

REVISED DESCRIPTION OF BUILDING 5
VIZCAYA GARDENS AT PALM AIRE ONE
FOR FPA CORPORATION

That portion of Parcel No. 1, according to the plat of Palm Aire Cypress Course Estates 3rd Section, as recorded in Plat Book 108 at Page 48 of the Public Records of Broward County, Florida, described as follows:

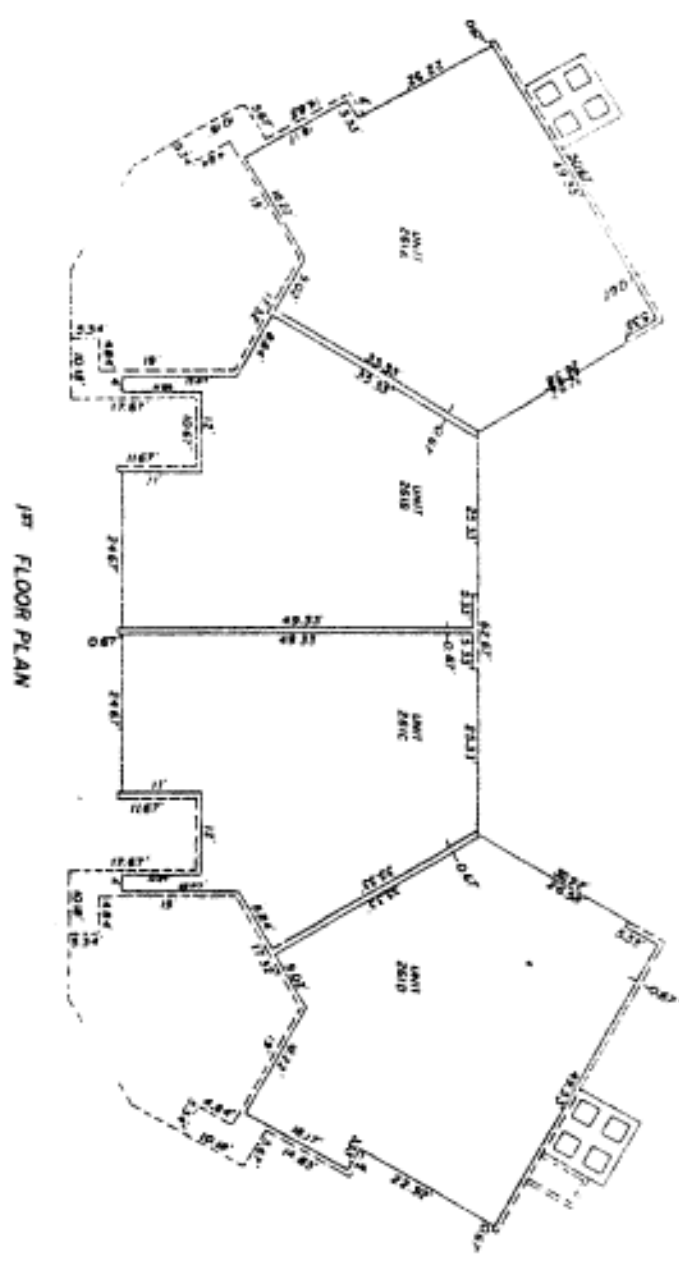
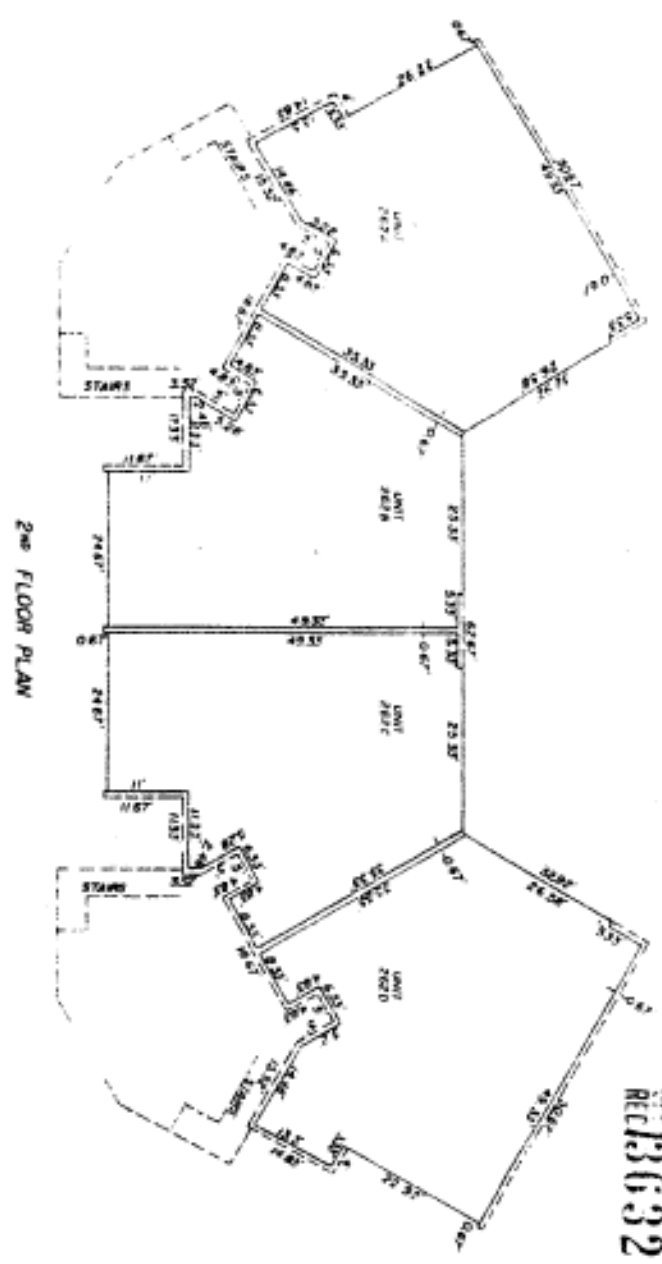
Commencing at the Northeasterly corner of said Parcel No.1; thence along the Northerly boundary of said Parcel No. 1, being on the arc of a curve running Northwesterly to the right, having a radius of 540 feet and a central angle of $9^{\circ}26'04''$ run Northwesterly 88.92 feet, to the point of tangency; thence run North $58^{\circ}35'26''$ West 259.49 feet along said Northerly boundary, being the tangent extended, to a point of curvature of a curve to the left; thence along said Northerly boundary on the arc of said curve to the left, having a radius of 1360 feet and a central angle of $5^{\circ}22'10''$ run Northwesterly 127.45 feet, to the Point of Beginning; thence continue Northwesterly 344.99 feet along said Northerly boundary on the arc of said curve to the left, having a radius of 1360 feet and a central angle of $14^{\circ}32'03''$; thence run South $11^{\circ}30'21''$ West 50.42 feet along a line radial to the last described curve; thence run South $8^{\circ}21'35''$ East 26.89 feet; thence run South $51^{\circ}38'25''$ West 45.35 feet; thence run North $68^{\circ}21'35''$ West 29.19 feet; thence run South $74^{\circ}14'28''$ West 116.75 feet; thence run South $14^{\circ}45'32''$ East 100.85 feet, to a point of intersection with the arc of a curve running Southeasterly to the right, a radial at said point bearing South $5^{\circ}43'43''$ west; thence along the arc of said curve to the right, having a radius of 50 feet and a central angle of $34^{\circ}22'56''$ run Southeasterly 30.00 feet; thence run North $81^{\circ}38'25''$ East 259.89 feet; thence run North $72^{\circ}49'30''$ East 193.04 feet; thence run North $26^{\circ}02'24''$ East 29.66 feet to the Point of Beginning.

Said lands situate in the City of Pompano Beach, Broward County, Florida, and containing 1.4680 acres, more or less.

