

This instrument prepared by
 CURTIS R. MOSLEY, ESQ.
 Mosley & Wallis, P.A.
 Post Office Box 1210
 Melbourne, Florida 32902-1210

CFN 2005344178 09-23-2005 01:44 pm
 OR Book/Page: 5539 / 0359

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF HARBOR POINTE, A CONDOMINIUM

HARBOR POINTE OF TITUSVILLE, LLC, a Limited Liability Company, pursuant to the authority reserved in Article XIII of the Declaration of Condominium establishing HARBOR POINTE, A CONDOMINIUM, as recorded in Official Records Book 5493, Pages 2268 through 2374, of the Public Records of Brevard County, Florida, and the Florida Condominium Act, hereby amends the Declaration as follows:

1. Delete Exhibit "A" as recorded in Official Records Book 5493, Page 2312 through 2337, inclusive, Public Records of Brevard County, Florida in its entirety and substitute Exhibit "A" attached hereto therefor.

IN WITNESS WHEREOF, the above-stated Developer has caused these presents to be signed and sealed on this 6th day of September, 2005.

SIGNED, SEALED AND DELIVERED
 IN THE PRESENCE OF:

James J. Jones
 Print Name: JAMES J. JONES

Billie Jo Gentry
 Print Name: BILLIE JO GENTRY

DEVELOPER:

HARBOR POINTE OF TITUSVILLE, LLC,
 a Florida Limited Liability Company

BY: Towne Realty, Inc., a Wisconsin
 corporation

BY: Kohn Bennett, Vice President
 (CORPORATE SEAL)

STATE OF FLORIDA)
 COUNTY OF BREVARD)

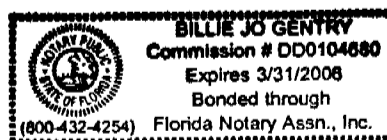
The foregoing instrument was acknowledged before me this 6th day of September, 2005, by Kohn Bennett, Vice President of TOWNE REALTY, INC., a Wisconsin corporation, on behalf of HARBOR POINTE OF TITUSVILLE, LLC, a Florida Limited Liability Company. He is personally known to me or produced _____ as identification.

Billie Jo Gentry
 NOTARY PUBLIC
 My Commission Expires: 3/31/2006

Scott Ellis

Clerk Of Courts, Brevard County

#Pgs: 26 #Names: 2
 Trust: 13.50 Rec: 209.00 Serv: 0.00
 Debt: 0.00 Excise: 0.00
 Mtg: 0.00 Int Tax: 0.00



SURVEYOR'S CERTIFICATE FOR HARBOR POINTE, A CONDOMINIUM PHASE 1

STATE OF FLORIDA
COUNTY OF BREVARD

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

I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" IS SUBSTANTIALLY COMPLETE; THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A" TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM ESTABLISHING HARBOR POINTE, PHASE 1, A CONDOMINIUM, IS AN ACCURATE REPRESENTATION OF THE LOCATIONS AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 15TH DAY OF AUGUST 2005, A.D.

ALLEN ENGINEERING, INC.

BY:

[Signature]
ROBERT M. SALMON
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA, NO 4262

THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15TH DAY OF AUGUST, 2005 BY ROBERT M. SALMON, WHO IS PERSONALLY KNOWN AND WHO DID TAKE AN OATH.

[Signature]
JILL B. NICKEL
NOTARY PUBLIC-STATE OF FLORIDA
MY COMMISSION EXPIRES: JULY 5, 2006
MY COMMISSION NO IS DD124038



Jill B Nickel
My Commission DD124038
Expires July 05, 2006

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
AUGUST 15, 2005

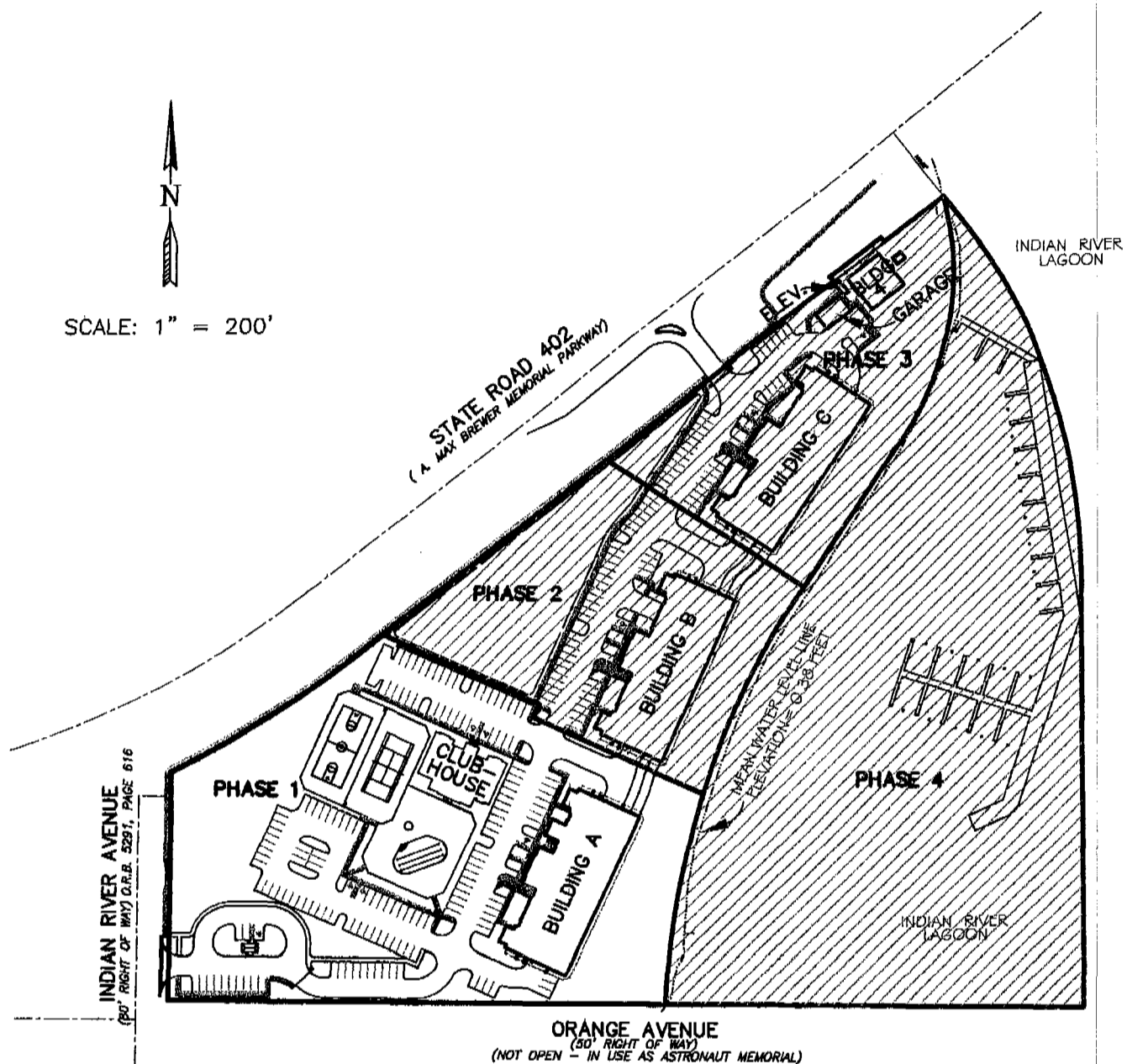
EXHIBIT "A-1"

SHEET 1 OF 1

HARBOR POINTE, A CONDOMINIUM


PHASE 1

GRAPHIC PLOT PLAN OF PROPOSED IMPROVEMENTS



NOTES:

1. REFER TO SHEET 2 FOR THE SURVEYOR'S CERTIFICATION AND NOTES CONCERNING THE GRAPHIC PLOT PLAN.

2.  = HATCHED AREAS ARE NOT A PART.

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
AUGUST 11, 2005

EXHIBIT "A"

SHEET 1 OF 24

HARBOR POINTE, A CONDOMINIUM PHASE 1

SURVEYOR'S NOTES CONCERNING THE GRAPHIC PLOT PLAN :

1. Harbor Pointe, A Condominium Phase 1, shall contain Building A, a 12-story Building containing 2 parking floors and 10 residential floors. The 2 parking floors shall contain 78 garage parking spaces and the 10 residential floors shall contain 70 units. Harbor Pointe, A Condominium Phase 1 shall also contain a Recreation Building, swimming pool, tennis court and basketball court. Phase 1 shall also contain driveways, walkways, parking areas and open landscaped areas.
2. All areas and improvements exclusive of the units are common elements of the condominium, as set forth in the declaration of condominium.
3. The graphic plot plan was prepared from an Engineering Site Plan, prepared by Allen Engineering, Inc.

HARBOR POINTE PARENT PARCEL:

A portion of Section 34, Township 21 South, Range 35 East, and Section 3, Township 22 South, Range 35 East and being those parcels described in deeds recorded in Official Records Book 4721, Page 3187 and Official Records Book 4247, Page 2140, both of the Public Records of Brevard County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 3; thence N89°58'03"E, along the North line of said Section 3, a distance of 2,933.63 feet, to the East right of way line of Indian River Avenue (an 80.0 foot right of way) and the POINT OF BEGINNING of the herein described parcel; thence the following 11 courses along the perimeter boundaries of the aforesaid parcels: (1) N00°28'50"E, along said East right of way line, a distance of 28.89 feet, to the South right of way line of State Road 402, and a point of intersection with a non-tangent curve, concave Northwesterly, having a radius of 1,246.28 feet and a central angle of 11°55'39"; (2) Northeasterly, along said South right of way line and the arc of said curve to the left, a distance of 259.44 feet (said arc subtended by a chord bearing N57°42'58"E, a distance of 258.98 feet), to a point of tangency; (3) N51°45'09"E, along said South right of way line, a distance of 754.23 feet; (4) N38°14'51"W, a distance of 7.00 feet; (5) N51°45'09"E, along a line parallel with and 7.00 feet North of said South right of way line, a distance of 80.00 feet; (6) S38°14'51"E, a distance of 7.00 feet, to said South right of way line; (7) N51°45'09"E, along said South right of way line, a distance of 93.00 feet, to a point of intersection with a non-tangent curve, concave Westerly, having a radius of 750.00 feet and a central angle of 38°43'00"; (8) Southerly, along the arc of said curve to the right, a distance of 506.80 feet (said arc subtended by a chord bearing S19°59'57"E, a distance of 497.21 feet), to a point of tangency; (9) S00°38'27"E, a distance of 536.66 feet; (10) N89°36'17"W, a distance of 1,125.60 feet, to the East right of way line of said Indian River Avenue; (11) N00°28'50"E, along said East right of way line, a distance of 254.88 feet, to the POINT OF BEGINNING; Containing 17.06 acres, more or less.

The above described property contains both submerged and upland property.

SURVEYOR'S NOTES:

1. The bearings shown hereon are based on a bearing of N89°58'03"E along the South line of Section 34.
2. The elevations shown hereon are based on United States Coast & Geodetic Survey monument "SE BASE 1933", elevation = 27.01 feet, 1929 National Geodetic Vertical Datum.
3. Only above ground evidence of utilities was located by this survey.
4. According to the National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) for Brevard County, Florida and Incorporated Areas, Panel 185 of 727, this property is located in community number 125152 and lies within Special Flood Hazard Area AE, Base Flood Elevation 4; Special Flood Hazard Area AE, Base Flood Elevation 5; Other Flood Area, Zone X and Other Area Zone X. Special Flood Hazard Area AE is defined on the F.I.R.M. as "AREAS INUNDATED BY 100-YEAR FLOOD", Other Flood Area X is defined as "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD"; Other Area Zone X is defined as "AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN".

