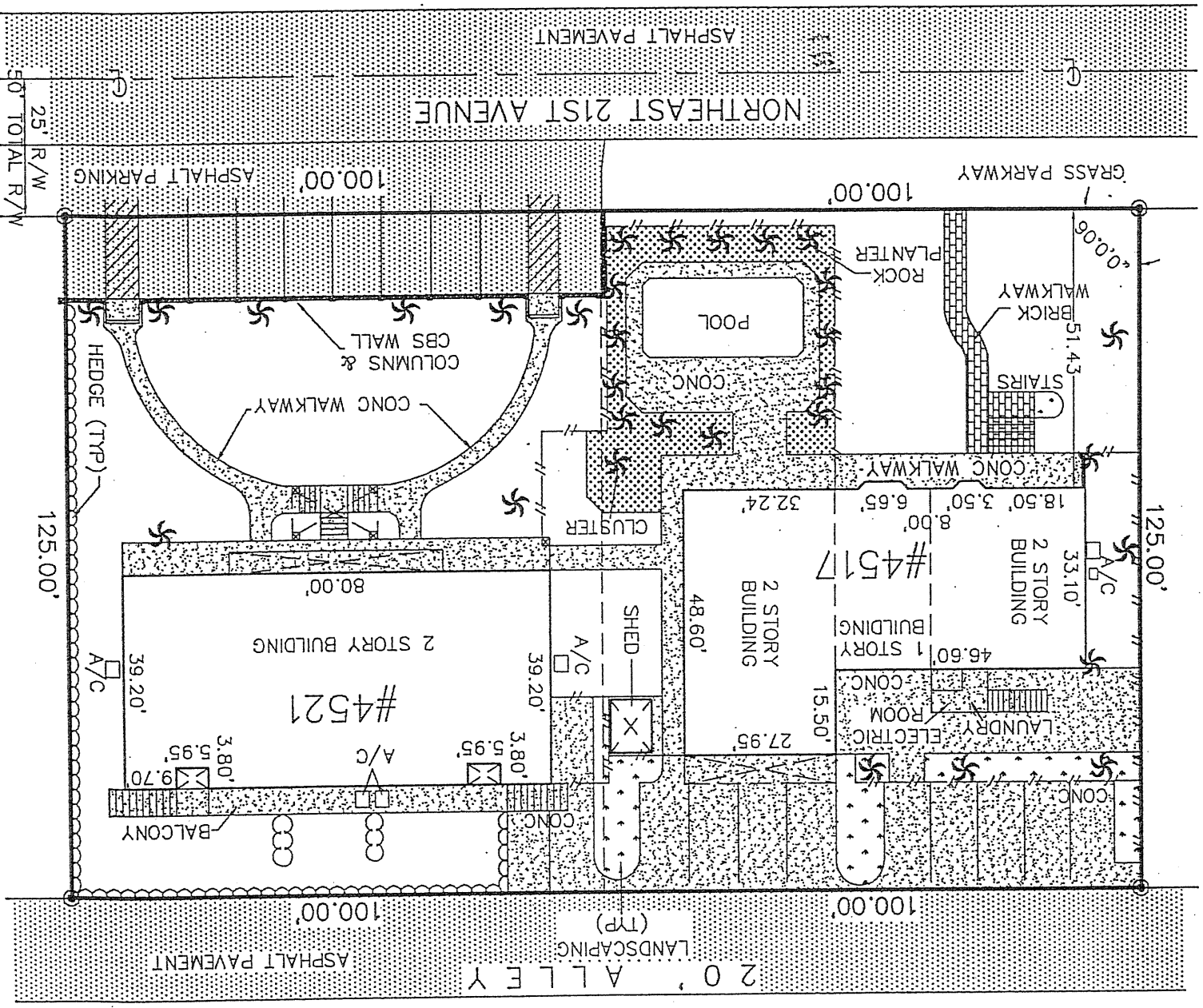


CORAL RIDGE LANDINGS, A CONDOMINIUM

4517 - 4521 NE 21ST AVENUE, FT LAUDERDALE
 LYING AND BEING IN BROWARD COUNTY, FLORIDA

FEBRUARY, 2005

SITE PLAN



LEGAL DESCRIPTION

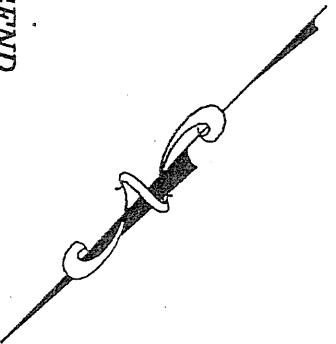
LOTS 4 AND 5, BLOCK 3, CORAL RIDGE COUNTRY CLUB ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES:

1. UNDERGROUND ENCROACHMENTS AND UTILITIES, IF ANY, NOT LOCATED. FENCE OWNERSHIP BY VISUAL MEANS ONLY; LEGAL OWNERSHIP NOT DETERMINED.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.
3. LEGAL DESCRIPTION PROVIDED BY CLIENT
4. UNLESS OTHERWISE SHOWN, THE RECORD AND MEASURED DATA ARE IN SUBSTANTIAL AGREEMENT

LEGEND

- PALM
- RIGHT OF WAY
- WOOD FENCE
- TYPICAL CONCRETE
- CONCRETE SIDEWALK
- AIR CONDITIONING PAD
- FOUND DRILL HOLE



GARY B. CASTEL SURVEYING, INC.

LAND SURVEYORS

12016 S.W. 132ND COURT, MIAMI, FLORIDA 33186

PHONE: (305) 253-9720 FAX: (305) 253-6767

DATE: 2/03/05 SCALE: 1"=30' DWN BY: JHB SHEET 1 OF 14

EXHIBIT

CORAL RIDGE LANDINGS, A CONDOMINIUM

4517 - 4521 NE 21ST AVENUE, FT LAUDERDALE

LYING AND BEING IN BROWARD COUNTY, FLORIDA

FEBRUARY, 2005

UPPER AND LOWER BOUNDARIES

THE UPPER AND LOWER BOUNDARIES OF EACH UNIT SHALL BE THE FOLLOWING BOUNDARIES EXTENDED TO THE THEIR PLANAR INTERSECTIONS WITH THE PERIMETRICAL BOUNDARIES.

- (A) THE UPPER BOUNDARIES SHALL BE THE HORIZONTAL PLANES OF THE UNFINISHED LOWER SURFACE OF THE CEILINGS AND
- (B) THE LOWER BOUNDARIES SHALL BE THE HORIZONTAL PLANES OF THE UNFINISHED UPPER SURFACE OF THE FLOORS.

PERIMETRICAL BOUNDARIES

THE PERIMETRICAL BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANES OF THE UNFINISHED INTERIOR SURFACES OF THE WALLS BOUNDING THE UNIT EXTENDED TO THEIR PLANAR INTERSECTION WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES.

INTERIOR DIVISIONS

THE UNFINISHED INTERIOR WALLS, COLUMNS OR PARTITIONS SHALL BE CONSIDERED A BOUNDARY OF THE UNIT ONLY IF SAID WALL, COLUMN OR PARTITION IS STRUCTURAL IN NATURE AND IS A COMMON ELEMENT.

