIUM	
DATE: 04/15/2011	SCALE: 1/8" = 1'-0"

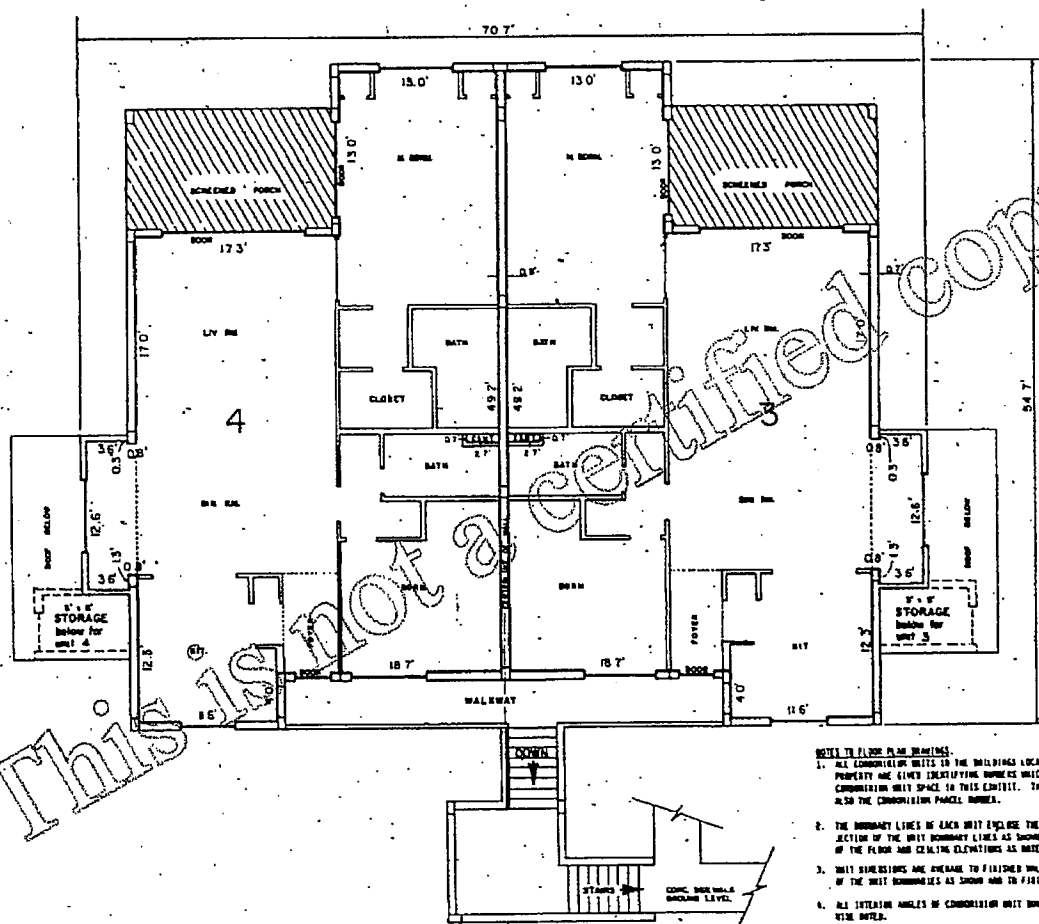
TYPICAL
PLAN OF 2ND FLOOR
FOR BUILDINGS B, C, M

B4413 P1838

SHEET 9 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE

THE BEACHCOMBER.
A CONDOMINIUM

EXHIBIT 3-2
FLOOR PLAN



RECORDER'S MEMO: Legibility
of Writing, Typing or Printing
unsatisfactory in this document
when received.

LEGEND

2. CONDOMINIUM UNIT NUMBER
- /// AREA OF LIMITED COMMON ELEMENT
- - - - - BOUNDARY OF CONDOMINIUM UNIT AND DIMENSIONS (DIMENSIONS IN FEET AND TENTHS OF THE FOOT THEREOF)

EXCLUSIVE FACILITIES

- THE COMMON ELEMENTS AS SHOWN IN SHEETS 3 THROUGH 6 INCLUDING ARE AS FOLLOWS:
- WALKWAYS LEADING TO UNIT ENTRANCE
 - STAIRWAYS
 - ALL OPEN SPACES, UNLESS OTHERWISE NOTED
 - AIR CONDITIONING CONDENSED PAN
 - TELEPHONE & CABLE TERMINAL
 - METERS BOX
 - ACCESS EASEMENT (ELEV.) FOR PLUMBING, ETC.

NOTES TO FLOOR PLAN DRAWINGS:

1. ALL CONDOMINIUM UNITS IN THE BUILDINGS LOCATED ON THE CONDOMINIUM PROPERTY ARE GIVEN IDENTIFYING NUMBERS WHICH ARE INDICATED WITHIN EACH CONDOMINIUM UNIT SPACE IN THIS EXHIBIT. THE CONDOMINIUM UNIT NUMBER IS ALSO THE CONDOMINIUM PARCEL NUMBER.
2. THE BOUNDARY LINES OF EACH UNIT ENCLOSE THE SPACE BOUND BY A VERTICAL PROJECTION OF THE UNIT BOUNDARY LINES AS SHOWN AND BY THE HORIZONTAL PLANES OF THE FLOOR AND CEILING ELEVATIONS AS NOTED.
3. UNIT DIMENSIONS ARE AVERAGE TO FINISHED WALLS. TO THE VERTICAL PROJECTION OF THE UNIT BOUNDARIES AS SHOWN AND TO FINISHED FLOOR AND CEILING.
4. ALL INTERIOR ANGLES OF CONDOMINIUM UNIT BOUNDARIES ARE 90° UNLESS OTHERWISE NOTED.
5. ELEVATIONS WHEN INDICATED, ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE BASED UPON THE UNITED STATES COAST AND GEODETIC SURVEY DATUM; MEAN SEA LEVEL + 2.8. SEE ROOF AND ELEVATION PLANS FOR FINISHED CEILING AND FLOOR ELEVATIONS.

FLORIDA SURVEYING & MAPPING, INC.	
REGISTERED LAND SURVEYORS	
1000 N.W. 10th Avenue, Ft. Lauderdale, Florida 33304	
DATE: 11/1/85	DRAWN BY: J. H. B. / J. H. B.
CHECKED BY: J. H. B.	SCALE: AS SHOWN
THE BEACHCOMBER BUILDING 1847-185A	
A CONDOMINIUM 2nd FLOOR 2nd FLOOR	

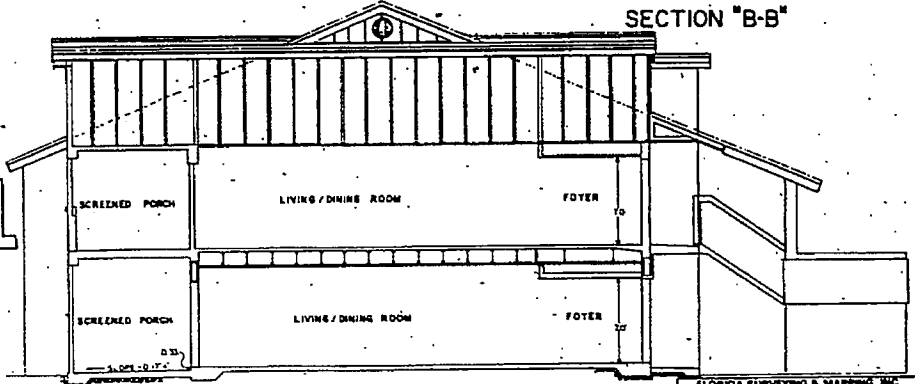
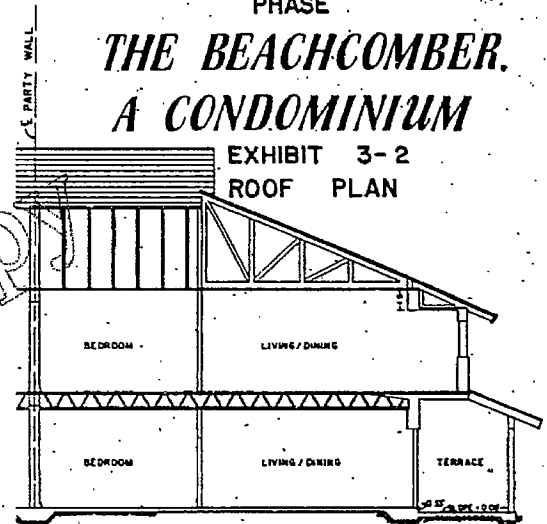
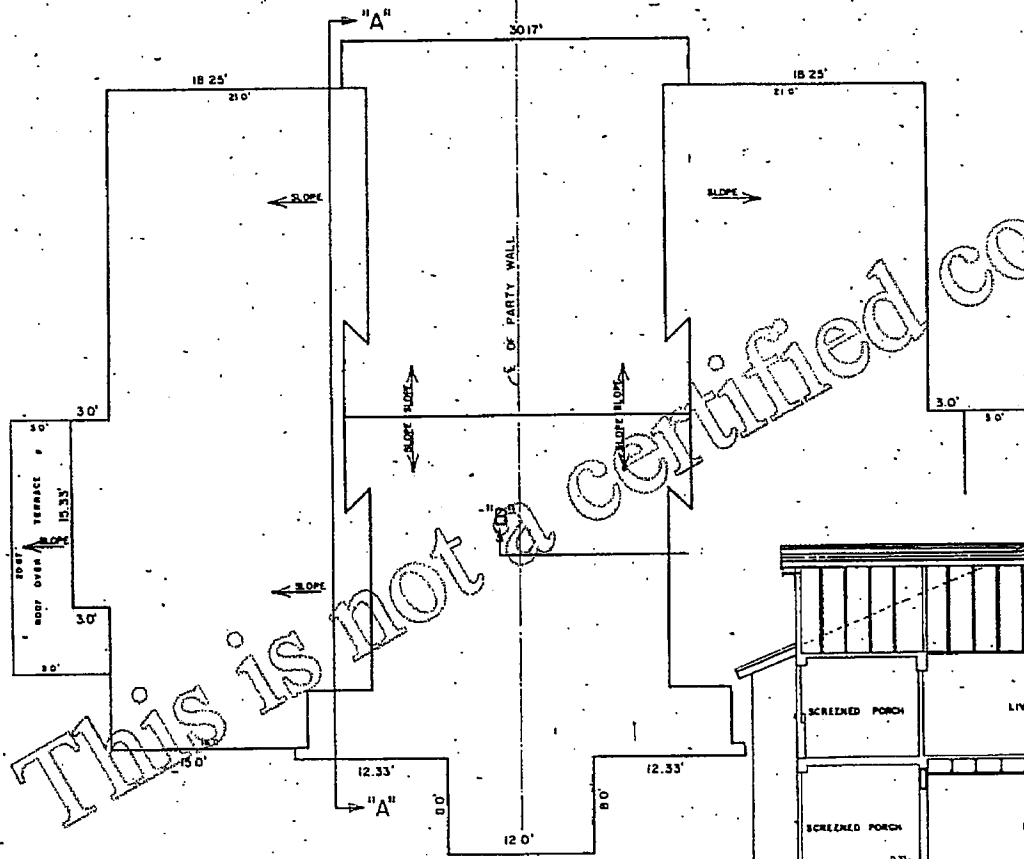
TYPICAL
ROOF AND ELEVATION PLANS
BUILDINGS B,C,M

B4413 P1839

SHEET 10 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE

THE BEACHCOMBER.
A CONDOMINIUM

EXHIBIT 3-2
ROOF PLAN



This is not a certified copy

FLORIDA SURVEYING & MAPPING, INC.	
REGISTERED LAND SURVEYORS	
2001 S.W. 10TH AVENUE, SUITE 100	
MIAMI, FLORIDA 33135	
THE BEACHCOMBER BUILDING	184-165A
A CONDOMINIUM	ROOF PLAN SHEET 10 OF 17

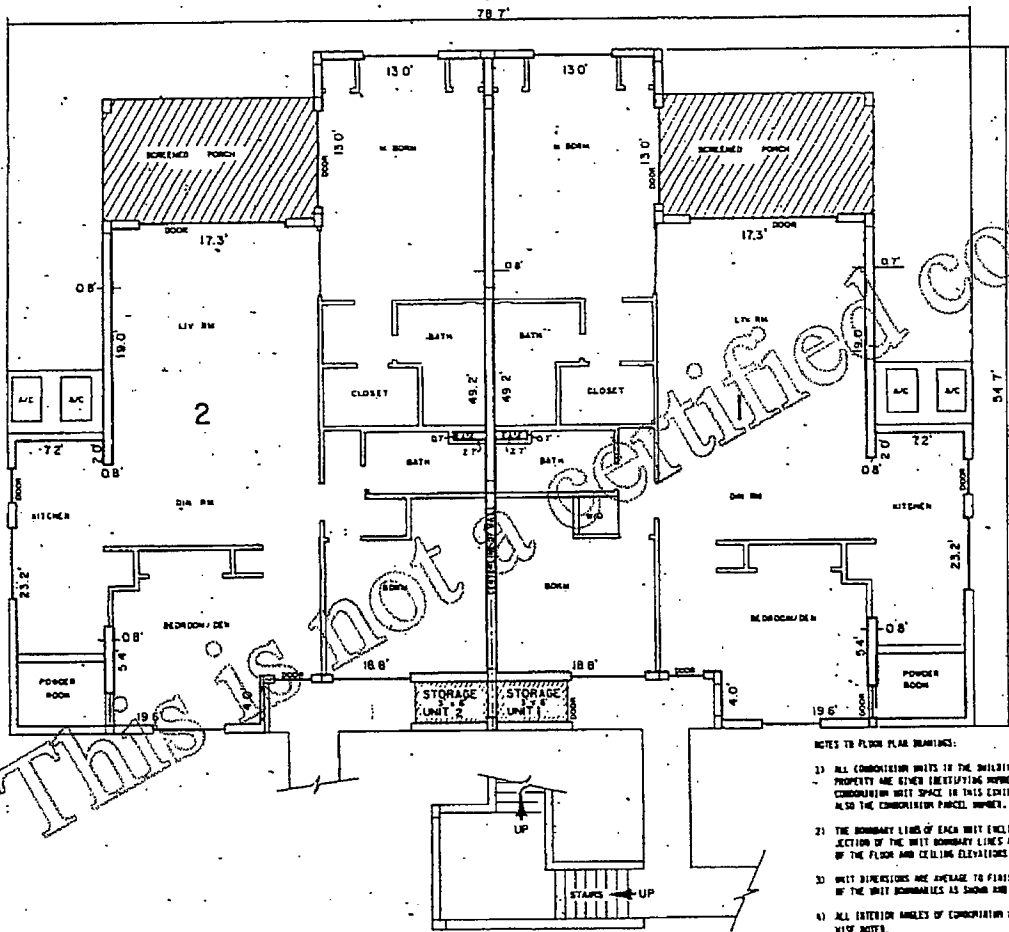
TYPICAL
PLAN OF 1ST FLOOR
FOR BUILDINGS L, M

B4413 P1848

SHEET 11 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE

**THE BEACHCOMBER,
A CONDOMINIUM**

EXHIBIT 3-2
FLOOR PLAN



- LEGEND**
- CONDOMINIUM UNIT NUMBER
 - AREA OF LIMITED COMMON ELEMENT
 - BOUNDARY OF CONDOMINIUM UNIT AND DIMENSIONS (DIMENSIONS IN FEET AND TENTHS OF THE FOOT THEREOF)

NOTES TO FLOOR PLAN DRAWINGS:

- 1) ALL CONDOMINIUM UNITS IN THE SWIRLINGS LOCATED ON THE CONDOMINIUM PROPERTY ARE EITHER IDENTIFYING NUMBERS WHICH ARE RELATERED WITHIN EACH CONDOMINIUM UNIT SPACE IN THIS EXHIBIT. THE CONDOMINIUM UNIT NUMBER IS ALSO THE CONDOMINIUM PARCEL NUMBER.
- 2) THE BOUNDARY LINES OF EACH UNIT INCLUDE THE SPACE BOUND BY A VERTICAL PROJECTION OF THE UNIT BOUNDARY LINES AS SHOWN AND BY THE HORIZONTAL PLANES OF THE FLOOR AND CEILING ELEVATIONS AS NOTED.
- 3) UNIT DIMENSIONS ARE MEASURED TO FINISHED WALLS. TO THE VERTICAL PROJECTION OF THE UNIT BOUNDARIES AS SHOWN AND TO FINISHED FLOOR AND CEILING.
- 4) ALL INTERIOR ANGLES OF CONDOMINIUM UNIT BOUNDARIES ARE 90° UNLESS OTHERWISE NOTED.
- 5) ELEVATIONS WHEN INDICATED, ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE BASED UPON THE UNITED STATES COAST AND GEODETIC SURVEY DATUM, MEAN SEA LEVEL = 8.9' SEE ROOF AND ELEVATION PLANS FOR FINISHED CEILING AND FLOOR ELEVATIONS.