ABBREVIATION DEFINITION

CONC.	CONCRETE
BLDG.	BUILDING
WPP	WOOD POWER POLE
GA	GUY ANCHOR
OHW	OVERHEAD WIRE
OHGW	OVERHEAD GUY WIRE
MH	MANHOLE
TRB	TELEPHONE RISER BOX
NPS	NO PARKING SIGN

ABBREVIATION

DEFINITION

FGP	FENCE GATE POST
C.L.	CHAIN LINK
SLS	SPEED LIMIT SIGN
CPP	CONCRETE POWER POLE
WDP	WOOD POST
UGE	UNDERGROUND ELECTRIC
F.F.	FINISHED FLOOR
EL.	ELEVATION
A/C	AIR CONDITIONER COMPRESSOR


NOTES:

1. SEE SHEET 3 FOR THE SKETCH TO ACCOMPANY THE LEGAL DESCRIPTION.

CERTIFICATION:

I hereby certify the Sketch of Survey shown on Sheet 3 of 24 is an accurate representation of a survey performed under my direction and completed on November 8, 2004 in accordance with the "Minimum Technician Standards" for Land Surveying in the State of Florida, described in Chapter 61G17-6, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes

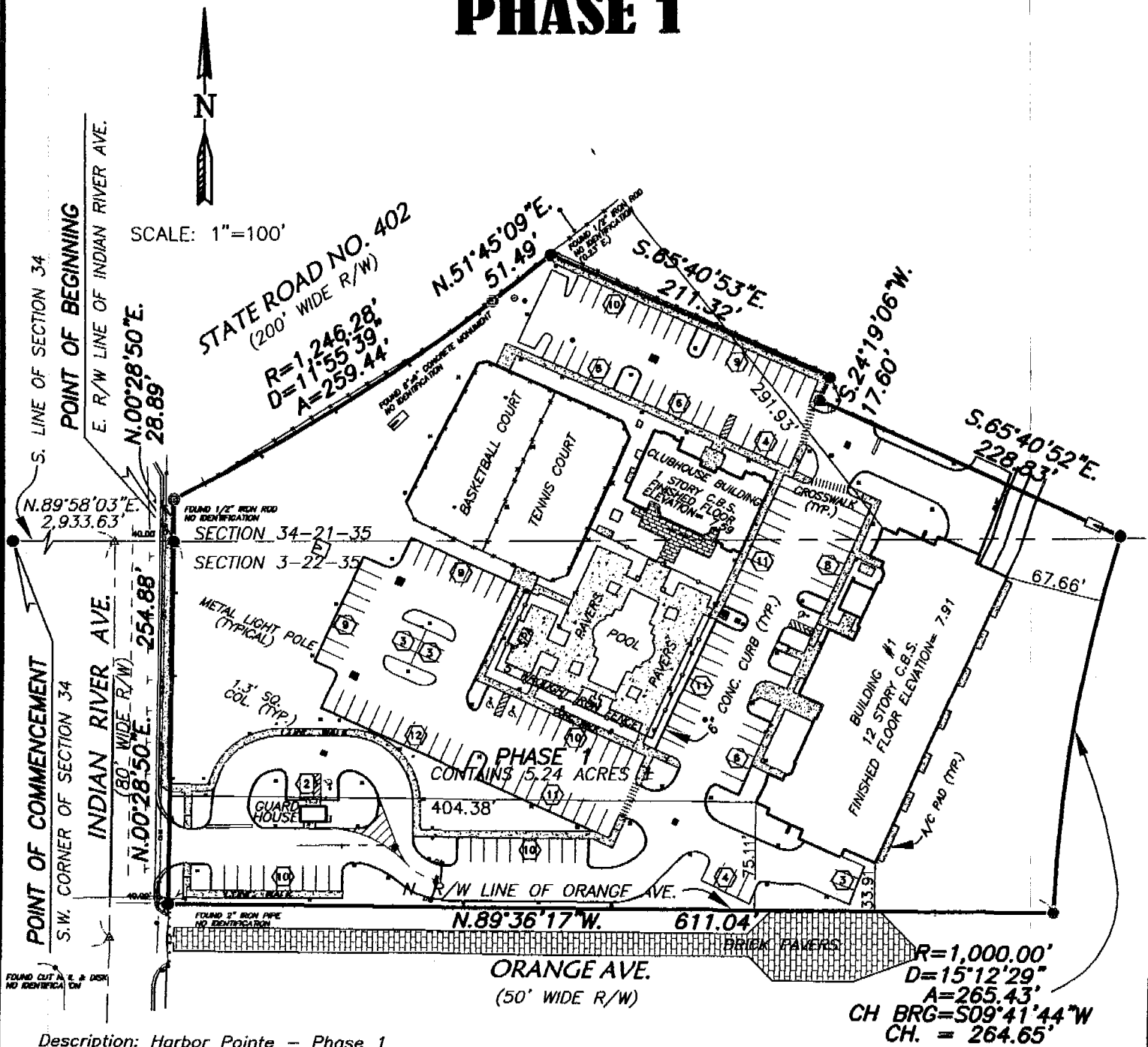
Not valid without the signature
and the original raised seal of
a Florida licensed Surveyor and
Mapper

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

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
AUGUST 11, 2005



HARBOR POINTE, A CONDOMINIUM PHASE 1



Description: Harbor Pointe - Phase 1

A portion of Section 34, Township 21 South, Range 35 East, and Section 3, Township 22 South, Range 35 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 34; thence N89°58'03"E, along the South line of said Section 34, a distance of 2,933.63 feet, to a point on the East right of way line of Indian River Avenue (an 80.00 foot wide right of way) and the POINT OF BEGINNING of the herein described parcel; thence N00°28'50"E, along said East right of way line, a distance of 28.89 feet, to a point on the South right of way line of State Road Number 402 (a 200.00 foot wide right of way) and a point of intersection with a non-tangent curve, concave Northwesterly, having a radius of 1,246.28 feet and a central angle of 11°55'39"; thence Northeasterly, along said South right of way line, and along the arc of said curve to the left, a distance of 259.44 feet (said arc subtended by a chord bearing N57°42'58"E, a distance of 258.98 feet), to a point of tangency; thence N51°45'09"E, along said South right of way line, a distance of 51.49 feet; thence S65°40'53"E, a distance of 211.32 feet; thence S24°19'06"W, a distance of 17.60 feet; thence S65°40'52"E, a distance of 228.83 feet, to a point of intersection with a non-tangent curve, concave Easterly, having a radius of 1,000.00 feet and a central angle of 15°12'29"; thence Southerly, along the arc of said curve to the left, a distance of 265.43 feet (said arc subtended by a chord bearing S09°41'44"W, a distance of 264.65 feet), to a point on the North right of way line of Orange Avenue (a 50.00 foot wide right of way) and a point of intersection with a non-tangent line; thence N89°36'17"W, along said North right of way line, a distance of 611.04 feet, to a point on the East right of way line of said Indian River Avenue; thence N00°28'50"E, along said East right of way line, a distance of 254.88 feet, to the POINT OF BEGINNING; Containing 5.24 acres, more or less.

SURVEYOR'S NOTES:

1. REFER TO THE BOUNDARY SURVEY OF THE PARENT PARCEL ON SHEET 3 FOR THE LOCATION OF THE EXISTING IMPROVEMENTS & ENCROACHMENTS ON THE SITE.

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
AUGUST 11, 2005

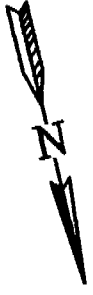
EXHIBIT "A"

SHEET 4 OF 24

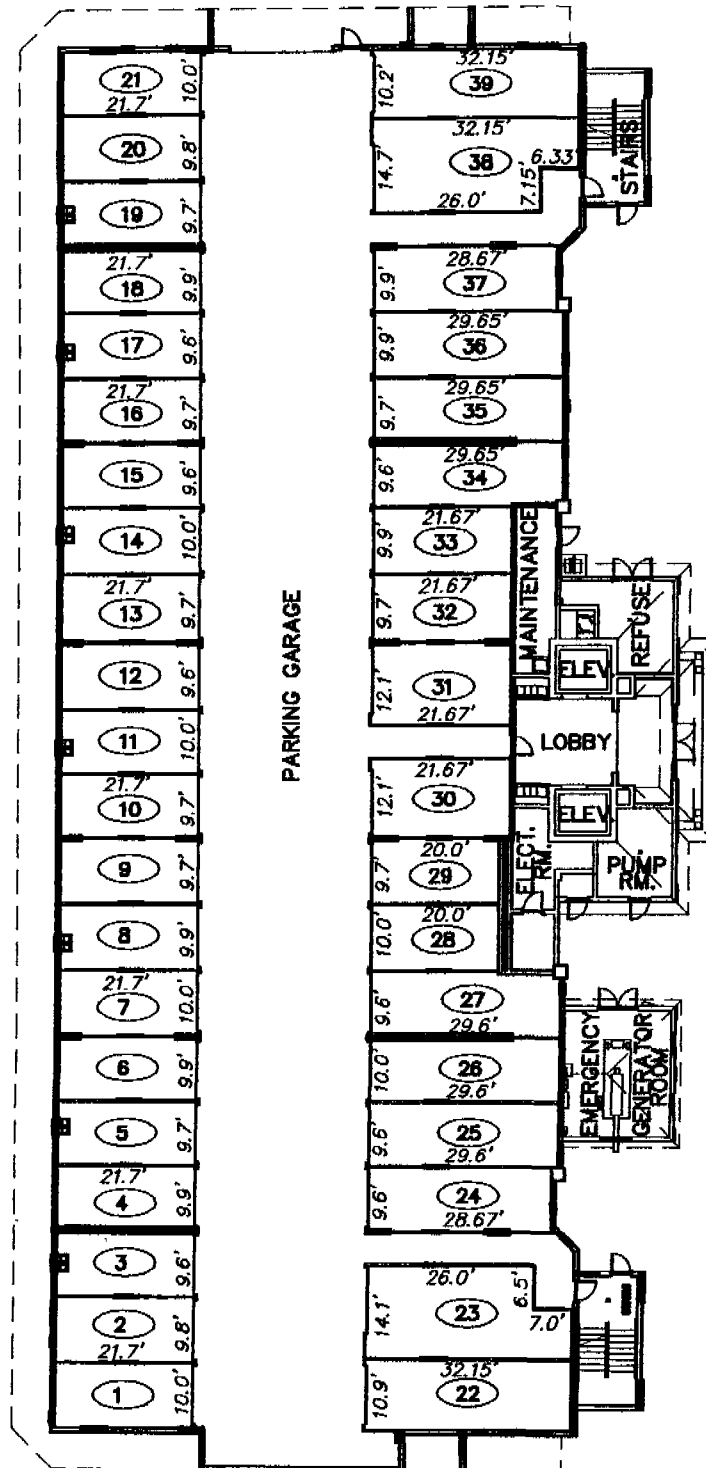
HARBOR POINTE, A CONDOMINIUM

PHASE 1 - BUILDING A

FIRST FLOOR PLAN



SCALE: 1" = 30'



SURVEYOR'S NOTES:

1. THE FIRST FLOOR FINISHED FLOOR ELEVATION IS 7.91 FEET.
2. THE FIRST FLOOR FINISHED CEILING ELEVATION IS 16.52 FEET.
3. (19) INDICATES THE GARAGE PARKING SPACE DESIGNATION.
4. ALL AREAS AND IMPROVEMENTS ON THE FIRST FLOOR ARE COMMON ELEMENTS OF THE CONDOMINIUM. THE PARKING SPACES SHOWN ARE COMMON ELEMENTS OF THE CONDOMINIUM WHOSE USE IS LIMITED TO CERTAIN UNITS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM.

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
AUGUST 11, 2005

EXHIBIT "A"

SHEET 5 OF 24

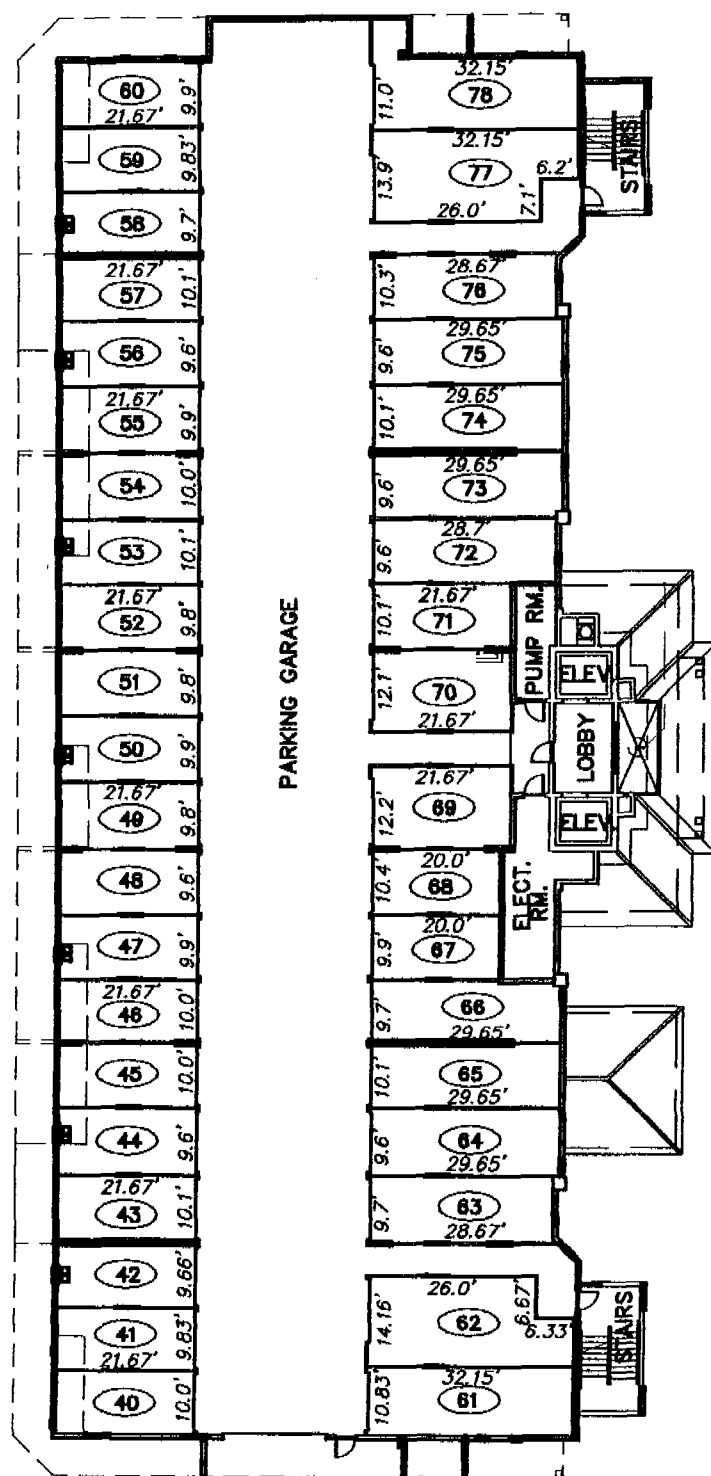
HARBOR POINTE, A CONDOMINIUM

PHASE 1 - BUILDING A

SECOND FLOOR PLAN



SCALE: 1" = 30'



