

SITE PLAN FOR
SHERIDAN BEACH CLUB CONDOMINIUM NUMBER TWO



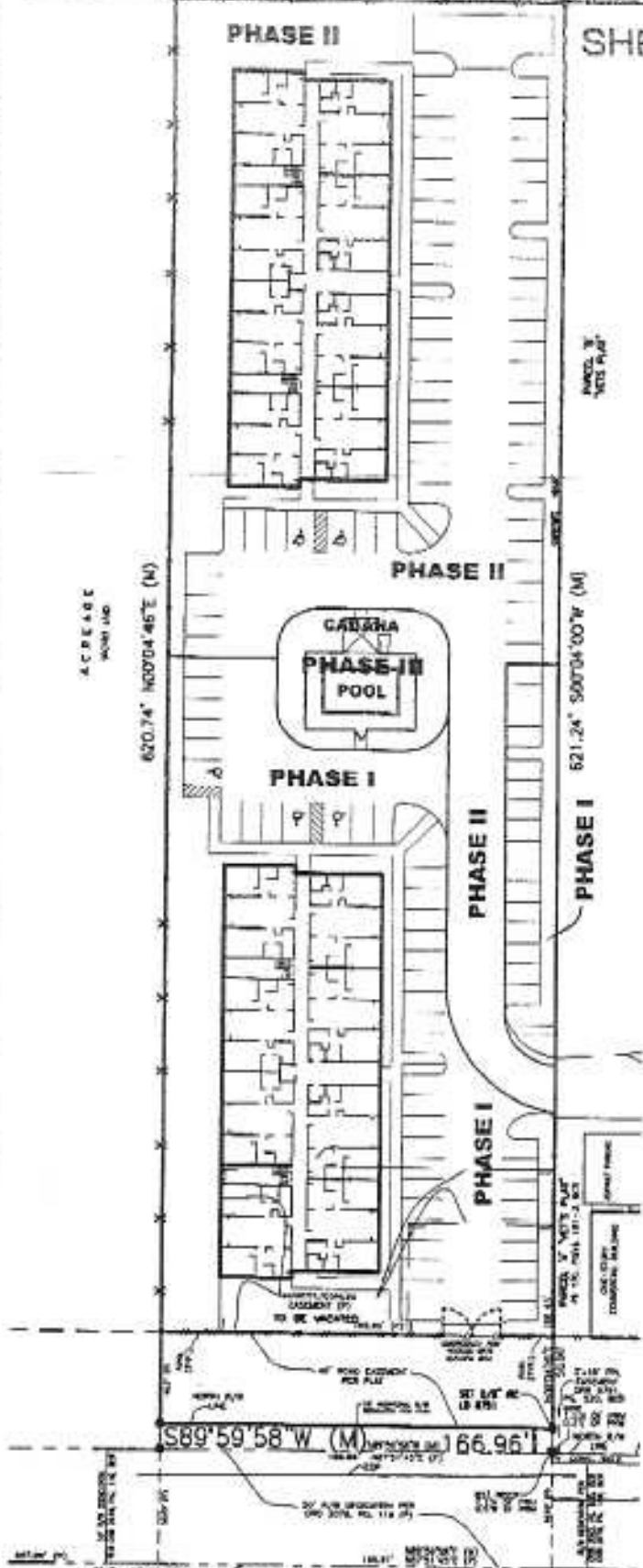
166.82' NB7°41'38"E (P) 75.00' NB9°49'52"E (M)

SHERIDAN BEACH CLUB CONDOMINIUM NUMBER TWO

SITE PLAN



SCALE: 1"=60'



LEGEND:

- AC Air Conditioner
- ALP 6.0" High Aluminum Railing
- B.C.R. Broward County Records
- C Centerline
- CB Catch Basin
- CLV Chain Link Fence
- COL 2.2' x 2.2' COLUMN
- CONC Concrete
- FB/PG Field Book and Page
- FW Fire hydrant
- FPL Florida Power and Light Company
- FOUND FOUND
- IRON ROD (R) Iron Rod (R) and cap
- LB Licensed Business
- LP Light Pole
- MS Manhole
- NVAL Non-Vehicular Access Line
- O.R.B. Official Records Book
- OW Overhead Wires
- P.P. Plat (P.B. 170, Pg 183, B.C.R.)
- PL Plat Book
- PAGE Page
- P.O.B. Point Of Beginning
- P.O.C. Point Of Commencement
- PRM Permanent Reference Monument
- R/W Right-of-Way
- SET 5/8" Iron Rod and Cap
- SQ.FT. Square Feet
- TR Telephone Riser
- TY. Typical
- UE Utility Easement
- WP Wood Power Pole
- WL Wood Light Pole

1. 2/10/2010 2:22:20 PM, Sheridan Beach Club, 2nd Floor, 13000 N. Sheridan Blvd., Suite 800, Ft. Lauderdale, FL 33308



Cahde, Giordano & Associates, Inc.
Engineers Surveyors Planners

1800 Klier Drive, Suite 800
P.O. Leuderdaile, Florida 33018
Phone: 954.921.7781 Fax: 954.921.8827

SURVEYS, PLOT PLANS AND
GRAPHIC DESCRIPTIONS OF IMPROVEMENTS

SHERIDAN BEACH CLUB
CONDOMINIUM NUMBER TWO

CERTIFICATE OF SURVEYOR

The construction of the improvements for Phase _____ of SHERIDAN BEACH CLUB CONDOMINIUM NUMBER TWO is substantially complete, so that the Declaration of Condominium of Sheridan Beach Club Condominium Number Two, together with Exhibits thereto, is an accurate representation of the location and dimensions of the improvements comprising Phase _____ of SHERIDAN BEACH CLUB CONDOMINIUM TWO and so that the identification, location and dimensions of the common elements and of each unit can be determined from these materials. This certification is made in compliance with Section 718.104(4)(e), Florida Statutes.

CALVIN, GIORDANO AND ASSOCIATES, INC.

Gregory J. Clements
Professional Surveyor and Mapper
Florida Registration Number LS 4479

Date: _____

4/10/01 10:00 AM 10/10/01 10:00 AM 10/10/01 10:00 AM 10/10/01 10:00 AM 10/10/01 10:00 AM 10/10/01 10:00 AM 10/10/01 10:00 AM 10/10/01 10:00 AM 10/10/01 10:00 AM 10/10/01 10:00 AM



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SHERIDAN BEACH CLUB
CONDOMINIUM NUMBER TWO

STATE OF FLORIDA

SS

COUNTY OF BROWARD

BEFORE me the undersigned authority duly authorized to administer oaths and take acknowledgements, personally appeared GREGORY J. CLEMENTS, by me well known and known to me to be the person hereinafter described, who being by me first duly cautioned and sworn, deposes and says on oath as follows, to wit:

1. That he is a duly registered and duly licensed Surveyor and Mapper authorized to practice under the laws of the State of Florida.
2. Affiant hereby certifies that the attached sketch and floor plans marked Exhibit 2, together with the wording of the Declaration of Condominium is an accurate representation of the location and dimensions of the PROPOSED IMPROVEMENTS to the land according to plans and specifications, and that there can be determined therefrom the identification, location, dimensions and size of the common elements and of each condominium unit therein. There may exist some variance between the proposed improvements and the improvements as constructed.
3. That the improvements represented hereon are proposed and have not been constructed and must be inspected, measured and recertified upon "substantial" completion in accordance with Florida Statute 718.104.
4. That the architectural plans used in the preparation of this Exhibit 2, were prepared by VRV Architecture, Planning and Design, 450 North Park Road, Hollywood, Florida 33021, Phone (954) 966-8808.
5. Elevations shown hereon are relative to National Geodetic Vertical Datum of 1929.

FURTHER AFFIANT SAYETH NAUGHT.

CALVIN, GIORDANO AND ASSOCIATES, INC.
Certificate of Authorization Number LB6791

By: *Gregory J. Clements*
Gregory J. Clements, For the Firm
Professional Surveyor and Mapper LS4479
State of Florida

STATE OF FLORIDA

SS

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 20th day of October, 2003 by GREGORY J. CLEMENTS, who is personally known to me and who did not take an oath.

Barbara Lynn Remko
Notary Public - State of Florida

OFFICIAL NOTARY SEAL
BARBARA LYNN REMKO
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. 00118004
MY COMMISSION EXPIRES JUNE 3, 2004



Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners

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SHERIDAN BEACH CLUB
CONDOMINIUM NUMBER TWO


SURVEYOR'S NOTES:

1. Not valid without the signature and original embossed seal of a Florida licensed Professional Surveyor and Mapper.
2. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of Broward County.
3. Bearings shown hereon are based on VETS PLAT as recorded in Plat Book 170, Pages 181 through 183, Broward County Records with the East line of Parcel B having a bearing of South 00°02'47" West.
4. The description contained herein is based on information supplied by the client.
5. This site lies in Section 2, Township 51 South, Range 42 East, Broward County, Florida.
6. Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929 and are based on Broward County Bench Mark number 1764, elevation 5.953, "X" cut in Northeast end of sidewalk, Northeast corner of the Sheridan Animal Clinic, 625 East Sheridan Street, 43' East of the Southeast corner of the building and 50' South of building.
7. Lands shown hereon are located in Federal Flood Zone AE, Base Elevation of 6, per Community Panel Number 120034 0309 F, dated August 18, 1992, with an Index Map date of October 10, 1997.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that this "SKETCH OF BOUNDARY SURVEY" of the property described hereon is true and correct to the best of my knowledge and belief as recently surveyed and drawn under my supervision. This sketch complies with the Minimum Technical Standards set forth by the Florida State Board of Professional Surveyors and Florida Statutes: Mappers in Chapter 61G17-6, Florida Administrative Code pursuant to 472.027.

CALVIN, GIORDANO AND ASSOCIATES, INC.



Gregory J. Clements
Professional Surveyor and Mapper
Florida Registration Number LS 4479

Date: 7-02-02

SURVEYOR'S NOTES:
AND CERTIFICATE:



Calvin, Giordano & Associates, Inc.
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SHERIDAN BEACH CLUB CONDOMINIUM NUMBER TWO

Section 2, Township 51 South, Range 42
City of Dania Beach, Broward County, Florida



LEGAL DESCRIPTION:

Parcel "A", "RICHART PLAT",
according to the Plat thereof, as
recorded in Plat Book 150, Page 25,
of the Public Records of
Broward County, Florida

Lands situate, lying and being in the
City of Dania Beach, Broward County,
Florida containing 103,635 Square
Feet (2.3791 Acres), more or less.

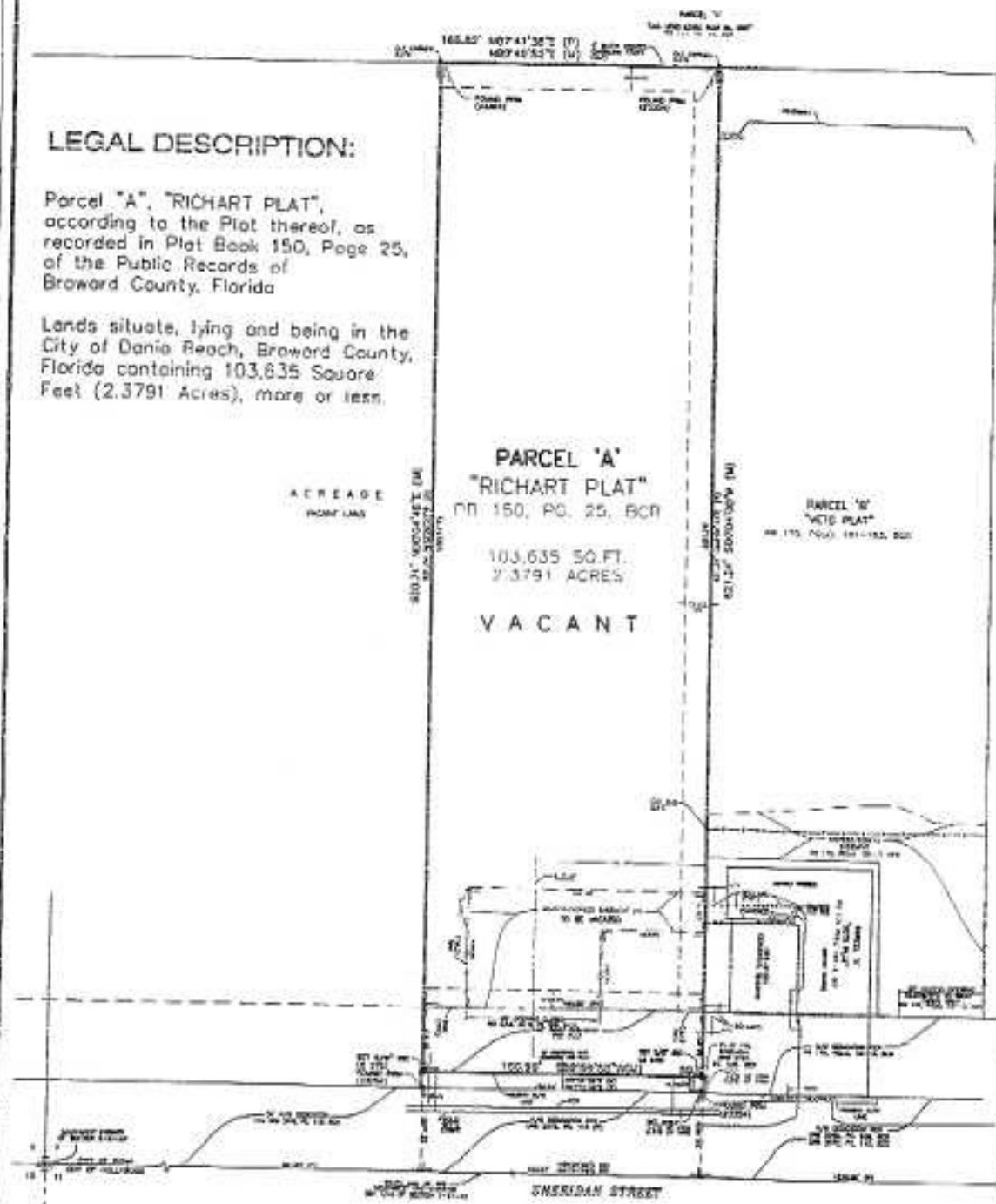
ACREAGE
INCL. LAND

PARCEL 'A'
"RICHART PLAT"
PP 150, PG. 25, BCR

103,635 SQ. FT.
2.3791 ACRES

VACANT

PARCEL 'B'
"VETS PLAT"
PP 175, PG. 181-182, BCR

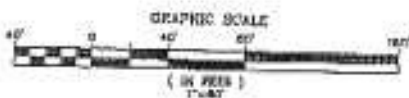


BOUNDARY SKETCH



Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners

1800 Eller Drive, Suite 600
Ft. Lauderdale, Florida 33316
Phone: 354.551.7783 Fax: 354.551.8567



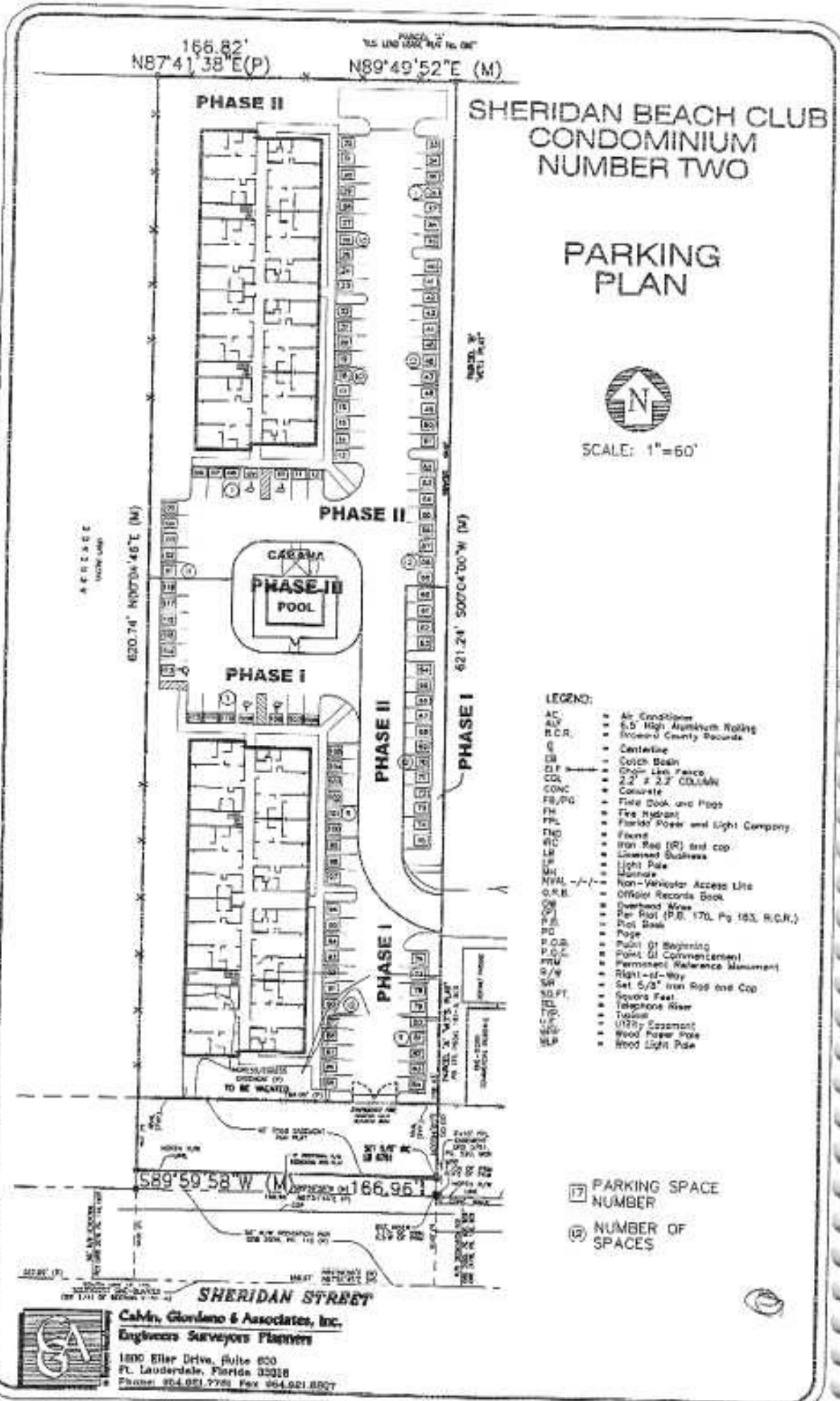
166.82' N87°41'38"E (P) 1/5 LIND 1000' PLAT NO. 087' N89°49'52"E (M)

SHERIDAN BEACH CLUB CONDOMINIUM NUMBER TWO

PARKING PLAN



SCALE: 1"=60'



LEGEND:

- AC Air Conditioner
- ALV 6.5' High Aluminum Rolling
- R.C.R. Inland County Records
- C Centaline
- CB Catch Basin
- CLF Chain Link Fence
- COL 2.2' x 2.2' COLUMN
- CONC Concrete
- FD/PG Fire Dook and Post
- FD The Hydrant
- FL Florida Power and Light Company
- F Found
- IR Iron Rod (R) and cap
- LB Licensed Business
- LP Light Pole
- M Manhole
- NVAL Non-Vehicular Access Line
- O.R.B. Official Records Book
- OW Overhead Wire
- PR Per Plot (P.B. 170, Pg. 183, R.C.R.)
- PS Post Stake
- P Page
- POB Point of Beginning
- POC Point of Convergence
- PM Permanent Reference Monument
- R/W Right-of-Way
- S/W Set 5/8" Iron Rod and Cap
- SO FT Square Feet
- T Telephone River
- TW Tissue
- U/RY Utility Easement
- WPF Wood Paver Stone
- WLP Wood Light Pole

- 17 PARKING SPACE NUMBER
- 10 NUMBER OF SPACES



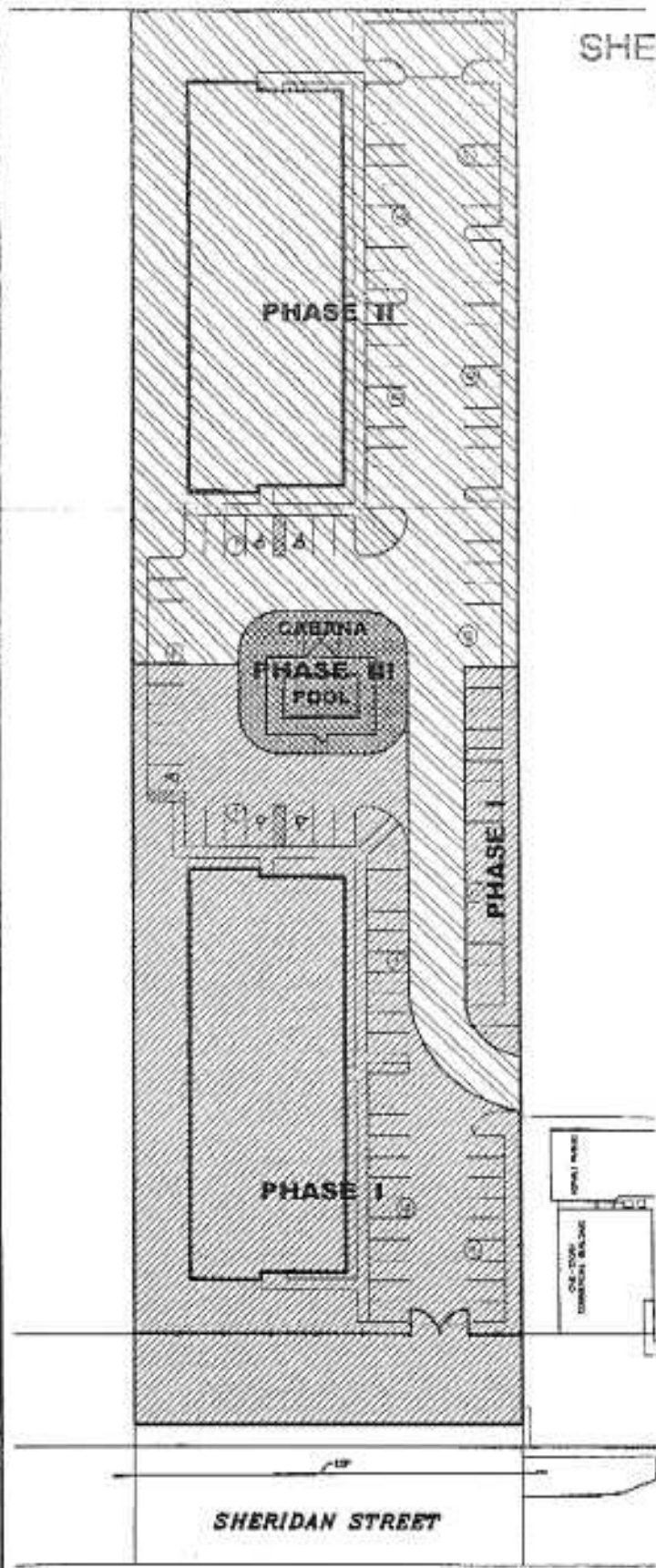
Cahn, Giordano & Associates, Inc.
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Phone: 954.921.7750 Fax: 954.921.8807

SHERIDAN BEACH CLUB
CONDOMINIUM
NUMBER TWO



SCALE: 1"=60'

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Handwritten signature/initials

- PHASE I
- PHASE II
- PHASE III

**3 PHASE
KEY PLAN**



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Engineers Surveyors Planners
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Phone: 954.981.7781 Fax 954.921.8507

LAND DESCRIPTION
PHASE I
SHERIDAN BEACH CLUB CONDOMINIUM NUMBER TWO

A Portion of Parcel "A" of "RICHART PLAT", according to the Plat thereof, as recorded in Plat Book 150, Page 25, of the Public Records of Broward County, Florida and being more particularly described as follows:

BEGINNING at the Southeast corner of said Parcel "A";

THENCE South $89^{\circ}59'58''$ West on the South line of said Parcel "A", a distance of 166.96 feet to the Southwest corner of said Parcel "A";

THENCE North $00^{\circ}04'46''$ East on the West line of said Parcel "A", a distance of 336.43 feet;

THENCE leaving said West line of Parcel "A", South $89^{\circ}58'12''$ East, a distance of 47.00 feet;

THENCE South $00^{\circ}04'46''$ West, a distance of 21.49 feet to the beginning of a tangent curve concave Northeastly;

THENCE Southeastly on the arc of said curve, having a radius of 18.00 feet, a central angle of $89^{\circ}59'06''$ and an arc distance of 28.27 feet to a point of tangency;

THENCE South $89^{\circ}54'20''$ East, a distance of 38.94 feet to the beginning of a tangent curve concave Northwestly;

THENCE Northeastly on the arc of said curve, having a radius of 18.00 feet, a central angle of $90^{\circ}00'54''$, and an arc distance of 28.28 feet to a point of cusp;

THENCE South $00^{\circ}04'46''$ West, a distance of 124.05 feet to a point on the arc of a non-tangent curve concave Northeastly, whose radius point bears North $87^{\circ}24'01''$ East;

THENCE Southeastly on the arc of said curve, having a radius of 55.50 feet, a central angle of $76^{\circ}33'32''$ and an arc distance of 76.10 feet to the intersection with the East line of said Parcel "A", and a point of non-tangency;

THENCE South $00^{\circ}04'00''$ West on the East line of said Parcel "A", a distance of 138.43 feet to the **POINT OF BEGINNING**.

TOGETHER WITH:

A Portion of Parcel "A" of "RICHART PLAT", according to the Plat thereof, as recorded in Plat Book 150, Page 25, of the Public Records of Broward County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of said Parcel "A";

THENCE North $00^{\circ}04'00''$ East, a distance of 162.39 feet to a point on the arc of a non-tangent curve concave Northeastly whose radius point bears North $08^{\circ}12'55''$ East and the **POINT OF BEGINNING**;

THENCE Northwestly on the arc of said curve, having a radius of 26.10 feet, a central angle of $86^{\circ}53'50''$, and an arc distance of 32.32 feet to a point of non-tangency;

THENCE North $00^{\circ}04'46''$ East, a distance of 152.64 feet;

THENCE South $89^{\circ}58'12''$ East, a distance of 23.00 feet to the intersection with said East line of Parcel "A";

THENCE South $00^{\circ}04'00''$ West on said East line of Parcel "A", a distance of 173.04 feet to the **POINT OF BEGINNING**.

Said lands lying in the City of Dania Beach, Broward County, Florida and containing a total net area of 48,583 Square Feet (1.1153 Acres), more or less.

NOTES:

1. Lands described herein were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of said County.
2. Bearings shown hereon are relative to the East line of "RICHART PLAT", recorded in Plat Book 150, Page 25, Broward County Records having a bearing of North $00^{\circ}04'00''$ East.
3. The description contained herein and the attached sketch, do not represent a field Boundary Survey.

LAND DESCRIPTION
PHASE II
SHERIDAN BEACH CLUB CONDOMINIUM NUMBER TWO

A Portion of Parcel "A" of "RICHART PLAT", according to the Plat thereof, as recorded in Plat Book 150, Page 25, of the Public Records of Broward County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of said Parcel "A";

THENCE North 00°04'00" East on the East line of said Parcel "A", a distance of 136.43 feet to a point on the arc of a non-tangent curve concave Northeasterly, whose radius point bears North 08°50'29" East, and the **POINT OF BEGINNING**;

THENCE Northwesterly on the arc of said curve, having a radius of 65.50 feet, a central angle of 78°33'32" and an arc distance of 76.10 feet to a point of non-tangency;

THENCE North 00°04'46" East, a distance of 150.10 feet to the beginning of a tangent curve concave Southwesterly;

THENCE Northwesterly on the arc of said curve, having a radius of 18.00 feet, a central angle of 90°00'00" and an arc distance of 28.27 feet to a point of tangency;

THENCE North 89°55'14" West, a distance of 36.84 feet to the beginning of a tangent curve concave Southeasterly;

THENCE Southwesterly on the arc of said curve, having a radius of 18.00 feet, a central angle of 90°00'00" and an arc distance of 28.27 feet to a point of tangency;

THENCE South 00°04'46" West, a distance of 4.58 feet;

THENCE North 89°58'12" West, a distance of 47.00 feet to the intersection with the West line of said Parcel "A";

THENCE North 00°04'46" East on said West line of Parcel "A", a distance of 284.31 feet; to the Northwest corner of said Parcel "A";

THENCE North 89°49'51" East on the North line of said Parcel "A", a distance of 166.82 feet to the Northeast corner of said Parcel "A";

THENCE South 00°04'00" West on the East line of said Parcel "A", a distance of 285.80 feet;

THENCE leaving said East line of Parcel "A", North 89°56'12" West, a distance of 23.00 feet;

THENCE South 00°04'46" West, a distance of 152.94 feet to the beginning of a non-tangent curve concave Northeasterly, whose radius point bears North 74°06'46" East;

THENCE Southeasterly on the arc of said curve, having a radius of 28.10 feet, a central angle of 65°53'50", and an arc distance of 32.32 feet to the intersection with said East line of Parcel "A" and a point of non-tangency;

THENCE South 00°04'00" West on said East line of Parcel "A", a distance of 23.96 feet, to the **POINT OF BEGINNING**.

