

**EXHIBIT "1" TO DECLARATION OF
BEACH CLUB, A CONDOMINIUM**

LEGAL DESCRIPTION

PARCEL I:

A TRACT OF LAND IN THE EAST THREE-QUARTERS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD 518, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 13, AND RUN NORTH 89°54'28" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 735.32 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 00°05'32" WEST, A DISTANCE OF 259.58 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 39°51'50" AND A RADIUS OF 379.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 264.10 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 04°03'00" AND A RADIUS OF 284.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 20.07 FEET; THENCE NORTH 45°59'38" EAST, A DISTANCE OF 118.39 FEET; THENCE NORTH 75°50'18" EAST, A DISTANCE OF 74.68 FEET; THENCE NORTH 68°01'36" EAST A DISTANCE OF 45.92 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 21°58'24", AND A RADIUS OF 932.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 357.43 FEET TO THE POINT OF TANGENCY; THENCE NORTH A DISTANCE OF 104.00 FEET TO THE SOUTH RIGHT OF WAY OF STATE ROAD 518; THENCE WEST ALONG THE SAID SOUTH RIGHT OF WAY OF STATE ROAD 518; A DISTANCE OF 463.24 FEET; THENCE SOUTH 01°27'22" EAST, A DISTANCE OF 1,089.06 FEET TO THE SAID SOUTH LINE OF THE NORTHWEST QUARTER; THENCE NORTH 89°54'28" EAST, ALONG THE SAID SOUTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 405.62 FEET TO THE POINT OF BEGINNING.

PARCEL II:

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS CREATED BY MUTUAL INGRESS/EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS VOLUME 2677, PAGE 399, OVER THE FOLLOWING DESCRIBED LANDS; THOSE CERTAIN LANDS LYING WITHIN FORTY FEET EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE WEST QUARTER CORNER OF SECTION 13, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, AND RUN NORTH 89°54'28" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 329.70 FEET TO THE WEST LINE OF THE EAST THREE-QUARTERS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE NORTH 01°27'22" WEST, ALONG SAID WEST LINE A DISTANCE OF 1,089.06 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 518; THENCE ON A BEARING OF EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 463.24 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE ON A BEARING OF SOUTH A DISTANCE OF 104.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 932.00 FEET AND A CENTRAL ANGLE OF 21°58'24"; THENCE SOUTHEASTERLY ALONG SAID CURVE AND ARC DISTANCE OF 357.43 FEET TO THE POINT OF TERMINATION.

PARCEL III:

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS CREATED BY MUTUAL INGRESS/EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS VOLUME 2677, PAGE 399, OVER THE FOLLOWING DESCRIBED LANDS;

THOSE CERTAIN LANDS LYING WITHIN TWENTY-FIVE FEET EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE WEST QUARTER CORNER OF SECTION 13, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, AND RUN NORTH 89°54'28" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 735.32 FEET TO THE POINT BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE NORTH 00°05'32" WEST, A DISTANCE OF 259.58 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 39°51'50", AND A RADIUS OF 379.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 264.10 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 04°03'00" AND A RADIUS OF 284.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 20.07 FEET TO THE POINT OF TERMINATION.

TOGETHER WITH THOSE RIGHTS CREATED BY THAT CERTAIN AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2431, PAGE 1820 AND AMENDED BY THAT CERTAIN FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 2749, PAGE 1010, ALL IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

**EXHIBIT "2" TO DECLARATION OF
BEACH CLUB, A CONDOMINIUM**

SURVEY - PLOT PLAN - FLOOR PLANS

Beach Club, a Condominium

Legal Description

LEGAL DESCRIPTION:

PARCEL 1:

A TRACT OF LAND IN THE EAST THREE-QUARTERS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD 518, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 13, AND RUN NORTH 89°54'28" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 735.32 FEET TO THE POINT OF BEGINNING OF THE HEREBY DESCRIBED PARCEL; THENCE NORTH 00°05'32" WEST, A DISTANCE OF 259.56 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 39°51'50" AND A RADIUS OF 379.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 264.10 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 04°03'00" AND A RADIUS OF 284.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 20.07 FEET; THENCE NORTH 45°59'38" EAST, A DISTANCE OF 118.39 FEET; THENCE NORTH 75°50'18" EAST, A DISTANCE OF 74.66 FEET; THENCE NORTH 68°01'36" EAST, A DISTANCE OF 45.92 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 21°58'24", AND A RADIUS OF 932.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 357.43 FEET TO THE POINT OF TANGENCY; THENCE NORTH A DISTANCE OF 104.00 FEET TO THE SOUTH RIGHT OF WAY OF STATE ROAD 518; THENCE WEST ALONG THE SAID SOUTH RIGHT OF WAY OF STATE ROAD 518, A DISTANCE OF 483.24 FEET; THENCE SOUTH 01°27'22" EAST, A DISTANCE OF 1,089.06 FEET TO THE SAID SOUTH LINE OF THE NORTHWEST QUARTER; THENCE NORTH 89°54'28" EAST, ALONG THE SAID SOUTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 405.52 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS CREATED BY MUTUAL INGRESS/EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS VOLUME 2677, PAGE 399, OVER THE FOLLOWING DESCRIBED LANDS: THOSE CERTAIN LANDS LYING WITHIN FORTY FEET EASTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCE AT THE WEST QUARTER CORNER OF SECTION 13, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, AND RUN NORTH 89°54'28" EAST, ALONG THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 329.70 FEET TO THE WEST LINE OF THE EAST THREE-QUARTERS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE NORTH 01°27'22" WEST, ALONG SAID WEST LINE A DISTANCE OF 1,089.06 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 518; THENCE ON A BEARING OF EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 483.24 FEET TO THE POINT OF BEGINNING OF THE HEREBY DESCRIBED LINE; THENCE ON A BEARING OF SOUTH A DISTANCE OF 104.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 932.00 FEET AND A CENTRAL ANGLE OF 21°58'24"; THENCE SOUTHEASTERLY ALONG SAID CURVE AND ARC DISTANCE OF 357.43 FEET TO THE POINT OF TERMINATION.

PARCEL 3:

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS CREATED BY MUTUAL INGRESS/EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS VOLUME 2677, PAGE 399, OVER THE FOLLOWING DESCRIBED LANDS: THOSE CERTAIN LANDS LYING WITHIN TWENTY-FIVE FEET EASTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCE AT THE WEST QUARTER CORNER OF SECTION 13, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, AND RUN NORTH 89°54'28" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 735.32 FEET TO THE POINT OF BEGINNING OF THE HEREBY DESCRIBED LINE; THENCE NORTH 00°05'32" WEST, A DISTANCE OF 259.56 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 39°51'50", AND A RADIUS OF 379.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 264.10 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 04°03'00" AND A RADIUS OF 284.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 20.07 FEET TO THE POINT OF TERMINATION. TOGETHER WITH THOSE RIGHTS CREATED BY THAT CERTAIN AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2431, PAGE 1820 AND AMENDED BY THAT CERTAIN FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 2749, PAGE 1010, ALL IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

<p>DATE: 11/11/2005</p> <p>BY: J.H. MANUCY, INC.</p> <p>02/28/2005/CONDOMINIUM HOME FINANCED</p>	<p>PROJECT NAME: Beach Club, a Condominium</p> <p>1997 ISLAND CLUB DR. WOODBANE, FLORIDA 32901</p>
<p>EXHIBIT "2"</p>	

Beach Club, a Condominium Surveyor's Notes and Certificate

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING S 89°54'28" E AS RECHD IN THE PARCEL DESCRIPTION.
2. THIS SURVEY IS NOT INTENDED TO LOCATED ANY UNDERGROUND FOUNDATIONS, UNDERGROUND ENCROACHMENTS OR UNDERGROUND IMPROVEMENTS, EXCEPT AS SHOWN.
3. LOCATED IN ZONE X AS SCALED FROM FLOOD INSURANCE RATE MAP 12009C0484 E, COMMUNITY NUMBER 120025 DATED 4-3-1989.
4. ELEVATIONS SHOWN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
5. O - DENOTES 1/2" IRON REBAR WITH CAP LB 3869 UNLESS OTHERWISE NOTED.
6. BENCHMARK DESCRIPTION: FLORIDA DEPARTMENT OF NATURAL RESOURCES MONUMENT; +/- 15 FEET EAST OF STATE ROAD A-1-A IN THE CENTER MEDIAN OF EAU GALIE BOULEVARD BEACH ACCESS. ELEVATION = 15.188 FEET.
7. SUBJECT TO EASEMENTS FOR PUBLIC UTILITY MAINTENANCE TO THE CITY OF MELBOURNE RECORDED IN ORB 2584 PAGE 1410 (NOT PLOTTED); BLANKET EASEMENT); ORB 2430, PAGE 1806 (PLOTTED); ORB 2805, PAGE 2585 (NOT PLOTTED); BLANKET EASEMENT) OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
8. ALL UTILITIES SERVICING OR CROSSING THIS PARCEL ARE BELOW GRADE EXCEPT AS SHOWN.
9. THIS PARCEL CONTAINS 307 PARKING SPACES, WHICH INCLUDES 10 HANDICAPPED SPACES.

CERTIFICATE OF SURVEYOR:

THAT UNDERSIGNED, BEING A PROFESSIONAL LAND SURVEYOR, DULY AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS WITHIN: **Beach Club, a Condominium** AS SHOWN HEREON ARE SUBSTANTIALLY COMPLETED SO THAT THE MATERIALS COMPRISING EXHIBIT "2" OF THE DECLARATION OF CONDOMINIUM, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS AND SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

THE UNDERSIGNED FURTHER CERTIFIES THAT NO PLANNED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, UTILITIES SERVICES AND ACCESS TO THE UNITS AND COMMON AREAS FACILITIES HAVE BEEN SUBSTANTIALLY COMPLETED.

J. H. MANUCCY INC.

[Signature]
 DATED: 6/9/05

BERNABE A. HERNANDEZ
 REGISTERED LAND SURVEYOR No. 2905
 STATE OF FLORIDA

- NOTES:**
- 1) THIS CERTIFICATION IS ONLY FOR THE LAND AS SHOWN HEREON.
 - 2) THIS IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM FOR ENCUMBRANCES.
 - 3) THIS CERTIFICATE IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE RECEIVED		PROJECT NAME	
7/1/05	CONDOMINIUM NAME CHANGED	Beach Club, a Condominium	
DRAWN BY		DATE	
CHECKED BY		DATE	
SCALE		DATE	
TILE BOOK NO.		DATE	
INDEX NO.		DATE	
1 OF 25 SHEETS		3	

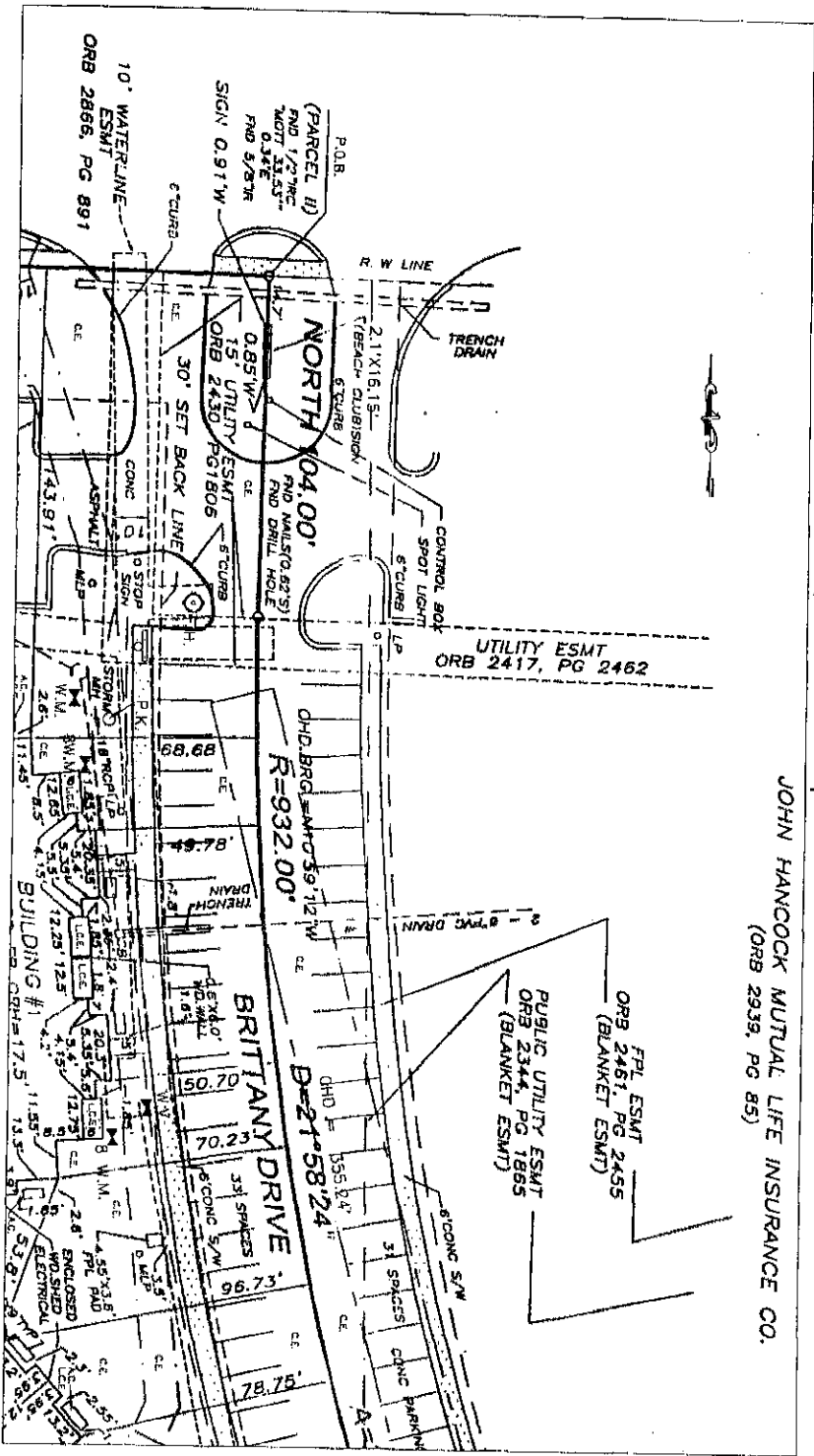
EXHIBIT "2"



Beach Club, a Condominium

Survey-Site Plan, Graphic Description

JOHN HANCOCK MUTUAL LIFE INSURANCE CO.
(ORB 2939, PG 85)

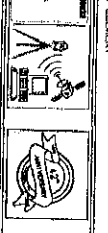


NOTE
ALL DIMENSIONS ARE IN FEET AND DECIMAL OF FEET

ABBREVIATIONS
(C.C.E.) DENOTES CURVED COMMON ELEMENT
(C.E.) DENOTES COMMON ELEMENT

DATE	REVISIONS	BY	DATE

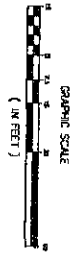
J.H. MANUCKY, INC.
SURVEYORS
1991 ISLAND CLUB DR. SEASIDE, FLORIDA 32081



Beach Club, a Condominium
1991 ISLAND CLUB DR. SEASIDE, FLORIDA 32081

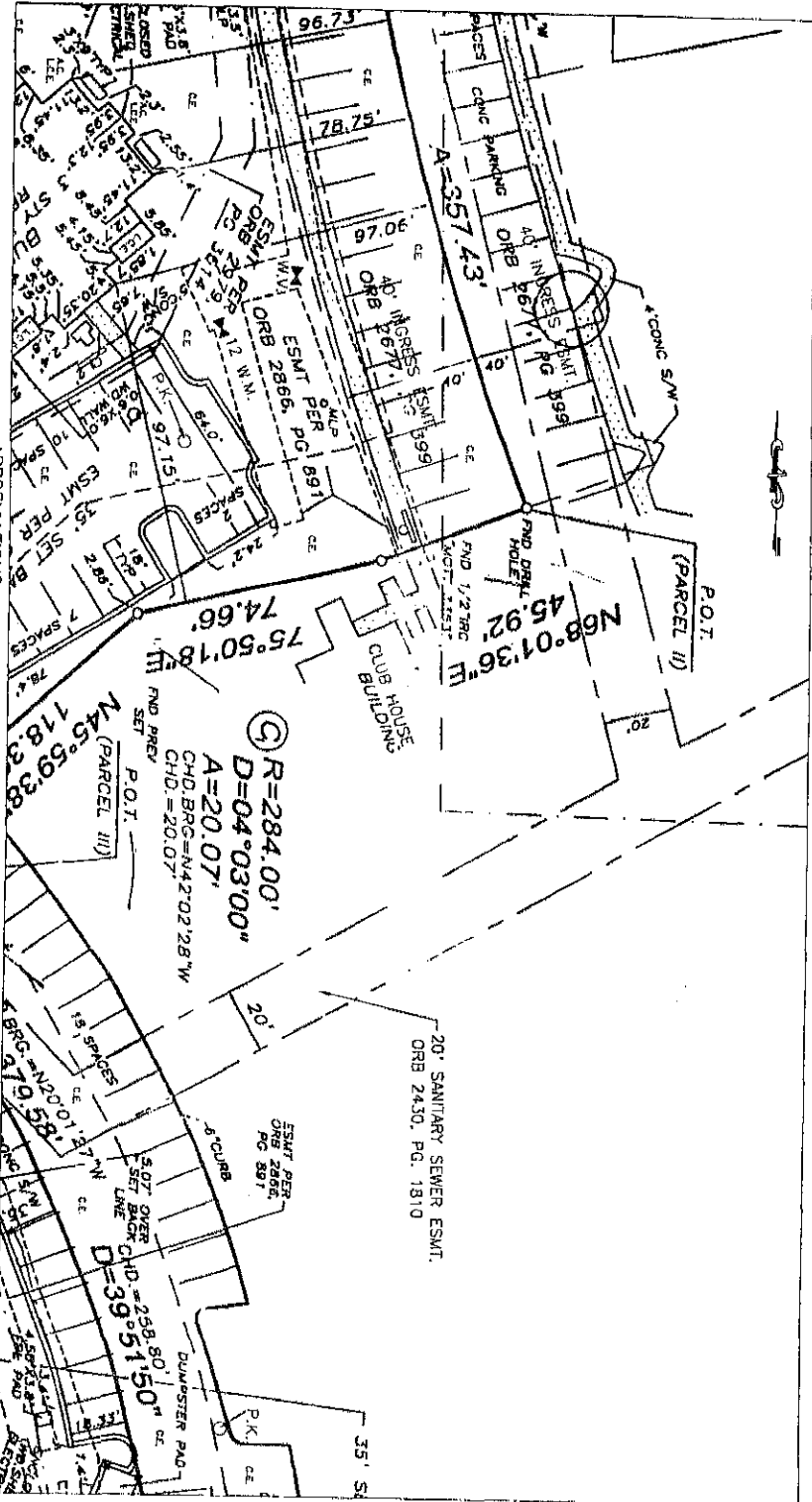
DATE	REVISIONS	BY	DATE

EXHIBIT "2"



Beach Club, a Condominium

Survey-Site Plan, Graphic Description

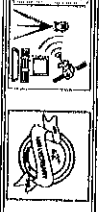


NOTE:
ALL DIMENSIONS ARE IN FEET AND DECIMAL OF FEET

ABBREVIATIONS
(C.C.T.) DENOTES LIMITED COMMON ELEMENT
(C.E.) DENOTES COMMON ELEMENT

DATE	REVISIONS

J.H. MANUCCI, INC.
Professional Surveyors
1801 Island Club Dr., West Palm Beach, Florida 33409
Tel: (561) 833-3333



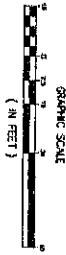
PROJECT NAME
Beach Club a Condominium
1801 ISLAND CLUB DR. WEST PALM BEACH, FLORIDA 33409