SURVEYOR'S NOTES:

1. THE SECOND FLOOR FINISHED FLOOR ELEVATION IS 17.20 FEET.
2. THE SECOND FLOOR FINISHED CEILING ELEVATION IS 26.54 FEET.
3. (40) INDICATES THE PARKING SPACE DESIGNATION.
4. ALL AREAS AND IMPROVEMENTS ON THE SECOND FLOOR ARE COMMON ELEMENTS OF THE CONDOMINIUM. THE PARKING SPACES SHOWN ARE COMMON ELEMENTS OF THE CONDOMINIUM WHOSE USE IS LIMITED TO CERTAIN UNITS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM.

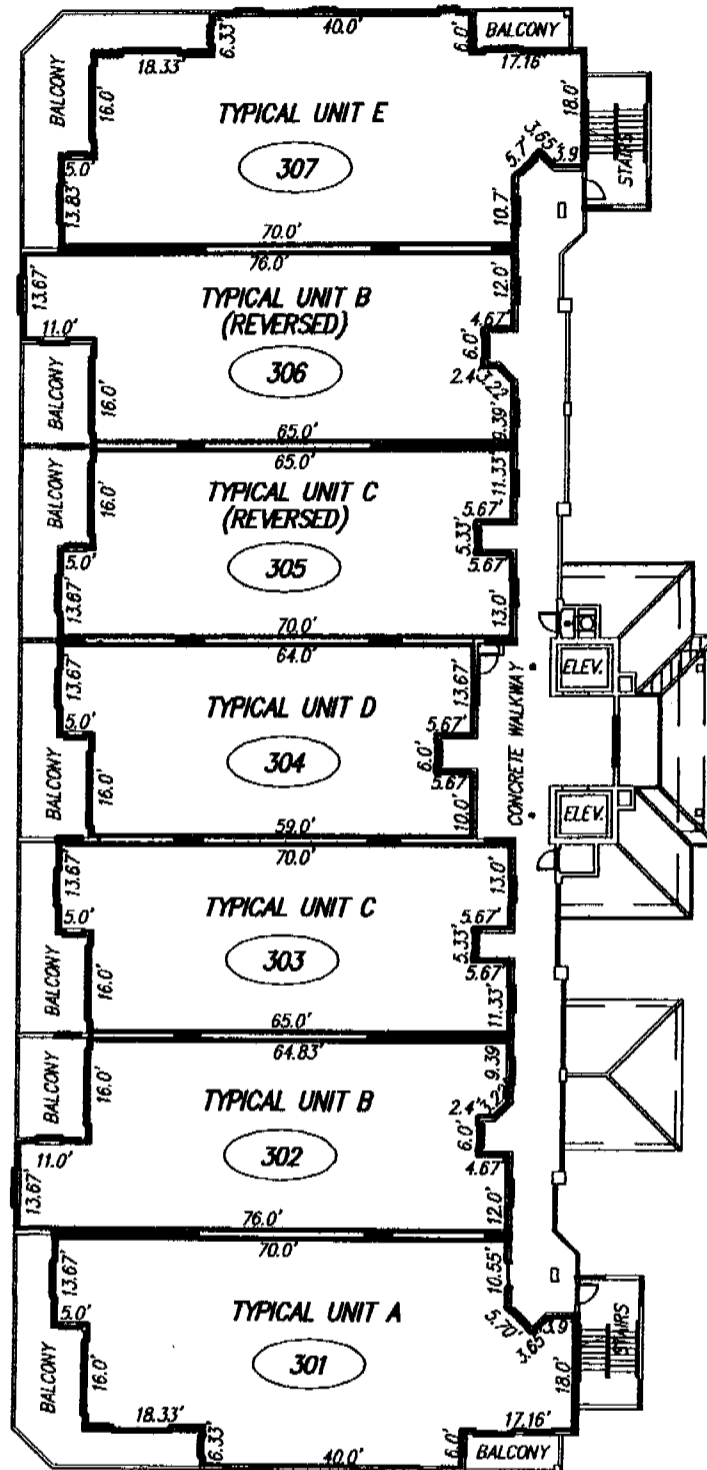
HARBOR POINTE, A CONDOMINIUM

PHASE 1 - BUILDING A

THIRD FLOOR PLAN



SCALE: 1"=30'



SURVEYOR'S NOTES:

1. THE THIRD FLOOR FINISHED FLOOR ELEVATION IS 27.33 FEET.
2. THE THIRD FLOOR FINISHED CEILING ELEVATION IS 35.83 FEET.
3. ——— INDICATES THE LIMITS OF THE UNITS.
4. (301) INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
6. THE BALCONIES ARE COMMON ELEMENTS LIMITED FOR THE USE OF THE ADJACENT UNIT.
7. SEE SHEETS 17-23 FOR TYPICAL UNIT PLANS.

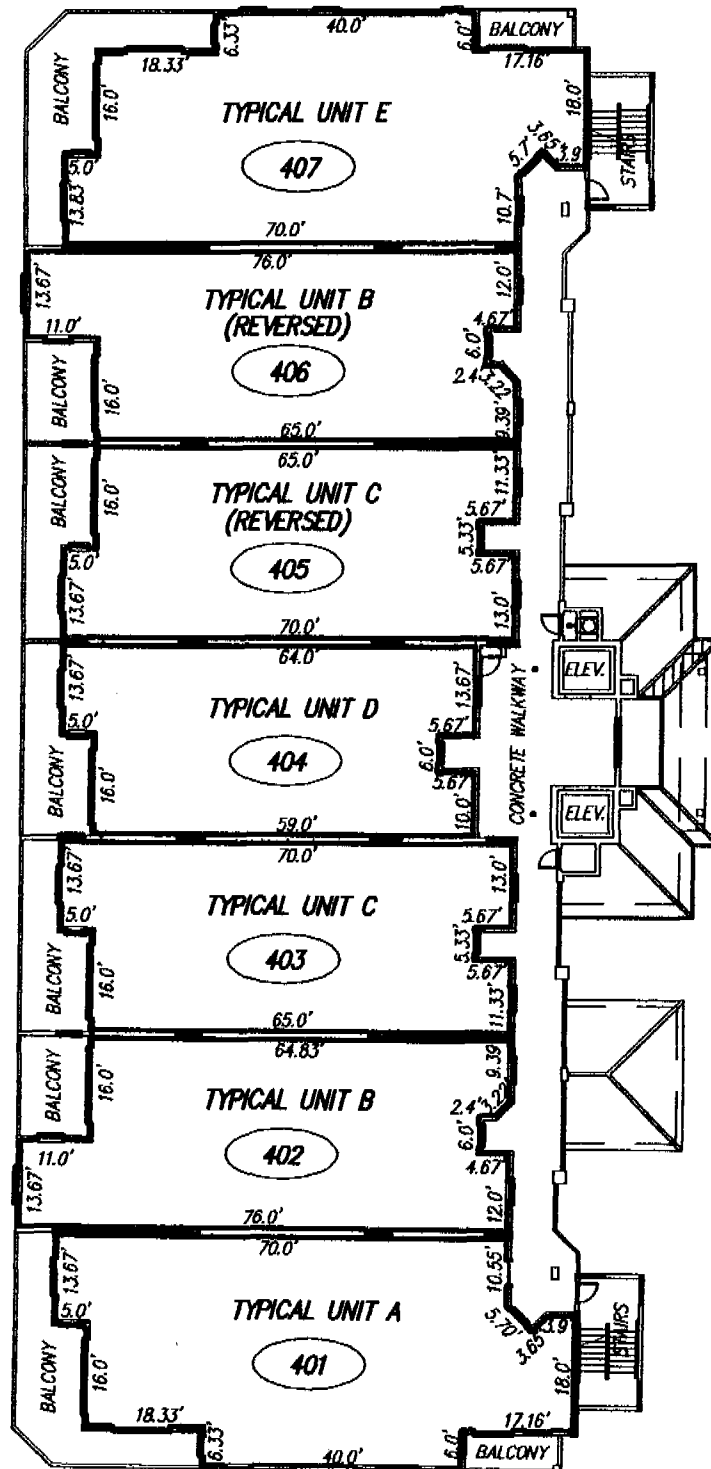
HARBOR POINTE, A CONDOMINIUM

PHASE 1 - BUILDING A

FOURTH FLOOR PLAN



SCALE: 1"=30'



SURVEYOR'S NOTES:

1. THE FOURTH FLOOR FINISHED FLOOR ELEVATION IS 36.65 FEET.
2. THE FOURTH FLOOR FINISHED CEILING ELEVATION IS 45.29 FEET.
3. — INDICATES THE LIMITS OF THE UNITS.
4. (401) INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
6. THE BALCONIES ARE COMMON ELEMENTS LIMITED FOR THE USE OF THE ADJACENT UNIT.
7. SEE SHEETS 17-23 FOR TYPICAL UNIT PLANS.

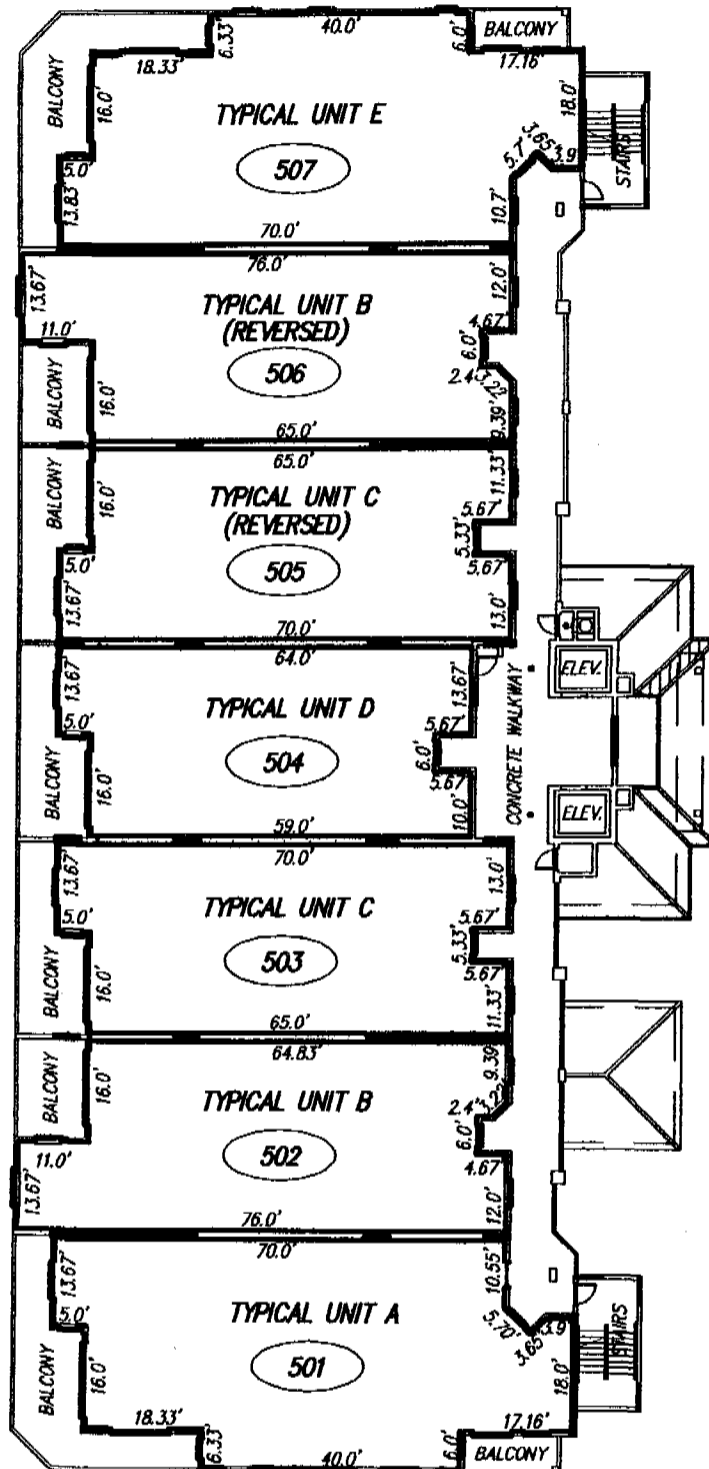
HARBOR POINTE, A CONDOMINIUM

PHASE 1 - BUILDING A

FIFTH FLOOR PLAN



SCALE: 1"=30'



SURVEYOR'S NOTES:

1. THE FIFTH FLOOR FINISHED FLOOR ELEVATION IS 46.03 FEET.
2. THE FIFTH FLOOR FINISHED CEILING ELEVATION IS 54.63 FEET.
3. ——— INDICATES THE LIMITS OF THE UNITS.
4. (501) INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
6. THE BALCONIES ARE COMMON ELEMENTS LIMITED FOR THE USE OF THE ADJACENT UNIT.
7. SEE SHEETS 17-23 FOR TYPICAL UNIT PLANS.