THE COMMON ELEMENTS ARE THOSE PARTITIONS OF THE CONDOMINIUM PROPERTY NOT INCLUDED WITHIN THE BOUNDARIES OF THE UNITS AND WITHOUT LIMITATION, ANY OR ALL OF THE FOLLOWING:

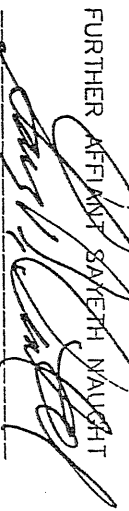
- (A) THE PROPERTY AND INSTALLATIONS REQUIRED FOR THE STRUCTURAL INTEGRITY OF THE BUILDING.
- (B) THE PROPERTY AND INSTALLATIONS REQUIRED FOR THE FURNISHING UTILITIES AND OTHER SERVICES TO MORE THAN ONE UNIT OR TO OTHER COMMON ELEMENTS.
- (C) EASEMENTS THROUGH UNITS FOR CONDUITS, DUCTS, PLUMBING, WIRING AND OTHER FACILITIES FOR THE FURNISHING OF UTILITY AND OTHER SERVICES TO UNITS AND THE COMMON ELEMENTS.
- (D) AN EASEMENTS OF SUPPORT IN EVERY PORTION OF A UNIT WHICH CONTRIBUTES TO THE SUPPORT OF THE BUILDING.
- (E) ANY OTHER PARTS OF THE CONDOMINIUM PROPERTY DESIGNATED AS COMMON ELEMENTS IN THIS DECLARATION.
- (F) ALL BALCONIES, TERRACES, AND PATIOS ARE LIMITS COMMON ELEMENTS.
- (G) ALL ELEVATORS, LOBBY, TRASH ROOMS, HALLWAYS, STAIRWAYS AND MECHANICAL ROOMS ARE COMMON ELEMENTS.
- (H) CHASE AND COLUMNS WITHIN EACH UNIT ARE COMMON ELEMENTS.
- (I) ALL RAILINGS AFFIXED TO THE BALCONIES OR TERRACES AND THE TOP PARTITIONS OF BALCONIES AND TERRACES SHALL BE COMMON ELEMENTS.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, PERSONALLY APPEARED GARY B. CASTEL, BY ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON HERINAFTER DESCRIBED, WHO BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS AND OATH AS FOLLOWS, TO WIT:

1. THAT HE IS A DULY REGISTERED AND DULY LICENSED LAND SURVEYOR AUTHORIZED TO PRACTICE UNDER THE LAWS OF THE STATE OF FLORIDA.
2. AFFIANT HEREBY CERTIFIES THAT THEIR IMPROVEMENTS SHOWN WITHIN THIS EXHIBIT "B", IS SUBSTANTIALLY COMPLETE EXCEPT FOR THOSE AREAS MARKED AS PROPOSED, SO THAT THIS EXHIBIT "B" TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM 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.
3. THAT THE IMPROVEMENTS REPRESENTED HEREON HAVE BEEN CONSTRUCTED, INSPECTED, AND MEASURED IN ACCORDANCE WITH THE PROVISIONS OF FLORIDA STATUTE 718.104 (4) (e).

FURTHER AFFIANT SWEARS TO TRUTH

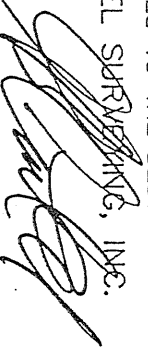


GARY B. CASTEL
FLORIDA SURVEYOR & MAPPER NO. 41229
FOR THE FIRM, CASTEL SURVEYING INC.
12016 SOUTHWEST 132nd COURT
MIAMI, FLORIDA 33186
(305) 253-9720

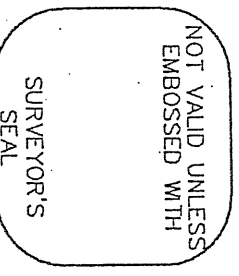
SURVEYOR'S CERTIFICATION

THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FL BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLA. STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF

CASTEL SURVEYING, INC.



GARY B. CASTEL
FL SURVEYOR & MAPPER #41229
PRESIDENT



GARY B. CASTEL SURVEYING, INC.

LAND SURVEYORS

12016 S.W. 132ND COURT, MIAMI, FLORIDA 33186

PHONE: (305) 253-9720 FAX: (305) 253-6767

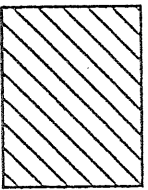
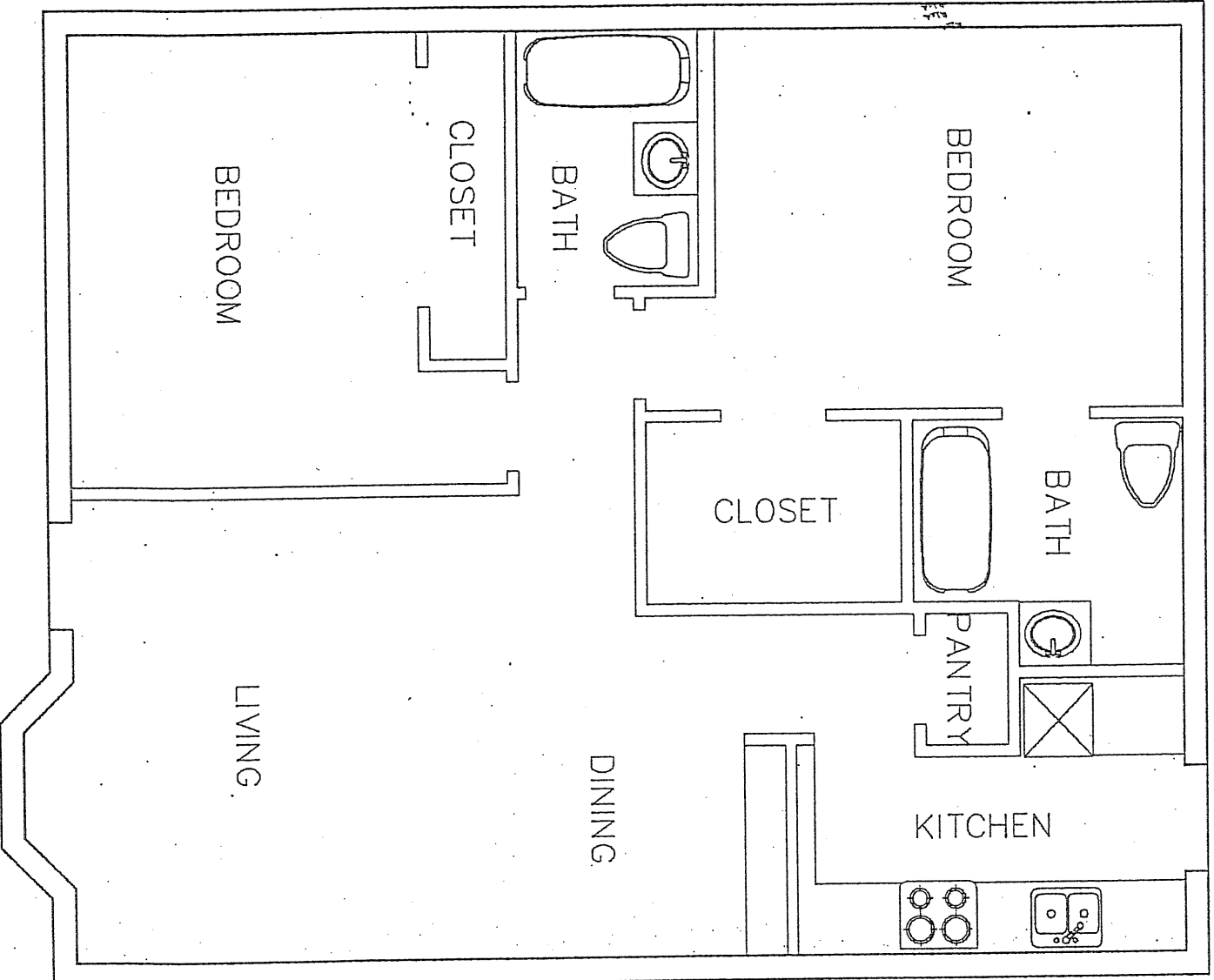
DATE: 2/03/05 SCALE: 1"=30' DWN BY: JHB SHEET 2 OF 14

EXHIBIT

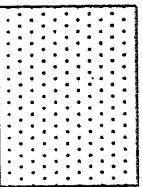
CORAL RIDGE LANDINGS, A CONDOMINIUM

4517 - 4521 NE 21ST AVENUE, FT LAUDERDALE
LYING AND BEING IN BROWARD COUNTY, FLORIDA
JANUARY, 2005

MODEL "A"
830 sqft±



COMMON ELEMENTS



LIMITED
COMMON ELEMENTS

GARY B. CASTEL SURVEYING, INC.
LAND SURVEYORS

12016 S.W. 132ND COURT, MIAMI, FLORIDA 33186
PHONE: (305) 253-9720 FAX: (305) 253-6767

EXHIBIT

DATE:
2/3/05

SCALE:
1/5"=1'

