

EXHIBIT "A"

THE LAND

Parcel Legal Description

Lots 26-1 and 26-2 of Ellipse Replat of Lot 26, as recorded in Plat Book 15, at Page 77, of the Public Records of Martin County, Florida, being a replat of Lot 26 of the "Plat of the Ellipse", now known as Treasure Coast Commerce Center, as recorded in Plat Book 11, at page 84, of the Public Records of Martin County, Florida.

EXHIBIT "B"

**"AS-BUILT"
SURVEY OF CONDOMINIUM PROPERTY**

STEPHEN J. BROWN, INC.

LICENSED BUSINESS NUMBER: 6484

SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS

619 EAST 5TH STREET, STUART, FLORIDA 34994

(772) 288-7176

TREASURE COAST II CONDOMINIUMS
MARTIN COUNTY, FLORIDA

NOTES:

1. THIS SITE PLAN MEETS THE MINIMUM TECHNICAL STANDARDS OF RULE 61G17-6 PURSUANT TO CHAPTER 474.2, FLORIDA STATUTES FOR THE PROPERTY BOUNDARY AND CHAPTER 718, FLORIDA STATUTES, FOR THE CONDOMINIUM EXHIBITS.
2. EACH CONDOMINIUM UNIT CONSIST OF THE SPACE BOUNDED BY THE VERTICAL PROJECTION OF THE INTERIOR UNFINISHED SURFACE OF THE EXTERIOR WALLS TO SAID UNIT, UNFINISHED FLOOR AND THE UNFINISHED CEILING OF SAID UNITS, ALSO INCLUDING THE DOOR AND WINDOW SPACES IN EXTERIOR WALLS AS PART OF THE UNITS.
3. ALL LAND, ALL PORTIONS OF THE BUILDING OF IMPROVEMENTS NOT LOCATED WITHIN THE BOUNDARIES OF A UNIT ARE PARTS OF THE COMMON ELEMENTS OR LIMITED COMMON ELEMENTS.

CERTIFICATE OF SURVEYOR:

THE UNDERSIGNED, BEING A SURVEYOR AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HEREBY CERTIFIES IN ACCORDANCE WITH STATE STATUTES, SECTION 718.104(4)(e), THAT THE CONSTRUCTION OF THE IMPROVEMENTS, COMPRISING TREASURE COAST II CONDOMINIUMS, A CONDOMINIUM, ARE SUBSTANTIALLY COMPLETE, SO THAT THIS EXHIBIT TO THE DECLARATION OF CONDOMINIUM, TOGETHER WITH PROVISIONS OF THE DECLARATION OF CONDOMINIUM DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND THE DIMENSIONS OF THE IMPROVEMENTS AND SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

LEGAL DESCRIPTION

LOT 26-1 AND 26-2, ELLIPSE, REPLAT OF LOT 26, AS RECORDED IN PLAT BOOK 15, PAGE 177, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

NOT A BOUNDARY SURVEY
STEPHEN J. BROWN, INC.

No. 4049

STATE OF

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE:

JOB #:	5194-01-01
DRAWN BY:	S.J.B.
CHECKED BY:	S.J.B.
DATE:	08/17/2007
SCALE:	N/A
SHEET:	

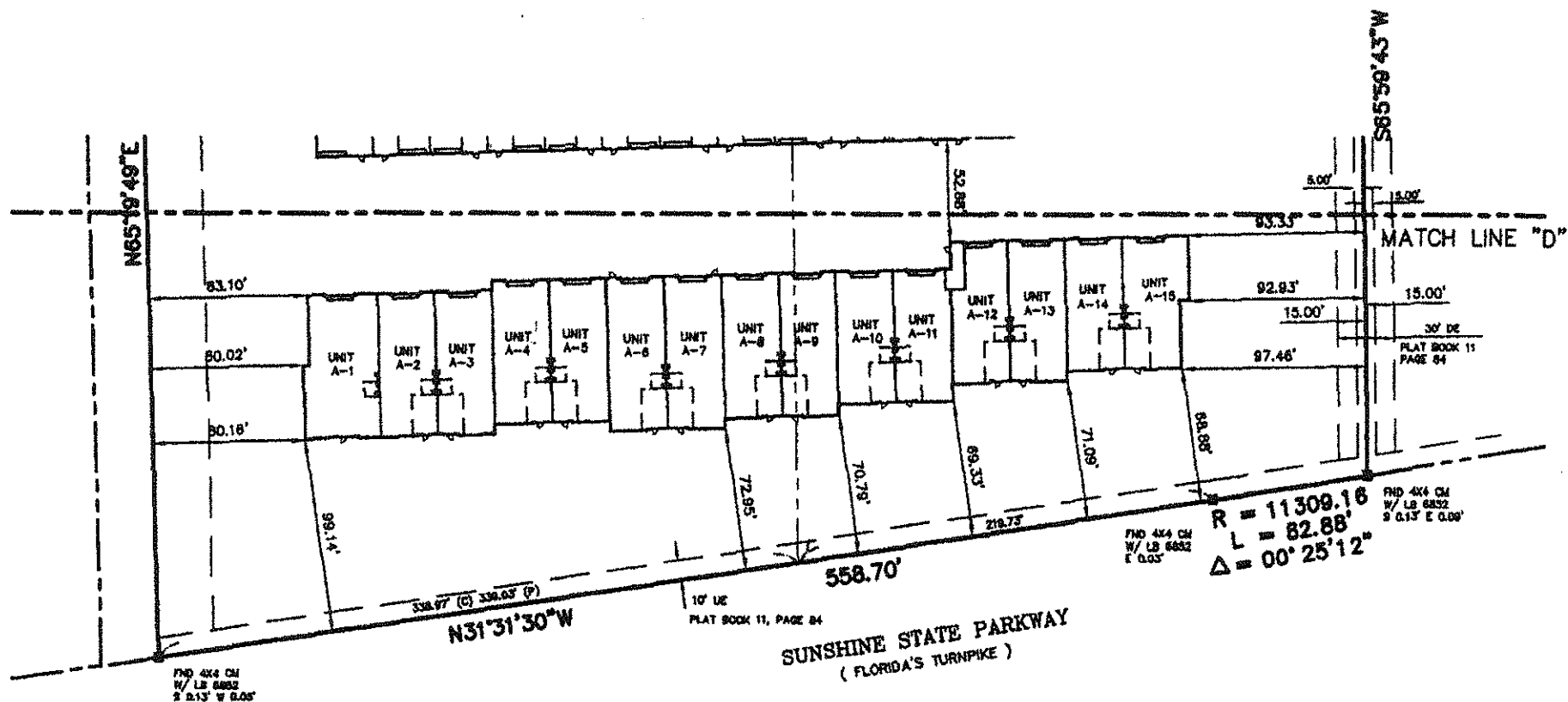
STEPHEN J. BROWN, INC.

SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS

619 EAST 5TH STREET, STUART, FLORIDA 34994

LICENSED BUSINESS NUMBER: 6484

(772) 288-7176



NOT A BOUNDARY SURVEY

STEPHEN J. BROWN, INC.