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
AUGUST 11, 2005

EXHIBIT "A"

SHEET 9 OF 24

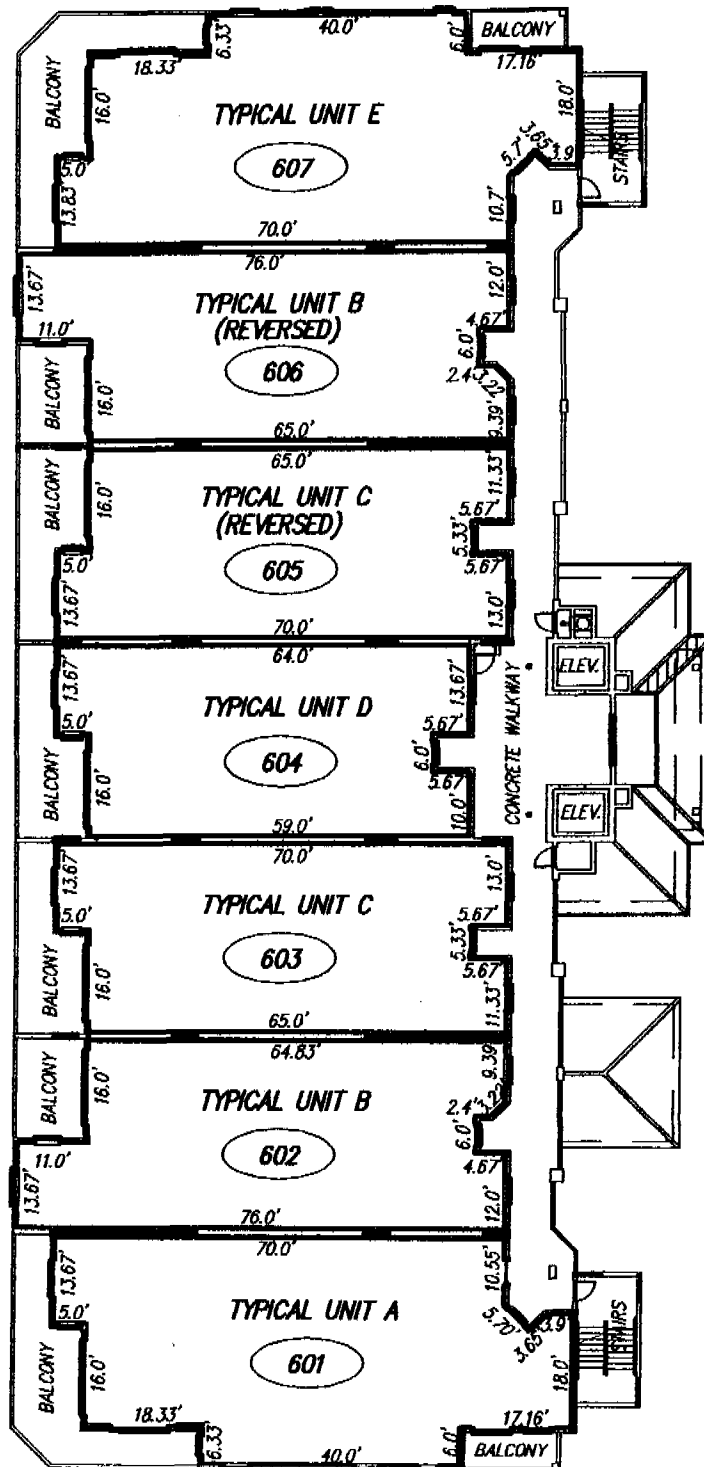
HARBOR POINTE, A CONDOMINIUM

PHASE 1 - BUILDING A

SIXTH FLOOR PLAN



SCALE: 1"=30'

**SURVEYOR'S NOTES:**

1. THE SIXTH FLOOR FINISHED FLOOR ELEVATION IS 55.36 FEET.
2. THE SIXTH FLOOR FINISHED CEILING ELEVATION IS 64.04 FEET.
3. ——— INDICATES THE LIMITS OF THE UNITS.
4. (601) INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
6. THE BALCONIES ARE COMMON ELEMENTS LIMITED FOR THE USE OF THE ADJACENT UNIT.
7. SEE SHEETS 17-23 FOR TYPICAL UNIT PLANS.



Floor plan of a six-unit apartment building. The units are arranged in a row, separated by a central concrete walkway. Each unit has a balcony. The plan includes dimensions for room sizes and setbacks.

Units and Dimensions:

- Unit 707 (Typical Unit E):** 70.0' x 16.0'. Balcony: 18.33' x 6.33'. Stairs: 17.16' x 6.0'.
- Unit 706 (Typical Unit B (Reversed)):** 76.0' x 16.0'. Balcony: 13.67' x 11.0'. Stairs: 18.0' x 5.7'.
- Unit 705 (Typical Unit C (Reversed)):** 65.0' x 16.0'. Balcony: 13.67' x 5.0'. Stairs: 18.0' x 5.7'.
- Unit 704 (Typical Unit D):** 70.0' x 16.0'. Balcony: 13.67' x 5.0'. Stairs: 18.0' x 5.7'.
- Unit 703 (Typical Unit C):** 65.0' x 16.0'. Balcony: 13.67' x 5.0'. Stairs: 18.0' x 5.7'.
- Unit 702 (Typical Unit B):** 76.0' x 16.0'. Balcony: 13.67' x 11.0'. Stairs: 18.0' x 5.7'.
- Unit 701 (Typical Unit A):** 70.0' x 16.0'. Balcony: 18.33' x 6.33'. Stairs: 17.16' x 6.0'.

Other Features:

- Concrete Walkway:** 13.0' wide.
- Elevators:** Two elevators are shown, each with a platform of 10.0' x 5.67'.
- Stairs:** Two sets of stairs are shown, each with a platform of 18.0' x 5.7'.

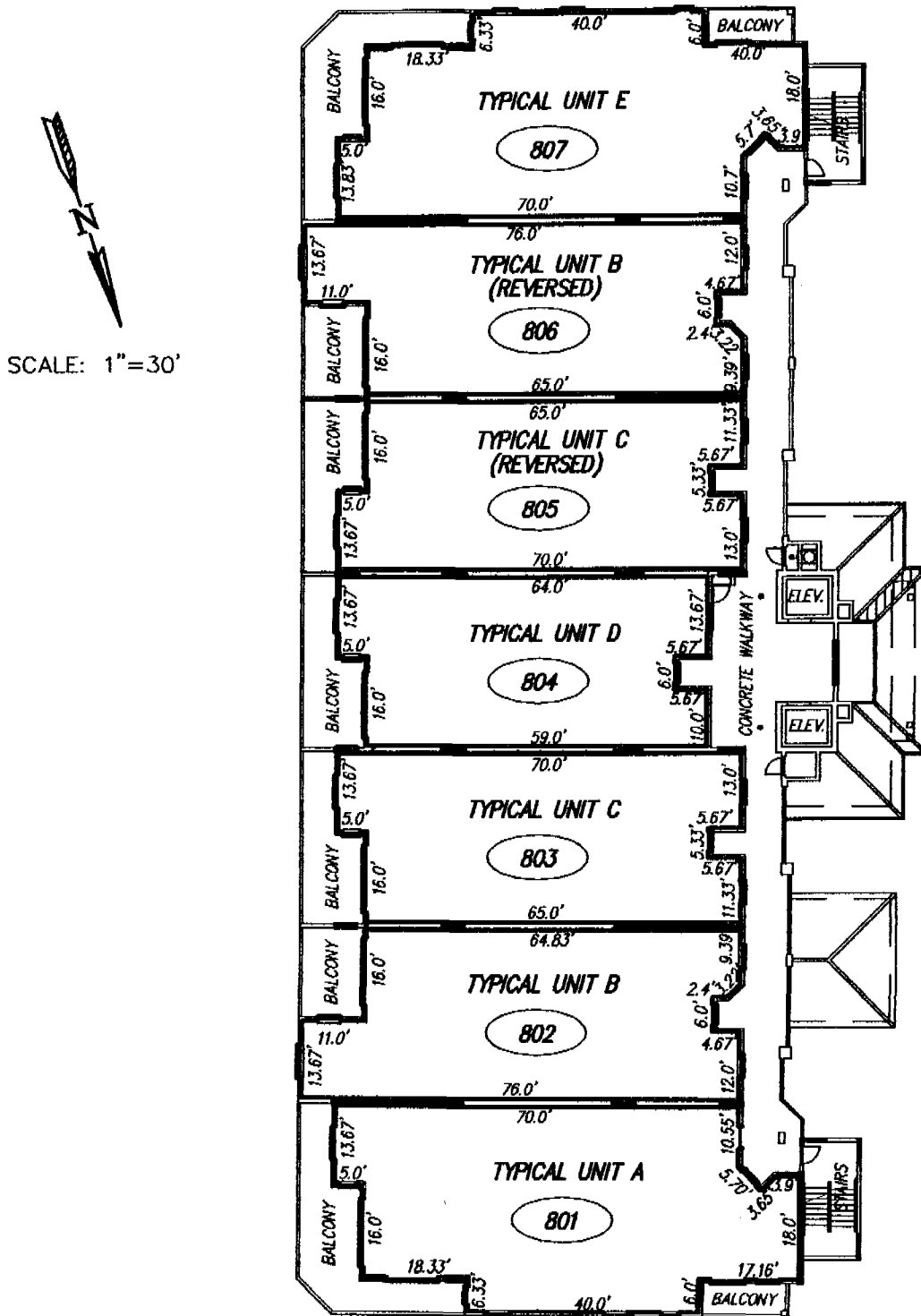
1. THE SEVENTH FLOOR FINISHED FLOOR ELEVATION IS 64.70 FEET.
2. THE SEVENTH FLOOR FINISHED CEILING ELEVATION IS 73.35 FEET.
3. — INDICATES THE LIMITS OF THE UNITS.
4. 701 INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
6. THE BALCONIES ARE COMMON ELEMENTS LIMITED FOR THE USE OF THE ADJACENT UNIT.
7. SEE SHEETS 17-23 FOR TYPICAL UNIT PLANS.