DWN BY:
JHB

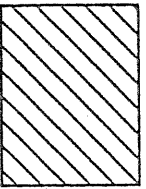
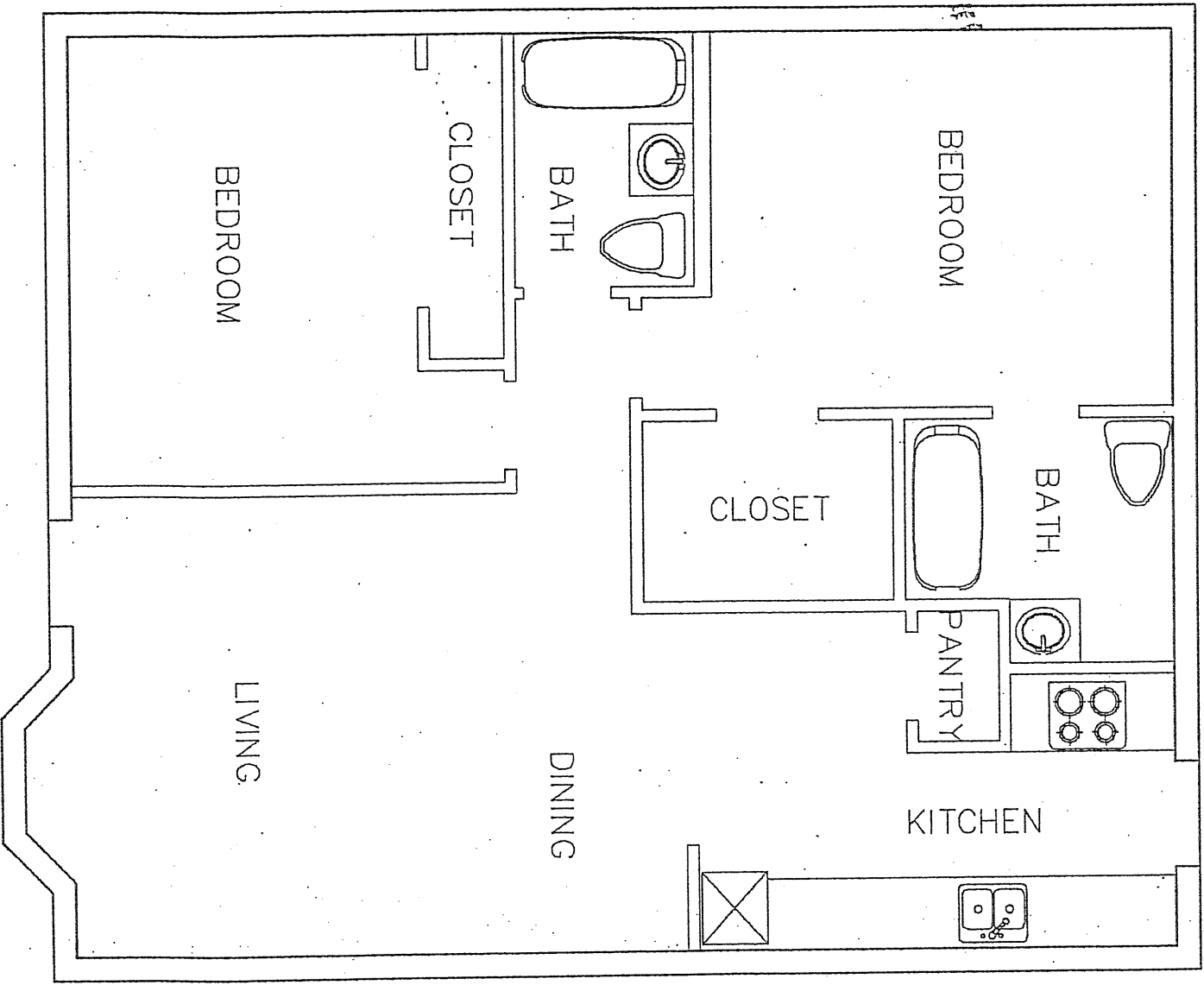
SHEET 3 OF 14

CORAL RIDGE LANDINGS, A CONDOMINIUM

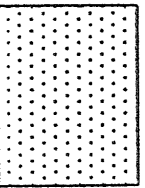
4517 -- 4521 NE 21ST AVENUE, FT LAUDERDALE
LYING AND BEING IN BROWARD COUNTY, FLORIDA

JANUARY, 2005

MODEL "B"
830 sqft±



COMMON ELEMENTS



LIMITED
COMMON ELEMENTS

GARY B. CASTEL SURVEYING, INC.
LAND SURVEYORS

12016 S.W. 132ND COURT, MIAMI, FLORIDA 33186
PHONE: (305) 253-9720 FAX: (305) 253-6767

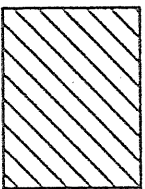
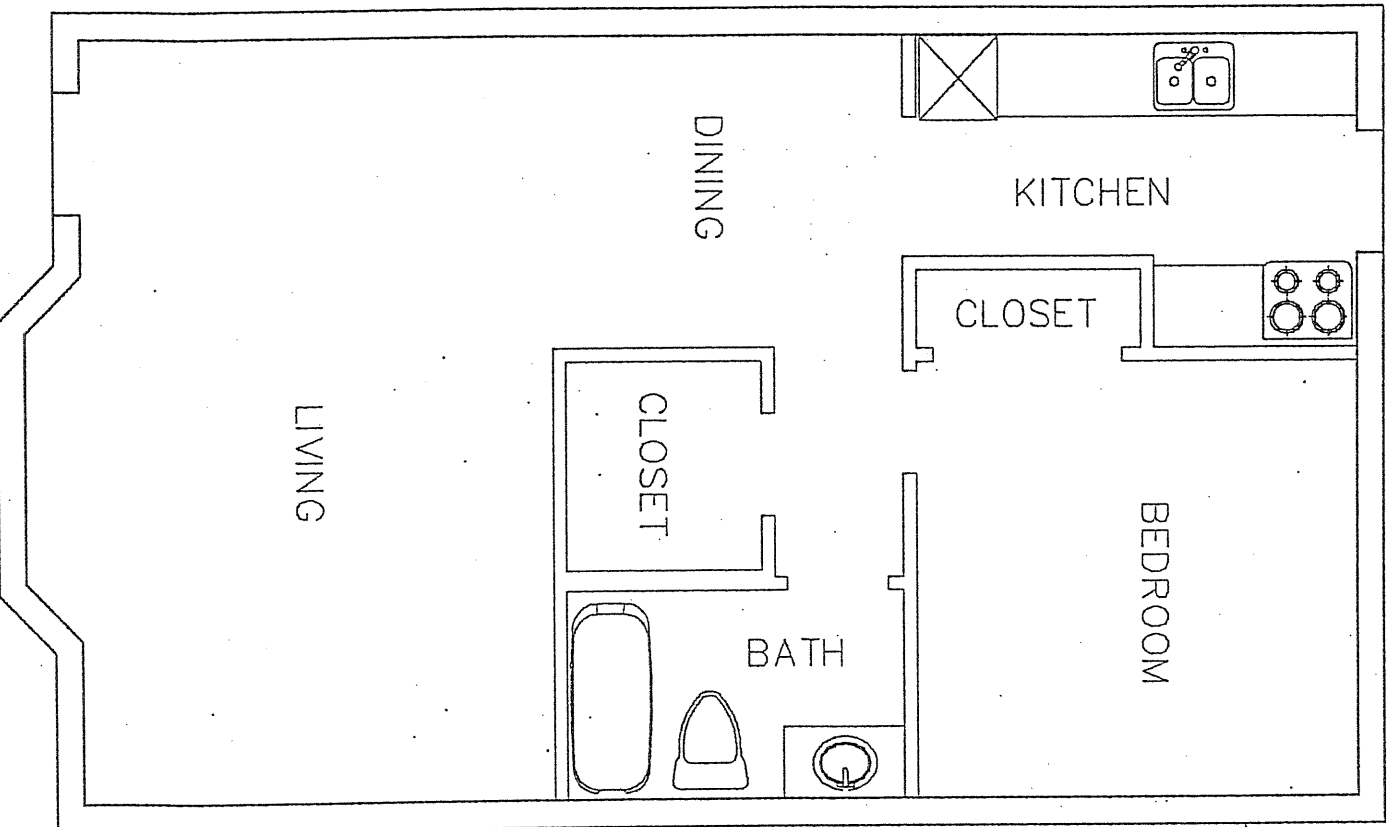
DATE:	SCALE:	DWN BY:	SHEET
2/3/05	1/5"=1'	JHB	4 OF 14