BUILDING "A"

TREASURE COAST II
CONDOMINIUMS

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 10419, STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE:	
JOB #:	5194-01-01A
DRAWN BY:	S.J.B.
CHECKED BY:	S.J.B.
DATE:	08/17/2007
SCALE:	1" = 80'
SHEET:	

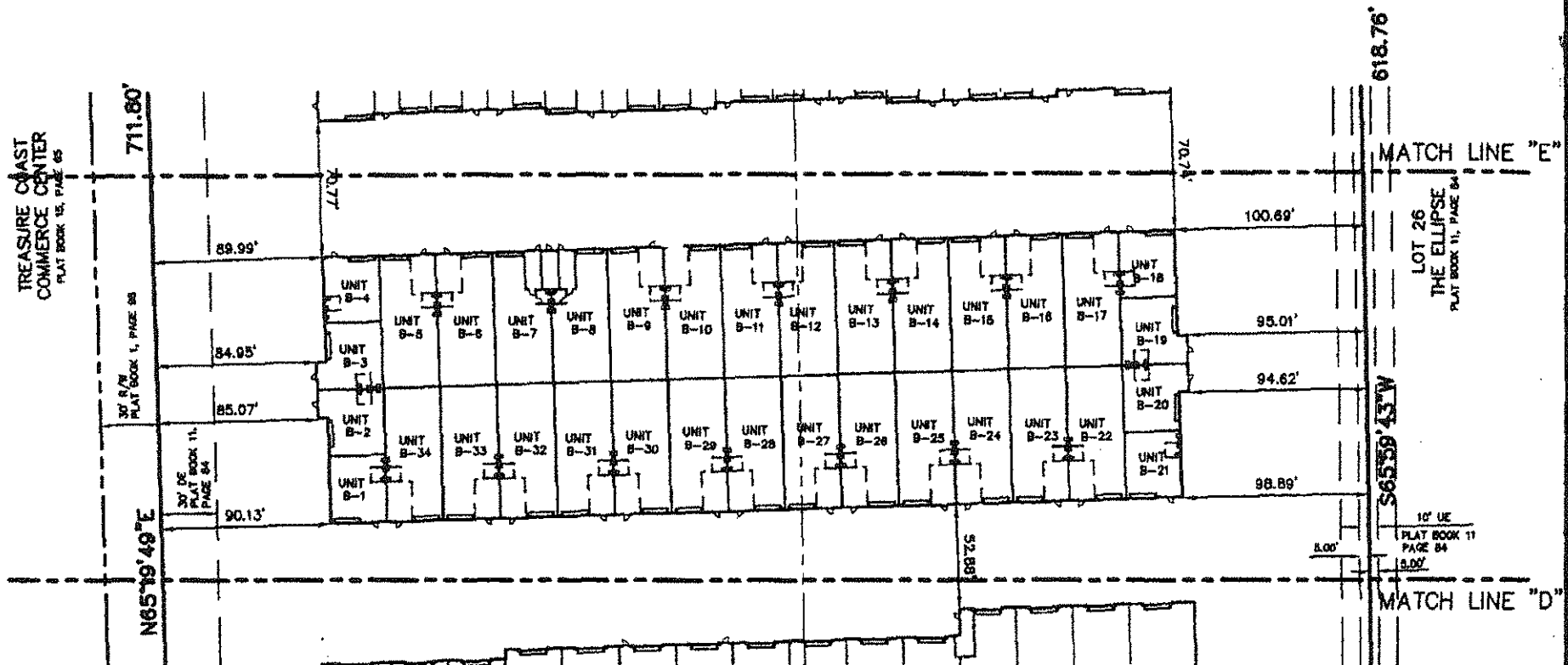
STEPHEN J. BROWN, INC.

SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS

619 EAST 5TH STREET, STUART, FLORIDA 34994

LICENSED BUSINESS NUMBER: 6484

(772) 288-7176



NOT A BOUNDARY SURVEY

STEPHEN J. BROWN, INC.

BUILDING "B"

TREASURE COAST II
CONDOMINIUMS

FILE:

JOB #: 5194-01-01B

DRAWN BY: S.J.B.

CHECKED BY: S.J.B.

DATE: 08/17/2007

SCALE: 1" = 80'

SHEET:

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

STEPHEN J. BROWN, INC.

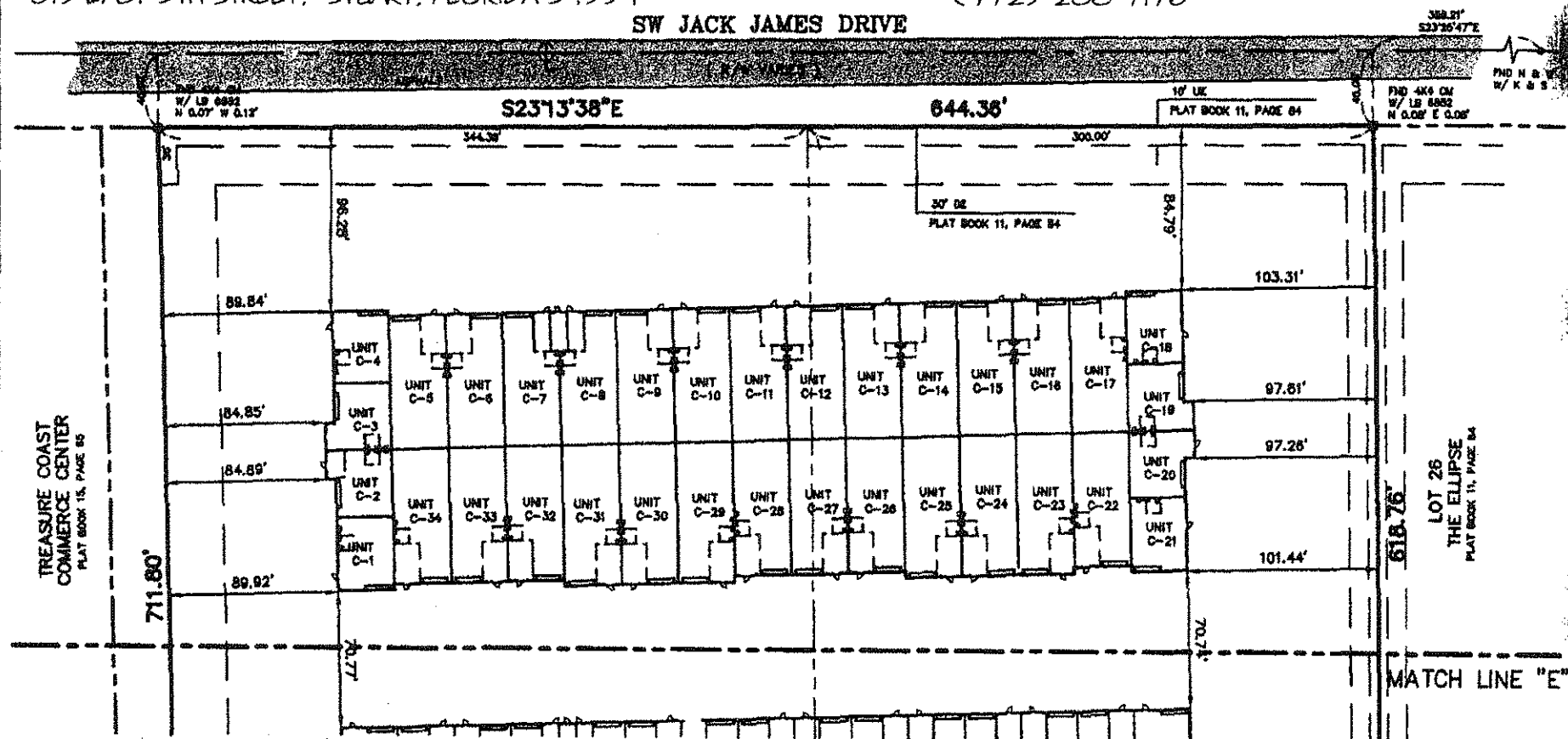
SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS

619 EAST 5TH STREET, STUART, FLORIDA 34994

LICENSED BUSINESS NUMBER: 6484

(772) 288-7176

SW JACK JAMES DRIVE



NOT A BOUNDARY SURVEY

STEPHEN J. BROWN, INC.