EXCLUSIVE FACILITIES

THE COMMON ELEMENTS AS SHOWN IN SHEETS 5 THROUGH 10 INCLUSIVE ARE AS FOLLOWS:

- BALCONIES LEADING TO INDIVIDUAL UNITS
- STAIRWAYS
- ALL OPEN SPACES, UNLESS OTHERWISE NOTED
- AIR CONDITIONING CONDENSER PAD
- TELEPHONE & CABLE TERMINALS
- WATER BOX
- ACCESS EASEMENT (SLOTTED) FOR PARKING, ETC.

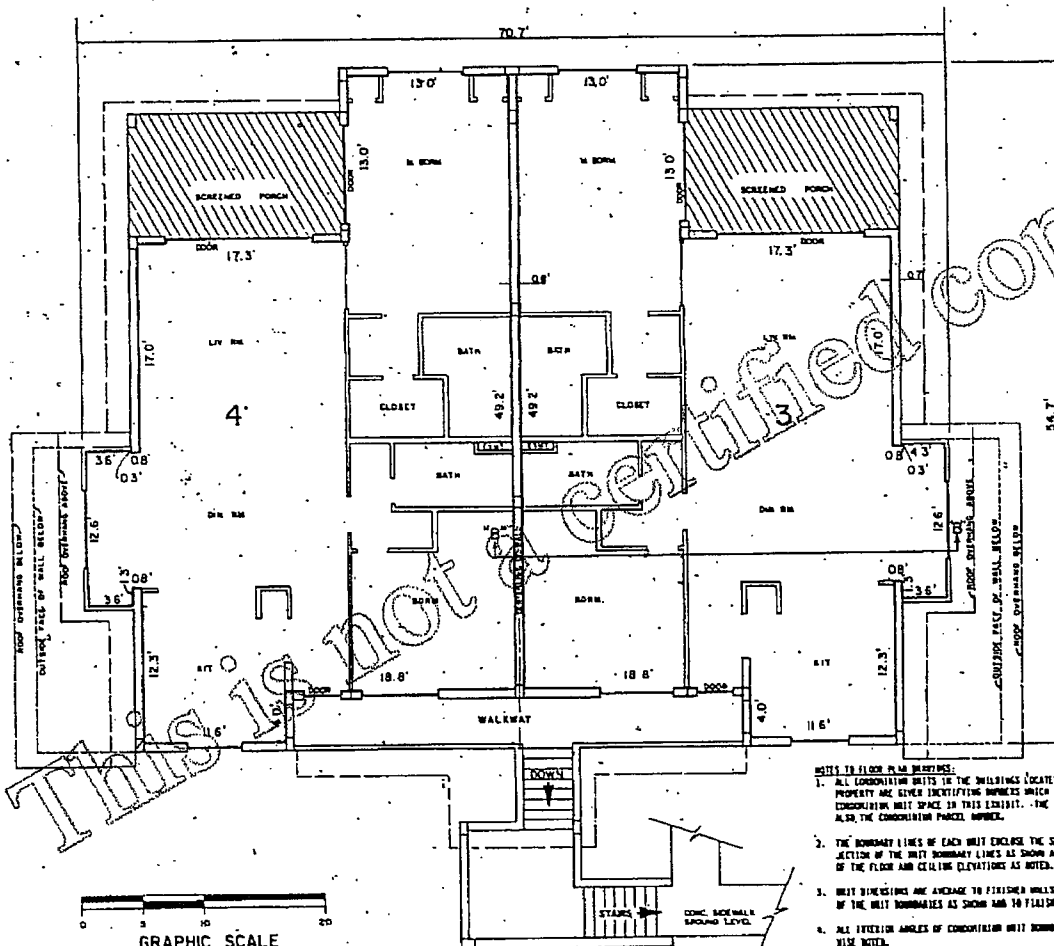
FLOOR PLAN SURVEYING & MAPPING, INC.	
REGISTERED LAND SURVEYORS	
STATE OF FLORIDA	
DATE	
DRAWN BY	
CHECKED BY	
SCALE	
THE BEACHCOMBER BLDG.	
NO. CONDOMINIUM	1ST FLOOR
12.8-16.5.A	
SHEET 11 OF 11	

TYPICAL
PLAN OF 2ND FLOOR
FOR BUILDINGS L, N

84413 P1841
SHEET 12 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE

THE BEACHCOMBER.
A CONDOMINIUM

EXHIBIT 3-2
FLOOR PLAN



This is not a certified copy

LEGEND

- CONDOMINIUM UNIT NUMBER
- AREA OF LIMITED COMMON ELEMENT
- BOUNDARY OF CONDOMINIUM UNIT AND DIMENSIONS (DIMENSIONS IN FEET AND TENTHS OF THE FOOT THEREOF)

- EXCLUSIVE FACILITIES**
- THE COMMON ELEMENTS AS SHOWN IN SHEETS 3 THROUGH 20 INCLUSIVE ARE AS FOLLOWS:
- WALKWAYS LEADING TO INDIVIDUAL UNITS
 - STAIRWAYS
 - ALL OPEN SPACES, UNLESS OTHERWISE NOTED
 - ALL CONDITIONING COMPRESSED GAS
 - TELEPHONE & CABLE TERMINALS
 - PETS
 - ACCESS EASEMENT (SPECIAL) FOR PLUMBING, ETC.

- NOTES TO FLOOR PLAN DRAWINGS:**
1. ALL CONDOMINIUM UNITS IN THE BUILDINGS LOCATED ON THE CONDOMINIUM PROPERTY ARE GIVEN IDENTIFYING NUMBERS WHICH ARE INDICATED WITHIN EACH CONDOMINIUM UNIT SPACE IN THIS EXHIBIT. THE CONDOMINIUM UNIT NUMBER IS ALSO THE CONDOMINIUM PARCEL NUMBER.
 2. THE BOUNDARY LINES OF EACH UNIT ENCLOSE THE SPACE BOUND BY A VERTICAL PROJECTION OF THE UNIT BOUNDARY LINES AS SHOWN AND BY THE HORIZONTAL PLANES OF THE FLOOR AND CEILING ELEVATIONS AS NOTED.
 3. UNIT DIMENSIONS ARE AVERAGE TO FINISHED WALLS, TO THE HORIZONTAL PROJECTION OF THE UNIT BOUNDARIES AS SHOWN AND TO FINISHED FLOOR AND CEILING.
 4. ALL INTERIOR ANGLES OF CONDOMINIUM UNIT BOUNDARIES ARE 90° UNLESS OTHERWISE NOTED.
 5. ELEVATIONS WHEN INDICATED, ARE SHOWN IN FEET AND DECIMAL FRACTIONS THEREOF, AND ARE BASED UPON THE UNITED STATES COAST AND GEODETIC SURVEY DATUM, MEAN SEA LEVEL. A.L.S. SEE 200' AND ELEVATION PLANS FOR FINISHED CEILING AND FLOOR ELEVATIONS.



FLORIDA SURVEYING & MAPPING, INC.	
REGISTERED LAND SURVEYORS	
1001 N. W. 10th St., Ft. Lauderdale, Fla. 33304	
DATE:	12/15/83
BY:	[Signature]
PROJECT:	THE BEACHCOMBER BUILDING
NO.:	2,884-86 S.A.
CONDOMINIUM:	2 ND FLOOR

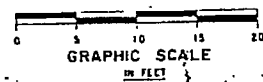
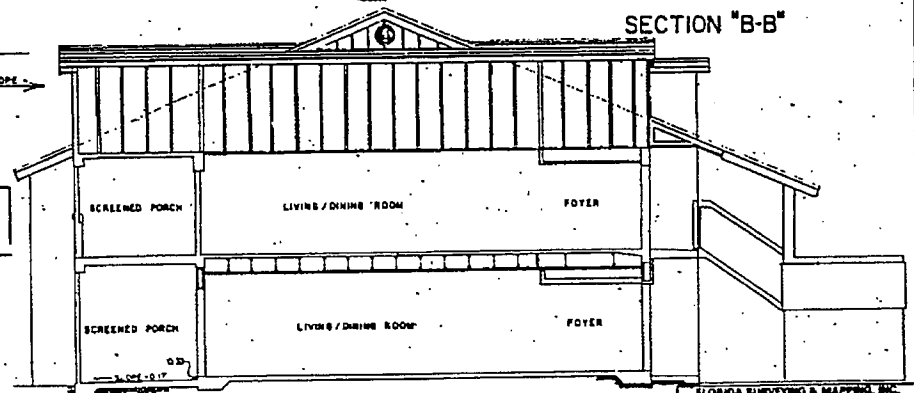
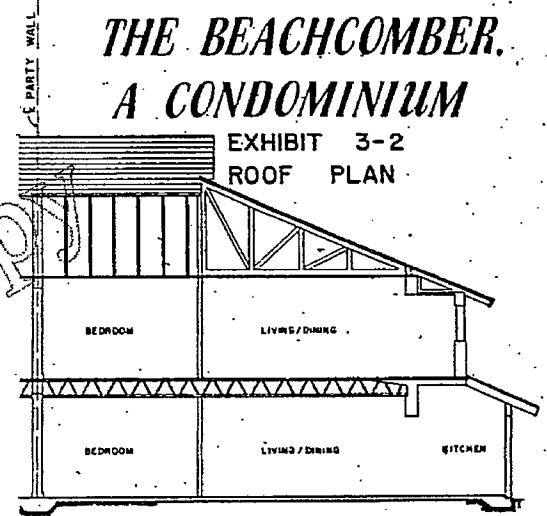
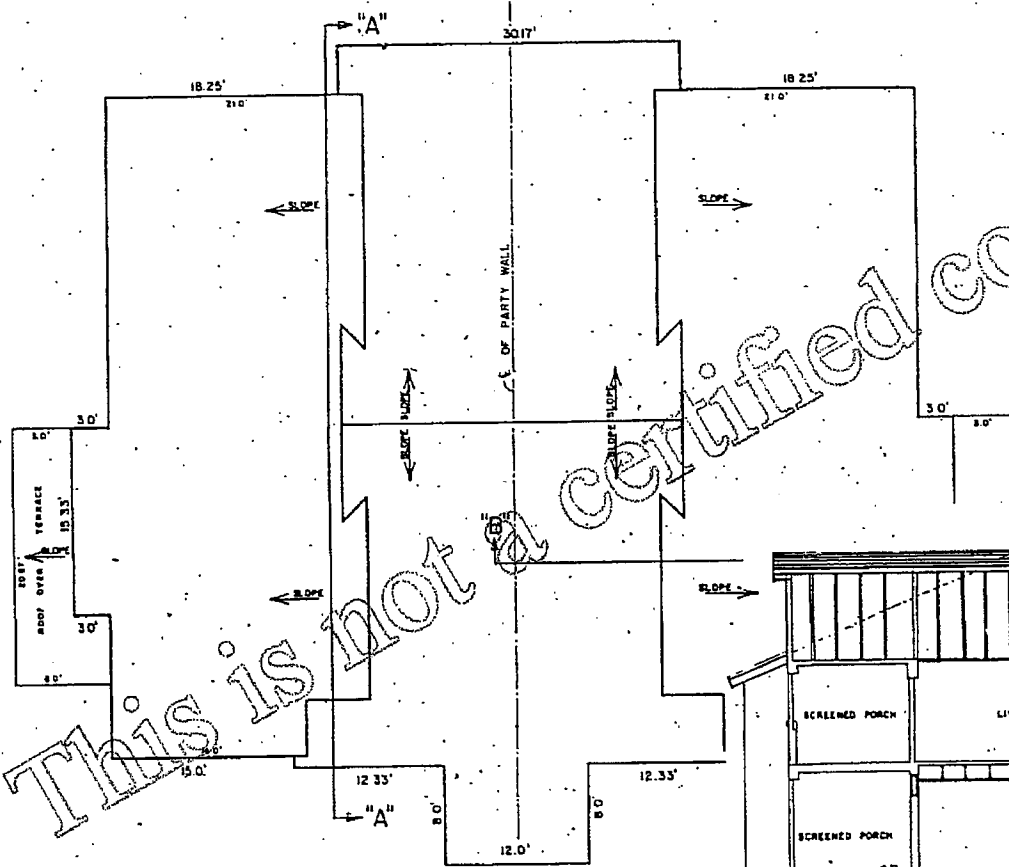
TYPICAL
ROOF AND ELEVATION PLANS
BUILDINGS L, N

B4413 P1842

SHEET 13 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE

THE BEACHCOMBER.
A CONDOMINIUM

EXHIBIT 3-2
ROOF PLAN



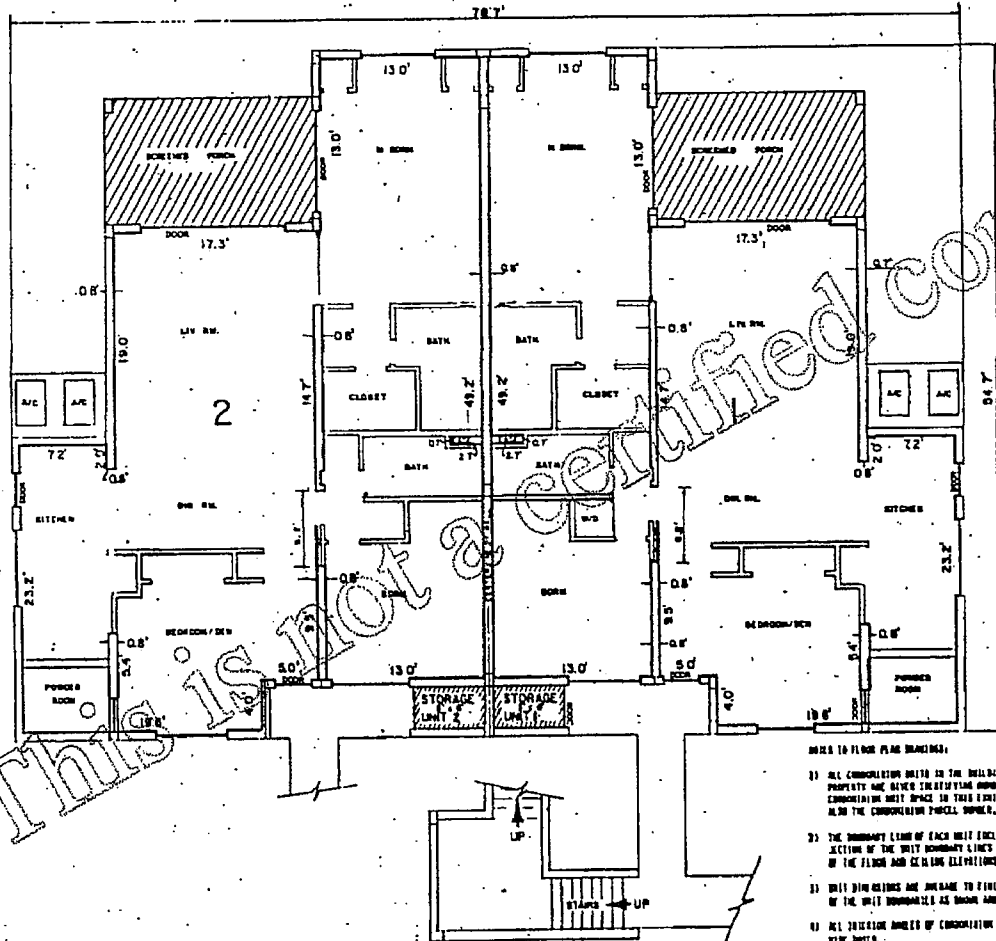
This is not a certified copy

FLORIDA SURVEYING & MAPPING, INC.	
REGISTERED LAND SURVEYORS	
DATE	1/24/84
BY	[Signature]
THE BEACHCOMBER BUILDING 184-165A	
A CONDOMINIUM ROOF PLAN EXHIBIT 3-2	