DATE	REVISIONS

6

1 of 25 SHEETS

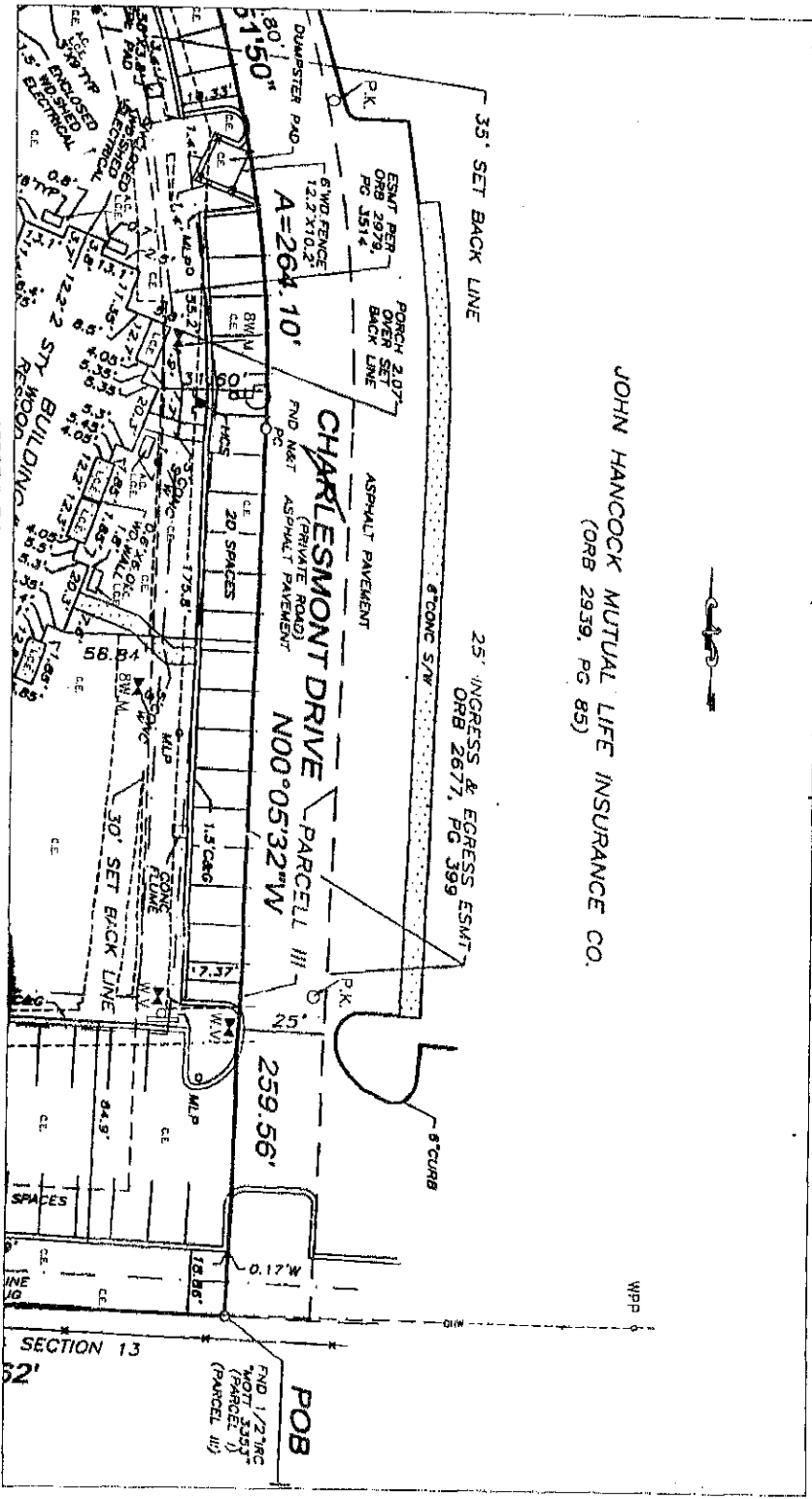
EXHIBIT 27



Beach Club, a Condominium

Survey-Site Plan, Graphic Description

JOHN HANCOCK MUTUAL LIFE INSURANCE CO.
(ORB 2939, PG 85)



NOTES: ALL DIMENSIONS ARE IN FEET AND DECIMAL OF FEET

ABBREVIATIONS
(L.C.E.) DENOTES LIMITED COMMON ELEMENT
(C.E.) DENOTES COMMON ELEMENT

DATE	REVISION	BY

J.H. MANUCKY, INC.

SURVEYORS

1981 ISLAND CLUB DR., DELRAY BEACH, FLORIDA 33481

PROJECT NAME

Beach Club, a Condominium

1981 ISLAND CLUB DR., DELRAY BEACH, FLORIDA 33481

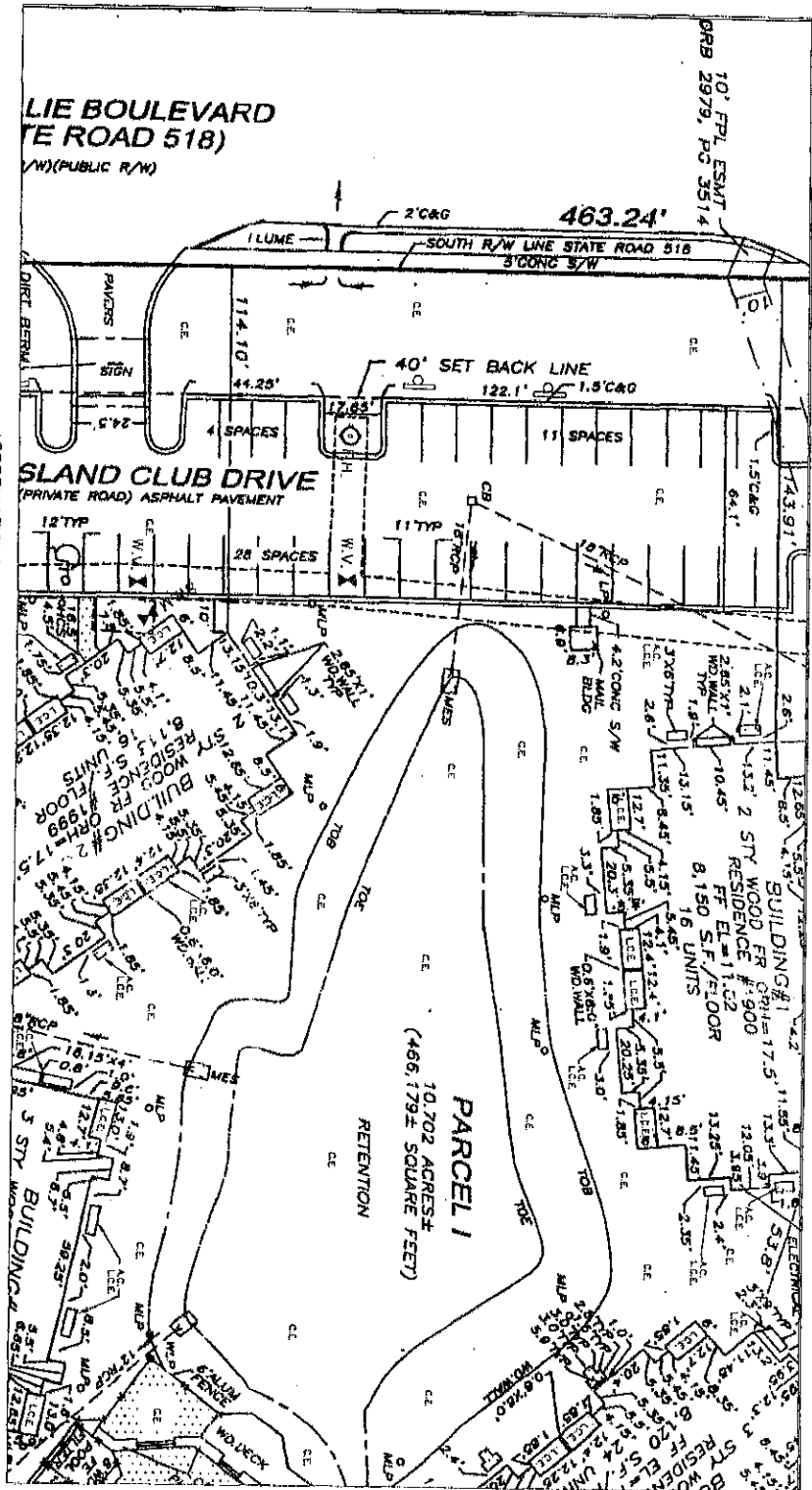
DATE	REVISION	BY

EXHIBIT "2"



Beach Club, a Condominium

Survey-Site Plan, Graphic Description

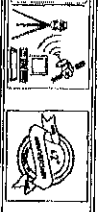


NOTES:
ALL DIMENSIONS ARE IN FEET AND DECIMAL OF FEET

ABBREVIATIONS:
(L.C.S.) DENOTES LIMITED COMMON ELEMENT
(C.C.) DENOTES COMMON ELEMENT

DATE	REVISION

J.H. MANANCY, INC.
 1000 N. W. 10th St., Suite 100
 Ft. Lauderdale, FL 33304
 (954) 561-1111



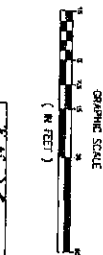
PROJECT NAME:
Beach Club, a Condominium
 1991 SLAMD CLUB DR. WILMINGTON, COLORADO 80501

DATE	APPROVAL

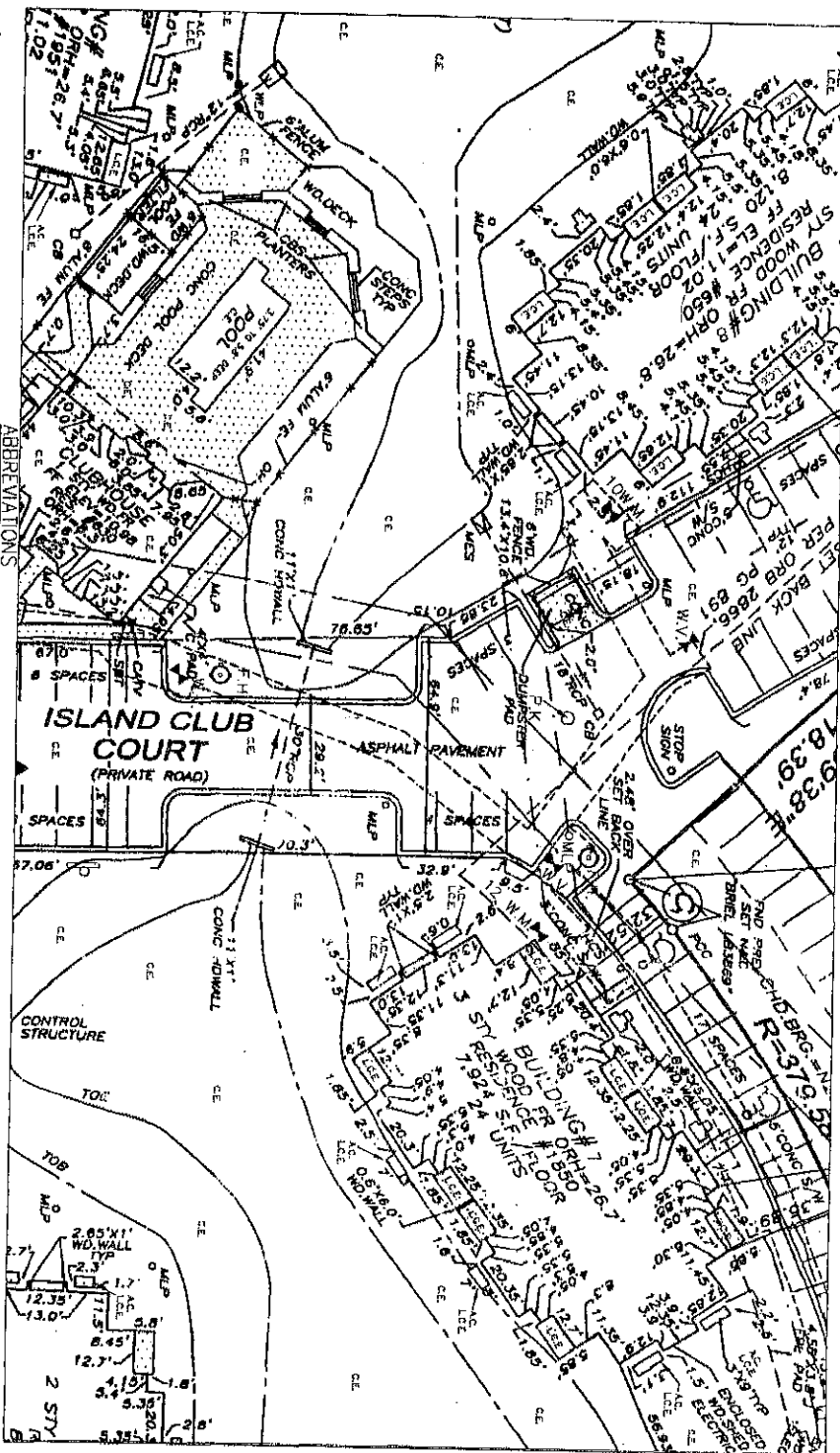
8

8 of 25 SHEETS

EXHIBIT 72



Beach Club, a Condominium Survey-Site Plan, Graphic Description



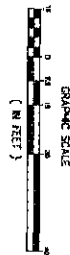
NOTE: ALL DIMENSIONS ARE IN FEET AND DECIMAL OF FEET

(C.E.)- CONCRETE LIMITED COMMON ELEMENT
(C.E.S.)- CONCRETE COMMON ELEMENT

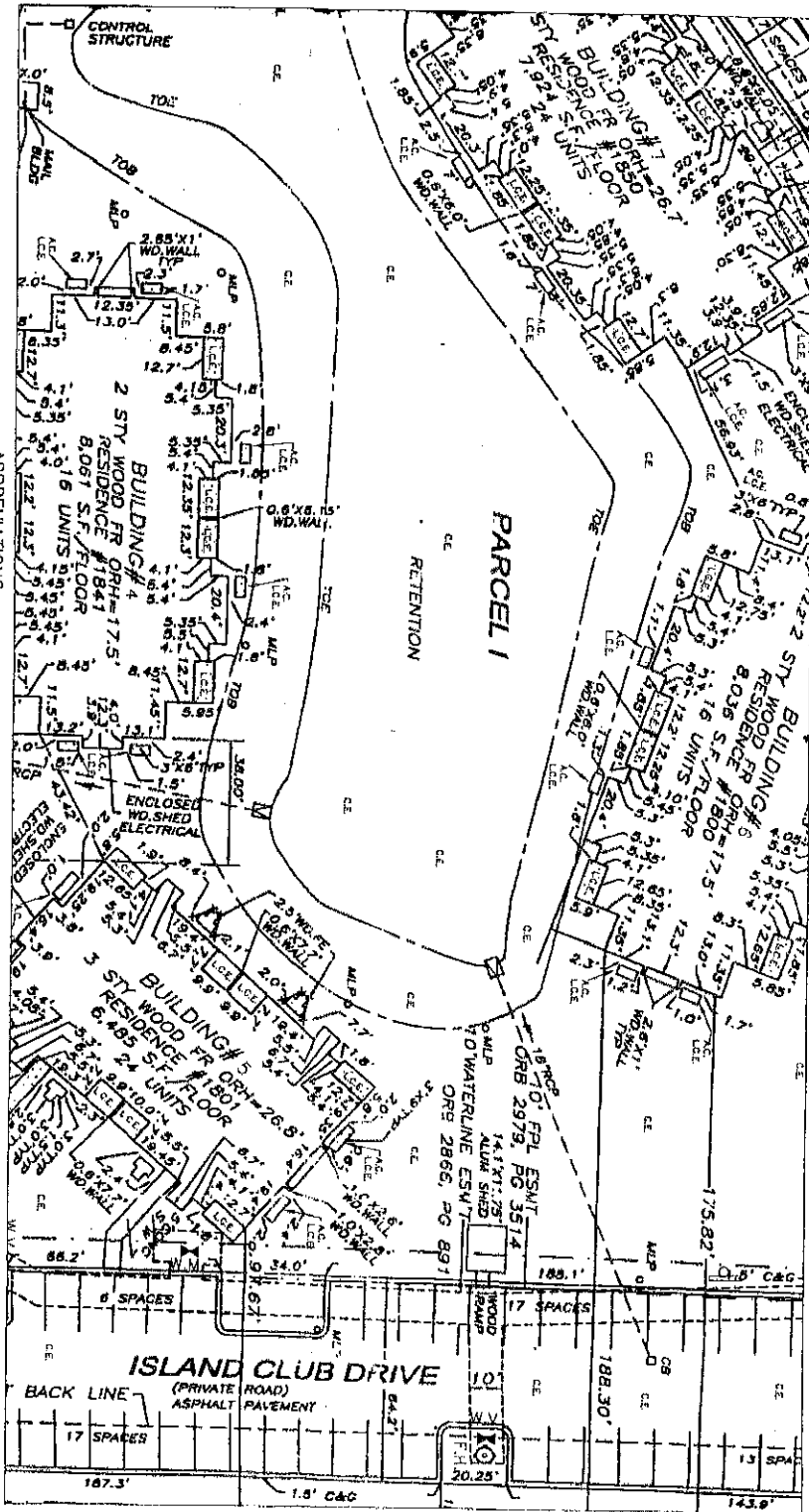
ABBREVIATIONS

<p>DATE: 11/15/01 DRAWN: J.H.M. CHECKED: J.H.M. SCALE: AS SHOWN SHEET NO.: 9 OF 28</p>	<p>J.H. MANUCKY, INC. SURVEYORS 1391 ISLAND CLUB DR., WILMINGTON, FLORIDA 32601</p>
<p>Beach Club, a Condominium</p>	
<p>EXHIBIT 7 2</p>	

THIS DOCUMENT, DRAWINGS AND SPECIFICATIONS SHOWN ARE PREPARED BY THE SURVEYOR OF J.H. MANUCKY, INC. AND ARE TO BE UTILIZED BY THE CLIENT OR OTHER PARTIES ONLY. THE SURVEYOR ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT.