SHEET 11 OF 24

HARBOR POINTE, A CONDOMINIUM

PHASE 1 - BUILDING A

EIGHTH FLOOR PLAN



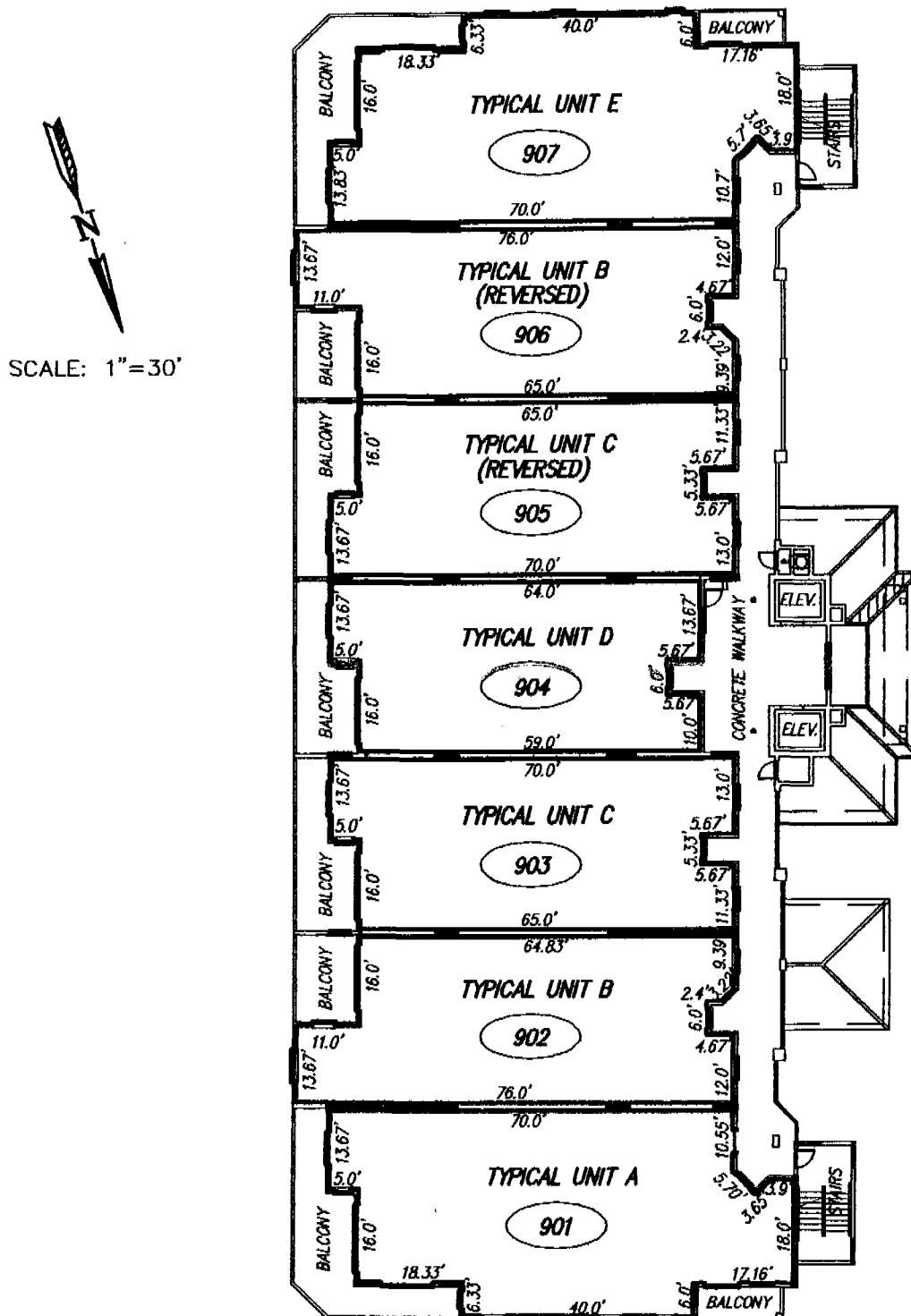
SURVEYOR'S NOTES:

1. THE EIGHTH FLOOR FINISHED FLOOR ELEVATION IS 74.07 FEET.
2. THE EIGHTH FLOOR FINISHED CEILING ELEVATION IS 82.80 FEET.
3. — INDICATES THE LIMITS OF THE UNITS.
4. (301) INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
6. THE BALCONIES ARE COMMON ELEMENTS LIMITED FOR THE USE OF THE ADJACENT UNIT.
7. SEE SHEETS 17-23 FOR TYPICAL UNIT PLANS.

HARBOR POINTE, A CONDOMINIUM

PHASE 1 - BUILDING A

NINTH FLOOR PLAN



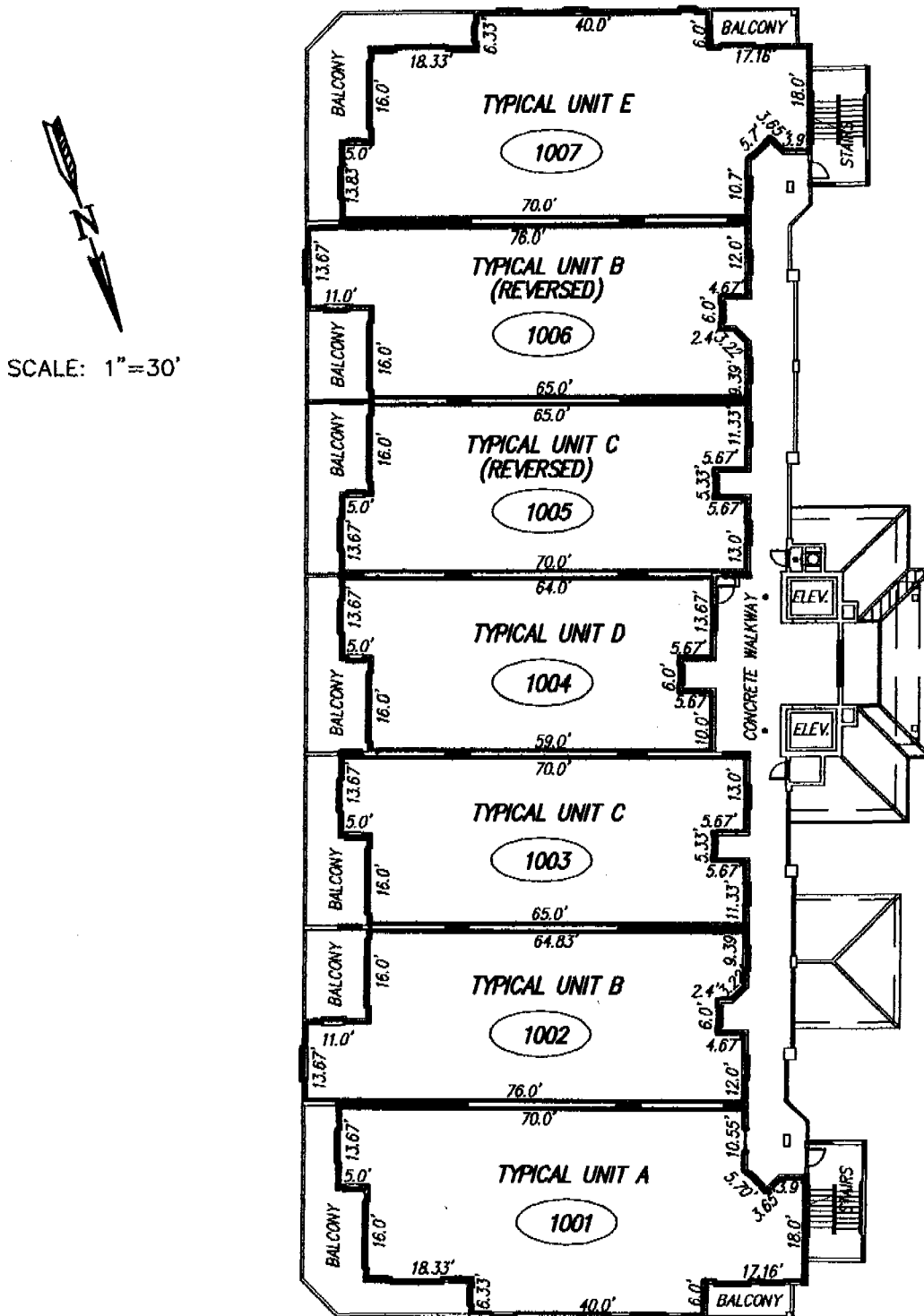
SURVEYOR'S NOTES:

1. THE NINTH FLOOR FINISHED FLOOR ELEVATION IS 83.34 FEET.
2. THE NINTH FLOOR FINISHED CEILING ELEVATION IS 92.04 FEET.
3. ——— INDICATES THE LIMITS OF THE UNITS.
4. (901) INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
6. THE BALCONIES ARE COMMON ELEMENTS LIMITED FOR THE USE OF THE ADJACENT UNIT.
7. SEE SHEETS 17-23 FOR TYPICAL UNIT PLANS.

HARBOR POINTE, A CONDOMINIUM

PHASE 1 - BUILDING A

TENTH FLOOR PLAN



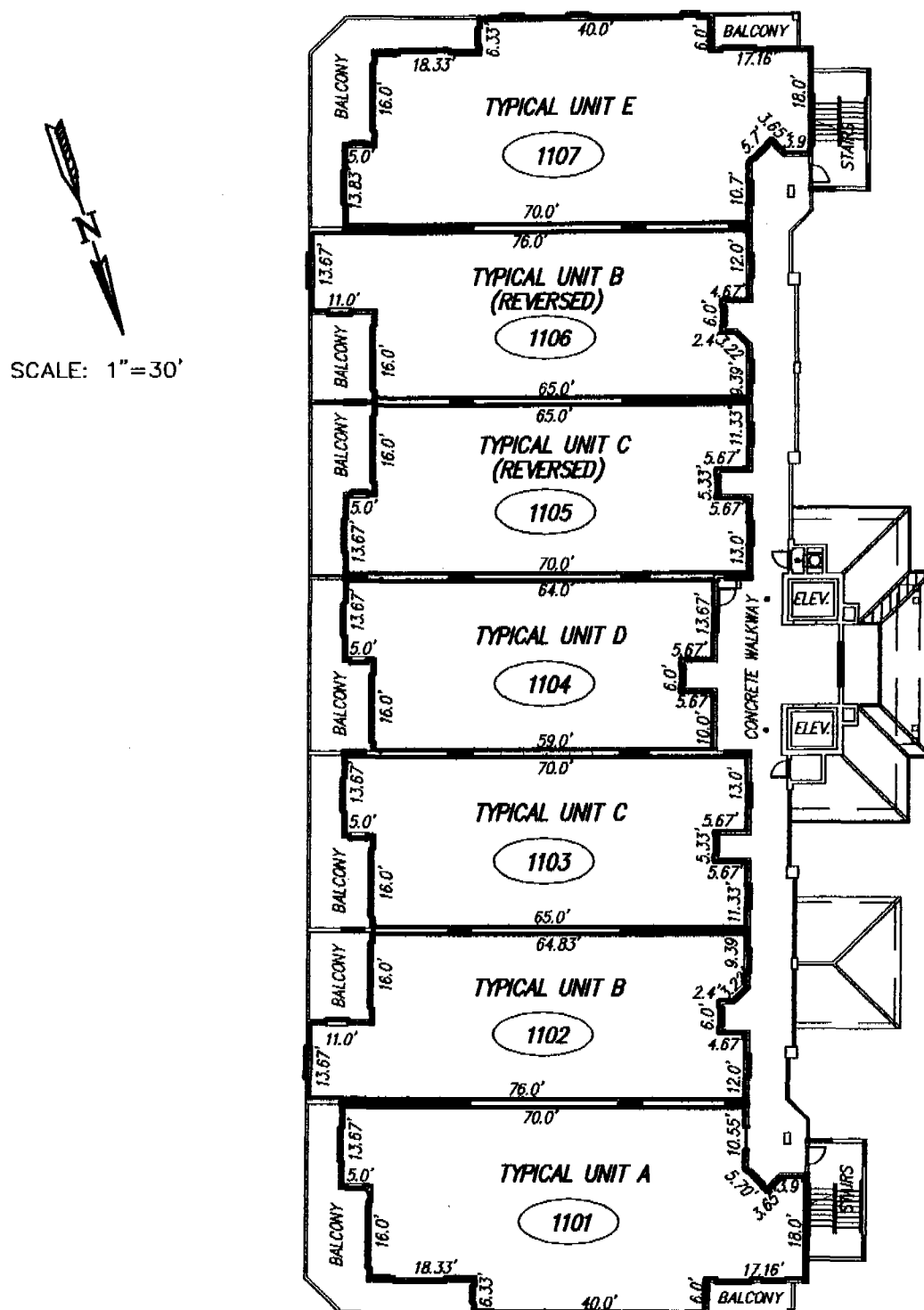
SURVEYOR'S NOTES:

1. THE TENTH FLOOR FINISHED FLOOR ELEVATION IS 92.75 FEET.
2. THE TENTH FLOOR FINISHED CEILING ELEVATION IS 101.40 FEET.
3. ——— INDICATES THE LIMITS OF THE UNITS.
4. 1001 INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
6. THE BALCONIES ARE COMMON ELEMENTS LIMITED FOR THE USE OF THE ADJACENT UNIT.
7. SEE SHEETS 17-23 FOR TYPICAL UNIT PLANS.

HARBOR POINTE, A CONDOMINIUM

PHASE 1 - BUILDING A

ELEVENTH FLOOR PLAN



SURVEYOR'S NOTES:

1. THE ELEVENTH FLOOR FINISHED FLOOR ELEVATION IS 102.09 FEET.
2. THE ELEVENTH FLOOR FINISHED CEILING ELEVATION IS 111.72 FEET.
3. ——— INDICATES THE LIMITS OF THE UNITS.
4. (1101) INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
6. THE BALCONIES ARE COMMON ELEMENTS LIMITED FOR THE USE OF THE ADJACENT UNIT.
7. SEE SHEETS 17-23 FOR TYPICAL UNIT PLANS.