Said lands lying in the City of Dania Beach, Broward County, Florida and containing 50,804 Square Feet (1.1663 Acres), more or less.

NOTES:

1. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of said County.
2. Bearings shown hereon are relative to the East line of "RICHART PLAT", recorded in Plat Book 150, Page 25, Broward County Records having a bearing of North 00°04'00" East.
3. The description contained herein and the attached sketch, do not represent a field Boundary Survey.

LAND DESCRIPTION
PHASE III
SHERIDAN BEACH CLUB CONDOMINIUM NUMBER TWO

A Portion of Parcel "A" of "RICHART PLAT", according to the Plat thereof, as recorded in Plat Book 150, Page 25, of the Public Records of Broward County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of said Parcel "A";

THENCE North 00°04'00" East on the East line of said Parcel "A", a distance of 340.80 feet;

THENCE leaving said East line of Parcel "A", North 89°58'00" West, a distance of 46.94 feet to the **POINT OF BEGINNING**;

THENCE South 00°04'46" West, a distance of 26.05 feet to the beginning of a tangent curve concave Northwesterly;

THENCE Southwesterly on the arc of said curve, having a radius of 18.00 feet, a central angle of 90°00'54" and an arc distance of 28.28 feet to a point of tangency;

THENCE North 89°54'20" West, a distance of 36.94 feet to the beginning of a tangent curve concave Northeasterly;

THENCE Northwesterly on the arc of said curve, having a radius of 18.00 feet, a central angle of 89°59'06" and an arc distance of 28.27 feet to a point of tangency;

THENCE North 00°04'46" East, a distance of 26.04 feet to the beginning of a tangent curve concave Southeasterly;

THENCE Northeasterly on the arc of said curve, having a radius of 18.00 feet, a central angle of 90°00'00" and an arc distance of 28.27 feet to a point of tangency;

THENCE South 89°55'14" East, a distance of 36.94 feet to the beginning of a tangent curve concave Southwesterly;

THENCE Southeasterly on the arc of said curve, having a radius of 18.00 feet, a central angle of 90°00'00" and an arc distance of 28.27 feet to a point of tangency and the **POINT OF BEGINNING**.

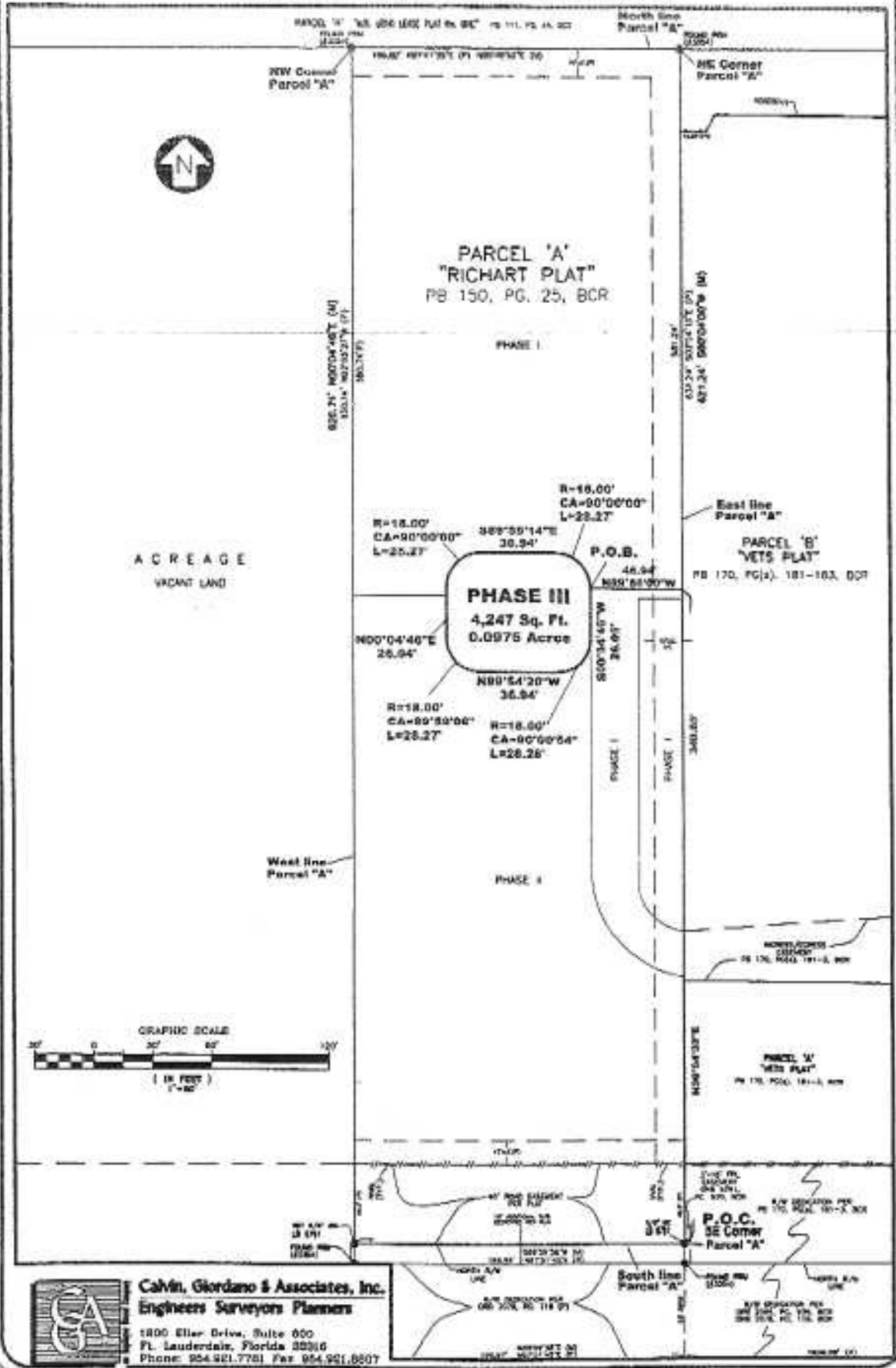
Said lands lying in the City of Dania Beach, Broward County, Florida and containing 4,247 Square Feet (0.0975 Acres), more or less.

NOTES:

1. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of said County.
2. Bearings shown hereon are relative to the East line of "RICHART PLAT", recorded in Plat Book 150, Page 25, Broward County Records having a bearing of North 00°04'00" East.
3. The description contained herein and the attached sketch, do not represent a field Boundary Survey.

SKETCH OF DESCRIPTION PHASE III



SHERIDAN BEACH CLUB CONDOMINIUM NUMBER TWO
 Section 2, Township 51 South, Range 42 East
 City of Dania Beach, Broward County, Florida



CA **Calvin, Giordano & Associates, Inc.**
 Engineers Surveyors Planners
 1800 Eller Drive, Suite 600
 Ft. Lauderdale, Florida 33316
 Phone: 954.921.7781 Fax: 954.921.8807

SHERIDAN BEACH CLUB CONDOMINIUM NUMBER TWO



-  COMMON ELEMENTS
-  LIMITED COMMON ELEMENT
- CONDOMINIUM UNIT BOUNDARY LINE
- EQUIP. EQUIPMENT ROOM
- ELEV. ELEVATOR
- ELECT. ELECTRICAL ROOM
- (R) REVERSE MODEL

NOTES:

Each Condominium Unit consists of the space bounded by:

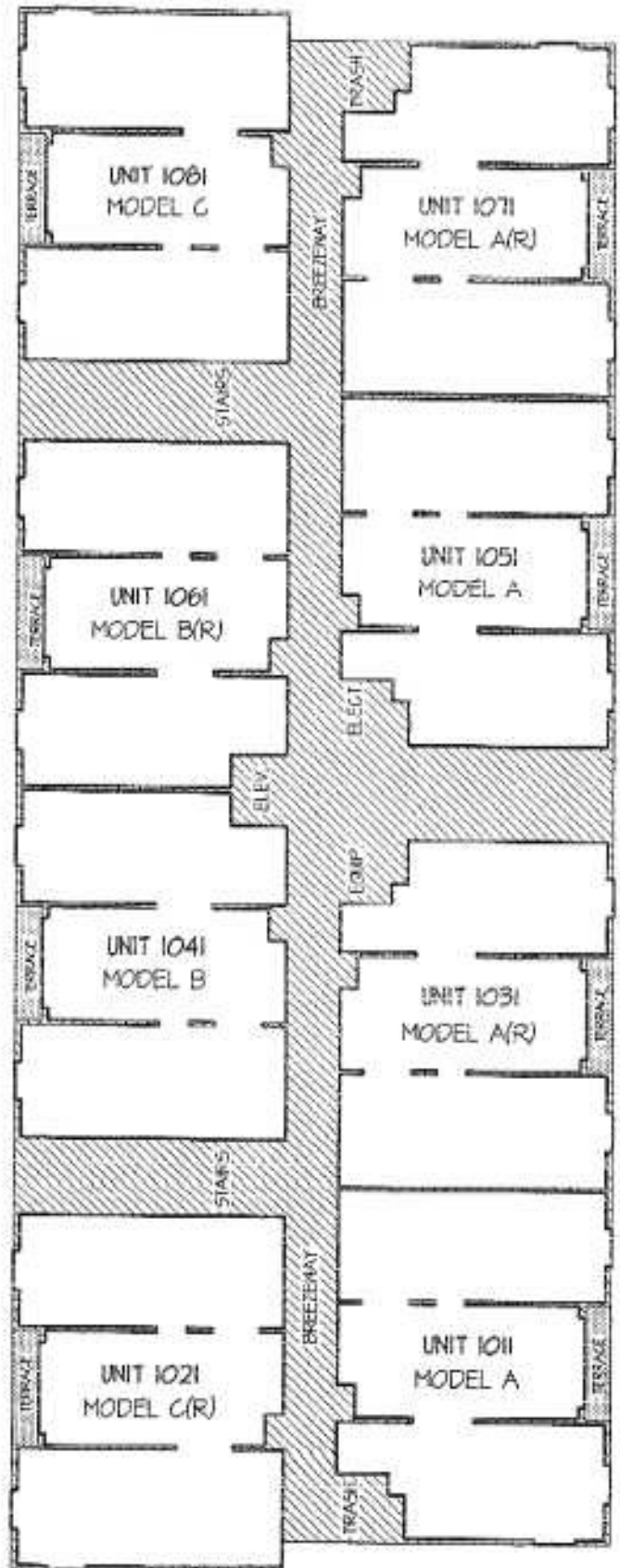
A.) Upper Boundaries: The horizontal plane of the undecorated unfinished ceiling of the unit.

B.) Lower Boundaries: The horizontal plane of the upper surface of the undecorated floor.

C.) Perimetrical Boundaries (Vertical): The vertical boundaries of the unit shall be the vertical plane which includes the outermost surface of the interior walls bounding the unit extended to intersections with each other, and with the upper and lower boundaries.

D.) Other Unit Inclusions: Each Unit shall include the interior finished walls and partitions which are contained in said Unit, and the inner decorated and/or finished surfaces of the perimeter walls, floors, ceilings, including plaster, paint, wallpaper (if any), etc. contained in said Unit, and all windows and exterior and interior doors and screens contained in said unit.

E.) Each Unit does not include the following items which are hereby made part of the common elements: Unfinished surfaces of the perimeter walls, floor, and ceilings surrounding each Unit; Supporting columns, pipes, wire, conduits or public utility lines running through said Unit which are utilized for or serve more than one (1) Unit.



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Calvin, Giordano & Associates, Inc.
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1st LEVEL FLOOR PLAN
PHASE I

SHERIDAN BEACH CLUB CONDOMINIUM NUMBER TWO



- COMMON ELEMENTS
- LIMITED COMMON ELEMENT
- CONDOMINIUM UNIT BOUNDARY LINE
- ELEV. ELEVATOR
- (R) REVERSE MODEL

NOTES:

Each Condominium Unit consists of the space bounded by:

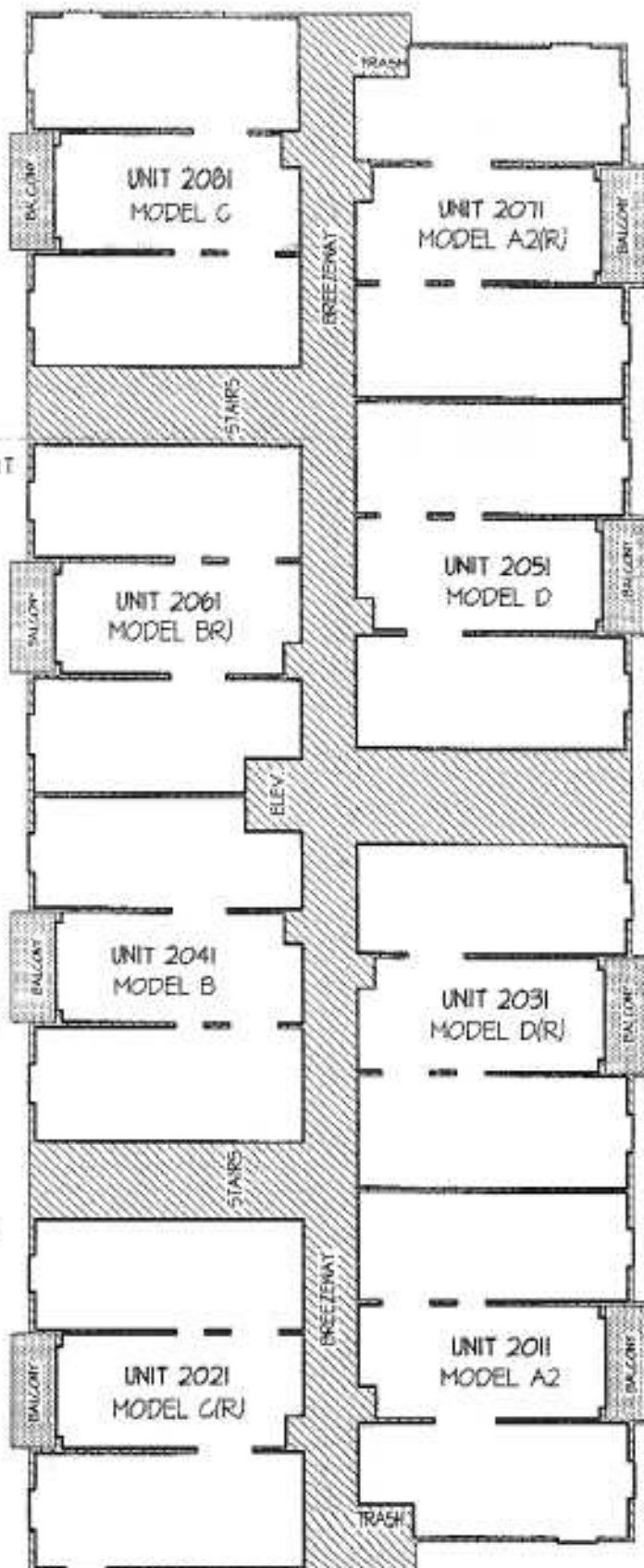
A.) Upper Boundaries: the horizontal plane of the undecorated unfinished ceiling of the unit.

B.) Lower Boundaries: The horizontal plane of the upper surface of the undecorated floor.

C.) Perimetrical Boundaries (Vertical): The vertical boundaries of the unit shall be the vertical plane which includes the outermost surface of the interior walls bounding the unit extended to intersections with each other, and with the upper and lower boundaries.

D.) Other Unit Inclusions: Each Unit shall include the interior finished walls and partitions which are contained in said Unit, and the interior decorated and/or finished surfaces of the perimeter walls, floors, ceilings, including plaster, paint, wallpaper (if any), etc. contained in said Unit, and all windows and exterior and interior doors and screens contained in said unit.

E.) Each Unit does not include the following items which are hereby made part of the common elements: Unfinished surfaces of the perimeter walls, floor, and ceilings surrounding each Unit; Supporting columns, pipes, wire, conduits or public utility lines running through said Unit which are utilized for or serve more than one (1) Unit.



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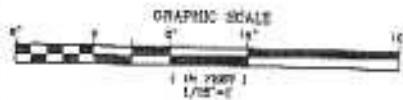





Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners

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Phone: 954.921.7700 Fax: 954.921.8807

**2nd LEVEL FLOOR PLAN
PHASE I**

SHERIDAN BEACH CLUB CONDOMINIUM NUMBER TWO



-  COMMON ELEMENTS
-  LIMITED COMMON ELEMENT
-  CONDOMINIUM UNIT BOUNDARY LINE
- ELEV.: ELEVATOR
- (R) REVERSE MODEL

NOTES:

Each Condominium Unit consists of the space bounded by

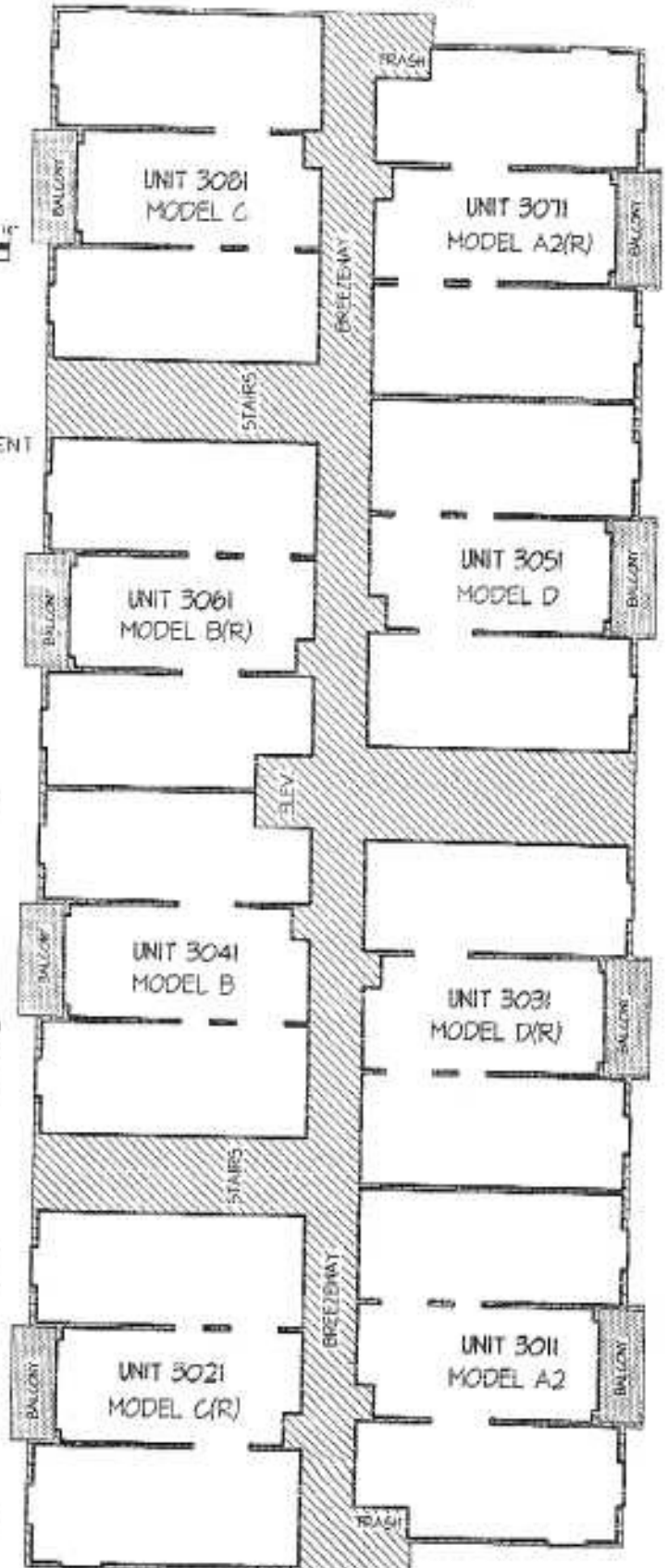
A.) Upper Boundaries: The horizontal plane of the undecorated unfinished ceiling of the unit.

B.) Lower Boundaries: The horizontal plane of the upper surface of the undecorated floor.

C.) Perimetrical Boundaries (Vertical): The vertical boundaries of the unit shall be the vertical plane which includes the outermost surface of the interior walls bounding the unit, extended to intersections with each other, and with the upper and lower boundaries.

D.) Other Unit Inclusions: Each Unit shall include the interior finished walls and partitions which are contained in said Unit, and the inner decorated and/or finished surfaces of the perimeter walls, floors, ceilings, including plaster, paint, wallpaper (if any), etc. contained in said Unit, and all windows and exterior and interior doors and screens contained in said unit.

E.) Each Unit does not include the following items which are hereby made part of the common elements: Unfinished surfaces of the perimeter walls, floor, and ceilings surrounding each Unit; Supporting columns, pipes, wire, conduits or public utility lines running through said Unit which are utilized for or serve more than one (1) Unit.

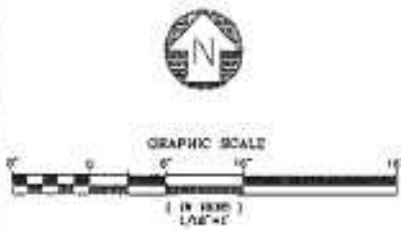





Calvin, Giordano & Associates, Inc.
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Ft. Lauderdale, Florida 33316
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**3rd LEVEL FLOOR PLAN
PHASE I**

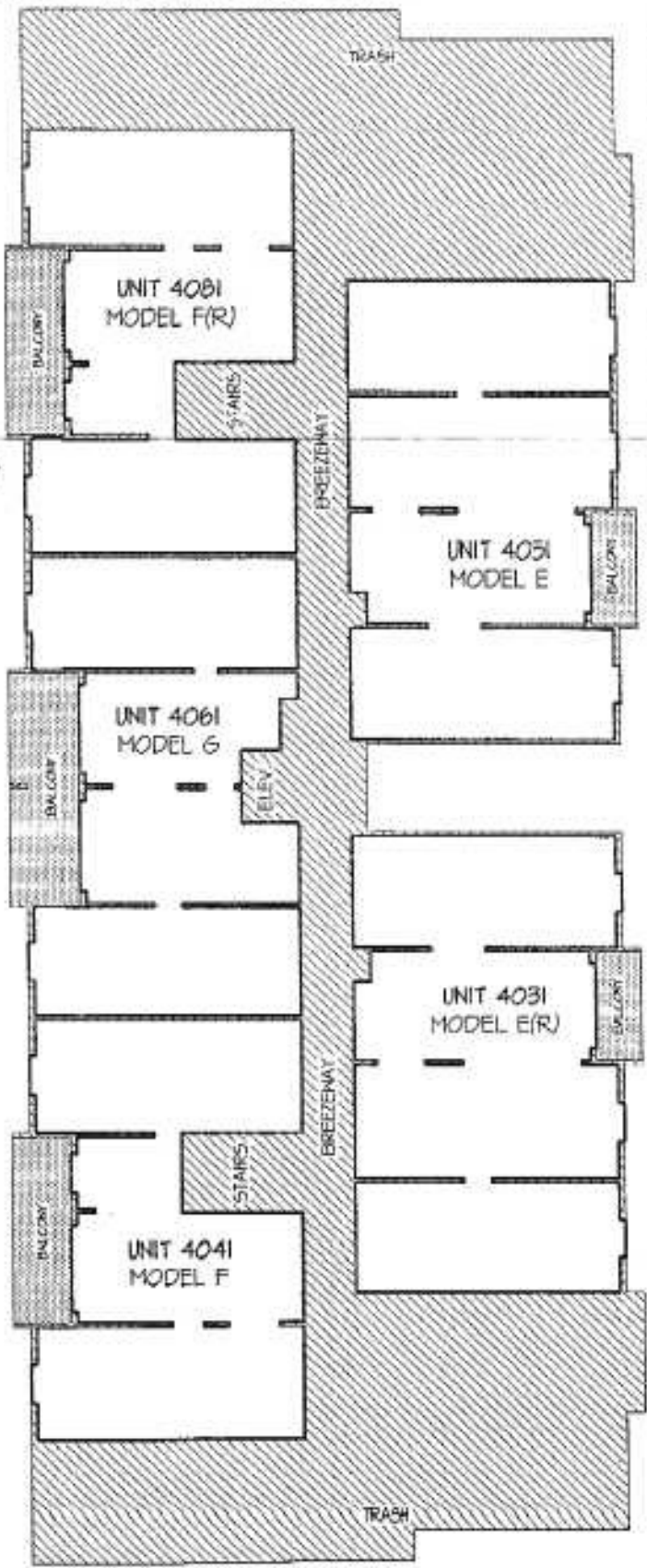
SHERIDAN BEACH CLUB CONDOMINIUM NUMBER TWO



-  COMMON ELEMENTS
-  LIMITED COMMON ELEMENT
-  CONDOMINIUM UNIT BOUNDARY LINE
- ELEV. ELEVATOR
- (R) REVERSE MODEL

NOTES:

- Each Condominium Unit consists of the space bounded by:
- A.) Upper Boundaries: The horizontal plane of the undecorated unfinished ceiling of the unit.
 - B.) Lower Boundaries: The horizontal plane of the upper surface of the undecorated floor.
 - C.) Perimetrical Boundaries (Vertical): The vertical boundaries of the unit shall be the vertical plane which includes the outermost surface of the interior walls bounding the unit extended to intersections with each other, and with the upper and lower boundaries.
 - D.) Other Unit Inclusions: Each Unit shall include the interior finished walls and partitions which are contained in said Unit, and the inner decorated and/or finished surfaces of the perimeter walls, floors, ceilings, including plaster, paint, wallpaper (if any), etc. contained in said Unit, and all windows and exterior and interior doors and screens contained in said Unit.
 - E.) Each Unit does not include the following items which are hereby made part of the common elements: Unfinished surfaces of the perimeter walls, floor, and ceilings surrounding each Unit; Supporting columns, pipes, wire, conduits or public utility lines running through said Unit which are utilized for or serve more than one (1) Unit.



