

EXHIBIT 1

B#312 P1939
SHEET 2 TO THE DECLARATION

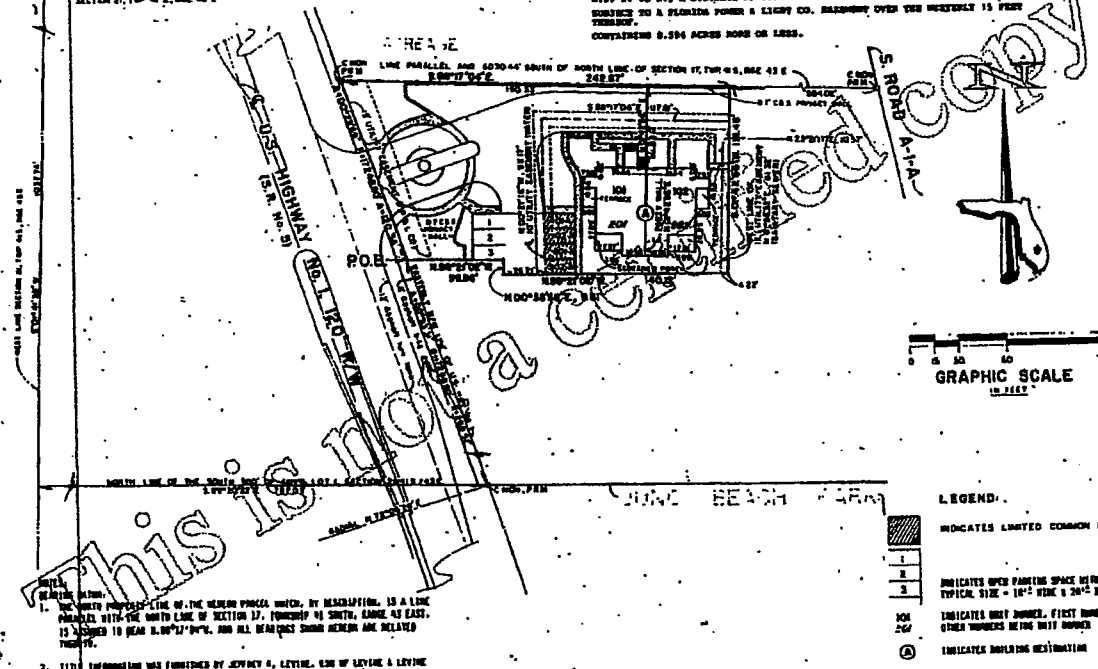
OF CONDOMINIUM OF
PHASE I
THE BEACHCOMBER.
A CONDOMINIUM

EXHIBIT 3-1
PLOT PLAN

DESCRIPTION:

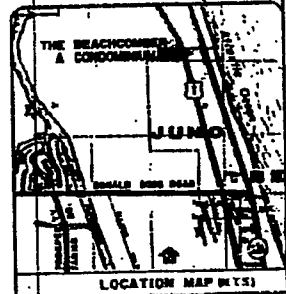
A PARCEL OF LAND LIVING IN GOVERNMENT LOT 1, IN SECTION 31, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31, THENCE S.81°01'35"W., ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 1837.14 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE NORTH 200 FEET OF SAID GOVERNMENT LOT 1; THENCE S.49°30'21"W., ALONG SAID NORTH LINE, A DISTANCE OF 187.97 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY CORNER OF THE LINE OF THE 100' WIDE, 3 AS SHOWN ON ROAD PLAT BOOK 2 ON PAGE 104 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID SOUTHWESTERLY CORNER OF SAID LINE BEING 40 FEET FROM THE CENTER LINE OF SAID ROAD; THENCE S.77°04'28"W., FROM SAID POINT OF INTERSECTION, THENCE SOUTHWESTERLY ALONG THE LINE OF SAID CURVE AND SOUTHWESTERLY ALONG THE LINE OF SAID CURVE, A CORNER ANGLE OF 90°21'11", A DISTANCE OF 246.52 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE LINE OF SAID CURVE, A CORNER ANGLE OF 90°21'11", A DISTANCE OF 120.14 FEET TO THE INTERSECTION WITH A LINE PARALLEL TO AND 43.84 FEET FROM THE NORTH LINE OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 43 EAST; THENCE S.81°01'35"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 282.87 FEET; THENCE S.01°02'54"W., A DISTANCE OF 120.40 FEET; THENCE S.07°31'47"W., A DISTANCE OF 168.11 FEET; THENCE S.49°30'21"W., A DISTANCE OF 1.61 FEET; THENCE S.19°21'02"W., A DISTANCE OF 59.84 FEET TO THE POINT OF BEGINNING.
SUBJECT TO A FLORIDA POWER & LIGHT CO. EASEMENT OVER THE WESTERLY 15 FEET THEREOF.
CONTAINING 0.594 ACRES MORE OR LESS.

POC
THE SOUTHWEST CORNER OF
SECTION 31, TWP. 41 S., R. 43 E. AS 1



- LEGEND:**
- INDICATES LIMITED COMMON ELEMENT AREA
 - INDICATES OPEN PARKING SPACE WITH NUMBER INDICATING TYPICAL SIZE - 18'2" WIDE x 24'2" DEEP
 - INDICATES UNIT NUMBER, FIRST NUMBER BEING FLOOR DESIGNATION, OTHER NUMBERS BEING UNIT NUMBER
 - INDICATES IMPLANT DESIGNATION

1. THE NORTH PROPERTY LINE OF THE NEARBY PARCELS WHICH, BY DESCRIPTION, IS A LINE PARALLEL WITH THE NORTH LINE OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 43 EAST, IS CORRECTED TO BEAR S.00°21'04"W., AND ALL NEARBY SHOWN HEREON ARE RELATED THEREBY.
2. TITLE INFORMATION WAS FURNISHED BY JENNIFER A. LEVINE, Esq. OF LEVINE & LEVINE 500 NORTH FEDERAL AVENUE, DEER BEACH, FLORIDA 33442.
3. ALL AREAS OUTSIDE OF APARTMENT UNITS ARE COMMON ELEMENTS, UNLESS DESIGNATED AS LIMITED COMMON ELEMENTS, AND ARE TO BE DESIGNATED 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.



APPROVED: _____
DATE: 7/30/84

FLORIDA SURVEYORS & LANDSCAPE ARCHITECTS BOARD
REGISTRATION NO. 104
DATE: 7/30/84
PROJECT: THE BEACHCOMBER A CONDOMINIUM PLOT PLAN 84-165-1-1 SHEET 2 OF 3

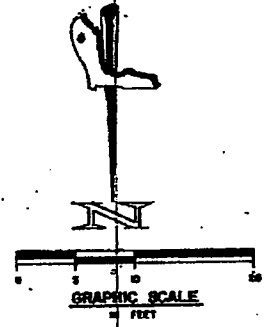
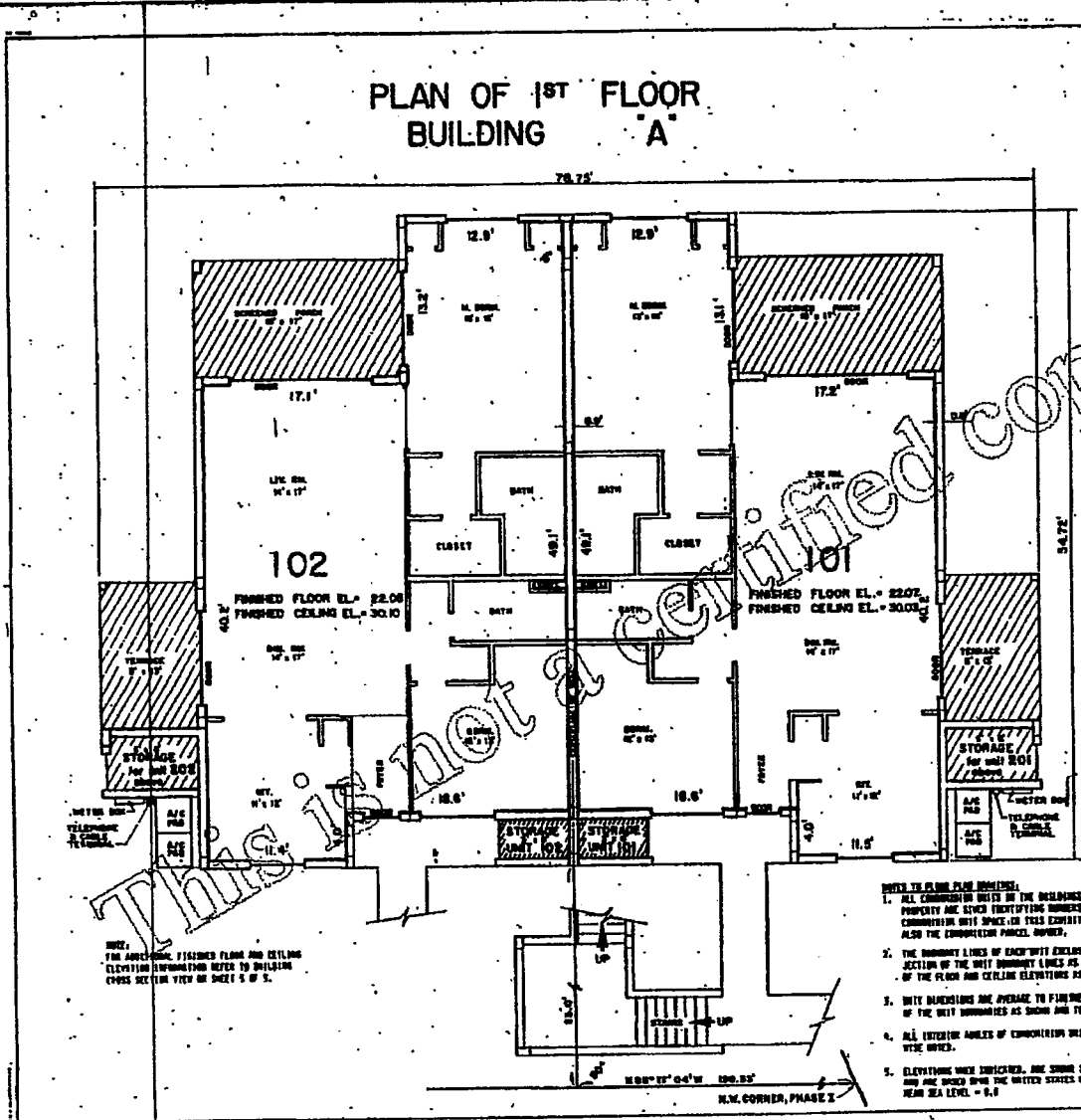
PLAN OF 1ST FLOOR
BUILDING A

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)

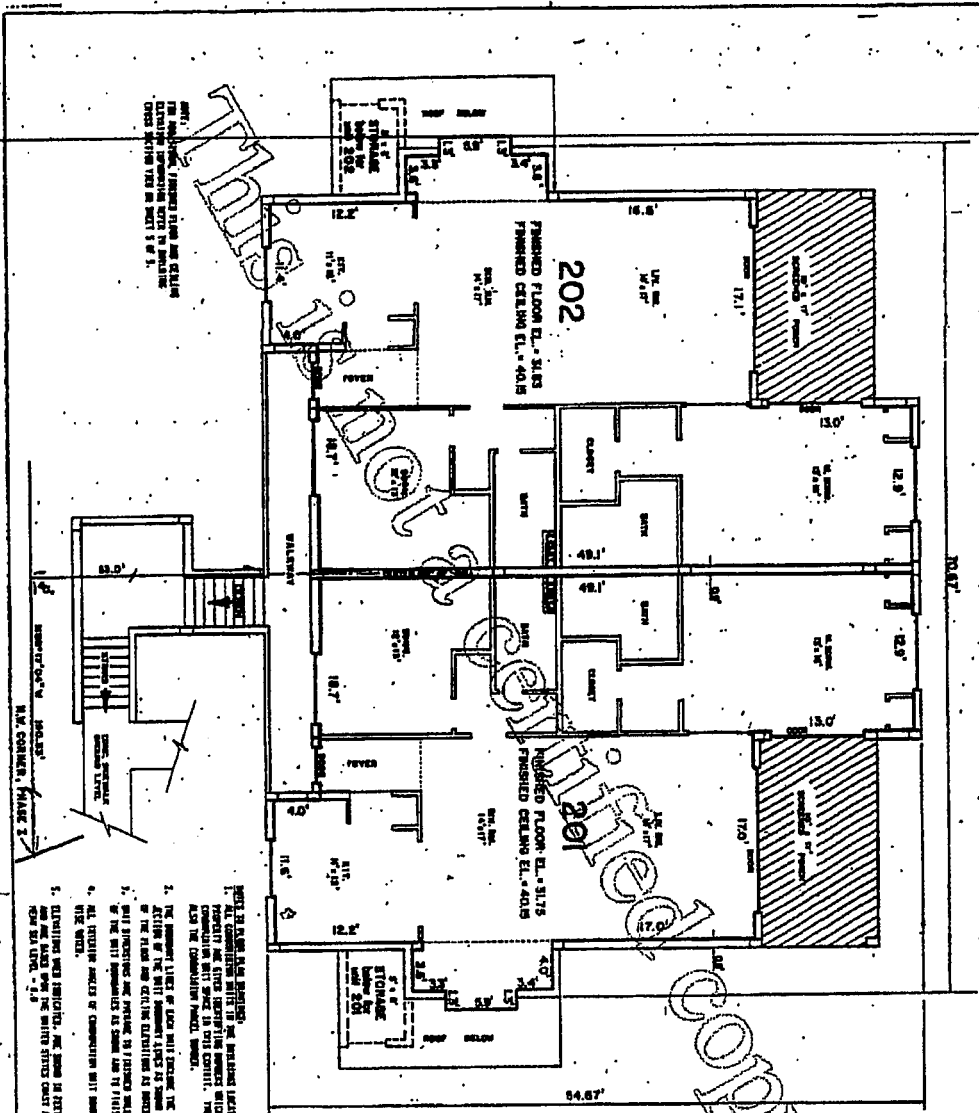
- EXCLUDE FACILITIES:**
THE COMMON ELEMENTS AS SHOWN IN SHEETS 3 THROUGH 4 INCLUDE ARE AS FOLLOWS:
- STAIRWAYS
 - ALL OPEN SPACES, UNLESS OTHERWISE NOTED
 - ALL EXTERIOR CORRIDORS AND
 - TELEPHONE & CABLE TRENCHES
 - WATER MAIN
 - ACCESS EXCEPT AS NOTED FOR PLUMBING, ETC.

- NOTES TO FLOOR PLAN DRAWINGS:**
1. ALL CONDOMINIUM UNITS OF THE BUILDINGS LOCATED ON THE CONDOMINIUM PROPERTY ARE EACH IDENTIFIED NUMERICALLY AND DELINEATED WITHIN EACH CONDOMINIUM UNIT SPACE ON 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 EXTERIOR ANGLES OF CONDOMINIUM UNIT BOUNDARIES ARE 90° UNLESS OTHERWISE NOTED.
 5. ELEVATIONS WHEN INDICATED, ARE SHOWN IN FEET AND DECIMAL PORTS THEREOF, AND ARE BASED UPON THE UNITED STATES COAST AND GEODETIC SURVEY DATUM, MEAN SEA LEVEL = 0.0

NOTE: FOR AVERAGE FINISHED FLOOR AND CEILING ELEVATION INFORMATION REFER TO BUILDING CROSS SECTION VIEW OF SHEET S OF S.

PLANNING, ARCHITECTURE & ENGINEERING, INC.	
REGISTERED PROFESSIONAL ARCHITECTS	
DATE:	
SCALE:	
PROJECT:	THE BEACHCOMBER (SHEET 3 OF 4) PHASE I CONDOMINIUM FLOOR PLAN

PLAN OF 2ND FLOOR
BUILDING "A"



B0312 P1941
SHEET 4 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE I
THE BEACHCOMBER.
A CONDOMINIUM

EXHIBIT 3-1
FLOOR PLAN



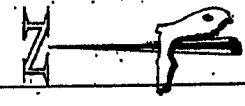
LEGEND

- 201 CONDOMINIUM UNIT NUMBER
- AREA OF UNITS COMMON ELEMENTS
- 201 CONDOMINIUM UNIT NUMBER
- AREA OF UNITS COMMON ELEMENTS
- 201 CONDOMINIUM UNIT NUMBER
- AREA OF UNITS COMMON ELEMENTS

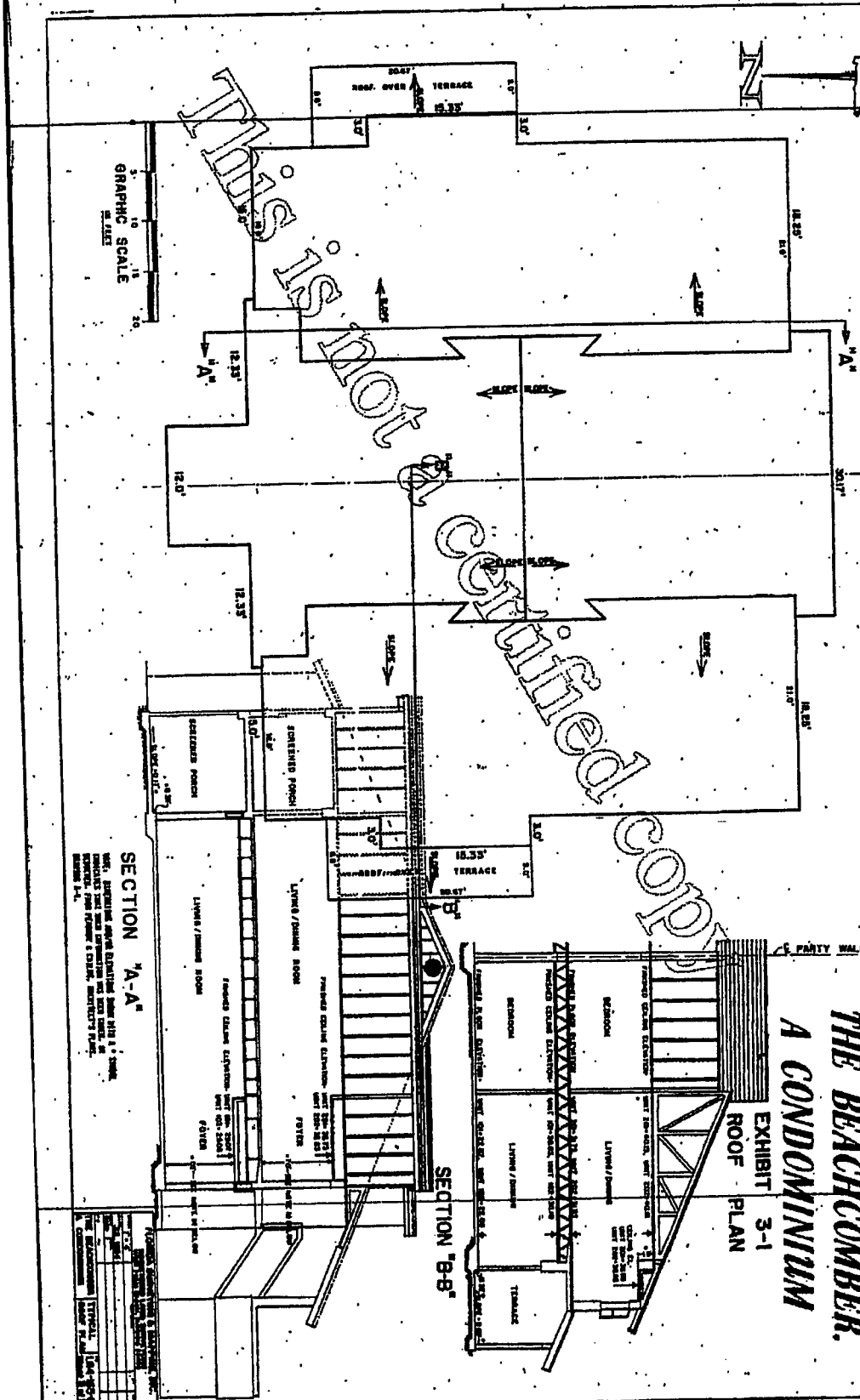
1. THE REPORT LISTED IN EACH UNIT SHOWS THE SPECIFIC ROOMS OF A UNIT AND THE AREA OF THE UNIT COMMON ELEMENTS AS SHOWN ON THE UNIT FLOOR PLAN AND THE UNIT COMMON ELEMENTS AS SHOWN ON THE UNIT COMMON ELEMENTS FLOOR PLAN.
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5. THE REPORT LISTED IN EACH UNIT SHOWS THE SPECIFIC ROOMS OF A UNIT AND THE AREA OF THE UNIT COMMON ELEMENTS AS SHOWN ON THE UNIT FLOOR PLAN AND THE UNIT COMMON ELEMENTS AS SHOWN ON THE UNIT COMMON ELEMENTS FLOOR PLAN.