Beach Club, a Condominium Survey-Site Plan, Graphic Description



NOTE: ALL DIMENSIONS ARE IN FEET AND DECIMAL OF FEET

ABBREVIATIONS
 (L.C.E.) DENOTES COMMON ELEMENT
 (C.E.) DENOTES COMMON ELEMENT

NAME	REV	DATE	
REVISIONS			
COMPONENTS/DATE CHANGED			

PROJECT NUMBER: **Beach Club, a Condominium**
 1991 ISLAND CLUB DR., WILMINGTON, FLORIDA 32591

DATE: MARCH 11, 2008	SCALE: AS SHOWN	DRAWN BY: JHM	

EXHIBIT "2"

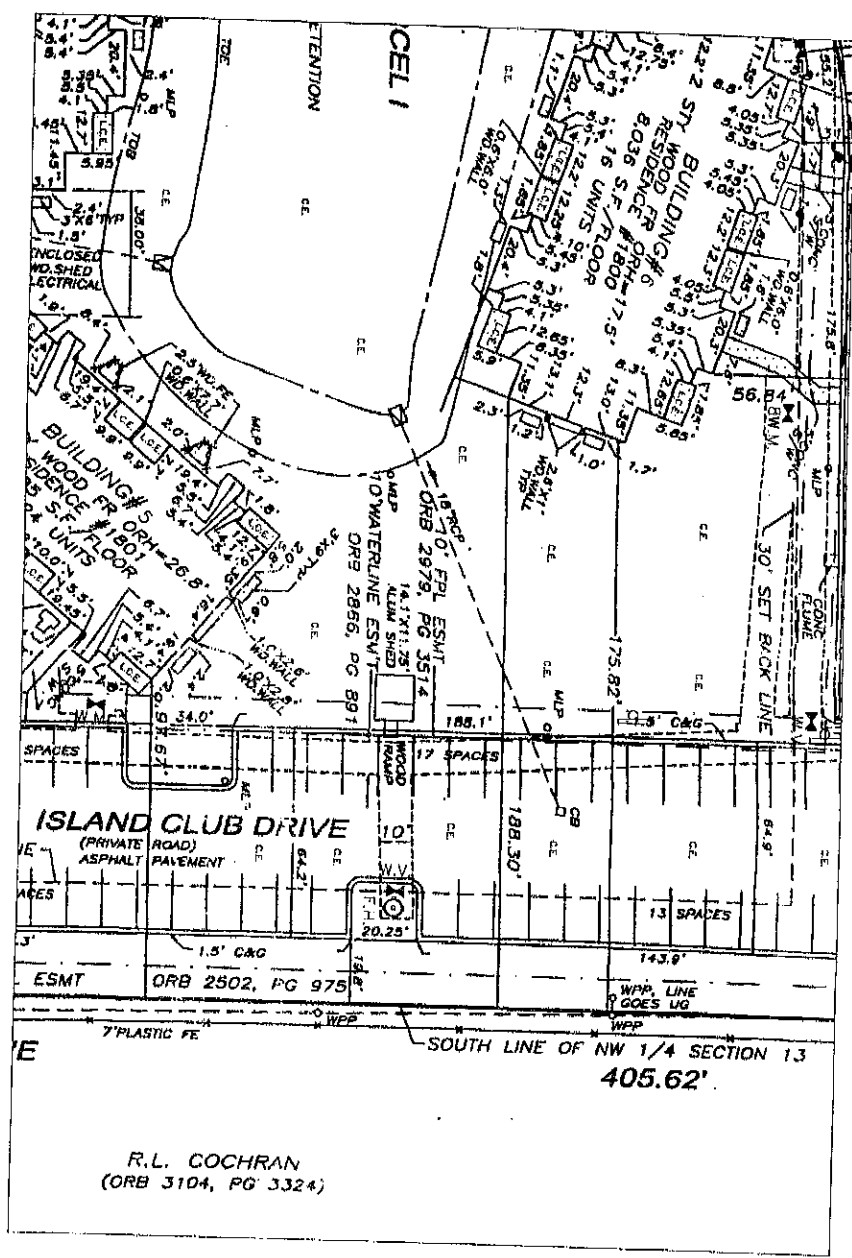
10

10' x 39' NORTH



Beach Club, a Condominium

Survey-Site Plan, Graphic Description



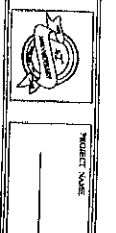
R.L. COCHRAN
(ORB 3104, PG 3324)

ABBREVIATIONS
 (L.C.E.) = DENOTES LIMITED COMMON ELEMENT
 (C.E.) = DENOTES COMMON ELEMENT

NOTE
 ALL DIMENSION ARE IN FEET AND DECIMAL OF FEET

DATE	REVISION
BY	BY
COMPONENTS FORWARDED	DATE

J.H. MANUCKY, INC.
 1901 ISLAND CLUB DR. WILMINGTON, DE 19801
 (302) 439-1100
 www.jhmanucky.com

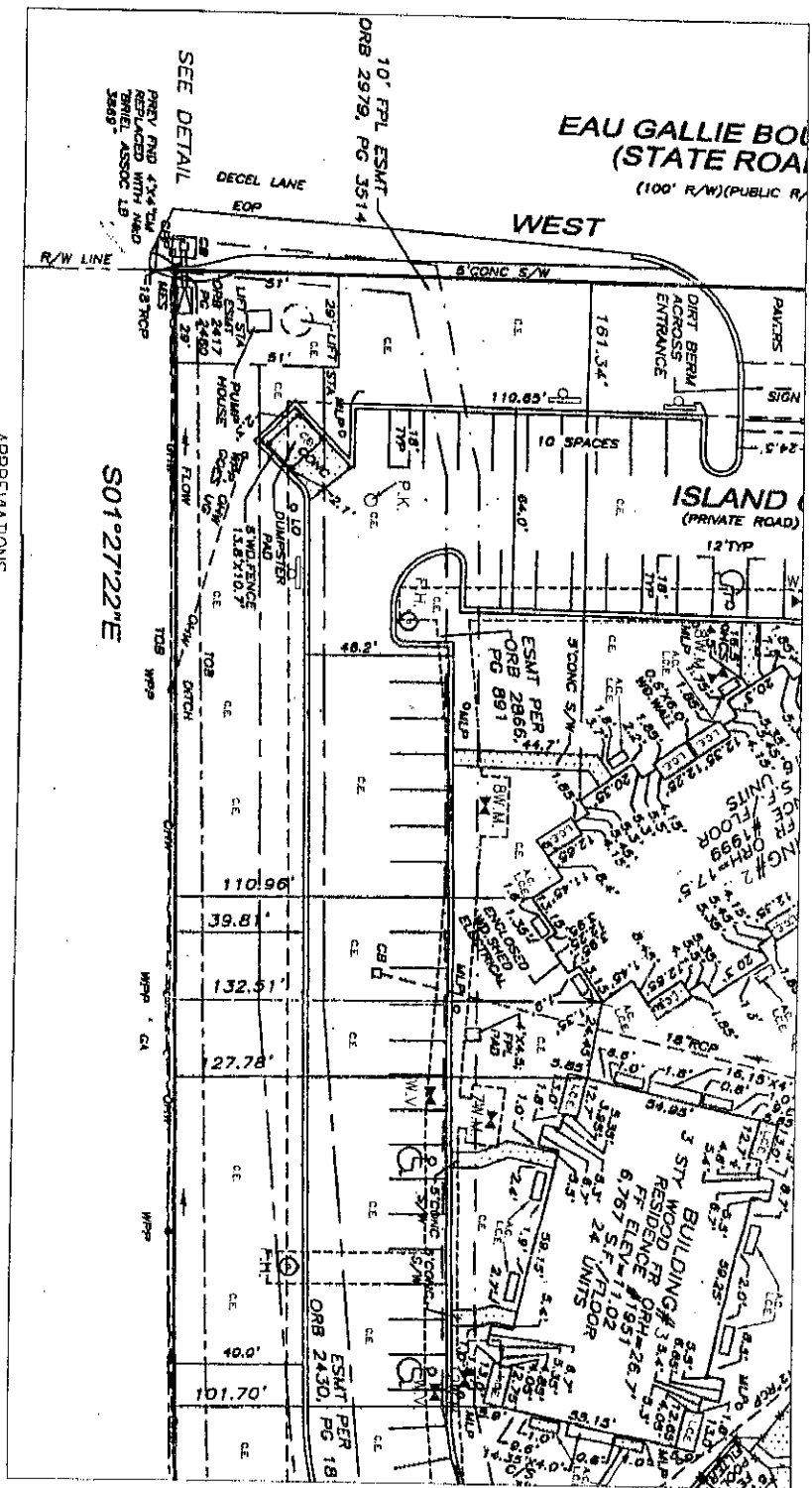


PROJECT NAME
 Beach Club, a Condominium
 1901 ISLAND CLUB DR. WILMINGTON, DELAWARE 19801

DATE	ISSUED	11
BY	SCALE	1" = 30'
PROJECT		

EXHIBIT " 2 "

Beach Club, a Condominium
 Survey-Site Plan, Graphic Description



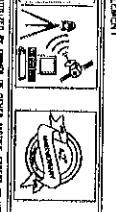
NOTE: ALL DIMENSIONS ARE IN FEET AND DECIMAL OF FEET

ABBREVIATIONS
 (L.C.E.) - DENOTES LIMITED COMMON ELEMENT
 (C.E.) - DENOTES COMMON ELEMENT

REVISIONS

NO.	DATE	REVISIONS
1	08/11/05	CONSTRUCTION NAME CHANGED

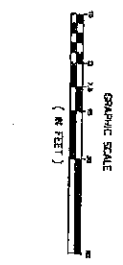
J.H. MANICCI, INC.
 SURVEYORS
 1951 ISLAND CLUB DR. WILMINGTON, FLORIDA 32501
 (904) 833-1111



PROJECT NAME
Beach Club, a Condominium
 1951 ISLAND CLUB DR. WILMINGTON, FLORIDA 32501

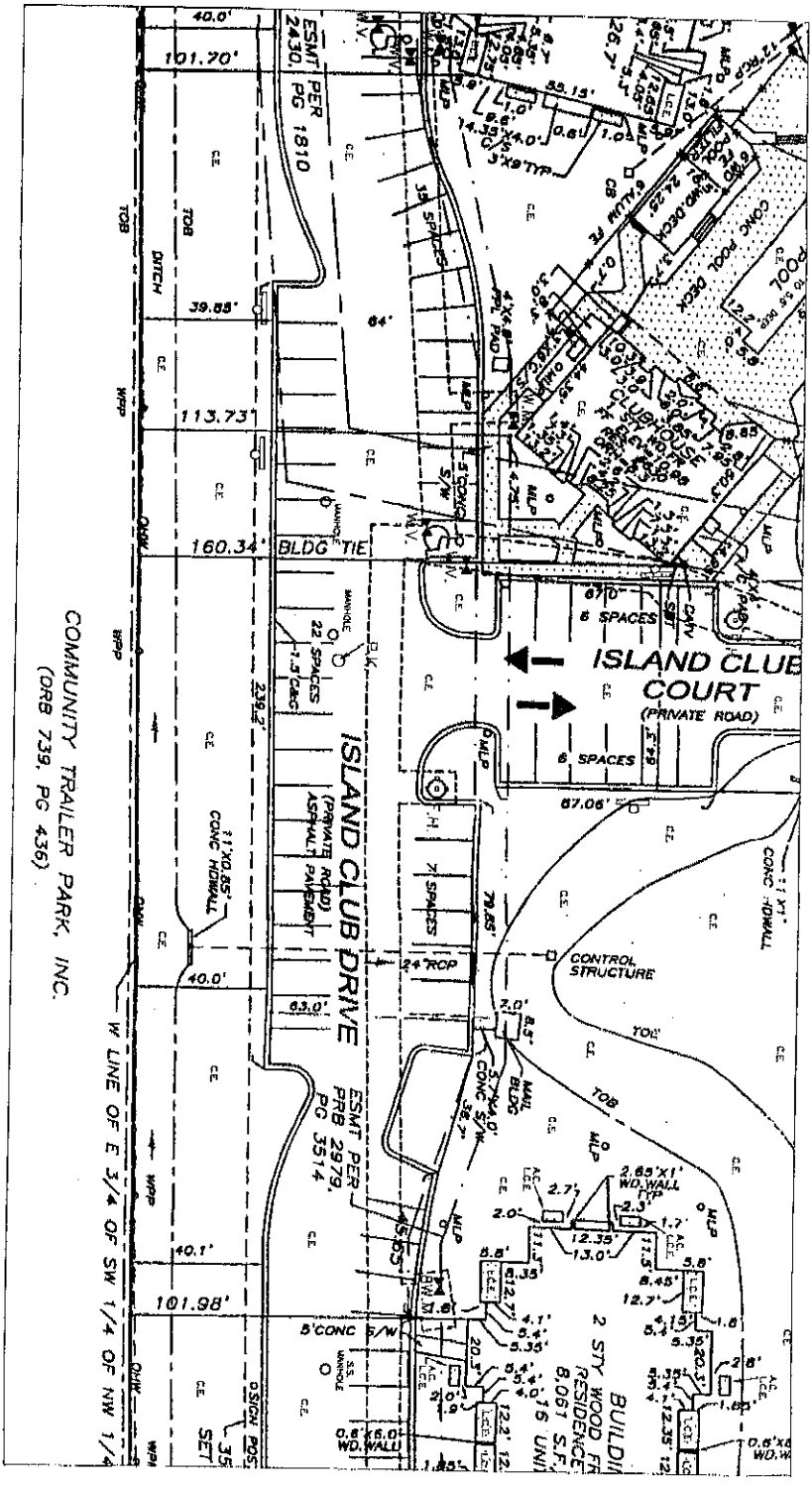
DATE	08/11/05
DRAWN BY	TS
CHECKED BY	TS
FIELD BOOK	1401-0002
FIELD NO.	8843
SCALE	1/2" = 30'

EXHIBIT "2"



Beach Club, a Condominium

Survey-Site Plan, Graphic Description



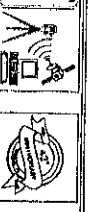
COMMUNITY TRAILER PARK, INC.
(ORR 739, PG 436)

NOTE
ALL DIMENSIONS ARE IN FEET AND DECIMAL OF FEET

ABBREVIATIONS
(L.C.E.) - SERVICES LIMITED COMMON ELEMENT
(C.E.) - SERVICES COMMON ELEMENT

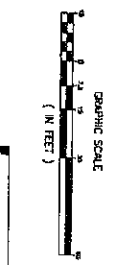
DATE	REVISIONS

P.J.H. MANUCY, INC.
SURVEYORS
1301 W. UNIVERSITY BLVD., SUITE 100
TALLAHASSEE, FLORIDA 32310
TEL: 904.241.1111 FAX: 904.241.1112

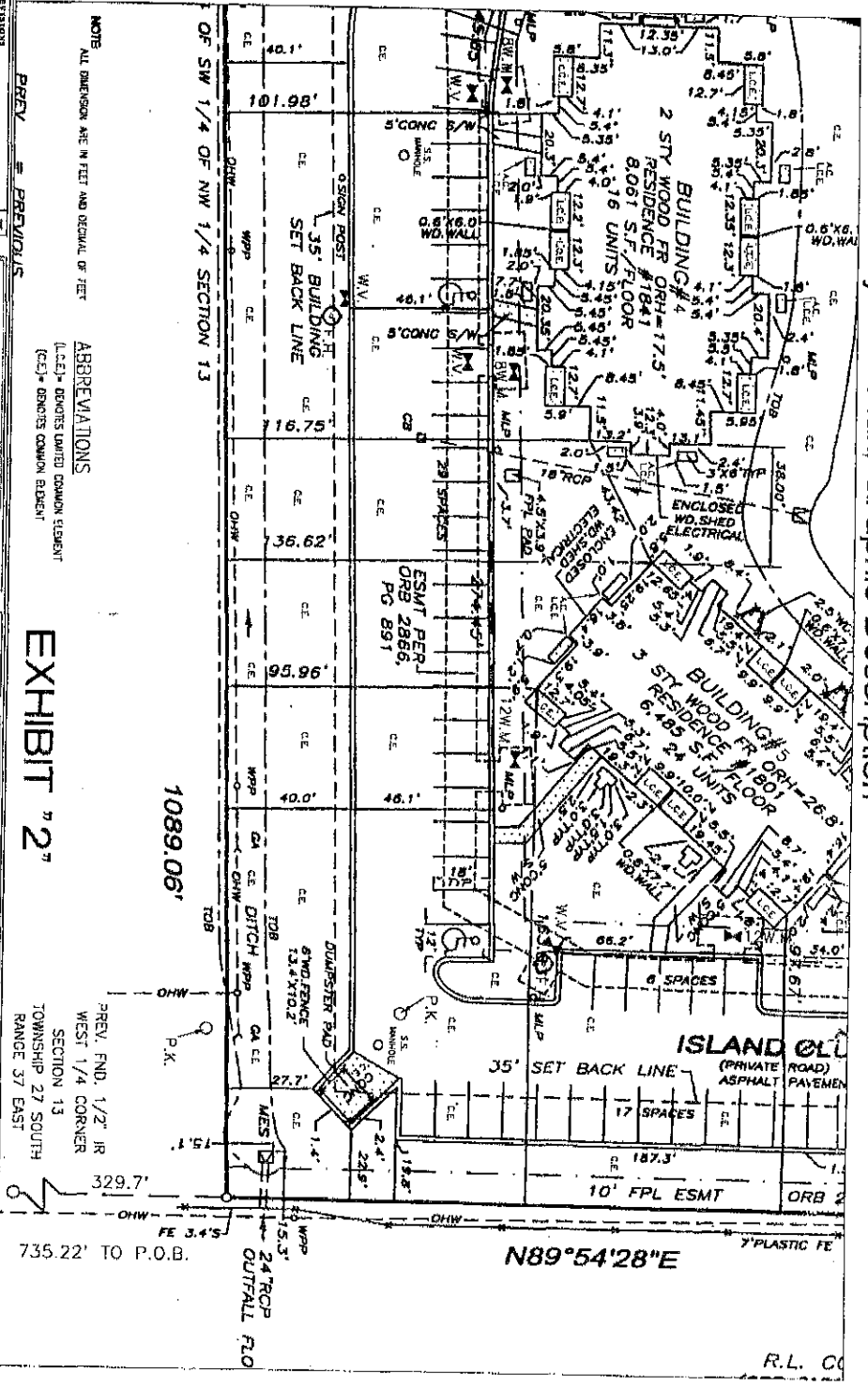


Beach Club, a Condominium
1971 ISLAND CLUB DR. VERO BEACH, FLORIDA 33581

DATE	10/20/05
DRAWN	MANUCY, INC.
CHECKED	MANUCY, INC.
FIELD NO.	10000000
FIELD DATE	10/20/05
SCALE	1" = 30' (AS SHOWN)



Beach Club, a Condominium Survey-Site Plan, Graphic Description



NOTE
ALL DIMENSIONS ARE IN FEET AND DECIMAL OF FEET

ABBREVIATIONS
L.C.E. - LOCATES LIMITED COMMON ELEMENT
(C.S.) - LOCATES COMMON ELEMENT

EXHIBIT "2"

PREV. FND. 1/2" R
WEST 1/4 CORNER
SECTION 13
TOWNSHIP 27 SOUTH
RANGE 37 EAST

OF SW 1/4 OF NW 1/4 SECTION 13

DATE: 10/11/11

BY: J.S.

FOR: CONDOMINIUM SURVEY (DRAWING)

O.J.H. MANDY, INC.

1875 ISLAND CLUB DR. DELRAY BEACH, FLORIDA 33483

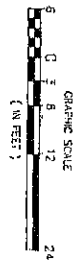
DATE: 10/11/11

BY: J.S.

FOR: CONDOMINIUM SURVEY (DRAWING)

14

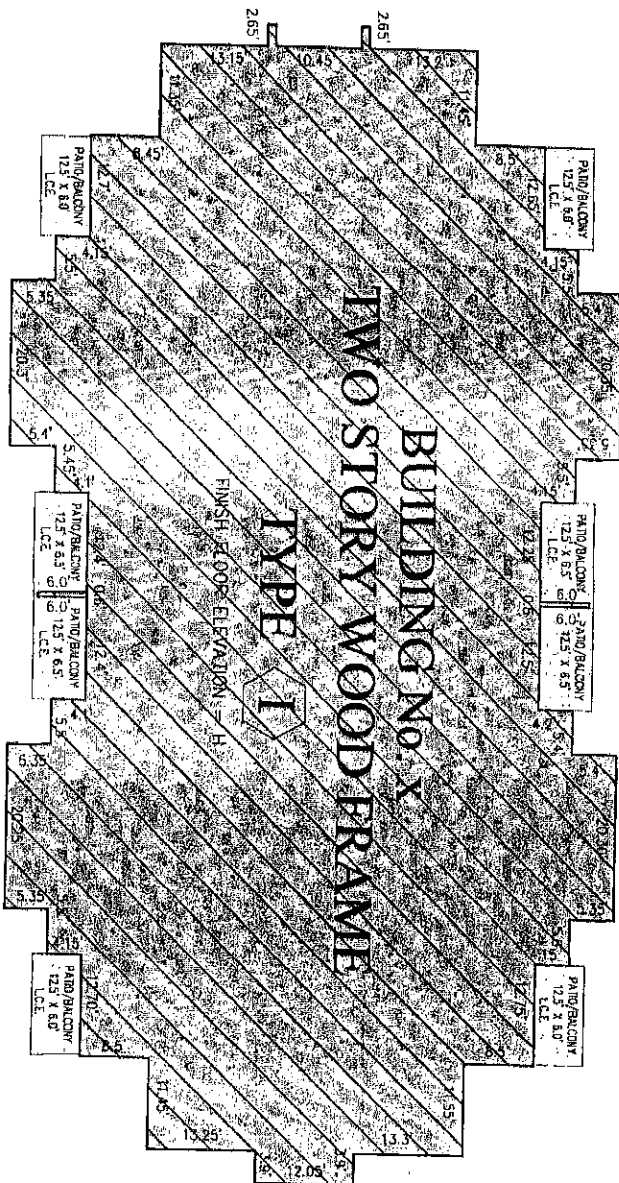
THIS SURVEY AND THE BUILDINGS AND STRUCTURES THEREON SHOWN ON THE PLAN IS THE PROPERTY OF O.J.H. MANDY, INC. AND WILL BE REPRODUCED BY O.J.H. MANDY, INC. WITHOUT PERMISSION FROM ANY OTHER PARTY.