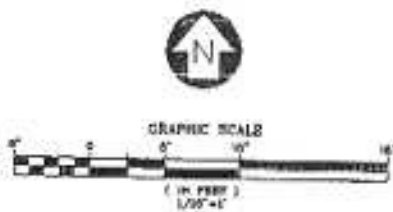
S:\proj\4103\4103.dwg Plot Date: 06/04/03 09:12:11 AM Plot Size: 11x17.00 Plot Scale: 1/8"=1'-0"



Cahin, Giordano & Associates, Inc.
Engineers Surveyors Planners
 1000 Eller Drive, Suite 400
 Ft. Lauderdale, Florida 33316
 Phone: 954.921.7781 Fax: 954.921.8807

**4th LEVEL FLOOR PLAN
 PHASE I**

SHERIDAN BEACH CLUB CONDOMINIUM NUMBER TWO

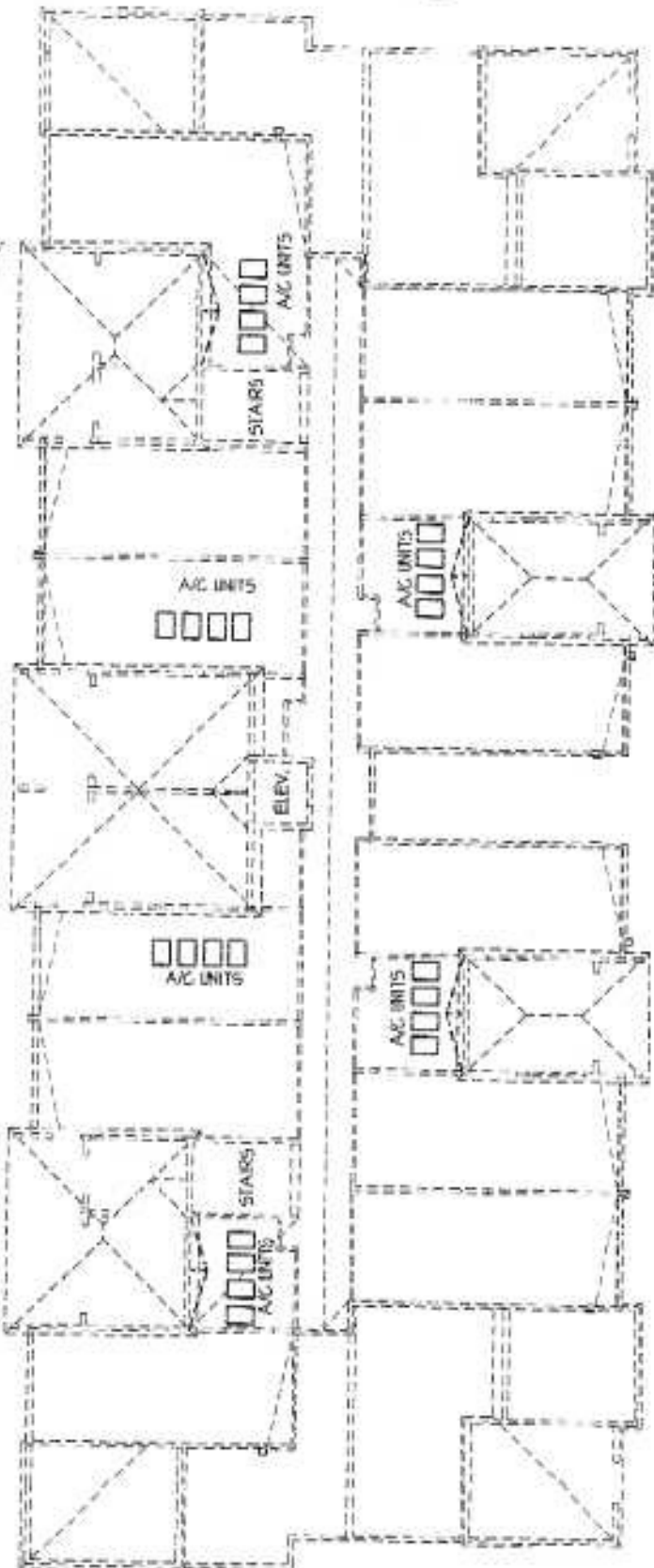


A/C AIR CONDITIONING UNIT
 --- COMMON ELEMENT BOUNDARY LINE
 ELEV. ELEVATOR

NOTES:

Each Condominium Unit consists of the space bounded by:

- A.) Upper Boundaries: The horizontal plane of the undecorated unfinished ceiling of the unit.
- B.) Lower Boundaries: The horizontal plane of the upper surface of the undecorated floor.
- C.) Parametrical Boundaries (Vertical): The vertical boundaries of the unit shall be the vertical plane which includes the outermost surface of the interior walls bounding the unit extended to intersections with each other, and with the upper and lower boundaries.
- D.) Other Unit Inclusions: Each Unit shall include the interior finished walls and partitions which are contained in said Unit, and the inner decorated and/or finished surfaces of the perimeter walls, floors, ceilings, including plaster, paint, wallpaper (if any), etc. contained in said Unit, and all windows and exterior and interior doors and screens contained in said unit.
- E.) Each Unit does not include the following items which are hereby made part of the common elements: Unfinished surfaces of the perimeter walls, floor, and ceilings surrounding each Unit; Supporting columns, pipes, wire, conduits or public utility lines running through said Unit which are utilized for or serve more than one (1) Unit.



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**ROOF LEVEL FLOOR PLAN
 PHASE I**

SHERIDAN BEACH CLUB CONDOMINIUM NUMBER TWO



- COMMON ELEMENTS
- LIMITED COMMON ELEMENT
- CONDOMINIUM UNIT BOUNDARY LINE
- EQUIP. EQUIPMENT ROOM
- ELEV. ELEVATOR
- ELECT. ELECTRICAL ROOM
- (R) REVERSE MODEL

NOTES:

Each Condominium Unit consists of the space bounded by:

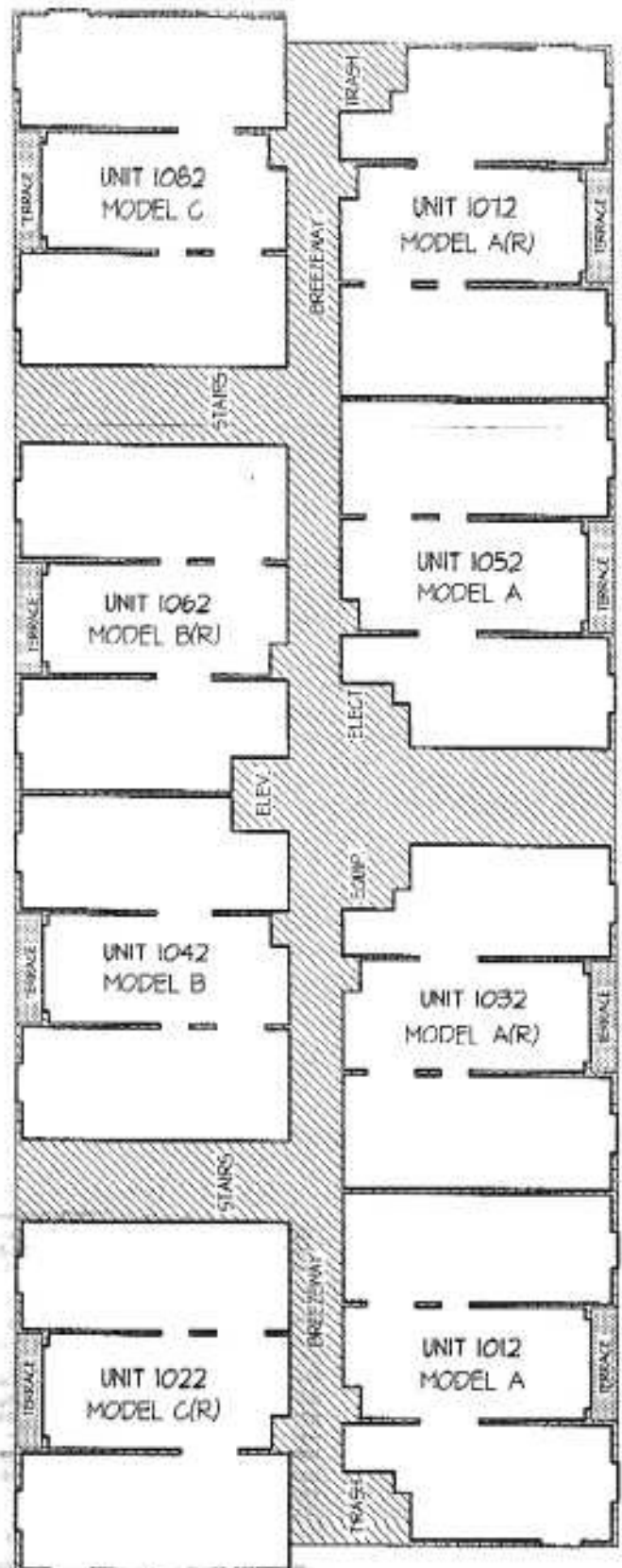
A.) Upper Boundaries: The horizontal plane of the undecorated unfinished ceiling of the unit.

B.) Lower Boundaries: The horizontal plane of the upper surface of the undecorated floor.

C.) Perimetrical Boundaries (Vertical): The vertical boundaries of the unit shall be the vertical plane which includes the outermost surface of the interior walls bounding the unit extended to intersections with each other, and with the upper and lower boundaries.

D.) Other Unit Inclusions: Each Unit shall include the interior finished walls and partitions which are contained in said Unit, and the inner decorated and/or finished surfaces of the perimeter walls, floors, ceilings, including plaster, paint, wallpaper (if any), etc. contained in said Unit, and all windows and exterior and interior doors and screens contained in said unit.

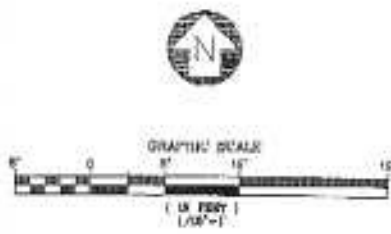
E.) Each Unit does not include the following items which are hereby made part of the common elements: Unfinished surfaces of the perimeter walls, floor, and ceilings surrounding each Unit; Supporting columns, pipes, wire, conduits or public utility lines running through said Unit which are utilized for or serve more than one (1) Unit.



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**1st LEVEL FLOOR PLAN
PHASE II**

SHERIDAN BEACH CLUB CONDOMINIUM NUMBER TWO



- COMMON ELEMENTS
- LIMITED COMMON ELEMENT
- CONDOMINIUM UNIT BOUNDARY LINE
- ELEV. ELEVATOR
- (R) REVERSE MODEL

NOTES:

Each Condominium Unit consists of the space bounded by:

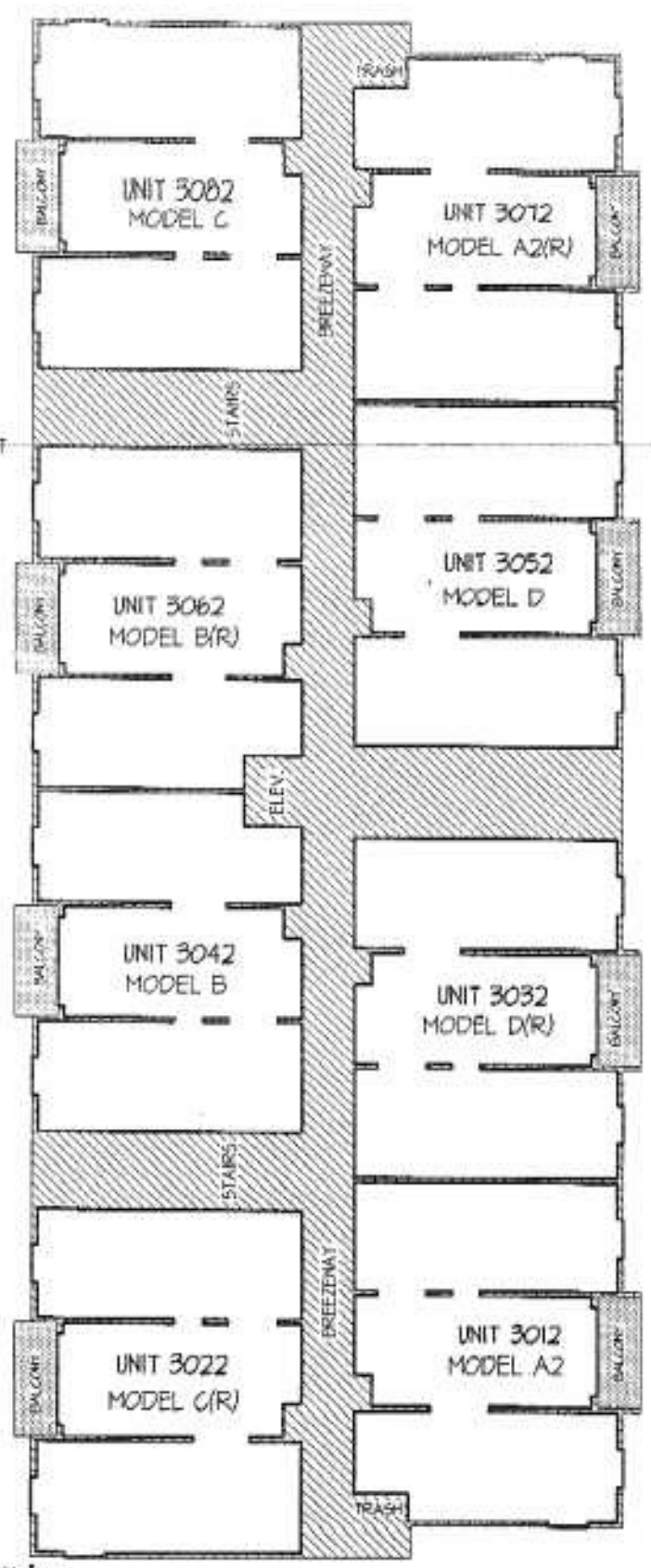
A.) Upper Boundaries: The horizontal plane of the undecorated unfinished ceiling of the unit.

B.) Lower Boundaries: The horizontal plane of the upper surface of the undecorated floor.

C.) Perimetrical Boundaries (Vertical): The vertical boundaries of the unit shall be the vertical plane which includes the outermost surface of the interior walls bounding the unit extended to intersections with each other, and with the upper and lower boundaries.

D.) Other Unit Inclusions: Each Unit shall include the interior finished walls and partitions which are contained in said Unit, and the inner decorated and/or finished surfaces of the perimeter walls, floors, ceilings, including plaster, paint, wallpaper (if any), etc. contained in said Unit, and all windows and exterior and interior doors and screens contained in said unit.

E.) Each Unit does not include the following items which are hereby made part of the common elements: Unfinished surfaces of the perimeter walls, floor, and ceilings surrounding each Unit; Supporting columns, pipes, wire, conduits or public utility lines running through said Unit which are utilized for or serve more than one (1) Unit.






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**3rd LEVEL FLOOR PLAN
PHASE II**

SHERIDAN BEACH CLUB CONDOMINIUM NUMBER TWO



-  COMMON ELEMENTS
-  LIMITED COMMON ELEMENT
-  CONDOMINIUM UNIT BOUNDARY LINE
- ELEV. ELEVATOR
- (R) REVERSE MODEL

NOTES:

Each Condominium Unit consists of the space bounded by:

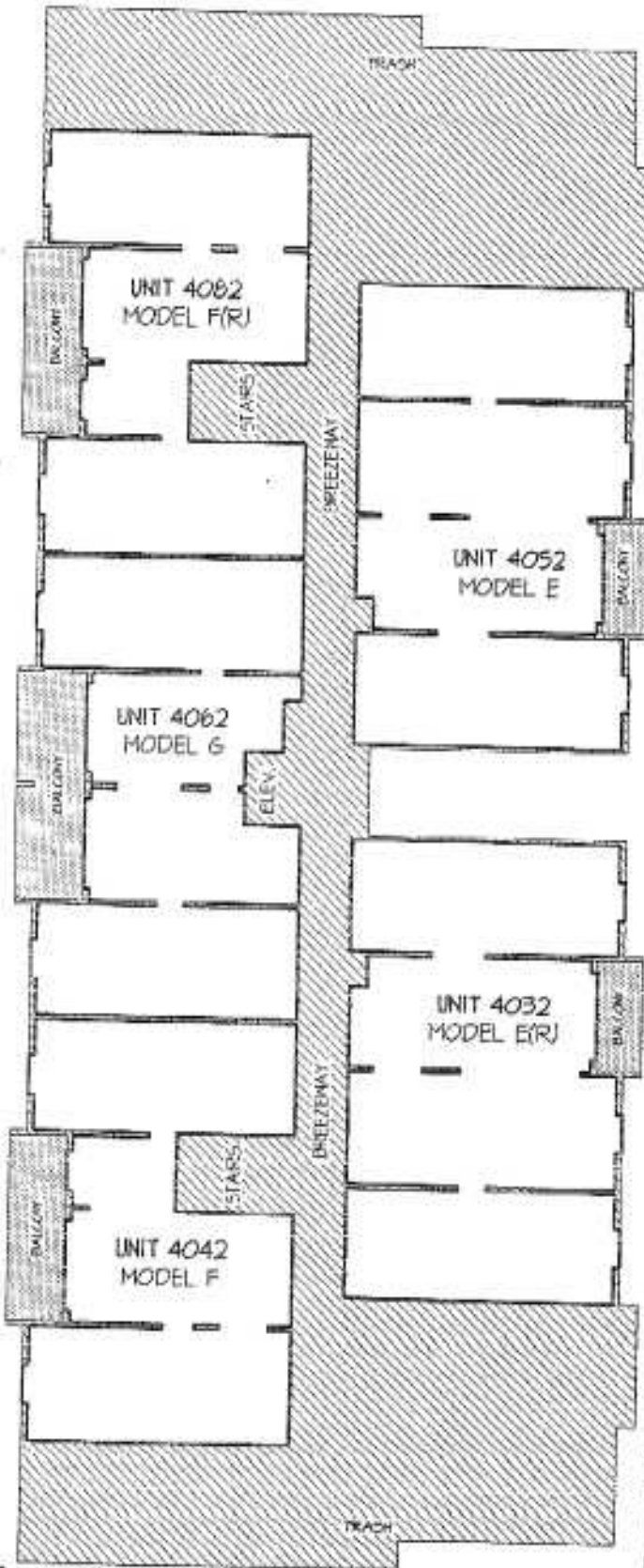
A.) Upper Boundaries: The horizontal plane of the undecorated unfinished ceiling of the unit.

B.) Lower Boundaries: The horizontal plane of the upper surface of the undecorated floor.

C.) Perimetrical Boundaries (Vertical): The vertical boundaries of the unit shall be the vertical plane which includes the outermost surface of the interior walls bounding the unit extended to intersections with each other, and with the upper and lower boundaries.

D.) Other Unit Inclusions: Each Unit shall include the interior finished walls and partitions which are contained in said Unit, and the liner decorated and/or finished surfaces of the perimeter walls, floors, ceilings, including plaster, paint, wallpaper (if any), etc. contained in said Unit, and all windows and exterior and interior doors and screens contained in said unit.

E.) Each Unit does not include the following items which are hereby made part of the common elements: Unfinished surfaces of the perimeter walls, floor, and ceilings surrounding each unit; supporting columns, pipes, wire, conduits or public utility lines running through said Unit which are utilized for or serve more than one (1) Unit.



4th Level Floor Plan Phase II
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 Engineers Surveyors Planners
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 Phone: 954-831-7701 Fax: 954-831-8507

**4th LEVEL FLOOR PLAN
 PHASE II**

SHERIDAN BEACH CLUB CONDOMINIUM NUMBER TWO

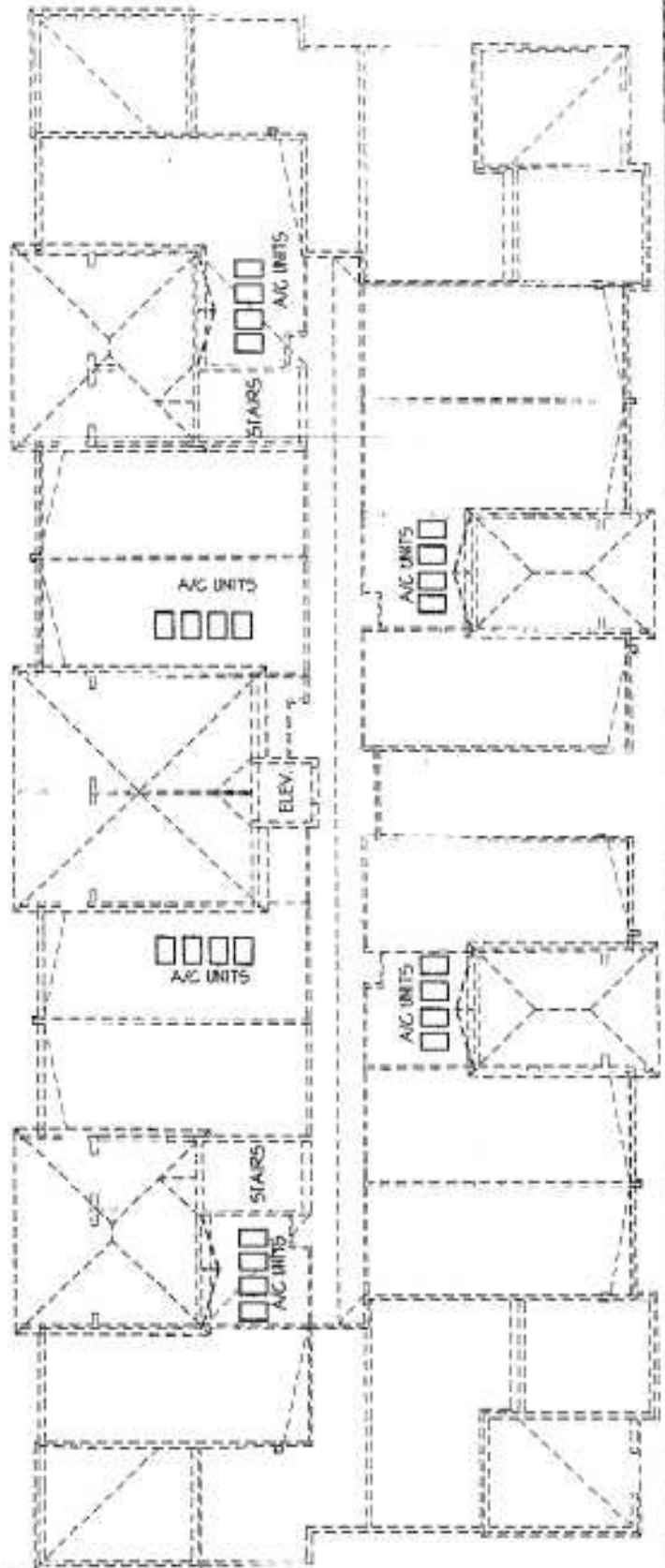


- A/C AIR CONDITIONING UNIT
- COMMON ELEMENT BOUNDARY LINE
- ELEV. ELEVATOR

NOTES:

Each Condominium Unit consists of the space bounded by:

- A.) Upper Boundaries: The horizontal plane of the undecorated unfinished ceiling of the unit.
- B.) Lower Boundaries: The horizontal plane of the upper surface of the undecorated floor.
- C.) Perimetrical Boundaries (Vertical): The vertical boundaries of the unit shall be the vertical plane which includes the outermost surface of the interior walls bounding the unit extended to intersections with each other, and with the upper and lower boundaries.
- D.) Other Unit Inclusions: Each Unit shall include the interior finished walls and partitions which are contained in said Unit, and the inner decorated and/or finished surfaces of the perimeter walls, floors, ceilings, including plaster, paint, wallpaper (if any), etc. contained in said Unit, and all windows and exterior and interior doors and screens contained in said unit.
- E.) Each Unit does not include the following items which are hereby made part of the common elements: Unfinished surfaces of the perimeter walls, floor, and ceilings surrounding each Unit; Supporting columns, pipes, wire, conduits or public utility lines running through said Unit which are utilized for or serve more than one (1) Unit.



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**ROOF LEVEL FLOOR PLAN
 PHASE II**

SHERIDAN BEACH CLUB CONDOMINIUM NUMBER TWO



FRONT ELEVATION

Not To Scale



REAR ELEVATION

Not To Scale

NOTES:

- 1.) There may exist some variance between the elevations proposed and the unfinished elevations.
- 2.) Elevations refers to (M.G.V.D.) National Geodetic Vertical Datum of 1929.



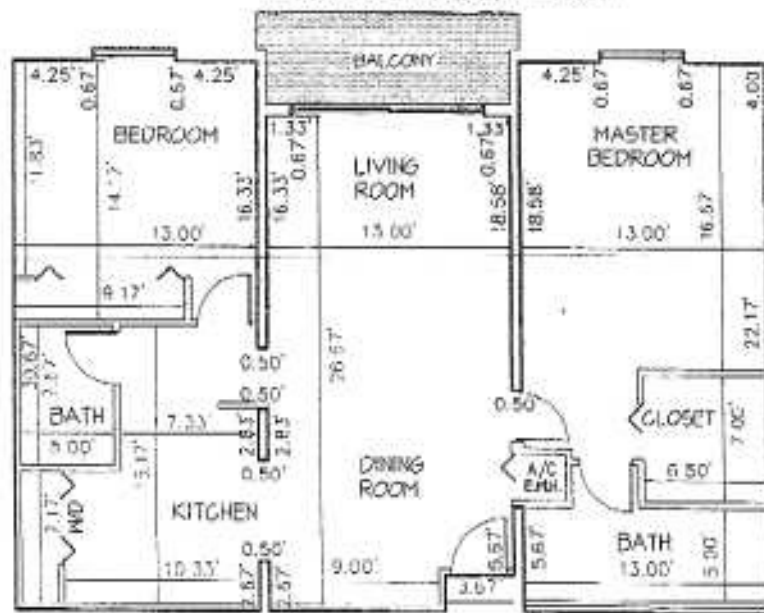
Calvin Giordano & Associates, Inc.
 Engineers Surveyors Planners
 1800 Eller Drive, Suite 200
 Ft. Lauderdale, Florida 33314
 Phone: 954-891-7781 Fax 954-891-6007

BUILDING ELEVATIONS PHASE I AND II

FLOOR PLANS

SHERIDAN BEACH CLUB CONDOMINIUM NUMBER TWO A Condominium

NOTE: TERRACE ON 1st FLOOR
AND BALCONY ON 2nd, 3rd, 4th FLOORS



"MODEL C"

UNIT NUMBERS:

1021, 1022, 1081, 1082,
2021, 2022, 2081, 2082,
3021, 3022, 3081, 3082

NOTES:

Each Condominium Unit consists of the space bounded by:



A.) Upper Boundaries:
The horizontal plane of the undecorated unfinished ceiling of the unit.

B.) Lower Boundaries:
The horizontal plane of the upper surface of the undecorated floor.

C.) Perimetrical Boundaries (Vertical):
The vertical boundaries of the unit shall be the vertical plane which includes the outermost surface of the interior walls bounding the unit extended to intersections with each other, and with the upper and lower boundaries.

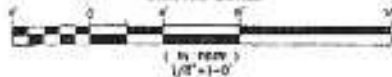
D.) Other Unit Inclusions:
Each Unit shall include the interior finished walls and partitions which are contained in said unit, and the inner decorated and/or finished surfaces of the perimeter walls, floors, ceilings, including plaster, paint, wallpaper (if any), etc. contained in said Unit, and all windows and exterior and interior doors and screens contained in said unit.

E.) Each Unit does not include the following items which are hereby made part of the common elements: Unfinished surfaces of the perimeter walls, floor, and ceilings surrounding each Unit; Supporting columns, pipes, wire, conduits or public utility lines running through said Unit which are utilized for or serve more than one (1) Unit.