NO.	REVISION	DATE	BY
1	ISSUED FOR PERMIT	10-1-83	...
2
3
4
5

This is not a certified copy



BUILDING "A" TYPICAL ROOF PLAN



GRAPHIC SCALE
1" = 10'-0"

SECTION "A-A"
SEE ARCHITECTURAL DRAWING FOR ELEVATION AND SECTION "A-A" FOR FINISHES AND MATERIALS.

SECTION "B-B"
SEE ARCHITECTURAL DRAWING FOR ELEVATION AND SECTION "B-B" FOR FINISHES AND MATERIALS.

THE BEACHCOMBER. A CONDOMINIUM EXHIBIT 3-1 ROOF PLAN

SHEET 5 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE I

B# 312 P 1912

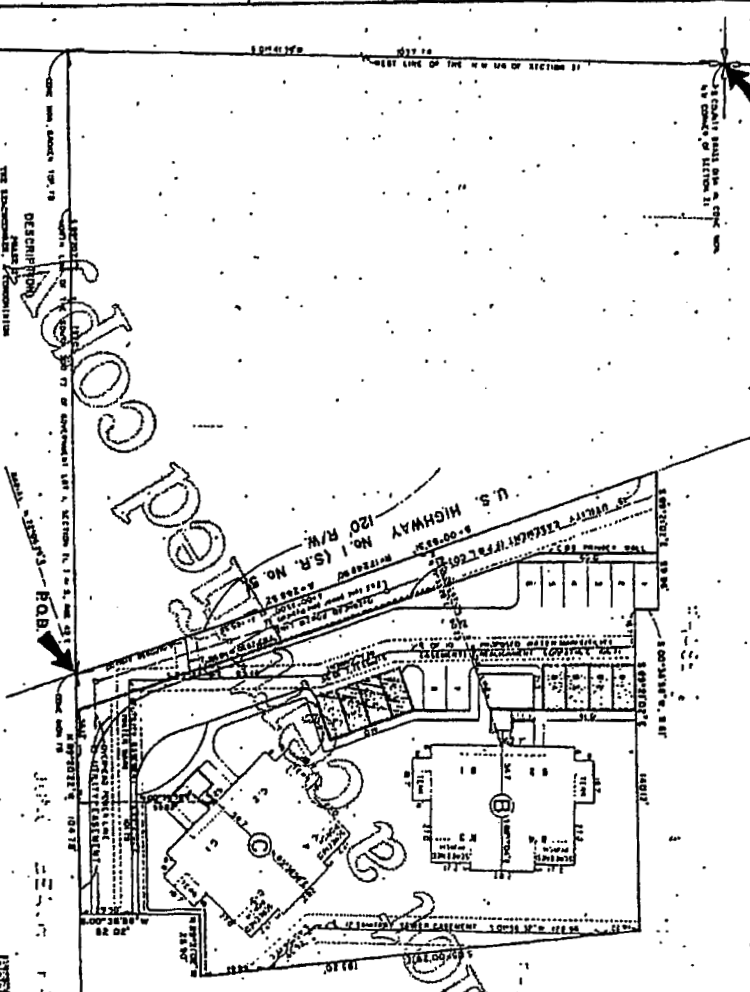
DATE	11/11/01
BY	ARCHITECT
PROJECT	THE BEACHCOMBER
SHEET NO.	5
TOTAL SHEETS	10

RECORDERS MEMO: Legibly
of Writing, Typing or Printing
unacceptable in this document
When received.

8413 P1831

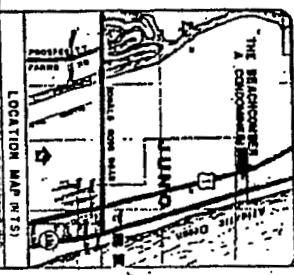
SHEET 2 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE 2

**THE BEACHCOMBER
CONDOMINIUM
EXHIBIT 3-2
PLOT PLAN**



LEGEND:

- 1. EXISTING CONCRETE DRIVEWAY
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- 99. EXISTING CONCRETE DRIVEWAY
- 100. EXISTING CONCRETE DRIVEWAY



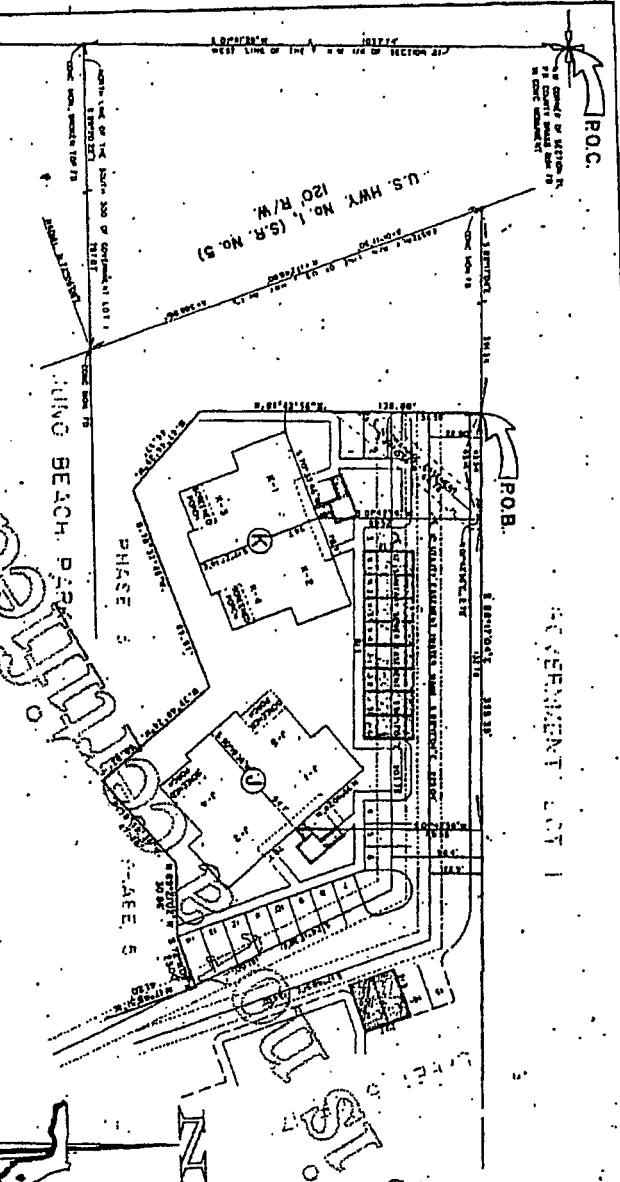
DESCRIPTION OF THE PROPERTY: The property consists of 21 units, 11 units of 1,100 sq. ft. and 10 units of 1,200 sq. ft. The units are arranged in two rows, one row of 11 units and one row of 10 units. The units are separated by a common driveway and a common parking area. The property is bounded by U.S. Highway No. 120 to the north, and various residential streets to the south, east, and west.

THE BEACHCOMBER CONDOMINIUM, PHASE 2, is a new residential development located in the City of San Diego, California. The development consists of 21 units, 11 units of 1,100 sq. ft. and 10 units of 1,200 sq. ft. The units are arranged in two rows, one row of 11 units and one row of 10 units. The units are separated by a common driveway and a common parking area. The property is bounded by U.S. Highway No. 120 to the north, and various residential streets to the south, east, and west.

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RECORDERS MEMO - Liability of Writing, Typing or Printing When received.

DESCRIPTION:
 A portion of Lot 11, Section 31, Township 41 North, Range 21 East, Palm Beach County, Florida, being more particularly described as follows: ...



THE BEACHCOMBER.
A CONDOMINIUM.
EXHIBIT 3-2
PLOT PLAN

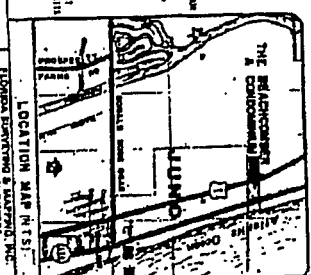
B413 P1833
 SHEET 4 TO THE DECLARATION
 OF CONDOMINIUM OF
 PHASE 4

The Commission hereby certifies that the above described plot plan is in accordance with the Declaration of Condominium of Beachcomber, Inc., a Florida corporation, and that the same is a true and correct copy of the original as filed with the Commission on this 12th day of March, 1964.

1. All units shown on this plot plan are shown in accordance with the Declaration of Condominium of Beachcomber, Inc., a Florida corporation, and that the same is a true and correct copy of the original as filed with the Commission on this 12th day of March, 1964.
2. The Commission hereby certifies that the above described plot plan is in accordance with the Declaration of Condominium of Beachcomber, Inc., a Florida corporation, and that the same is a true and correct copy of the original as filed with the Commission on this 12th day of March, 1964.

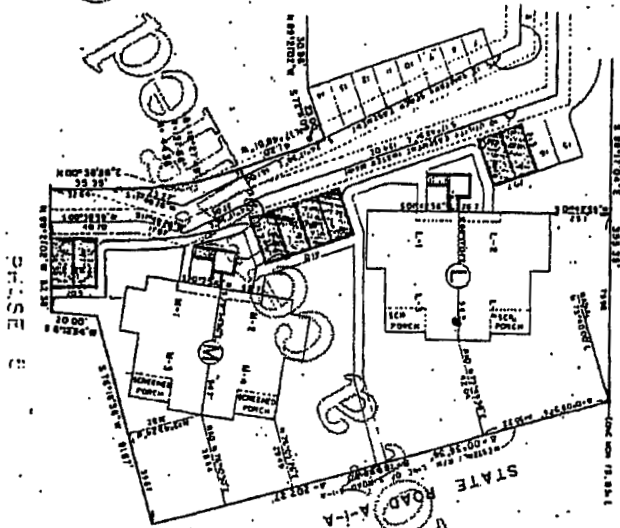


LEGEND
 THICK LINE: PROPERTY BOUNDARY
 THIN LINE: COMMON ELEMENT AREA
 DOTTED LINE: UNDEVELOPED AREA



NOTES:
 1. The Commission of the Condominium of Beachcomber, Inc., a Florida corporation, hereby certifies that the above described plot plan is in accordance with the Declaration of Condominium of Beachcomber, Inc., a Florida corporation, and that the same is a true and correct copy of the original as filed with the Commission on this 12th day of March, 1964.

Copy



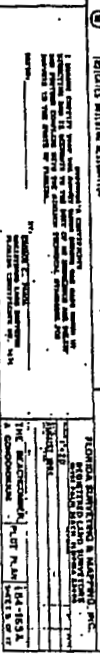
84413 P1834
 SHEET 5 TO THE DECLARATION
 OF CONDOMINIUM OF
 PHASE 4
THE BEACHCOMBER:
A CONDOMINIUM
 EXHIBIT 3-2
 PLOT PLAN



LEGEND

- 1. INDICATES COMMON AREAS SUBJECT TO DEVELOPMENT AND NOT A LIMITED COMMON AREA.
- 2. INDICATES LIMITED COMMON AREAS.
- 3. INDICATES UNIT WALLS AND PARTITION WALLS.
- 4. INDICATES UNIT FLOOR SLABS.
- 5. INDICATES UNIT ROOF SLABS.
- 6. INDICATES UNIT CEILING SLABS.
- 7. INDICATES UNIT FOUNDATION SLABS.
- 8. INDICATES UNIT FOUNDATION WALLS.
- 9. INDICATES UNIT FOUNDATION PILES.
- 10. INDICATES UNIT FOUNDATION BEAMS.
- 11. INDICATES UNIT FOUNDATION BRACES.
- 12. INDICATES UNIT FOUNDATION JOISTS.
- 13. INDICATES UNIT FOUNDATION GIRDERS.
- 14. INDICATES UNIT FOUNDATION TRUSSES.
- 15. INDICATES UNIT FOUNDATION RAFTERS.
- 16. INDICATES UNIT FOUNDATION SHEATHING.
- 17. INDICATES UNIT FOUNDATION INSULATION.
- 18. INDICATES UNIT FOUNDATION VENTILATION.
- 19. INDICATES UNIT FOUNDATION DRAINAGE.
- 20. INDICATES UNIT FOUNDATION ELECTRICAL.
- 21. INDICATES UNIT FOUNDATION PLUMBING.
- 22. INDICATES UNIT FOUNDATION MECHANICAL.
- 23. INDICATES UNIT FOUNDATION HVAC.
- 24. INDICATES UNIT FOUNDATION LIGHTING.
- 25. INDICATES UNIT FOUNDATION SOUNDING.
- 26. INDICATES UNIT FOUNDATION FIRE PROTECTION.
- 27. INDICATES UNIT FOUNDATION SECURITY.
- 28. INDICATES UNIT FOUNDATION ACCESSIBILITY.
- 29. INDICATES UNIT FOUNDATION ENERGY EFFICIENCY.
- 30. INDICATES UNIT FOUNDATION SUSTAINABILITY.

NOTES:
 1. THE CONDOMINIUM PROPERTY IS SHOWN AS BOUND BY THE DECLARATION, ATTACHED TO THIS DECLARATION, AND THE DECLARATION OF PHASE 4, ATTACHED TO THIS DECLARATION.
 2. THE CONDOMINIUM PROPERTY IS SHOWN AS BOUND BY THE DECLARATION, ATTACHED TO THIS DECLARATION, AND THE DECLARATION OF PHASE 4, ATTACHED TO THIS DECLARATION.
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 21. THE CONDOMINIUM PROPERTY IS SHOWN AS BOUND BY THE DECLARATION, ATTACHED TO THIS DECLARATION, AND THE DECLARATION OF PHASE 4, ATTACHED TO THIS DECLARATION.
 22. THE CONDOMINIUM PROPERTY IS SHOWN AS BOUND BY THE DECLARATION, ATTACHED TO THIS DECLARATION, AND THE DECLARATION OF PHASE 4, ATTACHED TO THIS DECLARATION.
 23. THE CONDOMINIUM PROPERTY IS SHOWN AS BOUND BY THE DECLARATION, ATTACHED TO THIS DECLARATION, AND THE DECLARATION OF PHASE 4, ATTACHED TO THIS DECLARATION.
 24. THE CONDOMINIUM PROPERTY IS SHOWN AS BOUND BY THE DECLARATION, ATTACHED TO THIS DECLARATION, AND THE DECLARATION OF PHASE 4, ATTACHED TO THIS DECLARATION.
 25. THE CONDOMINIUM PROPERTY IS SHOWN AS BOUND BY THE DECLARATION, ATTACHED TO THIS DECLARATION, AND THE DECLARATION OF PHASE 4, ATTACHED TO THIS DECLARATION.
 26. THE CONDOMINIUM PROPERTY IS SHOWN AS BOUND BY THE DECLARATION, ATTACHED TO THIS DECLARATION, AND THE DECLARATION OF PHASE 4, ATTACHED TO THIS DECLARATION.
 27. THE CONDOMINIUM PROPERTY IS SHOWN AS BOUND BY THE DECLARATION, ATTACHED TO THIS DECLARATION, AND THE DECLARATION OF PHASE 4, ATTACHED TO THIS DECLARATION.
 28. THE CONDOMINIUM PROPERTY IS SHOWN AS BOUND BY THE DECLARATION, ATTACHED TO THIS DECLARATION, AND THE DECLARATION OF PHASE 4, ATTACHED TO THIS DECLARATION.
 29. THE CONDOMINIUM PROPERTY IS SHOWN AS BOUND BY THE DECLARATION, ATTACHED TO THIS DECLARATION, AND THE DECLARATION OF PHASE 4, ATTACHED TO THIS DECLARATION.
 30. THE CONDOMINIUM PROPERTY IS SHOWN AS BOUND BY THE DECLARATION, ATTACHED TO THIS DECLARATION, AND THE DECLARATION OF PHASE 4, ATTACHED TO THIS DECLARATION.