EXHIBIT "A" TO DECLARATION OF CONDOMINIUM

CONDOMINIUM UNIT	SQ. FT.	SQ. FT.
261 A,B,C,BD	12.60	21.68
262 A,B,C,BD	22.18	31.25

LEGEND:
 BOUNDARY OF CONDOMINIUM UNITS
 INDICATE'S STRUCTURE BOUNDARY



PHASE 5
 EXHIBIT A
 TO THE DECLARATION OF ASSOCIATION OF
 VICINIA GARDENS AT PALM AME
 A CONDOMINIUM
 CITY OF HOWARD BEACH, BROWARD COUNTY, FLORIDA

WINDHAM & LINDY, INC.
 SURVEYOR & ENGINEER
 3800 N.W. 9th STREET
 MIAMI, FLORIDA 33150

DATE	1/11/00
BY	A.E.L.M.
PROJECT	
NO.	

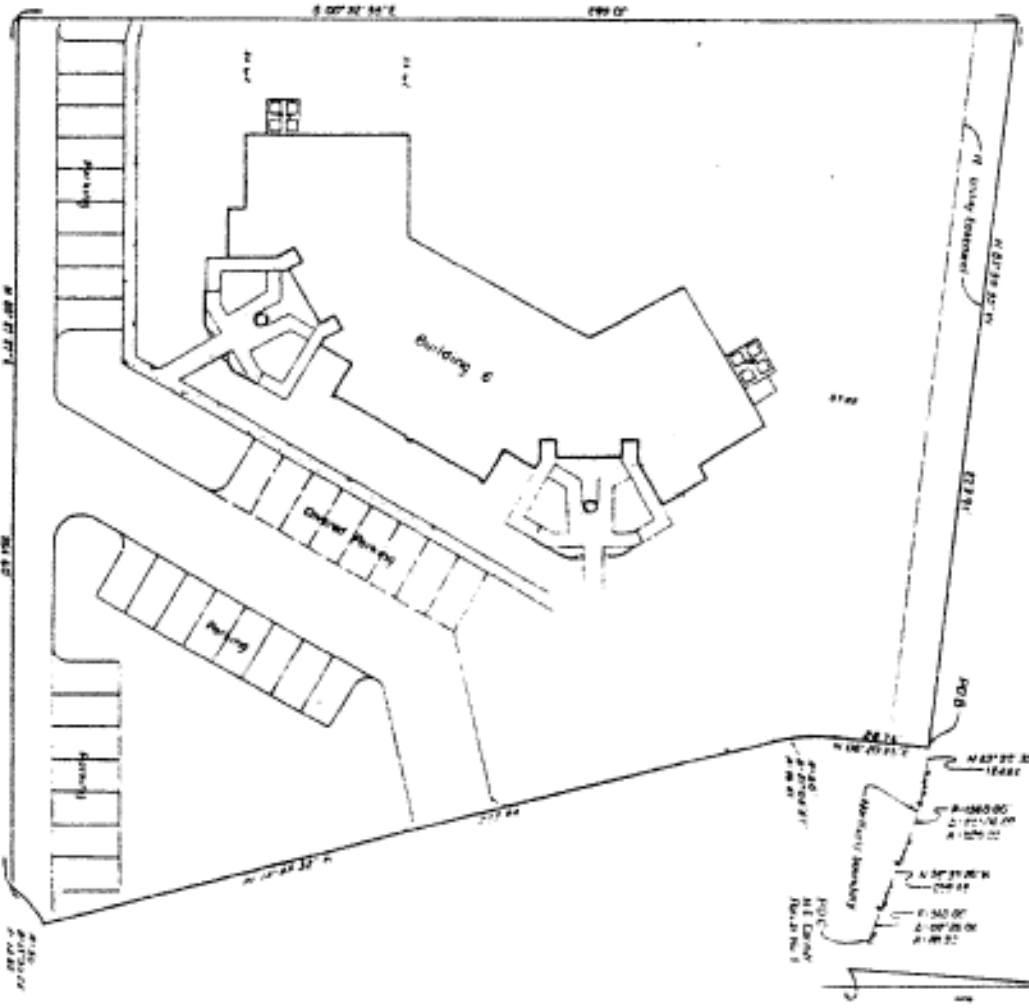
REVISED DESCRIPTION OF BUILDING 6
VIZCAYA GARDENS AT PALM AIRE ONE
FOR FPA CORPORATION