Beach Club, a Condominium

Typical Building "1" (Dimension Plan)

BLDG. Nos 1900, 1800, 1841, 1999 (TWO STORY)



NOTES
 -ALL DIMENSION ARE IN FEET AND DECIMAL OF FEET.

ABBREVIATIONS
 (L.C.E.)- DENOTES LINED COMMON ELEMENT
 (C.E.P.)- DENOTES COMMON ELEMENT

DATE	REVISIONS	BY	CHK

J.H. MANCINI, INC.
 ARCHITECTS
 1001 ISLAND CLUB DR., WILMINGTON, FLORIDA 32081
 TEL: 904/833-1111
 FAX: 904/833-1112

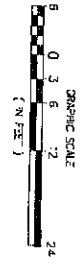


PROJECT NAME
 Beach Club, a Condominium
 1001 ISLAND CLUB DR., WILMINGTON, FLORIDA 32081

DATE	SCALE	BY	CHK

15
 OF 35 SHEETS

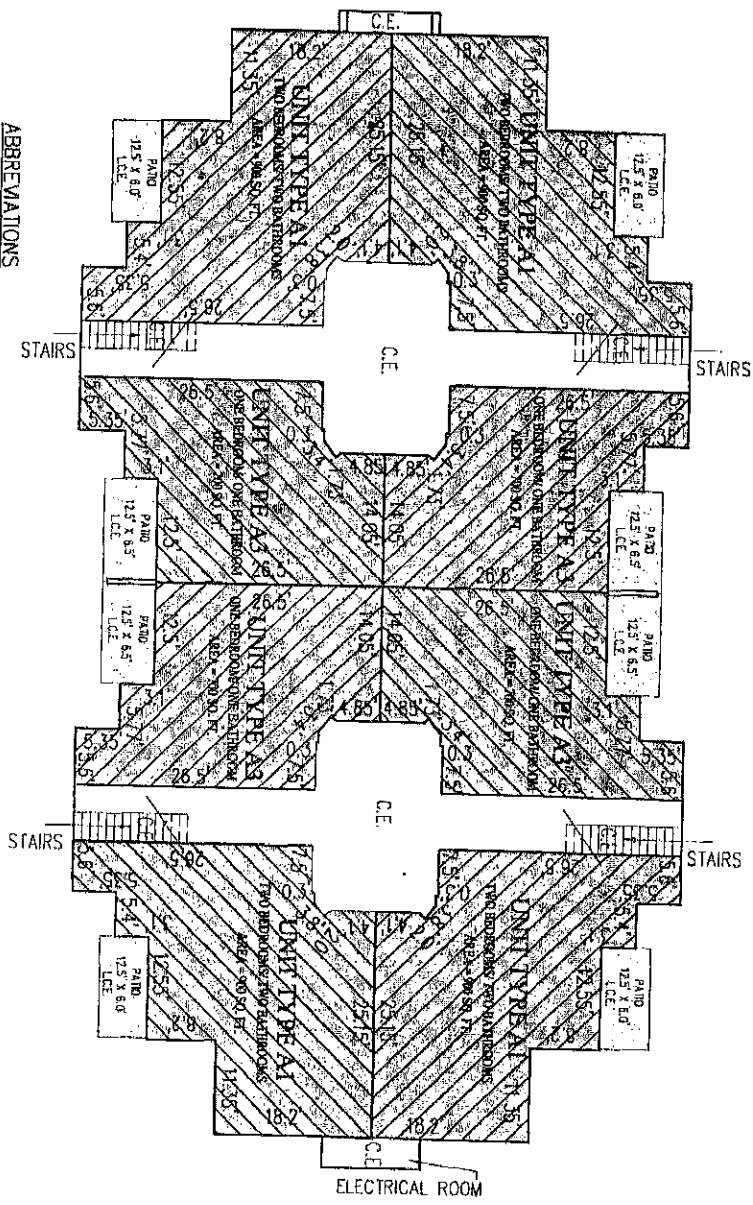
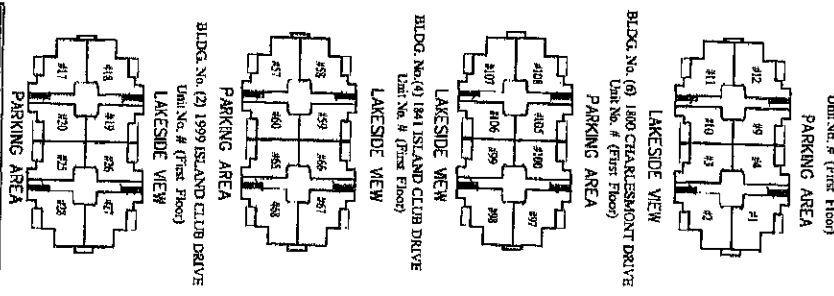
EXHIBIT "2"



Beach Club, a Condominium

Typical Building "1" (First Floor)

BLDG. Nos 1900, 1800, 1841, 1999 (TWO STORY)

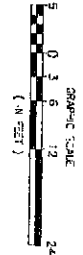


ABBREVIATIONS
 (C.E.) - DENOTES UNITED COMMON ELEMENT
 (C.E.) - DENOTES COMMON ELEMENT

NOTES
 -ALL DIMENSION ARE IN FEET AND DECIMAL OF FEET

<p>DATE REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISIONS</th> </tr> <tr> <td>1</td> <td>12/14/04</td> <td>JHM</td> <td>ISSUED FOR PERMITTING</td> </tr> <tr> <td>2</td> <td>1/11/05</td> <td>JHM</td> <td>REVISIONS TO PERMITTING</td> </tr> </table>	NO.	DATE	BY	REVISIONS	1	12/14/04	JHM	ISSUED FOR PERMITTING	2	1/11/05	JHM	REVISIONS TO PERMITTING	<p style="text-align: center;">J.H. MANKEY, INC.</p> <p style="text-align: center;">Architect</p> <p style="text-align: center;">1999 SLANT CLUB DR. WILMINGTON, DELAWARE 19804-1599</p>
NO.	DATE	BY	REVISIONS										
1	12/14/04	JHM	ISSUED FOR PERMITTING										
2	1/11/05	JHM	REVISIONS TO PERMITTING										
<p>PROJECT NAME</p> <p style="font-size: 1.2em;">Beach Club, a Condominium</p>													
<p>DATE 12/14/04</p> <p>SCALE 1/8" = 1'-0"</p> <p>PROJECT NO. 1999</p> <p>CLIENT J.H. MANKEY, INC.</p>													

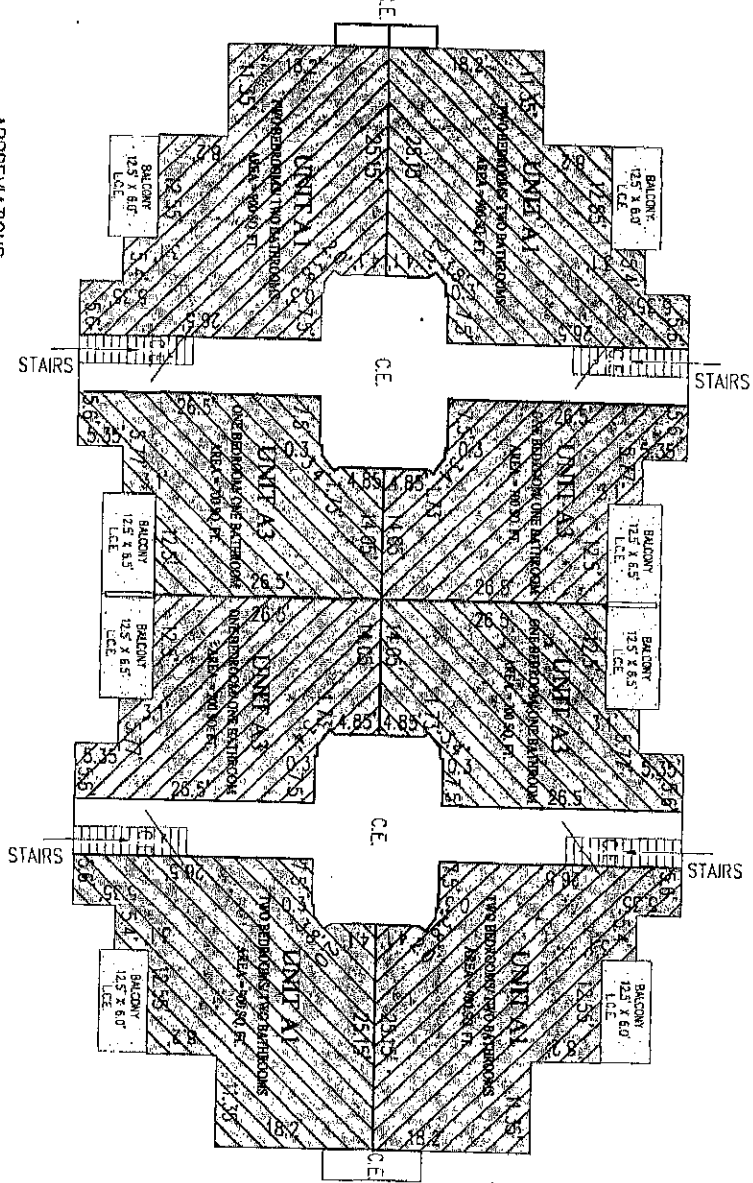
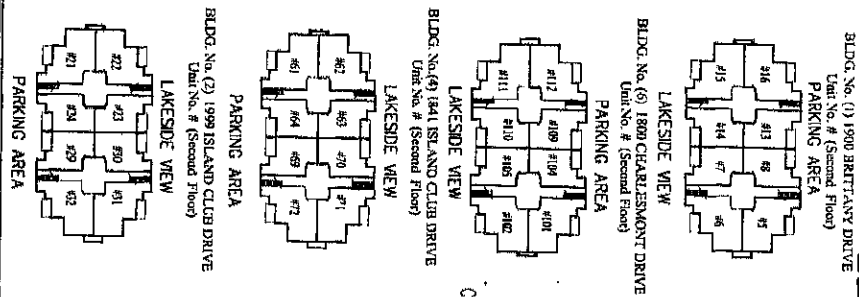
EXHIBIT "2"



Beach Club, a Condominium

Typical Building "1" (Second Floor)

BLDG. Nos 1900, 1800, 1841, 1999 (TWO STORY)



ABBREVIATIONS
 (C.E.)= DENOTES UNIT COMMON ELEMENT
 (C.E.)= DENOTES COMMON ELEMENT

NOTES
 -ALL DIMENSION ARE IN FEET AND DECIMAL OF FEET-

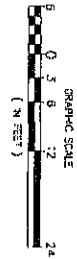
DATE	REVISIONS	BY
4/7/98	COMPLETION AND CHECKING	BAW



PROJECT NAME
 Beach Club, a Condominium
 1991 ISLAND CLUB DR. WILMINGTON BEACH, FLORIDA 32091

DATE	SCALE	BY
4/7/98	AS SHOWN	BAW
4/7/98	AS SHOWN	BAW
4/7/98	AS SHOWN	BAW

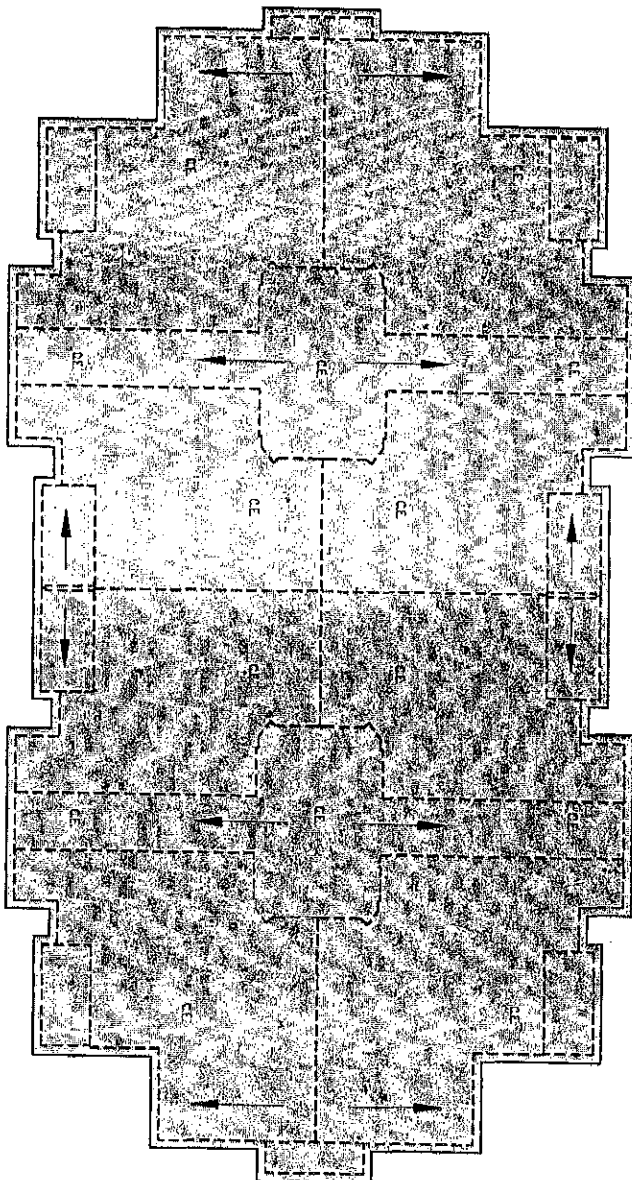
EXHIBIT "2"



Beach Club, a Condominium

Typical Building "1" (Roof Plan)

BLDG. Nos 1900, 1800, 1841, 1999



NOTES

- ALL DIMENSIONS ARE IN FEET AND DECIMAL OF FEET
- ALL ROOF ARE COMMON ELEMENTS

ABBREVIATIONS

- (L.C.E.)* DENOTES LIMITED COMMON ELEMENT
- (C.E.)* DENOTES COMMON ELEMENT

DATE	REVISIONS

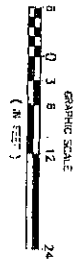
O.J.H. MANDUCY, INC.
Architects



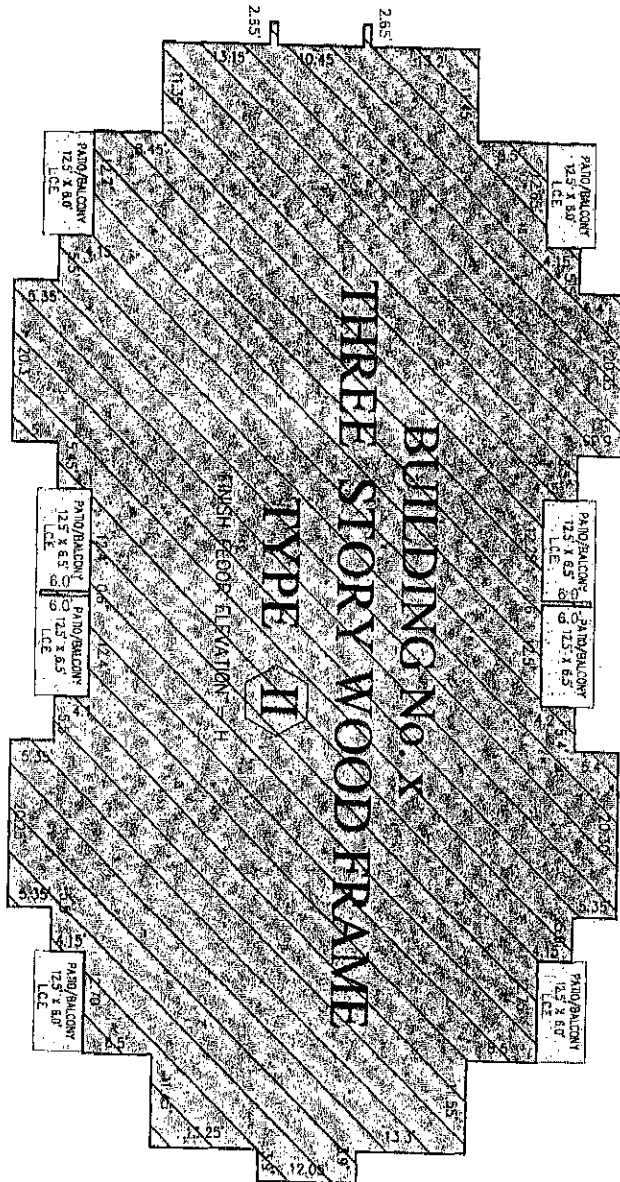
Beach Club, a Condominium
 1991 SAND TIDE DR. WILMINGTON, DELAWARE 19801

DATE:	MARCH 15, 2005
DRAWN:	T.S.
CHECKED:	R.A.K.
DESIGNED:	W.F.R.
PROJECT NO.:	18
SHEET NO.:	18 OF 30 SHEETS

EXHIBIT "2"



Beach Club, a Condominium Typical Building "II" (Dimension Plan) BLDG. Nos 650 and 1850 (THREE STORY)



PARKING AREA

ABBREVIATIONS

- (L.C.E.) DENOTES LIMITED COMMON ELEMENT
- (C.E.) DENOTES COMMON ELEMENT

NOTES
-ALL DIMENSIONS ARE IN FEET AND DECIMAL OF FEET

DATE	REVISIONS	BY

O.J.H. MANNING, INC.
Architectural Firm



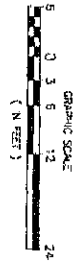
PROJECT NAME

Beach Club, a Condominium
1501 ISLAND CLUB DR. MELBORNE, FLORIDA 32061

DATE	SUBJECT	NO.