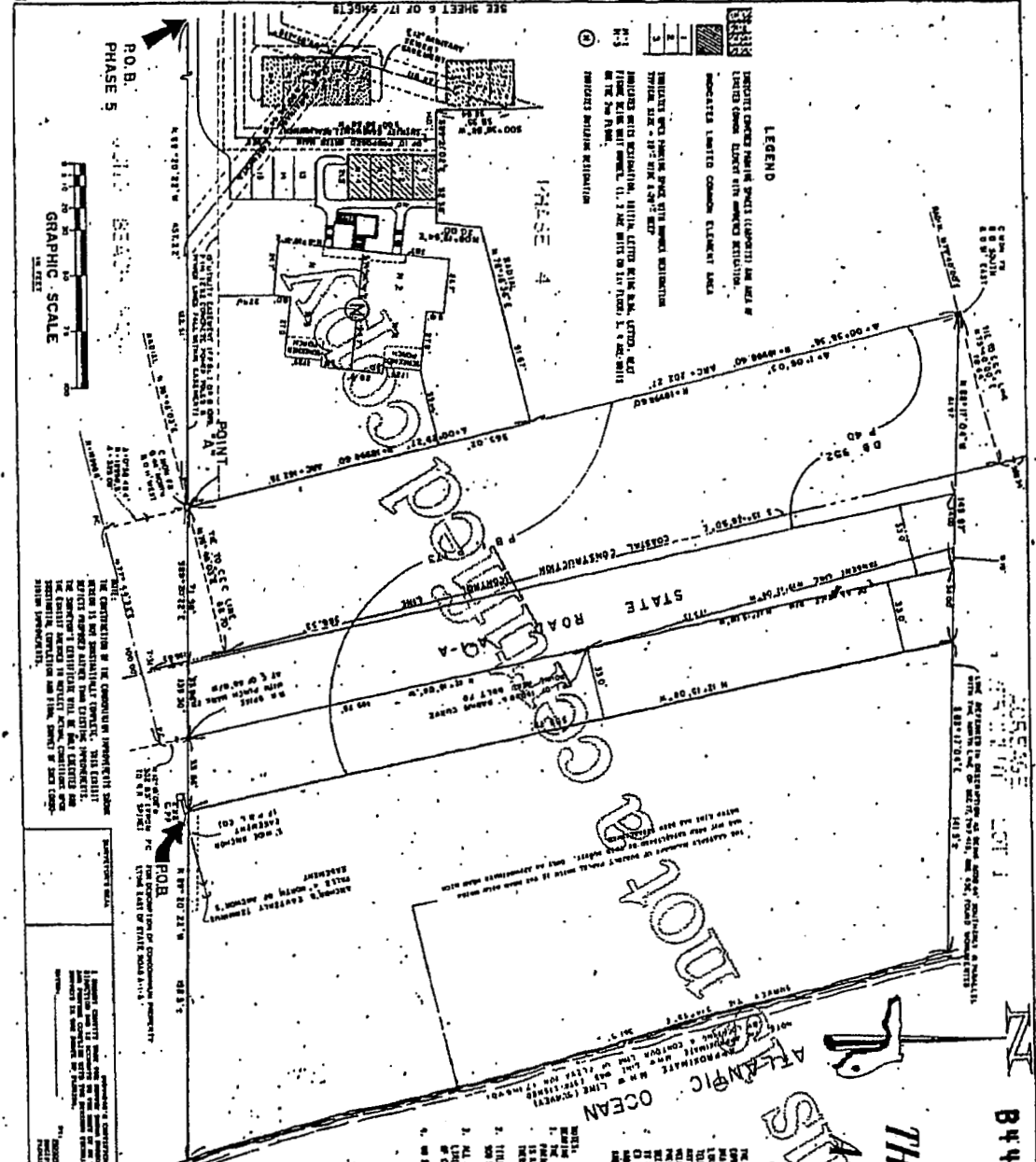
LOCATION MAP (P1833)
 THE BEACHCOMBER
 A CONDOMINIUM
 EXHIBIT 3-2
 PLOT PLAN

B4413 P1836
SHEET 7 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE 5

THE BEACHCOMBER.
ATLANTIC
STOCK CONDOMINIUM-
EXHIBIT 3-2
PLOT PLAN

THE COMMISSIONER HAS REVIEWED THE DECLARATION AND THE CONDOMINIUM PLAN AND HAS FOUND THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE CONDOMINIUM ACT, CHAPTER 46B, AS AMENDED, AND THE DECLARATION AND CONDOMINIUM PLAN ARE VALID AND ENFORCEABLE.

1. THE DECLARATION AND CONDOMINIUM PLAN COMPLY WITH THE REQUIREMENTS OF THE CONDOMINIUM ACT, CHAPTER 46B, AS AMENDED, AND THE DECLARATION AND CONDOMINIUM PLAN ARE VALID AND ENFORCEABLE.
2. THE DECLARATION AND CONDOMINIUM PLAN COMPLY WITH THE REQUIREMENTS OF THE CONDOMINIUM ACT, CHAPTER 46B, AS AMENDED, AND THE DECLARATION AND CONDOMINIUM PLAN ARE VALID AND ENFORCEABLE.
3. ALL RIGHTS AND INTERESTS IN THE CONDOMINIUM ARE RESERVED TO THE DECLARANT AND HIS SUCCESSORS AND ASSIGNS.
4. THE DECLARATION AND CONDOMINIUM PLAN COMPLY WITH THE REQUIREMENTS OF THE CONDOMINIUM ACT, CHAPTER 46B, AS AMENDED, AND THE DECLARATION AND CONDOMINIUM PLAN ARE VALID AND ENFORCEABLE.



LEGEND

1. BUILDING FOOTPRINTS

2. PARKING SPACES

3. DRIVEWAYS

4. LANDSCAPING

5. OTHER

PHASE 5

PHASE 4

R.O.B.

STATE ROAD

ATLANTIC OCEAN

GRAPHIC SCALE

LOCATION MAP

THE BEACHCOMBER

ATLANTIC

STOCK CONDOMINIUM

EXHIBIT 3-2

PLOT PLAN

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

B4413 P1837

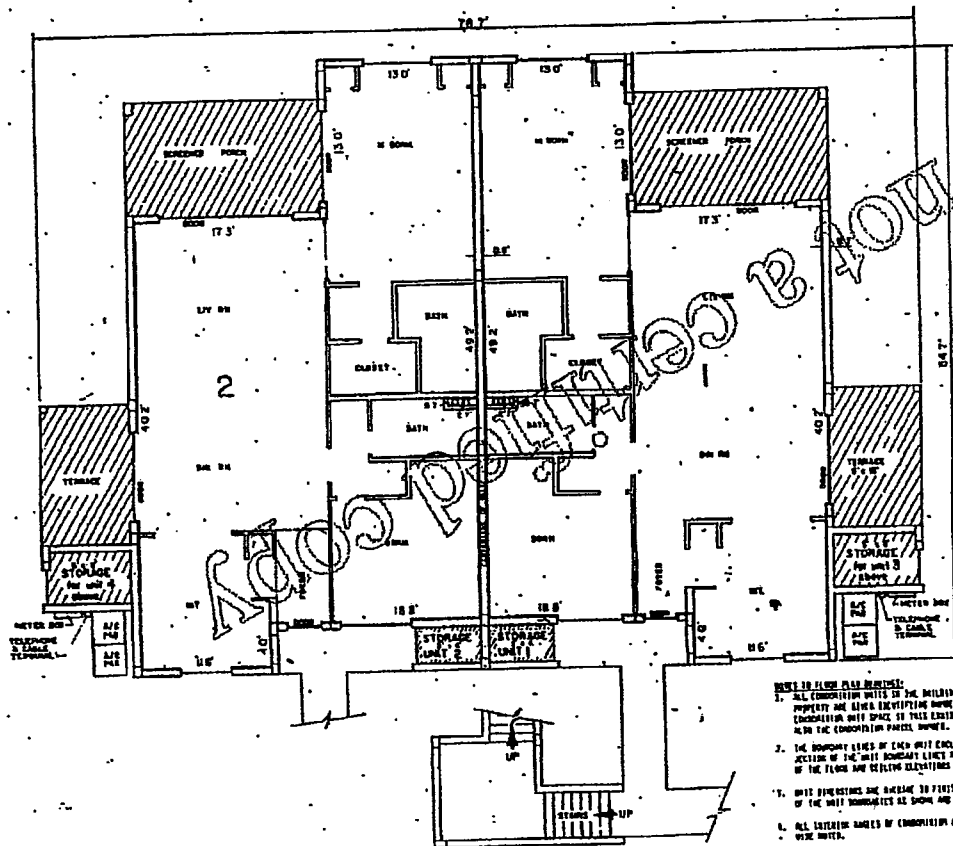
SHEET 8 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE

THE BEACHCOMBER.

A CONDOMINIUM

EXHIBIT 3-2

FLOOR PLAN



LEGEND

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

EXCLUDED FACILITIES:
THE COMMON ELEMENTS AS SHOWN ON SHEETS 1 THROUGH 4 EXCLUDES ARE AS FOLLOWS:
- MULTIPLE BATHING TO EXISTING UNITS
- STAIRWAYS
- ALL OVER SPACES, UNLESS OTHERWISE NOTED
- AIR CONDITIONING CONDENSATE PAN
- RECEPTION & CABLE ROOMS
- METEOR MTS
- ACCESS ELEMENTS (ELEVATORS FOR PLUMBING, ETC.)

- NOTES TO FLOOR PLAN DRAWINGS:
1. ALL CONDOMINIUM UNITS IN THE BUILDINGS LOCATED ON THE CONDOMINIUM PROPERTY ARE SHOWN IDENTIFYING NUMBERS UNITS ARE DELINEATED BETWEEN EACH CONDOMINIUM UNIT SPACE IS THIS EXHIBIT. THE CONDOMINIUM UNIT NUMBER IS ALSO THE CONDOMINIUM PANEL 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 FLOORS AND CEILING ELEVATIONS AS NOTED.
 3. UNIT DIMENSIONS ARE SHOWN TO FINISHED WALLS. TO THE VERTICAL PROJECTION OF THE WALLS INDICATED AS SHOWN AND TO FINISHED FLOOR AND CEILING.
 4. ALL EXTERIOR WALLS BY CONDOMINIUM UNIT BOUNDARIES ARE 2" 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, MEAN SEA LEVEL - 8.4' SEE BODY AND ELEVATION PLANS FOR FINISHED CEILING AND FLOOR ELEVATIONS

PREPARED BY: THE BEACHCOMBER, INC.	
DRAWN BY: [Signature]	
DATE: [Blank]	SCALE: [Blank]
PROJECT NO.: [Blank]	SHEET NO.: [Blank]
THE BEACHCOMBER, INC. 184-185A	
CONDOMINIUM 1ST FLOOR	

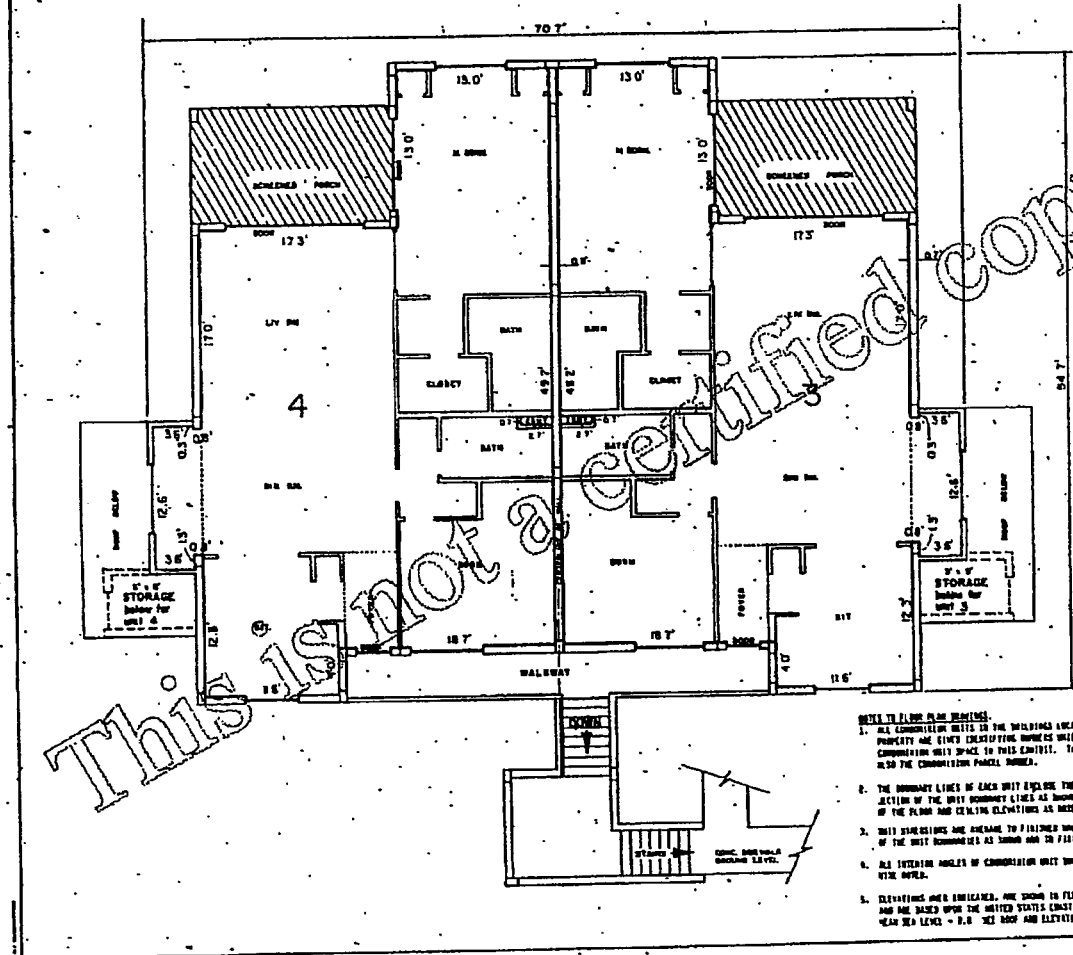
TYPICAL
PLAN OF 2ND FLOOR
FOR BUILDINGS B, C, M

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
- 49.2' 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 8 INCLUDING ARE AS FOLLOWS:
- BALCONIES LEADING TO APARTMENT UNITS
 - STAIRWAYS
 - ALL OPEN SPACES, UNLESS OTHERWISE NOTED
 - ALL EXHIBITING CONCERNEE PAD
 - TELEPHONE & CABLE TERMINAL
 - METER BOX
 - ACCESS EASEMENT (LEADS) FOR PLUMBING, ETC.

- NOTES TO FLOOR PLAN DRAWINGS:**
1. ALL CONDOMINIUM UNITS IN THE BUILDINGS LOCATED ON THE CONDOMINIUM PROPERTY ARE SHOWN DESCRIBING UNITS WHICH ARE RELEASED WITHIN EACH CONDOMINIUM UNIT SPACE IN THIS EXHIBIT. THE CONDOMINIUM UNIT NUMBER IS ALSO THE CONDOMINIUM PANEL NUMBER.
 2. THE BOUNDARY LINES OF EACH UNIT ENCLOSE THE SPACE SHOWN BY A VERTICAL PROJECTION OF THE UNIT BOUNDARY LINES AS SHOWN AND BY THE HORIZONTAL PLANES OF THE FLOOR AND CEILING ELEVATIONS AS SHOWN.
 3. UNIT DIMENSIONS ARE SHOWN TO FINISHED WALLS. TO THE VERTICAL PROJECTION OF THE UNIT BOUNDARY LINES AS SHOWN AND TO FINISHED FLOOR AND CEILING.
 4. ALL EXISTING HOLES IN CONDOMINIUM UNIT BOUNDARIES ARE 3/4" UNLESS OTHERWISE NOTED.
 5. ELEVATIONS ARE 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. SEE ROOF AND ELEVATION PLANS FOR FINISHED CEILING AND FLOOR ELEVATIONS.

FLOORING SUBSTITUTES & REPLACEMENT, INC.			
L.A.M. SURVEYORS			
DATE	BY	REVISION	NOTED

THE BEACHCOMBER BUILDING 154-165A
A CONDOMINIUM 2ND FLOOR SHEET 9 OF 17

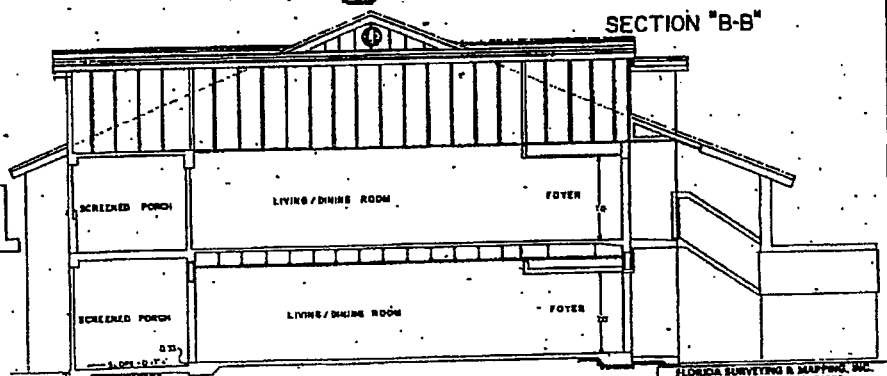
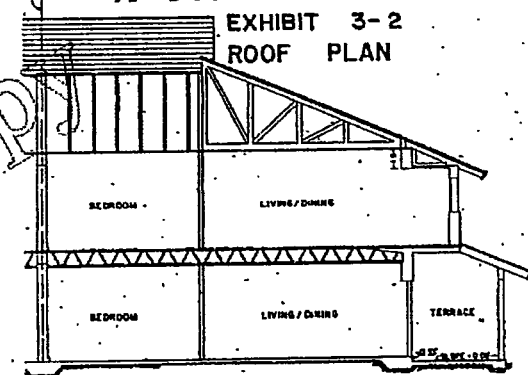
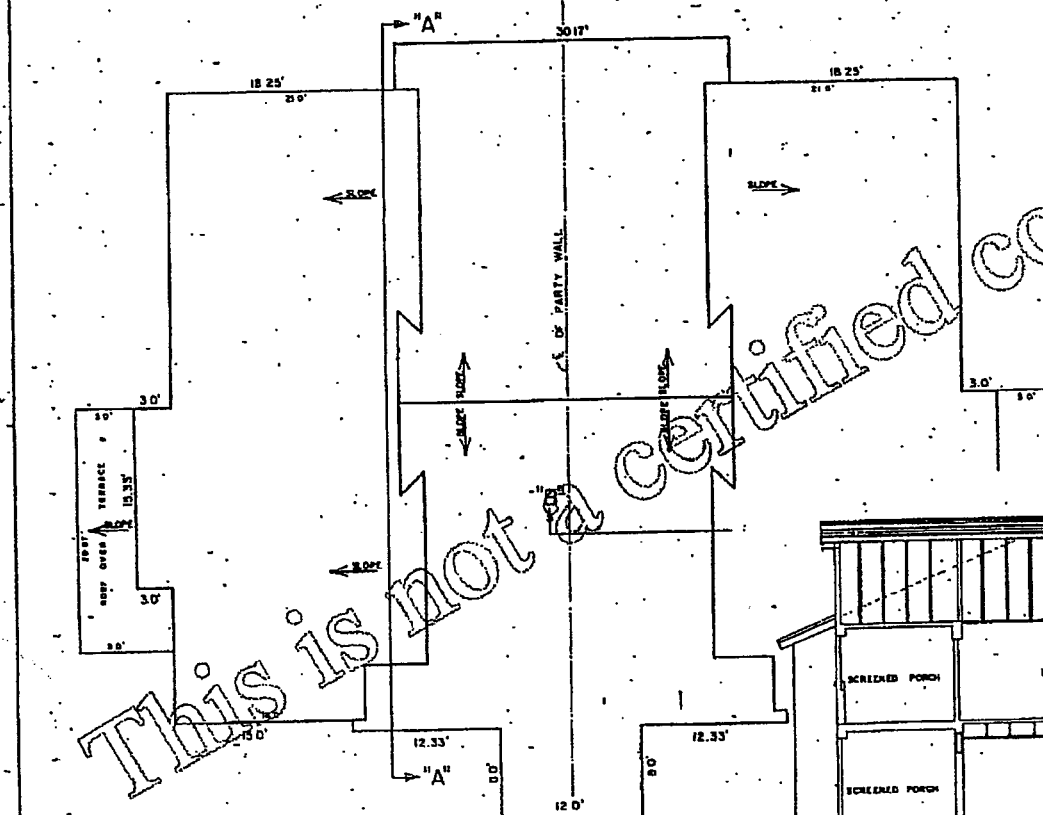
TYPICAL
ROOF AND ELEVATION PLANS
BUILDINGS B,C,M