BUILDING "C"

TREASURE COAST II
CONDOMINIUMS

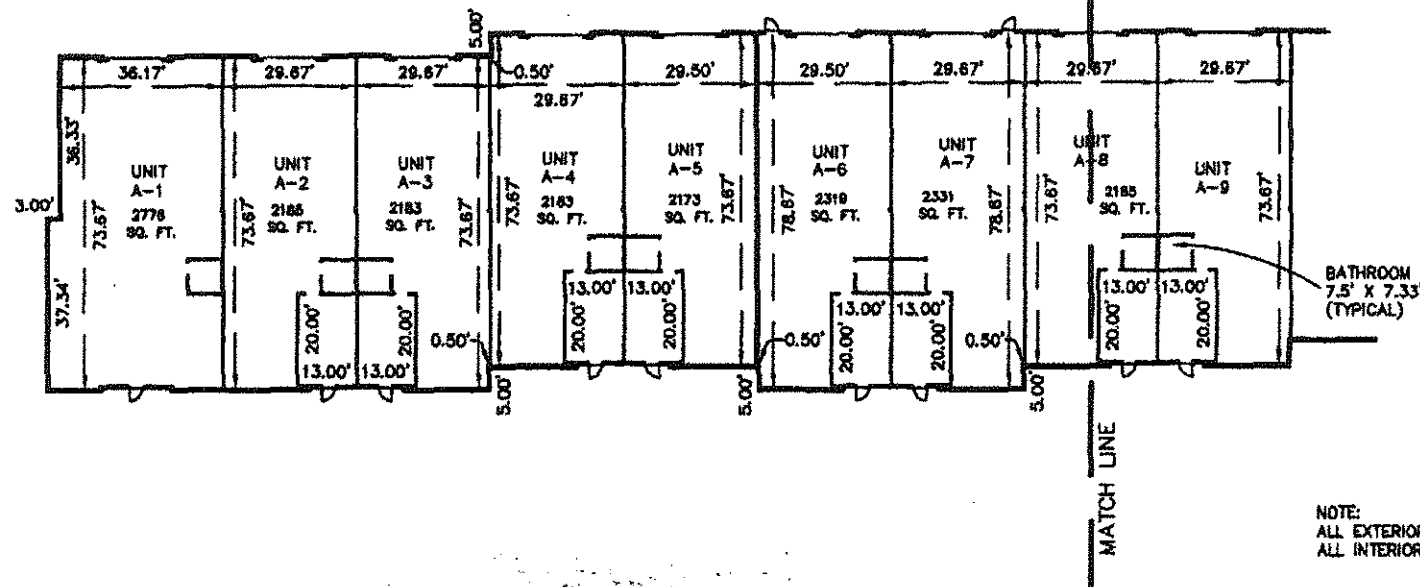
STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB #:	5194-01-01C
DRAWN BY:	S.J.B.
CHECKED BY:	S.J.B.
DATE:	08/17/2007
SCALE:	1" = 80'
SHEET:	

LICENSED BUSINESS NUMBER: 6484

BUILDING "A"



NOTE:
ALL EXTERIOR WALLS 0.87' WIDE
ALL INTERIOR WALLS 0.33' WIDE

NOT A BOUNDARY SURVEY
STEPHEN J. BROWN, INC.

TREASURE COAST II
CONDOMINIUMS

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE:
JOB #: 5194-01-01A
DRAWN BY: S.J.B.
CHECKED BY: S.J.B.
DATE: 08/17/2007
SCALE: 1" = 40'
SHEET:

STEPHEN J. BROWN, INC.

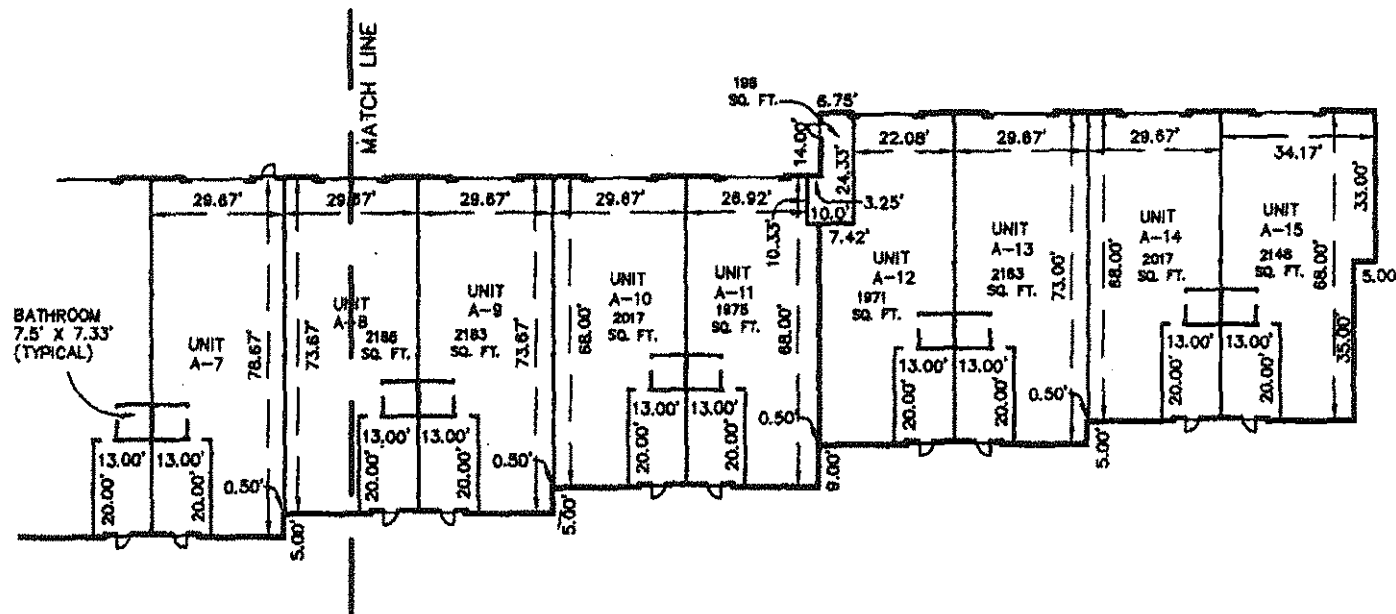
SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS

619 EAST 5TH STREET, STUART, FLORIDA 34994

LICENSED BUSINESS NUMBER: 6484

(772) 288-7176

BUILDING "A"



NOT A BOUNDARY SURVEY

STEPHEN J. BROWN, INC.

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTE:
ALL EXTERIOR WALLS 0.67' WIDE
ALL INTERIOR WALLS 0.33' WIDE

TREASURE COAST II
CONDOMINIUMS

FILE:
JOB #: 5194-01-01A
DRAWN BY: S.J.B.
CHECKED BY: S.J.B.
DATE: 08/17/2007
SCALE: 1" = 40'
SHEET:

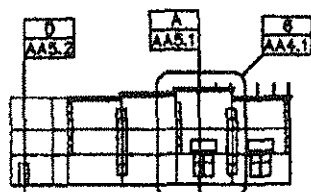
STEPHEN J. BROWN, INC.

SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS

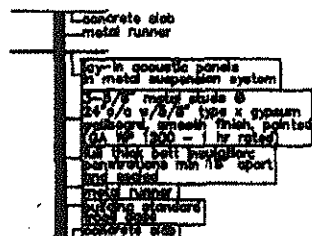
619 EAST 5TH STREET, STUART, FLORIDA 34994

LICENSED BUSINESS NUMBER: 6484

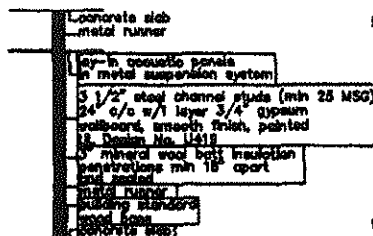
(772) 288-7176



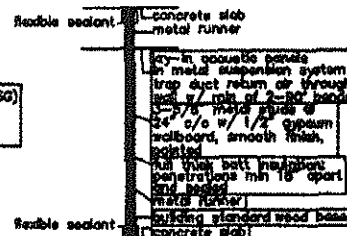
NORTH ELEVATION BUILDING A



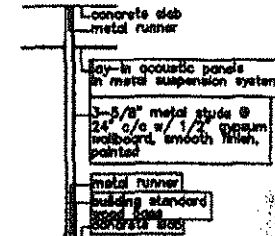
A 1 HOUR



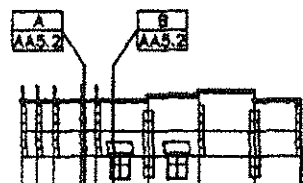
A2 2 HOUR



B SOUND



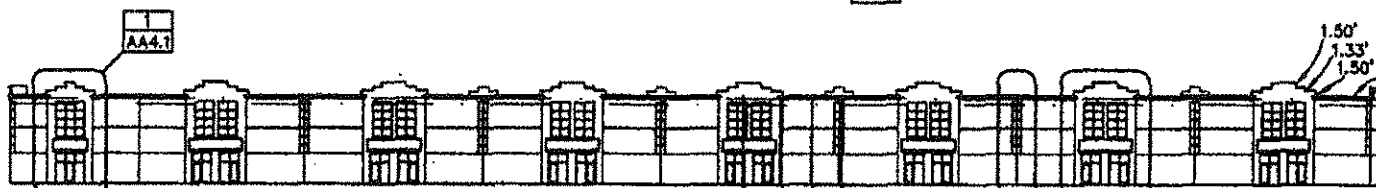
C TYPICAL



SOUTH ELEVATION BUILDING A



EAST ELEVATION BUILDING A



WEST ELEVATION BUILDING A

1.50'
1.33'
1.50'
TOP OF PANEL = 29.17
HIGH TOP OF JOIST = 28.18
LOW TOP OF JOIST = 28.21
FLOOR = 0.00

NOT A BOUNDARY SURVEY
STEPHEN J. BROWN, INC.