19

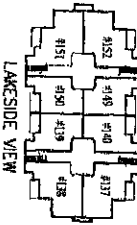
EXHIBIT "2"



Beach Club, a Condominium Typical Building "11" (First Floor) BLDG. Nos 650 and 1850 (THREE STORY)

BLDG. No. (8) 690 ISLAND CLUB COURT
Unit No. # (First Floor)

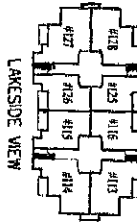
PARKING AREA



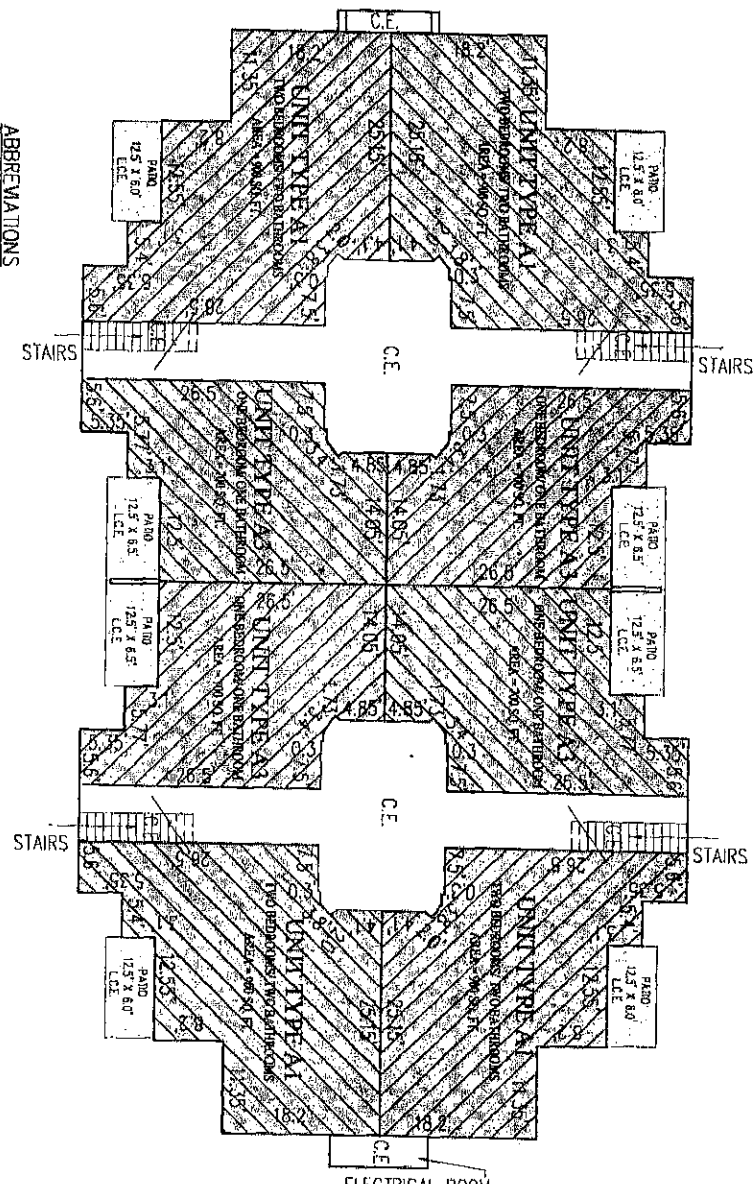
LAKESIDE VIEW

BLDG. No. (7) 1850 CHARLEMONT DRIVE
Unit No. # (First Floor)

PARKING AREA



LAKESIDE VIEW



NOTES
-ALL DIMENSIONS ARE IN FEET AND DECIMAL OF FEET

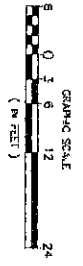
ABBREVIATIONS
(L.C.E.)= LINED UNITS COMMON ELEMENT
(C.E.)= DENOTES COMMON ELEMENT

EXHIBIT "2"

DATE	REVISION	BY
DATE: 12/23/2006		
SCALE: 1/8" = 1'-0"		
TITLE: BEACH CLUB, A CONDOMINIUM		
DRAWN BY: M. J. MAHOON		
CHECKED BY: S. L. BROWN		
PROJECT: BEACH CLUB, A CONDOMINIUM		
1991 ISLAND CLUB DR., WESLINGTON, FLORIDA 32980		
UNIT: 1850		
FLOOR: 1		
20		

O.J.H. MANUCY, INC.
Architect
10000 W. GULF BLVD., SUITE 100
FORT MYERS, FL 34907
(888) 326-4444
www.ojhmanucy.com

PROTECT YOUR INVESTMENT
Beach Club, a Condominium
1991 ISLAND CLUB DR., WESLINGTON, FLORIDA 32980

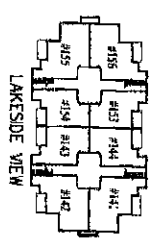


Beach Club, a Condominium

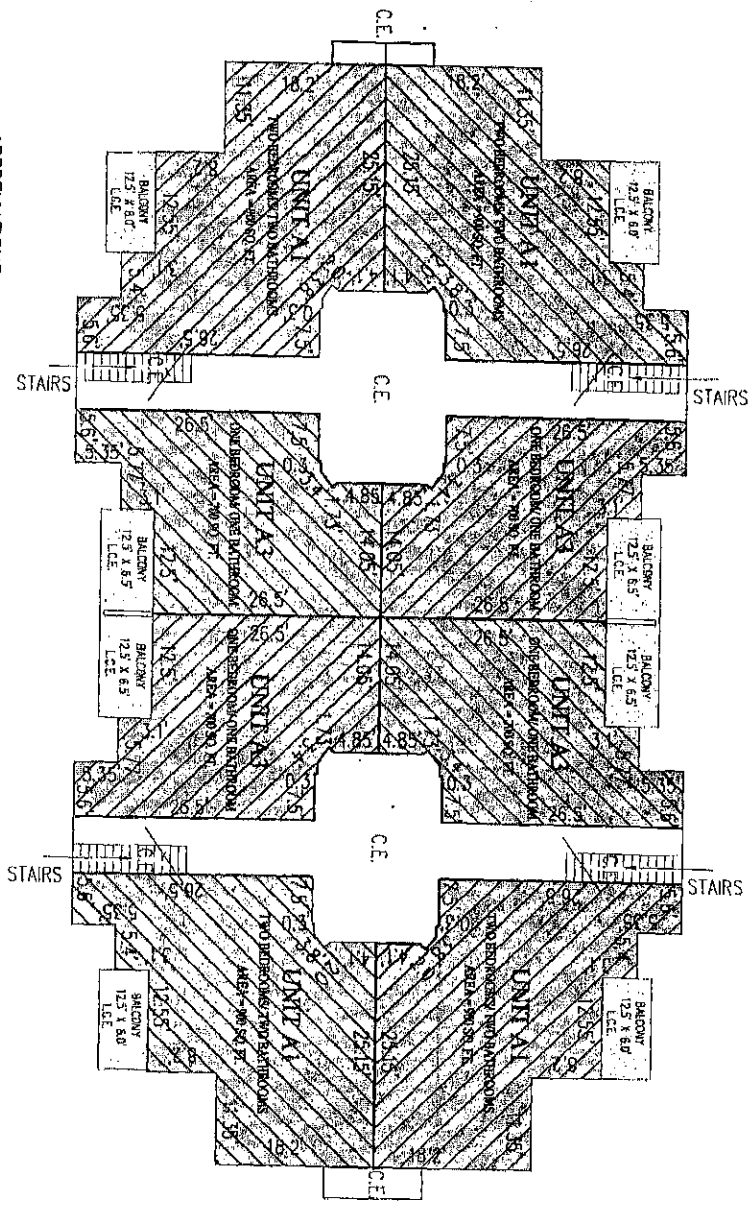
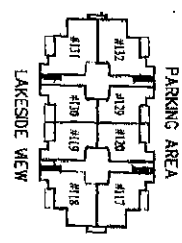
Typical Building "11" (Second Floor)

BLDG. Nos 650 and 1850 (THREE STORY)

BLDG. No. (8) 650 ISLAND CLUB COURT
Unit No. # (First Floor)



BLDG. No. (7) 1850 CHARLEMONT DRIVE
Unit No. # (First Floor)

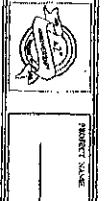


NOTES
-44. DIMENSION ARE IN FEET AND DECIMAL OF FEET

ABBREVIATIONS
(L.C.E.) = DENOTES LIMITED COMMON ELEMENT
(C.E.) = DENOTES COMMON ELEMENT

DATE	REVISIONS	BY	CHKD.
12/16	CONDOMINIUM MANUFACTURED	J.H.M.	J.H.M.

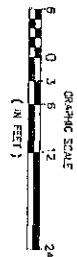
J.H. MANUCY, INC.
Architects



Beach Club, a Condominium
1850 ISLAND CLUB DR. WESBORNE, FLORIDA 32801

DATE	QUANTITY	SCALE
12/16	1	1/4" = 1'-0"
12/16	1	1/4" = 1'-0"
12/16	1	1/4" = 1'-0"
12/16	1	1/4" = 1'-0"

EXHIBIT "2"



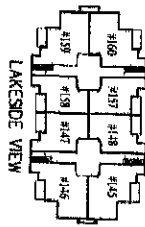
Beach Club, a Condominium

Typical Building "11" (Third Floor)

BLDG. Nos 650 and 1850 (THREE STORY)

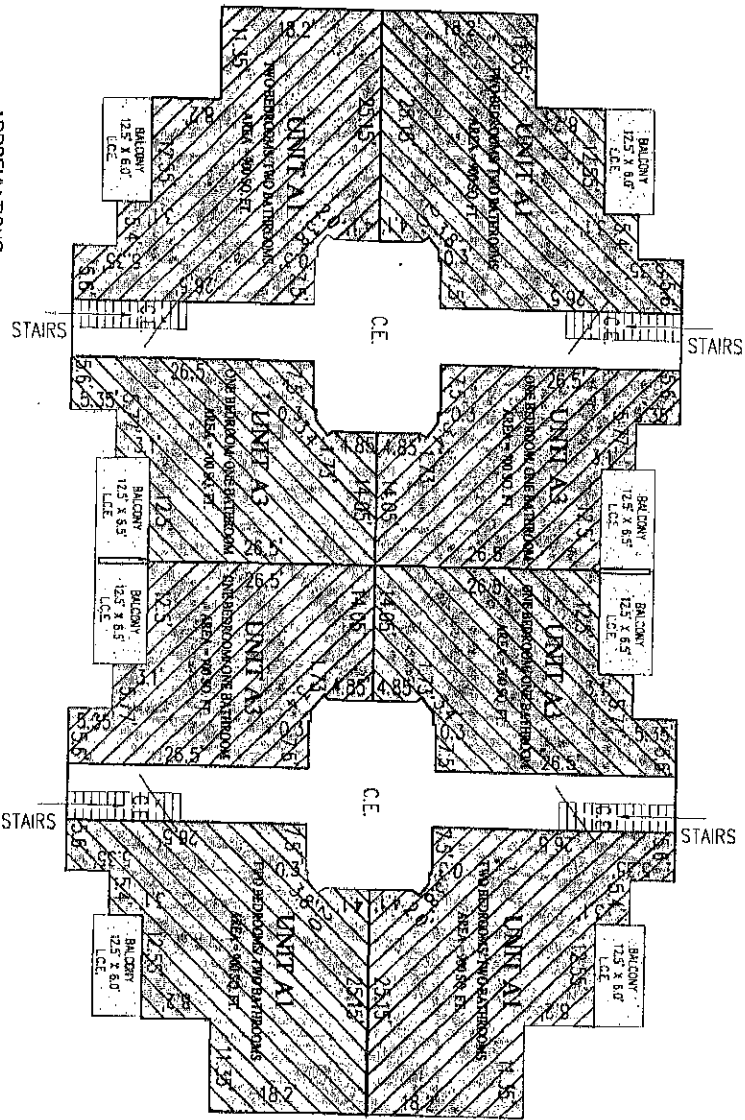
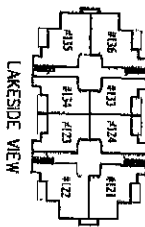
BLDG. No. (8) 650 ISLAND CLUB COURT
Unit No. # (First Floor)

PARKING AREA



BLDG. No. (7) 1850 CHARLEMONT DRIVE
Unit No. # (First Floor)

PARKING AREA

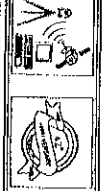


NOTES
- ALL DIMENSIONS ARE IN FEET AND DECIMAL OF FEET

ABBREVIATIONS
(C.C.E.) DENOTES UNITS COMMON ELEMENT
(C.E.) DENOTES COMMON ELEMENT

DATE	REVISIONS	BY
07/26	CONDOMINIUM PLAN CHANGES	13/4/07

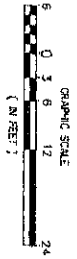
J.H. MANTUCCY, INC.
Architect
1500 N. W. 10th Street, Suite 100
Fort Lauderdale, Florida 33304
Tel: (954) 561-1100
Fax: (954) 561-1101
www.jhmantuccy.com



PROJECT NAME:
Beach Club, a Condominium
1850 ISLAND CLUB DR. WESTON, FLORIDA 33391

DATE	LOGSHEET NO.
07/26	172
DESIGNED BY	13/4/07
PROJECT NO.	1850 ISLAND CLUB
CHECKED BY	13/4/07
22	

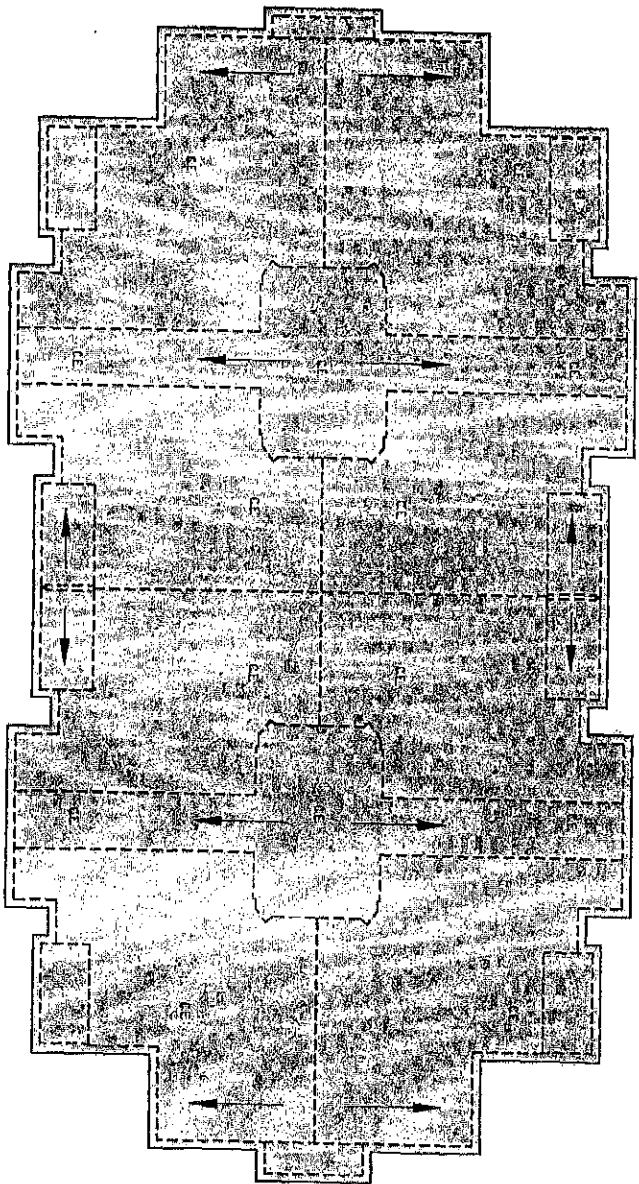
EXHIBIT "2"



Beach Club, a Condominium

Typical Building "II" (Roof Plan)

BLDG. Nos 650 and 1850 (THREE STORY)



NOTES

- ALL DIMENSIONS ARE IN FEET AND DECIMAL OF FEET.
- ALL ROOF ARE COMMON ELEMENTS.

ABBREVIATIONS

- (U.C.E.) = UNITS LIMITED COMMON ELEMENT
- (C.E.) = COMMONS COMMON ELEMENT

DATE	REVISIONS	BY

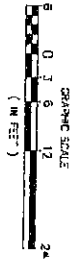
J.H. MANDUCY, INC.
Architects
1381 ISLAND CLUB DR. WILMINGTON, DELAWARE 19804-2299
TEL: 302-436-1100 FAX: 302-436-1101

PROJECT NAME
Beach Club, a Condominium
1381 ISLAND CLUB DR. WILMINGTON, DELAWARE 19804-2299

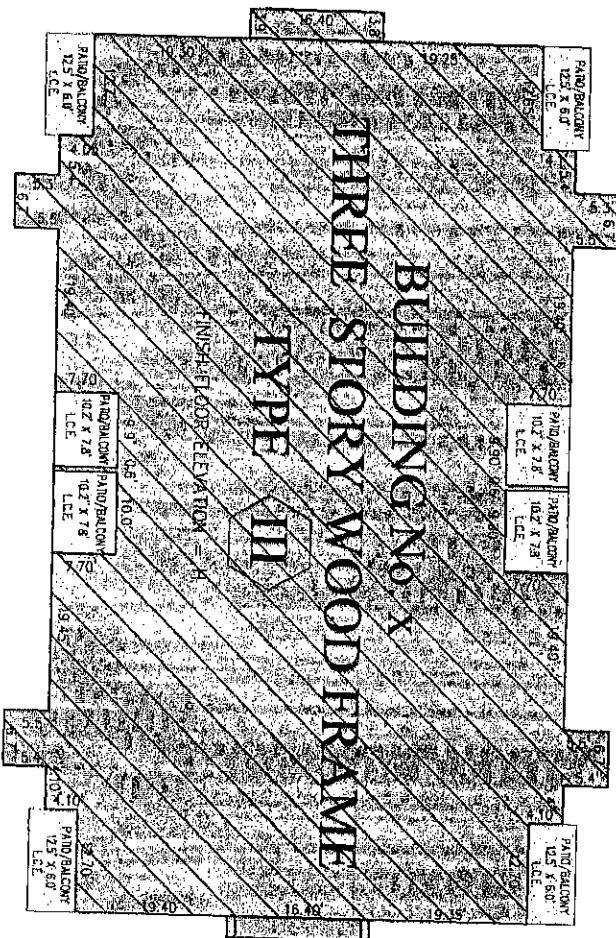
DATE	APPROVED BY
DATE	DESIGNED BY
DATE	PREPARED BY
DATE	CHECKED BY
DATE	CREATED BY

23

EXHIBIT "2"



Beach Club, a Condominium Typical Building "III" (Dimension Plan) BLDG. Nos 1801 and 1951 (THREE STORY)



NOTES
-ALL DIMENSIONS ARE IN FEET AND DECIMAL OF FEET

ABBREVIATIONS
(L.C.E.)= LOTS COMMON ELEMENT
(C.E.)= COMMON ELEMENT

DATE	REVISIONS	BY

O.J.H. MANUITY, INC.
Architects
1000 N. W. 10th St., Suite 100
Fort Lauderdale, FL 33304
Tel: (305) 441-1111
Fax: (305) 441-1112

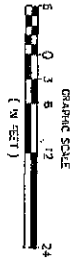


PROJECT NAME
Beach Club, a Condominium
1981 ISLAND CLUB DR. BEACHSIDE, FLORIDA 33401

DATE	APPROVED

24

EXHIBIT "2"



BLDG. No. (3) 1801 ISLAND CLUB DRIVE
Unit No. # (First Floor)

LAKE SIDE VIEW



PARKING AREA

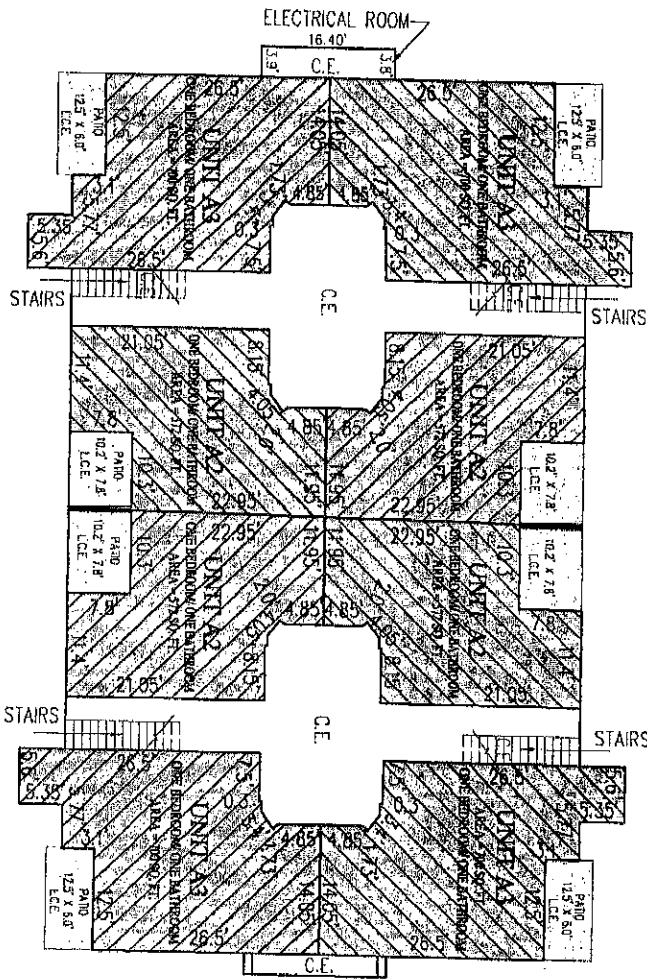
BLDG. No. (3) 1951 ISLAND CLUB DRIVE
Unit No. # (First Floor)

LAKE SIDE VIEW



PARKING AREA

Beach Club, a Condominium Typical Building "III" (First Floor) BLDG. Nos 1801 and 1951 (THREE STORY)



NOTES

-ALL DIMENSIONS ARE IN FEET AND DECIMALS OF FEET

ABBREVIATIONS

(C.E.) = DENOTES COMMON ELEMENT
(C.E.) = DENOTES COMMON ELEMENT

DATE	REVISIONS	BY
07/09	CONDOMINIUM/COMMON ELEMENTS	J.A.M.