B4413 P1839

SHEET 10 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE

**THE BEACHCOMBER,
A CONDOMINIUM**

EXHIBIT 3-2
ROOF PLAN



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FLORIDA SURVEYING & MAPPING, INC.		REGISTERED PROFESSIONAL ENGINEERS	
DATE	11/11/2004	PROJECT	THE BEACHCOMBER BUILDING
DRAWN BY		CHECKED BY	
SCALE		DATE	11/11/2004
THE BEACHCOMBER BUILDING		184-163A	
A CONDOMINIUM		ROOF PLAN	11/11/2004

TYPICAL
PLAN OF 1ST FLOOR
FOR BUILDINGS L, N

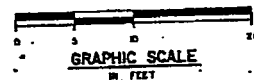
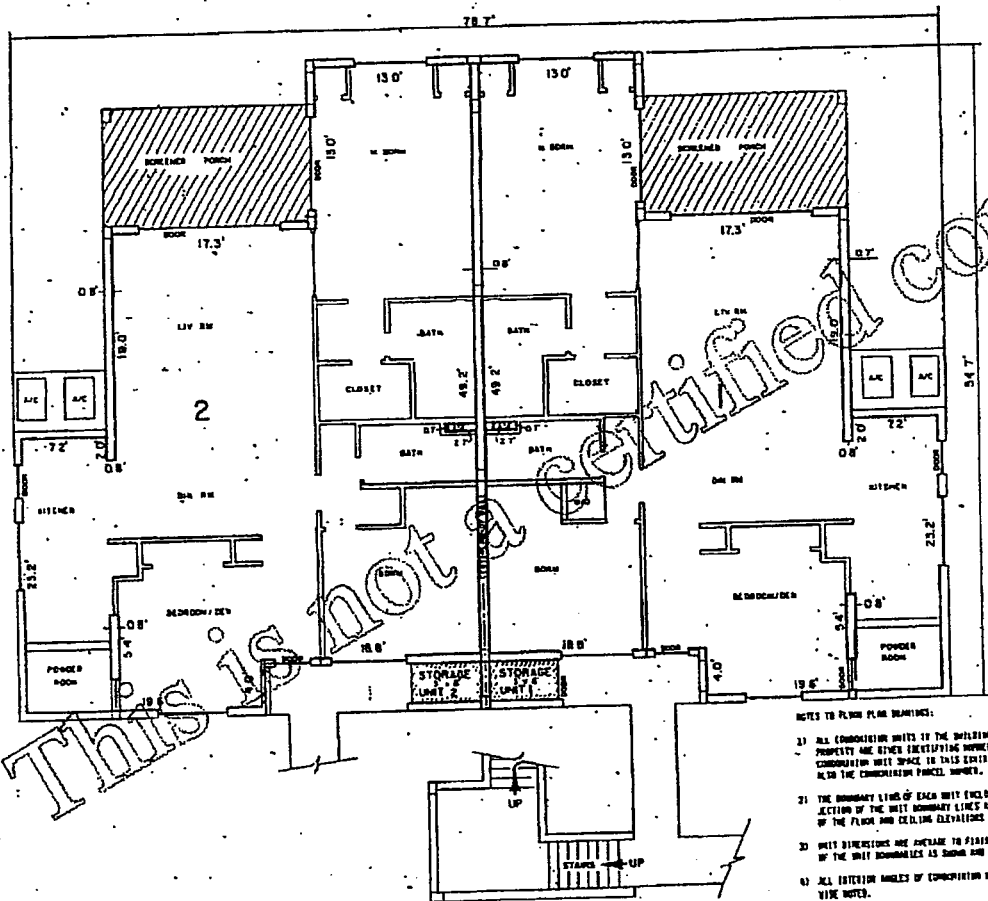
B4413 P1848

SHEET II 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 OF THE BUILDINGS LOCATED ON THE CONDOMINIUM PROPERTY ARE OTHER IDENTIFYING SYMBOLS WHICH ARE DELINEATED WITHIN EACH CONDOMINIUM UNIT SPACE TO 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 PRELIMINARY 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 BATHYMETRIC MEAN SEA LEVEL - 8.0' HIGHER THAN ELEVATION PLANS FOR FINISHED CEILING AND FLOOR ELEVATIONS.

EXCLUSIVE FACILITIES

- THE COMMON ELEMENTS AS SHOWN IN SHEETS 3 THROUGH 5 INCLUSIVE ARE AS FOLLOWS:
- WALKWAYS LEADING TO INDIVIDUAL UNITS
 - STAIRWAYS
 - ALL OPEN SPACES, UNLESS OTHERWISE NOTED
 - AIR CONDITIONING CONDENSATE PANS
 - TELEPHONE & CABLE TERAIRING
 - METEORIC DATA
 - ACCESS EASEMENT (EQUIVALENT) FOR 8 UNITS, ETC.

FLORIDA SURVEYING & MAPPING, INC.	
REGISTERED LAND SURVEYORS	
DATE	1/24/84
SCALE	AS SHOWN
BY	J. B. WILSON
CHECKED BY	J. B. WILSON
THE BEACHCOMBER BLDG.	1/24/84
A CONDOMINIUM	PHASE II, SHEET 2 OF 2

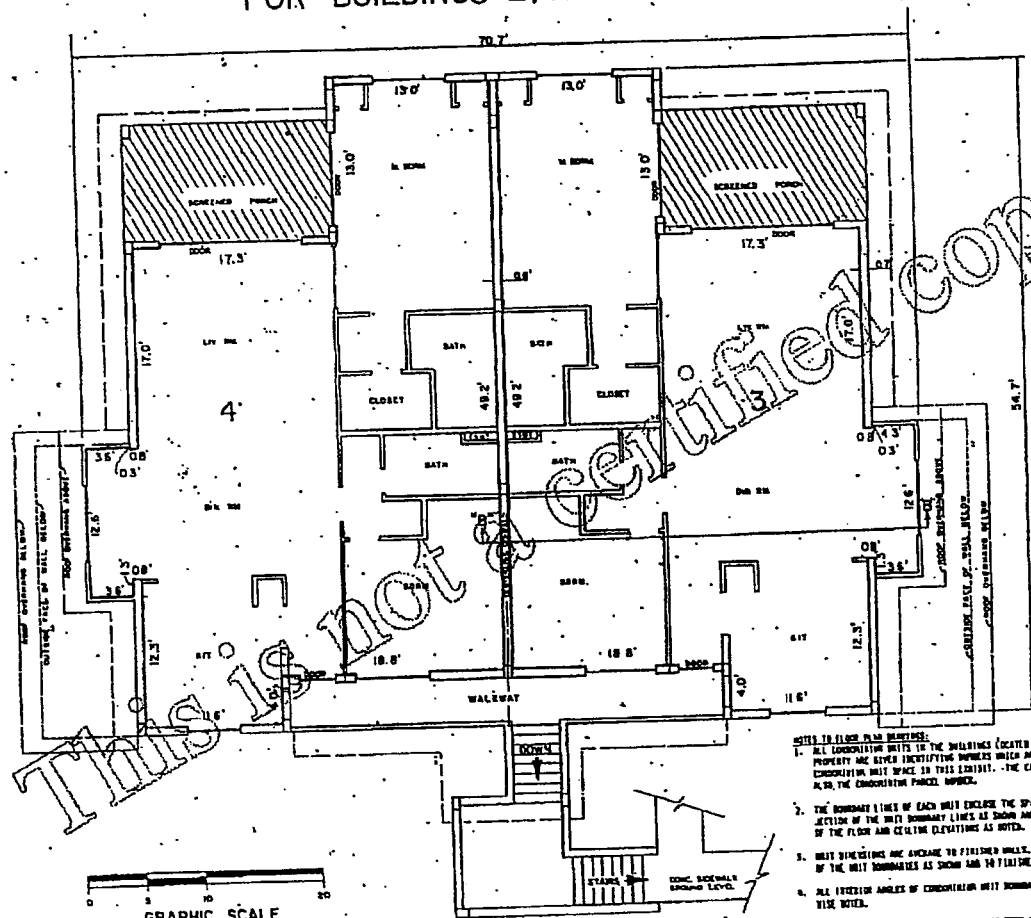
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TYPICAL
PLAN OF 2ND FLOOR
FOR BUILDINGS L, N

04413 P1841
SHEET 12 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE

THE BEACHCOMBER.
A CONDOMINIUM

EXHIBIT 3-2
FLOOR PLAN



GRAPHIC SCALE
IN FEET

NOTES TO FLOOR PLAN DRAWINGS:

1. ALL CONDOMINIUM UNITS IN THE BUILDINGS LOCATED ON THE CONDOMINIUM PROPERTY ARE EITHER IDENTIFYING NUMBERS UNITS ARE ILLUSTRATED WITHIN EACH CONDOMINIUM UNIT W/ICE 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 HORIZONTAL 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 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 CHART AND GEODETIC SURVEY DATUM, MEAN SEA LEVEL. - A.S. SEE TOP AND ELEVATION PLANS FOR FURTHER CEILING AND FLOOR ELEVATIONS.

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 ELEMENTS

- THE COMMON ELEMENTS AS SHOWN IN SHEETS 3 THROUGH 28 INCLUDING ARE AS FOLLOWS:
- WALKWAYS LEADING TO LIMELIGHTS, BALLES
 - STAIRWAYS
 - ALL OPEN SPACES, UNLESS OTHERWISE NOTED
 - AIR CONDITIONING CONDENSER PANS
 - TELEPHONE & CABLE NETWORKS
 - REEFER ROOM
 - ACCESS EASEMENT LEGALS FOR PLUMBING, ETC.

FLORIDA SURVEYING & MAPPING, INC.			
REGISTERED LAND SURVEYORS			
DATE	BY	SCALE	PROJECT
04/13/81
THE BEACHCOMBER BUILDING		2 ND FLOOR	SHEET 12 OF 28

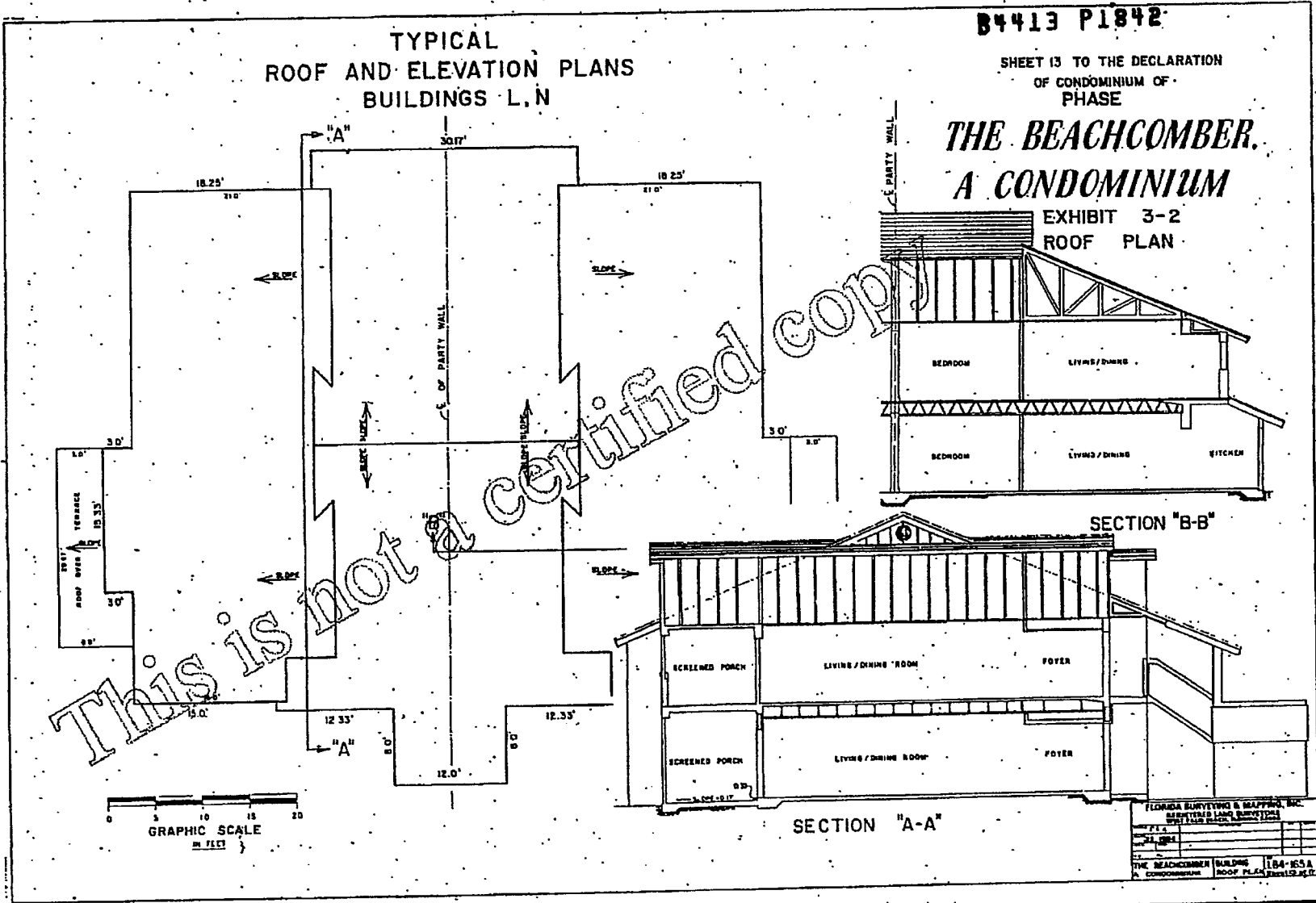
B4413 P1842

TYPICAL
ROOF AND ELEVATION PLANS
BUILDINGS L, N

SHEET 13 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE

THE BEACHCOMBER.
A CONDOMINIUM

EXHIBIT 3-2
ROOF PLAN

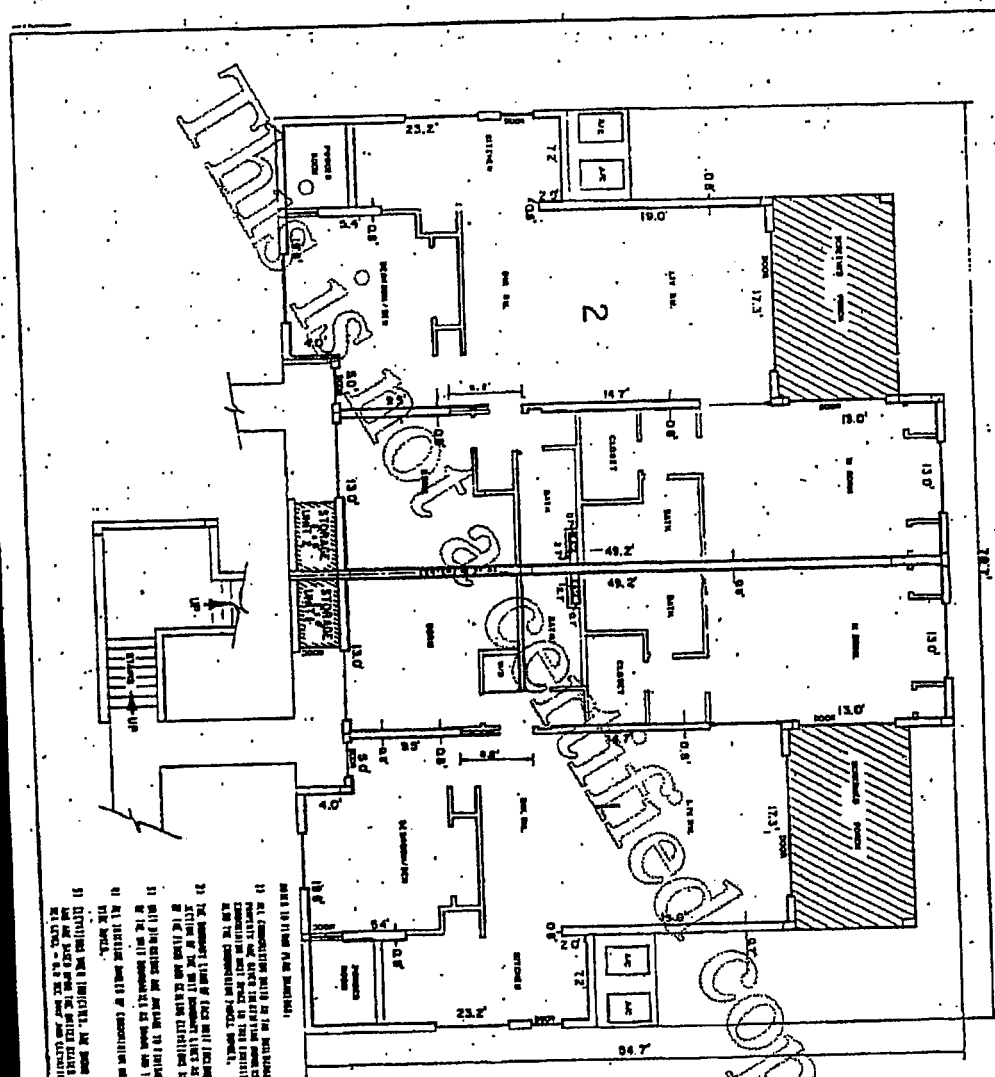


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FLORIDA SURVEYING & MAPPING, INC.	
REGISTERED LAND SURVEYORS	
2401 N. W. 13th Ave., Ft. Lauderdale, Florida 33309	
PROJECT NO.	
DATE	
THE BEACHCOMBER BUILDING 184-185A	
A CONDOMINIUM ROOF PLAN	

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 MAINTENANCE
 - AREA OF LIMITED COMMON ELEMENT
 - BOUNDARY OF CONDOMINIUM UNIT AND COMMON ELEMENT (DIMENSIONS IN FEET AND INCHES OF THE FOOT INDICATED)

- EXHIBIT 3-2**
- THE COMMON ELEMENTS TO BE MAINTAINED BY THE UNIT OWNERS SHALL BE:
- STAIRWAYS
 - ELEVATOR
 - HALLWAYS, REAR PORCHES AND
 - BALCONIES
 - COMMON AREAS
 - COMMON WALLS
 - COMMON ROOFS
 - COMMON FOUNDATIONS
 - COMMON UTILITIES
 - COMMON EXTERIOR WALLS
 - COMMON EXTERIOR ROOFS
 - COMMON EXTERIOR FLOORS
 - COMMON EXTERIOR STAIRWAYS
 - COMMON EXTERIOR BALCONIES
 - COMMON EXTERIOR PORCHES
 - COMMON EXTERIOR WALLS
 - COMMON EXTERIOR ROOFS
 - COMMON EXTERIOR FLOORS
 - COMMON EXTERIOR STAIRWAYS
 - COMMON EXTERIOR BALCONIES
 - COMMON EXTERIOR PORCHES
- THE UNIT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE FOLLOWING:
- THE INTERIOR FINISHES
 - THE INTERIOR WALLS
 - THE INTERIOR FLOORS
 - THE INTERIOR CEILING
 - THE INTERIOR ROOFS
 - THE INTERIOR STAIRWAYS
 - THE INTERIOR BALCONIES
 - THE INTERIOR PORCHES
 - THE INTERIOR WALLS
 - THE INTERIOR FLOORS
 - THE INTERIOR CEILING
 - THE INTERIOR ROOFS
 - THE INTERIOR STAIRWAYS
 - THE INTERIOR BALCONIES
 - THE INTERIOR PORCHES

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	10-1-84	...
2
3

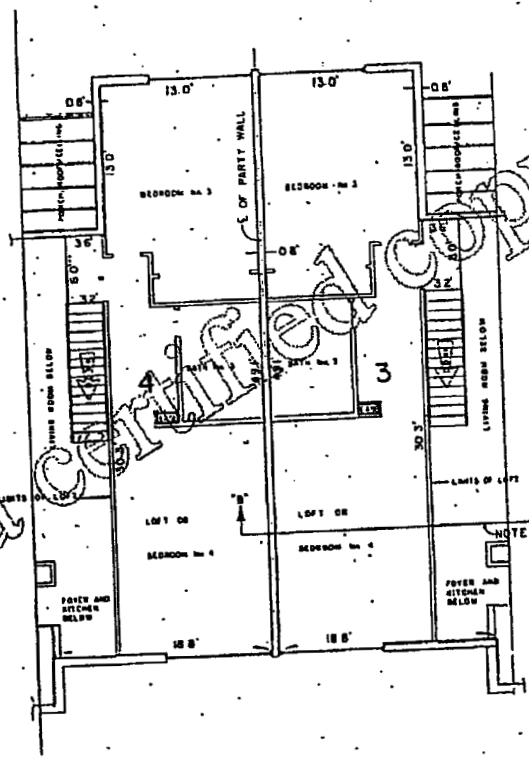
TYPICAL
 PLAN OF 3RD. FLOOR OR LOFT
 FOR BUILDINGS D, E, F, G, H, I, J, K.