 LIMITED COMMON ELEMENT
 CONDOMINIUM UNIT BOUNDARY LINE



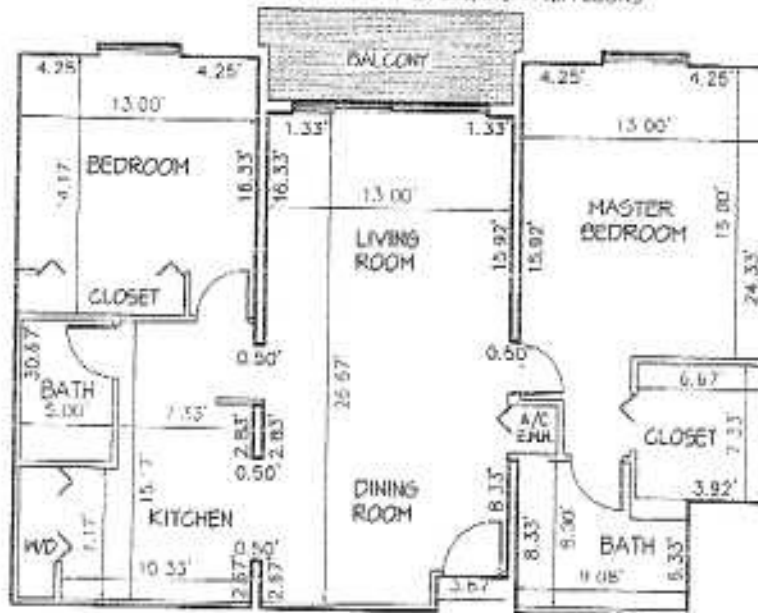
GRAPHIC SCALE



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Engineers Surveyors Planners
1880 Edcor Drive, Suite 200
P.O. Lakeland, Florida 33818
884.921.7791 884.921.8807 fax

SHERIDAN BEACH CLUB CONDOMINIUM NUMBER TWO

NOTE: TERRACE ON 1st FLOOR
AND BALCONY ON 2nd, 3rd & 4th FLOORS



"MODEL B"

UNIT NUMBERS:

1041, 1042, 1061, 1062,
2041, 2042, 2061, 2062,
3041, 3042, 3061, 3062,



LIMITED COMMON ELEMENT



CONDOMINIUM UNIT
BOUNDARY LINE



GRAPHIC SCALE



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Engineers Surveyors Planners

1000 Star Drive, Suite 600
FL Lauderdale, Florida 33315
Phone: 954.901.3725 Fax: 954.981.8607

NOTES:

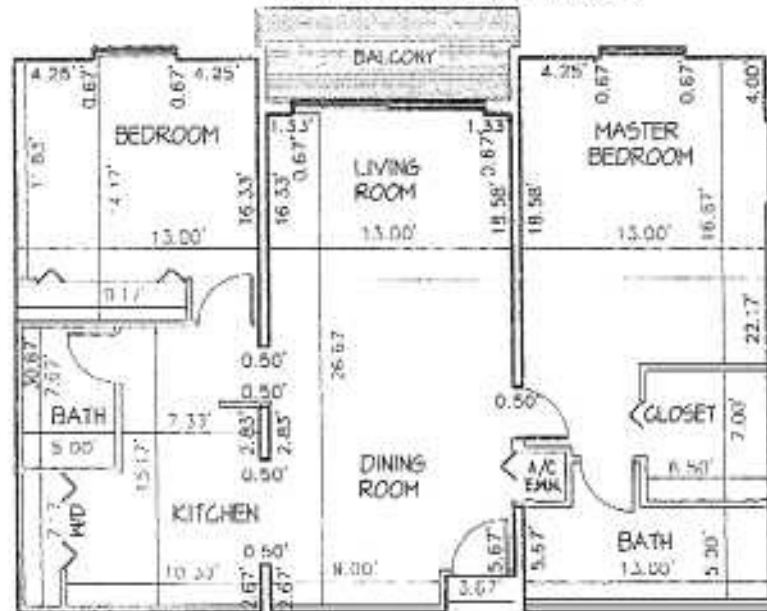
Each Condominium Unit consists of the space bounded by:

- Upper Boundaries: The horizontal plane of the undecorated unfinished ceiling of the unit.
- Lower Boundaries: The horizontal plane of the upper surface of the undecorated floor.
- Perimetrical Boundaries (Vertical): The vertical boundaries of the unit shall be the vertical plane which includes the outermost surface of the interior walls bounding the unit extended to intersections with each other, and with the upper and lower boundaries.
- Other Unit Inclusions: Each unit shall include the interior finished walls and partitions which are contained in said Unit, and the inner decorated and/or finished surfaces of the perimeter walls, floors, ceilings, including plaster, paint, wallpaper (if any), etc. contained in said Unit, and all windows and exterior and interior doors and screens contained in said unit.

E.) Each Unit does not include the following items which are hereby made part of the common elements: Unfinished surfaces of the perimeter walls, floor, and ceilings surrounding each Unit; Supporting columns, pipes, wire, conduits or public utility lines running through said Unit which are utilized for or serve more than one (1) Unit.

SHERIDAN BEACH CLUB CONDOMINIUM NUMBER TWO

NOTE: TERRACE ON 1st FLOOR
AND BALCONY ON 2nd, 3rd & 4th FLOORS



"MODEL C"

UNIT NUMBERS:

1021, 1022, 1081, 1082,
2021, 2022, 2081, 2082,
3021, 3022, 3081, 3082

NOTES:

Each Condominium Unit consists of the space bounded by:

A.) Upper Boundaries:
The horizontal plane of the undecorated unfinished ceiling of the unit.

B.) Lower Boundaries:
The horizontal plane of the upper surface of the undecorated floor.

C.) Perimetrical Boundaries (vertical):
The vertical boundaries of the unit shall be the vertical plane which includes the outermost surface of the interior walls bounding the unit extended to intersections with each other, and with the upper and lower boundaries.

D.) Other Unit Inclusions:
Each Unit shall include the interior finished walls and partitions which are contained in said Unit, and the inner decorated and/or finished surfaces of the perimeter walls, floors, ceilings, including plaster, paint, wallpaper (if any), etc. contained in said Unit, and all windows and exterior and interior doors and screens contained in said unit.

E.) Each Unit does not include the following items which are hereby made part of the common elements:
Unfinished surfaces of the perimeter walls, floor, and ceilings surrounding each Unit;
Supporting columns, pipes, wire, conduits or public utility lines running through said Unit which are utilized for or serve more than one (1) Unit.



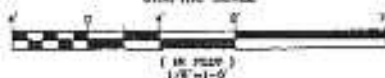
LIMITED COMMON ELEMENT



CONDOMINIUM UNIT
BOUNDARY LINE



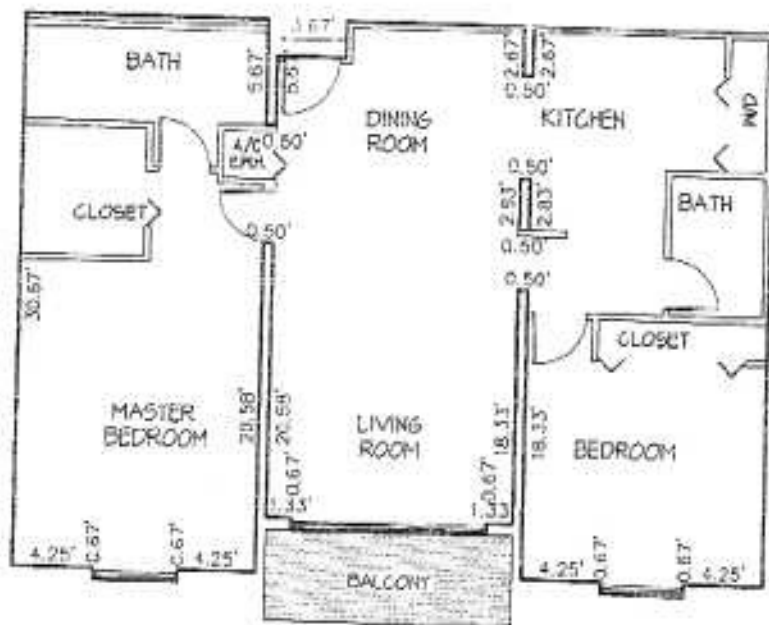
GRAPHIC SCALE



Cahin, Giordano & Associates, Inc.
Engineers Surveyors Planners

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SHERIDAN BEACH CLUB CONDOMINIUM NUMBER TWO



NOTE: TERRACE ON 1st FLOOR
AND BALCONY ON 2nd, 3rd & 4th FLOORS

"MODEL D"

UNIT NUMBERS:

2031, 2032, 2051, 2052,
3031, 3032, 3051, 3052

NOTES:

Each Condominium Unit consists of the space bounded by:

A.) Upper Boundaries:

The horizontal plane of the undecorated unfinished ceiling of the unit.

B.) Lower Boundaries:

The horizontal plane of the upper surface of the undecorated floor.

C.) Perimetrical Boundaries (Vertical):

The vertical boundaries of the unit shall be the vertical plane which includes the outermost surface of the interior walls bounding the unit, extended to intersections with each other, and with the upper and lower boundaries.

D.) Other Unit Inclusions:

Each Unit shall include the interior finished walls and partitions which are contained in said Unit, and the interior decorated and/or finished surfaces of the perimeter walls, floors, ceilings, including plaster, paint, wallpaper (if any), etc. contained in said Unit, and all windows and exterior and interior doors and screens contained in said unit.

E.) Each Unit does not include the following items which are hereby made part of the common elements:

Unfinished surfaces of the perimeter walls, floor, and ceilings surrounding each Unit;
Supporting columns, pipes, wire, conduits or public utility lines running through said Unit which are utilized for or serve more than one (1) Unit.



LIMITED COMMON ELEMENT



CONDOMINIUM UNIT
BOUNDARY LINE



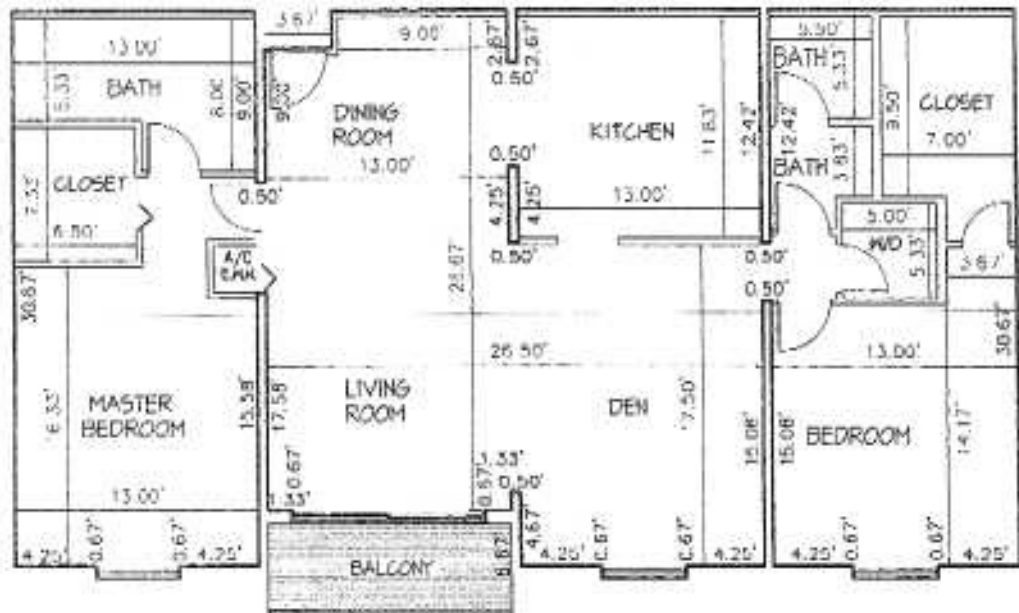
GRAPHIC SCALE



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Engineers Surveyors Planners

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P.O. Landerdale, Florida 33418
Phone: 354.523.7761 Fax 354.991.8877

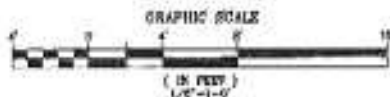
SHERIDAN BEACH CLUB CONDOMINIUM NUMBER TWO



"MODEL E"

UNIT NUMBERS:
4031, 4032, 4051, 4052

- LIMITED COMMON ELEMENT
- CONDOMINIUM UNIT BOUNDARY LINE



NOTES:

Each Condominium Unit consists of the space bounded by:

- A.) Upper Boundaries:
The horizontal plane of the undecorated unfinished ceiling of the unit.
- B.) Lower Boundaries:
The horizontal plane of the upper surface of the undecorated floor.
- C.) Perimetrical Boundaries (Vertical):
The vertical boundaries of the unit shall be the vertical plane which includes the outermost surface of the interior walls bounding the unit extended to intersections with each other, and with the upper and lower boundaries.

D.) Other Unit Inclusions:
Each Unit shall include the interior finished walls and partitions which are contained in said Unit, and the inner decorated and/or finished surfaces of the perimeter walls, floors, ceilings, including plaster, paint, wallpaper (if any), etc. contained in said Unit, and all windows and exterior and interior doors and screens contained in said unit.

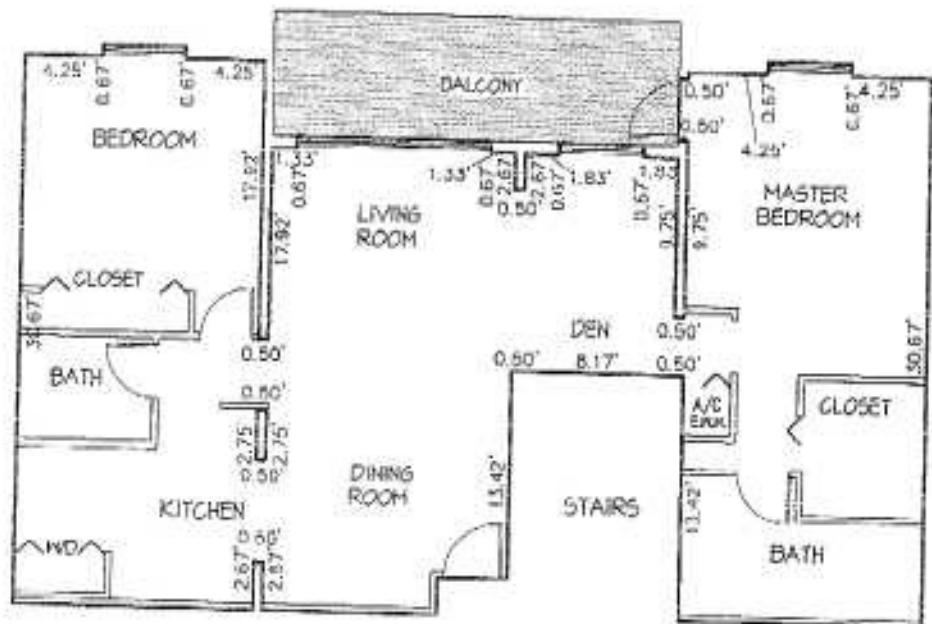
E.) Each Unit does not include the following items which are hereby made part of the common elements:
Unfinished surfaces of the perimeter walls, floor, and ceilings surrounding each Unit;
Supporting columns, pipes, wire, conduits or public utility lines running through said Unit which are utilized for or serve more than one (1) Unit.



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Engineers Surveyors Planners



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SHERIDAN BEACH CLUB CONDOMINIUM NUMBER TWO



"MODEL F"

UNIT NUMBERS:
4041, 4042, 4081, 4082

 LIMITED COMMON ELEMENT
 CONDOMINIUM UNIT BOUNDARY LINE



GRAPHIC SCALE



NOTES:

Each Condominium Unit consists of the space bounded by:

A.) Upper Boundaries:
The horizontal plane of the undecorated unfinished ceiling of the unit.

B.) Lower Boundaries:
The horizontal plane of the upper surface of the undecorated floor.

C.) Perimetrical Boundaries (Vertical):
The vertical boundaries of the unit shall be the vertical plane which includes the outermost surface of the interior walls bounding the unit extended to intersections with each other, and with the upper and lower boundaries.

D.) Other Unit Inclusions:
Each Unit shall include the interior finished walls and partitions which are contained in said Unit, and the inner decorated and/or finished surfaces of the perimeter walls, floors, ceilings, including plaster, paint, wallpaper (if any), etc. contained in said Unit, and all windows and exterior and interior doors and screens contained in said Unit.

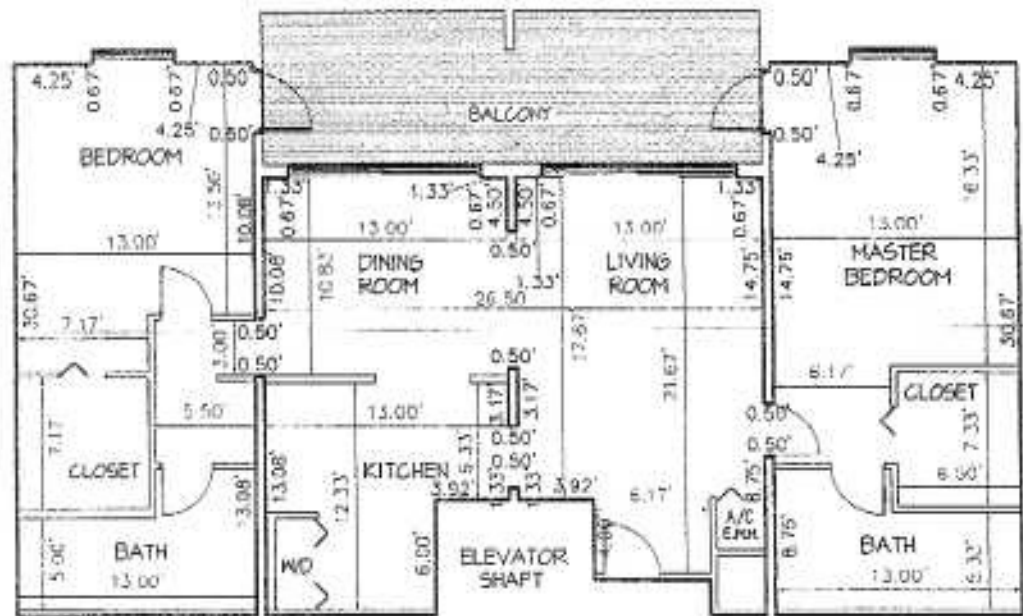
E.) Each Unit does not include the following items which are hereby made part of the common elements:
Unfinished surfaces of the perimeter walls, floor, unit ceilings surrounding each Unit;
Supporting columns, pipes, wire, conduits or public utility lines running through said Unit which are utilized for or serve more than one (1) Unit.



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Engineers Surveyors Planners

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SHERIDAN BEACH CLUB CONDOMINIUM NUMBER TWO



"MODEL G"

**UNIT NUMBERS:
4061, 4062**

LIMITED COMMON ELEMENT
 CONDOMINIUM UNIT BOUNDARY LINE



GRAPHIC SCALE



NOTES:

Each Condominium Unit consists of the space bounded by:

A.) Upper Boundaries:
The horizontal plane of the undecorated unfinished ceiling of the unit.

B.) Lower Boundaries:
The horizontal plane of the upper surface of the undecorated floor.

C.) Perimetrical Boundaries (Vertical):
The vertical boundaries of the unit shall be the vertical plane which includes the outermost surface of the interior walls bounding the unit extended to intersections with each other, and with the upper and lower boundaries.

D.) Other Unit Inclusions:
Each Unit shall include the interior finished walls and partitions which are contained in said Unit, and the inner decorated and/or finished surfaces of the perimeter walls, floors, ceilings, including plaster, paint, wallpaper (if any), etc. contained in said Unit, and all windows and exterior and interior doors and screens contained in said unit.

E.) Each Unit does not include the following items which are hereby made part of the common elements:
Unfinished surfaces of the perimeter walls, floor, and ceilings surrounding each Unit;
Supporting columns, pipes, wire, conduits or public utility lines running through said Unit which are utilized for or serve more than one (1) Unit.



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Engineers Surveyors Planners

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ESCROW AGREEMENT

ESCROW AGREEMENT

THIS ESCROW AGREEMENT ("Agreement") is made and entered into July 18, 2003 between SHERIDAN 58, LLC, a Florida limited liability company ("Developer") and WESTWOOD NATIONAL TITLE COMPANY, a Florida corporation ("Escrow Agent"). Developer and Escrow Agent acknowledge that the DIVISION OF FLORIDA LAND SALES, CONDOMINIUMS AND MOBILE HOMES OF THE DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION OF THE STATE OF FLORIDA ("Division") is a beneficiary of this Agreement.

WHEREAS, Developer is now developing condominium residential buildings located at the Project(s) more particularly described on Exhibit A attached hereto and made a part hereof (hereinafter referred to as the "Projects"), to be located in Broward County, Florida and may hereafter develop additional condominium residential buildings located in Broward County or in another county (hereinafter collectively referred to as the "County") and desires that Escrow Agent hold certain deposit monies (hereinafter called "Deposit Monies") received by Developer from purchasers of residential condominium dwelling units ("Condominium Unit[s]") at the Projects (which purchasers are hereinafter referred to as "Buyers"); and

WHEREAS, the Escrow Agent has agreed to act as escrow agent for the Deposit Monies paid by Buyers pursuant to Contracts for Purchase and Sale (which Contracts for Purchase and Sale are hereinafter referred to as "Contracts"), entered into by Developer and Buyers in accordance with the provisions of Chapter 718, Section 718.202, Florida Statutes ("Act"), and on the terms and conditions now about to be set forth; and

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth and other good and lawful consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

I. Projects

Developer and Escrow Agent agree that a schedule of the Projects currently under development to which this Agreement shall be applicable is attached hereto as Exhibit A and made a part hereof. Developer may notify Escrow Agent, in writing, of additional projects under development by it during the term of this Agreement, whereupon such additional projects shall be governed by the provisions of this Agreement upon acceptance of the additional projects by the Escrow Agent as fully as though originally set forth in Exhibit A.

II. Escrow Account

A. Escrow Agent hereby accepts its designation to act and serve as escrow agent for the Projects, subject to all of the rights and privileges appertaining to such office and subject to the obligations incident thereto.

B. Escrow Agent has opened a separate account designated as "Westwood National Title Company Escrow Account for Sheridan 58, LLC" (which separate account is hereinafter referred to as the "Account"). Each transmittal of Deposit Monies to Escrow Agent shall specify for each Buyer in each Project the portion of the Deposit Monies not exceeding ten percent (10%) of the total purchase price ("Total Purchase Price") of the Condominium Unit(s) being purchased as set forth in the Contract ("10% Monies") and the portion of the Deposit Monies, if any, exceeding ten percent (10%) of the Total Purchase Price ("Over 10% Monies). If so instructed in writing by an Authorized Representative of the Developer as designated on Exhibit C, Escrow Agent shall invest the Deposit Monies, provided that the Deposit Monies shall be invested only in securities of the United States or any agency thereof, or in accounts in institutions, the deposits of which are insured by an agency of the United States. Developer shall also deliver to Escrow Agent a copy of the Contract, pursuant to Developer's receipt of payment of the Deposit Monies being delivered therewith; provided, however, in the event any additional Deposit Monies shall be paid, pursuant to a Contract previously delivered to Escrow Agent, Developer shall not be required to deliver another copy of such Contract. A copy of the form of Contract to be used at the Projects shall be delivered to Escrow Agent for each Project from time to time.

C. Escrow Agent shall maintain appropriate schedules from which can be determined the Deposit Monies held by Escrow Agent for each Project and each Buyer therein, which schedules shall be available for inspection by Developer at reasonable times during business hours. Escrow Agent shall deliver monthly statements to Developer, which statements shall indicate: the Deposit Monies received for each Project and Buyers who made payment of the funds so deposited; the Deposit Monies disbursed for each Project and to whom the Deposit Monies were disbursed; the remaining balance of Deposit Monies for each Project; the name of each Buyer for whom funds are held; and the amount of Deposit Monies for each Buyer which remain in the Account.

D. Escrow Agent shall furnish a receipt to each Buyer upon request.

E. Escrow Agent shall invest the Deposit Monies as directed by Developer, but in no event shall Escrow Agent invest the Deposit Monies in anything other than securities of the United States or any agencies thereof, or in accounts in institutions, the deposits of which are insured by an agency of the United States.

F. Developer shall pay Escrow Agent the fees required and at the times set forth on the Fee Schedule attached hereto and made a part hereof as Exhibit B.

III. Disbursement of Deposit Monies

Escrow Agent agrees to hold all Deposit Monies in escrow in the Account subject to and in accordance with the following terms and conditions:

A. If prior to the closing of title ("Closing") with respect to a Contract a Buyer properly terminates such Contract ("Avoidance"), then Deposit Monies from payments made under such Contract which are being held by Escrow Agent shall be paid by Escrow Agent to

such Buyer free of all costs of the escrow, together with interest earned thereon, if any. In case of a default ("Default") by a Buyer, Deposit Monies from payments made by such Buyer under such Contract, together with all amounts earned thereon, if any, shall be paid by Escrow Agent to Developer. Escrow Agent shall not be obligated to determine whether an Avoidance or Default has occurred and Escrow Agent shall make the payments required hereunder upon an Avoidance or a Default ten (10) days after receipt by Escrow Agent of written notice of such Avoidance or Default from Developer designating the Buyer and Contract which has been Avoided or Defaulted, the amount of the Deposit Monies which should be released from escrow and to whom and where such amount should be paid; provided, however, that such notice shall state that a copy thereof has been mailed simultaneously therewith, via registered or certified mail, return receipt requested, to the Buyer under the Avoided or Defaulted Contract.

B. In the event a Contract provides that the Developer may withdraw Over 10% Monies as set forth in such Contract from the Account when construction of the improvements has begun, then all Deposit Monies received by Escrow Agent from a Buyer pursuant to a Contract which are Over 10% Monies shall be disbursed with all interest earned thereon, if any, to Developer when the construction of improvements has begun for use in the actual construction and development of each Project in which the Condominium Unit(s) are located, provided Developer supplies Escrow Agent the written statement described in Paragraph III.F. Notwithstanding anything contained herein to the contrary, Escrow Agent shall not be obligated to determine whether the applicable Contract contains a provision for release of such Over 10% Monies, but Escrow Agent may instead rely upon the aforesaid statement from Developer.

C. In the event of a Closing, Escrow Agent shall disburse to Developer the Deposit Monies held by Escrow Agent with respect to such Contract in accordance with written instructions from Developer. Such Deposit Monies, together with interest earned thereon, if any, shall be disbursed to Developer within ten (10) days of receipt by Escrow Agent from Developer of written notice that such Closing or Closings have been completed. Such written notice shall include a copy of the applicable closing statement executed by Buyer, a copy of the executed deed conveying the property and such other information as Escrow Agent may reasonably require.

D. Notwithstanding any provision to the contrary herein contained, in the event Escrow Agent receives written notice from Developer and/or a Buyer of a dispute between Developer and a Buyer concerning disbursement of such Buyer's Deposit Monies, Escrow Agent shall make no disbursements from escrow, except in accordance with Article VI hereof.

E. Further, notwithstanding any provision to the contrary contained herein, in the event Escrow Agent receives written notice ("Buyer's Avoidance Notice") from a Buyer which alleges an Avoidance and Escrow Agent has not received a similar notice from Developer which confirms such Avoidance, Escrow Agent shall make no disbursements from escrow, except as hereinafter provided in this paragraph, but shall instead send a copy of such Buyer's Avoidance Notice to Developer by certified mail. Developer shall have ten (10) days from receipt of such Buyer's Avoidance Notice to respond in writing to Escrow Agent, which response ("Response") shall either confirm the Avoidance or advise as to a dispute concerning disbursement of such Buyer's Deposit Monies. In the event that the Response confirms such Avoidance, same shall be

treated as if Escrow Agent had originally received written notice from Developer advising of such Avoidance in accordance with Paragraph A of this Article III. In the event that the Response advises as to a dispute, Escrow Agent shall make no disbursements from escrow, except in accordance with Article VI hereof. The failure of Developer to timely furnish a Response shall be deemed to be the same as if Developer had advised of a dispute in a Response; provided that, in the event Escrow Agent thereafter receives a Response confirming the Avoidance and Escrow Agent has not prior to its receipt of such Response made any disbursements permitted hereby, such Response shall be deemed to have been timely furnished.

F. Except in the event of a Default or a Closing, all requests by Developer for disbursements of Over 10% Monies by Escrow Agent to Developer shall be accompanied by a written statement from Developer, including, but not limited to, the following:

- (i) construction has begun on the Project;
- (ii) all funds received by Developer will be used for the purpose of constructing the Project; and
- (iii) a list specifying for each Buyer the Over 10% Monies which are to be disbursed.

G. Developer shall maintain sufficient accounting records to demonstrate that all Over 10% Monies disbursed to Developer by Escrow Agent, unless disbursed in connection with a Default or a Closing, were used by the Developer for the construction of the Project.