TYPICAL
 PLAN OF 1ST FLOOR
 FOR BUILDINGS D, E, F, G, H, I, J, K

84413 P1843
 SHEET 14 TO THE DECLARATION
 OF CONDOMINIUM OF
 PHASE.

THE BEACHCOMBER.
A CONDOMINIUM
 EXHIBIT 3-2
 FLOOR PLAN



LEGEND

- CONDOMINIUM UNIT NUMBER
- AREA OF LIMITED COMMON ELEMENT
- BOUNDARY OF CONDOMINIUM UNIT AND DIMENSIONS (DIMENSIONS IN FEET AND TENTHS OF THE FOOT THEREOF)

NOTES TO FLOOR PLAN DRAWINGS:

- 1) ALL CONDOMINIUM UNITS IN THE BUILDINGS LOCATED BY THE CONDOMINIUM PROPERTY ARE SHOWN THROUGH THE DIMENSIONS WHICH ARE DELINEATED BY EACH CONDOMINIUM UNIT SPACE IN THIS EXHIBIT. THE CONDOMINIUM UNIT NUMBER IS ALSO THE CONDOMINIUM PARCEL NUMBER.
- 2) THE BOUNDARY LINE OF EACH UNIT ENCLOSE THE SPACE BOUND BY A VERTICAL PROJECTION OF THE UNIT BOUNDARY LINES AS SHOWN AND BY THE HORIZONTAL PLANES OF THE FLOOR AND CEILING ELEVATIONS AS NOTED.
- 3) UNIT DIMENSIONS ARE UNLESS OTHERWISE NOTED, TO THE VERTICAL PROJECTION OF THE UNIT BOUNDARIES AS SHOWN AND TO FINISHED FLOOR AND CEILING.
- 4) ALL DIMENSION LINES OF CONDOMINIUM UNITS DIMENSIONS ARE TOP UNLESS OTHERWISE NOTED.
- 5) ELEVATIONS WHEN INDICATED, ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE BASED UPON THE UNITS STAIR CASE AND SCHEMATIC THREE BATHS, NEAR REAR, - 0.0' SEE UNIT AND ELEVATION PLANS FOR FINISHED CEILING AND FLOOR ELEVATIONS.

EXCLUSIVE FACILITIES

THE COMMON ELEMENTS AS SHOWN IN SHEETS 9 THROUGH 13 EXCLUSIVE ARE AS FOLLOWS:

- WALKWAYS LEADING TO UNIT/COMMON UNITS
- STAIRWAYS
- ALL OPEN SPACES, UNLESS OTHERWISE NOTED
- ALL CONDOMINIUM COMMON AREA FAN
- TELEPHONE & CABLE TERMINALS
- REAR YARD
- ACCESS TARIFFS BY (SEE) UNIT 20, UNIT 1, 2

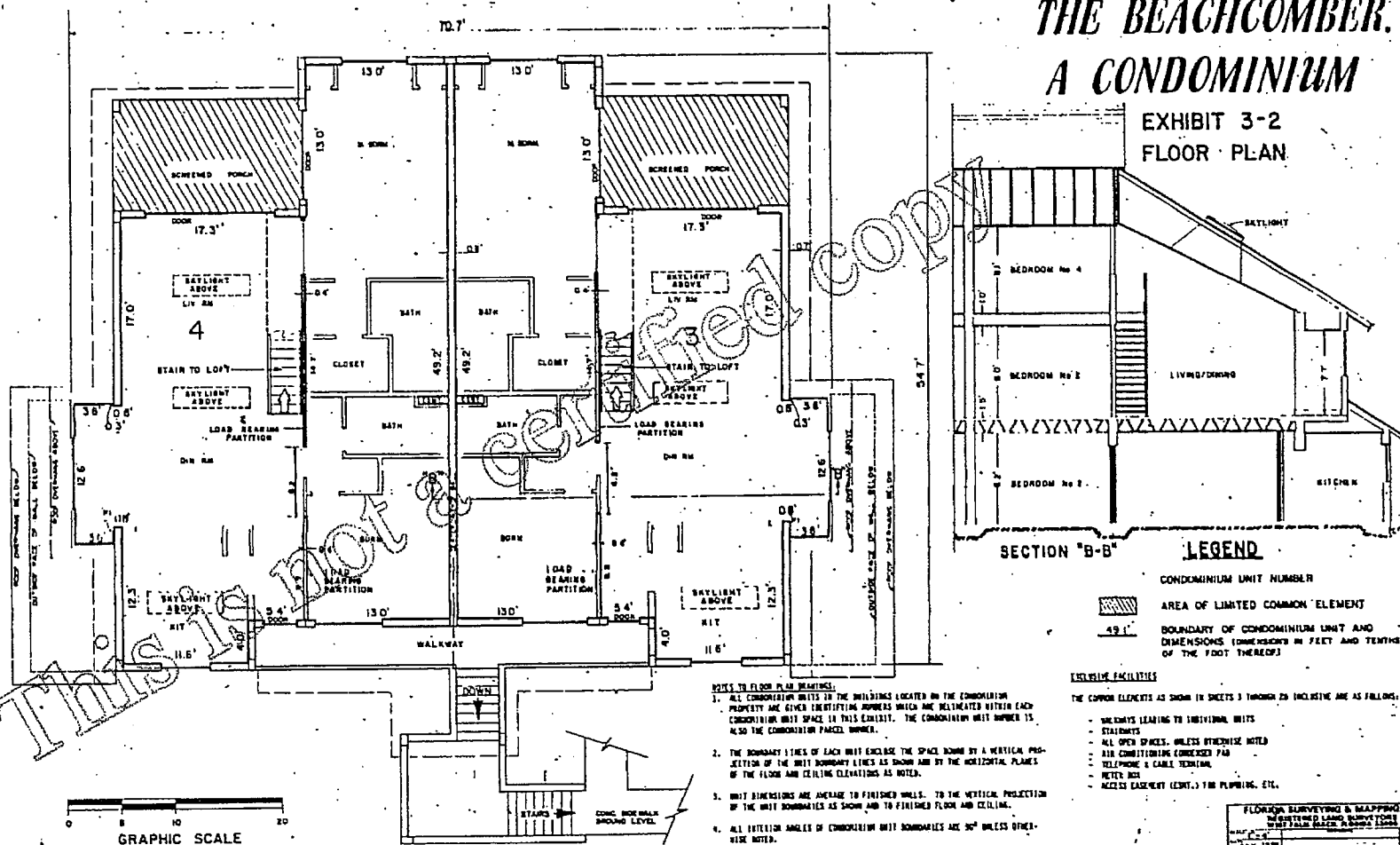
FLORIDA SURVEYING & MAPPING, INC.
 1104-165 A
 1104-165 A
 THE BEACHCOMBER BLDG. 1104-165 A
 A CONDOMINIUM 1 1ST FLOOR 1104-165 A

TYPICAL
PLAN OF 2ND FLOOR
FOR BUILDINGS D, E, F, G, H, I, J, K.

B4413 P1844
SHEET 15 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE

THE BEACHCOMBER.
A CONDOMINIUM

EXHIBIT 3-2
FLOOR PLAN



- NOTES TO FLOOR PLAN DRAWINGS:
1. ALL CONDOMINIUM UNITS IN THE BUILDINGS LOCATED ON THE CONDOMINIUM PROPERTY ARE GIVEN IDENTIFYING NUMBERS WHICH ARE DELINEATED WITHIN EACH CONDOMINIUM UNIT SPACE IN THIS EXHIBIT. THE CONDOMINIUM UNIT NUMBER IS ALSO THE CONDOMINIUM PARCEL NUMBER.
 2. THE BOUNDARY LINES OF EACH UNIT ENCLOSE THE SPACE BOUND BY A VERTICAL PROJECTION OF THE UNIT BOUNDARY LINES AS SHOWN AND BY THE HORIZONTAL PLANES OF THE FLOOR AND CEILING ELEVATIONS AS NOTED.
 3. UNIT DIMENSIONS ARE AVERAGE TO FINISHED WALLS. TO THE VERTICAL PROJECTION OF THE UNIT BOUNDARIES AS SHOWN AND TO FINISHED FLOOR AND CEILING.
 4. ALL INTERIOR ANGLES OF CONDOMINIUM UNIT BOUNDARIES ARE 90° UNLESS OTHERWISE NOTED.
 5. ELEVATIONS WHEN INDICATED, ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ANGLES ARE BASED UPON THE UNITED STATES COAST AND GEODETIC SURVEY DATUM. MEAN SEA LEVEL - 8.00 FEET HIGH AND ELEVATION PLANS FOR FINISHED CEILING AND FLOOR ELEVATIONS

- EXCLUSIVE FACILITIES
- THE COMMON ELEMENTS AS SHOWN IN SHEETS 3 THROUGH 25 INCLUSIVE ARE AS FOLLOWS:
- WALKWAYS LEADING TO INDIVIDUAL UNITS
 - STAIRWAYS
 - ALL OPEN SPACES, UNLESS OTHERWISE NOTED
 - AIR CONDITIONING COMPRESSED GAS
 - TELEPHONE & CABLE TERMINALS
 - REFRIG. UNITS
 - ACCESS EASEMENT (ELECT.) TO PLUMBING, ETC.

FLORIDA SURVEYING & MAPPING, INC.	
REGISTERED LAND SURVEYORS	
REGISTERED UNDER CHAPTER 473, F.S.	
DATE: 11/11/11	
PROJECT: THE BEACHCOMBER BUILDING 184-162.8	
CONDOMINIUM 2 ND FLOOR SHEET 15	

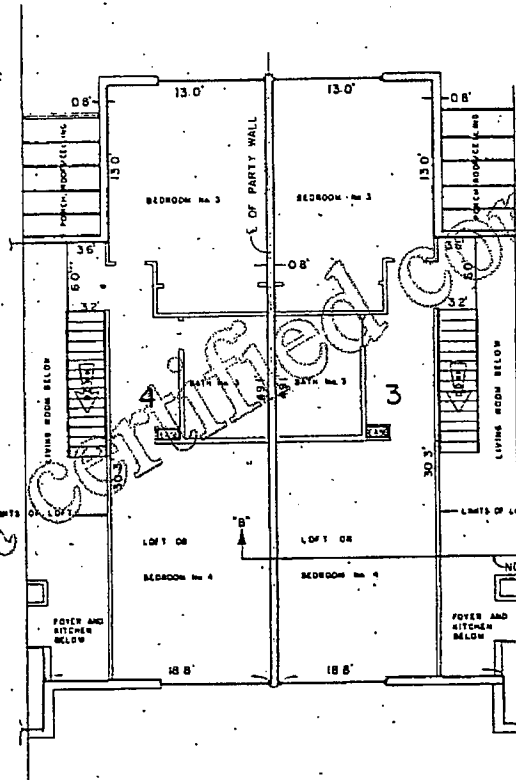
TYPICAL
 PLAN OF 3RD. FLOOR OR LOFT
 FOR BUILDINGS D, E, F, G, H, I, J, K.

B4413 P1845

SHEET 16 TO THE DECLARATION
 OF CONDOMINIUM OF
 PHASE

**THE BEACHCOMBER.
 A CONDOMINIUM**

EXHIBIT 3-2
 FLOOR PLAN



- NOTES TO FLOOR PLAN DRAWINGS:
- 1) ALL CONDOMINIUM UNITS IN THE BUILDINGS LOCATED ON THE CONDOMINIUM PROPERTY ARE GIVEN IDENTIFYING NUMBERS WHICH ARE INDICATED WITHIN EACH CONDOMINIUM UNIT SPACE IN THIS EXHIBIT. THE CONDOMINIUM UNIT NUMBER IS ALSO THE CONDOMINIUM PARCEL NUMBER.
 - 2) THE BOUNDARY LINES OF EACH UNIT ENCLOSE THE SPACE BETWEEN A VERTICAL SECTION OF THE UNIT BOUNDARY LINES AS SHOWN AND OTHER VERTICAL PLACES OF THE FLOOR AND CEILING ELEVATIONS AS NOTED.
 - 3) UNIT DIMENSIONS ARE PROVIDED TO SHOW THE VERTICAL PROJECTION OF THE UNIT BOUNDARIES AS SHOWN TO FINISHED FLOOR AND CEILING.
 - 4) ALL INTERIOR ANGLES OF CONDOMINIUM UNIT BOUNDARIES ARE 90° UNLESS OTHERWISE NOTED.
- ELEVATIONS ARE INDICATED, AND SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE BASED UPON THE UNITED STATES COAST AND GEODETIC SURVEY DATUM, MEAN SEA LEVEL.

- EXCLUSIVE UTILITIES
 THE COMMON ELEMENTS AS SHOWN IN SHEETS 3-2 THROUGH 3-10 INCLUSIVE ARE AS FOLLOWS:
- WALKWAYS LEADING TO INDIVIDUAL UNITS
 - STAIRWAYS
 - ALL OPEN SPACES, UNLESS OTHERWISE NOTED
 - AIR CONDITIONING CONDENSATE PANS
 - TELEPHONE & CABLE TERTIALS
 - METEOR SCS
 - ACCESS EASEMENT (ELECT.) FOR PLUMBING, ETC.