B4413 P1845

SHEET 16 TO THE DECLARATION
 OF CONDOMINIUM OF
 PHASE

**THE BEACHCOMBER.
 A CONDOMINIUM**

EXHIBIT 3-2
 FLOOR PLAN



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 ON THE CONDOMINIUM PARCELS AND HAVE IDENTIFYING APERTURE UNITS AND MEASURED STRATA. CONDOMINIUM UNIT SPACE TO THIS EXHIBIT, THE CONDOMINIUM UNIT NUMBER IS TO THE CONDOMINIUM PARCEL NUMBER.
 - 2) THE BOUNDARY LINES OF EACH UNIT ENCLOSE THE SPACE ABOVE TO A VERTICAL PLANE OF THE UNIT BOUNDARY LINES AS SHOWN AND DEFINE THE CONDOMINIUM PLANES OF THE FLOOR AND CEILING ELEVATIONS AS NOTED.
 - 3) UNIT DIMENSIONS ARE PROVIDED TO SHOWED UNITS. IN THE HORIZONTAL PROJECTION OF THE UNIT BOUNDARY AS SHOWN TO FINISH FLOOR AND CEILING.
 - 4) ALL INTERIOR ANGLES OF CONDOMINIUM UNIT BOUNDARIES ARE 90° UNLESS OTHERWISE NOTED.
 - 5) DIMENSIONS ARE INDICATED IN FEET AND DECIMAL PARTS THEREOF, AND ARE BASED UPON THE UNITED STATES (GAST) AND METRIC SURVEY SYSTEM. MEASUREMENT LEVEL - 1985.

- EXCLUDED ELEMENTS**
 THE COMMON ELEMENTS AS SHOWN IN SHEETS 3 THROUGH 16 EXCEPT ARE AS FOLLOWS:
- BUILDINGS SERVING TO INDIVIDUAL UNITS
 - STAIRWAYS
 - ALL OPEN SPACES, UNLESS OTHERWISE NOTED
 - AIR CONDITIONING CONDENSATE PANS
 - TELEPHONE & CABLE TERMINAL
 - REAR YARD
 - REAR YARD LIGHTS FOR PARKING, ETC.

FLORIDA SURVEYING & MAPPING, INC.	
REGISTERED LAND SURVEYORS	
ONE PARK PLACE, SUITE 100	
TALLAHASSEE, FLORIDA 32301	
PROJECT NO.	
DATE	
THE BEACHCOMBER BLDG.	158-185A
A CONDOMINIUM	LOFT
	10-11-87

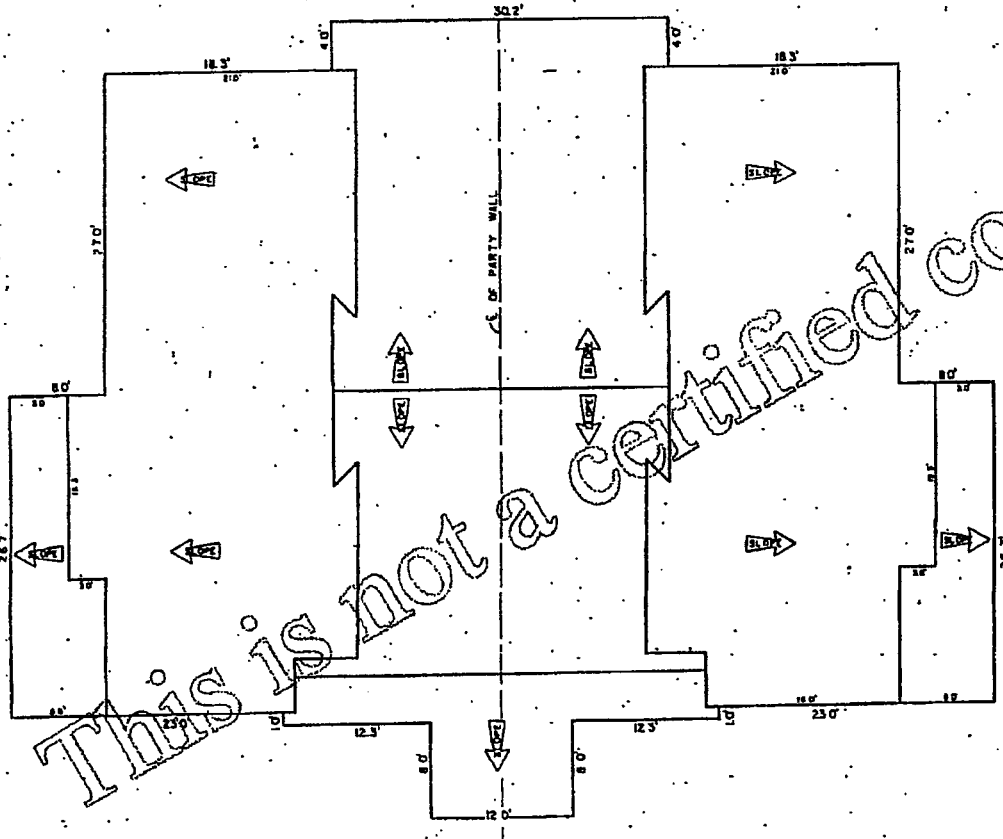
TYPICAL
 ROOF AND ELEVATION PLANS
 BUILDINGS D,E,F,G,H,I,J,K

B4413 P1846

SHEET 17 TO THE DECLARATION
 OF CONDOMINIUM OF
 PHASE

**THE BEACHCOMBER.
 A CONDOMINIUM**

EXHIBIT 3-2
 ROOF PLAN



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FLORIDA SURVEYING & MAPPING, INC.	
REGISTERED LAND SURVEYORS	
DATE: 7-2-81	SCALE: AS SHOWN
BY: J. J. JONES	CHECKED: J. J. JONES
PROJECT: THE BEACHCOMBER BUILDING	EXHIBIT: 3-2
CONDOMINIUM ROOF PLAN	DATE: 7-2-81

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

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

- EXCLUSIVE ELEMENTS:
THE COMMON ELEMENTS AS SHOWN IN SHEETS 1 THROUGH 4 INCLUSIVE ARE AS FOLLOWS:
- BUILDINGS LEADING TO ENTRYWAY UNITS
 - STAIRWAYS
 - ALL OPEN SPACES, UNLESS OTHERWISE NOTED
 - EYE CONSULTING CONNECTOR PAN
 - TELEPHONE & CABLE TERMINAL
 - METER ROOM
 - ACCESS ELEMENTS (E.G., FIRE FLOORING, ETC.)

- NOTES TO FLOOR PLAN DRAWINGS:
1. ALL CONDOMINIUM UNITS IN THE BUILDINGS LOCATED BY THE CONDOMINIUM PROPERTY AND GIVEN IDENTIFYING NUMBERS UNLESS INDICATED OTHERWISE SHALL CONSTITUTE 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 MEASURED TO FINISHED WALLS. TO THE HORIZONTAL PROJECTION OF THE UNIT BOUNDARY LINES AS SHOWN AND TO FINISHED FLOOR AND CEILING.
 4. ALL EXTERIOR WALLS OF CONDOMINIUM UNIT INDICATES ARE 8" UNLESS OTHERWISE NOTED.
 5. ELEVATIONS UNLESS OTHERWISE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE BASED UPON THE MEASUREMENTS TAKEN AND REDUCED TO MEAN SEA LEVEL - 0.0. SEE SHOP AND ELEVATION PLANS FOR FINISHED CEILING AND FLOOR ELEVATIONS.

FLORIDA SURVEYING & MAPPING, INC.	
REGISTERED LAND SURVEYORS	
1001 N. W. 10TH AVENUE, SUITE 200	
DATE:	
BY:	
THE BEACHCOMBER, A CONDOMINIUM	184-185A

PHASE 5 THE BEACHCOMBER, A CONDOMINIUM

PHASE 4

PHASE 3

1. THE BEACHCOMBER, A CONDOMINIUM, PHASE 5, TRACT 11, COMMENCED IN 1971, AND THE BEACHCOMBER, A CONDOMINIUM, PHASE 4, TRACT 12, COMMENCED IN 1972. THE BEACHCOMBER, A CONDOMINIUM, PHASE 3, TRACT 13, COMMENCED IN 1973. THE BEACHCOMBER, A CONDOMINIUM, PHASE 2, TRACT 14, COMMENCED IN 1974. THE BEACHCOMBER, A CONDOMINIUM, PHASE 1, TRACT 15, COMMENCED IN 1975.

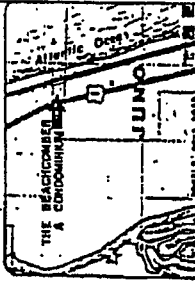
2. THE BEACHCOMBER, A CONDOMINIUM, PHASE 5, TRACT 11, COMMENCED IN 1971, AND THE BEACHCOMBER, A CONDOMINIUM, PHASE 4, TRACT 12, COMMENCED IN 1972. THE BEACHCOMBER, A CONDOMINIUM, PHASE 3, TRACT 13, COMMENCED IN 1973. THE BEACHCOMBER, A CONDOMINIUM, PHASE 2, TRACT 14, COMMENCED IN 1974. THE BEACHCOMBER, A CONDOMINIUM, PHASE 1, TRACT 15, COMMENCED IN 1975.

3. THE BEACHCOMBER, A CONDOMINIUM, PHASE 5, TRACT 11, COMMENCED IN 1971, AND THE BEACHCOMBER, A CONDOMINIUM, PHASE 4, TRACT 12, COMMENCED IN 1972. THE BEACHCOMBER, A CONDOMINIUM, PHASE 3, TRACT 13, COMMENCED IN 1973. THE BEACHCOMBER, A CONDOMINIUM, PHASE 2, TRACT 14, COMMENCED IN 1974. THE BEACHCOMBER, A CONDOMINIUM, PHASE 1, TRACT 15, COMMENCED IN 1975.

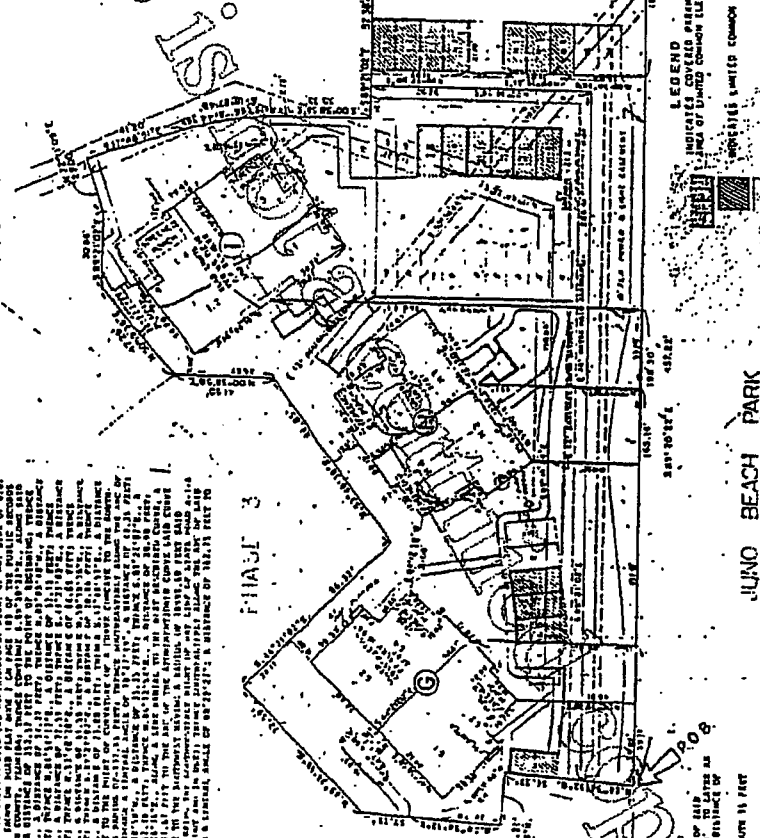
4. THE BEACHCOMBER, A CONDOMINIUM, PHASE 5, TRACT 11, COMMENCED IN 1971, AND THE BEACHCOMBER, A CONDOMINIUM, PHASE 4, TRACT 12, COMMENCED IN 1972. THE BEACHCOMBER, A CONDOMINIUM, PHASE 3, TRACT 13, COMMENCED IN 1973. THE BEACHCOMBER, A CONDOMINIUM, PHASE 2, TRACT 14, COMMENCED IN 1974. THE BEACHCOMBER, A CONDOMINIUM, PHASE 1, TRACT 15, COMMENCED IN 1975.

- 1. THE BEACHCOMBER, A CONDOMINIUM, PHASE 5, TRACT 11, COMMENCED IN 1971, AND THE BEACHCOMBER, A CONDOMINIUM, PHASE 4, TRACT 12, COMMENCED IN 1972. THE BEACHCOMBER, A CONDOMINIUM, PHASE 3, TRACT 13, COMMENCED IN 1973. THE BEACHCOMBER, A CONDOMINIUM, PHASE 2, TRACT 14, COMMENCED IN 1974. THE BEACHCOMBER, A CONDOMINIUM, PHASE 1, TRACT 15, COMMENCED IN 1975.
- 2. THE BEACHCOMBER, A CONDOMINIUM, PHASE 5, TRACT 11, COMMENCED IN 1971, AND THE BEACHCOMBER, A CONDOMINIUM, PHASE 4, TRACT 12, COMMENCED IN 1972. THE BEACHCOMBER, A CONDOMINIUM, PHASE 3, TRACT 13, COMMENCED IN 1973. THE BEACHCOMBER, A CONDOMINIUM, PHASE 2, TRACT 14, COMMENCED IN 1974. THE BEACHCOMBER, A CONDOMINIUM, PHASE 1, TRACT 15, COMMENCED IN 1975.
- 3. THE BEACHCOMBER, A CONDOMINIUM, PHASE 5, TRACT 11, COMMENCED IN 1971, AND THE BEACHCOMBER, A CONDOMINIUM, PHASE 4, TRACT 12, COMMENCED IN 1972. THE BEACHCOMBER, A CONDOMINIUM, PHASE 3, TRACT 13, COMMENCED IN 1973. THE BEACHCOMBER, A CONDOMINIUM, PHASE 2, TRACT 14, COMMENCED IN 1974. THE BEACHCOMBER, A CONDOMINIUM, PHASE 1, TRACT 15, COMMENCED IN 1975.
- 4. THE BEACHCOMBER, A CONDOMINIUM, PHASE 5, TRACT 11, COMMENCED IN 1971, AND THE BEACHCOMBER, A CONDOMINIUM, PHASE 4, TRACT 12, COMMENCED IN 1972. THE BEACHCOMBER, A CONDOMINIUM, PHASE 3, TRACT 13, COMMENCED IN 1973. THE BEACHCOMBER, A CONDOMINIUM, PHASE 2, TRACT 14, COMMENCED IN 1974. THE BEACHCOMBER, A CONDOMINIUM, PHASE 1, TRACT 15, COMMENCED IN 1975.

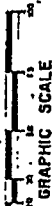
REVISION NOTE: REFERS TO PREVIOUS JOB No. 44-189



NO.	DATE	DESCRIPTION
1	1971	INITIAL SURVEY AND RECORDATION
2	1972	REVISION TO RECORDATION
3	1973	REVISION TO RECORDATION
4	1974	REVISION TO RECORDATION
5	1975	REVISION TO RECORDATION



- LEGEND
- INDICATES COVERED PATROL SPACES (GARAGES) AND AREAS OF DRIVING COMMON ELEMENTS WITH TYPICAL DIMENSIONS
- INDICATES LIMITED COMMON ELEMENT AREAS
- INDICATES COMMON ELEMENT AREAS
- INDICATES COMMON ELEMENT AREAS
- INDICATES COMMON ELEMENT AREAS



U.S. HWY. No. 1
(S.R. No. 5)
120' R/W.
200' R/W. 1/2" = 100'

THE INVESTIGATION INTO THE MATTER OF THE BEACHCOMBER, A CONDOMINIUM, PHASE 5, TRACT 11, COMMENCED IN 1971, AND THE BEACHCOMBER, A CONDOMINIUM, PHASE 4, TRACT 12, COMMENCED IN 1972. THE BEACHCOMBER, A CONDOMINIUM, PHASE 3, TRACT 13, COMMENCED IN 1973. THE BEACHCOMBER, A CONDOMINIUM, PHASE 2, TRACT 14, COMMENCED IN 1974. THE BEACHCOMBER, A CONDOMINIUM, PHASE 1, TRACT 15, COMMENCED IN 1975.