IV. Purchaser Protection Assurance

Developer reserves the right to post an assurance in accordance with Section 718.202(1), Florida Statutes. The Director of the Division has the discretion to accept other assurances from Developer in lieu of the escrow of all or any portion of the funds required to be escrowed hereunder. Developer may, but is not obligated to, submit to the Division for approval a letter of credit or other assurance, such as surety bonds or cash, as may be approved by the Division from time to time ("Assurance"). If the Division accepts the Assurance as being sufficient under this Agreement, such Assurance will serve as security for all or a portion of the Deposit Monies otherwise required to be escrowed hereunder in accordance with the terms and conditions of this Agreement. Developer shall be obligated to furnish Escrow Agent with a copy of the Division's approval of any Assurance along with the certificate of Developer that such Assurance is adequate in amount to cover deposits up to ten percent (10%) of the sales price for all sales of Condominium Units in the Projects. Notwithstanding anything contained herein to the contrary, no substitute assurance arrangements shall be instituted, and Escrow Agent may not rely on any such substitute Assurance, without the prior approval of the Division.

A. Holding of Funds Secured by the Assurance:

For so long as Developer maintains an acceptable Assurance as contemplated herein, Developer will not be required to escrow Deposit Monies otherwise required to be escrowed

hereunder with Escrow Agent, provided, however, that: (i) the total amount of Deposit Monies retained by Developer is less than or equal to the amount of the Assurance, including all increases thereof, and (ii) in the event that Developer receives Deposit Monies which in total exceed the amount of the Assurance, any such excess Deposit Monies shall be delivered to Escrow Agent immediately in accordance with the procedures set forth herein. Such excess Deposit Monies may be redelivered to Developer upon the receipt by Escrow Agent of acknowledgment by the Division that the Division is in possession of an increase in the amount of the Assurance to cover the excess of the Deposit Monies.

B. Monthly Accounting:

Developer shall provide Escrow Agent with a monthly accounting of all funds received from purchasers which are not escrowed because of the existence of an Assurance. Such monthly accounting shall be used by Escrow Agent as a means of compiling the status report required hereinafter. Escrow Agent shall be entitled to fully and completely rely upon the accuracy of said monthly accountings. Such monthly reports shall provide a list of Buyers and indicate the related amount of monies for each Buyer then held by Developer.

C. Expiration of Assurance:

Notwithstanding anything contained herein to the contrary:

- (i) Developer shall supply the Division with a replacement to the Assurance, which is acceptable to the Division, at least forty-five (45) days prior to the expiration of the Assurance.
- (ii) If Escrow Agent has not received notification from the Division that Developer has complied with paragraph (i) above, then thirty (30) days prior to the expiration of the Assurance, Escrow Agent shall provide the Division with a statement showing the status of the total funds secured by the Assurance as of the thirtieth (30th) day prior to the expiration of the Assurance based on the monthly reports furnished by Developer. Escrow Agent shall concurrently make demand for replacement of the Assurance pursuant to paragraph (i) above, or payment from Developer to Escrow Agent of that amount of total funds secured by the Assurance. In the event such payment is not forthcoming from Developer within five (5) days from mailing of demand by Escrow Agent, then Escrow Agent shall make demand upon the Assurance to the extent of the amount of funds and place such funds with Escrow Agent, which shall then be responsible for maintaining such funds in accordance with this Agreement. In the event Escrow Agent fails to make the necessary demand on the Assurance as set forth above, the Division shall have the right to then make the demand on the Assurance in accordance with the terms of this Agreement and such funds shall be placed in escrow pursuant to this Agreement. It is understood that this procedure shall similarly be followed in the event of any dispute with any Buyer relating to refunds of any funds secured by the Assurance from time to time that is not resolved within fifteen (15) days from the date that Developer receives notice of dispute.

D. Release of Funds from Assurance:

Funds retained by Developer pursuant to Paragraph IV.A above, which are secured by the Assurance, may only be released from the Assurance upon presentation to Escrow Agent of certification from Developer that the conditions listed Section 718.202(1)(a) through (d), Florida Statutes, have been met.

E. Other Condominiums:

It is acknowledged that the Assurance may cover sales of Condominium Units at other Projects both within and outside the Projects being developed by Developer. In the event that an Assurance is amended to cover sales of Condominium Units at other Projects, the Division shall be furnished with a copy of such original amendment to Assurance. Developer shall deliver to Escrow Agent a copy of the Division's approval of the use of the Assurance for such projects.

G. Assurance No Longer Required:

If an outstanding Assurance is no longer required in order to enable Developer to satisfy the conditions set forth in the Act and herein, and Developer desires to terminate the outstanding Assurance, Developer shall so notify Escrow Agent and Division in writing. Developer shall provide written instructions to Escrow Agent and Division for handling return of the original Assurance. Escrow Agent is authorized to rely upon a statement from Developer as to whether the Assurance is no longer required to satisfy the conditions set forth in the Act and herein

V. Liability of Escrow Agent

Escrow Agent shall not be responsible or liable in any manner whatsoever for the sufficiency or correctness as to form, manner of execution or validity of any instrument deposited in this escrow, nor as to the identity, authority or rights of any person executing the same, nor as to the truth or validity of any statement executed by Developer or any Buyer, nor as to the sufficiency of the title to the property to be conveyed. Escrow Agent's duties hereunder shall be limited to the safekeeping of such money, monies, instruments or other documents received by it as such escrow holder, and for the disposition of the same in accordance with the written instructions accepted by Escrow Agent in this escrow, and no implied duties or obligations shall be read into this Agreement against the Escrow Agent. Upon the Escrow Agent disbursing all of the Deposit Monies of a Buyer in accordance with the provisions hereof, the escrow shall terminate with respect to said Buyer's Deposit Monies, and Escrow Agent shall thereafter be released of all liability hereunder in connection therewith. The Escrow Agent may consult with counsel of its own choice and shall have full and complete authorization and protection for any action taken or suffered by it hereunder in good faith and in accordance with the opinion of counsel. The Escrow Agent shall otherwise not be liable for any mistakes of fact or error of judgment, or for any acts or omissions of any kind unless caused by its willful misconduct or gross negligence, and Developer agrees to indemnify and hold the Escrow Agent harmless from any claims, demands, causes of action, liability, damages, judgments, including the cost of defending any action against it, together with any reasonable attorneys' fees incurred therewith, whether at or before trial and/or appellate levels, in connection with Escrow Agent's undertaking pursuant to the terms and conditions of this Escrow Agreement, unless such act or omission is a result of the willful misconduct or gross negligence of the Escrow Agent.

VI. Disputes

In the event that, prior to Closing, Escrow Agent receives written notice from a Buyer and/or Developer that there is a dispute between such Buyer and Developer concerning disbursement of such Buyer's Deposit Monies, Escrow Agent shall so notify the other party in writing and continue to hold such Deposit Monies and amounts earned thereon, if any, until Escrow Agent receives written instructions as to disbursement signed by both Developer and such Buyer, or until Escrow Agent, in its sole discretion, elects to file an interpleader action, thereby tendering said Deposit Monies with interest thereon, if any, to the Clerk of an appropriate court, in which case Escrow Agent shall be entitled to its reasonable attorneys' fees and court costs at all trial and appellate levels. In the event that Escrow Agent is joined as a party to a lawsuit because Escrow Agent is holding a Buyer's Deposit Monies, Escrow Agent may, at its option, elect to file an interpleader action, thereby tendering said Deposit Monies with interest thereon, if any, to the Clerk of the court or the Escrow Agent may disburse the Deposit Monies in accordance with the court's ultimate disposition of the case. In either case, Escrow Agent shall be entitled to its reasonable attorneys' fees and court costs at all trial and appellate levels. The losing party in a lawsuit between Buyer and Developer, whether or not such fees are awarded by the court, is required to pay Escrow Agent's reasonable attorney and paralegal fees and court costs as set forth above before any money is disbursed by Escrow Agent.

VII. Term of Agreement

A. This Agreement shall remain in effect until such time as same is cancelled at any time during its term in either of the following manners:

1. By written notice given by Developer of cancellation of designation of Escrow Agent to act and serve in said capacity, in which event cancellation shall take effect thirty (30) days after notice to Escrow Agent of such cancellation by Developer or such shorter time as Developer shall specify in such notice; or

2. Escrow Agent may resign as Escrow Agent at any time upon giving notice to Developer of its desire to so resign; provided, however, that resignation of said Escrow Agent shall take effect thirty (30) days after the giving of notice of resignation and provided that Developer shall have an opportunity to select and designate another party to act and serve as escrow agent.

B. In the event Developer fails to designate a successor escrow agent authorized to hold deposits pursuant to Section 718.202 of the Act within the period described hereinabove, Escrow Agent shall have the right to deposit all Deposit Monies, Assurance(s), Contracts and all other documents, if any, held hereunder, and copies, if not the original, of Escrow Agent's records while acting as Escrow Agent, with the Division or into the registry of an appropriate court and request judicial determination of the rights between the parties, by interpleader or other appropriate action, and Escrow Agent shall be entitled to its reasonable attorneys' fees through all trial and appellate levels and court costs.

C. Upon termination of the duties of Escrow Agent named hereby by virtue of its resignation, or of revocation of its designation to act and serve in the capacity of escrow agent, Escrow Agent shall deliver any and all funds being held by Escrow Agent in escrow and deliver and assign, if agreed to by the issuer, all Letter(s) of Credit held by Escrow Agent and any and all Contracts, Assurance(s) or other documents, and copies, if not the original, of Escrow Agent's record while acting as Escrow Agent, to the newly appointed escrow agent authorized pursuant to Section 718.202 of the Act and designated by Developer, and Escrow Agent shall not have the right to withhold the Deposit Monies and/or documents and instruments from said newly appointed escrow agent. In the event the issuer does not agree to the assignment of the Assurance to a new escrow agent, or Developer does not provide a substitute assurance, then the Escrow Agent shall draw upon the full amount of the Assurance(s) (or such lesser amount as may be certified to the Escrow Agent by Developer as being necessary to comply with Section 718.202 of the Act), and Escrow Agent shall then deliver such funds to the new escrow agent.

VIII. Nonexclusive Agreement

The parties hereto acknowledge and agree that nothing herein shall prohibit Escrow Agent from serving in a similar capacity on behalf of other developers nor shall anything herein require Developer to deliver all Deposit Monies to Escrow Agent. Escrow Agent shall, within ten (10) days of receipt of written request from Developer, transfer Deposit Monies to such other escrow agent as Developer shall direct in writing.

IX. Notices

All notices, certificates, requests, demands, materials and other communications hereunder shall be in writing and shall be deemed to have been duly given, upon the delivery thereof by hand to the appropriate addresses hereinafter set forth as evidenced by a signed receipt for same, or on the date noted on the receipt after mailing by United States registered or certified mail, return receipt requested, postage prepaid, addressed as follows:

- (1) If to Developer to: Sheridan 58, LLC
649 East Sheridan Street
Dania Beach, Florida 33004
- (2) If to Escrow Agent to: Westwood National Title Company
701 Waterford Way, Suite 100
Miami, FL 33126
Attention: Ramon R. Cacicedo, Jr., Esq.
- (3) If to the Division to: Director, Division of Florida Land Sales,
Condominiums and Mobile Homes
Department of Business & Professional Regulation
1940 North Monroe Street
Tallahassee, Florida 32399-1030

Any party hereto can change its address for receiving notices by so notifying the other parties hereto in accordance with the procedure outlined above.

X. Other Obligations of Escrow Agent

Upon or following receipt by Escrow Agent of Deposit Monies pursuant to a Contract, Escrow Agent shall, upon request, give to the Buyer(s) named in a Contract a receipt acknowledging Escrow Agent's receipt of such Deposit Monies. Escrow Agent shall not be required to disburse any monies held hereunder until Buyer's check has cleared.

XI. Division as Party to Agreement

Upon the execution hereof by Developer and Escrow Agent, this Agreement will be in full force and effect and will be binding upon Developer and Escrow Agent. Notwithstanding the foregoing, unless and until such time as Division executes this Agreement and a fully executed copy of this Agreement is delivered to Escrow Agent, all provisions contained herein relating to Assurance(s) will not be of any force and/or effect.

XII. Binding Agreement

This Agreement shall be binding upon Developer and Escrow Agent and their respective successors and assigns. In the event any mortgagee of Developer, by foreclosure, deed in lieu, or otherwise, succeeds to the rights of Developer with respect to any Contract(s), the deposits for which are held in escrow pursuant to this Agreement, such mortgagee shall succeed to the rights of Developer under this Agreement with respect to such Contract(s).

XIII. Amendments and Modifications

The provisions of this Agreement shall only be amended, supplemented, waived or modified in a writing signed by Developer, Escrow Agent and Division (if necessary). Such amendment, supplement, waiver or modification shall make specific reference to this Agreement.

XIV. Severability

In the event that any provision contained in this Agreement shall be invalid, illegal, or otherwise contrary to public policy, such provision shall be deemed separate and independent from the remaining provisions of this Agreement which are not invalid, illegal, or otherwise contrary to public policy, and such remaining provisions shall continue in full force and effect.

XV. Entire Agreement

A. This Agreement constitutes the entire agreement entered into by the Developer and the Escrow Agent with respect to the subject matter contained herein. No other prior or contemporaneous statements or representations shall be binding upon either party to this Agreement.


B. Escrow Agent shall be bound only by the terms of this Agreement and shall not be bound or incur any liability with respect to the Contracts or any other agreement or understanding between Developer and Buyer except as herein expressly provided. Escrow Agent shall not be charged with notice or knowledge of any such ancillary document, fact or information not specifically set forth herein. Escrow Agent shall undertake to perform only such duties as are expressly set forth herein and no additional or implied duties or obligations shall be read into the Agreement against Escrow Agent.

C. This Agreement shall be governed and construed in accordance with the laws of the State of Florida.

IN WITNESS WHEREOF, Developer, Escrow Agent and Division (if applicable) have caused these presents to be executed as of the date set forth beneath their respective signatures.

Signed, sealed and delivered
in the presence of:

SHERIDAN 58, LLC
a Florida limited liability company



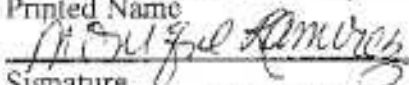
Signature

EVA TURCO

Printed Name

By: 

Jose A. Gonzalez, its Manager

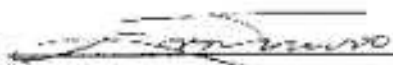


Signature

MCANIQUE RAMIREZ

Printed Name


WESTWOOD NATIONAL TITLE COMPANY, a
Florida corporation



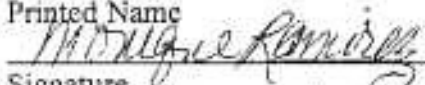
Signature

EVA TURCO

Printed Name

By: 

Ramon R. Cacicedo, Jr., Esq., Vice President



Signature

MCANIQUE RAMIREZ

Printed Name

(CORPORATE SEAL)

EXHIBIT A
SCHEDULE OF PROJECTS

- SHERIDAN BEACH CLUB CONDOMINIUM NUMBER TWO

EXHIBIT B

FEE SCHEDULE

for

Escrow Agent Services

As your Escrow Agent, we will review the Escrow Agreement, deposit the funds in the account, invest them in an interest bearing account as instructed and monitor your account on a daily basis in accordance with the Escrow Agreement.

Acceptance Fee per Unit	\$100
Annual Administrative Fee per Unit	\$50
Out-of-Pocket Expenses	At Cost

EXHIBIT C

The persons(s) listed on this Exhibit C are designated as "Authorized Representative(s)" and the signature(s) below are hereby certified to Escrow Agent as correct. Sheridan 58, LLC hereby agrees to notify Escrow Agent in writing of any change in such designation. Escrow Agent may conclusively rely upon the instruction of an Authorized Representative as to the receipt of funds, disbursements or otherwise.

SHERIDAN 58, LLC



Jose A. Gonzalez



Carlos Fernandez



Guy Hernandez

MANAGEMENT AGREEMENT

MP Malone

COMMUNITY ASSOCIATION MANAGEMENT

P.O. BOX
DANIA BEACH, FLORIDA 33017
TEL: (954) 922-5757
FAX: (954) 921-5757
E-MAIL: MPMJM@AOL.COM

Mr. Kevin Guthard
Trafalgar Associates, Inc.
Sheridan Beach Club, ~~INC~~
Condominium #2

PROPOSAL

As per our agreement, I will be the Manager of the Condominium Association as we discussed and agreed to. The monthly fee at this time will be \$10.00 per unit. The scope of my services is attached.

My fee is based on the fact that the janitorial or cleaning company (or other entity) chosen will be in charge of minor repairs such as light bulb changing and other minor repair work needed. An internal Association box will be installed for maintenance checks. All other mail will be delivered to a P.O. Box at the Dania Beach Post Office paid for by the Association along with computer checks, deposit books, window envelopes, postage, large mail out copies and supplies for the building. All other usual office supplies I will supply. When on vacation I will have a company that is qualified to be called on for emergencies.

This agreement may be terminated by either party with 30 days notice (or until the association finds a replacement) and all paperwork in my possession will be returned promptly.

I will receive no monetary gain other than my monthly fee, although I do charge mortgage and/or title companies for filling out estoppel letters and faxing same. If any extra work is needed, the fee will be negotiated.

Thank you, and it has been a pleasure to work with you.

Sincerely,

MP Malone, C.A.M.
May 3, 2003

MP Malone
MP Malone *5-3-2003*

Kevin Guthard
Kevin Guthard

Sheridan Beach Club
Condominium #2

BOOKKEEPING SERVICES:

RECEIVE ALL A/R CHECKS - MAKE DEPOSITS - ENTER TRANSACTIONS - KEEP FILES ON SAME FOR THE YEAR - SEND LATE DUE NOTICES - SEND TO COLLECTION - HANDLE ALL ESPOPEL LETTERS - ALL CORRESPONDENCE RE: ACCOUNTS TO OWNERS, LENDERS OR ATTORNEYS - MONTHLY REPORT TO DIRECTORS OF UNIT ACCOUNTS - I DO NOT SIGN CHECKS - ALL BANK ACCOUNT RECONCILIATIONS.

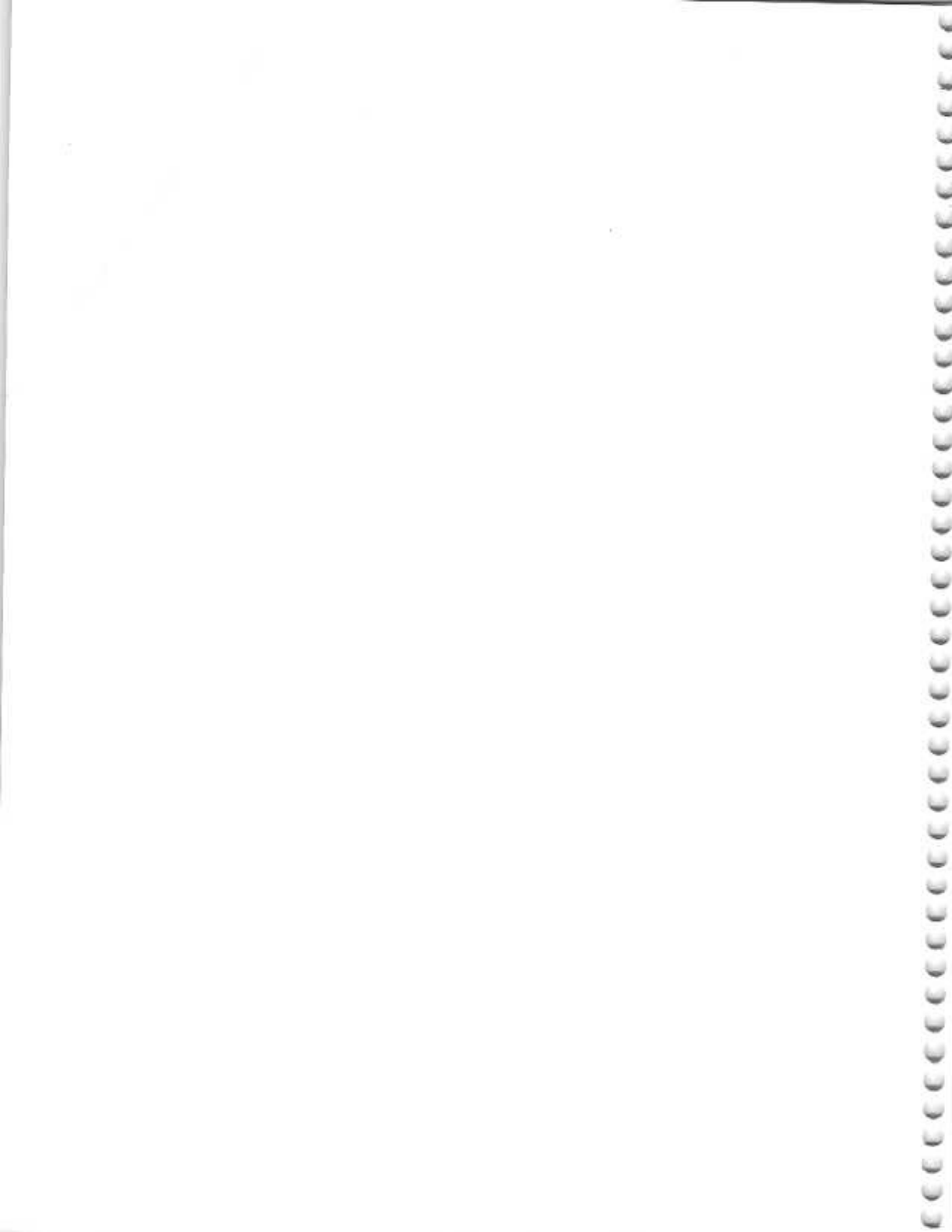
RECEIVE ALL A/P INVOICES - PRINT CHECKS AND PREP FOR MAILING - DELIVER CHECKS TO DIRECTORS FOR SIGNING AND MAILING - RECEIVE CALLS FROM VENDORS RE: ACCOUNTS PAYABLE - FOLLOW UP ON INVOICES PENDING - KEEP FILES ON VENDORS AND CHECKS FOR YEAR, THEN THEY ARE STORED ON ASSOCIATION PREMISES - I USE P.O. BOXES AT POST OFFICE AND MAIL IS PICKED UP EVERY DAY. FINANCIAL REPORTS ARE PROVIDED EVERY MONTH - OTHER REPORTS REQUESTED BY BOARD AT NO EXTRA CHARGE.

HELP WITH PREPARATION OF BUDGET FOR YEARLY BUDGET MEETING - ATTEND MEETING IF REQUESTED - SPECIAL EVENTS I.E. SECRETARY OUT AND I TAKE MINUTES AT \$20.00 PER HOUR TYPED - ALL TAX WORK INCLUDED IN MONTHLY FEE.

MANAGEMENT SERVICES:

A C.A.M. WORKS FOR THE BOARD OF DIRECTORS, THEREFORE THE DIRECTORS MAKE THE DECISIONS AND I HELP IMPLEMENT THE DECISIONS, CONTACT VENDORS FOR COMPLAINTS OR ESTIMATES, MEET VENDORS ONSITE IF REQUIRED, MAKE AND PUT UP NOTICES, HANDLE COMPLAINT CALLS, MEET WITH DIRECTORS AND ATTEND MEETINGS IF REQUESTED, MAKE A REGULAR ONSITE INSPECTION OF THE PREMISES WHEN NEEDED. I WORK AS A BUFFER BETWEEN THE DIRECTORS AND OWNERS. I AM AVAILABLE MON. THRU FRI 9 A.M. TO 5 P.M. AND IF IT'S A REAL EMERGENCY, WEEKENDS AND EVENINGS. AS NOTED ABOVE, I PICK UP AND DELIVER. I MAIL NOTICES INCLUDING ASSESSMENTS OR ANNUAL MEETING NOTICES WITH BUDGET. ALL OF THE ABOVE AND ATTACHED MAY BE ALTERED TO MEET THE ASSOCIATION NEEDS.

MP MALONE, C.A.M.
May 3, 2003



FORM OF CONDOMINIUM DWELLING UNIT LEASE

**[FORM OF]
RESIDENTIAL UNIT LEASE**

THIS RESIDENTIAL UNIT LEASE ("Lease") made and entered into this _____ day of _____, 20__ by and between Sheridan 58, LLC, a Florida limited liability company (hereinafter referred to as "Lessor"), and _____ (hereinafter referred to as "Lessee").

WITNESSETH:

That Lessor, for and in consideration of the covenants, agreements and conditions herein contained, on the part of Lessee to be kept and performed, does hereby demise and lease unto Lessee, and Lessee does hereby hire and take from Lessor, the following described real property and improvements:

Dwelling Unit _____ in Sheridan Beach Club Condominium Number Two ("Condominium"), according to the Declaration of Condominium thereof ("Declaration") recorded in Official Records Book _____, Page _____ of the Public Records of Broward County, Florida ("County"), and any and all amendments thereto ("Premises").


TO HAVE AND TO HOLD the Premises for the term commencing on the _____ day of _____, 20__, and terminating on the _____ day of _____, 20__ ("Term"), unless sooner terminated or otherwise extended as hereinafter provided, both dates inclusive. Under no circumstances shall any holdover be authorized and no occupancy beyond the Term expressed hereby shall constitute anything except an unlawful holdover by Lessee unless this Lease is extended by an instrument in writing signed by Lessor and Lessee.

1. **RENT.** The rent which the Lessee agrees to pay to the Lessor, or its designated agent, is (a) _____ (\$ _____), which amount is the rent for the _____ months of the Term and which shall be payable upon the execution hereof; and (b) _____ (\$ _____) for the remaining months of the Term payable at _____ (\$ _____) per month.

The said rent described in subparagraph (b) shall be payable to the Lessor in advance, monthly, on or before the 1st day of each month for the entire Term of this Lease at the then current address for Lessor. The prompt payment of rent on or before the 1st day of each month is a substantial obligation of this Lease. There shall be a late charge in the amount of _____ (\$ _____) for each and every payment of rent due hereunder which is not received by Lessor on or before the 5th day of the month.


All rent shall be deemed earned when paid; and if the Lease is canceled due to the Lessee's default, the Lessee shall never be entitled to the return of any part of the rent paid.

2. **SECURITY DEPOSIT.** Lessee herewith deposits with Lessor, or its designated agent, the sum of _____ (\$ _____) Dollars, which sum shall be held by Lessor, or its designated agent (a) as security for performance by Lessee of all of the terms, covenants and conditions of this Lease; and (b) as security for the return by Lessee to Lessor of the Premises and the personal property contained therein and for the payment of utility




services in accordance with the terms of this Lease. Said security deposit and the rent collected for other than the next immediate month shall be held by Lessor or its designated agent in a separate non-interest bearing account for the benefit of Lessee with _____, whose address is _____, in accordance with and subject to the provisions of Chapter 83, Florida Statutes, and Lessee, by its execution of this Lease, acknowledges the receipt of a copy of the provisions of subsection 83.49(3) of the Florida Statutes.


3. OCCUPANCY AND USE OF PREMISES. Lessee shall not keep any pets. The Premises shall be occupied only by Lessee and _____, provided, in no event may more than _____ (____) persons permanently reside in the Premises. Visits by friends or relatives of Lessee shall be permitted for reasonable periods of time in accordance with the rules and regulations hereinafter described. The rent called for in Section 1 hereof is based on the occupancy of the Premises by only the Lessee and any persons named in the foregoing blank and not more than a total of _____ (____) persons. The rent shall increase by Twenty-Five Dollars (\$25.00) per month if there are any additional occupants in the Premises for a period exceeding two (2) weeks during the term of this Lease. Such increase in rent shall commence on the date the additional occupant begins residing in the Premises.



The Premises shall be possessed, occupied and used solely for the purpose of and as a private dwelling and for no other purpose. Lessee shall abide by and comply with all ordinances and laws of all governmental entities, whether federal, state or local, having jurisdiction. Lessee shall neither permit nor commit, whether with or without knowledge or consent, any immoral or unlawful practice or act in or upon the Premises or the Condominium.



The Lessee shall have the right to use the "Condominium Property," provided, however, Lessee shall comply with the rules and regulations of the "Association" (as such terms are defined in the Declaration) and the Declaration. Lessee covenants and agrees to avoid doing at any time anything that would hamper, disturb, or in any way interfere with the use by other persons of the Condominium Property or in any fashion whatsoever adversely affect the Association and its management, operation and maintenance of the Condominium Property.