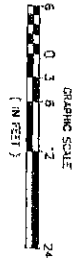
O.J.H. MANANCY, INC.
Architects
1951 Island Club Drive, West Palm Beach, Florida 33411
Tel: 561-833-1111



Beach Club, a Condominium
1951 ISLAND CLUB DR., WEST PALM BEACH, FLORIDA 33411

DATE	MARKED FOR
07/09	TA
07/09	0.1A
07/09	0.2A
07/09	0.3A
07/09	0.4A
07/09	0.5A
07/09	0.6A
07/09	0.7A
07/09	0.8A
07/09	0.9A
07/09	1.0A
07/09	1.1A
07/09	1.2A
07/09	1.3A
07/09	1.4A
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07/09	2.1A
07/09	2.2A
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07/09	2.9A
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EXHIBIT "2"

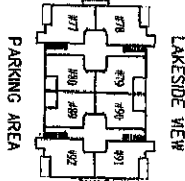


Beach Club, a Condominium

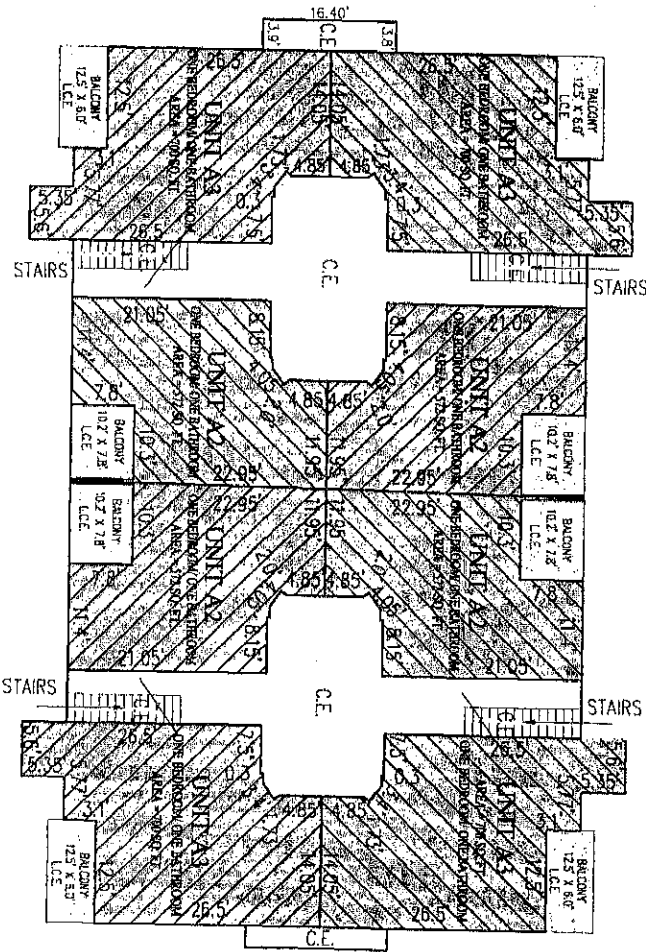
Typical Building "III" (Second Floor)

BLDG. Nos 1801 and 1951 (THREE STORY)

BLDG. No. (S) 1801 ISLAND CLUB DRIVE
Unit No. # (Special Floor)



BLDG. No. (S) 1951 ISLAND CLUB DRIVE
Unit No. # (Special Floor)



NOTES:
- ALL DIMENSIONS ARE IN FEET AND DECIMALS OF FEET.

ABBREVIATIONS:
(C.E.) = DENOTES UNITED COMMON ELEMENT
(C.E.) = DENOTES COMMON ELEMENT

DATE	REVISIONS	BY
7/2/00	CONDOMINIUM SALE PLAN	A.S.H.

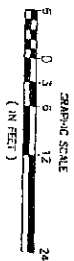
P.J.H. MANUPLY, INC.
Architects
1000 N. W. 10th St., Suite 200
Fort Lauderdale, FL 33304
Tel: (954) 561-1111
Fax: (954) 561-1112



PROJECT NAME
Beach Club, a Condominium
3901 ISLAND CLUB DR. WILMINGTON, FLORIDA 33408

DATE	7/2/00
DRAWN	T.D.
CHECKED	A.S.H.
DATE	7/2/00
SCALE	AS SHOWN
PROJECT NO.	26

EXHIBIT "2"

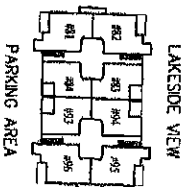


Beach Club, a Condominium

Typical Building "III" (Third Floor)

BLDG. Nos 1801 and 1951 (THREE STORY)

BLDG. No. (5) 1801 ISLAND CLUB DRIVE
Unit No. 8 (Third Floor)



BLDG. No. (2) 1951 ISLAND CLUB DRIVE
Unit No. 8 (Third Floor)

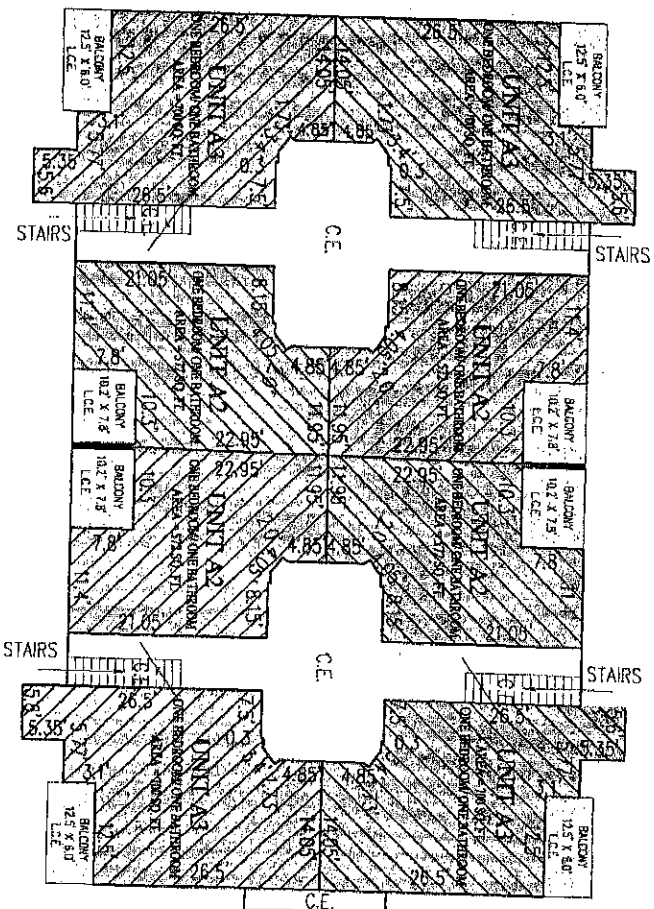


NOTES

-ALL DIMENSION ARE IN FEET AND DECIMAL OF FEET

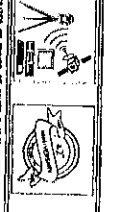
ABBREVIATIONS

(L.C.E.) - COMMONS LIMITED COMMON ELEMENTS
(C.E.) - COMMONS COMMON ELEMENTS



DATE	REVISIONS	BY

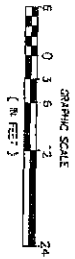
O.J.H. MANUEY, INC.
 10000 W. 15th Street, Suite 200
 Denver, CO 80202
 Phone: (303) 751-1100
 Fax: (303) 751-1101
 Website: www.ojhmanuey.com



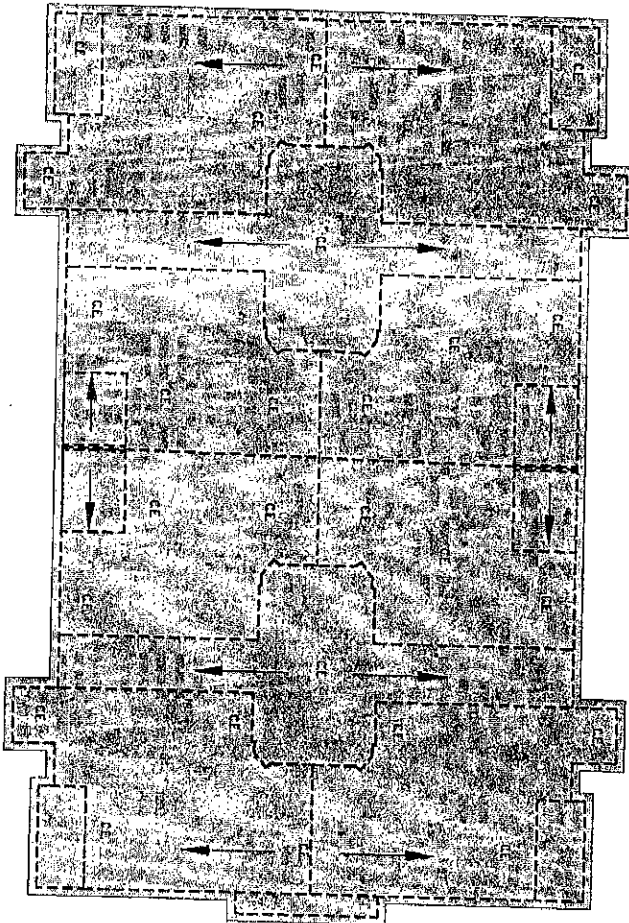
Beach Club, a Condominium

DATE	WASHT 11.2005
DRAWN	TS
CHECKED	R.E.
SCALE	AS SHOWN
PROJECT NO.	1801
DATE	11/20/05

EXHIBIT "2"



Beach Club, a Condominium Typical Building "III" (Roof Plan) BLDG. Nos 1801 and 1951



NOTES

- ALL DIMENSION ARE IN FEET AND DECIMAL OF FEET.
- ALL ROOF ARE COMMON ELEMENTS.

ABBREVIATIONS

- {C.C.E.} - DENOTES UNITED COMMON ELEMENT
- {C.E.} - DENOTES COMMON ELEMENT

DATE	REVISIONS	BY

O.J.H. MANUCY, INC.
Architects
1901 SAND CLUB DR., WESLAK, FLORIDA 32080
Tel: 321-286-1111



PROJECT NAME

Beach Club, a Condominium
1901 SAND CLUB DR., WESLAK, FLORIDA 32080

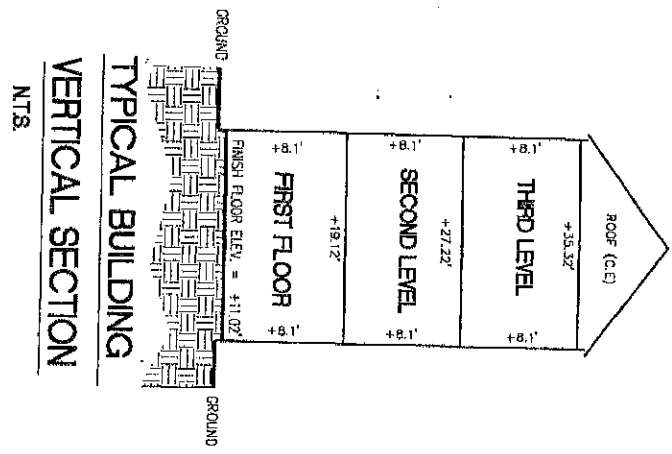
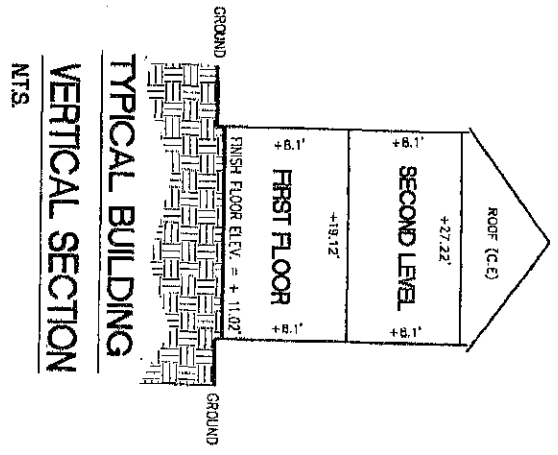
DATE	APPROVED
DRAWN	7/2
CHECKED	8/1/8
SCALE	AS SHOWN
PROJECT NO.	1901 SAND CLUB DR., WESLAK, FLORIDA 32080
DATE	7/2/8

Beach Club, a Condominium

Vertical Elevation

(BLDGs. No.1900, 1800, 1841 and 1999)

(BLDGs. No.650, 1850, 1801 and 1951)



NOTE
- ALL DIMENSIONS ARE IN FEET AND DECIMAL OF FEET


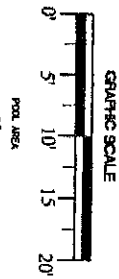
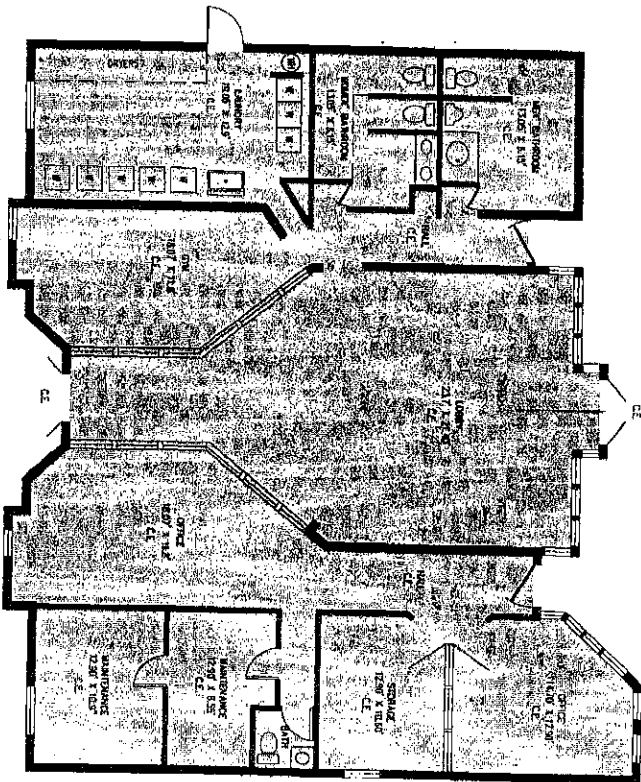
DATE: 12/17/08		BY: B.A.M.	
PROJECT NAME: Beach Club, a Condominium			
PROJECT ADDRESS: 1591 ISLAND CIRCLE, WILMINGTON, DELAWARE 19804			
 J.H. MANTUCCI, INC. ARCHITECTS & ENGINEERS 1500 W. MARKET STREET, SUITE 200 WILMINGTON, DE 19806			
DATE: MARCH 21, 2008	SCALE: 1/2" = 1'-0"	DATE: MARCH 21, 2008	SCALE: 1/2" = 1'-0"
DESIGNED BY: B.A.M.	DRAWN BY: B.A.M.	CHECKED BY: B.A.M.	SCALE: 1/2" = 1'-0"
29 SHEET 29 OF 36			

EXHIBIT "2"

Beach Club, a Condominium CLUBHOUSE FLOOR PLAN



NOTES
-ALL DIMENSIONS ARE IN FEET AND DECIMAL OF FEET

ABBREVIATIONS
(L.C.E.) - DENOTES UNITED COMMON ELEMENTS
(C.C.E.) - DENOTES COMMON ELEMENT

DATE	REVISIONS	BY	CHK
4-1-90	CONDOMINIUM PLAN DRAWING		

J.H. MANUCY, INC.

Architectural Firm
1000 North 10th Street, Suite 100
Tampa, Florida 33602
Phone: (813) 288-1111
Fax: (813) 288-1112

PROJECT NAME
Beach Club, a Condominium

1981 ISLAND CLUB DR. WILLEMING, DEBEA 33906

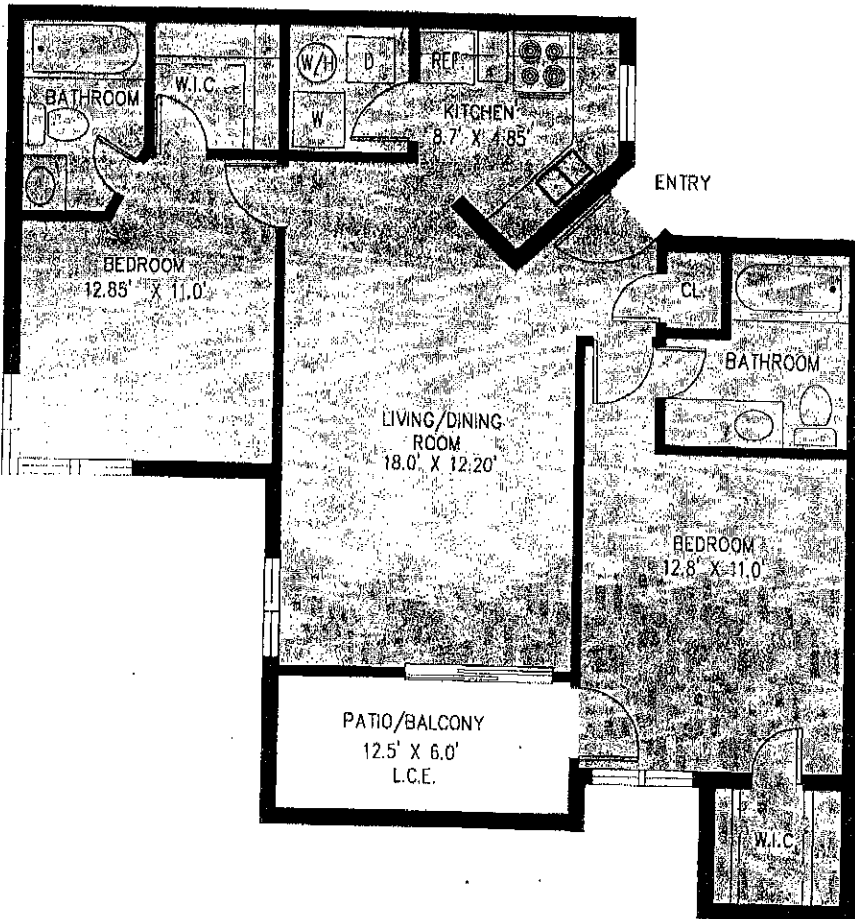
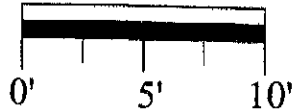
DATE	MARCH 13, 2005
DRAWN	TJA
CHECKED	BAE
SCALE	AS SHOWN
PROJECT NO.	2005-001
DATE	03/13/05
30	

EXHIBIT "2"

Beach Club, a Condominium

TYPICAL UNIT "A1"

GRAPHIC SCALE



UNIT "A1"

TWO BEDROOMS/ TWO BATHROOMS
UNIT AREA = 900 SQUARE FEET

NOTE:

- ALL DIMENSION ARE IN FEET AND DECIMAL OF FEET
- UNIT SQUARE FOOTAGE WAS COMPUTED TO CENTERLINE OF COMMON WALLS AND TO EXTERIOR FACE OF EXTERIOR PERIMETER WALLS.