TREASURE COAST II
CONDOMINIUMS

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE:
JOB # 5194-01-01A
DRAWN BY: S.J.B.
CHECKED BY: S.J.B.
DATE: 08/17/2007
SCALE: 1" = 60'
SHEET:

STEPHEN J. BROWN, INC.

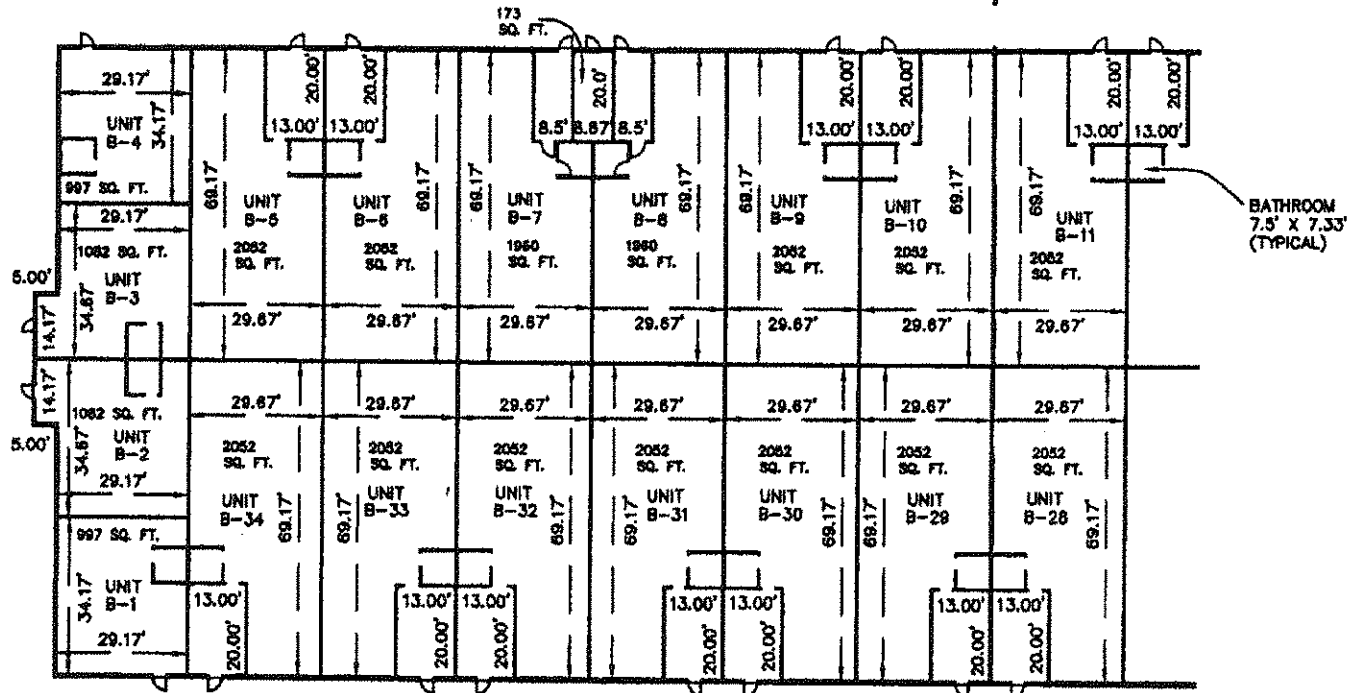
LICENSED BUSINESS NUMBER: 6484

SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS

619 EAST 5TH STREET, STUART, FLORIDA 34994

(772) 288-7176

BUILDING "B"



NOT A BOUNDARY SURVEY

STEPHEN J. BROWN, INC.

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTE:
ALL EXTERIOR WALLS 0.67' WIDE
ALL INTERIOR WALLS 0.33' WIDE

**TREASURE COAST II
CONDOMINIUMS**

JOB #:	5194-01-01B
DRAWN BY:	S.J.B.
CHECKED BY:	S.J.B.
DATE:	08/17/2007
SCALE:	1" = 40'
SHEET:	

STEPHEN J. BROWN, INC.

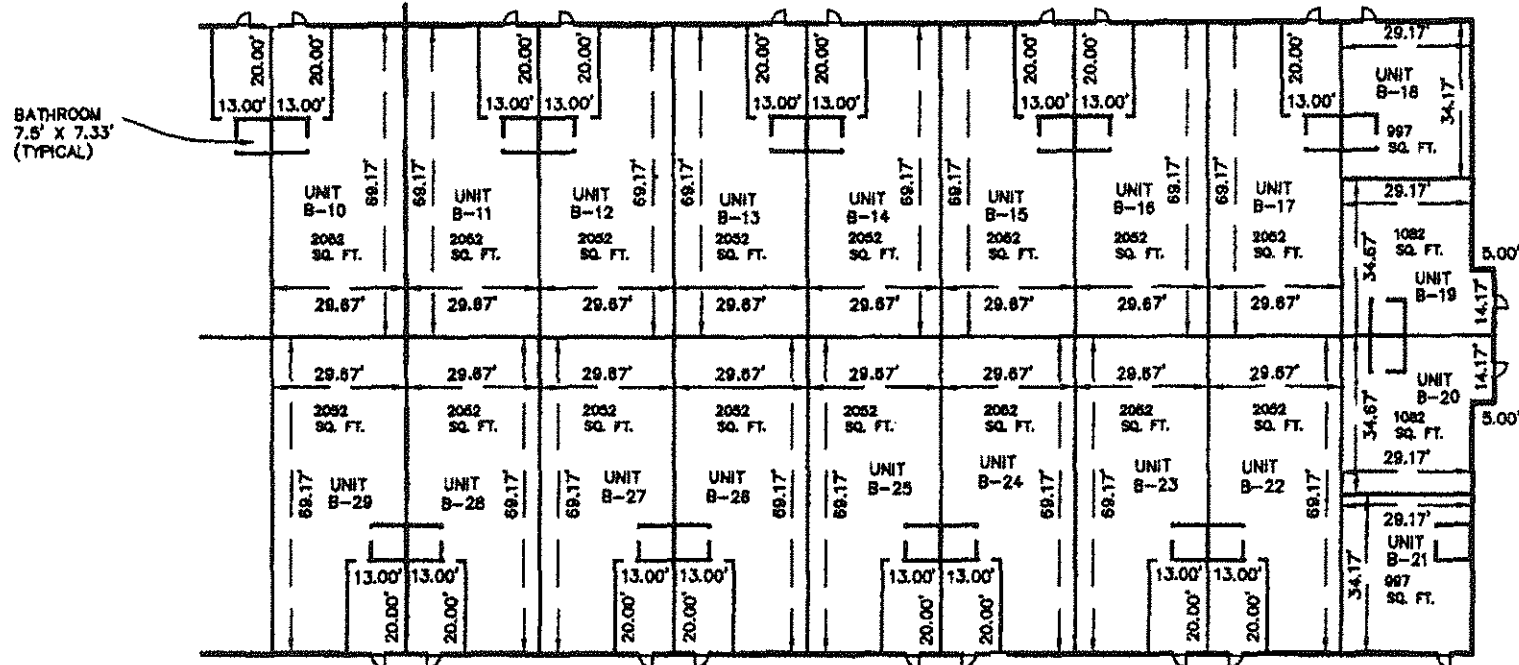
LICENSED BUSINESS NUMBER: 6484

SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS

619 EAST 5TH STREET, STUART, FLORIDA 34994

(772) 288-7176

BUILDING "B"



NOT A BOUNDARY SURVEY

STEPHEN J. BROWN, INC.