4. NO ADDITIONS OR ALTERATIONS BY RESIDENT. Lessee shall not make any changes or alterations in or upon the Premises of any nature whatsoever, including specifically, but not limited to, installation of screening for the outside terraces or balconies and installation of additional or substituted locks or bolts in or upon any door, and the alteration or installation of any lighting fixtures without having first obtained consent, in writing, from Lessor. Lessor may remove or change any addition or alteration made by Lessee at Lessee's cost and expense, which charge shall be paid by Lessee upon demand.

5. CONDITION OF THE PREMISES. Lessee acknowledges that Lessor or its agent and Lessee or Lessee's agent have together done a walk-through inspection of the Premises and made a written list in duplicate of any damage or defects existing in or on the Premises and the personal property described in Paragraph 10 hereof ("Walk-Through Inspection Report"), which Lessee or Lessee's agent has executed and Lessee, by the execution hereof, acknowledges the receipt thereof. Lessee acknowledges that, except as otherwise set forth on the Walk-Through Inspection Report, the Premises and the personal property described in Paragraph 10 hereof are in all respects in good and satisfactory condition and acceptable to Lessee at the time of execution of this Lease by Lessee. Lessee further acknowledges that the balance of the Condominium Property and the common facilities serving the Condominium are in all respects in good and satisfactory condition and acceptable to Lessee at the time of execution of this Lease by Lessee. Lessee hereby releases Lessor

from any and all claims arising from any defect in the condition of the Premises, the personal property described in Paragraph 10 hereof, or the Condominium Property or the equipment, fixtures or appliances in or serving the Premises and the Condominium and the common facilities serving the Condominium.

Lessor shall not be liable for, and Lessee hereby, for himself, his family, licensees and invitees, releases, discharges and acquits Lessor of any and all claims for loss, from or in any fashion arising from, connected with or resulting from occupancy and use of the Premises, the Condominium Property and the common facilities serving the Condominium. More particularly, and without limiting the foregoing, Lessor shall not be liable to Lessee, his family, licensees and invitees for any damage or injury to Lessee, his family, licensees and invitees or his property by reason of any failure of Lessor to keep said Premises in repair, and Lessor shall not be liable for any damages or injury to Lessee, his family, licensees and invitees or his property done or occasioned by an act of God or by wind or water or that result from any defect of plumbing, electrical insulation of wiring, installations in respect thereto, gas lines, water lines, or by reason of defective or broken railings, balconies, terraces, stairs or walks, or from the clogging or backing-up of any downspout or sewer pipes, or by reason of breaking or bursting or running of any water receptacle, tank, tub, wastepipe, water closet, wash stand, drain or any other pipe or tank, in and upon or about the building or Premises, or by reason of the running or escaping of hot water or steam, or for any damage or injury resulting from water being on or coming through the roof, walls, stairs, trapdoors, skylight, or any other part or portion of the Premises, or the building of which the same is a part, or otherwise, or by reason of any injury or damage resulting from the falling of any material, stucco, plaster or fixture.

6. FURTHER COVENANTS OF LESSEE. Lessee shall take good care of the Premises and the fixtures therein and shall keep the Premises in a good state of repair and in a sightly, healthy and clean condition so as to comply with the Declaration, all rules and regulations of the Association and all ordinances, laws and statutes of any and all governmental entities, whether federal, state or local, having jurisdiction in the matter. In the event of termination of this Lease, whether because of expiration of the Term or for any other reason, Lessee shall return the Premises, and all personal property contained therein, to Lessor in the same condition as the same existed on the day of commencement of the Term of this Lease, reasonable wear and tear excepted. Lessee shall not cause or permit any waste, misuse or neglect with respect to utilization of water, and Lessee covenants and agrees to refrain from applying paste or wallpaper or any other wall coverings to the walls of the Premises without first obtaining the written consent of Lessor therefor, which consent shall not be unreasonably withheld. Lessee shall make and pay the cost of repairing all damage to the Premises and the personal property referred to in Paragraph 10 hereof occasioned by Lessee, including, but not limited to, the cost of removing foreign substances from toilets and sinks. If Lessee does not repair and maintain the Premises and said personal property as required pursuant to this Lease, Lessor may make such repairs and perform such maintenance and Lessee shall pay Lessor's cost for making such repairs and performing such maintenance and such payment shall be deemed additional rent due hereunder.

7. ASSIGNMENT OR SUBLEASING. Lessee shall neither sublet the Premises or any part thereof nor assign this Lease or any interest therein, nor permit this Lease or any interest to become transferred by operation of law or otherwise. In the event of the assignment by Lessee for the benefit of his creditors or the adjudication of Lessee in bankruptcy, either as a result of voluntary or involuntary petition, at Lessor's option, the term of this Lease shall terminate, without notice, and this Lease shall thereupon be canceled and become of no further force and effect.

8. TERMINATION AND CONTINUATION. Upon expiration of the Term of this Lease, or any extension thereof, Lessee shall forthwith quit the Premises, and surrender and deliver same to Lessor in good order and condition, returning to Lessor all keys thereto. Lessee's obligation to observe or perform the covenants and agreements contained in this Lease shall survive the expiration or other termination of this Lease.

Lessee's liability for payment of rent and performance of all terms, covenants and conditions herein agreed by Lessee to be kept and performed shall not be waived, released, discharged or terminated by service of any notice or demand upon Lessee by Lessor or the institution of legal proceedings or any other act or acts resulting in termination of Lessee's right to possession of the Premises.

9. VISITATION BY LESSOR. Lessor, its servants, agents and employees, may at reasonable times (or at any time in the event of an emergency), without the consent of Lessee, enter in and upon and have free access to the Premises for the purpose of examining the same, delivery of notices, ascertaining if the same are in a healthy, clean and slightly condition, making such alterations or repairs as Lessor may see fit or showing the Premises to a prospective buyer or tenant.

10. PERSONAL PROPERTY. The personal property demised hereunder is as follows: window treatments on all windows, refrigerator, range, microwave oven, dishwasher, disposal, washer and dryer and, by execution hereof, Lessee acknowledges that all such items are presently located in the Premises. As to all the appliances set forth above, Lessor will keep it or them in good operating condition; provided, however, that this obligation shall not extend to or include an obligation on the part of Lessor to repair appliances where the mechanical difficulty or any defect in an appliance has been occasioned by the fault, default or neglect of Lessee in using it or them or in caring for it or them, in which event, Lessee shall cause such appliances to be repaired or replaced with appliances of comparable quality. Lessor shall not be called upon to effect any such repairs unless Lessee shall have first given Lessor written notice, and provided, further, that the unavoidable or reasonable delay on the part of Lessor in causing such repairs to be made shall not constitute Lessor in default hereunder nor shall it be deemed an eviction, constructive or otherwise, of Lessee.

11. QUIET ENJOYMENT. Lessor agrees that Lessee, upon payment of rent as provided for herein and performance of all covenants and conditions to be kept and performed by Lessee, and compliance with all of the rules, regulations and restrictions herein referred to, shall have peaceful and quiet enjoyment of the Premises for the Term hereinabove set forth, subject, however, to the terms and conditions of this Lease, and of any and all mortgages, if any, now or in the future in force and effect with respect to the Premises or the Condominium.

12. NOTICES. Any notice that either party herein desires or is required to give to the other shall be in writing. Such notice shall be served upon Lessor by certified mail, return receipt requested, postage prepaid to Lessor at:

Sheridan 58, LLC
649 East Sheridan Street
Dania Beach, Florida 33004

Such notice may be served upon Lessee by personally serving same on Lessee, or any member of Lessee's family, or any employee of Lessee, found at or upon the Premises, or by mailing same in an envelope or wrapper, properly addressed to Lessee in care of the Premises, with postage thereon fully

prepaid. The place of delivery for any notice may be changed by the giving of written notice in accordance herewith not less than ten (10) days prior to the date upon which said change shall become effective.

13. RULES AND REGULATIONS. By the execution hereof, Lessee acknowledges the receipt of the rules and regulations of the Association. Lessee agrees to comply with the rules and regulations of Lessor, if any, the Association and the restrictions contained in the Declaration. These rules, regulations and restrictions are specifically designed to bring about harmonious and pleasant living conditions for all residents. Lessee understands that these rules and regulations and such restrictions may be subject to modification, deletion and additions from time to time, at the sole discretion of Lessor and/or the Association for the benefit of management, maintenance and operation of the Premises, the Condominium and the common facilities serving the Condominium. Lessee covenants to abide by all such rules and regulations and restrictions as shall be now or hereafter in effect from time to time during the Term of this Lease in the same manner and to the same extent as if Lessee were a "Residential Unit Owner" (as defined in the Declaration).

14. DEFAULTS. In the event that Lessee shall vacate or abandon the Premises at any time when a portion of the aggregate rent remains due or unpaid, or in the event of nonpayment of any rent as provided for in this Lease, or in the event of any breach of any of the conditions, stipulations, promises or covenants by Lessee, as set forth in this Lease, then Lessee shall become a tenant at sufferance, hereby waiving all right of notice to vacate the Premises, and Lessor shall be entitled to reenter and retake possession immediately of the Premises and shall also have in addition thereto all of the rights and remedies which the laws of the State of Florida confer upon a Lessor against a defaulting Lessee. All rights and remedies hereby created for the benefit of Lessor are cumulative and resort to any remedy shall not be construed to be an election of remedies on the part of Lessor or to exclude or prevent Lessor's resort to any other remedy provided in this Lease. If it is necessary for Lessor to use an attorney to enforce the terms of this Lease, Lessee shall pay Lessor's attorneys' fees at all trial and appellate levels and postjudgment proceedings and all other costs and attorneys' fees incurred by Lessor because of Lessee's failure to comply with the terms and conditions of this Lease.

15. MISCELLANEOUS PROVISIONS.

A. All understandings and agreements between the Lessor and Lessee are merged into this Lease, which fully and completely expresses the parties' agreement. This Lease may not be changed or terminated orally and may be amended or modified only by an instrument in writing signed by Lessee and an authorized officer of Lessor.

B. This Lease shall be governed by and construed and enforced in accordance with the laws of the State of Florida.

C. The caption titles to the various sections of this Lease are for convenience and reference only, and in no way define, limit, affect or describe the proper scope or intent of this Lease.

D. All individuals named herein as Lessee are jointly and severally liable for all of the obligations of Lessee pursuant to this Lease.

E. Florida Statutes, Section 404.056 requires the following notification:

RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risk to persons who are exposed to it over time. Levels of radon that exceed Federal and State Guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

F. Lessee shall not record this Lease or any reference thereto amongst the Public Records of the County, and in the event of any violation of this Paragraph, this Lease, at the Lessor's election, may be deemed null and void.

G. No waiver, express or implied, of any breach of one or more of the terms and covenants contained in this Lease shall be deemed or taken to be a waiver of any succeeding or other breach.

H. In the event the Premises are destroyed or damaged by fire or the elements to such extent as to be unfit for occupancy or use, then, at the election of Lessor, the rent hereby reserved, or a fair adjusted proportion thereof, according to the nature and extent of the damage sustained, may be suspended and cease to be payable until the Premises have been rebuilt or reinstated or this Lease may be terminated and ended; provided, however, this Paragraph shall not be construed so as to extend the term of this Lease or to render the Lessor liable to rebuild or replace the Premises or any part thereof.

I. Lessee agrees to pay all charges for electricity, telephone, cable television or other utilities other than water and sewer provided to the Premises.

J. All pronouns and variations thereof shall be construed so as to refer to the masculine, feminine, neuter, singular or plural form thereof as the identity of the person or persons, or as the situation may require.

K. All promises, covenants and agreements set forth in this Lease shall be binding upon, apply to and inure to the benefit of the parties hereto, and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Lease as of the date and year set forth below their respective signatures.

WITNESSES:

LESSOR:

SHERIDAN 58, LLC

By: _____

Date: _____

LESSEE:

Date: _____

Date: _____

EASEMENTS

Return to:
Westwood National Title Company
701 Waterford Way, Suite 100
Miami, Florida 33126

Folio No.: 11202-10-00200

This Instrument Prepared by:
Deborah M. McTigue, Esquire
Ruden, McClosky, Smith,
Schuster & Russell, P.A.
200 East Broward Boulevard
Suite 1500
Fort Lauderdale, Florida 33301

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

**AMENDED AND RESTATED
EASEMENT AND MAINTENANCE AGREEMENT**

THIS AMENDED AND RESTATED EASEMENT AND MAINTENANCE AGREEMENT ("Agreement") entered into this ____ day of FEB 19 2003, 2002, by and among SHERIDAN BEACH CLUB, LLC, a Florida limited liability company ("Sheridan Beach"), having an address of 701 Northwest 62nd Avenue, Suite 110, Miami, Florida 33126, SHERIDAN 58, LLC, a Florida limited liability company ("Sheridan 58"), having an address of 701 Northwest 62nd Avenue, Suite 110, Miami, Florida 33126, and RICHARD H. UECKER ("Uecker") having an address of 625 East Sheridan Street, Dania, Florida, with the joinder and consent of "Mortgagee" (as hereinafter defined).

WITNESSETH:

WHEREAS, Sheridan Beach is the owner of that certain parcel of land legally described on Exhibit A, attached hereto and made a part hereof ("Sheridan Beach Parcel"); and

WHEREAS, Sheridan 58 is the owner of that certain parcel of land legally described on Exhibit B, attached hereto and made a part hereof ("Sheridan 58 Parcel"); and

WHEREAS, Uecker is the owner of that certain parcel of land legally described on Exhibit C, attached hereto and made a part hereof ("Uecker Parcel"); and

WHEREAS, Sheridan East Apts, Limited Beach, as predecessor in interest to Sheridan Beach and The Shamrock of Broward, LLC, as predecessor in interest to Sheridan 58, and Uecker entered into that certain Maintenance and Easement Agreement dated October 3, 2000

(Sheridan Beach, Sheridan 58 and Uecker are sometimes individually referred to hereinafter as a "Party" or collectively as the "Parties"); and

WHEREAS, the Parties desire to amend and restate the Maintenance and Easement Agreement in its entirety upon the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of TEN DOLLARS (\$10) and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, the parties intending to be legally bound, do hereby agree as follows:

1. Recitations. The foregoing recitations are true and correct and are incorporated herein by this reference.

2. Grant of Easement. Sheridan Beach hereby grants and conveys to Sheridan 58, its successors and assigns including, but not limited to, mortgagees, invitees, purchasers at foreclosure, tenants, agents and employees, a perpetual non-exclusive easement ("Easement") for the purpose of providing pedestrian and vehicular access, ingress, and egress in, over, upon, across and through the area legally described and graphically depicted on the sketch attached hereto and made a part hereof as Exhibit D ("Easement Area"). Sheridan Beach hereby reserves unto itself and its assigns and successors-in-interest and/or title the non-exclusive right to use, pass and re-pass over and across the Easement Area.

3. Construction of Easement Area. Sheridan Beach shall (i) install a gate at the northeastern entrance of the Easement Area ("Access Gate") and (ii) construct a continuous paved roadway within the Easement Area ("Sheridan Roadway") which shall connect with that portion of the platted roadway easement extending beyond the Access Gate ("Platted Roadway"), which provides access, ingress and egress to Sheridan Road as shown on Exhibit D (the Sheridan Roadway and the Platted Roadway are sometime collectively referred to hereinafter as the "Roadway"). Sheridan Beach shall install the Access Gate and construct the Roadway in compliance with all applicable governmental requirements of all governmental agencies having jurisdiction over the Roadway and obtain all necessary permits and licenses required to install the gate and construct the Roadway in accordance with the plans and specifications therefor prepared by Calvin & Giordano & Associates, Inc. incorporated herein by this reference. Following completion of the installation of the Access Gate and construction of the Roadway, no Party shall install, construct or permit the installation or construction of any permanent building, structure, trees or other improvements in the Roadway inconsistent with the use of the Roadway.

4. Gate Committee. Sheridan Beach and Sheridan 58 shall each nominate one representative to form a committee ("Gate Committee"), which shall authorize access and issue gate cards, keys and/or other access devices to such persons authorized and permitted by the Gate Committee to have access, ingress and egress to and from the Sheridan Roadway. In the event a management company or other third party is employed to perform the services set forth in this Paragraph at the direction of the Gate Committee, Sheridan Beach and Sheridan 58, their respective successors and/or assigns, shall each pay one-half (1/2) of the fees due such management company or other third party.

5. Maintenance and Liens. Sheridan Beach and Sheridan 58 shall each be obligated to pay one-half (1/2) of the costs and expenses necessary to maintain, repair and/or replace the Access Gate, the Sheridan Roadway and curbing, landscaping and signage ("Improvements") located within the Easement Area and each of the Parties respectively shall be obligated to pay one-third (1/3) of the costs and expenses necessary to maintain, repair and/or replace the Platted Roadway and the Improvements along and within the Platted Roadway. The maintenance and repair of the Roadway and the Improvements shall include, but not limited to, the repairing, restoring, restriping, repaving and/or replacement of the Roadway and the maintenance, mowing, cutting and replacement of the landscaping. All maintenance activities shall be performed in a manner so as to minimize interference with pedestrian and vehicular access, ingress and egress along the Roadway and shall be performed in a good and workmanlike manner in compliance with all applicable laws, rules, regulations and ordinances as required by all governmental authorities.

Each Party shall inform all agents and contractors performing work for such Party that no liens shall be placed upon any other Party's parcel of land in connection with such work and, if any such liens occur, then the Party directing such agents and/or contractors shall cause its agents and/or contractors performing the work to remove any such liens, or such Party shall release or transfer to bond any such liens, within fifteen (15) days of notice thereof.

6. Indemnification. Each Party does hereby agree to indemnify and hold each other Party harmless from and against the aggregate of any and all losses, claims, suits, damages (including consequential damages), judgments, expenses, fines, penalties, costs, deficiencies and liabilities (including, without limitation, reasonable attorneys' and paralegals' fees and expenses) incurred or suffered by a Party which directly or indirectly arise out of or result from the indemnifying Party's, and its employees', agents' and invitees', utilization and/or maintenance of the Roadway, Improvements and/or Other Improvements.

7. Insurance. Each Party shall maintain, respectively, commercial general liability insurance providing insurance coverage against claims for bodily injury, death or property damage occurring on, in or about the Roadway to afford protection to the unit of not less than TWO MILLION DOLLARS (\$2,000,000) for injury or death of a single person, and to the limit if not less than TWO MILLION DOLLARS (\$2,000,000) for any one (1) occurrence, and to the limit of not less than FIVE HUNDRED THOUSAND DOLLARS (\$500,000) for property damage. Each such insurance shall name each other Party as an additional insured. Each Party shall require its contractors performing work along the Roadway to furnish satisfactory evidence of statutory worker's compensation insurance, commercial general liability insurance, Builder's Risk and comprehensive automobile liability insurance and such insurance shall name each Party as an additional insured. All such insurance maintained by the Parties and such insurance maintained by each Party's contractor shall be issued by an insurer who is licensed to do business in the State of Florida and be non-cancelable, except upon thirty (30) days prior written notice to the other Party.

8. Assessment Lien. Any claim for reimbursement for sums due as prescribed in this Agreement, including interest at the current prevailing legal rate, and all costs and expenses including reasonable attorneys' fees and paralegals' costs awarded to any Party in connection with the exercise of its rights and/or in enforcing any payment in any suit or proceeding under

this Agreement shall be assessed against the defaulting Party in favor of the prevailing Party, and shall constitute a lien against the parcel of land of the defaulting Party until paid, effective upon the recording of a notice of lien with respect thereto in the Office of the County Recorder of Broward County, Florida; provided, however, that any such lien shall be subject and subordinate to (i) liens for taxes and other public charges which by applicable law are expressly made superior, (ii) all liens recorded in the Office of the County Recorder of Broward County, Florida, prior to the date of recordation of said notice of lien, and (iii) all leases entered into, whether or not recorded, prior to the date of recordation of said notice of lien ("Assessment Lien"). All liens recorded subsequent to the recordation of the notice of lien described herein shall be junior and subordinate to the Assessment Lien. The Assessment Lien authorized herein shall be subordinate in all respects to any mortgage lien encumbering a Party's parcel of land, notwithstanding the date and order of recording in the Public Records of Broward County, Florida. Upon the timely curing by the defaulting Party of any default for which a notice of lien was recorded, the party recording same shall record an appropriate release of such notice of lien and the Assessment Lien. The Assessment Lien shall be enforceable in the same manner as mortgage liens or construction liens are enforced by foreclosure in the Circuit Court of Broward County, Florida.

9. Conversion to Condominium Ownership. Sheridan Beach and Sheridan 58 each anticipate that a portion or portions of their respective parcels of land may be converted to condominium ownership ("CO"); provided, however, it is hereby acknowledged and agreed that this Agreement shall impose no obligation upon either Sheridan Beach and/or Sheridan 58 to convert any portion or portions of their respective parcels of land to CO. Following a conversion to CO of their respective parcels of land, Sheridan Beach and/or Sheridan 58, as the case may be, shall be released from any further obligations under the terms of this Agreement and any condominium association formed to administer the condominium located on either the Sheridan Beach Parcel and/or Sheridan 58 Parcel shall automatically assume the obligations under this Agreement and shall be permitted to have one (1) representative replace either Sheridan Beach and/or Sheridan 58, as the case may be, to the Gate Committee following the formation of the condominium association.

10. Miscellaneous.

(a) Default. The breach of a covenant hereunder by any Party is a default by that Party. No Party shall be deemed to be in default under this Agreement unless and until the alleged defaulting Party shall have received written notice of default ("Default Notice") and such Party in default shall have failed to cure the default within ten (10) days after the receipt of the Default Notice.

(b) Arbitration. In the event a Party alleges a default by another Party or Parties under this Agreement following delivery of the Default Notice and the defaulting Party and/or Parties fails to cure the default within ten (10) days after receipt of the Default Notice, and, thereafter, the Parties fail to resolve the dispute within thirty (30) days, the matter shall be submitted to binding arbitration. The arbitration proceedings shall be conducted under and governed by the Arbitration Rules for Commercial Financial Disputes of the American Arbitration Association ("AAA") and the Federal Arbitration Act. All arbitration hearings shall be conducted in Broward County, Florida. A hearing shall begin within fifteen (15) days of

demand for arbitration and all hearings shall conclude within one hundred twenty (120) days of demand for arbitration. These time limitations may not be extended unless a Party shows cause for extension and then for no more than a total of sixty (60) days. The expedited procedures set forth in Rule 51 et seq. of the Arbitration Rules shall be applicable to claims of less than ONE MILLION DOLLARS (\$1,000,000). The arbitrator shall be a licensed attorney selected from the Commercial Financial Dispute Arbitration Panel of the AAA. In the event the Parties are unable to agree upon an attorney for the arbitration proceedings following five (5) days written notice of such disagreement to the other Party, an arbitrator shall be selected by the AAA. All findings, rulings or determinations rendered in arbitration shall be final and unappealable to the Circuit Court of Broward County, Florida. Any award of the arbitrator shall state the reasoning on which the award is based. The filing fee for the demand for arbitration shall be borne equally by Parties to the dispute. The Parties hereby acknowledge that adequate consideration has been given, one to the other, to support the agreement to demand arbitration as a resolution of any dispute in connection with this Agreement.

(c) Remedies. If a Party fails to cure its default within the time period described herein (after receiving notice as required by Paragraph 10(e)), the non-defaulting Party shall have all rights and remedies available at law and in equity. Under no circumstances may this Agreement be terminated by any Party without the prior written consent of the others, even if a Party is in default hereunder.

(d) Binding Effect. The Easement granted in this Agreement shall run with the land and shall at all times benefit the Sheridan 58 Parcel and burden the Sheridan Beach Parcel or any portions thereof, and shall be binding upon the Sheridan Beach Parcel and inure to the benefit of the Sheridan 58 Parcel and their respective heirs, personal representatives, transferees, successors or assigns. The rights and obligations of each of the Parties set forth in this Agreement shall run with the land as to each of the Sheridan Parcel, the Sheridan 58 Parcel and the Uecker Parcel and shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, personal representatives, transferees, successors or assigns.

(e) Notice/Approvals.

(1) Any notice required or permitted to be given hereunder shall be in writing and may be given by personal delivery or by certified mail, return receipt requested, postage prepaid to the addresses set forth herein above or to the address of the property owner as reflected on the tax assessor's records for the affected property or as otherwise designated in writing and delivered in accordance with the terms hereof.

(2) Each Party agrees to provide to the other Party, upon ten (10) days prior notice, a written statement confirming, to the best of such Party's knowledge: (i) the status of this Agreement, and/or (ii) the presence or absence of any default hereunder.

(f) Amendment. This Agreement may not be modified, amended or terminated without the prior written approval of each Party and then only by written instrument duly executed, acknowledged and recorded in the Public Records of Broward County, Florida.

(g) Waiver. No waiver of any of the provisions of this Agreement shall be effective unless it is in writing, signed by the Party against whom it is asserted and any such waiver shall only be applicable to the specific instance in which it relates and shall not be deemed to be a continuing or future waiver.

(h) Governing Law and Selection of Forum. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida and venue for any litigation arising hereunder shall be Broward County, Florida.

(i) Severability. If any term or provision of this Agreement or the application thereof to any person or circumstances shall, to any extent, be invalid and unenforceable, the remainder of this Agreement or the application of such term or provision to persons or circumstances other than those as to which it is invalid or unenforceable shall not be affected thereby and each term or provision of this Agreement shall be valid and shall be enforced to the fullest extent permitted by law.

(j) Other Agreements. This Agreement supercedes all other prior oral or written agreements including, but not limited to, the Maintenance and Easement Agreement previously executed by the Parties.

(k) Captions. The captions and paragraph headings contained in this Agreement are for reference and convenience only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of the provisions hereto.


(l) Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which shall constitute one and the same Agreement.


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SIGNATURE BLOCKS CONTINUE ON NEXT PAGE

SHERIDAN 58:

SHERIDAN 58, LLC,
a Florida limited liability company


Printed Name: Ramon R. Gaciedo, Jr.

By: 
Printed Name: JOSE A. GONZALEZ
Title: Jose A. Gonzalez, Manager


Printed Name: Vivian Royuela

STATE OF FLORIDA)
) SS: State of Florida
COUNTY OF _____) County of Miami-Dade

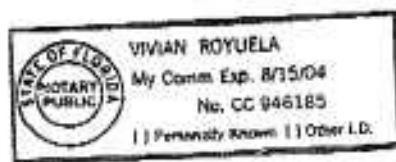
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Jose A. Gonzalez, as Manager of SHERIDAN 58, LLC, a Florida limited liability company, freely and voluntarily under authority duly vested in him by said company. He is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this ___ day of FEB 19 2003, 2002.


Notary Public, State of Florida at Large

Typed, Printed or Stamped Name of Notary Public

My Commission Expires:



UECKER:

[Signature]
Printed Name: Richard H. Uecker

[Signature]
RICHARD H. UECKER

[Signature]
Printed Name: Eleanor M. Cleary

STATE OF FLORIDA)
) SS:
COUNTY OF Brevard)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by RICHARD H. UECKER, freely and voluntarily. He is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 10 day of December 2002.

[Signature]
Notary Public, State of Florida at Large

Eleanor M. Cleary
Typed, Printed or Stamped Name of Notary Public

My Commission Expires:



Eleanor M Cleary
My Commission DD055294
Expires September 11 2005

JOINDER AND CONSENT OF MORTGAGEE

BANK OF AMERICA, N.A. ("Mortgagee") is the holder of: (i) that certain Mortgage from SHERIDAN BEACH CLUB, LLC, a Florida limited liability company, dated August 21, 2002, recorded on August 29, 2002, in Official Records Book 33712, at Page 1917 of the Public Records of Broward County, Florida; and (ii) that certain UCC-1 Financing Statement, recorded August 29, 2002, in Official Records Book 33712, at Page 1956 of the Public Records of Broward County, Florida (collectively, "Mortgage Loan Documents").

Mortgagee hereby consents to the grant of Easement described in this Agreement and hereby absolutely and unconditionally subordinates the lien of the aforementioned Mortgage Loan Documents and all of its rights thereunder to all of the rights of the parties hereto, their successors and assigns, under the Easement granted herein.