EXHIBIT

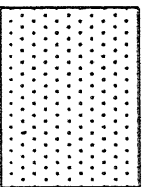
CORAL RIDGE LANDINGS, A CONDOMINIUM

4517 - 4521 NE 21ST AVENUE, FT LAUDERDALE
LYING AND BEING IN BROWARD COUNTY, FLORIDA
JANUARY, 2005

MODEL "C"
605 sqft±



COMMON ELEMENTS



LIMITED
COMMON ELEMENTS

EXHIBIT

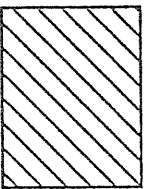
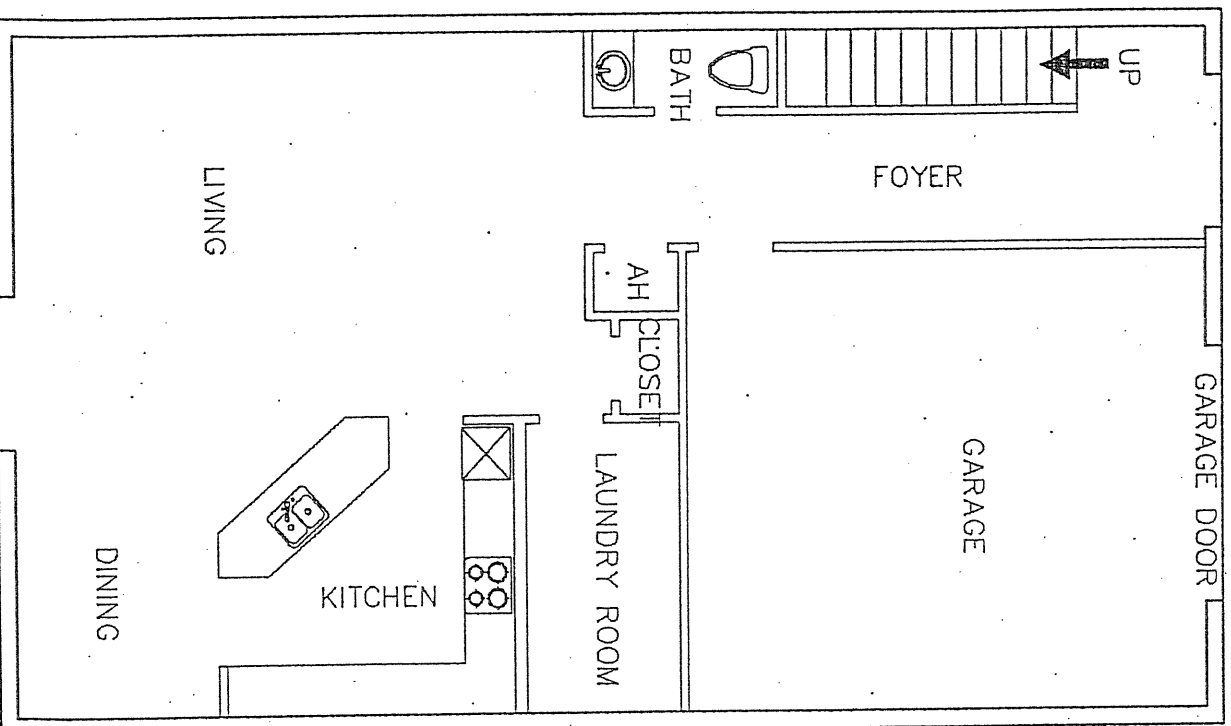
GARY B. CASTEL SURVEYING, INC.
LAND SURVEYORS
12016 S.W. 132ND COURT, MIAMI, FLORIDA 33186
PHONE: (305) 253-9720 FAX: (305) 253-6767
DATE: 2/3/05 SCALE: 1/5"=1' DWN BY: JHB SHEET 5 OF 14

CORAL RIDGE LANDINGS, A CONDOMINIUM

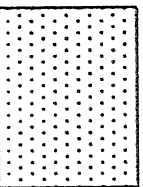
4517 - 4521 NE 21ST AVENUE, FT LAUDERDALE
LYING AND BEING IN BROWARD COUNTY, FLORIDA
JANUARY, 2005

MODEL "D"
2520 sqft±

FIRST FLOOR
1260 sqft±



COMMON ELEMENTS



LIMITED
COMMON ELEMENTS

EXHIBIT

GARY B. CASTEL SURVEYING, INC.
LAND SURVEYORS

12016 S.W. 132ND COURT, MIAMI, FLORIDA 33186
PHONE: (305) 253-9720 FAX: (305) 253-6767

DATE:
2/3/05

SCALE:
1/8"=1'

DWN BY:
JHB

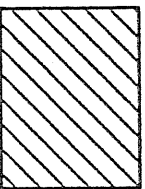
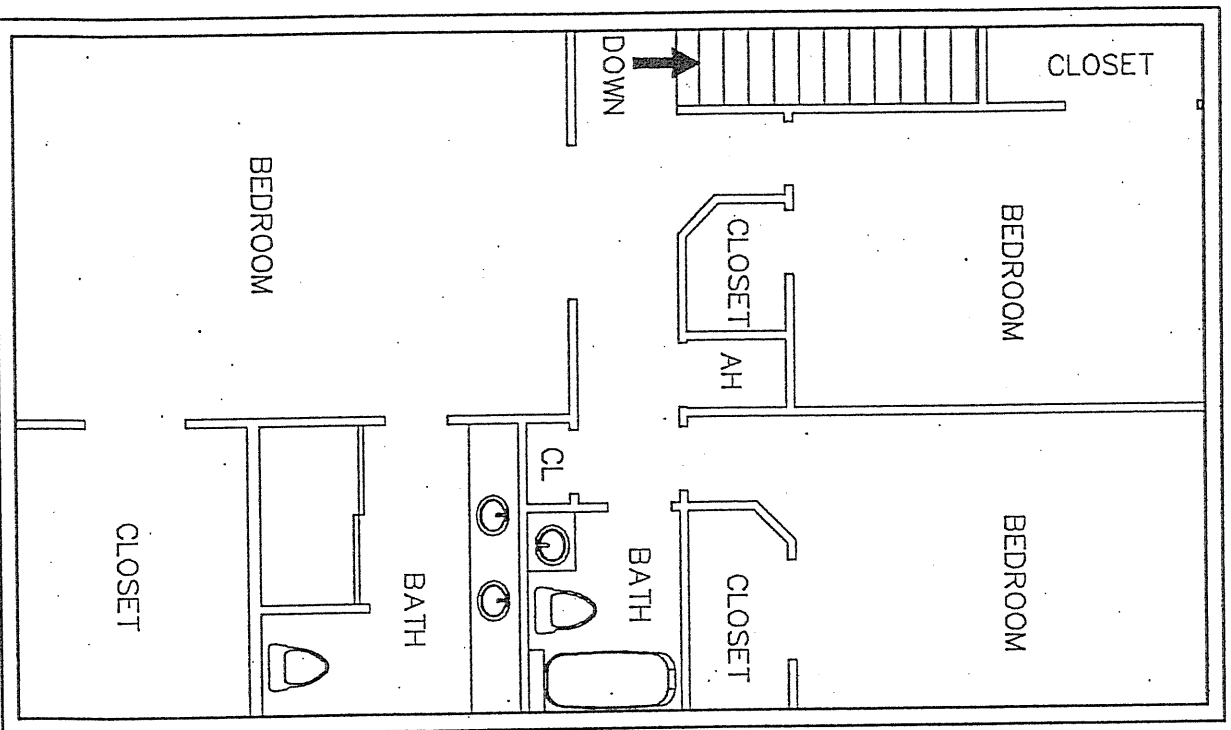
SHEET 6 OF 14