That portion of Parcel No. 1, according to the plat of Palm Aire Cypress Course Estates 3rd Section, as recorded in Plat Book 108 at Page 48 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Northeasterly corner of said Parcel No. 1; thence along the Northerly boundary of said Parcel No. 1, being on the arc of a curve to the right, having a radius of 540 ft. and a central angle of $9^{\circ}26'04''$ run Northwesterly 88.92 ft., to a point of tangency; thence run $N.58^{\circ}35'26''$ W. 259.49 ft. along said Northerly boundary, being the tangent extended, to a point of curvature of a curve to the left; thence along said Northerly boundary, on the arc of said curve to the left, having a radius of 1360 ft. and a central angle of $25^{\circ}04'09''$ run Northwesterly 595.05 ft., to a point of tangency; thence run $N.83^{\circ}39'35''$ W. 124.50 ft. along said Northerly boundary being the tangent extended, to the Point of Beginning; thence continue $N.83^{\circ}39'35''$ W. 223.91 ft. along said Northerly boundary; thence run $S.0^{\circ}32'33''$ E. 299.00 ft.; thence run $N.89^{\circ}27'27''$ E. 264.60 ft., to a point of intersection with the arc of a curve running Northeasterly to the right, a radial at said point bearing $S.51^{\circ}05'10''$ E.; thence along the arc of said curve to the right, having a radius of 50 ft. and a central angle of $15^{\circ}50'24''$ run Northeasterly 13.82 ft.; thence run $N.14^{\circ}45'32''$ W. 222.84 ft., to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 50 ft. and a central angle of $21^{\circ}05'57''$ run Northerly 18.41 ft., to point of tangency; thence run $N.6^{\circ}20'25''$ E. 28.76 ft. along the tangent extended, to the Point of Beginning.

Said lands situate in the City of Pompano Beach, Broward County, Florida, and containing 1.5893 acres, more or less.

PALM AIRE DRIVE WEST



BUILDING 6

NOTICE: This plan is submitted in accordance with the provisions of the Florida Statutes, Chapter 173, and the provisions of the rules and regulations of the Department of Community Development, State of Florida, and the provisions of the rules and regulations of the Department of Community Development, State of Florida, and the provisions of the rules and regulations of the Department of Community Development, State of Florida.

Charles C. Strumpling II
 ARCHITECT
 1000 N. W. 10th St.
 MIAMI, FLORIDA 33136

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.



PHASE 6
 TO THE USE OF THE STATE OF FLORIDA
 IN THE MATTER OF THE ESTATE OF
 WIZCAYA CAROLINS OF PALM AIRE
 A CONDOMINIUM



NO.	DATE	REVISIONS
1		
2		
3		
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6		
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10		