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER

REGISTRATION NO. 4049, STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

TREASURE COAST II
CONDOMINIUMS

JOB #: 5194-01-01B
DRAWN BY: S.J.B.
CHECKED BY: S.J.B.
DATE: 08/17/2007
SCALE: 1" = 40'
SHEET:

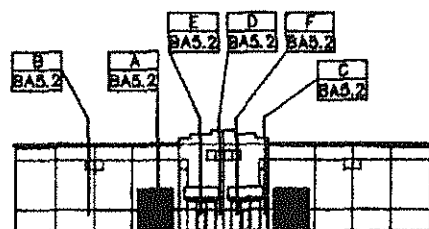
STEPHEN J. BROWN, INC.

SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS

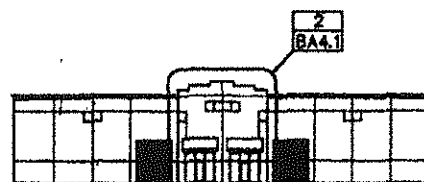
619 EAST 5TH STREET, STUART, FLORIDA 34994

LICENSED BUSINESS NUMBER: 6484

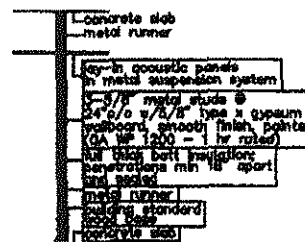
(772) 288-7176



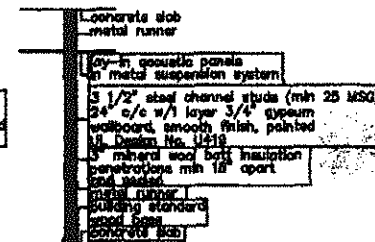
SOUTH ELEVATION BUILDING B



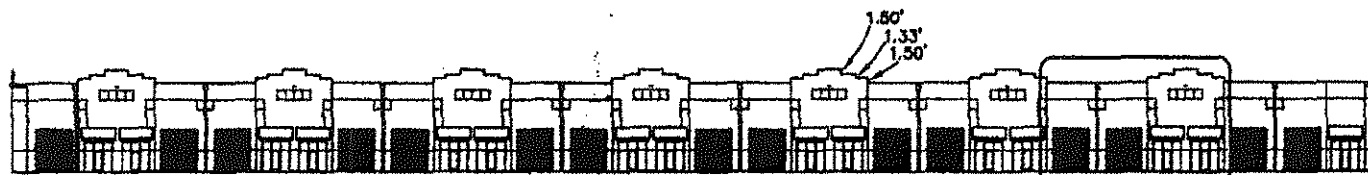
NORTH ELEVATION BUILDING B



(A) 1 HOUR



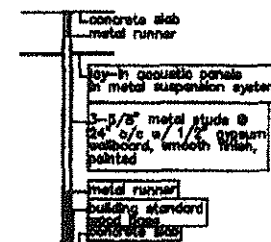
(A2) 2 HOUR



EAST ELEVATION BUILDING B



WEST ELEVATION BUILDING B



(C) TYPICAL

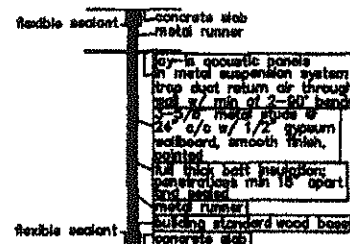
TOP OF PANEL = 29.33
HIGH TOP OF JOIST = 29.13
LOW TOP OF JOIST = 27.67
FLOOR = 0.00

NOT A BOUNDARY SURVEY

STEPHEN J. BROWN, INC.

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



(D) SOUND

TREASURE COAST II
CONDOMINIUMS

FILE:

JOB # 5194-01-01B

DRAWN BY: S.J.B.

CHECKED BY: S.J.B.

DATE: 08/17/2007

SCALE: 1" = 60'

SHEET:

SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS
619 EAST 5TH STREET, STUART, FLORIDA 34994 (772) 288-7176

(772) 288-7176

[illegible]

BATHROOM
7.5' X 7.33'
(TYPICAL)

NOTE:
ALL EXTERIOR WALLS 0.67' WIDE
ALL INTERIOR WALLS 0.33' WIDE

NOT A BOUNDARY SURVEY

STEPHEN L BROWN INC.

TREASURE COAST II
CONDOMINIUMS

FILES

JOB #: 5194-01-01C

DRAWN BY: S.J.B.

CHECKED BY: S.J.B.

DATE: 08/17/2007

SCALE: 1" = 40'

SHEET:

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

STEPHEN J. BROWN, INC.

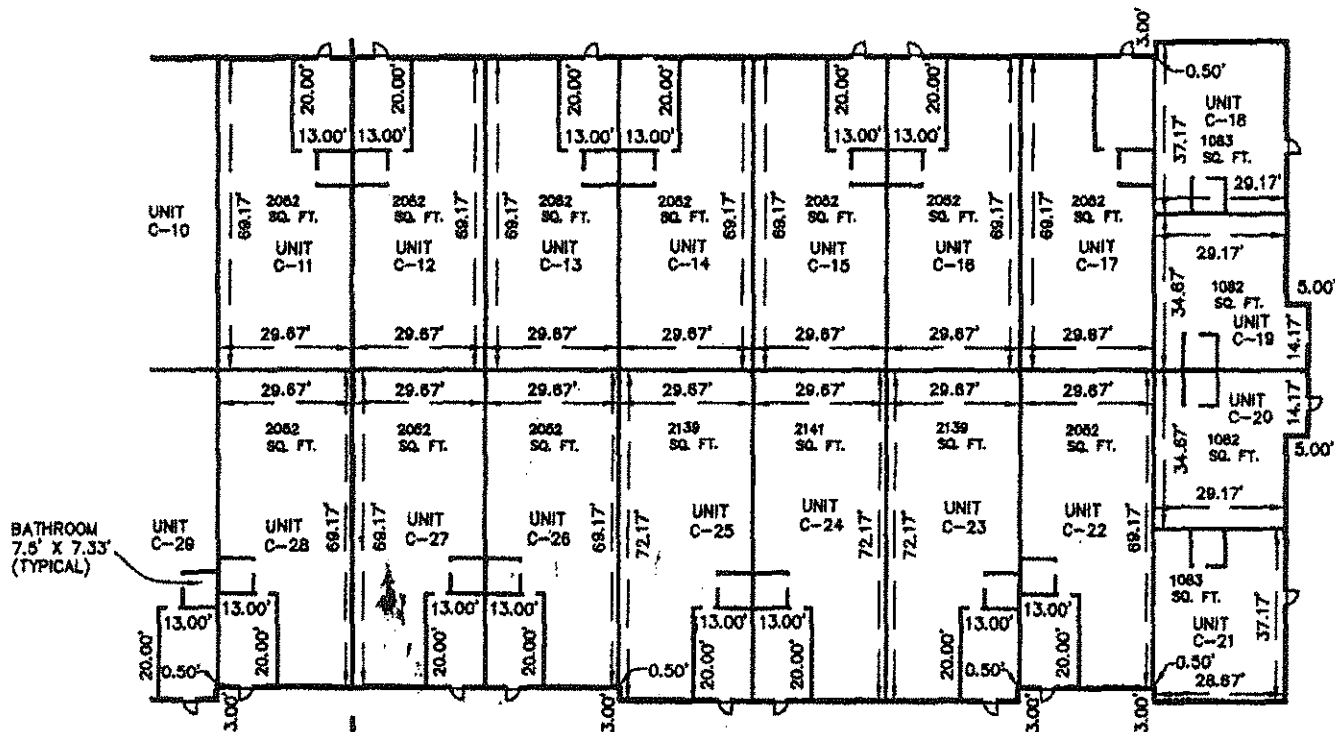
LICENSED BUSINESS NUMBER: 6484

SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS

619 EAST 5TH STREET, STUART, FLORIDA 34994

(772) 288-7176

BUILDING "C"



NOT A BOUNDARY SURVEY

STEPHEN J. BROWN, INC.