THE BEACHCOMBER, A CONDOMINIUM, PHASE 5, TRACT 11, COMMENCED IN 1971, AND THE BEACHCOMBER, A CONDOMINIUM, PHASE 4, TRACT 12, COMMENCED IN 1972. THE BEACHCOMBER, A CONDOMINIUM, PHASE 3, TRACT 13, COMMENCED IN 1973. THE BEACHCOMBER, A CONDOMINIUM, PHASE 2, TRACT 14, COMMENCED IN 1974. THE BEACHCOMBER, A CONDOMINIUM, PHASE 1, TRACT 15, COMMENCED IN 1975.

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

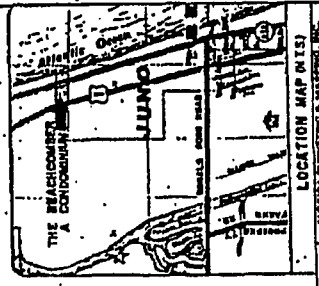
RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

THE BEACHCOMBER, A CONDOMINIUM

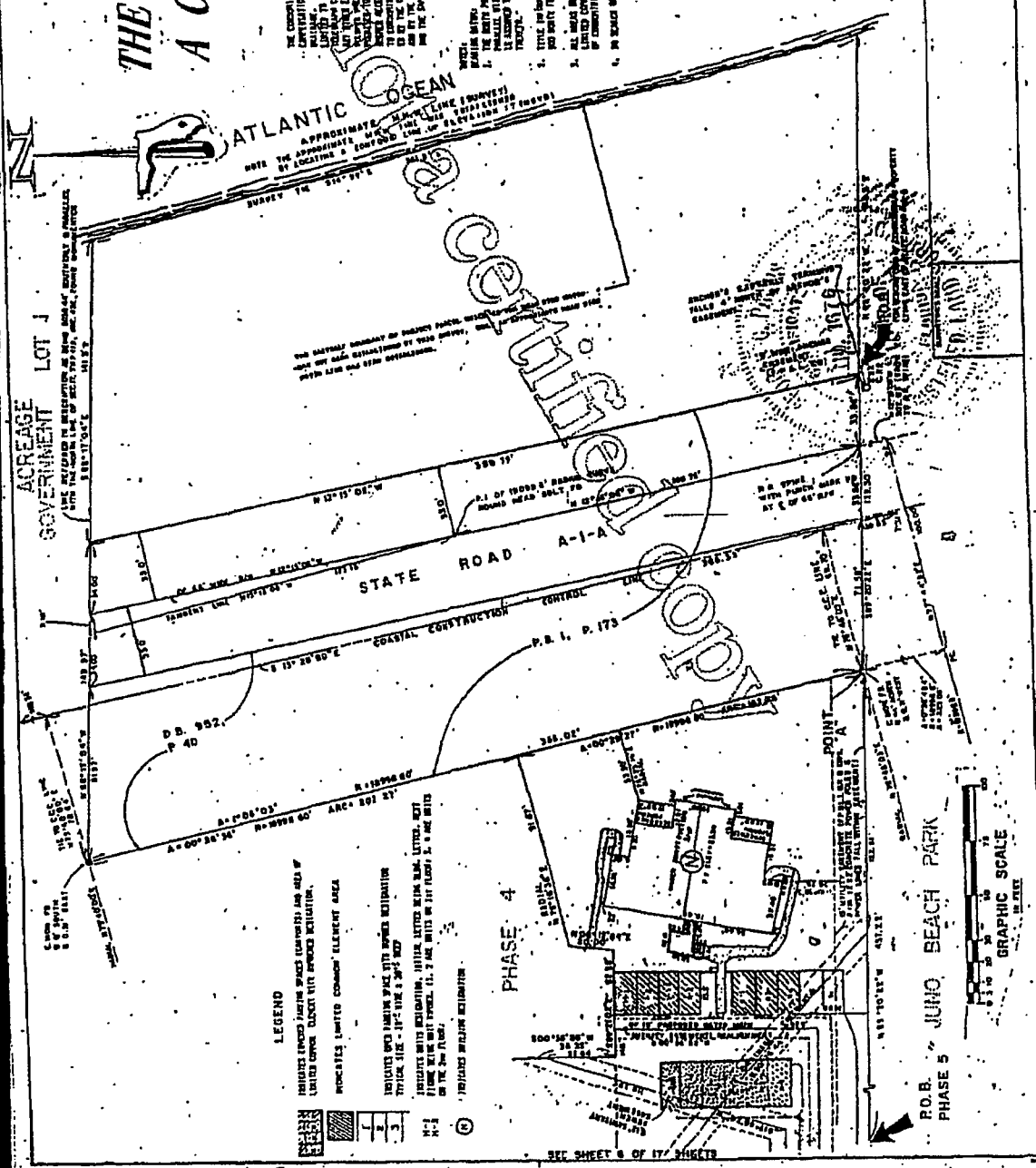
PHASE 5

THE BEACHCOMBER CONDOMINIUM, PHASE 5, IS A CONDOMINIUM DEVELOPMENT SITUATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF STATE ROAD A-1-A AND STATE ROAD A-1-B, IN THE CITY OF JUNCO, P.R. THE BEACHCOMBER CONDOMINIUM, PHASE 5, IS A CONDOMINIUM DEVELOPMENT SITUATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF STATE ROAD A-1-A AND STATE ROAD A-1-B, IN THE CITY OF JUNCO, P.R. THE BEACHCOMBER CONDOMINIUM, PHASE 5, IS A CONDOMINIUM DEVELOPMENT SITUATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF STATE ROAD A-1-A AND STATE ROAD A-1-B, IN THE CITY OF JUNCO, P.R.

1. THE BEACHCOMBER CONDOMINIUM, PHASE 5, IS A CONDOMINIUM DEVELOPMENT SITUATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF STATE ROAD A-1-A AND STATE ROAD A-1-B, IN THE CITY OF JUNCO, P.R.
2. THE BEACHCOMBER CONDOMINIUM, PHASE 5, IS A CONDOMINIUM DEVELOPMENT SITUATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF STATE ROAD A-1-A AND STATE ROAD A-1-B, IN THE CITY OF JUNCO, P.R.
3. THE BEACHCOMBER CONDOMINIUM, PHASE 5, IS A CONDOMINIUM DEVELOPMENT SITUATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF STATE ROAD A-1-A AND STATE ROAD A-1-B, IN THE CITY OF JUNCO, P.R.
4. THE BEACHCOMBER CONDOMINIUM, PHASE 5, IS A CONDOMINIUM DEVELOPMENT SITUATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF STATE ROAD A-1-A AND STATE ROAD A-1-B, IN THE CITY OF JUNCO, P.R.
5. THE BEACHCOMBER CONDOMINIUM, PHASE 5, IS A CONDOMINIUM DEVELOPMENT SITUATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF STATE ROAD A-1-A AND STATE ROAD A-1-B, IN THE CITY OF JUNCO, P.R.
6. THE BEACHCOMBER CONDOMINIUM, PHASE 5, IS A CONDOMINIUM DEVELOPMENT SITUATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF STATE ROAD A-1-A AND STATE ROAD A-1-B, IN THE CITY OF JUNCO, P.R.



NO.	DESCRIPTION	DATE
1	RECORDING OF THIS MAP	5-22-77
2	RECORDING OF THIS MAP	5-22-77
3	RECORDING OF THIS MAP	5-22-77
4	RECORDING OF THIS MAP	5-22-77
5	RECORDING OF THIS MAP	5-22-77
6	RECORDING OF THIS MAP	5-22-77



ACREAGE LOT J
GOVERNMENT
LINE DESCRIBED IN DESCRIPTION OF BEACHCOMBER CONDOMINIUM, PHASE 5, AND WITH THE BOUNDARY LINE OF BEACHCOMBER CONDOMINIUM, PHASE 5, FORMER BEACHCOMBER CONDOMINIUM, PHASE 5.

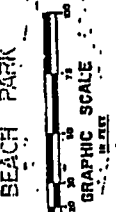
ATLANTIC OCEAN
APPROXIMATE BEACHLINE (PROPOSED)
NOTE: THE APPROXIMATE BEACHLINE IS ESTABLISHED BY LOCATING A CONTROL LINE OF 200 FEET FROM THE BEACHLINE TO THE CENTERLINE OF STATE ROAD A-1-A.

LEGEND

INDICATES UNITS OF MEASURE (FEET) AND AREA OF UNITS OF MEASURE (SQUARE FEET).

INDICATES LIMITED COMMONS ELEMENT AREA.

INDICATES THE BEACHCOMBER CONDOMINIUM, PHASE 5, IS A CONDOMINIUM DEVELOPMENT SITUATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF STATE ROAD A-1-A AND STATE ROAD A-1-B, IN THE CITY OF JUNCO, P.R.



R.O.B. JUNCO BEACH PARK
PHASE 5

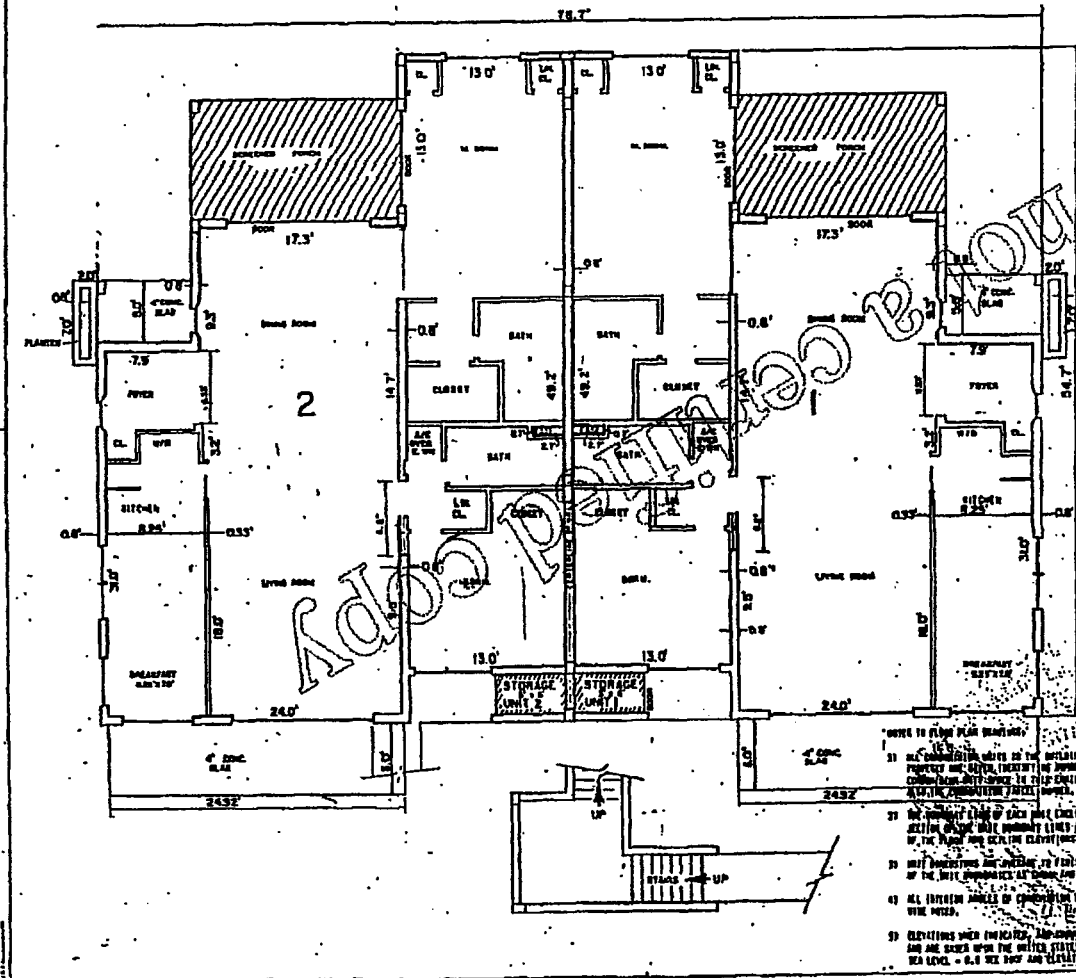
TYPICAL
PLAN OF 1ST FLOOR
FOR BUILDINGS G, I, N

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 of this document is the responsibility of the person who prepared it. If you receive this document, please notify the person who prepared it if you have any questions.



UNIT NO.	AREA (SQ. FT.)	PERCENTAGE
2	1,100.00	25.00%
3	1,100.00	25.00%
Common	3,800.00	87.50%



LEGEND

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

EXHIBIT FACILITIES

- THE COMMON ELEMENTS AS SHOWN IN SHEETS 5 THROUGH 13 INCLUSIVE ARE AS FOLLOWS:
 - WALKWAYS LEADING TO CONDOMINIUM UNITS
 - STAIRWAYS
 - ALL OPEN SPACES, UNLESS OTHERWISE NOTED
 - ALL COMMONS AREAS EXCEPT PAID
 - TELEPHONE & CABLE TERMINAL
 - METER BOX
 - ACCESS EXCEPT LEGALLY PROHIBITED USE

- NOTES TO FLOOR PLAN DRAWINGS:
- ALL CONDOMINIUM UNITS IN THIS DECLARATION ARE TO BE CONSIDERED AS SEPARATE UNITS AND SHALL BE SUBJECT TO THE SAME RULES AND REGULATIONS AS APPLICABLE TO ALL CONDOMINIUM UNITS.
 - THE COMMON ELEMENTS OF EACH UNIT SHALL BE SHOWN BY A DOTTED LINE AND SHALL BE SUBJECT TO THE SAME RULES AND REGULATIONS AS APPLICABLE TO ALL CONDOMINIUM UNITS.
 - ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - ELEVATIONS GIVEN FOR ROOFS, WALLS AND CEILING PARTS THEREOF, ARE AS SHOWN ON THE WRITTEN STATE COURT AND NEARBY SURVEY MAPS, WITH SEA LEVEL = 8.0 FEET HIGH AND ELEVATIONS GIVEN IN FINISHED CEILING AND FLOOR ELEVATIONS.

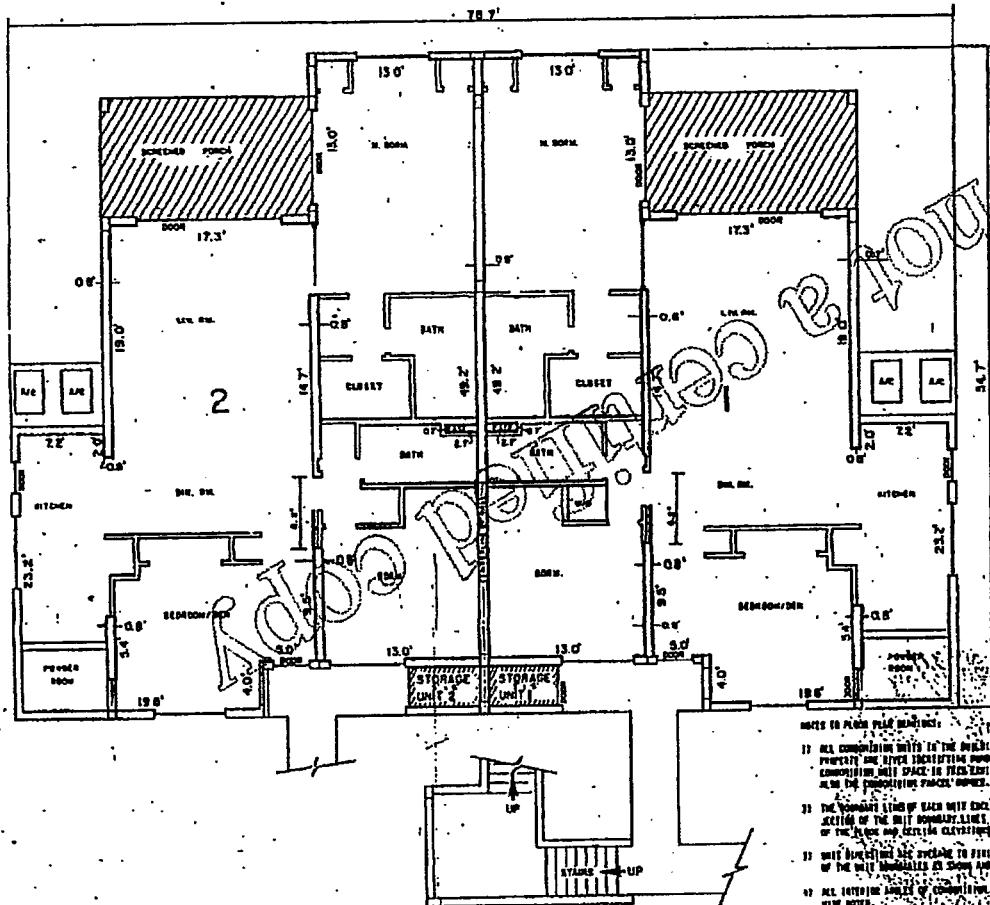
NO.	DATE	DESCRIPTION
1	1985	PRELIMINARY
2	1985	REVISED
3	1985	REVISED
4	1985	REVISED
5	1985	REVISED

088 5597 Pg. 715

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. CEILING 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)

- EXCLUSIVE FACILITIES**
- THE COMMON ELEMENTS AS SHOWN IN SHEETS 3 THROUGH 7 EXCLUSIVE ARE AS FOLLOWS:
- BALCONIES LEADING TO INDIVIDUAL UNITS
 - STAIRWAYS
 - ALL OPEN SPACES, UNLESS OTHERWISE NOTED
 - SIX CONDOMINIUM COMPRESSOR PUMPS
 - TELEPHONE & CABLE TERMINALS
 - WATER PUMP
 - ACCESS (EASEMENT FEET.) FOR ELEVATORS, ETC.

- NOTES ON FLOOR PLAN DRAWINGS:**
- 1) ALL CONDOMINIUM UNITS IN THE BUILDINGS LOCATED IN THE CONDOMINIUM PROPERTY ARE SEVEN IDENTICAL UNITS UNLESS OTHERWISE NOTED. THE CONDOMINIUM UNIT NUMBER IS ALONG THE CONDOMINIUM FLOOR PLAN.
 - 2) THE VERTICAL LINES OF EACH UNIT EXCLUDE THE SPACE BEHIND IT IN RELATION TO THE POSITION OF THE UNIT NUMBER. ALL WALLS SHOWN ARE BY THE HORIZONTAL PLANE OF THE FLOOR AND LEVELS ELEVATIONS AS NOTED.
 - 3) UNIT DIMENSIONS ARE SPECIFIC TO FINISHED WALLS. TO THE VERTICAL PROJECTION OF THE UNIT NUMBER AS SHOWN ON THE FINISHED FLOOR AND CEILING.
 - 4) ALL INTERIOR ANGLES OF CONDOMINIUM UNIT DIMENSIONS ARE 90 UNLESS OTHERWISE NOTED.
 - 5) ELEVATIONS UNLESS INDICATED ARE GIVEN IN FEET AND DECIMAL FRACTIONS THEREOF. AND ARE BASED UPON THE UNITED STATES LEAST AND HIGHEST SURVEY MEANS. MEAN SEA LEVEL + 0.0 MEASUREMENT AND ELEVATION PLANS FOR FINISHED CEILING AND FLOOR ELEVATIONS.