CORAL RIDGE LANDINGS, A CONDOMINIUM

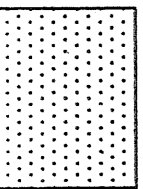
4517 - 4521 NE 21ST AVENUE, FT LAUDERDALE
LYING AND BEING IN BROWARD COUNTY, FLORIDA
JANUARY, 2005

MODEL "D"
2520 sqft±

SECOND FLOOR
1260 sqft±



COMMON ELEMENTS



LIMITED
COMMON ELEMENTS

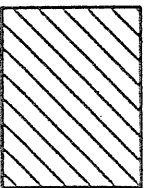
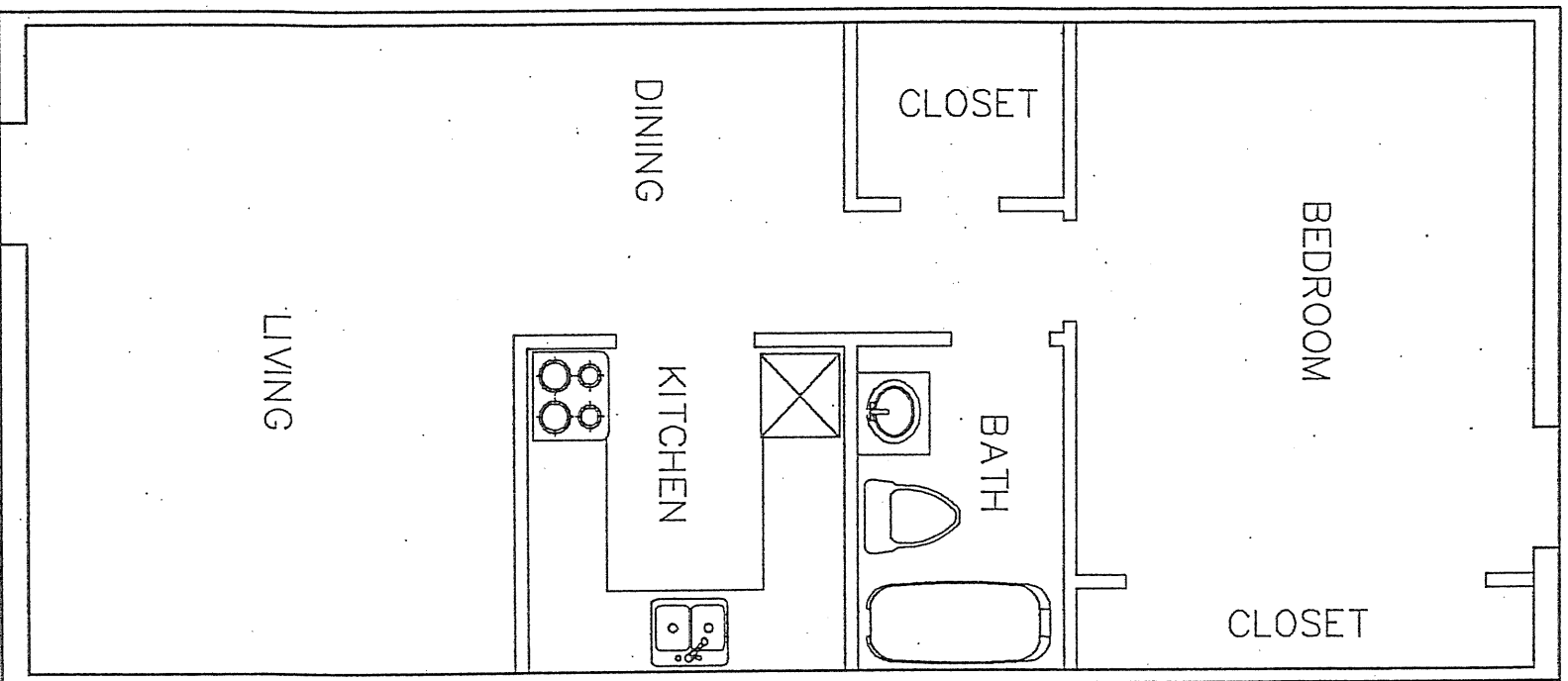
GARY B. CASTEL SURVEYING, INC.			
LAND SURVEYORS			
12016 S.W. 132ND COURT, MIAMI, FLORIDA 33186			
PHONE: (305) 253-9720 FAX: (305) 253-6767			
DATE: 2/3/05	SCALE: 1/8"=1'	DWN BY: JHB	SHEET 7 OF 14

EXHIBIT

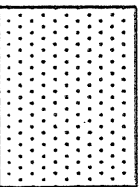
CORAL RIDGE LANDINGS, A CONDOMINIUM

4517 - 4521 NE 21ST AVENUE, FT LAUDERDALE
LYING AND BEING IN BROWARD COUNTY, FLORIDA
JANUARY, 2005

MODEL "E"
605 sqft±



COMMON ELEMENTS



LIMITED
COMMON ELEMENTS

GARY B. CASTEL SURVEYING, INC.

LAND SURVEYORS

12016 S.W. 132ND COURT, MIAMI, FLORIDA 33186

PHONE: (305) 253-9720 FAX: (305) 253-6767

DATE:
2/3/05

SCALE:
1/5"=1'

DWN BY:
JHB

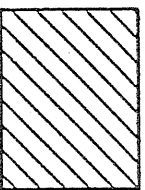
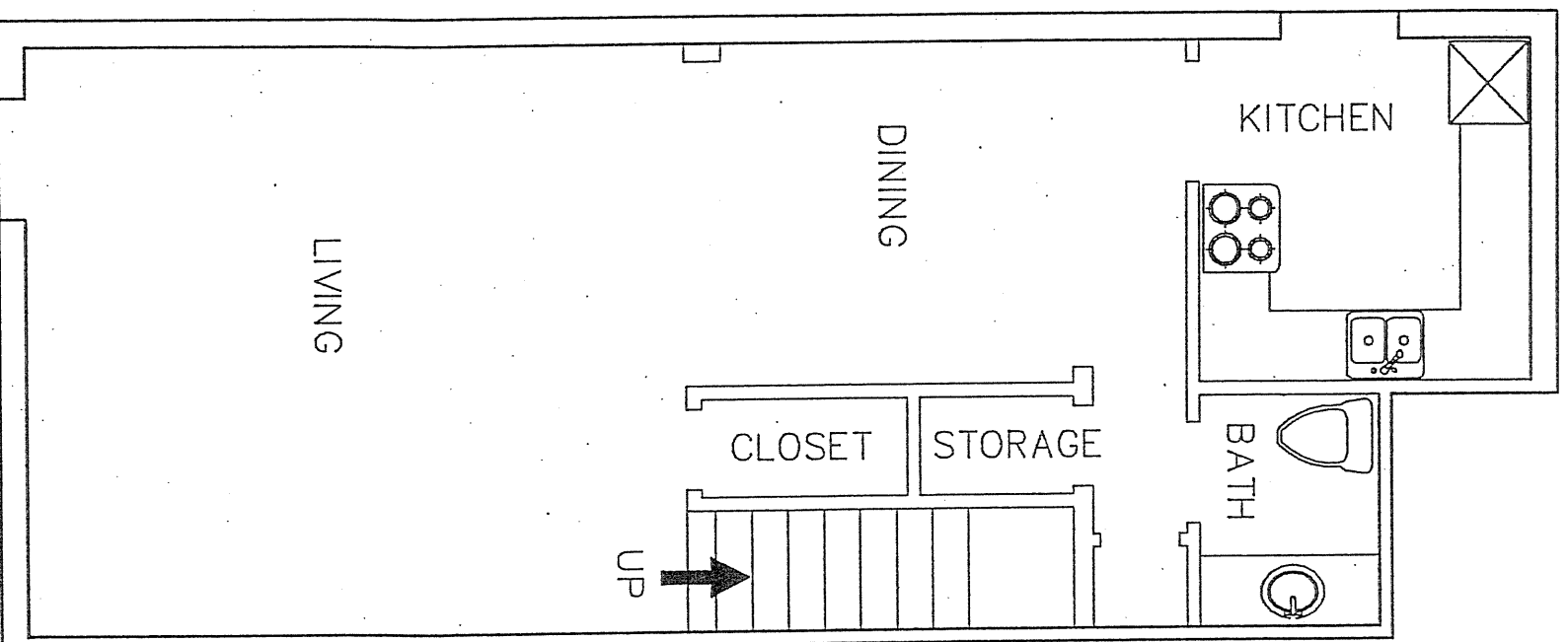
SHEET 8 OF 14