WITNESSES:

MORTGAGEE:

BANK OF AMERICA, N.A.

Patricia L. Carroll
Printed Name: PATRICIA L. CARROLL

Letitia Proddy
Printed Name: Letitia Proddy

By: Kimberly R. Harrell
Printed Name: Kimberly R. Harrell
Title: Service Vice President
Address: 100 SE 2nd Street, 14th Floor
Miami, FL 33131

STATE OF FLORIDA)
) SS:
COUNTY OF HIGHLAND)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by KIMBERLY R. HARRELL, as VICE PRESIDENT of BANK OF AMERICA, N.A., freely and voluntarily under authority duly vested in him/her by said Bank. He/She is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of FEBRUARY, 2007.

Patricia L. Carroll
Notary Public, State of Florida at Large

PATRICIA L. CARROLL
Typed, Printed or Stamped Name of Notary Public

My Commission Expires: 1/16/07



Patricia L. Carroll
My Commission 00178882
Expires January 16, 2007

Exhibit "A"

Parcel "B" of VETS PLAT, according to the Plat thereof, as recorded in Plat Book
170, at Page 181, of the Public Records of Broward County, Florida.

Exhibit "B"

Parcel "A" of RICHART PLAT, according to the Plat thereof, as recorded in Plat Book 150, at Page 25, of the Public Records of Broward County, Florida.

Exhibit "C"

Parcel "A" of VETS PLAT, according to the Plat thereof, as recorded in Plat Book 170, at Page 181, of the Public Records of Broward County, Florida.

LAND DESCRIPTION
A PORTION OF PARCEL B
"VETS PLAT"
PLAT BOOK 170, PAGES 181-183
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA
INGRESS/EGRESS EASEMENT

A portion of Parcel B, "VETS PLAT", according to the plat thereof as recorded in Plat Book 170, Pages 181-183 of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of Parcel "A", of said "VETS PLAT";

THENCE North 00°04'00" East, on the West line of said "VETS PLAT", a distance of 96.43 feet to the POINT OF BEGINNING;

THENCE continuing North 00°04'00" East on said West line, a distance of 26.00 feet;

THENCE North 85°35'23" East on the North line of an existing Ingress/Egress Easement as shown on said "VETS PLAT", a distance of 100.75 feet to the beginning of a tangent curve, concave to the South;

THENCE Northeasterly on said North line and on the arc of said curve, having a radius of 52.00 feet, a central angle of 2°31'43", and an arc distance of 2.29 feet to a point of non-tangency, being the intersection of said North line with the Northerly projection of the East line of said Parcel A;

THENCE South 00°32'06" East on said Northerly projection, a distance of 34.94 feet to the Northeast corner of said Parcel "A";

THENCE North 89°24'38" West on the North line of said Parcel "A", a distance of 103.31 feet to the POINT OF BEGINNING.

Said lands lying in the City of Dania Beach, Broward County, Florida and containing 3,145 square feet (0.0722 acres) more or less.


NOTES:

1. Not valid without the signature and original embossed seal of a Florida licensed Professional Surveyor and Mapper.

Prepared by:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 609
Fort Lauderdale, Florida 33314
7024/2002
P:\Projects\10021022014 Dania Beach Plat Photo (INSURVEY) Legal Description\022014 INC EGR VETS LCL.dwg

2. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of said County.
3. Bearings shown hereon are relative to the West line of "VETS PLAT", recorded in Plat Book 170, Pages 181-183, Broward County Records having a bearing of North 00°04'00" East.
4. The description contained herein and the attached sketch, do not represent a field Boundary Survey.

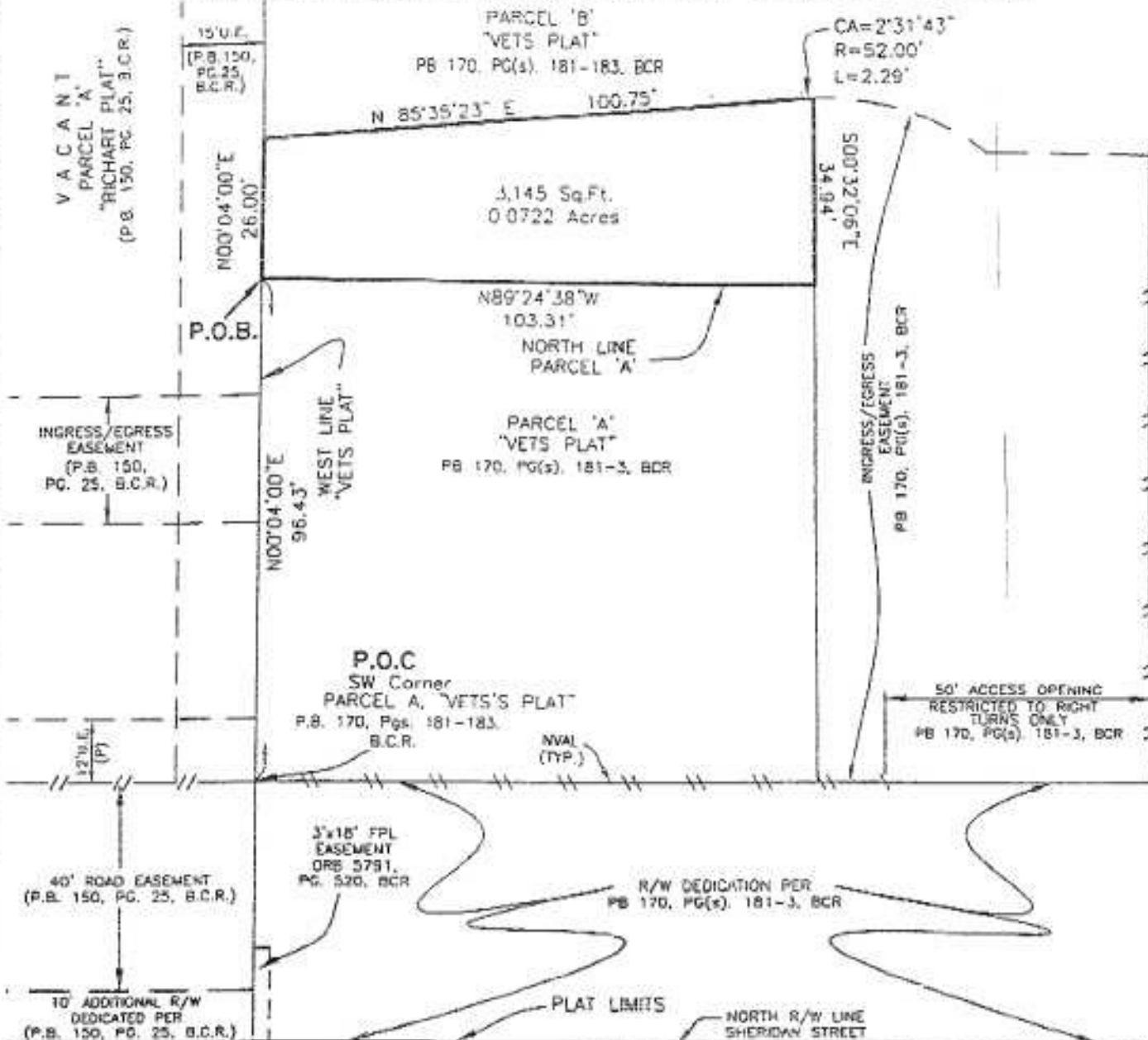
CALVIN, GIORDANO AND ASSOCIATES, INC.



Gregory J. Clements
Professional Surveyor and Mapper
Florida Registration Number LS 4479

Date: 10-24-02

**DIRECTION OF INGRESS/EGRESS EASEMENT
A PORTION OF PARCEL "B", "VETS PLAT"
SECTION 2, TOWNSHIP 51 SOUTH, RANGE 42 EAST
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA**



SCALE: 1"=30'

- LEGEND**
- B.C.R. BROWARD COUNTY RECORDS
 - C CENTER LINE
 - P.B. PLAT BOOK
 - PG. PAGE
 - P.O.B. POINT OF BEGINNING
 - R/W RIGHT-OF-WAY
 - S.F. SQUARE FEET
 - U.E. UTILITY EASEMENT
 - - - - - NON-VEHICULAR ACCESS LINE

CLIENT: RICHART

PROJECT NO. 02-2934

SHEET 3 OF 3 SHEET

REVISION	DWN	DATE	FB/PG



Calvin, Giordano & Associates, Inc
Engineers Surveyors Planners
 1800 Eller Drive, Suite 600
 Ft. Lauderdale, Florida 33316
 954.921.7781 954.921.8807 fax
 Certificate of Authorization No. 6781

C:\pwork\0202\022834_Sheridan_Beach_C&A\DWG\02-2934-03.dwg

Document prepared by:

Return recorded document to:
Department of Planning & Environmental Protection
Biological Resources
218 S.W. 1 Avenue
Fort Lauderdale, FL 33301

**JOINT DEED OF CONSERVATION
EASEMENT AND AGREEMENT**

THIS DEED OF CONSERVATION EASEMENT ("Conservation Easement") is given this 30th day of May 2003, by Sheridan 58 Mitigation Company L.L.C., Sheridan 58, L.L.C., and Sheridan 87, L.L.C., 701 Waterford Way, Suite 110, Miami, FL 33126 ("Grantor") to the South Florida Water Management District, 3301 Gun Club Road, West Palm Beach, Florida 33406, and Broward County, a political subdivision of the state of Florida, their successors and assigns (collectively referred to as "Grantees"), whose post office is 115 South Andrews Avenue, Suite 423, Fort Lauderdale, Florida 33301.

WITNESSETH

WHEREAS, the Grantor is the owner of certain lands situated in Broward County, Florida, and more specifically described in Exhibits A1, B1, and C1, Sheridan 58, L.L.C. the property described in Exhibit A1 and Sheridan 58 Mitigation Company, L.L.C. the property described in Exhibit B1, and Sheridan 87, L.L.C. the property described in Exhibit C1, attached hereto and incorporated herein by reference and referred to herein as the "Property"; and

WHEREAS, the Grantor desires to construct Sheridan Beach Club Phase II ("Project") on the property described in Exhibit A1, which Project is subject to regulatory jurisdiction of the South Florida Water Management District ("District") and the Broward County Department of Planning and Environmental Protection ("DPEP"); and

WHEREAS, DPEP File No. L2002-284 ("DPEP License") as may be modified or reissued and District Permit Application No. 021126-232 ("District Permit") as may be modified authorizes certain activities that may impact wetlands or may require the preservation of wetlands on the Project site; and

WHEREAS, the Grantor has developed and proposed as part of the license and permit conditions a conservation tract, and buffers, as described in Exhibits B1, and C1 attached hereto and incorporated by reference, involving creation, restoration,

JOINT CONS AGREEMENT (Rev. 09/01)

This form prepared by the
Broward County Attorney's Office

enhancement and/or preservation of the wetland and/or upland systems ("Conservation Area"); and

WHEREAS, the Grantor, in consideration of the consent granted by the DPEP License and District Permit, is agreeable to granting and securing to the Grantees a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes (2000), as amended, over the Conservation Area.

NOW, THEREFORE, in consideration of the issuance of the DPEP License and District Permit, to construct and operate the permitted activity, Grantor hereby grants, creates, and establishes a perpetual Conservation Easement for the Grantees upon the Conservation Area which shall run with the property as described in Exhibits A1, B1, and C1, and be binding upon the Grantor, its heirs, successors or assigns (hereinafter "Grantor"), and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. It is the purpose of the Conservation Easement to retain land and/or water of the Conservation Area in their natural, vegetative, hydrologic, scenic, open, agricultural or wooded condition and to retain such areas as suitable habitat for fish, plants or wildlife. It is the purpose and intent of this Conservation Easement to assure that the Conservation Area will be retained and maintained forever predominantly in the vegetative and hydrologic condition as specified in the DPEP License and District Permit. The Conservation Area shall be maintained forever by the Grantor, its heirs, successors, or assigns, in the enhanced, restored, preserved and/or created conditions required by the DPEP License and District Permit. To carry out this purpose, the following rights are conveyed to Grantees by this easement:
 - (a) To enter upon the Conservation Area (Exhibits B1 and C1) in a reasonable manner and at reasonable times with any necessary equipment or vehicles to ensure compliance and to enforce the rights herein granted, and to cross such portions of the Property (Exhibits B1 and C1) as reasonably necessary to exercise such right.
 - (b) To enjoin any activity on or use of the Conservation Area that is inconsistent with this Conservation Easement and to enforce the restoration of such areas or features of the Conservation Area that may be damaged by any inconsistent activity and/or use. Grantees shall be entitled to recover the cost of restoring the land to the natural vegetative, hydrologic, scenic, open, agricultural or wooded condition existing at the time of execution of this Conservation Easement or to the vegetative and hydrologic condition required by the aforementioned DPEP License and District Permit, whichever

enhancement is the most environmentally desirable to Grantees. These remedies are in addition to any other remedy, fine or penalty which may be applicable under the most recent versions of Chapter 27, Broward County Code of Ordinances, Chapter 40E-4, F.A.C., et. seq., Chapter 373, Florida Statutes, or otherwise which may be available by law.

2. Except for the restoration, creation, enhancement, maintenance, and monitoring activities and other activities and improvements related to the Conservation Area that are permitted or required by the DPEP License and the District Permit, the following activities are prohibited in or on the Conservation Area, to wit:
 - (a) Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;
 - (b) Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;
 - (c) Removal or destruction of trees, shrubs, or other vegetation, except for the removal of nuisance and exotic vegetation as approved by DPEP and District;
 - (d) Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;
 - (e) Surface use except for purposes that permit the land or water area to remain in its vegetative and hydrologic condition as specified in the DPEP License and District Permit;
 - (f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation; including but not limited to ditching, diking, and fencing;
 - (g) Acts or uses detrimental to said aforementioned retention and maintenance of land or water areas; and
 - (h) Acts or uses detrimental to the preservation of any features or aspects of the Conservation Area having historical, archeological or cultural significance.
3. Grantor reserves all rights as owner of the Conservation Area, including the right to engage in uses of the Conservation Area that are not prohibited herein and which are not inconsistent with the intent and purpose of this Conservation Easement.
4. No right of access by the general public to any portion of the Conservation Area is conveyed by this Conservation Easement.

5. Grantees shall not be responsible for any costs or liabilities related to the operation, upkeep, and maintenance of the Conservation Area and Grantor does hereby indemnify and hold harmless the Grantees from the same.
6. Grantor shall pay any and all real property taxes and assessments levied by competent authority on the Conservation Area.
7. The terms and conditions of this Conservation Easement may be enforced by the Grantees by injunctive relief and other available remedies. In any action in which the Grantees prevail, the Grantees shall be entitled to recover the cost of restoring the Conservation Area to the natural vegetative, hydrologic, scenic, open, agricultural or wooded condition existing at the time of execution of this Conservation Easement or to the vegetative and hydrologic condition required by the aforementioned DPEP License and District Permit. Venue for said actions shall be exclusively in the Seventeenth Judicial Circuit, in and for Broward County, Florida. These remedies are in addition to any other remedy, fine or penalty which may be applicable under the most recent versions of Chapter 27 of the Broward County Code of Ordinances, Chapter 40E-4, F.A.C., et. seq., Chapter 373, Florida Statutes, or as otherwise provided by law.
8. Enforcement of the terms and provisions of the Conservation Easement shall be at the reasonable discretion of Grantees, and any forbearance on behalf of Grantees to exercise their rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantees' rights hereunder.
9. Grantees will hold this Conservation Easement exclusively for conservation purposes. Grantees will not assign their rights and obligations under this Conservation Easement except to another organization qualified to hold such interests under the applicable state laws.
10. Grantor's obligation to retain and maintain the Conservation Area forever predominantly in the vegetative and hydrologic condition as herein specified shall run with the property described in Exhibits A1, B1, and C1 and shall be binding upon the Grantor, its heirs, successors or assigns and shall inure to the benefit of the Grantees, and their successors and assigns as more particularly set forth herein. The intent of this Conservation Easement is that the responsibilities and liabilities associated with the Conservation Easement shall run with the property described in Exhibits A1 and B1, and C1 and be binding upon the fee simple title holder of the property as required hereunder. In the event that the property described in Exhibit A1 is submitted to condominium ownership, upon the recordation of the declaration of condominium, the responsibilities and liabilities associated with the Conservation Easement with respect to the property described

in Exhibit A1 shall be fully assumed by the condominium association. The Grantor, Sheridan 58, L.L.C., shall be released from their obligation.

11. If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.
12. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.
13. The terms, conditions, restrictions and purpose of this Conservation Easement shall be inserted by Grantor in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the property described in Exhibits B1 and C1. Any future holder of the Grantor's interest in the property described in Exhibits A1, B1, or C1 shall be notified in writing by Grantor of this Conservation Easement.
14. This Conservation Easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns and successors-in-interest, which shall be filed in the Public Records of Broward County.

TO HAVE AND TO HOLD unto Grantees, their successors and assigns forever. This Conservation Easement shall be recorded in the Public Records of Broward County and the covenants, terms, conditions, restrictions and purpose imposed with this Conservation Easement shall not only be binding upon Grantor, but also its agents, heirs, successors and assigns, and shall continue as a servitude running in perpetuity with the property described in Exhibits A1, B1, and C1.

Grantor hereby covenants with said Grantees that Grantor is lawfully seized of said Conservation Area in fee simple; that the Conservation Area is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement and all mortgages have been joined or subordinated; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends the title to this Conservation Easement hereby conveyed against the lawful claims of all persons whomsoever.

(Intentionally left blank)

IN WITNESS WHEREOF, the undersigned _____ has hereunto set its authorized hand this 30 day of May, 2003.

Signed, sealed and delivered

in our presence as witnesses:

By [Signature]
Print Name Ramon R. Cacicedo, Jr.

Grantor Sheridan 58 Mitigation Company L.L.C. a Florida limited liability co.
By [Signature]
Print Name Jose A. Gonzalez
Title Manager

By [Signature]
Print Name Vivian Royuela

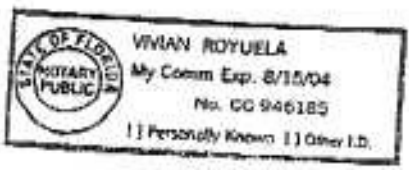
ACKNOWLEDGMENT - INDIVIDUAL

STATE OF FLORIDA State of Florida
COUNTY OF _____ County of Miami-Dade

The foregoing instrument was acknowledged before me this MAY 30 2003 day of May, 2003 (date), by Jose A. Gonzalez who is personally know to me, or produced identification. Type of identification produced _____
As Manager of Sheridan 58 Mitigation Company

NOTARY PUBLIC-STATE OF FLORIDA:
[Signature]
Signature of Notary Public - State of Florida

Print, type, or stamp Commissioned Name
Affix Seal Below



IN WITNESS WHEREOF, the undersigned _____ has hereunto set its authorized hand this _____ day of MAY 30 2003, 20_____.

Signed, sealed and delivered
in our presence as witnesses:

Grantor Sheridan 58
L.L.C. a Florida
limited liability co.

By [Signature]
Print Name Ramon R. Cacicedo, Jr.

By [Signature]
Print Name Jose A. Gonzalez
Title Manager

By [Signature]
Print Name Vivian Royuela

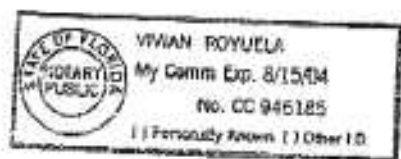
ACKNOWLEDGMENT - INDIVIDUAL

STATE OF FLORIDA State of Florida
COUNTY OF _____ County of Miami-Dade

The foregoing instrument was acknowledged before me this MAY 30 2003 day of _____, 20_____ (date), by Jose A. Gonzalez who is
 personally know to me, or
 produced identification. Type of identification produced _____
As executed this instrument as Manager of Sheridan 58, L.L.C.

NOTARY PUBLIC-STATE OF FLORIDA:
[Signature]
Signature of Notary Public - State of Florida

Print, type, or stamp Commissioned Name
Affix Seal Below



IN WITNESS WHEREOF, the undersigned _____ has hereunto set its authorized hand this day of MAY 30 2003 , 20 .

Signed, sealed and delivered

in our presence as witnesses:

By _____
Print Name Ramon R. Caricedo, Jr.

Grantor Sheridan 87, L.L.C. a Florida limited liability co.

By [Signature]
Print Name Jose A. Gonzalez

_____ Title Manager

By [Signature]
Print Name _____

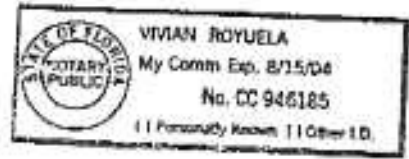
ACKNOWLEDGMENT - INDIVIDUAL

STATE OF FLORIDA State of Florida
COUNTY OF _____ County of Miami-Dade

The foregoing instrument was acknowledged before me this MAY 30 2003 day of _____, 20 (date), by Jose A. Gonzalez who is
 personally know to me, or
 produced identification. Type of identification produced _____
As Manager of Sheridan 87, L.L.C.

NOTARY PUBLIC-STATE OF FLORIDA:
 [Signature]
Signature of Notary Public, State of Florida

Print, type, or stamp Commissioned Name
Affix Seal Below



NOT APPLICABLE

Mortgage Subordination

By signing below mortgage holder agrees the lien of any mortgage on the real property described in Exhibit "A" and Exhibit "B" shall be subordinate to the subject Conservation Easement.

MORTGAGEE

A _____ Banking Corporation

Signed, sealed and delivered in our presence as witnesses:

By _____ By: _____
Print name: _____ Print Name: _____
Title: _____

By _____ Address: _____
Print name: _____

(CORPORATE SEAL)

_____ day of _____, 20____

ACKNOWLEDGMENT - CORPORATION

STATE OF _____
COUNTY OF _____

On this ____ day of _____, 20____ before me, the undersigned Notary Public, personally appeared _____, personally known to me or who has produced _____ as identification and is the person who subscribed to the foregoing instrument and who did/did not take an oath, as the (position) _____, of (corporation) _____, a Florida corporation, and acknowledged that he/she executed the same on behalf of said corporation and that he/she was duly authorized to do so.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC

Signature of Notary Public

Print, type, or stamp Commissioned Name
Affix Seal Below

ACCEPTANCE BY BROWARD COUNTY

The Broward County Board of County Commissioners hereby accepts this Conservation Easement for DPEP License _____ No. _____

BROWARD COUNTY, through its BOARD OF COUNTY COMMISSIONERS

By _____
_____ day of _____, 20____

Approved as to form by
Office of County Attorney
Broward County, Florida
EDWARD A. DION, County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-6968

ATTEST:

County Administrator and
Ex-Officio Clerk of the
Board of County Commissioners of
Broward County, Florida

By _____

As

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Legal Form approved _____
Print Name _____
Date _____

EXHIBIT A-1 SKETCH TO ACCOMPANY LAND DESCRIPTION

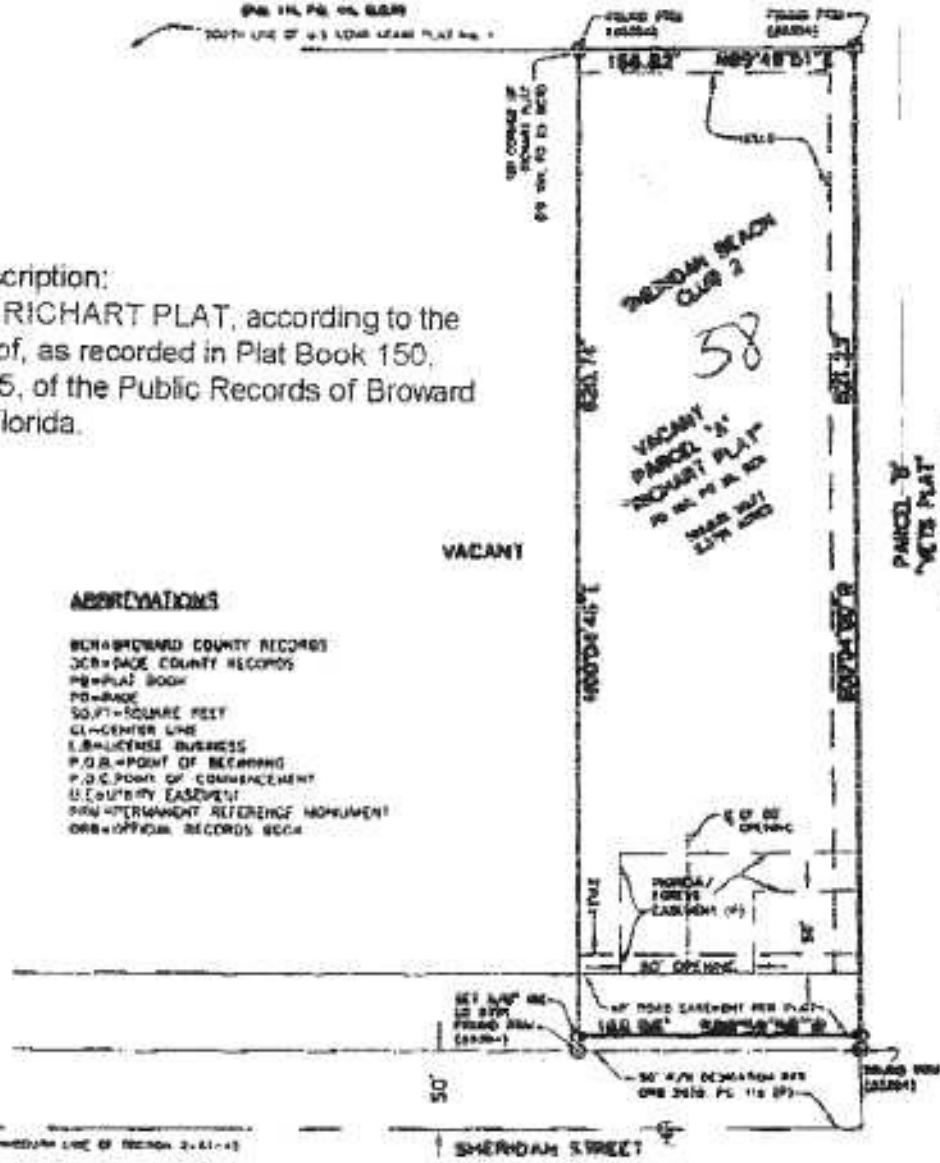
SHERIDAN BEACH CLUB 2
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

U.S. LEASE PLAT No. 1
ONE 1/4, 1/2, 3/4, 1/8, 1/16, 1/32



Legal description:
Parcel A, RICHART PLAT, according to the plat thereof, as recorded in Plat Book 150, at Page 25, of the Public Records of Broward County, Florida.

SCALE:



ABBREVIATIONS

- BC=BROWARD COUNTY RECORDS
- DC=DUNEDIN COUNTY RECORDS
- PB=PLAT BOOK
- PS=PAGE
- SQ.FT.=SQUARE FEET
- CL=CENTER LINE
- L.B.=LICENSE BUSINESS
- P.O.B.=POINT OF BEGINNING
- P.O.C.=POINT OF COMMENCEMENT
- E.=EASEMENT
- P.R.M.=PERMANENT REFERENCE MONUMENT
- O.R.B.=OFFICIAL RECORDS BOOK

Colwell, Grayson & Associates, Inc.
 Multiple Services Firm
 1200 West 15th Street - Suite 200
 Fort Lauderdale, Florida 33304
 954.479.2222

TRAFALGAR ASSOCIATES
 SHERIDAN BEACH CLUB 2
 CITY OF DANIA BEACH

SCALE 1" = 100'	PLAT NO. 65-3044	SHEET 1
DATE 08/18/03	BY [Signature]	OF 1

B-1

LAND DESCRIPTION
A PORTION OF TRACT 34
SECTION 23, TOWNSHIP 51 SOUTH, RANGE 39 EAST
CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA
1.93 ACRE MITIGATION TRACT

58 Miramar

A portion of Tract 34 in Section 23, Township 51 South, Range 39 East, Broward County, Florida as shown on FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof as recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida, more particularly describe as follows:

COMMENCE at the Northeast corner of the Southwest one-quarter (SW 1/4) of said Section 23;

THENCE South 01°46'38" East on the East line of said Southwest one-quarter (SW 1/4) Of Section 23, a distance of 661.11 feet;

THENCE South 89°51'52" West, a distance of 15.01 feet to the Southeast corner of said Tract 34 and the **POINT OF BEGINNING**.