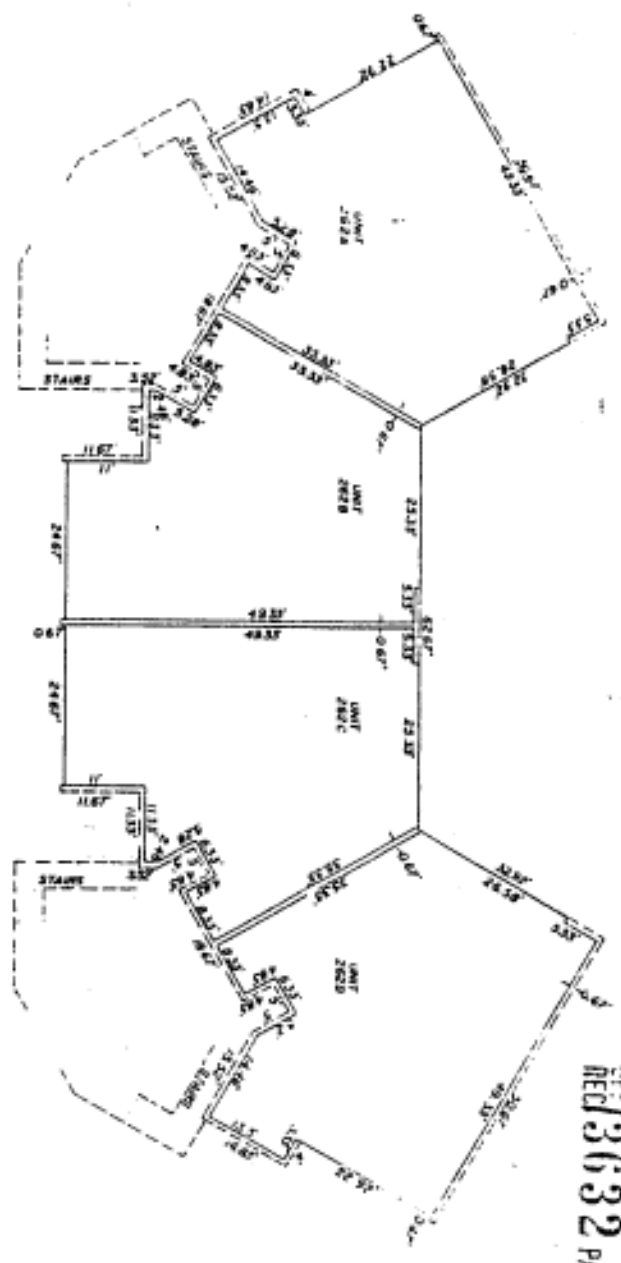
PHASE 6
 TO THE USE OF THE STATE OF FLORIDA
 IN THE MATTER OF THE ESTATE OF
 WIZCAYA CAROLINS OF PALM AIRE
 A CONDOMINIUM

WIZCAYA CAROLINS OF PALM AIRE
 A CONDOMINIUM

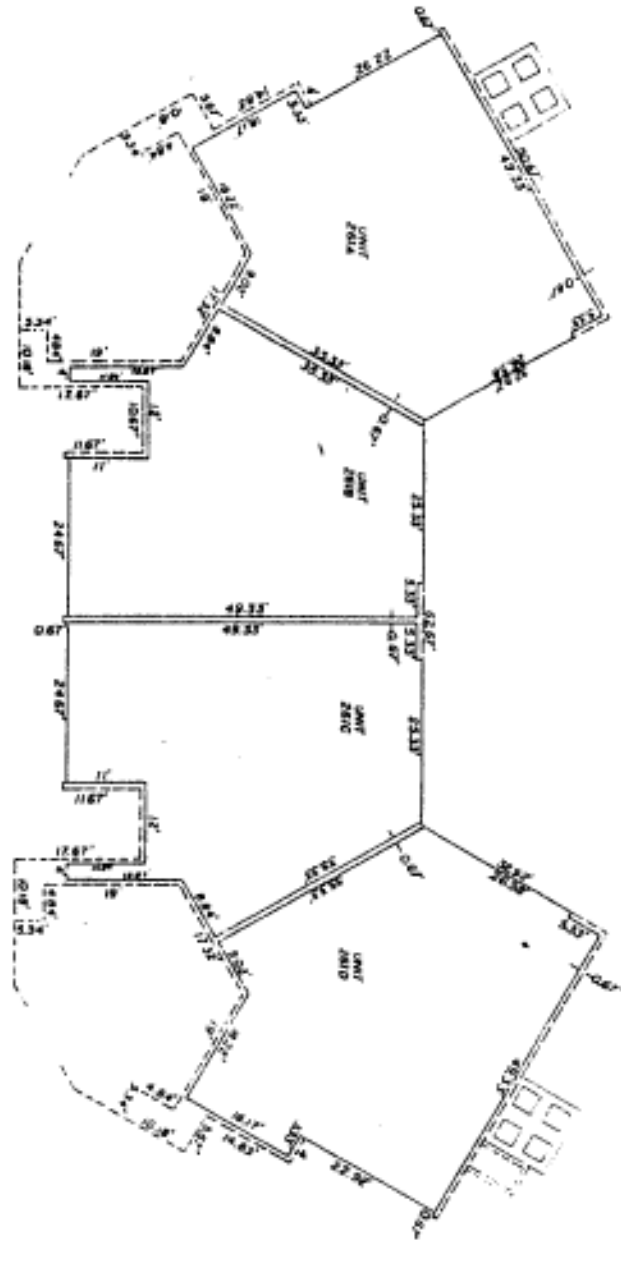
WIZCAYA CAROLINS OF PALM AIRE
 A CONDOMINIUM