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTE:
ALL EXTERIOR WALLS 0.87' WIDE
ALL INTERIOR WALLS 0.33' WIDE

TREASURE COAST II
CONDOMINIUMS

FILE:

JOB #: 5194-01-01C

DRAWN BY: S.J.B.

CHECKED BY: S.J.B.

DATE: 08/17/2007

SCALE: 1" = 40'

SHEET:

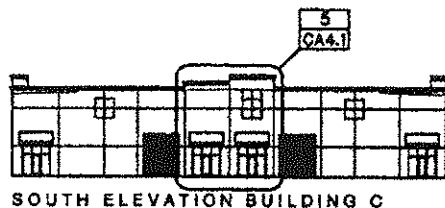
STEPHEN J. BROWN, INC.

SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS

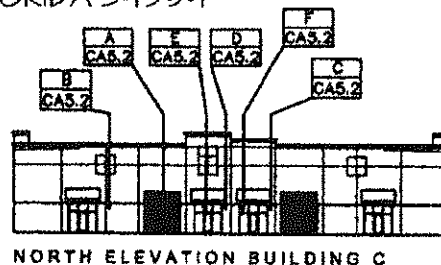
619 EAST 5TH STREET, STUART, FLORIDA 34994

LICENSED BUSINESS NUMBER: 6484

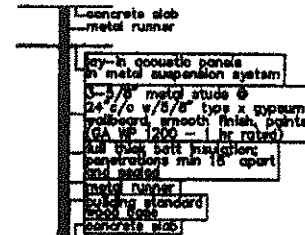
(772) 288-7176



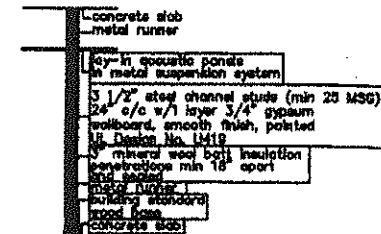
SOUTH ELEVATION BUILDING C



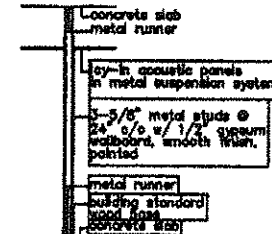
NORTH ELEVATION BUILDING C



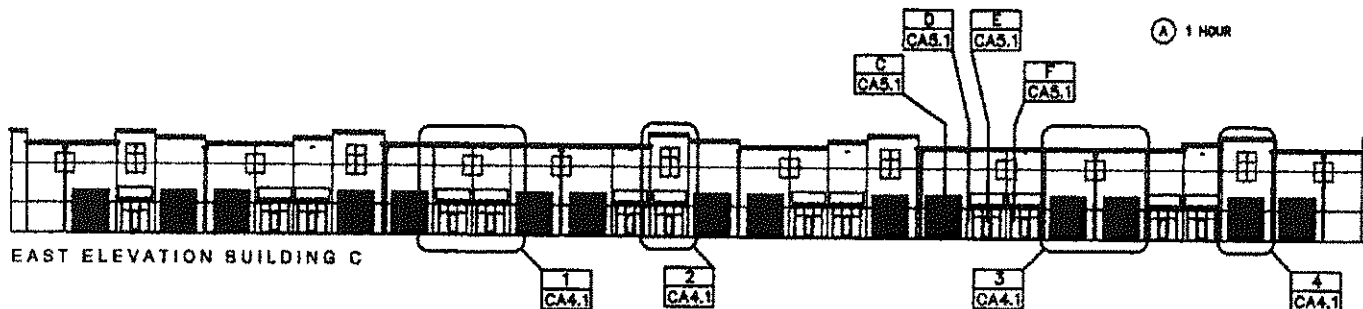
A 1 HOUR



A3 2 HOUR



C TYPICAL



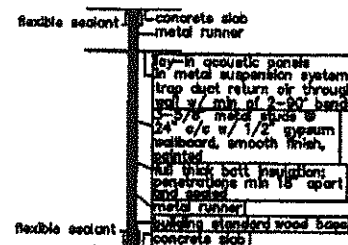
EAST ELEVATION BUILDING C



WEST ELEVATION BUILDING C

NOT A BOUNDARY SURVEY
STEPHEN J. BROWN, INC.

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



B SOUND

TREASURE COAST II
CONDOMINIUMS

FILE:

JOB # 5194-01-01C
DRAWN BY: S.J.B.
CHECKED BY: S.J.B.
DATE: 08/17/2007
SCALE: 1" = 60'
SHEET:

TREASURE COAST II - EXHIBIT C

Building / Unit #	Square Footage	Percent Of Common Elements	Number of Votes
A-1	2,891	1.800%	1
A-2	2,250	1.401%	1
A-3	2,250	1.401%	1
A-4	2,250	1.401%	1
A-5	2,250	1.401%	1
A-6	2,400	1.496%	1
A-7	2,400	1.496%	1
A-8	2,250	1.401%	1
A-9	2,100	1.307%	1
A-10	2,080	1.296%	1
A-11	2,026	1.262%	1
A-12	2,044	1.273%	1
A-13	2,230	1.389%	1
A-14	2,080	1.296%	1
A-15	2,251	1.402%	1
B-1	1,050	.654%	1
B-2	1,125	.701%	1
B-3	1,125	.701%	1
B-4	1,050	.654%	1
B-5	2,100	1.307%	1
B-6	2,100	1.307%	1
B-7	2,100	1.307%	1
B-8	2,100	1.307%	1
B-9	2,100	1.307%	1
B-10	2,100	1.307%	1
B-11	2,100	1.307%	1
B-12	2,100	1.307%	1
B-13	2,100	1.307%	1
B-14	2,100	1.307%	1
B-15	2,100	1.307%	1
B-16	2,100	1.307%	1
B-17	2,100	1.307%	1
B-18	1,050	.654%	1
B-19	1,125	.701%	1
B-20	1,125	.701%	1
B-21	1,050	.654%	1
B-22	2,100	1.307%	1
B-23	2,100	1.307%	1
B-24	1,995	1.243%	1
B-25	1,995	1.243%	1
B-26	2,100	1.307%	1

Building / Unit #	Square Footage	Percent Of Common Elements	Number of Votes
B-27	2,100	1.307%	1
B-28	2,100	1.307%	1
B-29	2,100	1.307%	1
B-30	2,100	1.307%	1
B-31	2,100	1.307%	1
B-32	2,100	1.307%	1
B-33	2,100	1.307%	1
B-34	2,100	1.307%	1
C-1	1,050	.654%	1
C-2	1,125	.701%	1
C-3	1,125	.701%	1
C-4	1,050	.654%	1
C-5	2,100	1.307%	1
C-6	2,190	1.364%	1
C-7	2,190	1.364%	1
C-8	2,190	1.364%	1
C-9	2,100	1.307%	1
C-10	2,100	1.307%	1
C-11	2,100	1.307%	1
C-12	2,190	1.364%	1
C-13	2,190	1.364%	1
C-14	2,190	1.364%	1
C-15	2,100	1.307%	1
C-16	2,100	1.307%	1
C-17	2,100	1.307%	1
C-18	1,050	.654%	1
C-19	1,125	.701%	1
C-20	1,125	.701%	1
C-21	1,050	.654%	1
C-22	2,100	1.307%	1
C-23	2,100	1.307%	1
C-24	1,995	1.243%	1
C-25	2,100	1.307%	1
C-26	2,100	1.307%	1
C-27	2,100	1.307%	1
C-28	2,100	1.307%	1
C-29	2,100	1.307%	1
C-30	2,100	1.307%	1
C-31	2,100	1.307%	1
C-32	2,100	1.307%	1
C-33	2,100	1.307%	1
C-34	2,100	1.307%	1
TOTALS	160,577	99.976%	83

Document Prepared By & Return To:

Curtis L. Shenkman, Esquire
Desantis, Gaskill, Smith & Shenkman, P.A.
11891 US Highway One, Suite 100
North Palm Beach, FL 33408