ABBREVIATIONS

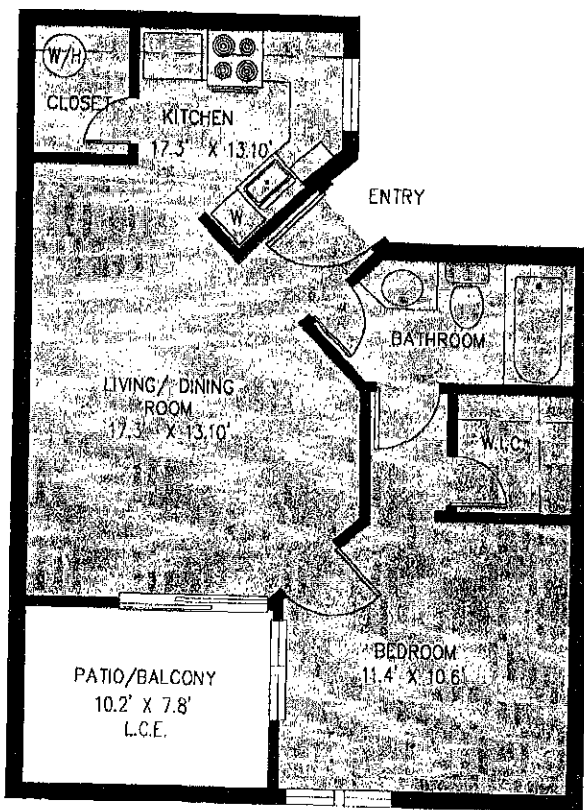
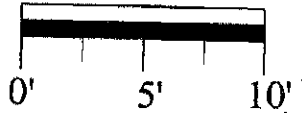
- (L.C.E.)= DENOTES LIMITED COMMON ELEMENT
- (C.E.)= DENOTES COMMON ELEMENT

EXHIBIT "2"

<p>J.H. MANUCY, INC. Land Surveyors / Civil Engineers & Instrument Engineers 1911 Island Club Dr., Suite 201 Melbourne, Florida 32901 Tel: (407) 329-1111</p>		<p>Beach Club, a Condominium 1911 ISLAND CLUB DR., MELBOURNE, FLORIDA 32901</p>		<p>DATE: MAR 11 12, 2005 DRAWN: J.H. CHECKED: J.H. SCALE: PROJECT: BEACH CLUB, 1911 ISLAND CLUB DR., MELBOURNE, FLORIDA 32901 DRAWING NO.: 105043</p>	<p>31</p>
		<p><small>© COPYRIGHT NOTICE: ALL DRAWINGS AND SPECIFICATIONS SHOWN AND DEPICTED ON THIS PLAN IS THE PROPERTY OF J.H. MANUCY, INC. NOT TO BE REPRODUCED BY OTHER PARTIES WITHOUT WRITTEN AGREEMENT WITH J.H. MANUCY, INC.</small></p>			

Beach Club, a Condominium TYPICAL UNIT "A2"

GRAPHIC SCALE



UNIT "A2"
ONE BEDROOM/ ONE BATHROOM
UNIT AREA = 572 SQUARE FEET

NOTE:

- ALL DIMENSIONS ARE IN FEET AND DECIMAL OF FEET
- UNIT SQUARE FOOTAGE WAS COMPUTED TO CENTERLINE OF COMMON WALLS AND TO EXTERIOR FACE OF EXTERIOR PERIMETER WALLS.

ABBREVIATIONS

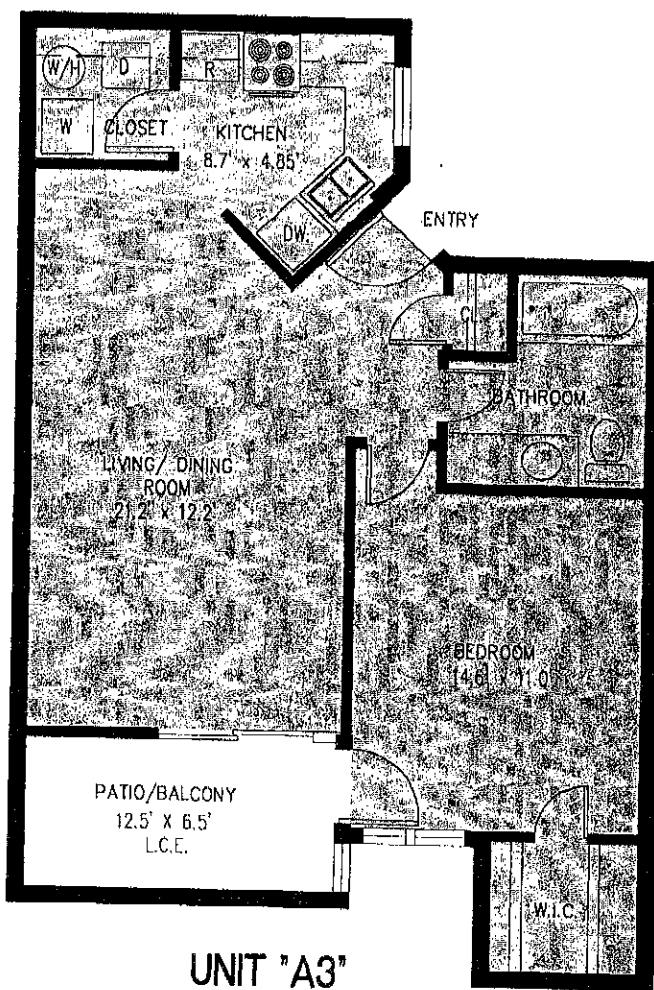
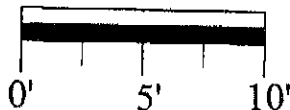
(L.C.E.) = DENOTES LIMITED COMMON ELEMENT
(C.C.E.) = DENOTES COMMON ELEMENT

EXHIBIT "2"

<p>J.H. MANUCY, INC. Architectural & Engineering 11111 Highway 19, Suite 200 Tampa, Florida 33613 Tel: (813) 988-1100 Fax: (813) 988-1106</p>			<p>Beach Club, a Condominium 1991 ISLAND CLUB DR, WETLAKE, FLORIDA 32901</p>		<p>DATE: 08/01/15 SWS</p>
			<p>DRAWN: J.C.</p>	<p>32</p>	
<p>(C) COPYRIGHT NOTICE, ALL DIMENSIONS AND SPECIFICATIONS SHOWN AND DEPICTED ON THIS PLAN IS THE PROPERTY OF J.H. MANUCY, INC. NOT TO BE REPRODUCED OR USED BY OTHER PARTIES EXCEPT BY WRITTEN AGREEMENT WITH J.H. MANUCY, INC.</p>			<p>SCALE: 1/8" = 1'-0"</p>		<p>32 of 39 sheets</p>

Beach Club, a Condominium TYPICAL UNIT "A3"

GRAPHIC SCALE



UNIT "A3"

ONE BEDROOM/ ONE BATHROOM
UNIT AREA = 700 SQUARE FEET

NOTE:

- ALL DIMENSION ARE IN FEET AND DECIMAL OF FEET
- UNIT SQUARE FOOTAGE WAS COMPUTED TO CENTERLINE OF COMMON WALLS AND TO EXTERIOR FACE OF EXTERIOR FORMULIER WALLS.

ABBREVIATIONS

- (U.C.E.)= DENOTES UNITED COMMON ELEMENT
- (C.E.)= DENOTES COMMON ELEMENT

EXHIBIT "2"

		Beach Club, a Condominium 1991 ISLAND CLUB DR, NEELBURNE, FLORIDA 32901		DATE: 08/15/2005 DRAWN: T.J.B. CHECKED: M.H.H. SCALE: PROJECT NO.: 199103 DRAWING NO.: 199103	33
		(C) COPYRIGHT NOTICE: ALL DRAWINGS AND SPECIFICATIONS SHOWN AND DEPICTED ON THIS PLAN IS THE PROPERTY OF J.H. MANUCY, INC. NOT TO BE REPRODUCED BY OTHER PARTIES EXCEPT BY WRITTEN AGREEMENT WITH J.H. MANUCY, INC.			

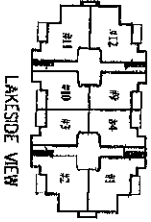
Beach Club, a Condominium AREAS TABLE

ADDRESS: 1900 BRITANNY DRIVE

BUILDING NO.	UNIT No.	UNIT TYPE			DESCRIPTION	UNIT	FLOOR	
		A1	A2	A3			FIRST	SECOND
BUILDING TYPE I								
1900 (1)								
	1	X	-	-	TWO BEDROOM/TWO BATHROOM	900		
	2	X	-	-	TWO BEDROOM/TWO BATHROOM	900		
	3	-	-	X	ONE BEDROOM/ONE BATHROOM	700		
	4	-	-	X	ONE BEDROOM/ONE BATHROOM	700		
	9	-	-	X	ONE BEDROOM/ONE BATHROOM	700		
	10	-	-	X	ONE BEDROOM/ONE BATHROOM	700		
	11	X	-	-	TWO BEDROOM/TWO BATHROOM	900		
	12	X	-	-	TWO BEDROOM/TWO BATHROOM	900		
	5	X	-	-	TWO BEDROOM/TWO BATHROOM	900		
	6	X	-	-	TWO BEDROOM/TWO BATHROOM	900		
	7	-	-	X	ONE BEDROOM/ONE BATHROOM	700		
	8	-	-	X	ONE BEDROOM/ONE BATHROOM	700		
	13	-	-	X	ONE BEDROOM/ONE BATHROOM	700		
	14	-	-	X	ONE BEDROOM/ONE BATHROOM	700		
	15	X	-	-	TWO BEDROOM/TWO BATHROOM	900		
	16	X	-	-	TWO BEDROOM/TWO BATHROOM	900		
	TOTAL	8	-	8				12800

BLDG. No. (1) 1900 BRITANNY DRIVE
Unit No. # (First Floor)

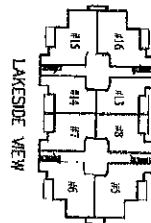
PARKING AREA



LAKESIDE VIEW

BLDG. No. (1) 1900 BRITANNY DRIVE
Unit No. # (Second Floor)

PARKING AREA



LAKESIDE VIEW

NOTES

- ALL DIMENSIONS ARE IN FEET AND DECIMAL OF FEET
- UNIT SQUARE FOOTAGE WAS COMPUTED TO CENTERLINE OF COMMON WALLS AND TO EXTERIOR FACE OF EXTERIOR PERIMETER WALLS

ABBREVIATIONS

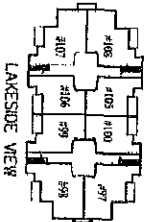
- (L.C.E.)= DENOTES LIMITED COMMON ELEMENT
- (C.E.)= DENOTES COMMON ELEMENT

ADDRESS: 1800 CHARLEMONT DRIVE

BUILDING NO.	UNIT No.	UNIT TYPE			DESCRIPTION	UNIT	FLOOR	
		A1	A2	A3			FIRST	SECOND
BUILDING TYPE III								
1800 (6)								
	97	X	-	-	TWO BEDROOM/TWO BATHROOM	900		
	98	X	-	-	TWO BEDROOM/TWO BATHROOM	900		
	99	-	-	X	ONE BEDROOM/ONE BATHROOM	700		
	100	-	-	X	ONE BEDROOM/ONE BATHROOM	700		
	105	-	-	X	ONE BEDROOM/ONE BATHROOM	700		
	106	-	-	X	ONE BEDROOM/ONE BATHROOM	700		
	107	X	-	-	TWO BEDROOM/TWO BATHROOM	900		
	108	X	-	-	TWO BEDROOM/TWO BATHROOM	900		
	101	X	-	-	TWO BEDROOM/TWO BATHROOM	900		
	102	X	-	-	TWO BEDROOM/TWO BATHROOM	900		
	103	-	-	X	ONE BEDROOM/ONE BATHROOM	700		
	104	-	-	X	ONE BEDROOM/ONE BATHROOM	700		
	109	-	-	X	ONE BEDROOM/ONE BATHROOM	700		
	110	-	-	X	ONE BEDROOM/ONE BATHROOM	700		
	111	X	-	-	TWO BEDROOM/TWO BATHROOM	900		
	112	X	-	-	TWO BEDROOM/TWO BATHROOM	900		
	TOTAL	8	-	8				12800

BLDG. No. (6) 1800 CHARLEMONT DRIVE
Unit No. # (First Floor)

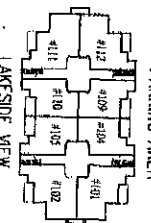
PARKING AREA



LAKESIDE VIEW

BLDG. No. (6) 1800 CHARLEMONT DRIVE
Unit No. # (Second Floor)

PARKING AREA



LAKESIDE VIEW

DATE	REVISIONS	BY
4/10/00	FOUNDATION WALLS CHANGED	BAAL

O.J.H. MANUDY, INC.
ARCHITECTS

1901 ISLAND CLUB DRIVE, WILMINGTON, DE 19801 (203) 426-1257

Beach Club, a Condominium

1901 ISLAND CLUB DRIVE, WILMINGTON, DE 19801 (203) 426-1257

EXHIBIT "2"

34

Beach Club, a Condominium AREAS TABLE

ADDRESS: 1841 ISLAND CLUB DRIVE

BUILDING NO.	UNIT No.	UNIT TYPE			DESCRIPTION	UNIT	FLOOR	
		A1	A2	A3			FIRST	SECOND
1841 (4)	57	X	-	-	TWO BEDROOM/TWO BATHROOM	900		
	58	X	-	-	TWO BEDROOM/TWO BATHROOM	900		
	59	-	X	-	ONE BEDROOM/ONE BATHROOM	700		
	60	-	X	-	ONE BEDROOM/ONE BATHROOM	700		
	65	-	X	-	ONE BEDROOM/ONE BATHROOM	700		
	66	-	X	-	ONE BEDROOM/ONE BATHROOM	700		
	67	X	-	-	TWO BEDROOM/TWO BATHROOM	900		
	68	X	-	-	TWO BEDROOM/TWO BATHROOM	900		
	61	X	-	-	TWO BEDROOM/TWO BATHROOM	900		
	62	X	-	-	TWO BEDROOM/TWO BATHROOM	900		
	63	-	X	-	ONE BEDROOM/ONE BATHROOM	700		
	64	-	X	-	ONE BEDROOM/ONE BATHROOM	700		
	69	-	X	-	ONE BEDROOM/ONE BATHROOM	700		
70	-	X	-	ONE BEDROOM/ONE BATHROOM	700			
71	X	-	-	TWO BEDROOM/TWO BATHROOM	900			
72	X	-	-	TWO BEDROOM/TWO BATHROOM	900			
TOTAL	8	-	-	-				

AREA (SQ FT)

ADDRESS: 1999 ISLAND CLUB DRIVE

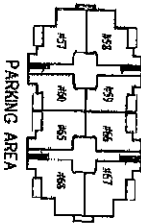
BUILDING NO.	UNIT No.	UNIT TYPE			DESCRIPTION	UNIT	FLOOR	
		A1	A2	A3			FIRST	SECOND
1999 (2)	17	X	-	-	TWO BEDROOM/TWO BATHROOM	900		
	18	X	-	-	TWO BEDROOM/TWO BATHROOM	900		
	19	-	X	-	ONE BEDROOM/ONE BATHROOM	700		
	20	-	X	-	ONE BEDROOM/ONE BATHROOM	700		
	25	-	X	-	ONE BEDROOM/ONE BATHROOM	700		
	26	-	X	-	ONE BEDROOM/ONE BATHROOM	700		
	27	X	-	-	TWO BEDROOM/TWO BATHROOM	900		
	28	X	-	-	TWO BEDROOM/TWO BATHROOM	900		
	21	X	-	-	TWO BEDROOM/TWO BATHROOM	900		
	22	X	-	-	TWO BEDROOM/TWO BATHROOM	900		
	23	-	X	-	ONE BEDROOM/ONE BATHROOM	700		
	24	-	X	-	ONE BEDROOM/ONE BATHROOM	700		
	29	-	X	-	ONE BEDROOM/ONE BATHROOM	700		
30	-	X	-	ONE BEDROOM/ONE BATHROOM	700			
31	X	-	-	TWO BEDROOM/TWO BATHROOM	900			
32	X	-	-	TWO BEDROOM/TWO BATHROOM	900			
TOTAL	8	-	-	-				

AREA (SQ FT)

BLDG. No.(4) 1841 ISLAND CLUB DRIVE

Unit No. # (First Floor)

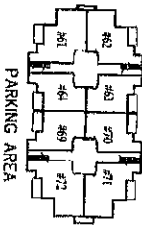
LAKE SIDE VIEW



BLDG. No.(4) 1841 ISLAND CLUB DRIVE

Unit No. # (Second Floor)

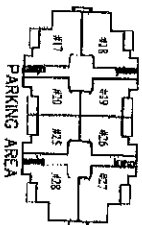
LAKE SIDE VIEW



BLDG. No. (2) 1999 ISLAND CLUB DRIVE

Unit No. # (First Floor)

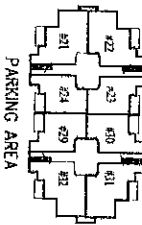
LAKE SIDE VIEW



BLDG. No. (2) 1999 ISLAND CLUB DRIVE

Unit No. # (Second Floor)

LAKE SIDE VIEW



NOTES:
-ALL DIMENSIONS ARE IN FEET AND DECIMAL OF FEET.
-UNIT SQUARE FOOTAGE WAS COMPUTED TO CENTERLINE OF COMMON WALLS AND TO EXTERIOR FACE OF EXTERIOR PERIMETER WALLS.

ABBREVIATIONS
(LCS) DENOTES LIMITED COMMON ELEMENT
(CE) DENOTES COMMON ELEMENT

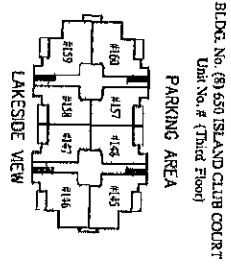
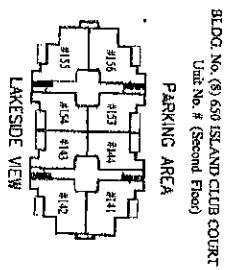
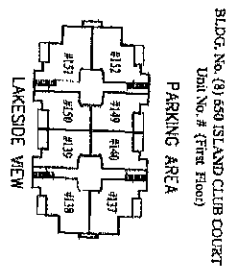
DATE REVISIONS	BY	3/8
CONSTRUCTION UNCHANGED	DATE	3/8
OWNER	PROJECT	BEACH CLUB, A CONDOMINIUM
DESIGNER	ADDRESS	391 ISLAND CLUB DR. WILMINGTON, DELAWARE 19801
DATE	SCALE	AS SHOWN
J.H. MANTLEY INC. ARCHITECTS 1000 MARKET STREET, SUITE 200 WILMINGTON, DELAWARE 19801 TEL: 302-478-1111 FAX: 302-478-1112		
Beach Club, a Condominium 391 ISLAND CLUB DR. WILMINGTON, DELAWARE 19801		
TITLE: MARITIME 306 DRAWN: TD CHECKED: BLS REVISION NO: 000 DATE: 10/15/00 SCALE: 1/8" = 1'-0"		
EXHIBIT "2" 35		

(SEE COMMENTS SHEET, ALL DIMENSIONS AND SPECIFICATIONS SHOWN AND PROVIDED IN THIS PLAN IS THE PROPERTY OF J.H. MANTLEY, INC. NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM J.H. MANTLEY, INC.