LEGEND:

- CONDOMINIUM UNIT NUMBER
- AREA OF LIMITED COMMON ELEMENT
- BOUNDARY OF CONDOMINIUM UNIT AND DIMENSIONS (DIMENSIONS IN FEET AND TENTHS OF THE FOOT THEREOF)

FLORIDA SURVEYING & MAPPING, INC.	
REGISTERED LAND SURVEYORS	
OFFICE: 1101 N. W. 10th St., Ft. Lauderdale, Fla. 33304	
PROJECT NO.	B4413 P1845
DATE	11/1/84
THE BEACHCOMBER BLDG. 184-185A	
A CONDOMINIUM	LOFT SHEET 16 OF 17

TYPICAL
PLAN OF 1ST FLOOR
FOR BUILDINGS B, C, M

B4413 P1837

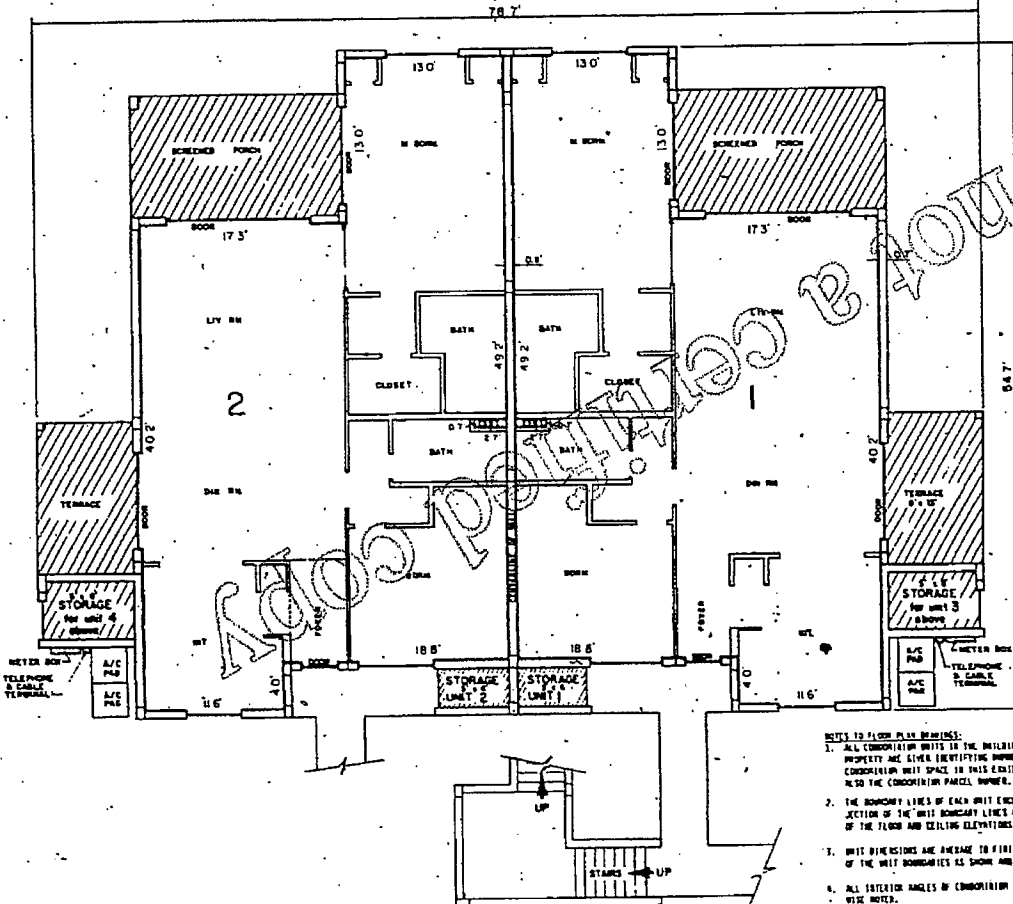
SHEET 8 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE

THE BEACHCOMBER.

A CONDOMINIUM

EXHIBIT 3-2

FLOOR PLAN



LEGEND

- 1 CONDOMINIUM UNIT NUMBER
- AREA OF LIMITED COMMON ELEMENT
- 49'2" BOUNDARY OF CONDOMINIUM UNIT AND DIMENSIONS (DIMENSIONS IN FEET AND TENTHS OF A FOOT THEREOF)

- EXCLUSIVE FACILITIES:
THE COMMON ELEMENTS AS SHOWN IN SHEETS 3 THROUGH 4 INCLUSIVE ARE AS FOLLOWS:
- WALKWAYS LEADING TO INDIVIDUAL UNITS
 - STAIRWAYS
 - ALL OPEN SPACES, UNLESS OTHERWISE NOTED
 - ALL CONDITIONING CONDUITS, PIP
 - TELEPHONE & CABLE TERMINAL
 - METER BOX
 - ACCESS ELEMENT (E.G.,) FOR PLUMBING, ETC.

- NOTES TO FLOOR PLAN DRAWINGS:
1. ALL CONDOMINIUM UNITS IN THE BUILDINGS CREATED BY THE CONDOMINIUM ACT AND GATED BY THE DECLARATION OF CONDOMINIUM ARE SHOWN IN THIS EXHIBIT. THE CONDOMINIUM UNIT NUMBER IS ALSO THE CONDOMINIUM PARCEL NUMBER.
 2. THE BOUNDARY LINES OF EACH UNIT ENCLOSE THE SPACE BOUND BY A VERTICAL PROJECTION OF THE UNIT BOUNDARY LINES AS SHOWN AND BY THE HORIZONTAL PLANES OF THE FLOOR AND CEILING ELEVATIONS AS NOTED.
 3. UNIT DIMENSIONS ARE MEASURED TO FINISHED WALLS. TO THE VERTICAL PROJECTION OF THE UNIT BOUNDARIES AS SHOWN AND TO FINISHED FLOOR AND CEILING.
 4. ALL EXTERIOR ANGLES OF CONDOMINIUM UNIT BOUNDARIES ARE 90° UNLESS OTHERWISE NOTED.
 5. ELEVATIONS WHEN INDICATED, ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE BASED UPON THE UNITED STATES COAST AND GEODETIC SURVEY DATUM, MEAN SEA LEVEL - 8.4' SEE ROOF AND ELEVATION PLANS FOR FINISHED CEILING AND FLOOR ELEVATIONS

FLORIDA SURVEYING & MAPPING, INC.	
REGISTERED LAND SURVEYORS	
2001 S.W. 8th Street, Ft. Lauderdale, FL 33304	
DATE:	
BY:	
THE BEACHCOMBER, A CONDOMINIUM	BLDG 184-165A 1st FLOOR

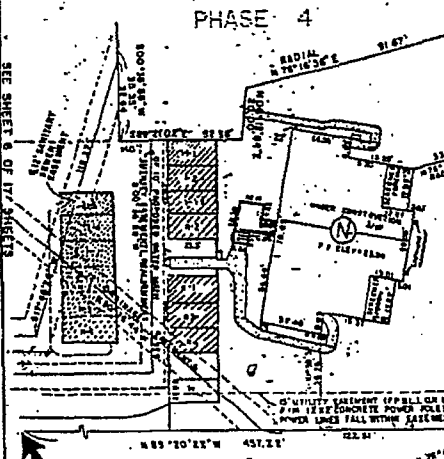
ACREAGE
GOVERNMENT LOT J

LINE DESCRIBED IN DESCRIPTION AS BEING 800.04' SOUTHWESTLY & PARALLEL WITH THE NORTH LINE OF SEC. 7, T. 9 N., R. 20 E., SEC. 13C, TOWNSHIP 9 NORTH, RANGE 20 EAST, COUNTY OF ALAQUA, FLORIDA

THE BEACHCOMBER. A CONDOMINIUM

PHASE 5

- LEGEND**
- INDICATES COVERED PARKING SPACES (CARPORTS) AND AREA OF LIMITED COMMON ELEMENTS. BLOCKS WITH NUMBERS INDICATE.
 - INDICATES LIMITED COMMON ELEMENT AREA.
 - INDICATES COVERED PARKING SPACE WITH NUMBER INDICATION. TYPICAL SIZE - 11' x 18' & 24' x 30'.
 - INDICATES UNITS INDICATION. INITIAL LETTER BEING ROOM LETTER, NEXT FIGURE BEING UNIT NUMBER. (E.g., 2 ABE UNITS ON 1ST FLOOR, 3, 4 ARE UNITS ON THE 2ND FLOOR.)
 - INDICATES WALKING INDICATION.



PHASE 4

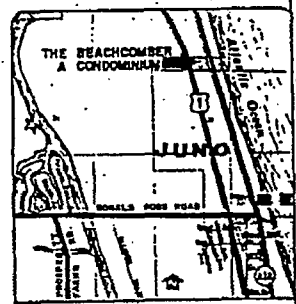
R.O.B. JUNO BEACH PARK
PHASE 5



ATLANTIC OCEAN

THE CONDOMINIUM PROPERTY IS AND SHALL BE SUBJECT TO EASEMENTS, WITHOUT COMPENSATION TO THE ASSOCIATION AND ITS MEMBERS, FOR THE PURPOSES OF MAINTENANCE, REPAIRS, IMPROVEMENTS AND UTILITY SERVICES INCLUDING BUT NOT LIMITED TO FURNISHING POWER AND LIGHT COMPANY, CABLE TELEPHONE AND TELEVISION COMPANY, AND BEACH SECURITY, FOR SANITARY AND WATER LINE, AND ANY OTHER EASEMENTS DEEMED NECESSARY AT THE DISCRETION OF THE DEVELOPER WHETHER OR NOT GRANTED PRIOR TO THE COMPLETION OF THE SUBJECT PROPERTY TO CONDOMINIUM OWNERSHIP. IN THE EVENT THAT SAID EASEMENTS ARE DEEMED NECESSARY BY THE DEVELOPER AFTER THE COMPLETION OF THE PROPERTY TO CONDOMINIUM OWNERSHIP, THE DEVELOPER SHALL BE, AND IS HEREBY APPOINTED BY THE CONDOMINIUM ASSOCIATION BY ITS ACCEPTANCE OF THIS DECLARATION AND BY THE CONDOMINIUM PARCEL SHEETS FOR THE PURPOSES HEREIN EXPRESSLY AND THE SAME SHALL BE WITHIN THE SIGNATURE OF NO OTHER PARTY INVOLVED.

- NOTES:**
- THE NORTH PROPERTY LINE OF THE RECORD PARCEL WHICH, BY DESCRIPTION, IS A LINE PARALLEL WITH THE NORTH LINE OF SECTION 17, TOWNSHIP 9 NORTH, RANGE 20 EAST, IS ASSUMED TO BEAS 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
 - TITLE INSURANCE WAS FURNISHED BY JEFFREY B. LEVINE, Esq. OF LEVINE & LEVINE, 800 NORTH FEDERAL HIGHWAY, BOCA RATON, FLORIDA 33432.
 - ALL AREAS WITHIN OF APARTMENT UNITS ARE COMMON ELEMENTS, UNLESS DESIGNATED AS LIMITED COMMON ELEMENTS, AND ARE TO BE UTILIZED AS SPECIFIED IN THE DECLARATION OF CONDOMINIUM FOR THE BEACHCOMBER, A CONDOMINIUM.
 - NO SEARCH OF THE PUBLIC RECORDS HAS BEEN UNDERTAKEN BY THIS OFFICE.



FLORIDA SURVEYING & MAPPING, INC.	
REGISTERED PROFESSIONAL SURVEYORS	
1000 SOUTH PALM BLVD., SUITE 1000	
WEST PALM BEACH, FLORIDA 33411	
DATE OF SURVEY	11/11/87
DATE OF PLOTTING	11/11/87
DATE OF RECORDING	11/11/87
PROJECT NO.	3-87-147
THE BEACHCOMBER, A CONDOMINIUM	11/11/87

RECORDERS MEMO: Legality of Writing, Typing or Printing Unnecessary in this document when recorded.

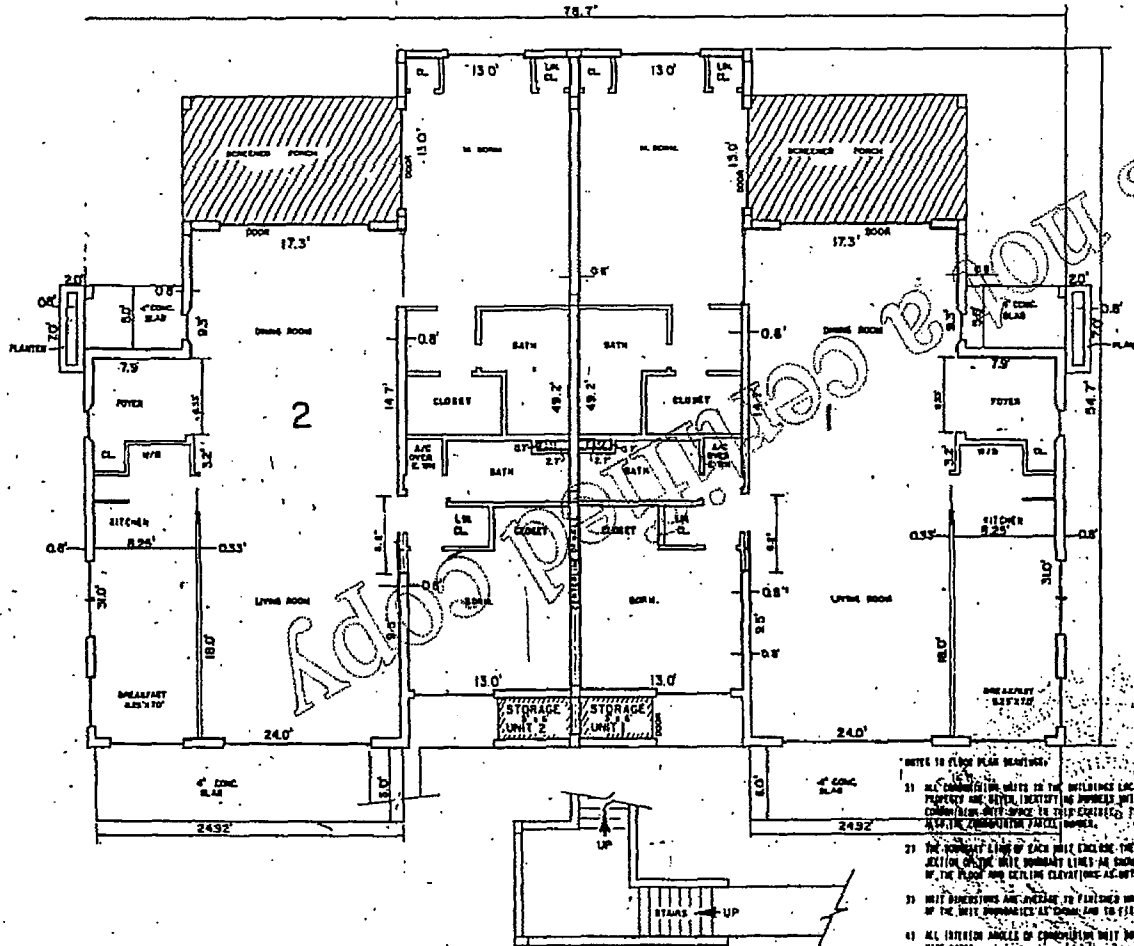
TYPICAL
PLAN OF 1ST FLOOR
FOR BUILDINGS G, I, N

CONCORDE
MODEL

SHEET 14 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE 5

THE BEACHCOMBER.
A CONDOMINIUM
EXHIBIT 3-2
FLOOR PLAN

RECORDERS MEMO: Legibility
of Writing, Typing or Printing
unacceptable in this document
when received.



UNIT NUMBER	UNIT AREA	UNIT PRICE
Unit 1	1,140.00	\$21,000.00
Unit 2	1,140.00	\$21,000.00



- LEGEND**
- CONDOMINIUM UNIT NUMBER
 - AREA OF LIMITED COMMON ELEMENT
 - 49.1' BOUNDARY OF CONDOMINIUM UNIT AND DIMENSIONS (DIMENSIONS IN FEET AND TENTHS OF THE FOOT THEREOF)

- NOTE TO FLOOR PLAN READERS:
- ALL CONDOMINIUM UNITS IN THE BUILDINGS LOCATED ON THE CONDOMINIUM PROPERTY ARE BUILT, LICENSED AND FINISHED WITH AND DELIVERED WITHIN EACH CONDOMINIUM UNIT SPACE IN THIS EXHIBIT. THE CONDOMINIUM UNIT NUMBER IS AS SHOWN ON THE CONDOMINIUM UNIT NUMBER.
 - THE BOUNDARY LINE OF EACH UNIT ENCLOSE THE SPACE BOUND BY A VERTICAL PROJECTION OF THE UNIT BOUNDARY LINES AS SHOWN BY THE HORIZONTAL PLANES OF THE FLOOR AND CEILING ELEVATIONS AS NOTED.
 - UNIT DIMENSIONS ARE INDICATED TO FINISHED WALLS, TO THE VERTICAL PROJECTION OF THE UNIT BOUNDARY LINES AND TO FINISHED FLOOR AND CEILING.
 - ALL INTERIOR ANGLES OF CONDOMINIUM UNIT BOUNDARIES ARE 90° UNLESS OTHERWISE NOTED.
 - ELEVATIONS WHEN INDICATED, ARE SHOWN IN FEET AND INCHES UNLESS OTHERWISE NOTED. AND ARE BASED UPON THE UNITED STATES COAST AND GEODETIC SURVEY DATUM, MEAN SEA LEVEL - 8.0 FEET HIGH AND ELEVATION PLANS FOR FINISHED CEILING AND FLOOR ELEVATIONS.