FLORIDA SURVEYING & MAPPING, INC.	
REGISTERED LAND SURVEYORS	
DATE:	
SCALE:	
PROJECT:	
THE BEACHCOMBER PHASE 1B 4-185A	
A CONDOMINIUM	IN FLOOR

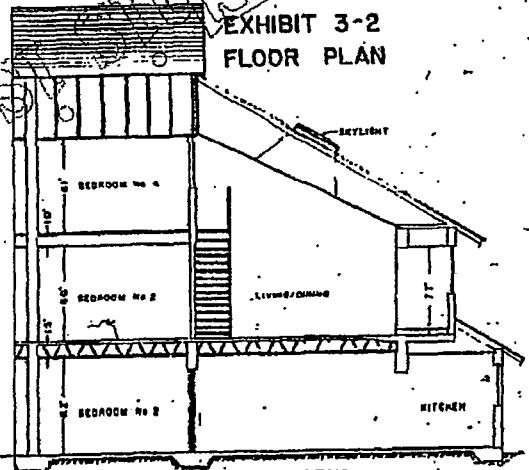
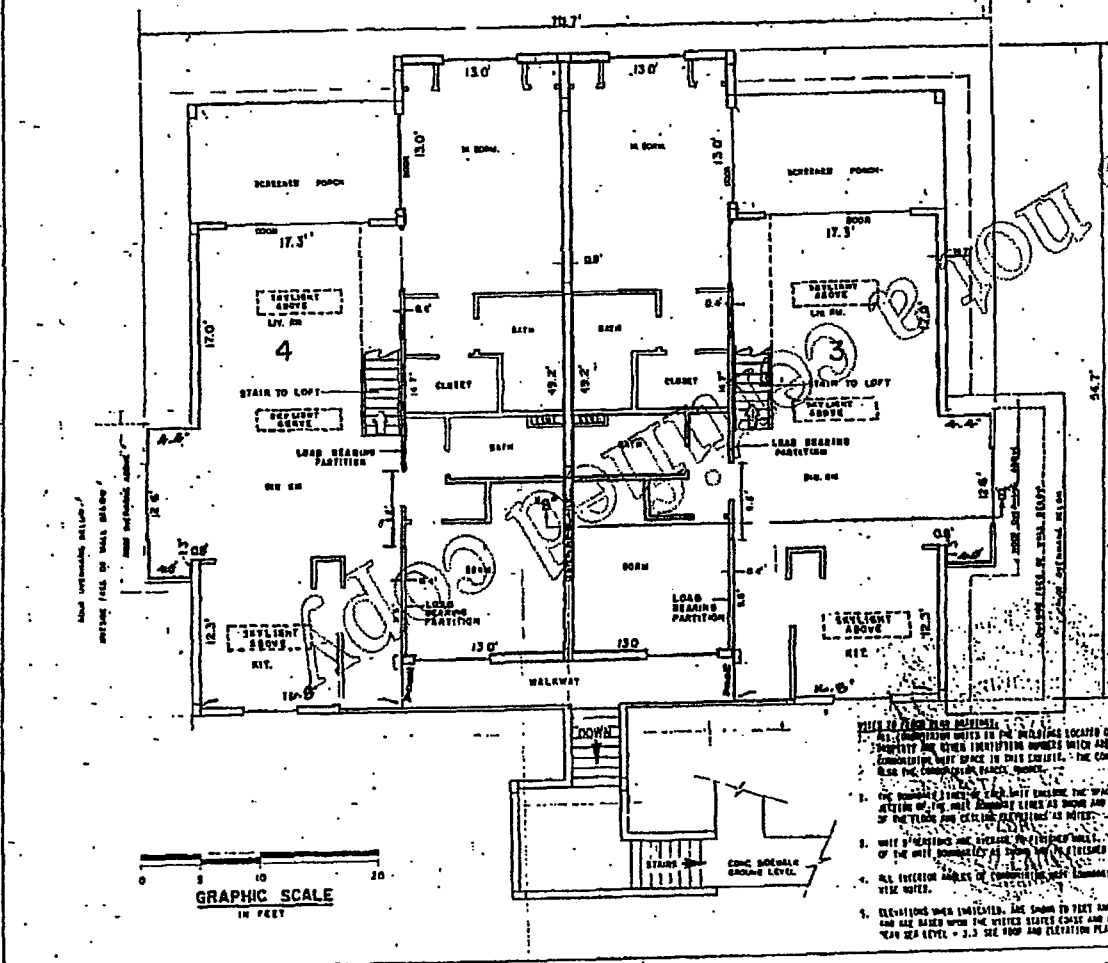
912 64 265 5597 716

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

FINISH	FINISH	FINISH
0" = 1"	0" = 1"	0" = 1"
1" = 24.61	1" = 24.61	1" = 24.61

SHEET 15 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)

- EXCLUSIVE FACILITIES**
- THE COMMON ELEMENTS AS SHOWN ON SHEETS 3 THROUGH 15 INCLUSIVE ARE AS FOLLOWS:
- WALKWAYS LEADING TO TOWNHOME UNITS
 - STAIRWAYS
 - ALL OPEN SPACES, UNLESS OTHERWISE NOTED
 - AIR CONDITIONING CONDENSER PANS
 - TELEPHONE & CABLE TRENCH
 - FLEETS BOX
 - ACCESS EASEMENT (ENTR.) FOR PUMPING, ETC.

- NOTES TO THE FLOOR PLAN:**
- ALL CONDOMINIUM UNITS IN THE BUILDING LOCATED ON THE CONDOMINIUM PROPERTY AND OTHER IDENTIFIABLE UNITS ARE IDENTIFIED WITHIN EACH CONDOMINIUM UNIT SPACE IN THIS EXHIBIT. THE CONDOMINIUM UNIT NUMBER IS ALSO THE CONDOMINIUM IDENTIFIABLE NUMBER.
 - ONE HORIZONTAL SECTION LINE UNIT EXHIBITING THE SPACE BOUND BY A VERTICAL PROJECTION OF THE UNIT BOUNDARY LINES AS SHOWN AND BY THE HORIZONTAL PLACES OF THE TRENCH AND CABLE TRENCH LINE AS NOTED.
 - UNIT BOUNDARIES ARE SHOWN BY CENTER LINES TO THE VERTICAL PROJECTION OF THE UNIT BOUNDARY AS SHOWN ON THE ATTACHED FLOOR AND CEILING.
 - ALL EXTERIOR WALLS OF CONDOMINIUM UNIT EXHIBITS ARE 8" UNLESS OTHERWISE NOTED.
 - ELEVATIONS WHEN INDICATED, ARE SHOWN TO FEET AND TENTHS THEREOF, AND ARE BASED UPON THE HIGHER ELEVATION AND HIGHER SURVEY DATA. *MEAN SEA LEVEL = 2.3. SEE FLOOR AND ELEVATION PLANS FOR FINISHED CEILING AND FLOOR ELEVATIONS.

FEDERICA SURVEYING & MAPPING, INC.
REGISTERED PROFESSIONAL ENGINEERS
STATE OF FLORIDA
184-185-A
A CONDOMINIUM

5597 P 717

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

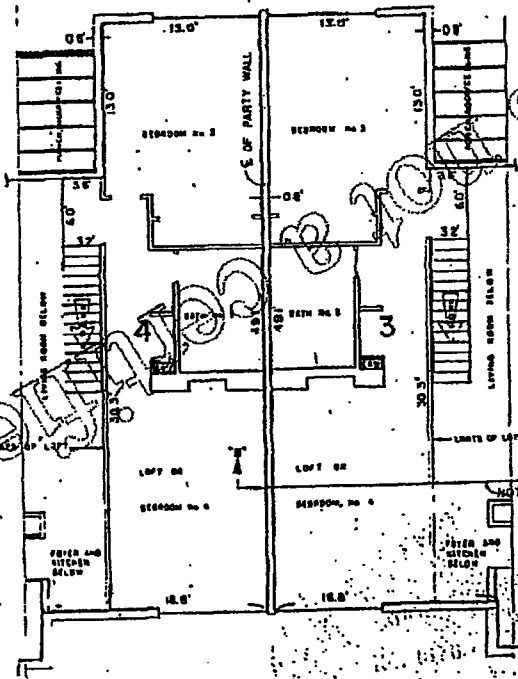
SHEET 18 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE

THE BEACHCOMBER,
A CONDOMINIUM

EXHIBIT 3-2
FLOOR PLAN

FINISHED FLOOR ELEVATIONS

GRID	BEACHCOMBER	ST. STEPHEN'S
0"	34.72	41.97
1"	35.07	42.07
2"	35.42	42.01
N	42.54	50.74



- 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
- ALL CONDOMINIUM UNITS IN THE BUILDING LOCATED ON THE CONDOMINIUM PROPERTY AND EACH IDENTIFYING NUMBER WHICH HAS DETERMINED THE CONDOMINIUM UNIT SPACE IN THIS BUILDING. THE CONDOMINIUM UNIT NUMBER IS ALSO THE CONDOMINIUM PARCEL NUMBER.
 - 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 PLAN AND CERTAIN ELEVATIONS AS NOTED.
 - WALL THICKNESS ARE OVERALL TO FINISHED WALLS. AS THE VERTICAL PROJECTION OF THE UNIT BOUNDARIES AS SHOWN 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 DECIMAL FRACTIONS THEREOF, AND ARE BASED UPON THE UNITED STATES COAST AND GEODETIC SURVEY DATA, MEAN SEA LEVEL - 2.3.

- EXCLUDED ELEMENTS
- THE COMMON ELEMENTS AS SHOWN BY SHEETS 3 THROUGH 18 (EXCEPT SHEET 18) INCLUDE:
- WALKWAYS LEADING TO ENTRANCEWAYS, UNITS
 - STAIRWAYS
 - ALL OPEN SPACES, UNLESS OTHERWISE NOTED
 - ALL COMMON AREAS EXCEPT PANS
 - TELEPHONE, CABLE, TELEVISION
 - WATER MAIN
 - ACCESS EQUIPMENT, ELEVATORS AND PLUMBING, ETC.

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

ST. STEPHEN'S CONDOMINIUM, INC.

1808	1808	1808	1808
1808	1808	1808	1808
1808	1808	1808	1808
1808	1808	1808	1808

THE BEACHCOMBER, A CONDOMINIUM

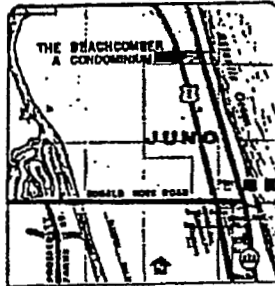
ACREAGE GOVERNMENT LOT J

LINE DESCRIBED IN DESCRIPTION IS 800' 00" 00" SOUTHWESTLY & PARALLEL WITH THE NORTH LINE OF SECT. 17, T. 77 N., R. 42 E., FOUR DOCUMENTS 2 88° 17' 04" E 141.8' S

THE BEACHCOMBER, A CONDOMINIUM PHASE 5

THE CONDOMINIUM PROPERTY IS HEREBY BEING OFFERED TO CASPARENTS, WITHOUT COOPERATION FROM THE ASSOCIATION AND ITS MEMBERS, FOR THE PURPOSES OF MAKING SMALLER INVESTMENTS AND UTILITY SERVICES INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE AND LIGHT COMPANY, SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, PUBLIC BEACH COUNTY, THE SANITARY AND WATER LINE, AND ALL OTHER SERVICES DEEMED NECESSARY AT THE SOLE DISCRETION OF THE DEVELOPER WHICH ARE NOT GRANTED PRIOR TO THE SUBMISSION OF THE SELECTED OFFERS TO CONDOMINIUM OWNERSHIP, IN THE EVENT THAT SAID CASPARENTS ARE DEEMED NECESSARY BY THE DEVELOPER AFTER THE SUBMISSION 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 PHASE 5 OWNERS FOR THE PURPOSES HEREIN EXPRESSED AND OF THE SAME SHALL DENY THE SIGNATURE OF ANY OTHER PARTY INVOLVED.

- NOTES:
1. THE NORTH PROPERTY LINE OF THE HEREIN PHASE WHICH, BY DESCRIPTION, IS A LINE PARALLEL WITH THE NORTH LINE OF SECTION 17, TOWNSHIP 41 SOUTH, RANGE 13 EAST, IS ADJACENT TO BEAR N. 62° 17' 04" W. AND ALL BEARINGS SHOWN HEREIN ARE RELATED THEREBY.
 2. THIS INFORMATION WAS FURNISHED BY JEFFREY G. COVING, DEPT OF LIVING & LEVING, 100 NORTH FEDERAL HIGHWAY, BOCA RATON, FLORIDA 33432.
 3. ALL AREAS SHOWN BY AN INSTRUMENT WITH AN EVIDENT ELEMENT, 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 MADE BY THIS OFFICE.



FLORIDA SURVEYING & MAPPING, INC.
REGISTERED LAND SURVEYOR
10000 W. STATE ROAD 10, SUITE 100, JUNO BEACH, FLORIDA 33408

PROJECT NO.	5-87-197
DATE	10-21-92
BY	
CHECKED BY	
DATE	
THE BEACHCOMBER A CONDOMINIUM	

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

ORB 5597 Pg 720

LEGEND

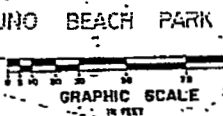
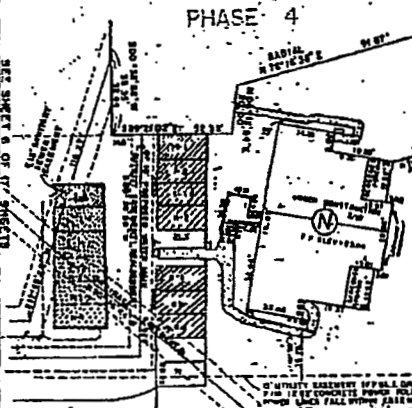
INDICATES FINISHED FINISHING SPACES (EXCEPTED) AND AREA OF LIMITED COMMON ELEMENT WITH FINISHED RESTRICTION.

INDICATES LIMITED COMMON ELEMENT AREA

INDICATES FINISHING SPACES WITH FINISH RESTRICTION
TYPICAL SIZE = 30" x 30" WITH 4 20" x 20" REED

INDICATES FINISH RESTRICTION, CAPITAL LETTER BEING BEARING LETTER, NEXT TO CORNER BEING UNIT SYMBOL, 1, 2 AND UNITS ON 3RD FLOOR, 3, 4 ARE UNITS ON THE 2ND FLOOR.

INDICATES FINISH RESTRICTION



Adopted & Certified

Atlantic Ocean

R.O.B. JUNO BEACH PARK
PHASE 5

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

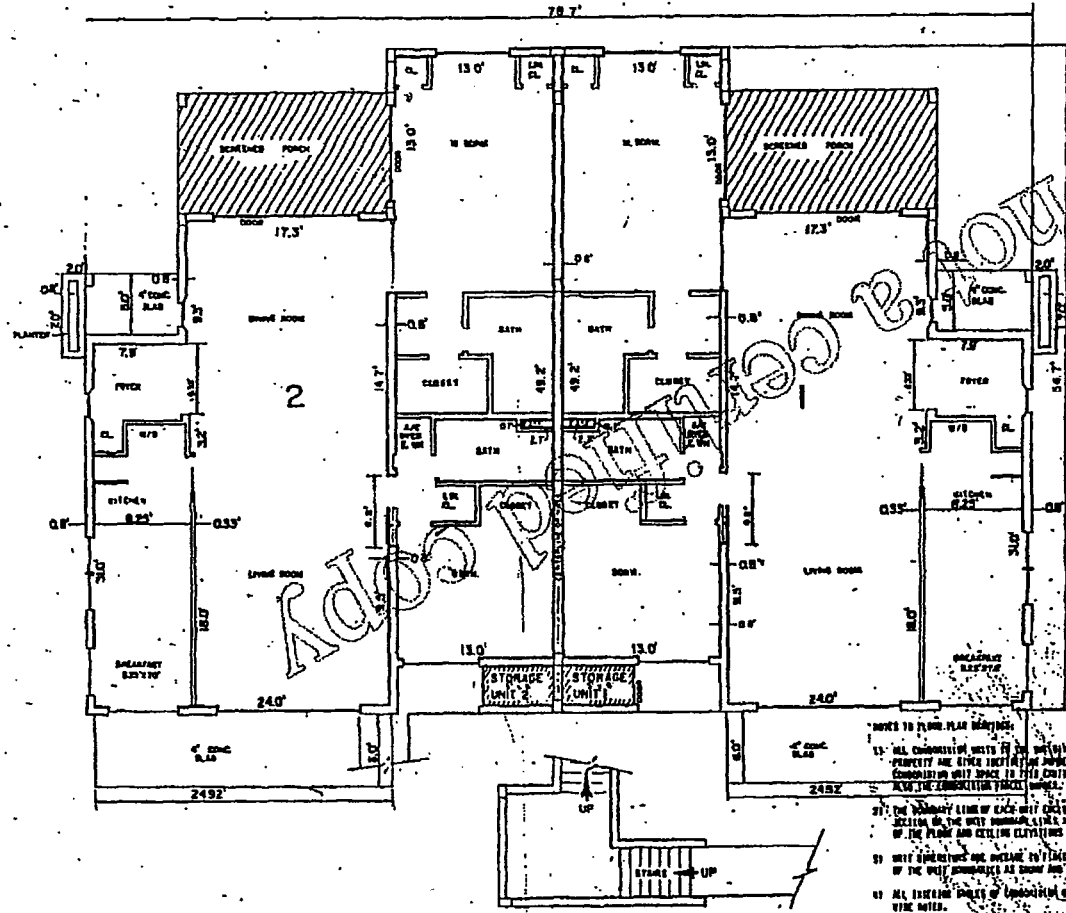
CONCORDE
MODEL

SHEET 14 TO THE DECLARATION
OF CONDOMINIUM OF
PHASE 5

THE BEACHCOMBER

A CONDOMINIUM

EXHIBIT 3-2
FLOOR PLAN



UNIT NUMBER	SQUARE FEET	PERCENTAGE
Unit 1	24.00	36.0%
Unit 2	24.00	36.0%
Common Areas	24.00	36.0%



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 12 EXCLUSIVE ARE AS FOLLOWS:

- WALKWAYS LEADING TO LIMITED COMMON AREAS
- STAIRWAYS
- ALL OPEN SPACE, UNLESS OTHERWISE NOTED
- ALL EXISTING CONCRETE PAVEMENT
- TELEPHONE & CABLE TRENCHES
- WATER MAIN
- WATER TREATMENT PLANT