**Exhibit "D" to Declaration
PARKING ADDENDUM
TO TREASURE COAST II CONDOMINIUM DECLARATION**


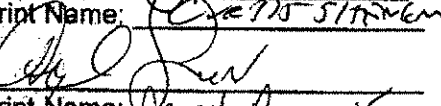
THIS ADDENDUM is made to the TREASURE COAST II DECLARATION OF CONDOMINIUM (the "Declaration") by Treasure Coast II, L.L.C., a Florida limited liability company (the "Developer"). In the event Condominium Units A-1 through A-9 are under one ownership and/or one Unity of Control, said Units shall be specially designated as the "Reserved Parking Units". Notwithstanding anything else in the Declaration to the contrary, this Parking Addendum controls over conflicting provisions and modifies the Declaration as follows:

Pursuant to the Declaration, including but not limited to sections 2.18, 3.3, 4, 6.3, 7.1, 9.2 and 24.4, **parking spaces and other Common Elements may be assigned by Developer to specific Units as Limited Common Elements.**

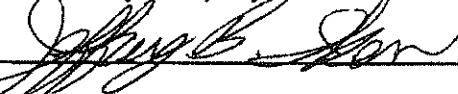
The Developer hereby specifically assigns to the Reserved Parking Units as Limited Common Elements the right to the exclusive use of (1) the parking spaces for vehicle parking and (2) the approximate 12 foot by 70 foot area on the north side of Building A for parking boats and trailers, said Limited Common Elements shown on the Parking Addendum Sketch attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Developer, has caused this Parking Addendum to be duly executed this 14 day of September, 2007 Signed, sealed and delivered in the presence of these witnesses:

WITNESSES:


Print Name: Curtis L. Shenkman

Print Name: Jeffrey B. Iken

**TREASURE COAST II, L.L.C., a Florida
Limited Liability Company**

By: 
Print Name: Jeffrey B. Iken
Managing Member

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 14 day of September, 2007, by JEFFREY B. IKEN as Managing Member of TREASURE COAST II, L.L.C., a Florida limited liability company, on behalf of the company, (x) who is personally know to me OR () who produced a _____ as identification.

(Notary Seal)

\\TreasureCoastII\\CondoDocs\\ParkingAddendum

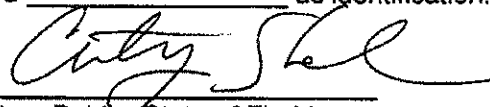

Notary Public, State of Florida
Curtis L. Shenkman
Commission # DD498797
Expires February 12, 2010
Bonded Title Plan Insurance, Inc. 800-365-7019

Exhibit "E" to Declaration
SIGN EASEMENT RIDER
TO TREASURE COAST II CONDOMINIUM DECLARATIONS

THE SIGN EASEMENT RIDER is made to the Declaration of Condominium of TREASURE COAST II CONDOMINIUM by Treasure Coast II, LLC, a Florida limited liability company (the "Developer").

WHEREAS, the Declaration of Condominium of Treasure Coast II Condominium, specifically paragraph 3.3(b) provides for a "Sign Area Easement" is a part of the Condominium Property and is retained by the Developer, its successors and/or assigns.

The Developer (hereinafter "Lessor"), being duly authorized for the purposes hereof, does hereby reserve a Perpetual Easement for itself, its successor and assigns, prior to any submission to the Declaration of Condominium, over, under and upon the following parcel of land adjacent to the right of way of the Florida Turnpike and retains all rights and responsibilities made available as holder of an easement on such parcel for purposes of making available for lease to Unit owners and occupants of the Condominium and members of the general public, portions of the parcel further described in the Legal Description and Sign Area Sketch attached hereto and made a part hereof (hereinafter "the Sign Area").

A lessee may lease signage in the Sign Area and agrees if necessary to apply and obtain permission from Martin County for such signage and holds Lessor harmless thereof for any particular outcome of such signage application to Martin County.

Lessor acknowledges that, pursuant to Florida section 718.122, they will be responsible for the following as to the Sign Area: real estate taxes, insurance, utilities and maintenance.

Lessor retains an easement for ingress and egress, and its successors and assigns, over the Condominium Property adjacent to the Sign Area for purposes of support and of necessity and the Condominium Property adjacent to the Sign Area shall be subject to an easement of support and necessity in favor of Lessor.

Lessor, its successors and assigns, reserve an easement for ingress and egress under, through and over the Condominium Property as may be required from time to time for utility, communications and security systems, and other services and drainage in order to serve the Sign Area.

IN WITNESS WHEREOF, the Developer (Lessor), has caused this Sign Rider to be duly executed this 14 day of September, 2007

Signed, sealed and delivered in the presence of these witnesses:

WITNESSES:

Print Name: Angela August

Print Name: Angela August

TREASURE COAST II, L.L.C., a Florida
Limited Liability Company

By: Jeffrey B. Iken

Print Name: Jeffrey B. Iken

Managing Member

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 14 day of September, 2007, by JEFFREY B. IKEN as Managing Member of TREASURE COAST II, L.L.C., a Florida limited liability company, on behalf of the company, (X) who is personally know to me OR () who produced a _____ as identification.



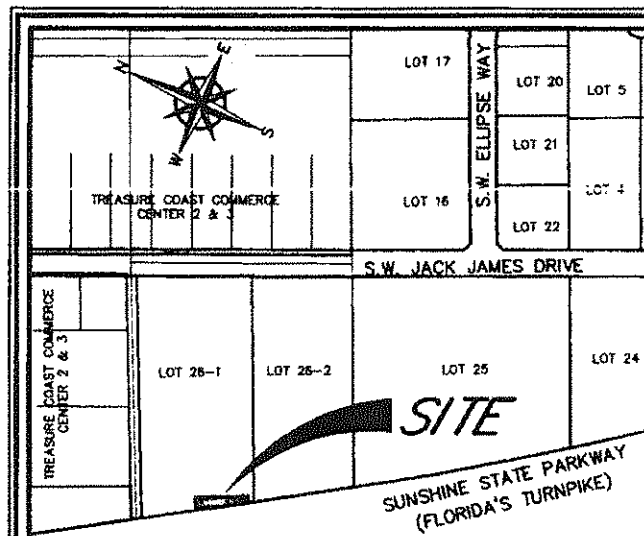
Notary Public, State of Florida

(Notary Seal)

My Commission Expires:



\\TreasureCoast\\I\\CondoDocs\\SignRiderEasement



LOCATION MAP
NOT TO SCALE

ABBREVIATIONS

Δ	CENTRAL (DELTA) ANGLE
D.E.	DRAINAGE EASEMENT
L	LENGTH
NO.	NUMBER
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R	RADIUS
U.E.	UTILITY EASEMENT

SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 83/90, FLORIDA EAST ZONE, REFERENCE A BEARING OF S31°31'30"E ALONG THE WESTERLY LINE OF LOT 26-1.
2. THIS IS NOT A BOUNDARY SURVEY.

LEGAL DESCRIPTION

A SIGN EASEMENT BEING A PORTION OF LOT 26-1 OF THE PLAT OF "ELLIPSE - REPLAT OF LOT 26", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15 AT PAGE 77 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 26-1, SAID POINT ALSO LYING ON THE EASTERLY RIGHT OF WAY LINE FOR THE SUNSHINE STATE PARKWAY (FLORIDA'S TURNPIKE); THENCE S31°31'30"E ALONG THE WESTERLY LINE OF SAID LOT 26-1 AND SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 165.68 FEET TO THE POINT OF BEGINNING; THENCE N58°28'30"E, A DISTANCE OF 34.43 FEET TO A POINT OF CURVATURE WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 3.50 FEET AND A CENTRAL ANGLE OF 96°51'19"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE FOR 5.92 FEET TO A POINT OF TANGENCY; THENCE S24°40'11"E, A DISTANCE OF 143.99 FEET TO A POINT OF CURVATURE WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 100.50 FEET AND A CENTRAL ANGLE OF 06°51'19"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 12.02 FEET; THENCE S58°28'30"W, A DISTANCE OF 20.00 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID LOT 26-1 AND THE EASTERLY RIGHT OF WAY LINE FOR THE SUNSHINE STATE PARKWAY (FLORIDA'S TURNPIKE); THENCE N31°31'30"W ALONG SAID LINE, A DISTANCE OF 158.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,579.19 SQUARE FEET OR 0.105 ACRES, MORE OR LESS.