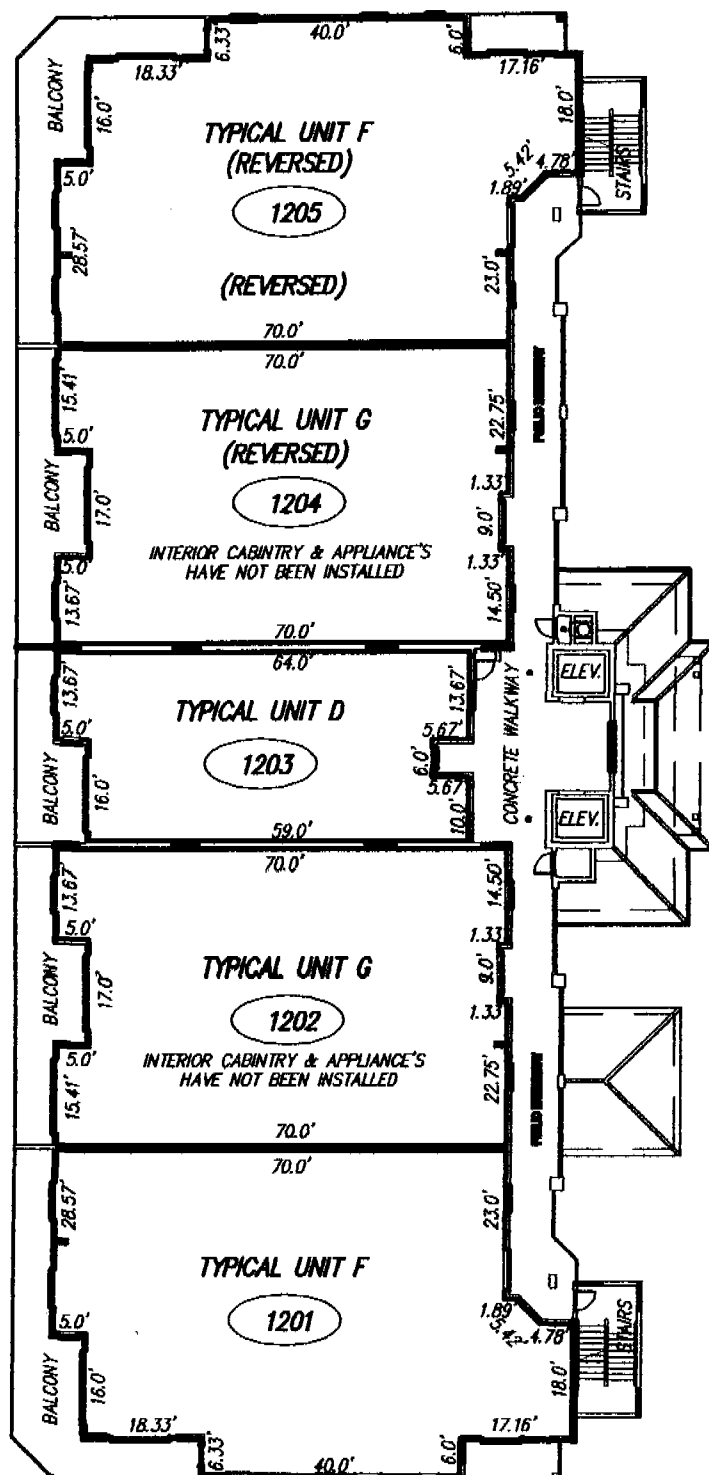
HARBOR POINTE, A CONDOMINIUM

PHASE 1 - BUILDING A

TWELFTH FLOOR PLAN



SCALE: 1"=30'



SURVEYOR'S NOTES:

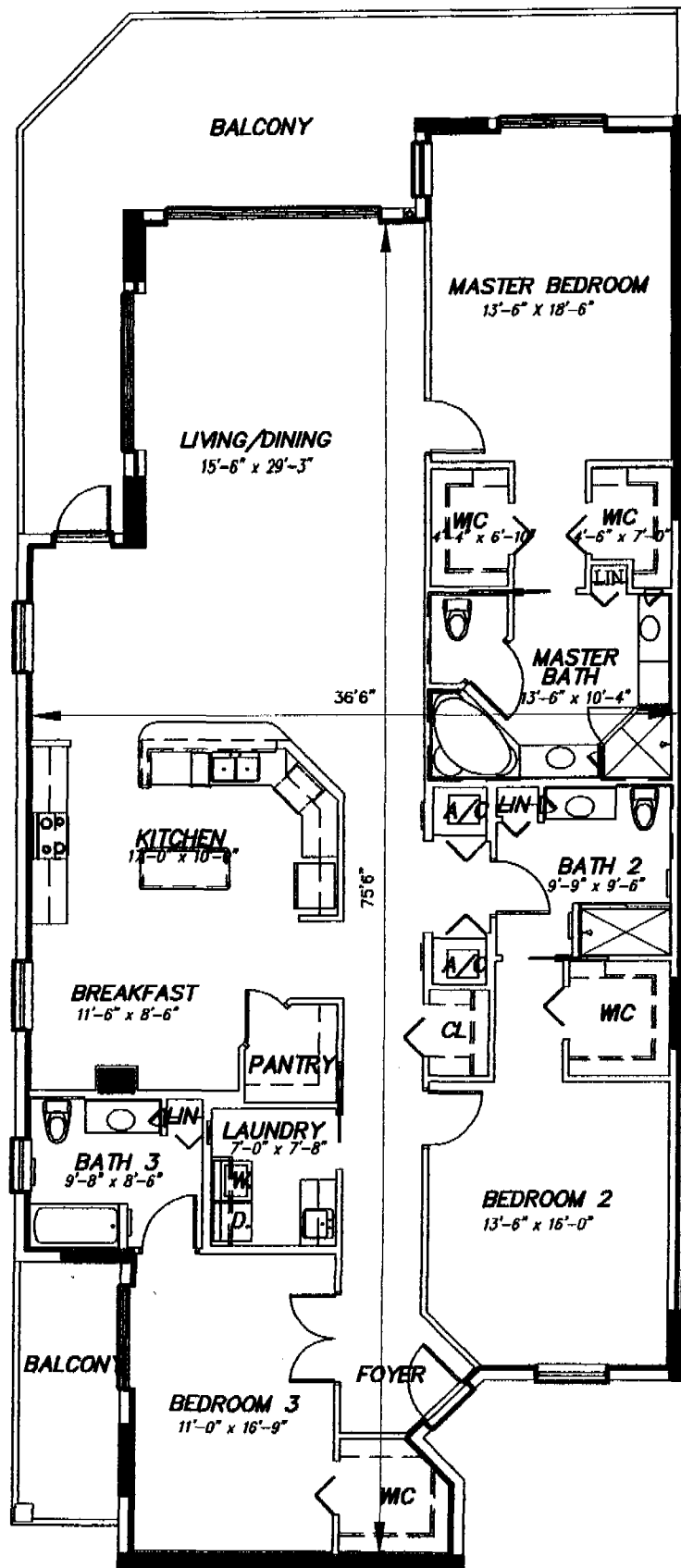
1. THE TWELFTH FLOOR FINISHED FLOOR ELEVATION IS 112.46 FEET.
2. THE TWELFTH FLOOR FINISHED CEILING ELEVATION IS 121.86 FEET.
3. ——— INDICATES THE LIMITS OF THE UNITS.
4. (1201) INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
6. THE BALCONIES ARE COMMON ELEMENTS LIMITED FOR THE USE OF THE ADJACENT UNIT.
7. SEE SHEETS 17-23 FOR TYPICAL UNIT PLANS.

HARBOR POINTE, A CONDOMINIUM

PHASE 1

TYPICAL UNIT A

SCALE: 1"=10'



SURVEYOR'S NOTES:

1. ——— INDICATES THE LIMITS OF THE UNIT.
2. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNIT ARE COMMON ELEMENTS OF THE CONDOMINIUM.
3. THE BALCONY IS A COMMON ELEMENTS LIMITED TO THE USE OF THE ADJACENT UNIT.
4. THE UNIT PLAN SHOWN IS REPRESENTATIONAL. THE DIMENSIONS MAY VARY SLIGHTLY.
5. SOME UNITS MAY BE REVERSED OR A MIRROR IMAGE OF THE PLAN SHOWN.
6. REFER TO THE FLOOR PLAN ON SHEETS 7-16 FOR THE LOCATION OF THIS UNIT WITHIN THE BUILDING.
7. UNIT A CONTAINS 2,505 SQUARE FEET ±.

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
AUGUST 11, 2005

EXHIBIT "A"

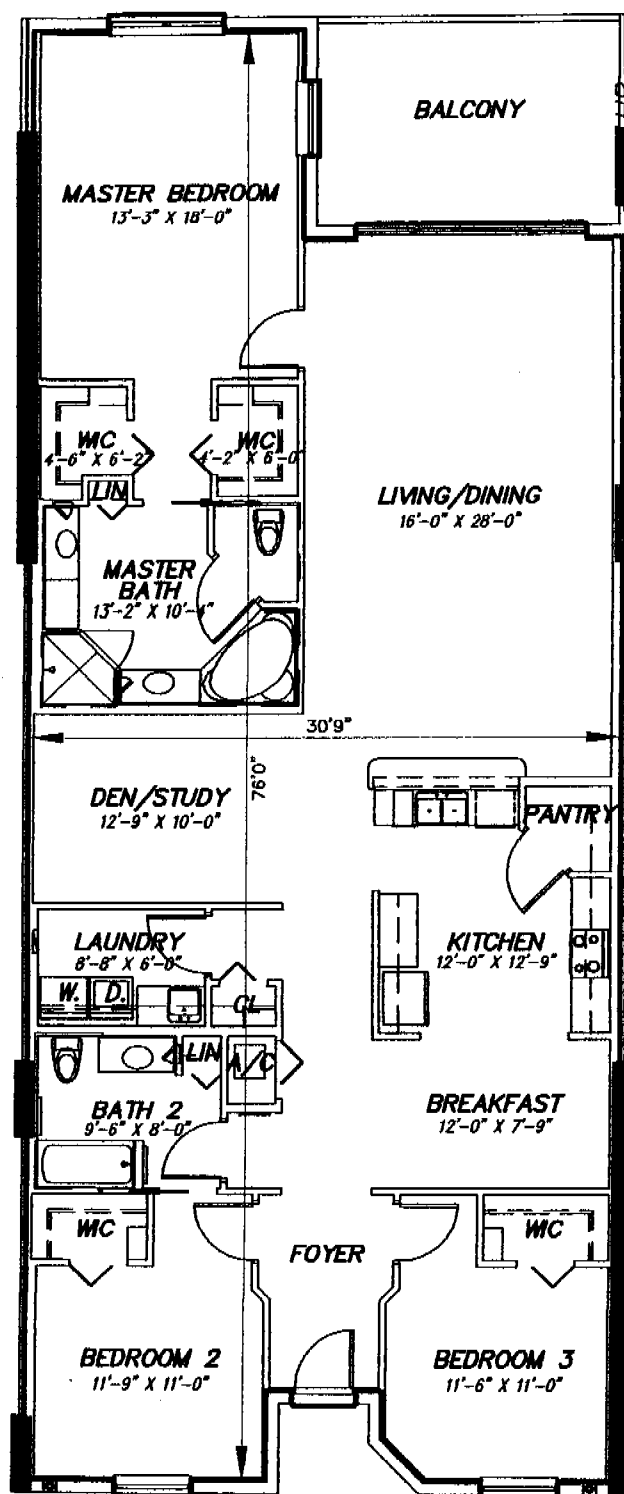
SHEET 17 OF 24

HARBOR POINTE, A CONDOMINIUM

PHASE 1

TYPICAL UNIT B

SCALE: 1"=10'



SURVEYOR'S NOTES:

1. ——— INDICATES THE LIMITS OF THE UNIT.
2. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNIT ARE COMMON ELEMENTS OF THE CONDOMINIUM.
3. THE BALCONY IS A COMMON ELEMENTS LIMITED TO THE USE OF THE ADJACENT UNIT.
4. THE UNIT PLAN SHOWN IS REPRESENTATIONAL. THE DIMENSIONS MAY VARY SLIGHTLY.
5. SOME UNITS MAY BE REVERSED OR A MIRROR IMAGE OF THE PLAN SHOWN.
6. REFER TO THE FLOOR PLAN ON SHEETS 7-16 FOR THE LOCATION OF THIS UNIT WITHIN THE BUILDING.
7. UNIT B CONTAINS 2,126 SQUARE FEET ±.