EXISTING FACILITIES

THE COMMON ELEMENTS AS SHOWN IN SHEETS 5 THROUGH 13 INCLUDE ARE AS FOLLOWS:

- WALKWAYS LEADING TO INDIVIDUAL UNITS
- STAIRWAYS
- ALL OPEN SPACES, UNLESS OTHERWISE NOTED
- AIR CONDITIONING CONDENSED PAN
- TELEPHONE & CABLE TERAHIM
- METER BOX
- ACCESS GARMENT (ENTR.) FOR ELEVATOR, ETC.

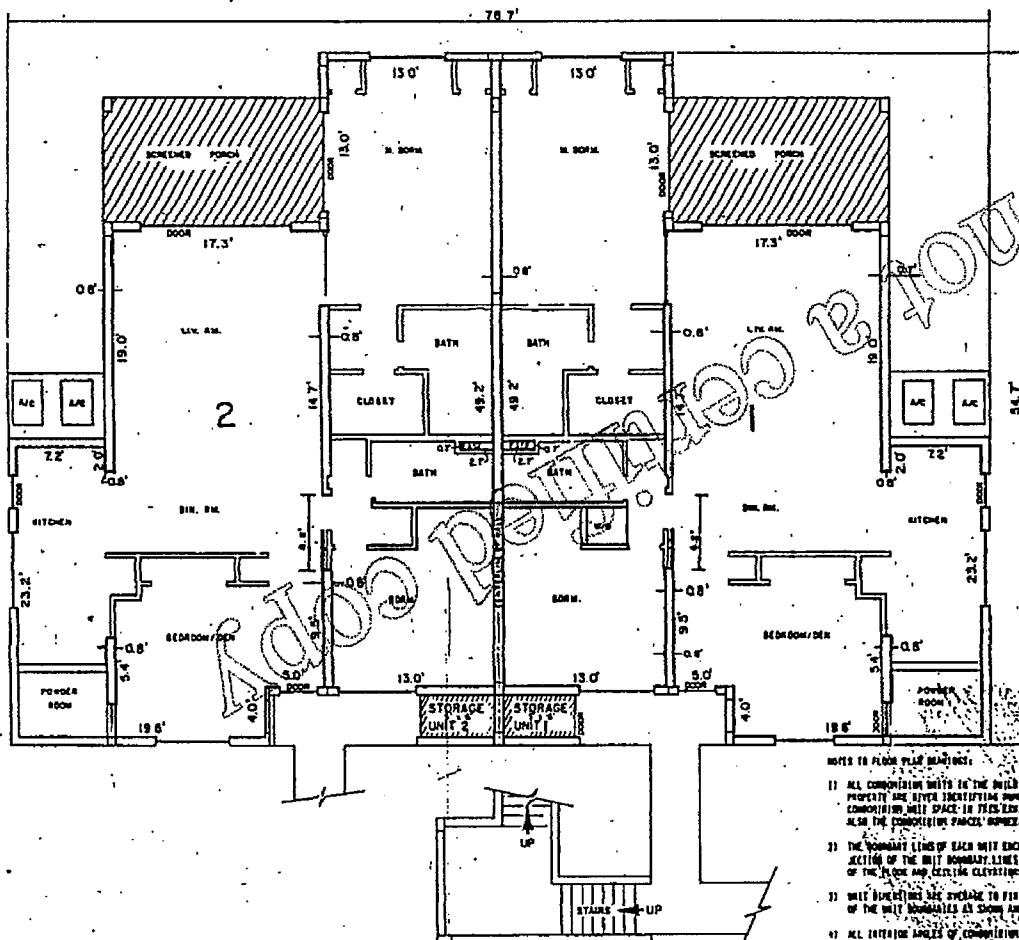
FLORIAN SURVEYING & MAPPING, INC.
REGISTERED LAND SURVEYORS
1111 EAST 12TH AVENUE, SUITE 100
DENVER, CO 80202
PHONE: 333-1111
FAX: 333-1111
DATE: JUNE 1985 (REV. DATE)

THE BEACHCOMBER BLDG.
A CONDOMINIUM OF PHASE 5

TYPICAL
PLAN OF 1ST FLOOR
FOR BUILDINGS D, E, F, H, J, K

SHEET 14 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE

THE BEACHCOMBER,
A CONDOMINIUM
EXHIBIT 3-2
FLOOR PLAN



ELEVATIONS
FIN. FL. 710
FIN. CEILING 2510



- LEGEND**
- CONDOMINIUM UNIT NUMBER
 - AREA OF LIMITED COMMON ELEMENT
 - BOUNDARY OF CONDOMINIUM UNIT AND DIMENSIONS (DIMENSIONS IN FEET AND TENTHS OF THE FOOT THEREOF)

- NOTES TO FLOOR PLAN DRAWING:
- 1) ALL CONDOMINIUM UNITS IN THE BUILDING LOCATED ON THE CONDOMINIUM PROPERTY ARE SEVER IDENTIFYING NUMBERS WHICH ARE DELINEATED WITHIN EACH CONDOMINIUM UNIT SPACE IN THIS EXHIBIT. THE CONDOMINIUM UNIT NUMBER IS ALSO THE CONDOMINIUM PARCEL NUMBER.
 - 2) THE BOUNDARY LINES OF EACH UNIT ENCLOSE THE SPACE BOUND BY A VERTICAL PROJECTION OF THE UNIT BOUNDARY LINES AS SHOWN AND BY THE HORIZONTAL PLANES OF THE FLOOR AND CEILING ELEVATIONS AS NOTED.
 - 3) UNIT DIMENSIONS ARE GIVEN TO FINISHED WALLS, TO THE VERTICAL PROJECTION OF THE UNIT BOUNDARIES AS SHOWN AND TO FINISHED FLOOR AND CEILING.
 - 4) ALL INTERIOR ANGLES OF CONDOMINIUM UNIT BOUNDARIES ARE 90° UNLESS OTHERWISE NOTED.
 - 5) ELEVATIONS WHICH LIMIT HEIGHTS AND SPACES OF FLOORS AND CEILING ARE SHOWN AND ARE TAKEN FROM THE MEASUREMENTS FROM THE MEANS SURVEY BATH, MEAN SEA LEVEL = 6.8 FEET ROOF AND ELEVATION PLANS FOR FINISHED CEILING AND FLOOR ELEVATIONS

EXCLUSIVE FACILITIES

THE COMMON ELEMENTS AS SHOWN IN SHEETS J THROUGH L, EXCLUSIVE ARE AS FOLLOWS:

- WALKWAYS LEADING TO INDIVIDUAL UNITS
- STAIRWAYS
- ALL OPEN SPACES, UNLESS OTHERWISE NOTED
- AIR CONDITIONING CONDENSED PAN
- TELEPHONE & CABLE TERTIUM
- METEOR METER
- ACCESS EASEMENT (LEFT.) FOR PLUMBING, ETC.

FLORIDA SURVEYING & MAPPING, INC.
REGISTERED LAND SURVEYORS
SINCE 1925

DATE	10-4-1984
BY	...
CHECKED	...
THE BEACHCOMBER PLAN	10-4-1984
A CONDOMINIUM 1st FLOOR	Sheet 14 of 17

TYPICAL
PLAN OF 2ND FLOOR
FOR BUILDINGS D, E, F, G, H, I, J, K, N.

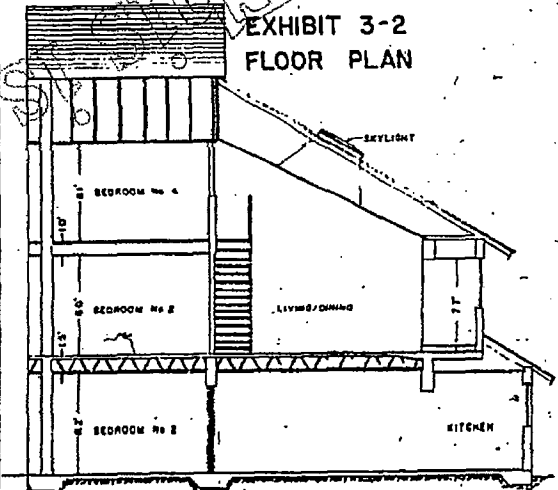
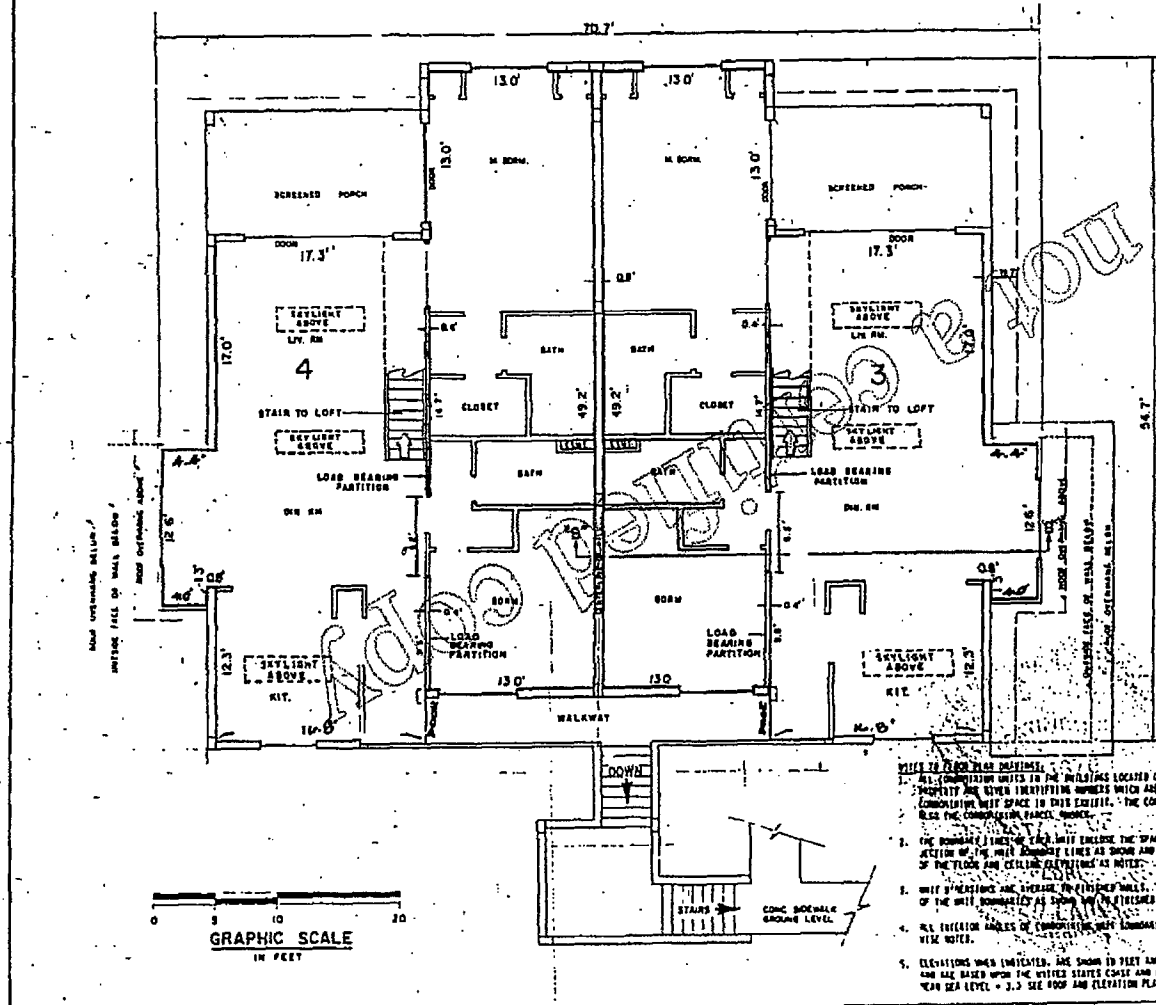
REMARKS:

SCALE	AREA	PERM. AREA
1/4" = 1'-0"	55.54	42.77
1/8" = 1'-0"	25.74	24.14
1/2" = 1'-0"	24.87	25.77
1" = 1'-0"	24.61	26.61

SHEET 15 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE

THE BEACHCOMBER.
A CONDOMINIUM

EXHIBIT 3-2
FLOOR PLAN



SECTION "B-B"

LEGEND

- CONDOMINIUM UNIT NUMBER
- AREA OF LIMITED COMMON ELEMENT
- 49' BOUNDARY OF CONDOMINIUM UNIT AND DIMENSIONS (DIMENSIONS IN FEET AND TENTHS OF THE FOOT THEREOF)

EXCLUSIVE FACILITIES

- THE COMMON ELEMENTS AS SHOWN IN SHEETS 1 THROUGH 28 INCLUSIVE ARE AS FOLLOWS:
- WALKWAYS LEADING TO UNIT/COMMON AREAS
 - STAIRWAYS
 - ALL OPEN SPACES, UNLESS OTHERWISE NOTED
 - AIR CONDITIONING CONDENSER PIPES
 - TELEPHONE & CABLE TERTIALS
 - METER BOX
 - ACCESS EASEMENT (ENTR.) FOR PUMPING, ETC.

1. ALL CONDOMINIUM UNITS IN THE BUILDING LOCATED ON THE CONDOMINIUM PROPERTY ARE OTHER IDENTIFYING NUMBERS WHICH ARE DESIGNATED WITHIN EACH CONDOMINIUM UNIT SPACE IN THIS EXHIBIT. THE CONDOMINIUM UNIT NUMBER IS ALSO THE CONDOMINIUM PLANT NUMBER.
2. THE BOUNDARY LINES OF EACH UNIT ENCLOSE THE SPACE BOUND BY A VERTICAL PROJECTION OF THE UNIT BOUNDARY LINES AS SHOWN AND BY THE HORIZONTAL PLANE OF THE FLOOR AND CEILING AS SHOWN AS NOTED.
3. UNIT DIMENSIONS ARE SHOWN ON DIMENSION LINES. TO THE VERTICAL PROJECTION OF THE UNIT BOUNDARY AS SHOWN ON THE STEELER FLOOR AND CEILING.
4. ALL INTERIOR ANGLES OF CONDOMINIUM UNIT BOUNDARIES ARE 90° UNLESS OTHERWISE NOTED.
5. ELEVATIONS WHEN INDICATED, ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE BASED UPON THE UNITED STATES COAST AND GEODETIC SURVEY DATUM, MEAN SEA LEVEL + 3.3. SEE PLAN AND ELEVATION PLANS FOR FINISHED CEILING AND FLOOR ELEVATIONS.