SAID EASEMENT BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

SURVEYOR'S CERTIFICATION

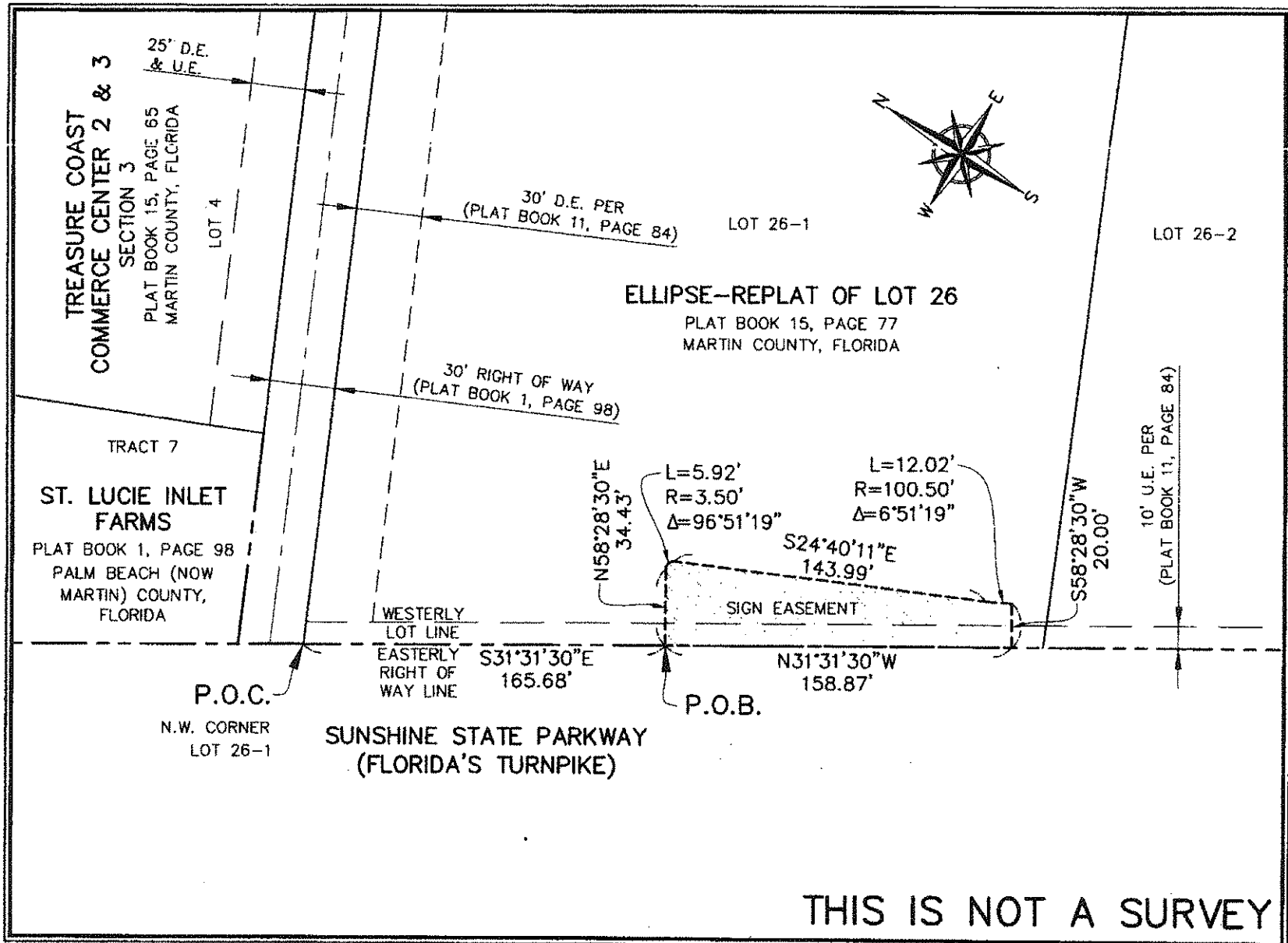
I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON APRIL 25, 2006, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BETSY LINDSAY, INC.
SURVEYORS AND MAPPERS

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724

NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF FLORIDA
LICENSED SURVEYOR AND MAPPER

SHEET NO. <u>1</u> OF <u>2</u> SHEETS PROJECT NO. <u>02-74 P4</u>	DATE <u>04/25/2006</u> SCALE <u>NOT TO SCALE</u> FIELD BK. _____ DRAWING BY <u>D.B.</u> CHECKED BY <u>E.A.L.</u>	A PORTION OF LOT 26-1, ELLIPSE-REPLAT OF LOT 26 MARTIN COUNTY, FLORIDA SKETCH AND LEGAL DESCRIPTION SIGN EASEMENT	B BETSY LINDSAY, INC. SURVEYING AND MAPPING 7897 S.W. JACK JAMES DRIVE STUART, FLORIDA 34987 (772)286-5753 (772)286-5933 FAX LICENSED BUSINESS NO. 0852



THIS IS NOT A SURVEY

SHEET NO. <u>2</u> OF <u>2</u> SHEETS PROJECT NO. <u>02-74 F4</u>	DATE <u>04/25/2006</u> SCALE <u>1" = 80'</u> FIELD BY <u>D.B.</u> DRAWING BY <u>D.B.</u> CHECKED BY <u>E.A.L.</u>	A PORTION OF LOT 26-1, ELLIPSE-REPLAT OF LOT 26 MARTIN COUNTY, FLORIDA SKETCH AND LEGAL DESCRIPTION SIGN EASEMENT	B BETSY LINDSAY, INC. SURVEYING AND MAPPING 7687 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997 (772) 286-5753 (772) 286-5033 FAX LICENSED BUSINESS NO. 6852

Document Prepared By & Return To:

Curtis L. Shenkman, Esquire
Desantis, Gaskill, Smith & Shenkman, P.A.
11891 US Highway One, Suite 100
North Palm Beach, FL 33408

Exhibit "F" to Declaration

**OCCUPANCY AND USE RESTRICTIONS ADDENDUM
TO TREASURE COAST II CONDOMINIUM DECLARATION**

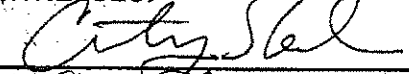

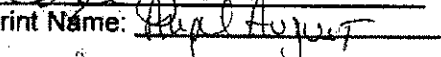
THIS ADDENDUM is made to the TREASURE COAST II DECLARATION OF CONDOMINIUM (the "Declaration") by Treasure Coast II, L.L.C., a Florida limited liability company (the "Developer"). Notwithstanding anything else in the Declaration to the contrary, this Occupancy and Use Restriction Addendum controls over conflicting provisions and modifies the Declaration as follows:

Pursuant to the Declaration, including but not limited to sections 17, 17.1, 17.8, 17.10 and 17.14 the following are prohibited uses: **adult businesses, commercial amusements both indoor and outdoor, flea markets, kennels, hotels and motels, restaurants, general retail sales and service, and yard trash processing.**


The Developer hereby specifically acknowledges that though the above uses may be allowed in accordance with zoning for light industrial use and/or other land use regulations applicable thereto, the above prescribed uses are prohibited by this Addendum to the Treasure Coast II Condominium Declarations.

IN WITNESS WHEREOF, the Developer, has caused this Occupancy and Use Restrictions Addendum to be duly executed this 14 day of September, 2007 Signed, sealed and delivered in the presence of these witnesses:

WITNESSES:


Print Name: CURTIS L. SHENKMAN

Print Name: David Perry

Print Name: David August

**TREASURE COAST II, L.L.C., a Florida
Limited Liability Company**

By: 
Print Name: Jeffrey B. Iken
Managing Member

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 14th day of September, 2007, by JEFFREY B. IKEN as Managing Member of TREASURE COAST II, L.L.C., a Florida limited liability company, on behalf of the company, (x) who is personally know to me OR () who produced a _____ as identification.

(Notary Seal)  **Curtis L. Shenkman**
Commission # DD498797
Expires February 12, 2010
Bonded Troy Parr Insurance, Inc. 800-368-7019


Notary Public, State of Florida

\\TreasureCoastII\\CondoDocs\\OccupancyandUseAddendum