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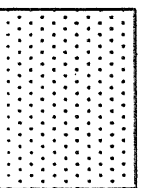
CORAL RIDGE LANDINGS, A CONDOMINIUM

4517 - 4521 NE 21ST AVENUE, FT LAUDERDALE
LYING AND BEING IN BROWARD COUNTY, FLORIDA
JANUARY, 2005

MODEL "F"
1080 sqft±
FIRST FLOOR
530 sqft±



COMMON ELEMENTS



LIMITED
COMMON ELEMENTS

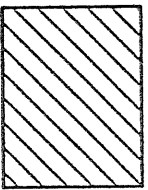
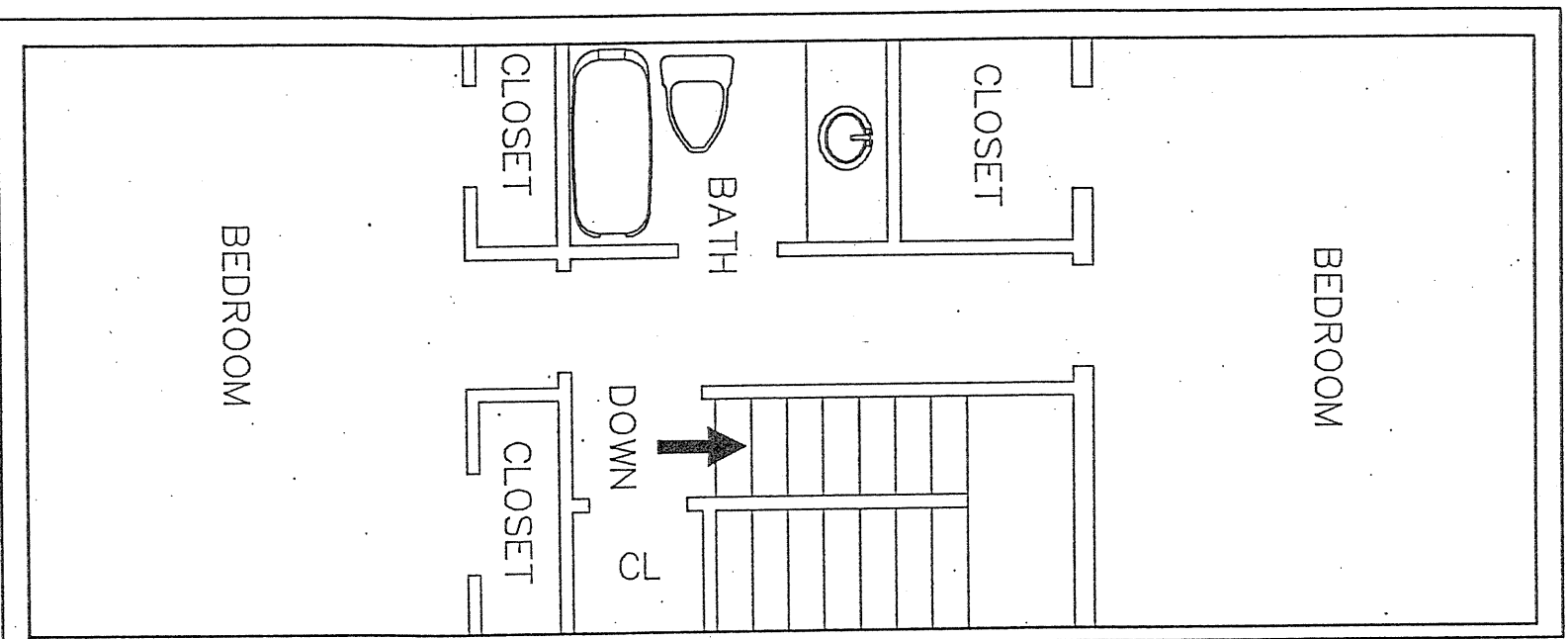
EXHIBIT

GARY B. CASTEL SURVEYING, INC.			
LAND SURVEYORS			
12016 S.W. 132ND COURT, MIAMI, FLORIDA 33186			
PHONE: (305) 253-9720 FAX: (305) 253-6767			
DATE: 2/3/05	SCALE: 1/5"=1'	DWN BY: JHB	SHEET 9 OF 14

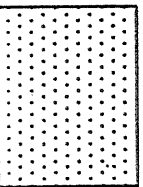
CORAL RIDGE LANDINGS, A CONDOMINIUM

4517 - 4521 NE 21ST AVENUE, FT LAUDERDALE
LYING AND BEING IN BROWARD COUNTY, FLORIDA
JANUARY, 2005

MODEL "F"
1080 sqft±
SECOND FLOOR
550 sqft±



COMMON ELEMENTS



COMMON ELEMENTS

GARY B. CASTEL SURVEYING, INC.

LAND SURVEYORS

12016 S.W. 132ND COURT, MIAMI, FLORIDA 33186

PHONE: (305) 253-9720 FAX: (305) 253-6767

DATE: 2/3/05

SCALE: 1/5"=1'

DWN BY: JHB

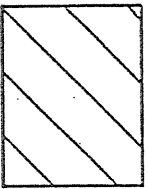
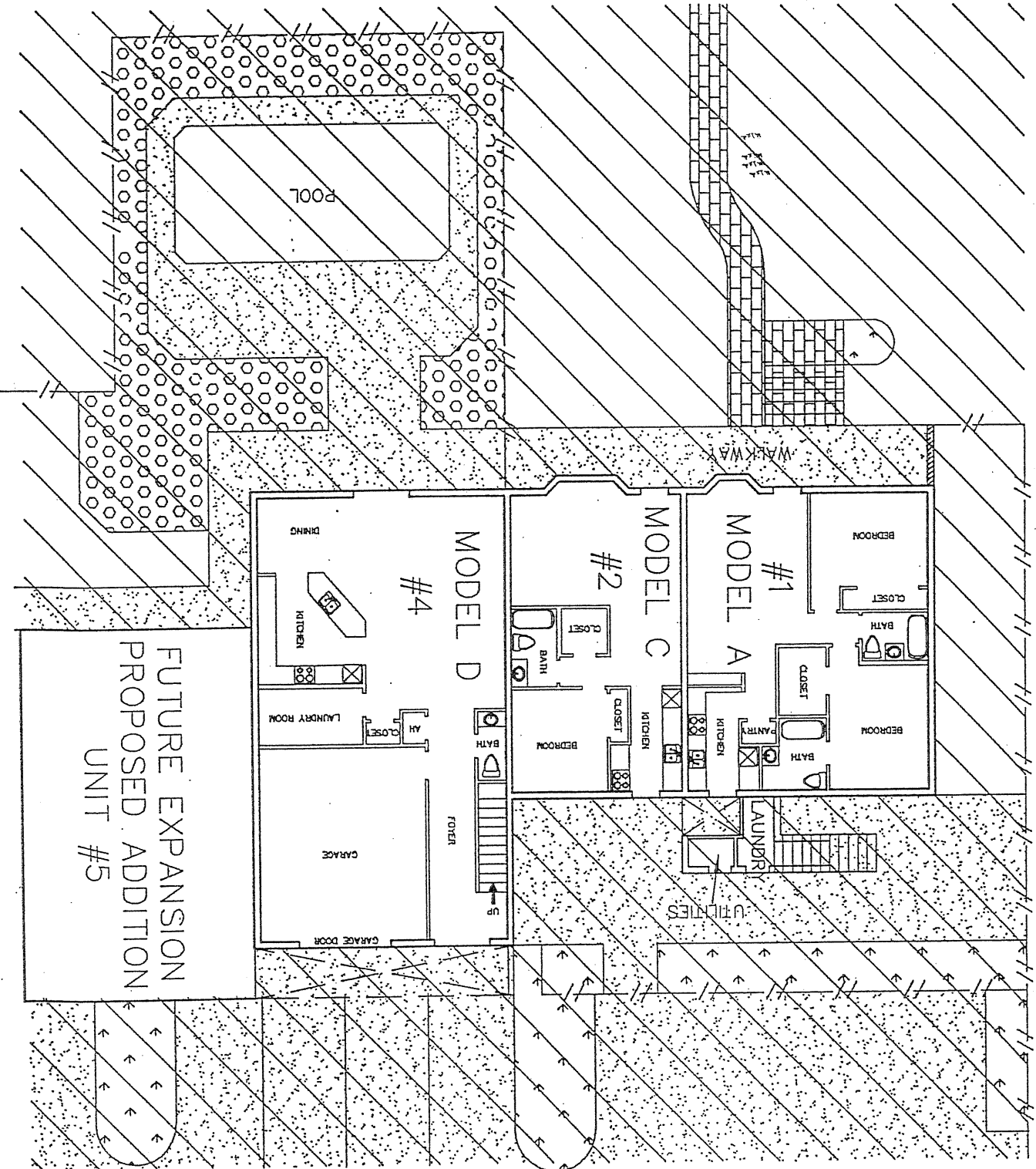
SHEET 10 OF 14