Beach Club, a Condominium AREAS TABLE

ADDRESS: 650 ISLAND CLUB COURT

BLDG NO.	UNIT No.	UNIT TYPE			DESCRIPTION	UNIT AREA (SFT)	FLOOR		
		A1	A2	A3			FIRST	SECOND	THIRD
BUILDING TYPE 650 (8)	137	X	-	-	TWO BEDROOM/TWO BATHROOM	900			
	138	X	-	-	TWO BEDROOM/TWO BATHROOM	900			
	139	-	X	-	ONE BEDROOM/ONE BATHROOM	700			
	140	-	X	-	ONE BEDROOM/ONE BATHROOM	700			
	149	-	X	-	ONE BEDROOM/ONE BATHROOM	700			
	150	-	-	X	ONE BEDROOM/ONE BATHROOM	700			
	151	X	-	-	TWO BEDROOM/TWO BATHROOM	900			
	152	X	-	-	TWO BEDROOM/TWO BATHROOM	900			
	141	X	-	-	TWO BEDROOM/TWO BATHROOM	900			
	142	X	-	-	TWO BEDROOM/TWO BATHROOM	900			
	143	-	-	X	ONE BEDROOM/ONE BATHROOM	700			
	144	-	-	X	ONE BEDROOM/ONE BATHROOM	700			
	153	-	-	X	ONE BEDROOM/ONE BATHROOM	700			
	154	-	-	X	ONE BEDROOM/ONE BATHROOM	700			
	155	X	-	-	TWO BEDROOM/TWO BATHROOM	900			
	156	X	-	-	TWO BEDROOM/TWO BATHROOM	900			
145	X	-	-	TWO BEDROOM/TWO BATHROOM	900				
146	X	-	-	TWO BEDROOM/TWO BATHROOM	900				
147	-	-	X	ONE BEDROOM/ONE BATHROOM	700				
148	-	-	X	ONE BEDROOM/ONE BATHROOM	700				
157	-	-	X	ONE BEDROOM/ONE BATHROOM	700				
158	-	-	X	ONE BEDROOM/ONE BATHROOM	700				
159	X	-	-	TWO BEDROOM/TWO BATHROOM	900				
160	X	-	-	TWO BEDROOM/TWO BATHROOM	900				
TOTAL	12	-	-	12	19200				



ABBREVIATIONS

(A.C.E.) = DENOTES UNITS COMMON ELEMENT

(C.E.) = DENOTES COMMON ELEMENT

-ALL DIMENSION ARE IN FEET AND INCHES OR FEET

-BUT SQUARE FOOTAGE WAS COMPUTED TO CENTERLINE OF COMMON WALLS AND TO EXCLUDE "KICK OF EXTERIOR" PERIMETER WALLS

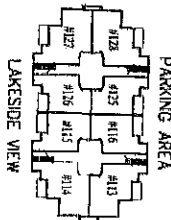
<p>DATE: 3/2/2005 DRAWN BY: JJA CHECKED BY: JJA REVISIONS: NONE</p> <p style="text-align: center;">P.J.H. MANUCY, INC. 2000 W. WINDY HILL BLVD., SUITE 100 TAMPA, FL 33607 TEL: 813-973-1111 WWW.PJHMANUCY.COM</p> <p style="text-align: center;">Beach Club, a Condominium 1591 ISLAND CLUB DR. WESLAKE, FLORIDA 33607</p>	<p>PROJECT NAME: Beach Club, a Condominium</p> <p>DATE: 3/2/2005 DRAWN BY: JJA CHECKED BY: JJA REVISIONS: NONE</p> <p style="text-align: right; font-size: 24pt;">EXHIBIT "2"</p> <p style="text-align: right; font-size: 36pt;">36</p>
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Beach Club, a Condominium AREAS TABLE

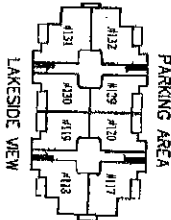
ADDRESS: 1850 CHARLESMONT DRIVE

BUILDING NO.	UNIT NO.	UNIT TYPE	DESCRIPTION	UNIT AREA	FLOOR		
					FIRST	SECOND	THIRD
BUILDING TYPE 1850 (7)	113	X -	TWO BEDROOM/TWO BATHROOM	900			
	114	X -	TWO BEDROOM/TWO BATHROOM	900			
	115	X -	ONE BEDROOM/ONE BATHROOM	700			
	116	X -	ONE BEDROOM/ONE BATHROOM	700			
	125	X -	ONE BEDROOM/ONE BATHROOM	700			
	126	X -	ONE BEDROOM/ONE BATHROOM	700			
	127	X -	TWO BEDROOM/TWO BATHROOM	900			
	128	X -	TWO BEDROOM/TWO BATHROOM	900			
	117	X -	TWO BEDROOM/TWO BATHROOM	900			
	118	X -	TWO BEDROOM/TWO BATHROOM	900			
	119	X -	ONE BEDROOM/ONE BATHROOM	700			
	120	X -	ONE BEDROOM/ONE BATHROOM	700			
	129	X -	ONE BEDROOM/ONE BATHROOM	700			
	130	X -	ONE BEDROOM/ONE BATHROOM	700			
	131	X -	TWO BEDROOM/TWO BATHROOM	900			
	132	X -	TWO BEDROOM/TWO BATHROOM	900			
121	X -	TWO BEDROOM/TWO BATHROOM	900				
122	X -	TWO BEDROOM/TWO BATHROOM	900				
123	X -	ONE BEDROOM/ONE BATHROOM	700				
124	X -	ONE BEDROOM/ONE BATHROOM	700				
133	X -	ONE BEDROOM/ONE BATHROOM	700				
134	X -	ONE BEDROOM/ONE BATHROOM	700				
135	X -	TWO BEDROOM/TWO BATHROOM	900				
136	X -	TWO BEDROOM/TWO BATHROOM	900				
TOTAL	12	-	-	19200			

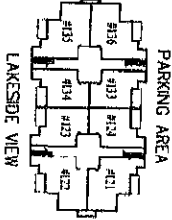
BLDG. No. (7), 1850 CHARLESMONT DRIVE
Unit No. # (First Floor)



BLDG. No. (7), 1850 CHARLESMONT DRIVE
Unit No. # (Second Floor)



BLDG. No. (7), 1850 CHARLESMONT DRIVE
Unit No. # (Third Floor)



ABBREVIATIONS

(L.C.E.) - DENOTES LIMITED COMMON ELEMENT
(C.E.) - DENOTES COMMON ELEMENT
-ALL DIMENSIONS ARE IN FEET AND DECIMAL OF FEET
-UNIT SQUARE FOOTAGE WAS COMPUTED TO CENTERLINE OF COMMON WALLS AND TO EXTERIOR FACE OF EXTERIOR FINISHED WALLS.

DATE	REVISIONS
1/14/11	ADD UNIT 137
1/14/11	ADD UNIT 138
1/14/11	ADD UNIT 139
1/14/11	ADD UNIT 140
1/14/11	ADD UNIT 141
1/14/11	ADD UNIT 142
1/14/11	ADD UNIT 143
1/14/11	ADD UNIT 144
1/14/11	ADD UNIT 145
1/14/11	ADD UNIT 146
1/14/11	ADD UNIT 147
1/14/11	ADD UNIT 148
1/14/11	ADD UNIT 149
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1/14/11	ADD UNIT 195
1/14/11	ADD UNIT 196
1/14/11	ADD UNIT 197
1/14/11	ADD UNIT 198
1/14/11	ADD UNIT 199
1/14/11	ADD UNIT 200

J.H. MANUCY, INC.
 1850 CHARLESMONT DRIVE
 SUITE 100
 CHARLESMONT, VA 22020
 (703) 596-1111
 www.jhmanucy.com

PROJECT NUMBER
Beach Club, a Condominium

191 ISLAND CLUB DR. WILMINGTON, DE 19801

DATE	REVISIONS
1/14/11	ADD UNIT 137
1/14/11	ADD UNIT 138
1/14/11	ADD UNIT 139
1/14/11	ADD UNIT 140
1/14/11	ADD UNIT 141
1/14/11	ADD UNIT 142
1/14/11	ADD UNIT 143
1/14/11	ADD UNIT 144
1/14/11	ADD UNIT 145
1/14/11	ADD UNIT 146
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1/14/11	ADD UNIT 195
1/14/11	ADD UNIT 196
1/14/11	ADD UNIT 197
1/14/11	ADD UNIT 198
1/14/11	ADD UNIT 199
1/14/11	ADD UNIT 200

EXHIBIT "2"

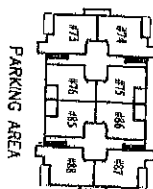
37

Beach Club, a Condominium AREAS TABLE

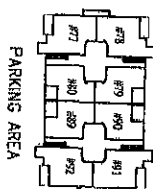
ADDRESS: 1801 ISLAND CLUB DRIVE

BUILDING NO.	UNIT No.	UNIT TYPE	DESCRIPTION	UNIT AREA(SQ FT)	FLOOR		
					FIRST	SECOND	THIRD
BUILDING TYPE 1801 (5)	73	X	ONE BEDROOM/ONE BATHROOM	700			
	74		ONE BEDROOM/ONE BATHROOM	700			
	75	X	ONE BEDROOM/ONE BATHROOM	572			
	76	X	ONE BEDROOM/ONE BATHROOM	572			
	85	X	ONE BEDROOM/ONE BATHROOM	572			
	86	X	ONE BEDROOM/ONE BATHROOM	572			
	87	X	ONE BEDROOM/ONE BATHROOM	700			
	88	X	ONE BEDROOM/ONE BATHROOM	700			
	77		ONE BEDROOM/ONE BATHROOM	700			
	78	X	ONE BEDROOM/ONE BATHROOM	700			
	79	X	ONE BEDROOM/ONE BATHROOM	572			
	80	X	ONE BEDROOM/ONE BATHROOM	572			
	89	X	ONE BEDROOM/ONE BATHROOM	572			
	90	X	ONE BEDROOM/ONE BATHROOM	572			
	91	X	ONE BEDROOM/ONE BATHROOM	700			
	92	X	ONE BEDROOM/ONE BATHROOM	700			
81	X	ONE BEDROOM/ONE BATHROOM	700				
82	X	ONE BEDROOM/ONE BATHROOM	700				
83	X	ONE BEDROOM/ONE BATHROOM	572				
84	X	ONE BEDROOM/ONE BATHROOM	572				
93	X	ONE BEDROOM/ONE BATHROOM	572				
94	X	ONE BEDROOM/ONE BATHROOM	572				
95	X	ONE BEDROOM/ONE BATHROOM	700				
96	X	ONE BEDROOM/ONE BATHROOM	700				
TOTAL	12	12		15284			

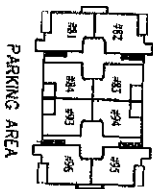
BLDG. No. (5) 1801 ISLAND CLUB DRIVE
Unit No. # (First Floor)



BLDG. No. (5) 1801 ISLAND CLUB DRIVE
Unit No. # (Second Floor)



BLDG. No. (5) 1801 ISLAND CLUB DRIVE
Unit No. # (Third Floor)



ABBREVIATIONS
 (C.E.) - DENOTES COMMON ELEMENT
 (L.E.) - DENOTES COMMON ELEMENT
 -ALL DIMENSION ARE IN FEET AND DECIMAL OF FEET
 -UNIT SQUARE FOOTAGE WAS COMPUTED TO CENTERLINE OF COMMON WALLS AND TO EXTERIOR FACE OF EXTERIOR PERIMETER WALLS

J.H. MANICY, INC.
 1801 ISLAND CLUB DRIVE, Aventura, FL 33159
 (305) 944-1111

Beach Club, a Condominium
 1801 ISLAND CLUB DRIVE, AVENTURA, FLORIDA 33159

EXHIBIT "2"

38

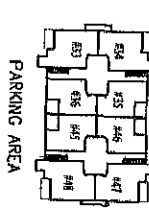
Beach Club, a Condominium AREAS TABLE

ADDRESS: 1951 ISLAND CLUB DRIVE

BUILDING NO.	UNIT NO.	UNIT TYPE	DESCRIPTION	UNIT AREA (SQ FT)	FLOOR		
					FIRST	SECOND	THIRD
1951 (3)	33	X	ONE BEDROOM/ONE BATHROOM	700			
	34	X	ONE BEDROOM/ONE BATHROOM	700			
	35	X	ONE BEDROOM/ONE BATHROOM	572			
	36	X	ONE BEDROOM/ONE BATHROOM	572			
	45	X	ONE BEDROOM/ONE BATHROOM	572			
	46	X	ONE BEDROOM/ONE BATHROOM	572			
	47	X	ONE BEDROOM/ONE BATHROOM	700			
	48	X	ONE BEDROOM/ONE BATHROOM	700			
	37	X	ONE BEDROOM/ONE BATHROOM	700			
	38	X	ONE BEDROOM/ONE BATHROOM	700			
	39	X	ONE BEDROOM/ONE BATHROOM	572			
	40	X	ONE BEDROOM/ONE BATHROOM	572			
49	X	ONE BEDROOM/ONE BATHROOM	572				
50	X	ONE BEDROOM/ONE BATHROOM	572				
51	X	ONE BEDROOM/ONE BATHROOM	700				
52	X	ONE BEDROOM/ONE BATHROOM	700				
41	X	ONE BEDROOM/ONE BATHROOM	700				
42	X	ONE BEDROOM/ONE BATHROOM	700				
43	X	ONE BEDROOM/ONE BATHROOM	572				
44	X	ONE BEDROOM/ONE BATHROOM	572				
53	X	ONE BEDROOM/ONE BATHROOM	572				
54	X	ONE BEDROOM/ONE BATHROOM	572				
55	X	ONE BEDROOM/ONE BATHROOM	700				
56	X	ONE BEDROOM/ONE BATHROOM	700				
TOTAL	12	12		15264			

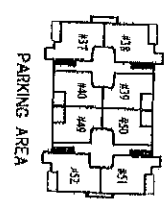
	A1	A2	A3	TOTAL
SUB TOTAL	56	24	80	160

BLDG. No. (3) 1951 ISLAND CLUB DRIVE
Unit No. # (First Floor)

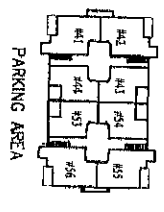


ABBREVIATIONS
 (L.C.E.) DENOTES LIMITED COMMON ELEMENT
 (C.E.) DENOTES COMMON ELEMENT
 -ALL DIMENSIONS ARE IN FEET AND DECIMAL OF FEET
 -SQUARE FOOTAGE WAS COMPUTED TO CENTERLINE OF EXTERIOR WALLS AND TO EXTERIOR FACE OF EXTERIOR PERIMETER WALLS

BLDG. No. (3) 1951 ISLAND CLUB DRIVE
Unit No. # (Second Floor)

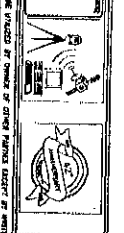


BLDG. No. (3) 1951 ISLAND CLUB DRIVE
Unit No. # (Third Floor)



DATE	REVISIONS
9/79	CONSTRUCTION NOT CHANGED

O.J.H. MANUPLY INC.
 Licensed Professional Engineer
 1501 N. W. 10th St., Ft. Lauderdale, FL 33304
 Phone: (305) 463-1111



Beach Club, a Condominium
 1951 ISLAND CLUB DR. WILMINGTON, FLORIDA 32001

DATE: MARCH 15, 1990	SCALE: 1/8" = 1'-0"
DRAWN: J.L.B.	CHECKED: J.L.B.
SCALE: 1/8" = 1'-0"	SCALE: 1/8" = 1'-0"
DATE: MARCH 15, 1990	DATE: MARCH 15, 1990

39

EXHIBIT "2"

**EXHIBIT "3" TO DECLARATION OF
BEACH CLUB, A CONDOMINIUM**

**SCHEDULE OF PERCENTAGE SHARES OF OWNERSHIP
OF COMMON ELEMENTS AND COMMON SURPLUS
AND OF SHARING OF COMMON EXPENSES
BASED ON SQUARE FOOTAGE OF EACH UNIT
IN RELATION TO THE TOTAL SQUARE FOOTAGE OF ALL UNITS**

Building	Unit Number	Unit Type	Percentage Share
1900	1	A1	0.7492%
	2	A1	0.7492%
	3	A3	0.5827%
	4	A3	0.5827%
	5	A1	0.7492%
	6	A1	0.7492%
	7	A3	0.5827%
	8	A3	0.5827%
	9	A3	0.5827%
	10	A3	0.5827%
	11	A1	0.7492%
	12	A1	0.7492%
	13	A3	0.5827%
	14	A3	0.5827%
	15	A1	0.7492%
	16	A1	0.7492%
1800	97	A1	0.7492%
	98	A1	0.7492%
	99	A3	0.5827%
	100	A3	0.5827%
	101	A1	0.7492%
	102	A1	0.7492%
	103	A3	0.5827%
	104	A3	0.5827%
	105	A3	0.5827%
	106	A3	0.5827%
	107	A1	0.7492%
	108	A1	0.7492%
	109	A3	0.5827%
	110	A3	0.5827%
111	A1	0.7492%	
112	A1	0.7492%	
1841	57	A1	0.7492%
	58	A1	0.7492%
	59	A3	0.5827%
	60	A3	0.5827%
	61	A1	0.7492%
	62	A1	0.7492%
	63	A3	0.5827%
	64	A3	0.5827%
	65	A3	0.5827%
	66	A3	0.5827%
	67	A1	0.7492%
	68	A1	0.7492%
69	A3	0.5827%	
70	A3	0.5827%	
71	A1	0.7492%	
72	A1	0.7492%	
1999	17	A1	0.7492%

Building	Unit Number	Unit Type	Percentage Share
	18	A1	0.7492%
	19	A3	0.5827%
	20	A3	0.5827%
	21	A1	0.7492%
	22	A1	0.7492%
	23	A3	0.5827%
	24	A3	0.5827%
	25	A3	0.5827%
	26	A3	0.5827%
	27	A1	0.7492%
	28	A1	0.7492%
	29	A3	0.5827%
	30	A3	0.5827%
	31	A1	0.7492%
	32	A1	0.7492%
650	137	A1	0.7492%
	138	A1	0.7492%
	139	A3	0.5827%
	140	A3	0.5827%
	141	A1	0.7492%
	142	A1	0.7492%
	143	A3	0.5827%
	144	A3	0.5827%
	145	A1	0.7492%
	146	A1	0.7492%
	147	A3	0.5827%
	148	A3	0.5827%
	149	A3	0.5827%
	150	A3	0.5827%
	151	A1	0.7492%
	152	A1	0.7492%
	153	A3	0.5827%
	154	A3	0.5827%
	155	A1	0.7492%
	156	A1	0.7492%
	157	A3	0.5827%
	158	A3	0.5827%
	159	A1	0.7492%
	160	A1	0.7492%
1850	113	A1	0.7492%
	114	A1	0.7492%
	115	A3	0.5827%
	116	A3	0.5827%
	117	A1	0.7492%
	118	A1	0.7492%
	119	A3	0.5827%
	120	A3	0.5827%
	121	A1	0.7492%
	122	A1	0.7492%
	123	A3	0.5827%
	124	A3	0.5827%
	125	A3	0.5827%
	126	A3	0.5827%
	127	A1	0.7492%
	128	A1	0.7492%
	129	A3	0.5827%
	130	A3	0.5827%
	131	A1	0.7492%
	132	A1	0.7492%
	133	A3	0.5827%
	134	A3	0.5827%

Building	Unit Number	Unit Type	Percentage Share
	135	A1	0.7492%
	136	A1	0.7492%
1801	73	A3	0.5827%
	74	A3	0.5827%
	75	A2	0.4762%
	76	A2	0.4762%
	77	A3	0.5827%
	78	A3	0.5827%
	79	A2	0.4762%
	80	A2	0.4762%
	81	A3	0.5827%
	82	A3	0.5827%
	83	A2	0.4762%
	84	A2	0.4762%
	85	A2	0.4762%
	86	A2	0.4762%
	87	A3	0.5827%
	88	A3	0.5827%
	89	A2	0.4762%
	90	A2	0.4762%
	91	A3	0.5827%
	92	A3	0.5827%
	93	A2	0.4762%
	94	A2	0.4762%
	95	A3	0.5827%
	96	A3	0.5827%
1951	33	A3	0.5827%
	34	A3	0.5827%
	35	A2	0.4762%
	36	A2	0.4762%
	37	A3	0.5827%
	38	A3	0.5827%
	39	A2	0.4762%
	40	A2	0.4762%
	41	A3	0.5827%
	42	A3	0.5827%
	43	A2	0.4762%
	44	A2	0.4762%
	45	A2	0.4762%
	46	A2	0.4762%
	47	A3	0.5827%
	48	A3	0.5827%
	49	A2	0.4762%
	50	A2	0.4762%
	51	A3	0.5827%
	52	A3	0.5827%
	53	A2	0.4762%
	54	A2	0.4762%
	55	A3	0.5827%
	56	A3	0.5827%

**EXHIBIT "4" TO DECLARATION OF
BEACH CLUB, A CONDOMINIUM**

BY-LAWS OF CONDOMINIUM ASSOCIATION