FLORIDA SURVEYING & MAPPING, INC.
REGISTERED LAND SURVEYORS
184-185-A
THE BEACHCOMBER BUILDING
CONDOMINIUM, 2ND FLOOR

RECORDERS MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

PLAN OF 3RD. FLOOR OR LOFT FOR BUILDINGS G,H,I,N

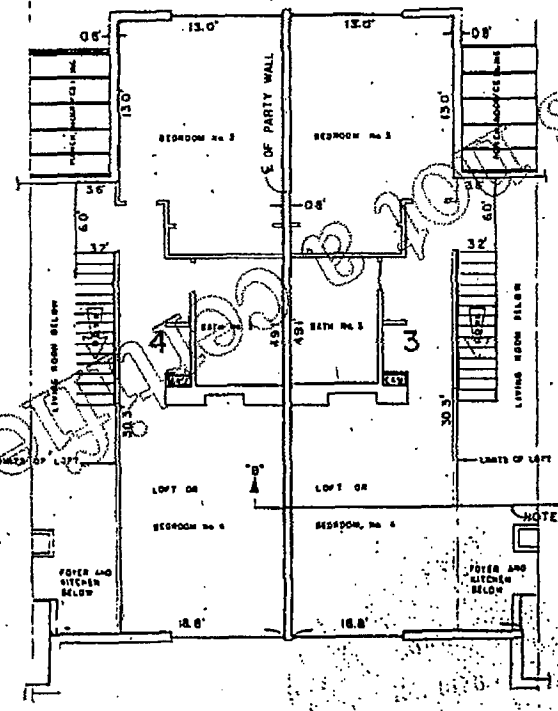
SHEET 16 TO THE DECLARATION OF CONDOMINIUM OF PHASE

THE BEACHCOMBER, A CONDOMINIUM

EXHIBIT 3-2 FLOOR PLAN

FINISHED LOFT ELEVATIONS

GRID	FLOOR LOFT	FINISHED CEILING
G	34.74	42.97
H	35.07	43.07
I	36.41	44.81
N	42.54	50.74



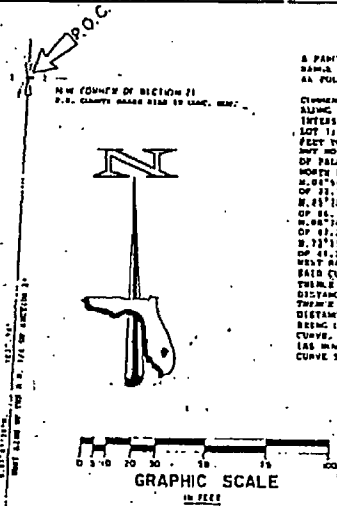
- LEGEND
- CONDOMINIUM UNIT NUMBER
 - AREA OF LIMITED COMMON ELEMENT.
 - 49' BOUNDARY OF CONDOMINIUM UNIT AND DIMENSIONS (DIMENSIONS IN FEET AND TENTHS OF THE FOOT THEREOF)

- NOTES TO FLOOR PLAN DRAWINGS:
- 1) ALL CONDOMINIUM UNITS TO THE BUILDINGS LOCATED ON THE CONDOMINIUM PROPERTY ARE GIVEN IDENTIFYING NUMBERS WHICH ARE DELINEATED WITHIN EACH CONDOMINIUM UNIT SPACE IN THIS EXHIBIT. THE CONDOMINIUM UNIT NUMBER IS ALSO THE CONDOMINIUM PARCEL NUMBER.
 - 2) THE BOUNDARY LINES OF EACH UNIT ENCLOSE THE SPACE BOUND BY A VERTICAL PROJECTION OF THE UNIT BOUNDARY LINES AS SHOWN AND BY THE HORIZONTAL PLANES OF THE FLOOR AND CEILING ELEVATIONS AS NOTED.
 - 3) ALL DIMENSIONS ARE MEASURED TO FINISHED WALLS, TO THE VERTICAL PROJECTION OF THE UNIT BOUNDARIES AS SHOWN AND TO FINISHED FLOOR AND CEILING.
 - 4) ALL INTERIOR ANGLES OF CONDOMINIUM UNIT BOUNDARIES ARE 90° UNLESS OTHERWISE NOTED.
 - 5) ELEVATIONS WHEN INDICATED, ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE BASED UPON THE UNITED STATES COAST AND GEODETIC SURVEY BATHYMETRIC MEAN SEA LEVEL - 2.3.

- EXCLUSIVE FACILITIES
- THE COMMON ELEMENTS AS SHOWN IN SHEETS 5 THROUGH 15 INCLUSIVE ARE AS FOLLOWS:
- BALCONIES LEADING TO INDIVIDUAL UNITS
 - STAIRWAYS
 - ALL OPEN SPACES, UNLESS OTHERWISE NOTED
 - AIR CONDITIONING CONDENSATE PANS
 - TELEPHONE & CABLE TERMINAL
 - METEOR BOX
 - ACCESS EASEMENT (ESENT.) FOR PLUMBING, ETC.

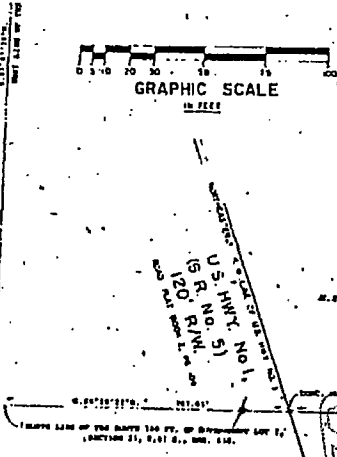
FLORIDA SURVEYING & MAPPING, INC.
 SURVEYING AND MAPPING
 1284 S. W. 10th St., Ft. Lauderdale, FL 33304
 (954) 559-7188
 THE BEACHCOMBER BLDG
 3 CONDOMINIUM LOFT
 1284 S. W. 10th St., Ft. Lauderdale, FL 33304

RECORDERS MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.



DESCRIPTION OF THE BEACHCOMBER, A CONDOMINIUM, A PART OF LAMAR 21M, IN LAMAR 21M LOT 1, SECTION 21, TOWNSHIP 31 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

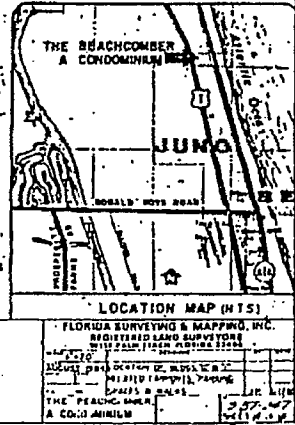
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21, THENCE S. 81°11'12" W. ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 1937.18 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 300 FEET OF SAID GOVERNMENT LOT 1; THENCE S. 19°10'22" E., ALONG SAID NORTH LINE, A DISTANCE OF 793.92 FEET TO THE INTERSECTION WITH THE NORTHWESTERLY SIGHT OF WAY LINE OF 4.5 FEET TO THE INTERSECTION WITH ROAD PLAT WHICH IS ON PAGE 193 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE S. 69°28'22" W., ALONG SAID NORTH LINE, A DISTANCE OF 333.33 FEET TO THE POINT OF BEGINNING; THENCE S. 01°54'12" E., A DISTANCE OF 34.17 FEET; THENCE S. 45°01'40" W., A DISTANCE OF 21.33 FEET; THENCE N. 84°54'18" E., A DISTANCE OF 37.15 FEET; THENCE N. 83°18'16" E., A DISTANCE OF 32.55 FEET; THENCE S. 66°21'42" E., A DISTANCE OF 41.32 FEET; THENCE N. 55°48'38" E., A DISTANCE OF 48.05 FEET; THENCE N. 68°10'16" E., A DISTANCE OF 41.58 FEET; THENCE N. 81°11'12" W., A DISTANCE OF 61.24 FEET; THENCE S. 19°10'22" E., A DISTANCE OF 19.88 FEET; THENCE S. 22°11'58" E., A DISTANCE OF 32.88 FEET; THENCE S. 11°48'58" E., A DISTANCE OF 41.28 FEET TO THE POINT OF COMMENCEMENT OF A CURVE COMMENCING TO THE NORTHWEST HAVING A RADIUS OF 137.58 FEET; THENCE CONTINUOUSLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°21'58", A DISTANCE OF 41.28 FEET; THENCE S. 68°10'16" W., A DISTANCE OF 33.35 FEET; THENCE S. 89°21'02" E., A DISTANCE OF 32.16 FEET; THENCE N. 68°12'51" E., A DISTANCE OF 38.05 FEET; THENCE S. 74°18'16" E., ALONG A LINE PARALLEL TO THE WEST BOUNDARY CURVE, A DISTANCE OF 11.43 FEET TO THE ARC OF THE APPROXIMATIONS CURVE SAID CURVE BEING TANGENT TO THE BOUNDARY HAVING A RADIUS OF 1398.48 FEET SAID CURVE, ALONG SAID WEST BOUNDARY HAVING A RADIUS OF 1398.48 FEET SAID CURVE, ALONG SAID WEST BOUNDARY HAVING A RADIUS OF 1398.48 FEET SAID CURVE, ALONG SAID WEST BOUNDARY HAVING A RADIUS OF 1398.48 FEET SAID CURVE, ALONG SAID WEST BOUNDARY HAVING A RADIUS OF 1398.48 FEET SAID CURVE THROUGH A CENTRAL ANGLE OF 48°29'23", A DISTANCE OF 192.75 FEET TO



PHASE 5
THE BEACHCOMBER.
 A CONDOMINIUM

THE CONDOMINIUM PROPERTY IS AND SHALL BE SUBJECT TO EASEMENTS, WITHOUT COMPENSATION TO THE ASSOCIATION AND ITS MEMBERS, FOR THE PURPOSES OF DRAINAGE, MAINTENANCE AND UTILITY SERVICES INCLUDING BUT NOT LIMITED TO FURNISHING POWER AND LIGHT SERVICE, SEWERAGE, WELL, TELEPHONE AND TELEGRAPH SERVICE, PALM BEACH COUNTY, FOR GASFARE AND WATER LINE, AND ALL OTHER SUCH NECESSARY SERVICES AS THE SOLE DIRECTION OF THE DEVELOPER OR HIS SUCCESSORS PRIOR TO THE SUBMISSION OF THE SUBJECT PARCELS TO CONDOMINIUM OWNERSHIP, IN THE EVENT THAT SAID EASEMENTS ARE DEEMED NECESSARY BY THE DEVELOPER AFTER THE SUBMISSION OF THE PROJECT TO CONDOMINIUM OWNERSHIP, THE DEVELOPER SHALL BE, AND IS HEREBY AUTHORIZED BY THE CONDOMINIUM ASSOCIATION BY ITS ACCEPTANCE OF THIS DECLARATION AND BY THE CONDOMINIUM PARCELS OWNERS FOR THE PURPOSES HEREIN EXPRESSED AND THE SAME SHALL BE THE SIGNATURE OF NO OTHER PARTY UNLESS SO STATED.

- NOTES:
- THE NORTH PROPERTY LINE OF THE NORTH FACED UNITS, BY DESCRIPTION, IS A LINE PARALLEL WITH THE NORTH LINE OF SECTION 21, TOWNSHIP 31 SOUTH, RANGE 42 EAST, IS ASSUMED TO BEAN 0.40°12'00" W. AND ALL NEARBY COMMON WEIR ARE RELATED THEREIN.
 - TITLE INFORMATION WAS FURNISHED BY JERRY A. LEVINE, Esq. OF LEVINE & LEVINE ONE NORTH FINEAN BEACHWAY, BOCA RATON, FLORIDA 33433.
 - ALL AREAS OUTSIDE OF APARTMENT UNITS ARE COMMON ELEMENTS, UNLESS DESIGNATED AS LIMITED COMMON ELEMENTS, AND ARE TO BE HELD IN AS SPECIFIED IN THE DECLARATION OF CONDOMINIUM FOR THE BEACHCOMBER, A CONDOMINIUM.
 - NO OTHER OF THE PUBLIC RECORDS HAS BEEN OBTAINED BY THIS OFFICE.
- REVISION NOTE: REFER TO PREVIOUS JOB NO. 184-189



THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 300 FEET OF SAID GOVERNMENT LOT 1; THENCE S. 19°10'22" E., ALONG SAID NORTH LINE, A DISTANCE OF 793.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 69°28'22" W., ALONG SAID NORTH LINE, A DISTANCE OF 333.33 FEET TO THE POINT OF BEGINNING; THENCE S. 01°54'12" E., A DISTANCE OF 34.17 FEET; THENCE S. 45°01'40" W., A DISTANCE OF 21.33 FEET; THENCE N. 84°54'18" E., A DISTANCE OF 37.15 FEET; THENCE N. 83°18'16" E., A DISTANCE OF 32.55 FEET; THENCE S. 66°21'42" E., A DISTANCE OF 41.32 FEET; THENCE N. 55°48'38" E., A DISTANCE OF 48.05 FEET; THENCE N. 68°10'16" E., A DISTANCE OF 41.58 FEET; THENCE N. 81°11'12" W., A DISTANCE OF 61.24 FEET; THENCE S. 19°10'22" E., A DISTANCE OF 19.88 FEET; THENCE S. 22°11'58" E., A DISTANCE OF 32.88 FEET; THENCE S. 11°48'58" E., A DISTANCE OF 41.28 FEET TO THE POINT OF COMMENCEMENT OF A CURVE COMMENCING TO THE NORTHWEST HAVING A RADIUS OF 137.58 FEET; THENCE CONTINUOUSLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°21'58", A DISTANCE OF 41.28 FEET; THENCE S. 68°10'16" W., A DISTANCE OF 33.35 FEET; THENCE S. 89°21'02" E., A DISTANCE OF 32.16 FEET; THENCE N. 68°12'51" E., A DISTANCE OF 38.05 FEET; THENCE S. 74°18'16" E., ALONG A LINE PARALLEL TO THE WEST BOUNDARY CURVE, A DISTANCE OF 11.43 FEET TO THE ARC OF THE APPROXIMATIONS CURVE SAID CURVE BEING TANGENT TO THE BOUNDARY HAVING A RADIUS OF 1398.48 FEET SAID CURVE, ALONG SAID WEST BOUNDARY HAVING A RADIUS OF 1398.48 FEET SAID CURVE, ALONG SAID WEST BOUNDARY HAVING A RADIUS OF 1398.48 FEET SAID CURVE, ALONG SAID WEST BOUNDARY HAVING A RADIUS OF 1398.48 FEET SAID CURVE THROUGH A CENTRAL ANGLE OF 48°29'23", A DISTANCE OF 192.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.388 ACRES MORE OR LESS.

THAT THE SAID:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21, THENCE S. 81°11'12" W. ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 1937.18 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 300 FEET OF SAID GOVERNMENT LOT 1; THENCE S. 19°10'22" E., ALONG SAID NORTH LINE, A DISTANCE OF 793.92 FEET TO THE INTERSECTION WITH THE NORTHWESTERLY SIGHT OF WAY LINE OF 4.5 FEET TO THE INTERSECTION WITH ROAD PLAT WHICH IS ON PAGE 193 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE S. 69°28'22" W., ALONG SAID NORTH LINE, A DISTANCE OF 333.33 FEET TO THE POINT OF BEGINNING; THENCE S. 01°54'12" E., A DISTANCE OF 34.17 FEET; THENCE S. 45°01'40" W., A DISTANCE OF 21.33 FEET; THENCE N. 84°54'18" E., A DISTANCE OF 37.15 FEET; THENCE N. 83°18'16" E., A DISTANCE OF 32.55 FEET; THENCE S. 66°21'42" E., A DISTANCE OF 41.32 FEET; THENCE N. 55°48'38" E., A DISTANCE OF 48.05 FEET; THENCE N. 68°10'16" E., A DISTANCE OF 41.58 FEET; THENCE N. 81°11'12" W., A DISTANCE OF 61.24 FEET; THENCE S. 19°10'22" E., A DISTANCE OF 19.88 FEET; THENCE S. 22°11'58" E., A DISTANCE OF 32.88 FEET; THENCE S. 11°48'58" E., A DISTANCE OF 41.28 FEET TO THE POINT OF COMMENCEMENT OF A CURVE COMMENCING TO THE NORTHWEST HAVING A RADIUS OF 137.58 FEET; THENCE CONTINUOUSLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°21'58", A DISTANCE OF 41.28 FEET; THENCE S. 68°10'16" W., A DISTANCE OF 33.35 FEET; THENCE S. 89°21'02" E., A DISTANCE OF 32.16 FEET; THENCE N. 68°12'51" E., A DISTANCE OF 38.05 FEET; THENCE S. 74°18'16" E., ALONG A LINE PARALLEL TO THE WEST BOUNDARY CURVE, A DISTANCE OF 11.43 FEET TO THE ARC OF THE APPROXIMATIONS CURVE SAID CURVE BEING TANGENT TO THE BOUNDARY HAVING A RADIUS OF 1398.48 FEET SAID CURVE, ALONG SAID WEST BOUNDARY HAVING A RADIUS OF 1398.48 FEET SAID CURVE, ALONG SAID WEST BOUNDARY HAVING A RADIUS OF 1398.48 FEET SAID CURVE, ALONG SAID WEST BOUNDARY HAVING A RADIUS OF 1398.48 FEET SAID CURVE THROUGH A CENTRAL ANGLE OF 48°29'23", A DISTANCE OF 192.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.28 ACRES, MORE OR LESS.