EXHIBIT

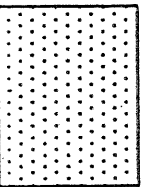
CORAL RIDGE LANDINGS, A CONDOMINIUM

4517 - 4521 NE 21ST AVENUE, FT LAUDERDALE
 LYING AND BEING IN BROWARD COUNTY, FLORIDA
 JANUARY, 2005

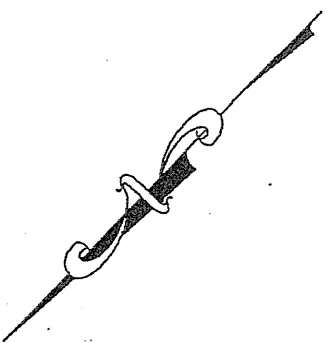
BUILDING #4517 FIRST FLOOR



COMMON ELEMENTS



LIMITED
 COMMON ELEMENTS



GARY B. CASTEL SURVEYING, INC. LAND SURVEYORS			
12016 S.W. 132ND COURT, MIAMI, FLORIDA 33186 PHONE: (305) 253-9720 FAX: (305) 253-6767			
DATE:	SCALE:	DWN BY:	SHEET
2/3/05	1/16"=1'	JHB	11 OF 14

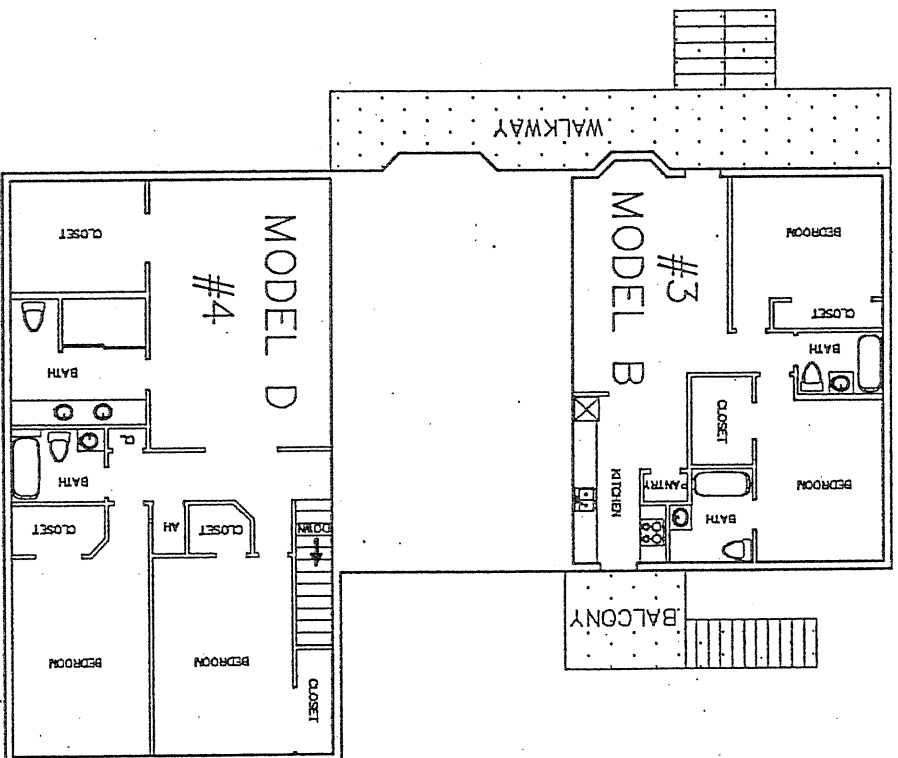
EXHIBIT

CORAL RIDGE LANDINGS, A CONDOMINIUM

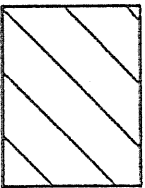
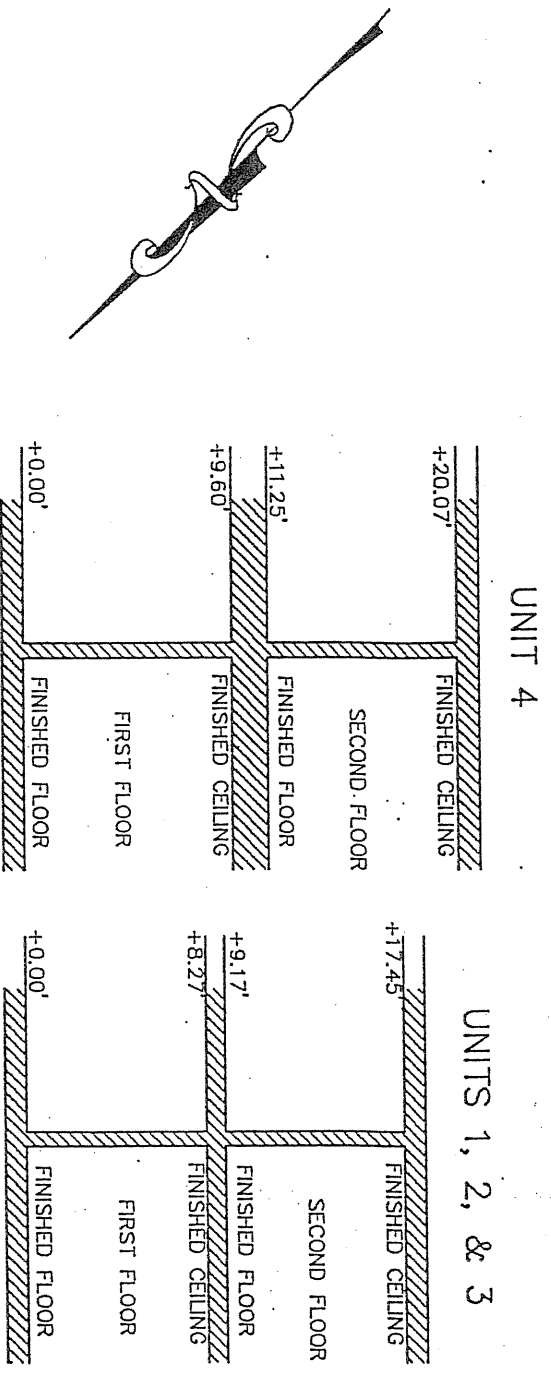
4517 - 4521 NE 21ST AVENUE, FT LAUDERDALE
 LYING AND BEING IN BROWARD COUNTY, FLORIDA