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
AUGUST 11, 2005

EXHIBIT "A"

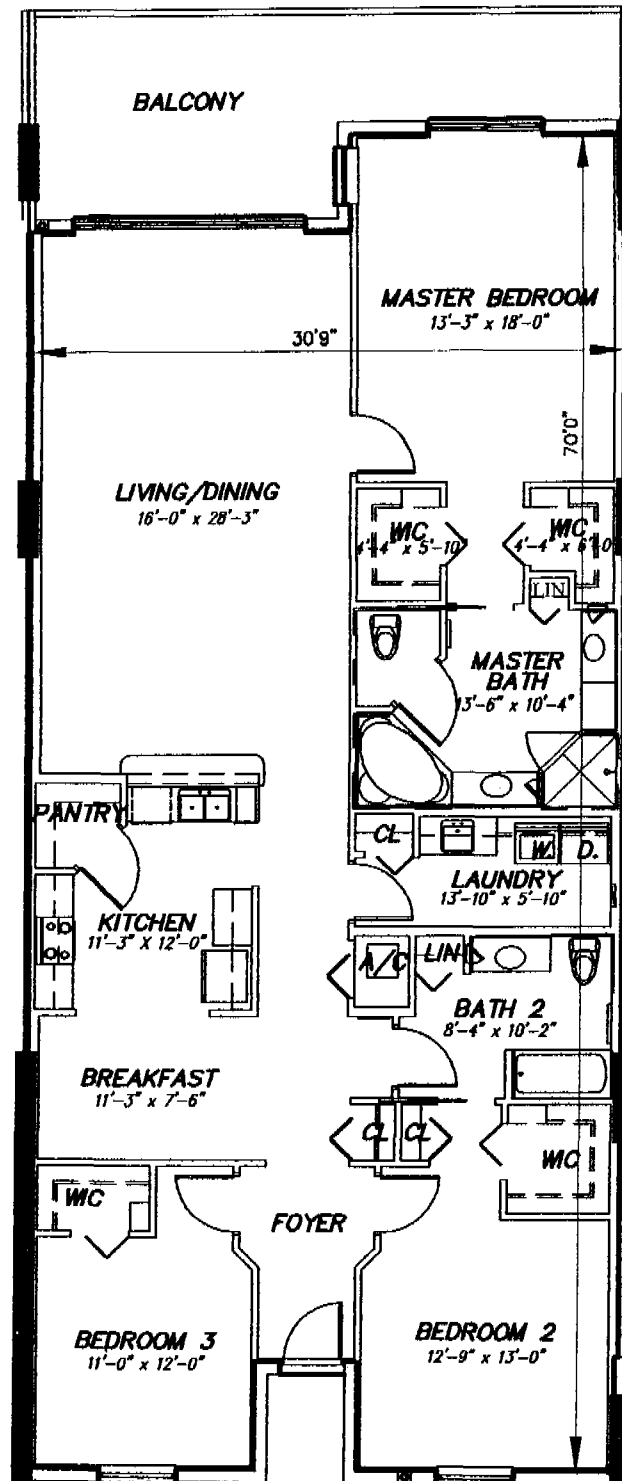
SHEET 18 OF 24

HARBOR POINTE, A CONDOMINIUM

PHASE 1

TYPICAL UNIT C

SCALE: 1"=10'



SURVEYOR'S NOTES:

1. ——— INDICATES THE LIMITS OF THE UNIT.
2. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNIT ARE COMMON ELEMENTS OF THE CONDOMINIUM.
3. THE BALCONY IS A COMMON ELEMENTS LIMITED TO THE USE OF THE ADJACENT UNIT.
4. THE UNIT PLAN SHOWN IS REPRESENTATIONAL. THE DIMENSIONS MAY VARY SLIGHTLY.
5. SOME UNITS MAY BE REVERSED OR A MIRROR IMAGE OF THE PLAN SHOWN.
6. REFER TO THE FLOOR PLAN ON SHEETS 7-16 FOR THE LOCATION OF THIS UNIT WITHIN THE BUILDING.
7. UNIT C CONTAINS 2,045 SQUARE FEET ±.

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
AUGUST 11, 2005

EXHIBIT "A"

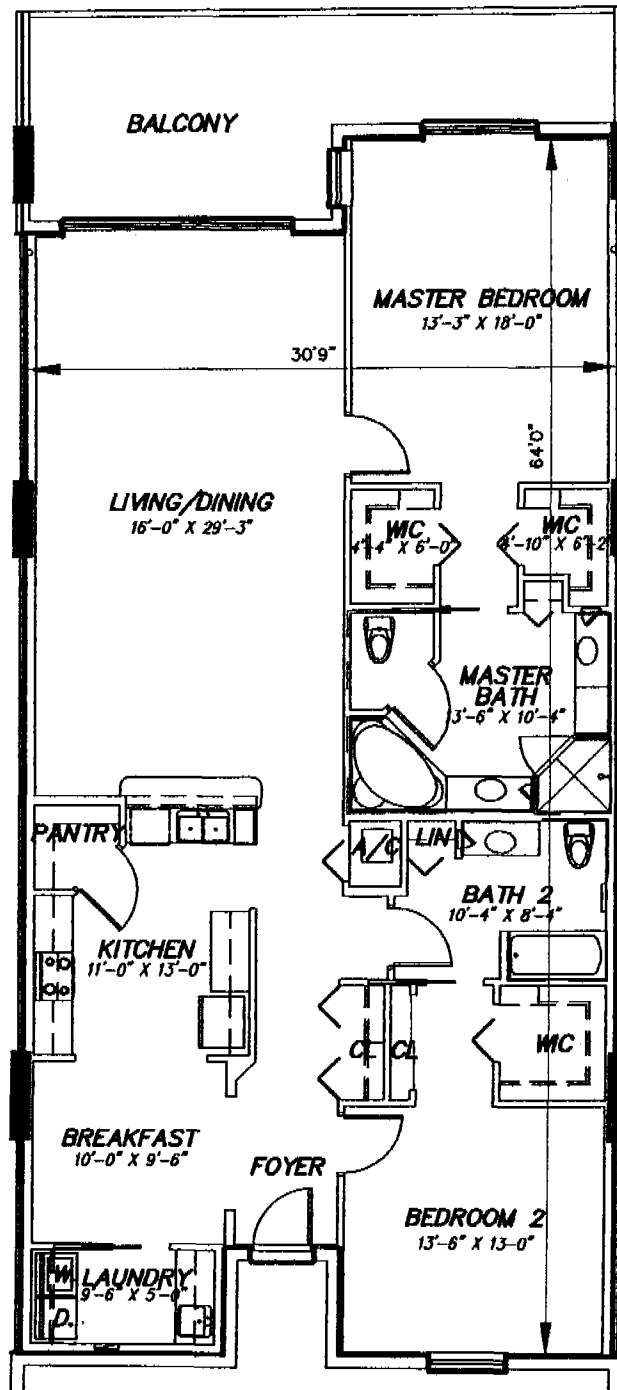
SHEET 19 OF 24

HARBOR POINTE, A CONDOMINIUM

PHASE 1

TYPICAL UNIT D

SCALE: 1"=10'



SURVEYOR'S NOTES:

1. ——— INDICATES THE LIMITS OF THE UNIT.
2. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNIT ARE COMMON ELEMENTS OF THE CONDOMINIUM.
3. THE BALCONY IS A COMMON ELEMENTS LIMITED TO THE USE OF THE ADJACENT UNIT.
4. THE UNIT PLAN SHOWN IS REPRESENTATIONAL. THE DIMENSIONS MAY VARY SLIGHTLY.
5. SOME UNITS MAY BE REVERSED OR A MIRROR IMAGE OF THE PLAN SHOWN.
6. REFER TO THE FLOOR PLAN ON SHEETS 7-16 FOR THE LOCATION OF THIS UNIT WITHIN THE BUILDING.
7. UNIT D CONTAINS 1,870 SQUARE FEET ±.

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
AUGUST 11, 2005

EXHIBIT "A"

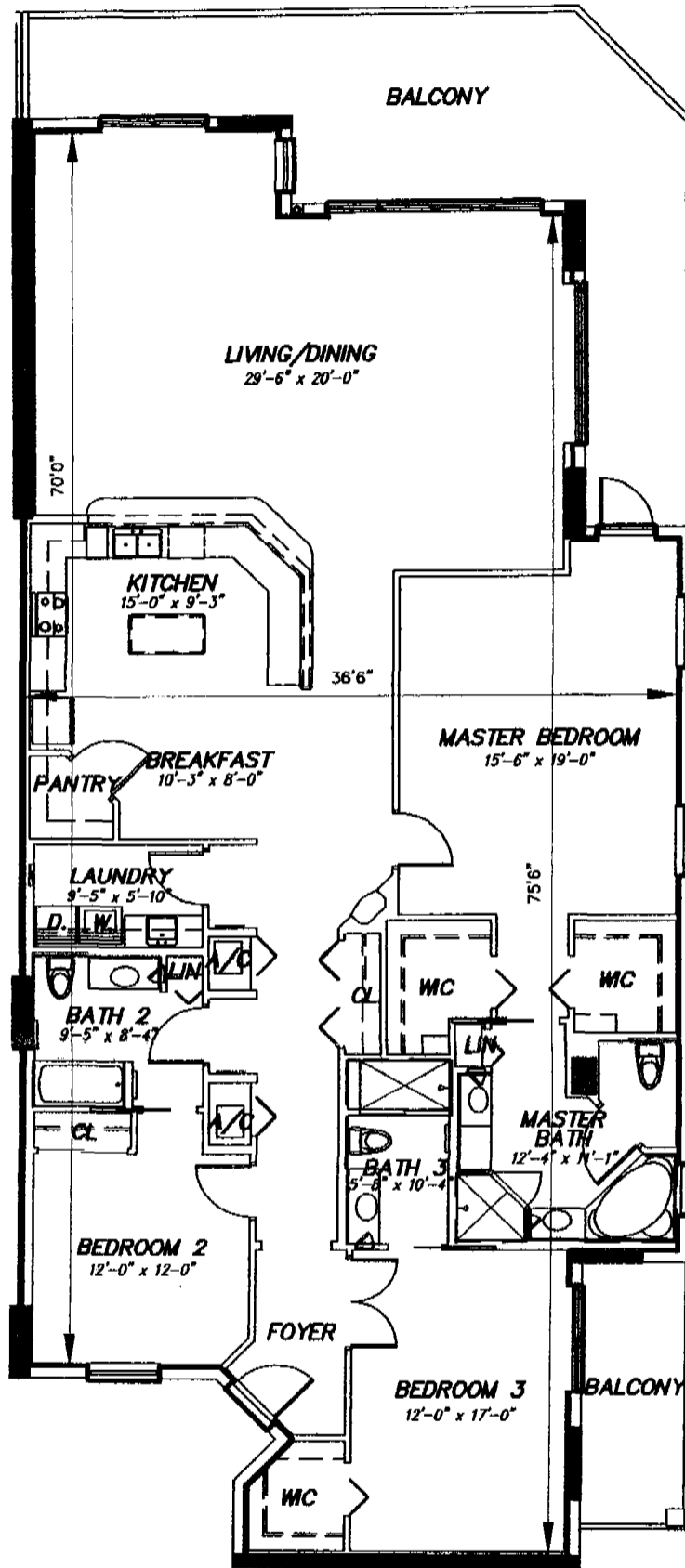
SHEET 20 OF 24

HARBOR POINTE, A CONDOMINIUM

PHASE 1

TYPICAL UNIT E

SCALE: 1"=10'



SURVEYOR'S NOTES:

1. ——— INDICATES THE LIMITS OF THE UNIT.
2. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNIT ARE COMMON ELEMENTS OF THE CONDOMINIUM.
3. THE BALCONY IS A COMMON ELEMENTS LIMITED TO THE USE OF THE ADJACENT UNIT.
4. THE UNIT PLAN SHOWN IS REPRESENTATIONAL. THE DIMENSIONS MAY VARY SLIGHTLY.
5. SOME UNITS MAY BE REVERSED OR A MIRROR IMAGE OF THE PLAN SHOWN.
6. REFER TO THE FLOOR PLAN, ON SHEETS 7-16 FOR THE LOCATION OF THIS UNIT WITHIN THE BUILDING.
7. UNIT E CONTAINS 2,507 SQUARE FEET ±.