SUBJECT TO A FLORIDA POWER & LIGHT COMPANY EASEMENT, BEING THE SOUTHWESTLY 3.00 FEET OF THE WESTERLY 65.00 FEET OF THE ABOVE DESCRIBED PARCELS.

ORB 5597 Pg 719

ACREAGE
GOVERNMENT LOT J

LINE REFERRED IN DESCRIPTION AS BEING 8030'41" SOUTHWESTLY & PARALLEL WITH THE NORTH LINE OF BELOT, TRP 916, REG. 416, FOUR MONUMENTS 2 88°17'04"E 149 87' 141 0' 0"

THE BEACHCOMBER.
A CONDOMINIUM
PHASE 5

THE CONDOMINIUM SOCIETY IS HEREBY SUBJECT TO EASEMENTS, WITHOUT COMPENSATION, TO THE ASSOCIATION AND ITS MEMBERS, FOR THE PURPOSES OF MAINTAINING, REPAIRING, REPLACING AND UTILIZING SERVICES INCLUDING BUT NOT LIMITED TO TELEPHONE AND LIGHT COMPANY, SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, PUBLIC BEACH SOCIETY, FIRE DEPARTMENT AND WATER LINE, AND ANY OTHER SERVICES DEEMED NECESSARY AT THE SOLE DISCRETION OF THE DEVELOPER, WHETHER OR NOT RELATED TO THE OPERATION OF THE SOCIETY, PROVIDED TO CONDOMINIUM OWNERSHIP, IN THE EVENT THAT SAID EASEMENTS ARE DEEMED NECESSARY BY THE DEVELOPER AFTER THE CONVEYANCE OF THE PROPERTY TO CONDOMINIUM OWNERSHIP, THE DEVELOPER SHALL BE, AND IS HEREBY APPOINTED BY THE CONDOMINIUM ASSOCIATION UPON ITS ACCEPTANCE OF THIS DECLARATION AND BY THE CONDOMINIUM PHASE 5, AGENTS FOR THE PURPOSES HEREIN EXPRESSED AND THE SAME SHALL BEHAVE THE SIGNATURE OF NO OTHER PARTY INVOLED.

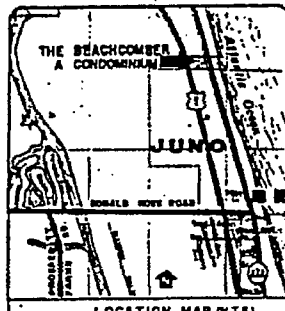
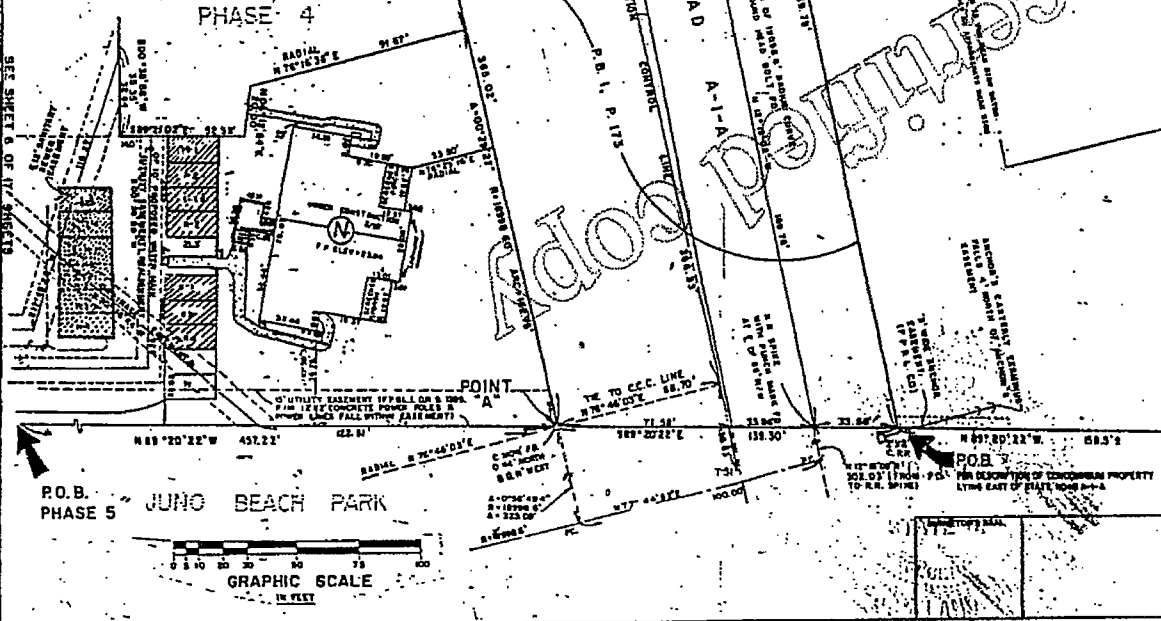
NOTES:

MEASUREMENTS:

1. THE NORTH PROPERTY LINE OF THE NORTH PHASE 5, BY DESCRIPTION, IS A LINE PARALLEL WITH THE NORTH LINE OF SECTION 37, TOWNSHIP 41 SOUTH, RANGE 41 EAST, IS ASSIGNED TO BEAR 6.62°22'00"W, AND ALL MEASUREMENTS SHOWN HEREON ARE RELATED THEREIN.
2. TITLE INFORMATION WAS FURNISHED BY JEFFREY S. LITTLE, Esq. OF LITTLE & LITTLE, 300 NORTH FEDERAL HIGHWAY, DEER BEACH, FLORIDA, 33442.
3. ALL AREAS WITHIN OF APARTMENT UNITS ARE COMMON ELEMENTS, UNLESS DESIGNATED AS LIMITED COMMON ELEMENTS, AND ARE TO BE UTILIZED AS SPECIFIED IN THE DECLARATION OF CONDOMINIUM FOR THE BEACHCOMBER, 5 CONDOMINIUM.
4. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN UNDERTAKEN BY THIS OFFICE.

RECORDED'S MEMO: Legibility of Writing, Typing or Printing is the responsibility of the document when received.

- LEGEND**
- INDICATES COVERED PARKING SPACES (GARAGES) AND AREA OF LIMITED COMMON ELEMENT WITH ASSIGNED DESIGNATION.
 - INDICATES LIMITED COMMON ELEMENT AREA.
 - INDICATES OPEN PARKING SPACE WITH ASSIGNED DESIGNATION. TYPICAL SIZE = 14'4" WIDE & 20'4" DEEP.
 - INDICATES UNIT DESIGNATION. INITIAL LETTER BEING ROOM LETTER, NEXT FIGURE BEING UNIT NUMBER. (E.g., 2 ARE UNITS ON 1st FLOOR; S, 4 ARE UNITS ON THE 2nd FLOOR).
 - INDICATES BUILDING DESIGNATION.



FLORIDA SURVEYING & MAPPING, INC.
REGISTERED LAND SURVEYOR

PROJECT	THE BEACHCOMBER A CONDOMINIUM
DATE	5-27-97
SCALE	AS SHOWN

ORB 5597 Pg 720

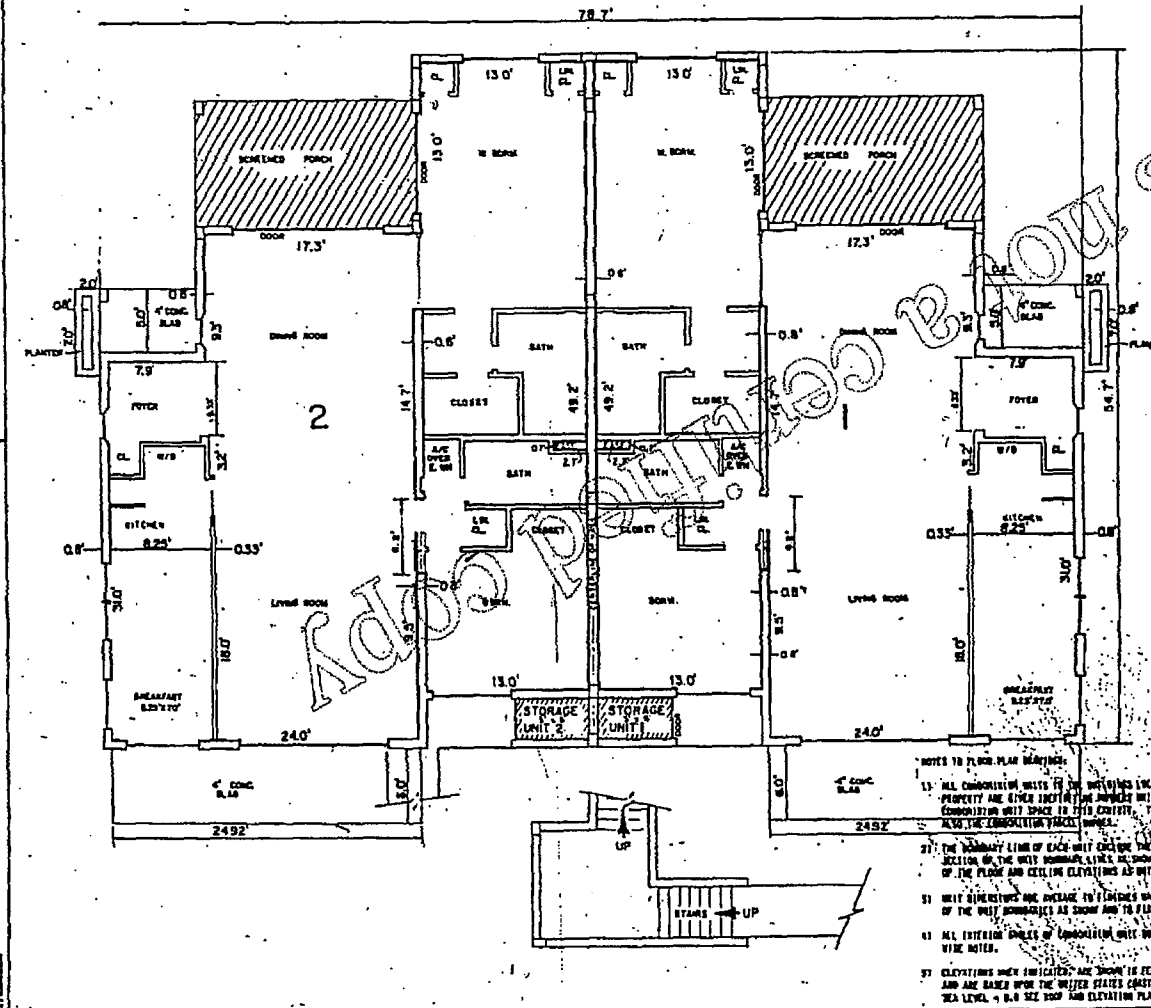
TYPICAL
PLAN OF 1ST FLOOR
FOR BUILDINGS G, I, N

CONCORDE
MODEL

SHEET 14 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE 5

THE BEACHCOMBER

A CONDOMINIUM
EXHIBIT 3-2
FLOOR PLAN



UNIT NUMBER	UNIT AREA
UNIT 2	24.00
UNIT 3	24.00
UNIT 4	24.00



LEGEND

- CONDOMINIUM UNIT NUMBER
- AREA OF LIMITED COMMON ELEMENT
- BOUNDARY OF CONDOMINIUM UNIT AND DIMENSIONS (DIMENSIONS IN FEET AND TENTHS OF THE FOOT THEREOF)

EXCLUSIVE FACILITIES
THE COMMON ELEMENTS AS SHOWN ON SHEETS 3 THROUGH 5 EXCLUSIVE ARE AS FOLLOWS:

- CONDO'S LEADING TO ENTRYWAYS
- STAIRWAYS
- ALL OPEN SPACES, UNLESS OTHERWISE NOTED
- SEE CONSTRUCTION CONVENIENCE FOR
- TELEPHONE & CABLE TERMINAL
- WATER HOSE
- ACCESS ELEMENTS (ENTR.) FOR ELEVATORS, ETC.

REVISIONS: REFER TO PREVIOUS JOB NO. 184-181, APRIL, 1985 (SEE DATE)

DATE	DESCRIPTION
JULY 1984	ISSUE FOR PERMIT
JULY 1984	ISSUE FOR PERMIT
JULY 1984	ISSUE FOR PERMIT

- NOTES TO FLOOR PLAN READINGS:
- ALL CONDOMINIUM UNITS TO THE UNITS LOCATED IN THE CONDOMINIUM PROPERTY ARE DIVIDED INTO UNITS WHICH ARE DELINEATED BY EACH CONDOMINIUM UNIT SPACE IN THIS EXHIBIT, THE CONDOMINIUM UNIT SPACE IS ALSO THE CONDOMINIUM UNIT NUMBER.
 - THE BOUNDARY LINE OF EACH UNIT IS SHOWN BY A DOTTED LINE, THE BOUNDARY LINE OF THE UNIT IS SHOWN BY THE HORIZONTAL PLANE OF THE FLOOR AND CEILING ELEVATIONS AS NOTED.
 - UNIT DIMENSIONS ARE SHOWN TO FINISH WALLS TO THE VERTICAL PROJECTION OF THE UNIT BOUNDARIES AS SHOWN AND TO FINISH FLOOR AND CEILING.
 - ALL EXTERIOR DIMENSIONS OF CONDOMINIUM UNIT BOUNDARIES ARE SHOWN UNLESS OTHERWISE NOTED.
 - ELEVATIONS UNLESS INDICATED ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE BASED UPON THE UNITED STATES COAST AND GEODETIC SURVEY DATUM, MEAN SEA LEVEL + 0.0 FEET AND ELEVATION PLANS FOR FINISHED CEILING AND FLOOR ELEVATIONS.

122 5d 7655 880

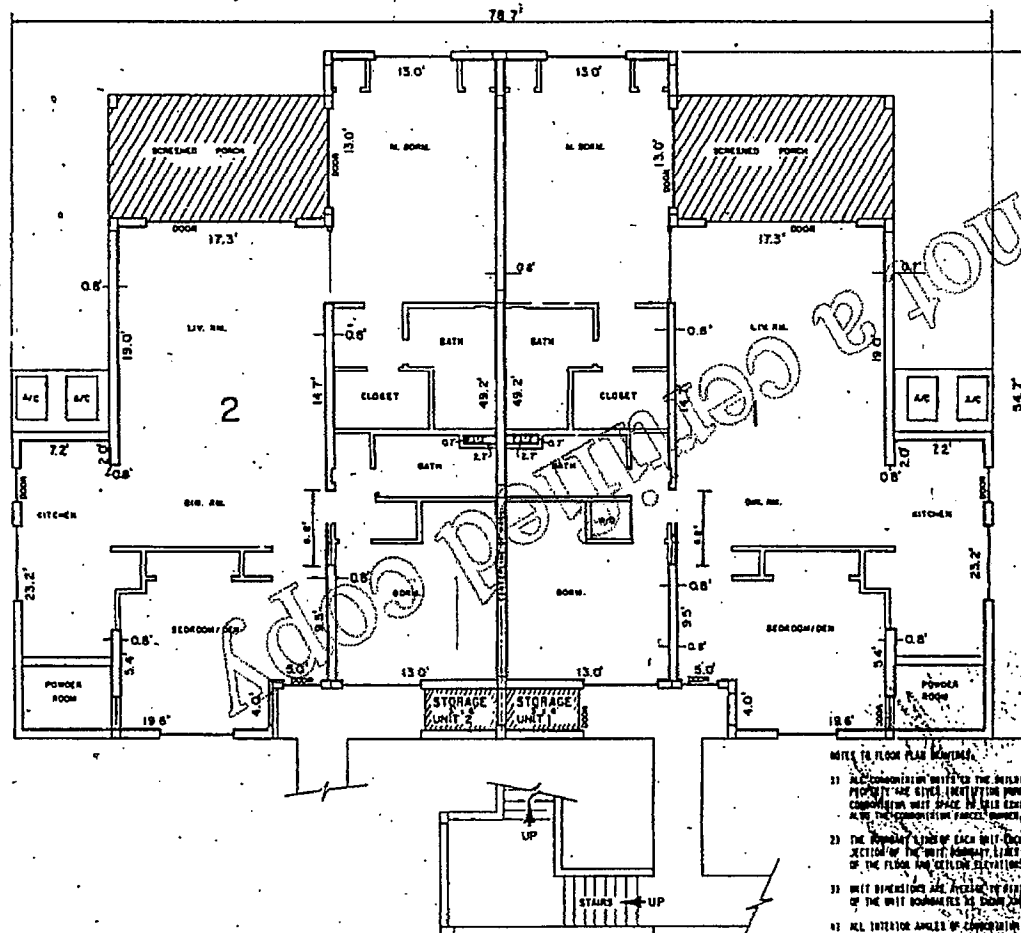
TYPICAL
PLAN OF 1ST FLOOR
FOR BUILDINGS D, E, F, H, J, K

SHEET 14 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE

THE BEACHCOMBER.