JANUARY, 2005

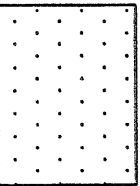
BUILDING #4517 SECOND FLOOR



TYPICAL ELEVATION



COMMON ELEMENTS



COMMON ELEMENTS

EXHIBIT

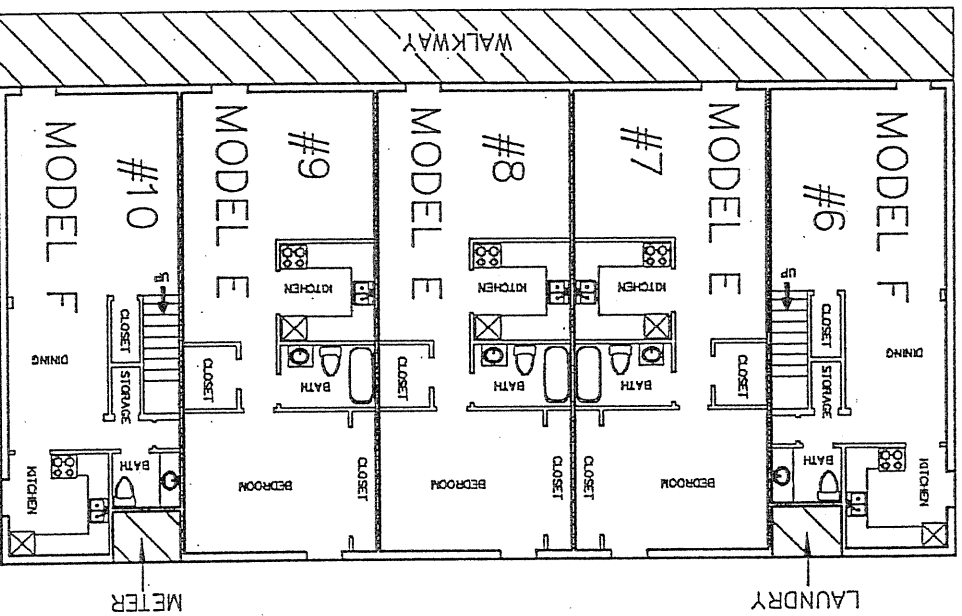
GARY B. CASTEL SURVEYING, INC. LAND SURVEYORS			
12016 S.W. 132ND COURT, MIAMI, FLORIDA 33186 PHONE: (305) 253-9720 FAX: (305) 253-6767			
DATE: 2/3/05	SCALE: 1/16"=1'	DWN BY: JHB	SHEET 12 OF 14

CORAL RIDGE LANDINGS, A CONDOMINIUM

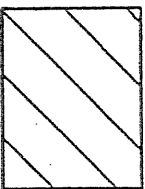
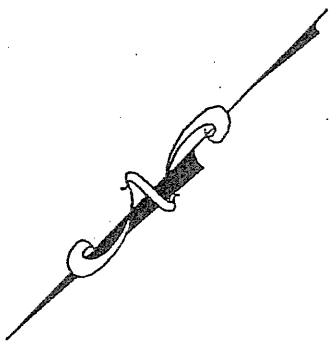
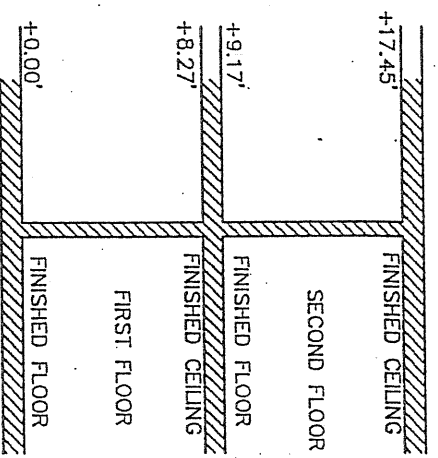
4517 - 4521 NE 21ST AVENUE, FT LAUDERDALE
 LYING AND BEING IN BROWARD COUNTY, FLORIDA

JANUARY, 2005

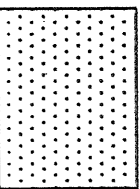
BUILDING #44521
 FIRST FLOOR



TYPICAL ELEVATION



COMMON ELEMENTS



LIMITED
 COMMON ELEMENTS

GARY B. CASTEL SURVEYING, INC.
 LAND SURVEYORS
 12016 S.W. 132ND COURT, MIAMI, FLORIDA 33186
 PHONE: (305) 253-9720 FAX: (305) 253-6767

DATE: 2/3/05	SCALE: 1/16"=1'	DWN BY: JHB	SHEET 13 OF 14
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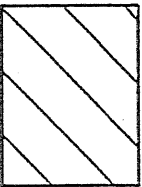
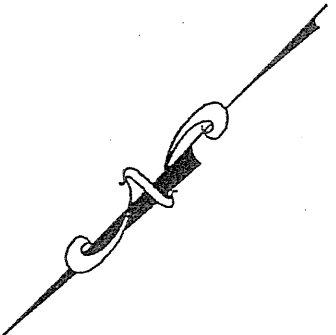
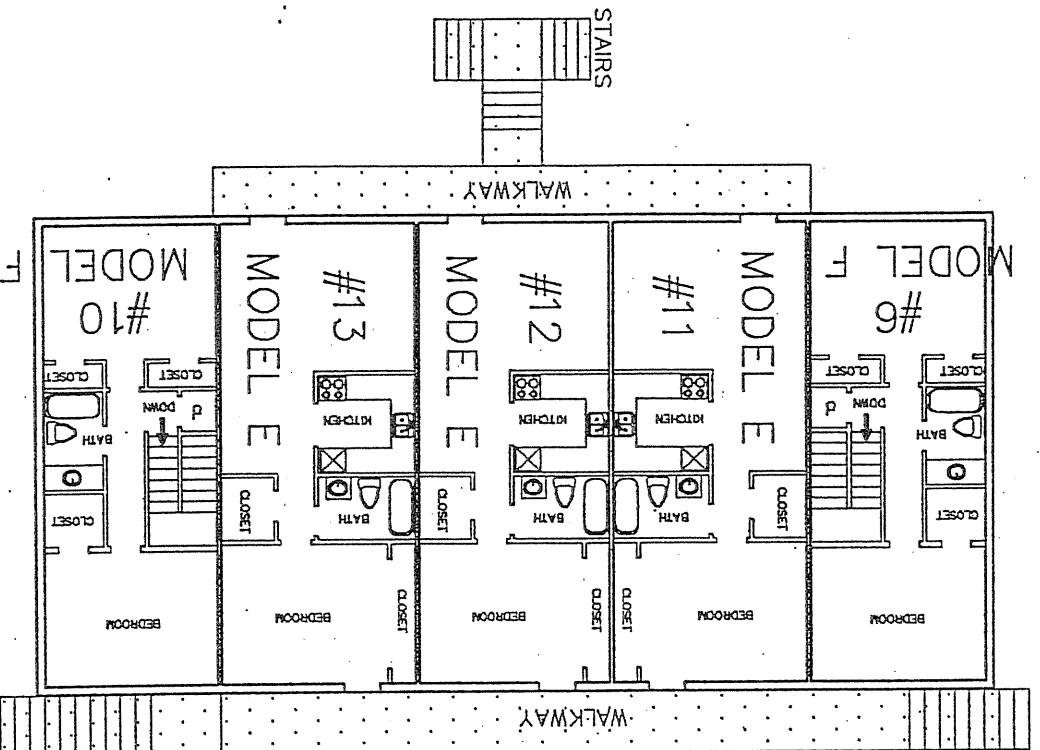
EXHIBIT

CORAL RIDGE LANDINGS, A CONDOMINIUM

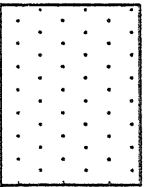
4517 - 4521 NE 21ST AVENUE, FT LAUDERDALE
LYING AND BEING IN BROWARD COUNTY, FLORIDA

JANUARY, 2005

BUILDING #4521
SECOND FLOOR



COMMON ELEMENTS



LIMITED
COMMON ELEMENTS

EXHIBIT

GARY B. CASTEL SURVEYING, INC.			
LAND SURVEYORS			
12016 S.W. 132ND COURT, MIAMI, FLORIDA 33186			
PHONE: (305) 253-9720 FAX: (305) 253-6767			
DATE: 2/3/05	SCALE: 1/16" = 1'	DWN BY: JHB	SHEET 14 OF 14