THENCE continue South 89°51'52" West on the South line of said Tract 34, a distance of 478.56 feet;

THENCE North 01°45'38" West, a distance of 176.15 feet;

THENCE North 89°51'52" East, a distance of 478.50 feet to the intersection with the East line of said Tract 34;

THENCE South 01°46'38" East on the said East line of Tract 34, a distance of 176.16 feet, to the **POINT OF BEGINNING**.

Said lands lying in the City of Miramar, Broward County, Florida, containing 84,262 square feet (1.93 acres), more or less.

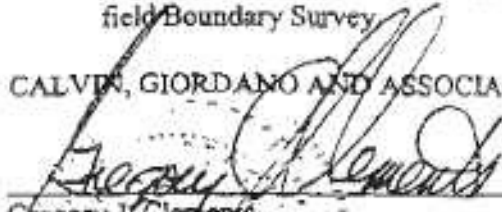
Prepared By
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
March 24, 2003

P:\Project\2002\022934 Sheridan Beach Club Phase (SURVEY)\Legal Descriptions\Revised 1.93 acre offset.mht.doc

NOTES:

1. Not valid without the signature and original embossed seal of a Florida licensed Professional Surveyor and Mapper.
2. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of said County.
3. Bearings shown hereon are relative to the Florida State Plane Coordinate System, Traverse Mercator Projection, Florida East Zone as shown in "CRAVEN -THOMPSON AND ASSOCIATES INC. RESURVEY OF THE EAST ONE-HALF (E ½) OF TOWNSHIP 51 SOUTH, RANGE 39 EAST, recorded in Miscellaneous Plat Book 6, Page 20, Broward County Records, as transformed to NAD 1983 datum with the 1990 adjustment. The North line of the Southwest one-quarter (SW ¼) of Section 23-51-39 having a bearing of North 89°52'11" East.
4. The description contained herein and the attached sketch, do not represent a field Boundary Survey.

CALVIN, GIORDANO AND ASSOCIATES, INC.


Gregory J. Clements
Professional Surveyor and Mapper
Florida Registration Number LS 4479

Date: 4-23-03

Prepared By
CALVIN, GIORDANO AND ASSOCIATES, INC.
1820 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
March 24, 2003

P:\Project\2002\022954 Sheridan Beach Club Phase I\SURVEY\Legal Descriptions\Revised 1.93 acre offsite.mxd

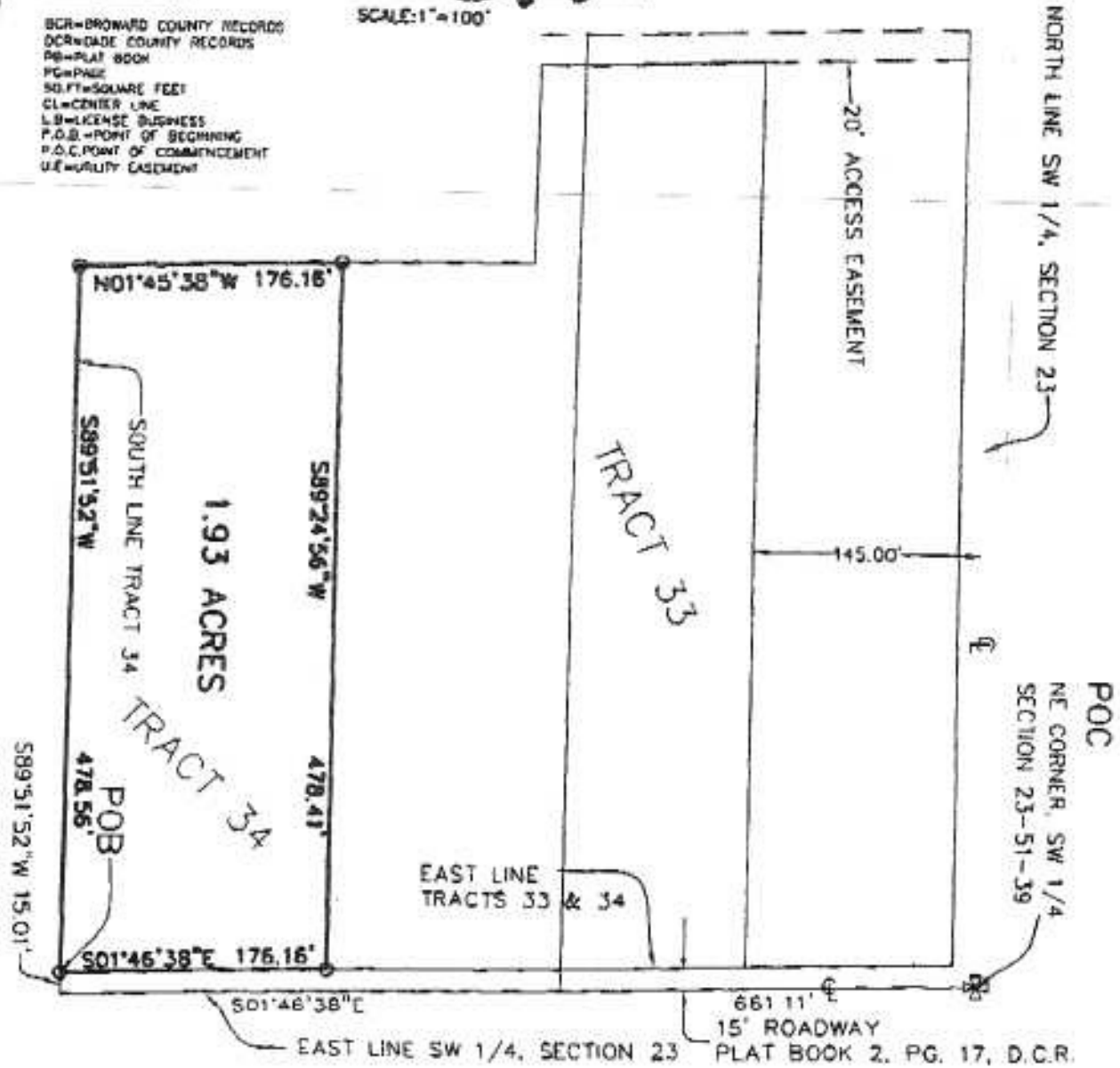
EXHIBIT B SKETCH OF DESCRIPTION

1.93 ACRE MITIGATION PARCEL
PORTION OF TRACTS 33 & 34
SECTION 23, TOWNSHIP 51 SOUTH, RANGE 39 EAST,
CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA

ABBREVIATIONS

BCR=BROWARD COUNTY RECORDS
DCR=DADE COUNTY RECORDS
PB=PLAT BOOK
PG=PAGE
SQ.FT.=SQUARE FEET
CL=CENTER LINE
L.B.=LEASE BUSINESS
P.O.B.=POINT OF BEGINNING
P.O.C.=POINT OF COMMENCEMENT
U.E.=UTILITY EASEMENT

SCALE: 1"=100'



GA
Cabela, Graydon & Associates, Inc.
Registered Professional Planners
1800 NW 37th Ave. Suite 200
Fort Lauderdale, Florida 33309
954.581.7700 FAX 954.581.7707

SHERIDAN BEACH CLUB
PHASE I & II OFFSITE MITIGATION
SKETCH OF DESCRIPTION

SCALE 1"=100'	PLAT NO. 02-2834	3
DATE 5/15/03	DWG NO.	

(57)

87

**LAND DESCRIPTION
CONSERVATION EASEMENT
SHERIDAN BEACH CLUB III
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA**

A portion of the East One Half (E½) of the Southwest One Quarter (SW¼) of the Southwest One Quarter (SW¼) of the Southwest One Quarter of Section 2, Township 51 South, Range 42 East, Broward County, Florida, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 2;

THENCE East, on the South line of said Section 2, a distance of 667.89 feet to the intersection with the Southerly prolongation of the West line of RICHART PLAT, according to the plat thereof as recorded in Plat Book 150, Page 25 of the Public Records of Broward County, Florida;

THENCE North 00°04'46" East, on said Southerly prolongation and said West line, a distance of 530.28 feet to the **POINT OF BEGINNING**;

THENCE North 89°55'14" West, a distance of 121.25 feet to the intersection with a line 121.25 feet West and parallel with said West line of RICHART PLAT;

THENCE North 00°04'46" East, on said parallel line, a distance of 62.00 feet;

THENCE North 89°55'14" West, a distance of 212.81 feet to a point on the East line of U.S. LEND LEASE PLAT No. 3, according to the plat thereof as recorded in Plat Book 113, Page 14 of the Public Records of Broward County, Florida;

THENCE North 00°03'55" East, on said East line, a distance of 87.03 feet to a point on the South line of U.S. LEND LEASE PLAT No. 1, according to the plat thereof as recorded in Plat book 111, Page 44 of the Public Records of Broward County, Florida, said point also being the Northeast corner of said U.S. LEND LEASE PLAT No. 3;

THENCE North 89°49'52" East, on said South line, a distance of 334.08 feet to the Northwest corner of said RICHART PLAT;


THENCE South 00°04'46" West, on said West line of RICHART PLAT, a distance of 150.47 feet to the **POINT OF BEGINNING**.

Said lands lying and being in the City of Dania Beach, Broward County, Florida, containing 36831 square feet (0.8455 acres) more or less.

SURVEYOR'S NOTES:

1. Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
2. Lands shown hereon were not abstracted for Rights-of-Way, Easements, Ownership, or other instruments of record by the Surveyor.
3. Bearings shown hereon are relative to the South line of Section 2, Township 51 South, Range 42 East. Assumed bearing of Line Bears East.
4. Information shown hereon does not represent a Boundary Survey.

CALVIN, GIORDANO & ASSOCIATES, INC.


Gregory J. Clements
Professional Surveyor and Mapper
Florida Registration Number LS 4479

Date: 5/22/2003

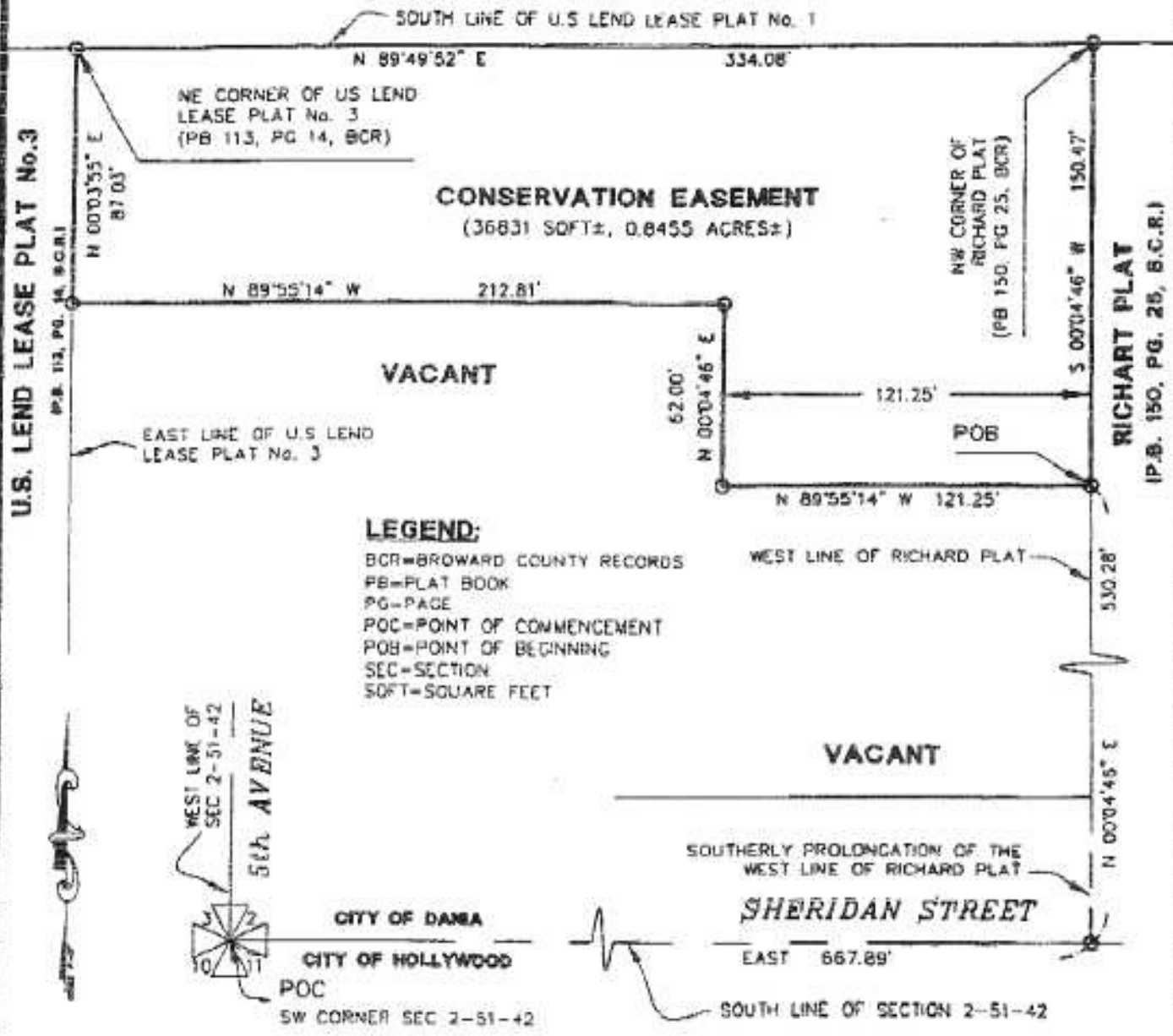
Prepared by:
CALVIN, GIORDANO & ASSOCIATES, INC.
1800 Blue Drive, Suite 400
Fort Lauderdale, Florida
3/23/2003

F:\Projects\009\015044 Trial\lgp PPL SURVEY\Legal Description\Conservation 2.dwg

SHEET 2 OF 3 SHEETS

**SKETCH TO ACCOMPANY LAND DESCRIPTION
 CONSERVATION EASEMENT
 SHERIDAN BEACH CLUB III
 TOWN OF DAVIE, BROWARD COUNTY, FLORIDA**

**U.S. LEND LEASE PLAT No. ONE
 (P.B. 111, PG. 44, B.C.R.)**



LEGEND:
 BCR=BROWARD COUNTY RECORDS
 PB=PLAT BOOK
 PG=PAGE
 POC=POINT OF COMMENCEMENT
 POB=POINT OF BEGINNING
 SEC=SECTION
 SOFT=SQUARE FEET

U.S. LEND LEASE PLAT No. 3
 P.B. 113, PG. 14, B.C.R.

RICHARD PLAT
 P.B. 150, PG. 25, B.C.R.)

WEST LINE OF
 SEC 2-51-42
 5th AVENUE



CITY OF DANIA
 CITY OF HOLLYWOOD
 POC
 SW CORNER SEC 2-51-42

SHERIDAN STREET

EAST 667.89'

SOUTH LINE OF SECTION 2-51-42

Calvin, Gordon & Associates, Inc.
 Engineering Surveyors & Planners
 1320 Blair Drive Suite 600
 Fort Lauderdale, Florida 33317
 954.981.7788 954.981.8807 fax

TRAFALGAR ASSOCIATES
SHERIDAN BEACH CLUB III
 CITY OF DANIA BEACH BROWARD COUNTY, FLORIDA

SCALE 1"=50'	PLAT NO. 03-3044	SHEET 3
FILE DATE 04/23/03	CAD FILE SEE BELOW	OF 3

D:\2003\03\03\0304\0304 TRAFALGAR PB: 03-3044 SHEET 3 OF 3.dwg 04/23/03 11:04:11 AM

PERMITS



DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION - Water Resources Division
218 S.W. 1st Avenue • Fort Lauderdale, Florida 33301 • 954-519-1270 • FAX 954-519-1496

June 30, 2003

Sheridan 58, L.L.C.
Attention: Mr. Kevin Guthard
649 E Sheridan St
Dania, FL 33004

RE: Sheridan Beach Club Phase II
City of Dania Beach, S/T/R (02-51-42)

This is to notify you of the Department of Planning and Environmental Protection's (DPEP) action concerning your application received 11/27/2002. The application has been reviewed for compliance with the following requirements:

Broward County Surface Water Management Review - GRANTED

DPEP has reviewed the project for compliance with the Surface Water Management requirements of Chapter 27, Article V Sec. 27-191 through 27-202 of the Broward County Code.

Based on the information submitted, Surface Water Management License No. SWM2002-038-2 was issued on 06/30/2003. The above named licensee is hereby authorized to perform the work or operate the facility shown on the approved drawing(s), plans, documents and specifications, as submitted by licensee, and made a part hereof.

Please be advised that pursuant to Specific Condition No. 15, no Certificate of Occupancy can be released on this project until released in writing by all applicable DPEP divisions.

Broward County Environmental Resource License Review - GRANTED

DPEP has reviewed the project and the construction shall be in accordance with Application DEP form 62-343.900 (1) dated 11/06/2002 and DPEP Addendum dated 11/06/2002 and associated information, all of which is designated as DPEP File No. ER0212-003.

Based on the information submitted, the plans have been approved and stamped with Broward County Environmental Resource License (ERL) No. DF03-1088.

MSSW Review - GRANTED

DPEP has the authority to review the project for compliance with Rule 40E-1.606 and Chapter 40E-40 of the Florida Administrative Code pursuant to an agreement between DPEP, DEP and the SFWMD. The agreement is outlined in a document entitled "DELEGATION AGREEMENT AMONG THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, AND BROWARD COUNTY."

Based on the information submitted, Surface Water General Permit No. 06-00361-S-06 was issued on 06/30/2003.

Broward County Board of County Commissioners

Josephus Eggefron, Jr. • Ren Graber • Sue Gunzburger • Kristin B. Jacobs • Rene Lieberman • Lori Nonce Parrish • John E. Rotskoff, Jr. • James A. Scott • Dana Wasserman Rubin
www.broward.org/dpep

The above referenced approvals will remain in effect subject to the following:

1. Not receiving a filed request for a Chapter 120, Florida Statutes administrative hearing;
2. the attached SFWMD Standard Limiting Conditions;
3. the attached SFWMD Special Conditions;
4. the attached Broward County General Conditions;
5. the attached Broward County Specific Conditions;
6. the attached B exhibits.

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the attached "Notice of Rights", we will assume you concur with the action taken by DPEP.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the Permittee (and the persons listed in the attached distribution list) no later than 5:00 p.m. on 06/30/2003, in accordance with Section 120.60 (3), Florida Statutes.

By: _____

John M. Crobse
John M. Crobse, P.E.

Surface Water Management Licensing Section

Enclosed are the following:

- ___ executed staff report;
- ___ set(s) of stamped and approved plans;
- ___ application fee receipts;
- ___ "Notice of Rights"; and
- ___ Inspection Guidelines Brochure.



FORM OF PARKING SPACE ASSIGNMENT

**FORM OF
PARKING SPACE ASSIGNMENT**

The undersigned has acquired Dwelling Unit _____ in Sheridan Beach Club Condominium Number Two (the "Dwelling Unit") and has been assigned the use of the parking space (the "Parking Space") described below in accordance with the Declaration of Condominium of Sheridan Beach Club Condominium Number Two, recorded in Official Records Book _____, Page _____, of the Public Records of Broward County, Florida, as amended (the "Declaration").

NOW, THEREFORE, it is agreed as follows:

1. There is hereby assigned to the undersigned the use of Parking Space number _____ effective herewith.
2. This Parking Space Assignment is for the exclusive use of the Dwelling Unit. The Parking Space shall be maintained, occupied and transferred solely in accordance with the provisions of the Declaration.
3. This Assignment shall be noted in the "Book" (which term is defined as such in the Declaration) maintained by Sheridan Beach Club Condominium Association Number Two, Inc. for such purpose.

THIS AGREEMENT dated as of this _____ day of _____, 20_____.

SHERIDAN 58, LLC, a Florida limited liability company

By: _____
Name: _____
Title: _____

DWELLING UNIT OWNER:

EVIDENCE OF DEVELOPER'S OWNERSHIP IN THE
LAND UPON WHICH THE CONDOMINIUM WILL BE BUILT

AFFIDAVIT

STATE OF FLORIDA)
)SS:
COUNTY OF)

BEFORE ME, the undersigned authority, duly authorized to administer oaths and take acknowledgments, personally appeared JOSE A. GONZALEZ ("Affiant"), who being by me first duly sworn, deposed and said as follows:

1. Affiant is the Manager of SHERIDAN 58, LLC, a Florida limited liability company.
2. SHERIDAN 58, LLC has acquired the land intended to comprise SHERIDAN BEACH CLUB CONDOMINIUM NUMBER TWO.
3. Affiant is executing this Affidavit in order to comply with Section 718.504(28), Florida Statutes, to provide proof of Developer's ownership of the land upon which the condominium is to be developed.

FURTHER AFFIANT SAYETH NAUGHT.



JOSE A. GONZALEZ

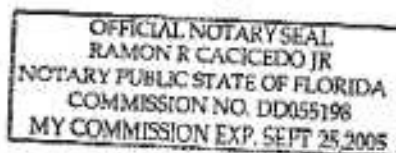
SWORN AND SUBSCRIBED TO before me this 30th day of June, 2003.



NOTARY PUBLIC

Printed Name of Notary

My Commission Expires:



FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

SHERIDAN BEACH CLUB CONDOMINIUM ASSOCIATION NUMBER TWO, INC.
FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

As of August, 2003

Q: What are my voting rights in the condominium association?

A: On all matters on which the membership shall be entitled to vote, there shall be one vote for each Dwelling Unit in the Condominium.

Q: What restrictions exist in the condominium documents on my right to use my unit?

A: Section 17 of the Declaration of Condominium for SHERIDAN BEACH CLUB CONDOMINIUM NUMBER TWO ("Declaration of Condominium") contains restrictions concerning the use and occupancy of the Condominium, including restrictions regarding residential use; alteration and improvement of Dwelling Units; signs; rules and regulations; Developer; pets; flooring; leasing, and other matters. All prospective buyers are urged to review this document carefully. The foregoing is only a listing of some of these restrictions.

Q: What restrictions exist in the condominium documents on the leasing of my unit?

A: Entire Dwelling Units may be leased as set forth in Sections 17 and 19 of the Declaration of Condominium.

Q: How much are my assessments to the condominium association for my unit type and when are they due?

A: Your Annual Assessment to the condominium association, payable monthly, for the period from creation of the condominium to December 31, 2004, will be in accordance with the buildout schedule of the Estimated Operating Budget, not including reserves ("Operating Expenses Monthly"), which is the guaranteed amount. The guaranteed assessment amount ranges from a low of \$76.62 to a high of \$108.16.

Q: Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my assessments?

A: No.

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?

A: No.

Q: Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.

A: No.

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.

RECEIPT FOR CONDOMINIUM DOCUMENTS

RECEIPT FOR CONDOMINIUM DOCUMENTS

The undersigned acknowledges that the documents checked below have been received or, as to plans and specifications, made available for inspection.

Name of Condominium Sheridan Beach Club Condominium Number Two

Address of Condominium 601 East Sheridan Street, Denis Beach, Florida 33004

Place a check in the column by each document received or, for the plans and specifications, made available for inspection. If an item does not apply, place "N/A" in the column.

DOCUMENT	RECEIVED	BY ALTERNATIVE MEDIA
Prospectus Text (Offering Circular)	X	
Declaration of Condominium (& Form of Phase Amendment)	X	
Articles of Incorporation	X	
Bylaws	X	
Estimated Operating Budget (& Notes)	X	
Form of Agreement for Sale or Lease (& Addenda thereto)	X	
Rules or Regulations	X	
Covenants and Restrictions	X	
Ground Lease	N/A	
Management and Maintenance Contracts for More Than One Year	X	
Renewable Management Contracts	N/A	
Lease of Recreational and Other Facilities to be Used Exclusively by Unit Owners of Subject Condominiums (See s. 718.503(1)(b) 7, F.S. And s. 718.504, F.S.)	N/A	
Form of Unit Lease if a Leasehold	N/A	
Declaration of Servitude	N/A	
Sales Brochure	N/A	
Phase Development Description (See s. 718.503(1)(b) 11, F.S. And s. 718.504, F.S.) (see Declaration of Condominium)	X	
Lease of Recreational and Other Facilities to be Used by Unit Owners with Other Condominiums (See s. 718.503(1)(b) 8, F.S. And s. 718.504, F.S.)	N/A	
Description of Management for Single Management of Multiple Condominiums (See s. 718.503(1)(b) 5, F.S. And s. 718.504, F.S.) (see Declaration of Condominium)	X	
Conversion Inspection Report	N/A	
Conversion Termite Inspection Report	N/A	
Plot Plan	X	
Floor Plan	X	
Survey of Land and Graphic Description of Improvements	X	
Executed Escrow Agreement	X	
Frequently Asked Questions and Answer Sheet	X	
Evidence of Developer's Interest in the Land (Affidavit, Exhibit 15)	X	

DOCUMENT	RECEIVED	O R	MADE AVAILABLE	BY ALTERNATIVE MEDIA
<u>Plans and Specifications</u>	<u> </u>		<u> </u>	<u> </u>

THE PURCHASE AGREEMENT IS VOIDABLE BY BUYER BY DELIVERING WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 15 DAYS AFTER THE DATE OF EXECUTION OF THE PURCHASE AGREEMENT BY THE BUYER AND RECEIPT BY THE BUYER OF ALL OF THE DOCUMENTS REQUIRED TO BE DELIVERED TO HIM OR HER BY THE DEVELOPER. THE AGREEMENT IS ALSO VOIDABLE BY THE BUYER BY DELIVERING WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 15 DAYS AFTER THE DATE OF RECEIPT FROM THE DEVELOPER OF ANY AMENDMENT WHICH MATERIALLY ALTERS OR MODIFIES THE OFFERING IN A MANNER THAT IS ADVERSE TO THE BUYER. ANY PURPORTED WAIVER OF THESE VOIDABILITY RIGHTS SHALL BE OF NO EFFECT. BUYER MAY EXTEND THE TIME FOR CLOSING FOR A PERIOD OF NOT MORE THAN 15 DAYS AFTER THE BUYER HAS RECEIVED ALL OF THE DOCUMENTS REQUIRED. BUYER'S RIGHT TO VOID THE PURCHASE AGREEMENT SHALL TERMINATE AT CLOSING.

Executed this _____ day of _____, 20____.

_____ Signature of Purchaser	Purchaser or Lessee or	_____ Signature of Lessee
---------------------------------	---------------------------	------------------------------

(Purchaser's Copy)

RECEIPT FOR CONDOMINIUM DOCUMENTS

The undersigned acknowledges that the documents checked below have been received or, as to plans and specifications, made available for inspection.

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Address of Condominium 601 East Sheridan Street, Dania Beach, Florida 33004

Place a check in the column by each document received or, for the plans and specifications, made available for inspection. If an item does not apply, place "N/A" in the column.

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Prospectus Text (Offering Circular)	X	
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Articles of Incorporation	X	
Bylaws	X	
Estimated Operating Budget (& Notes)	X	
Form of Agreement for Sale or Lease (& Addenda thereto)	X	
Rules or Regulations	X	
Covenants and Restrictions	X	
Ground Lease	N/A	
Management and Maintenance Contracts for More Than One Year	N/A	
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Conversion Inspection Report	N/A	
Conversion Termite Inspection Report	N/A	
Plot Plan	X	
Floor Plan	X	
Survey of Land and Graphic Description of Improvements	X	
Executed Escrow Agreement	X	
Alternative Media Disclosure Statement (See Rule 61B-17.011, F.A.C.)	N/A	
Frequently Asked Questions and Answer Sheet	X	
Evidence of Developer's Interest in the Land (Affidavit, Exhibit 15)	X	