A CONDOMINIUM

EXHIBIT 3-2
FLOOR PLAN



ELEVATIONS:
FIN. FL. 25.10
FIN. FL. 25.10



- LEGEND**
- CONDOMINIUM UNIT NUMBER
 - AREA OF LIMITED COMMON ELEMENT
 - BOUNDARY OF CONDOMINIUM UNIT AND DIMENSIONS (DIMENSIONS IN FEET AND TENTHS OF THE FOOT THEREOF)

- NOTES TO FLOOR PLAN DRAWING:
- 1) ALL CONDOMINIUM UNITS FOR THE BUILDING LOCATED ON THE CONDOMINIUM PROPERTY ARE SITES LOCATING PORTALS WHICH ARE INDICATED WITHIN EACH CONDOMINIUM UNIT SPACE IN THIS EXHIBIT. THE CONDOMINIUM UNIT NUMBER IS ALSO THE CONDOMINIUM PARCEL NUMBER.
 - 2) THE PROPERTY LINES OF EACH UNIT OCCUPY THE SPACE BOUND BY A VERTICAL PROJECTION OF THE UNIT BOUNDARY LINES AS SHOWN AND BY THE HORIZONTAL PLANS OF THE FLOOR AND CEILING ELEVATIONS AS NOTED.
 - 3) UNIT DIMENSIONS ARE GIVEN IN FINISHED HALLS, FOR THE VERTICAL PROJECTION OF THE UNIT BOUNDARIES AS SHOWN IN FINISHED FLOOR AND CEILING.
 - 4) ALL INTERIOR ANGLES OF CONDOMINIUM UNIT BOUNDARIES ARE 90° UNLESS OTHERWISE NOTED.
 - 5) ELEVATIONS WHEN INDICATED, ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE BASED UPON THE UNITED STATES COAST AND GEODETIC SURVEY DATUM, MEAN SEA LEVEL + 2.8 SEE ROOF AND ELEVATION PLANS FOR FINISHED CEILING AND FLOOR ELEVATIONS.

- EXERCISE FACILITIES
- THE COMMON ELEMENTS AS SHOWN IN SHEETS 1 THROUGH 14 (EXCLUSIVE ARE AS FOLLOWS):
- BALCONIES LEADING TO INDIVIDUAL UNITS
 - STAIRWAYS
 - ALL OPEN SPACES, UNLESS OTHERWISE NOTED
 - AIR CONDITIONING CONDENSER PANS
 - TELEPHONE & CABLE TERMINALS
 - METER BOX
 - ACCESS EQUIPMENT (ELEV.) FOR PLUMBING, ETC.

FLORIDA SURVEYING & MAPPING, INC.	
REGISTERED LAND SURVEYORS	
1115 SOUTH PALM BLVD. SUITE 1000	
DATE	BY
10/1/84	...
THE BEACHCOMBER PHASE	
1ST FLOOR	194-165A
A CONDOMINIUM	20-212-14-07

TYPICAL
PLAN OF 2ND FLOOR
FOR BUILDINGS D, E, F, G, H, I, J, K, N.

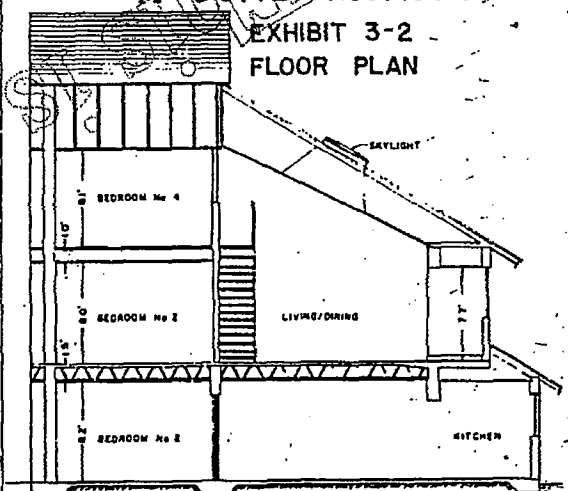
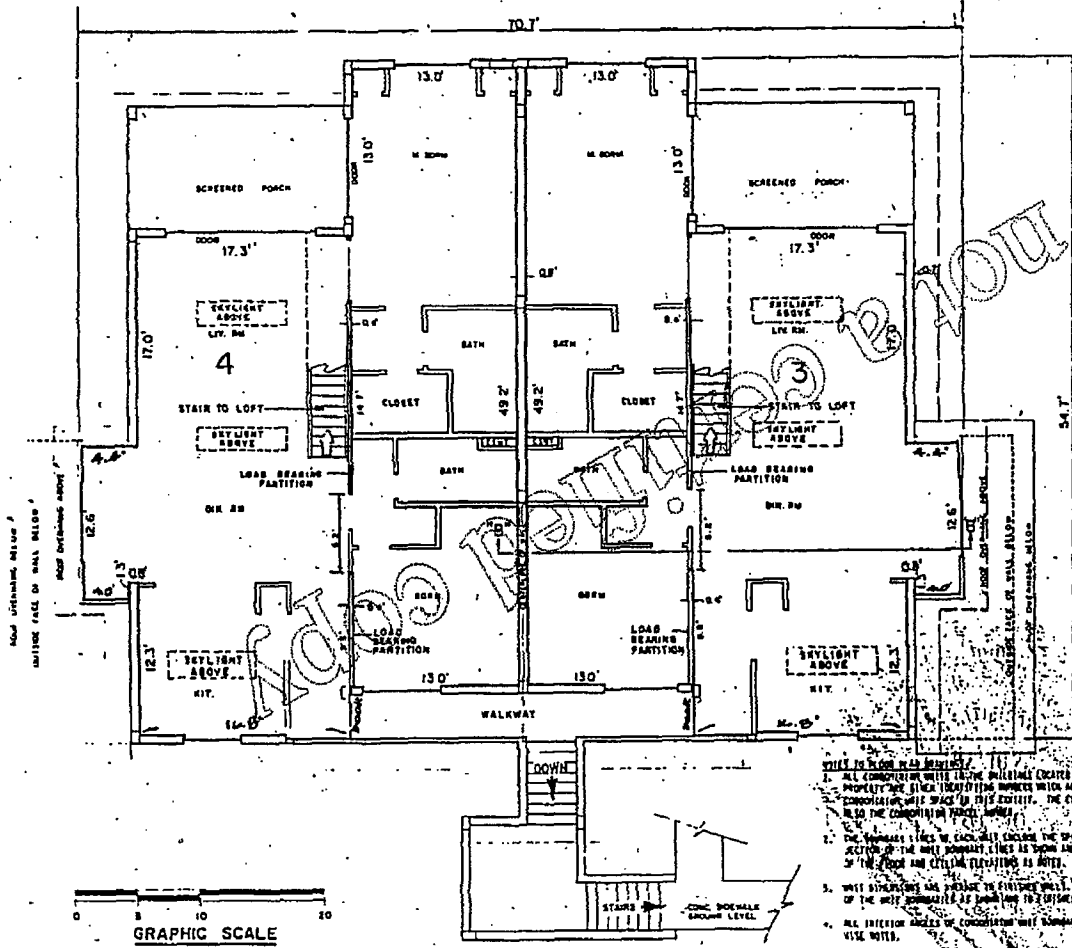
DIMENSIONS:

NO.	FLANK	NO. OF	NO. OF
1"	2"	3"	4"
25.74	42.37	34.74	36.77
26.87	36.77	29.61	36.61

SHEET 15 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE

THE BEACHCOMBER.
A CONDOMINIUM

EXHIBIT 3-2
FLOOR PLAN



SECTION "B-B"

LEGEND

- CONDOMINIUM UNIT NUMBER
- AREA OF LIMITED COMMON ELEMENT
- 49'-1" BOUNDARY OF CONDOMINIUM UNIT AND DIMENSIONS (DIMENSIONS IN FEET AND TENTHS OF THE FOOT THEREOF)

CONDO FACILITIES

THE COMMON FACILITIES AS SHOWN IN SHEETS 5 THROUGH 22 INCLUSIVE ARE AS FOLLOWS:

- WALKWAYS LEADING TO INDIVIDUAL UNITS
- STAIRWAYS
- ALL OPEN SPACES, UNLESS OTHERWISE NOTED
- AIR CONDITIONING CONDENSER PANS
- TELEPHONE & CABLE TERALES
- WATER HOSE
- RECESS CASHEMOUNT RECEPT FOR PLUMBING, ETC.

1. ALL CONDOMINIUM UNITS (UNLESS OTHERWISE NOTED) ARE TO BE CREATED ON THE CONDOMINIUM PROPERTY AND SHOWN WITHIN THE BOUNDARIES OF EACH CONDOMINIUM UNIT. THE CONDOMINIUM UNIT NUMBER IS TO BE SHOWN WITHIN EACH UNIT.
2. THE BOUNDARIES OF EACH UNIT SHALL BE DETERMINED BY A VERTICAL PROJECTION OF THE UNIT BOUNDARY LINES AS SHOWN AND BY THE HORIZONTAL PLANES OF THE FLOOR AND CEILING ELEVATIONS AS NOTED.
3. UNITS SHOWN WITHIN THIS PLAN SHALL BE CONSIDERED TO BE THE VERTICAL PROJECTION OF THE UNIT BOUNDARIES AS SHOWN TO THE FLOOR AND CEILING.
4. ALL INTERIOR ANGLES OF CONDOMINIUM UNITS SHOWN ARE 90° UNLESS OTHERWISE NOTED.
5. ELEVATIONS WHEN INDICATED, ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE BASED UPON THE UNITED STATES COAST AND GEODETIC SURVEY DATUM, MEAN SEA LEVEL = 2.0 FEET HIGH AND ELEVATION PLANS FOR FINISHED CEILING AND FLOOR ELEVATION.



FLORIDA SURVEYING & MAPPING, INC.
REGISTERED LAND SURVEYORS
1549 S.W. 15th Avenue, Ft. Lauderdale, Florida 33304
THE BEACHCOMBER BUILDING, 1549-1554 S.W. 15th Avenue, Ft. Lauderdale, Florida 33304
A CONDOMINIUM 2nd FLOOR PLAN

PLAN OF 3RD. FLOOR OR LOFT FOR BUILDINGS G,H,I,N

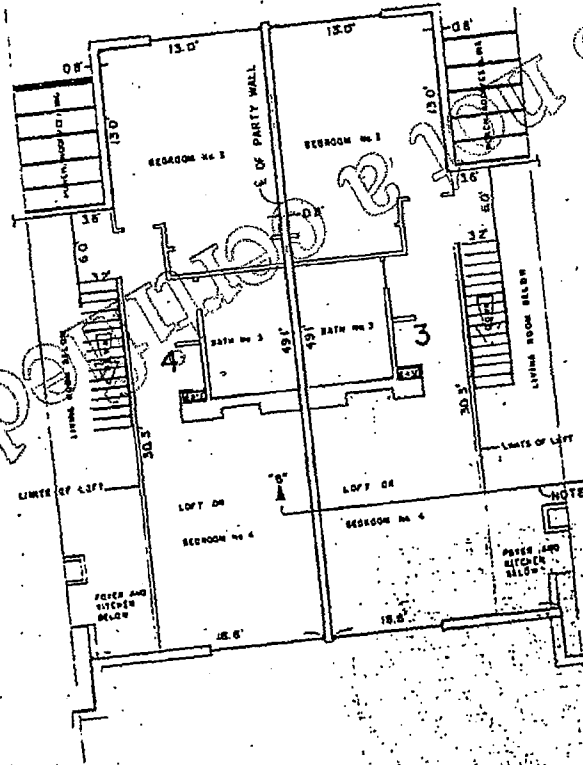
SHEET 18 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE

THE BEACHCOMBER, A CONDOMINIUM

EXHIBIT 3-2
FLOOR PLAN

FINISHED FLOOR ELEVATIONS

GRID	FINISH FLOOR	FINISH CEILING
0	54.74	54.97
G	52.97	53.07
H	52.54	52.81
N	50.74	50.74



- NOTES TO FLOOR PLAN DRAWINGS:
- 1) ALL CONDOMINIUM UNITS ON THE BUILDINGS LOCATED ON THE CONDOMINIUM PROPERTY ARE GIVEN IDENTIFYING NUMBERS WHICH ARE DELINEATED WITHIN EACH CONDOMINIUM UNIT SPACE IN THIS EXHIBIT. THE CONDOMINIUM UNIT NUMBER IS ALSO THE CONDOMINIUM PARCEL NUMBER.
 - 2) THE BOUNDARY LINES OF EACH UNIT ENCLOSE THE SPACE BOUND BY A VERTICAL PROJECTION OF THE UNIT BOUNDARY LINES AS SHOWN AND BY THE HORIZONTAL PLACES OF THE FLOOR AND CEILING ELEVATIONS AS NOTED.
 - 3) UNIT DIMENSIONS ARE AVERAGE TO PERFORMANCES. TO THE VERTICAL PROJECTION OF THE UNIT BOUNDARIES AS SHOWN AND TO FINISHED FLOOR AND CEILING.
 - 4) ALL INTERIOR ANGLES OF CONDOMINIUM UNIT BOUNDARIES ARE 90° UNLESS OTHERWISE NOTED.
 - 5) ELEVATIONS WHEN INDICATED, ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE BASED UPON THE UNITED STATES COAST AND GEODETIC SURVEY DATUM, MEAN SEA LEVEL = 2.3.

EXCLUSIVE FACILITIES
THE COMMON ELEMENTS AS SHOWN IN SHEETS 5 THROUGH 7 INCLUSIVE ARE AS FOLLOWS:

- STAIRWAYS LEADING TO ELEVATOR WELLS
- STAIRWAYS
- ALL OPEN SPACES, UNLESS OTHERWISE NOTED
- AIR CONDITIONING CONDENSATE PIP
- TELEPHONE & CABLE TERMINAL
- WELLS
- ACCESS EASEMENT LEGS, FOR PLUMBING, ETC.



LEGEND:

- CONDOMINIUM UNIT NUMBER
- AREA OF LIMITED COMMON ELEMENT
- BOUNDARY OF CONDOMINIUM UNIT AND DIMENSIONS (DIMENSIONS IN FEET AND TENTHS OF THE FOOT THEREOF)

FLORIDA SURVEYING & MAPPING, INC.	
REGISTERED PROFESSIONAL SURVEYOR	
1111 N. W. 11th Avenue, Suite 1000	
MIAMI, FLORIDA 33136	
PROJECT:	THE BEACHCOMBER BLDG
DATE:	12/18/17
DRAWN BY:	LB4
CHECKED BY:	LOFT

088 5597 PA