REVISION NOTES REFER TO PREVIOUS JOB NO. 124-108 AND 124-109 DATED

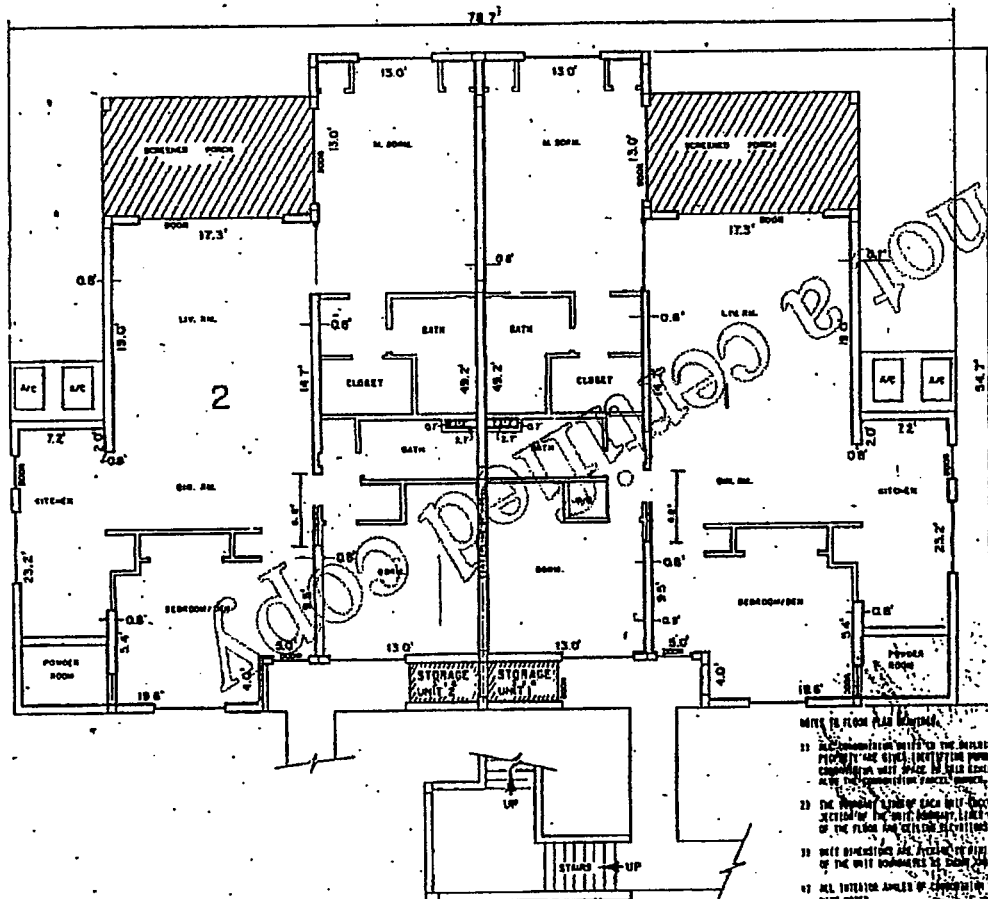
DATE	DESCRIPTION
12/15/88	ISSUED FOR PERMITS
12/15/88	ISSUED FOR PERMITS
12/15/88	ISSUED FOR PERMITS

1. ALL CONDOMINIUM UNITS TO BE CONVEYED TO THE CONDOMINIUM PROPERTY AND OTHER INTERESTS TO BE CONVEYED TO EACH CONDOMINIUM UNIT OWNER TO THE EXTENT OF THE CONDOMINIUM UNIT NUMBER IS ALONG THE CONDOMINIUM UNIT BOUNDARY.
2. THE BOUNDARY LINES OF EACH UNIT SHALL BE THE CENTER LINE OF A PHYSICAL WALL OR THE UNIT BOUNDARY LINES SHOWN ON THE HORIZONTAL PLANES OF THE FLOOR AND CEILING ELEVATIONS AS SHOWN.
3. UNIT BOUNDARIES ARE SHOWN TO INCLUDE WALLS, TO THE EXTENT OF THE UNIT BOUNDARIES AS SHOWN AND TO INCLUDE FLOOR AND CEILING.
4. ALL EXISTING DIMENSIONS OF CONDOMINIUM UNITS SHOWN ON THIS PLAN UNLESS OTHERWISE NOTED.
5. ELEVATIONS WHEN INDICATED ARE SHOWN IN FEET AND INCHES, UNLESS OTHERWISE NOTED AND BASED UPON THE MEAN SEA LEVEL AND METRIC SURVEY DATA, NEAR SEA LEVEL, AND THE 1983 DATUM AND ELEVATION PLANS FOR FINISH CEILING AND FLOOR ELEVATIONS.

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. PL. 1210
FORM CAL. UNITS 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 DRAWINGS
- 1) ALL CONDOMINIUM UNITS TO BE DELIVERED LOCATED IN THE CONDOMINIUM FLOOR PLAN SHALL BE IDENTIFIED BY THE UNIT NUMBER AND SHALL BE IDENTIFIED WITHIN EACH CONDOMINIUM UNIT SPACE AS SHOWN EXCEPT... THE CONDOMINIUM UNIT NUMBER IS ALSO THE CONDOMINIUM UNIT NUMBER.
 - 2) THE BOUNDARY LINE OF EACH UNIT ENCOMPASSES THE SPACE BOUND BY A VERTICAL PROJECTION OF THE UNIT BOUNDARY LINES AS SHOWN AND BY THE HORIZONTAL PLANES OF THE FLOOR AND CEILING AS INDICATED AS NOTED.
 - 3) UNIT DIMENSIONS ARE GIVEN FOR FINISHED WALLS, WITH THE VERTICAL PROJECTION OF THE UNIT BOUNDARIES TO CEILING AND TO FINISHED FLOOR AND CEILING.
 - 4) ALL INTERIOR ANGLES OF CONDOMINIUM UNITS SHALL BE 90° UNLESS OTHERWISE NOTED.
 - 5) ELEVATIONS (AREA INDICATED) ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE BASED UPON THE UNITED STATES GOVERNMENT MEANSIC SURVEY DATA, MEAN SEA LEVEL = 8.8 SIX THOUSAND AND ELEVATION PLANS FOR FINISHED CEILING AND FLOOR ELEVATIONS

EXCLUDED FACILITIES
THE COMMON ELEMENTS AS SHOWN IN SHEETS 1 THROUGH 14 INCLUSIVE ARE AS FOLLOWS:

- UNITS ARE LEASING TO THE CONDOMINIUM UNITS
- STAIRWAYS
- ALL OPEN SPACES, UNLESS OTHERWISE NOTED
- AIR CONDITIONING CONDENSATE PANS
- TELEPHONE & CABLE TERTIUM
- METER BOX
- ACCESS ELEMENT (ELEV.) FOR PLUMBING, ETC.

FLORIDA SURVEYING & MAPPING, INC.	
REGISTERED PROFESSIONAL ENGINEER	
DATE: 05/14/2008	SCALE: 1/8" = 1'-0"
TITLE: THE BEACHCOMBER PHASE D, E, F, H, J, K	PROJECT NO.: 10-1650A
THE BEACHCOMBER PHASE D, E, F, H, J, K	CONDOMINIUM FLOOR PLAN

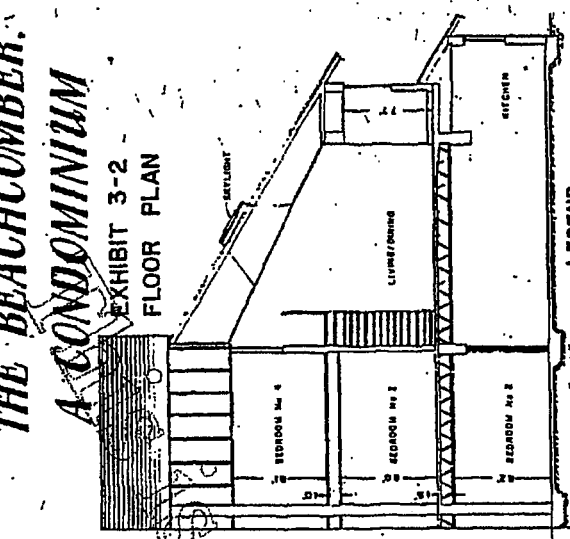
TYPICAL
 PLAN OF 2ND FLOOR
 FOR BUILDINGS D, E, F, G, H, I, J, K, N.

NO.	DESCRIPTION	DATE	BY
1	AS SHOWN	11-15-77	W.P.S.
2	REVISION	11-15-77	W.P.S.
3	REVISION	11-15-77	W.P.S.
4	REVISION	11-15-77	W.P.S.
5	REVISION	11-15-77	W.P.S.

SHEET 15 TO THE DECLARATION
 OF CONDOMINIUM OF
 PHASE

THE BEACHCOMBER,
 A CONDOMINIUM

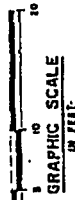
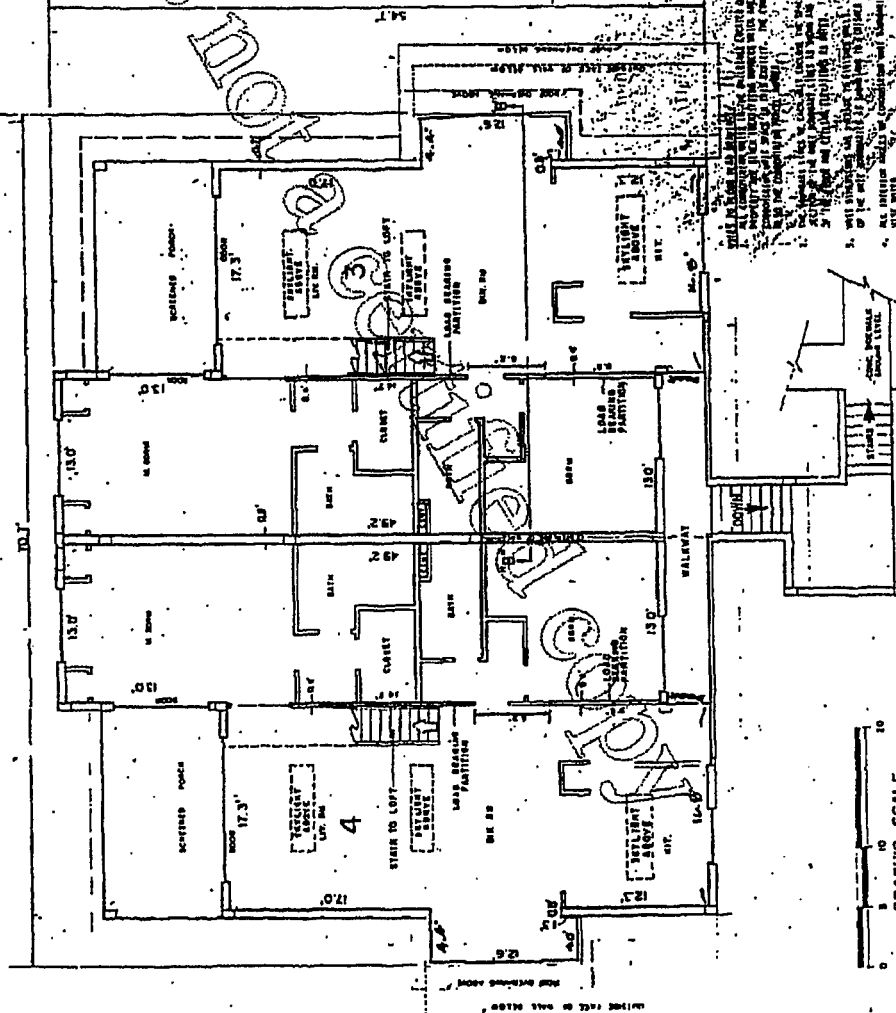
EXHIBIT 3-2
 FLOOR PLAN



SECTION "B-B"

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

- LEGEND
- 1. UNITS LOCATED AS SHOWN IN EXHIBIT 3-1 (EXCEPT AS INDICATED BY THIS PLAN)
 - 2. UNITS LOCATED IN EXHIBIT 3-1 (1)
 - 3. ALL DIMENSIONS ARE IN FEET AND TENTHS OF THE FOOT THEREOF
 - 4. ALL DIMENSIONS ARE IN FEET AND TENTHS OF THE FOOT THEREOF
 - 5. ALL DIMENSIONS ARE IN FEET AND TENTHS OF THE FOOT THEREOF
 - 6. ALL DIMENSIONS ARE IN FEET AND TENTHS OF THE FOOT THEREOF
 - 7. ALL DIMENSIONS ARE IN FEET AND TENTHS OF THE FOOT THEREOF
 - 8. ALL DIMENSIONS ARE IN FEET AND TENTHS OF THE FOOT THEREOF
 - 9. ALL DIMENSIONS ARE IN FEET AND TENTHS OF THE FOOT THEREOF
 - 10. ALL DIMENSIONS ARE IN FEET AND TENTHS OF THE FOOT THEREOF



FOR THE ARCHITECT: [Signature]

FOR THE ENGINEER: [Signature]

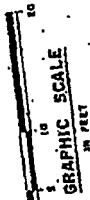
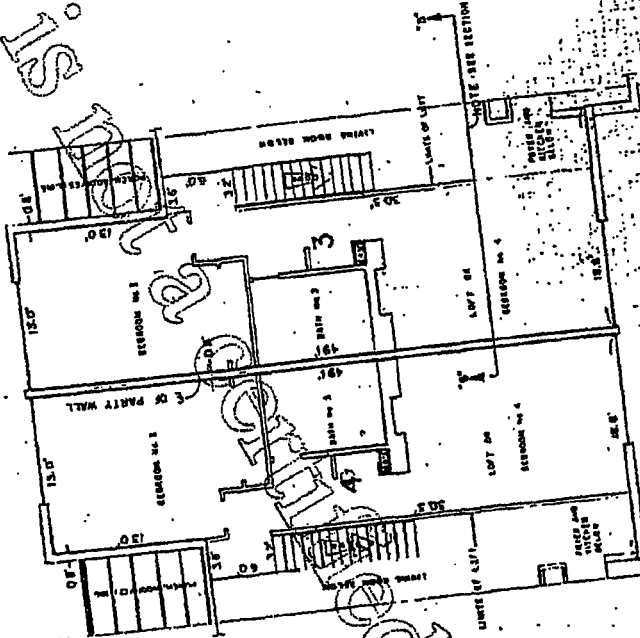
FOR THE SURVEYOR: [Signature]

SHEET IS TO THE DECLARATION
OF CONDOMINIUM OF
PHASE

THE BEACHCOMBER, A CONDOMINIUM

EXHIBIT 3-2
FLOOR PLAN

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



LEGEND:
CONDOMINIUM UNIT NUMBER
AREA OF LIMITED COMMON ELEMENT
BOUNDARY OF CONDOMINIUM UNIT AND
DIMENSIONS THEREOF

PROPERTY RECORDS & RECORDS, INC.
2000 W. 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
FAX: 303.733.1112
WWW.PROPERTYRECORDS.COM

Finished Loft Elevations / Finished Ceiling

Room	Finished Ceiling	Finished Ceiling
01	8'-0"	8'-0"
02	8'-0"	8'-0"
03	8'-0"	8'-0"
04	8'-0"	8'-0"

- 1) The boundaries of the units are shown on the Declaration of Condominium and are to be construed as the boundaries of the units.
- 2) The boundaries of the units are shown on the Declaration of Condominium and are to be construed as the boundaries of the units.
- 3) The boundaries of the units are shown on the Declaration of Condominium and are to be construed as the boundaries of the units.
- 4) The boundaries of the units are shown on the Declaration of Condominium and are to be construed as the boundaries of the units.
- 5) The boundaries of the units are shown on the Declaration of Condominium and are to be construed as the boundaries of the units.
- 6) The boundaries of the units are shown on the Declaration of Condominium and are to be construed as the boundaries of the units.
- 7) The boundaries of the units are shown on the Declaration of Condominium and are to be construed as the boundaries of the units.
- 8) The boundaries of the units are shown on the Declaration of Condominium and are to be construed as the boundaries of the units.
- 9) The boundaries of the units are shown on the Declaration of Condominium and are to be construed as the boundaries of the units.
- 10) The boundaries of the units are shown on the Declaration of Condominium and are to be construed as the boundaries of the units.
- 11) The boundaries of the units are shown on the Declaration of Condominium and are to be construed as the boundaries of the units.
- 12) The boundaries of the units are shown on the Declaration of Condominium and are to be construed as the boundaries of the units.
- 13) The boundaries of the units are shown on the Declaration of Condominium and are to be construed as the boundaries of the units.
- 14) The boundaries of the units are shown on the Declaration of Condominium and are to be construed as the boundaries of the units.
- 15) The boundaries of the units are shown on the Declaration of Condominium and are to be construed as the boundaries of the units.
- 16) The boundaries of the units are shown on the Declaration of Condominium and are to be construed as the boundaries of the units.
- 17) The boundaries of the units are shown on the Declaration of Condominium and are to be construed as the boundaries of the units.
- 18) The boundaries of the units are shown on the Declaration of Condominium and are to be construed as the boundaries of the units.
- 19) The boundaries of the units are shown on the Declaration of Condominium and are to be construed as the boundaries of the units.
- 20) The boundaries of the units are shown on the Declaration of Condominium and are to be construed as the boundaries of the units.

EXHIBIT 2

Allocation of Percentage Shares
of Common Elements, Common Expenses
and Common Surplus

Phases One, Two, Three, Four and Five

UNIT DESCRIPTION	PERCENTAGE SHARE	TOTALS
All 2 Bedrooms/2 Bathrooms (20 Units)	1.6000%	32.0%
All 3 Bedrooms/3 Bathrooms (20 Units)	1.8000%	36.0%
All Loft Units (16 Units)	2.0000%	<u>32.0%</u>
		Total: 100 %

EXHIBIT 2

Allocation of Percentage Shares of Common Elements, Common Expenses and Common Surplus

Phases One, Two, Three, Four and Five

UNIT DESCRIPTION	PERCENTAGE SHARE	TOTALS
All 2 Bedrooms/2 Bathrooms (16 Units) A101, A102, A201, A202, B1, B2, B3, B4, C1, C2, C3, C4, M1, M2, M3, M4	1.5000%	24.0%
All 3 Bedrooms/3 Bathrooms (10 Units) D1, D2, E1, E2, F1, F2, H1, H2, J1, J2	1.8000%	18.0%
“Concorde” Expanded 2 Bedrooms/2 Bathrooms (10 Units) G1, G2, I1, I2, K1, K2, L1, L2, N1, N2	1.8000%	18.0%
All Loft Units (20 Units) D3, D4, E3, E4, F3, F4, G3, G4, H3, H4, I3, I4, J3, J4, K3, K4, L3, L4, N3, N4	2.0000%	<u>40.0%</u>
		Total: 100 %