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
AUGUST 11, 2005

EXHIBIT "A"

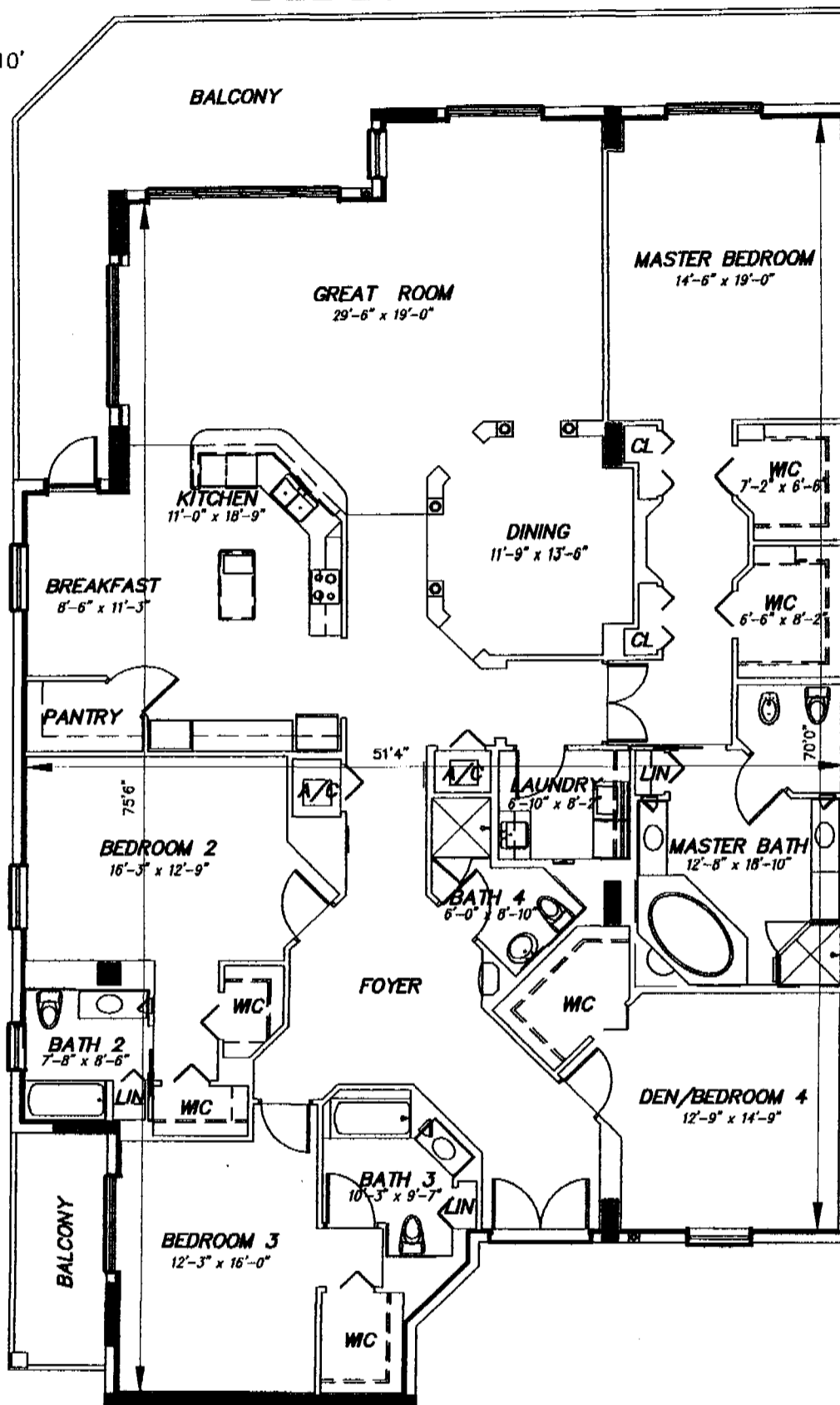
SHEET 21 OF 24

HARBOR POINTE, A CONDOMINIUM

PHASE 1

TYPICAL UNIT F

SCALE: 1"=10'



SURVEYOR'S NOTES:

1. ——— INDICATES THE LIMITS OF THE UNIT.
2. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNIT ARE COMMON ELEMENTS OF THE CONDOMINIUM.
3. THE BALCONY IS A COMMON ELEMENTS LIMITED TO THE USE OF THE ADJACENT UNIT.
4. THE UNIT PLAN SHOWN IS REPRESENTATIONAL. THE DIMENSIONS MAY VARY SLIGHTLY.
5. SOME UNITS MAY BE REVERSED OR A MIRROR IMAGE OF THE PLAN SHOWN.
6. REFER TO THE FLOOR PLAN ON SHEET 16 FOR THE LOCATION OF THIS UNIT WITHIN THE BUILDING.
7. UNIT F CONTAINS 3,570 SQUARE FEET ±.

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
AUGUST 11, 2005

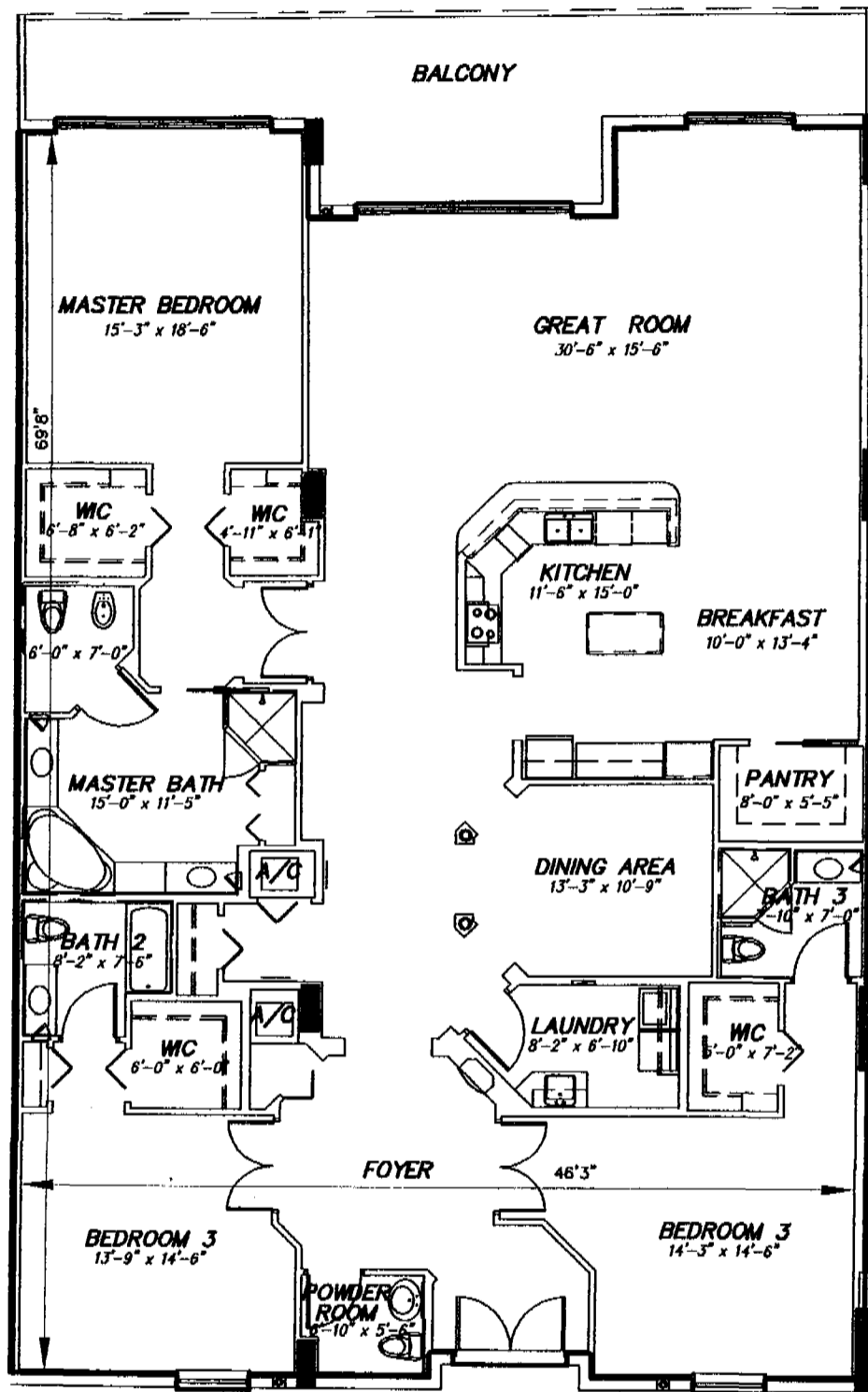
EXHIBIT "A"

SHEET 22 OF 24

HARBOR POINTE, A CONDOMINIUM

PHASE 1

TYPICAL UNIT G



SURVEYOR'S NOTES:

1. ——— INDICATES THE LIMITS OF THE UNIT.
2. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNIT ARE COMMON ELEMENTS OF THE CONDOMINIUM.
3. THE BALCONY IS A COMMON ELEMENTS LIMITED TO THE USE OF THE ADJACENT UNIT.
4. THE UNIT PLAN SHOWN IS REPRESENTATIONAL. THE DIMENSIONS MAY VARY SLIGHTLY.
5. SOME UNITS MAY BE REVERSED OR A MIRROR IMAGE OF THE PLAN SHOWN.
6. REFER TO THE FLOOR PLAN ON SHEET 16 FOR THE LOCATION OF THIS UNIT WITHIN THE BUILDING.
7. UNIT G CONTAINS 3,222 SQUARE FEET ±.

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
AUGUST 11, 2005

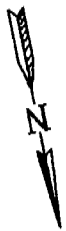
EXHIBIT "A"

SHEET 23 OF 24

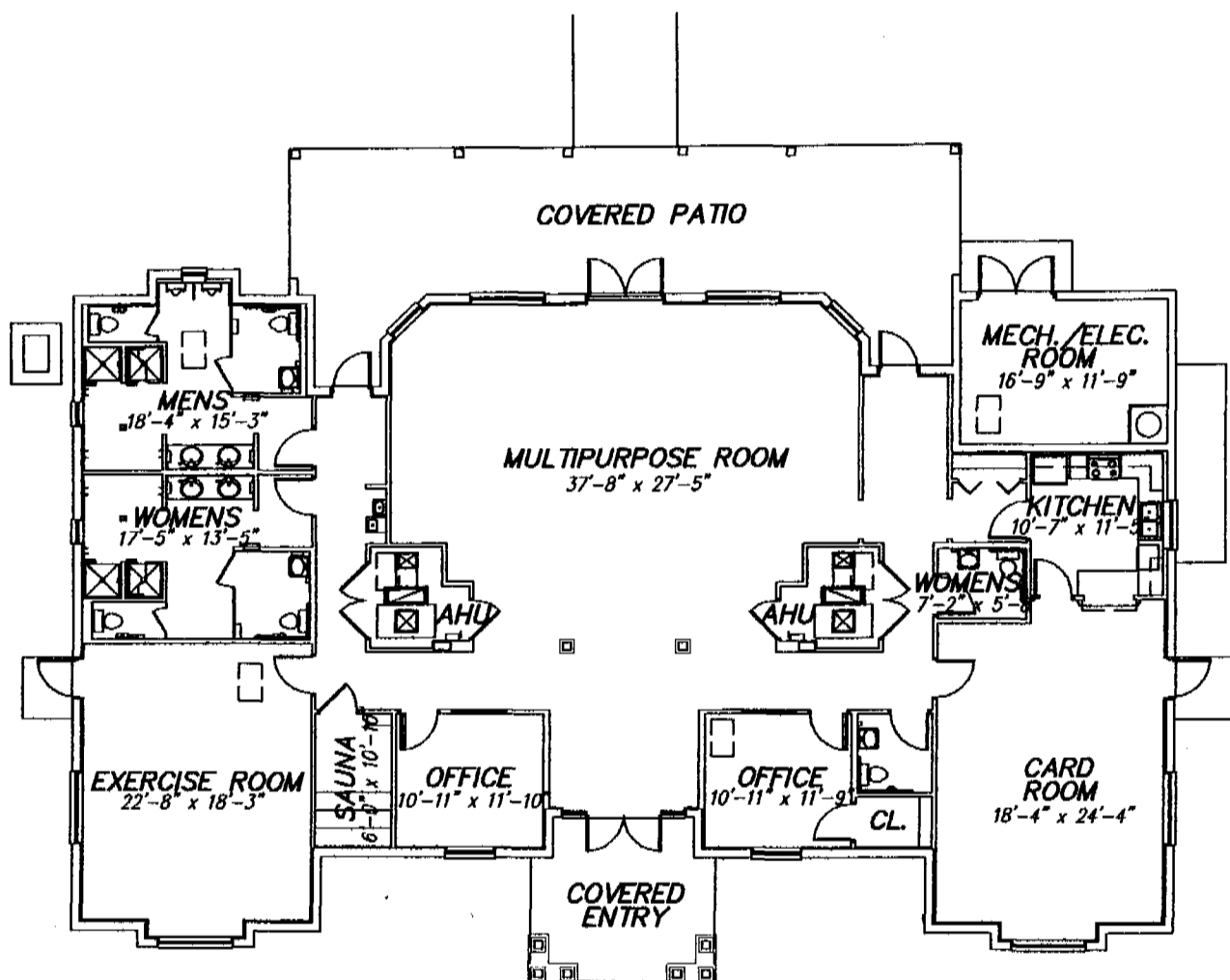
HARBOR POINTE, A CONDOMINIUM

PHASE 1

CLUBHOUSE BUILDING



SCALE: 1" = 15'



NOTES:

1. REFER TO THE GRAPHIC PLOT PLAN ON SHEET 1 FOR THE LOCATION OF THIS BUILDING.