WIZCAYA CAROLINS OF PALM AIRE
 A CONDOMINIUM

REC 13632 PAGE 958



2nd FLOOR PLAN



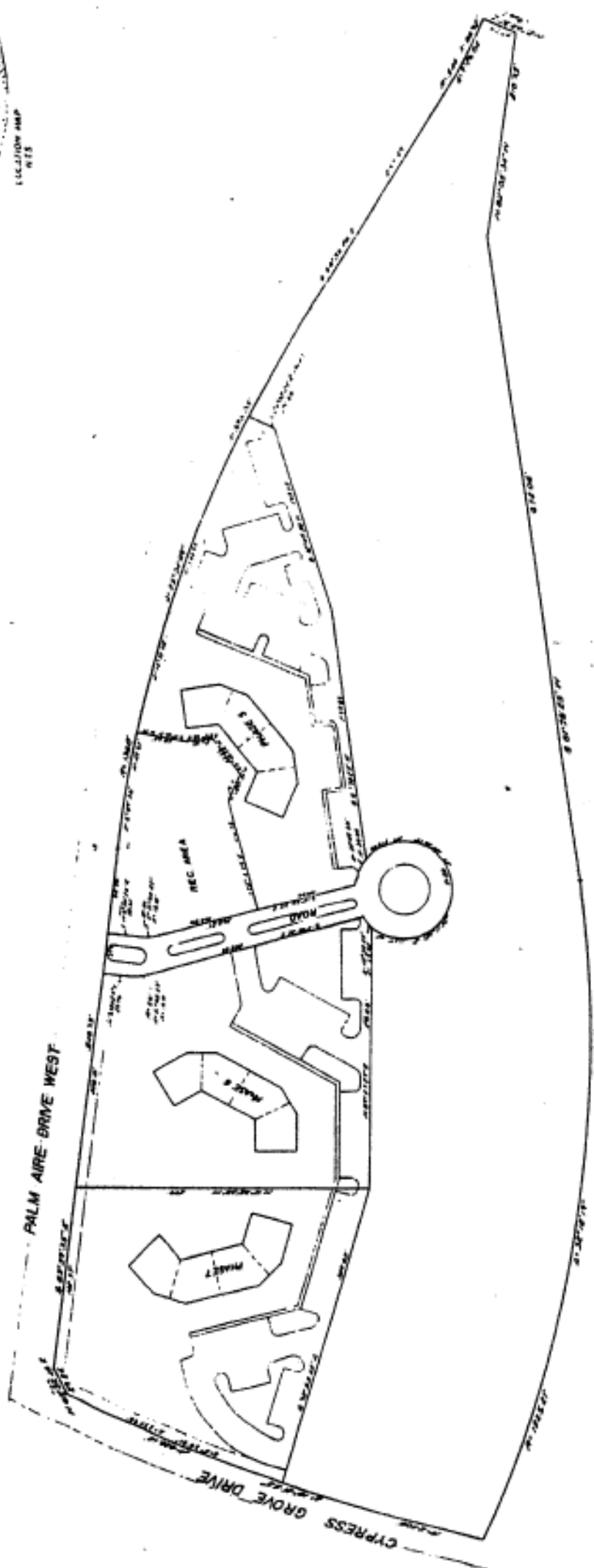
1st FLOOR PLAN

CONDOMINIUM UNIT	Area	Volume
201 A,B,C,D	12.55	21.63
202 A,B,C,D	22.14	31.21

LEGEND:
 --- BOUNDARY OF CONDOMINIUM UNITS
 - - - - - OWNER'S STRUCTURE BOUNDARY

DATE	DESCRIPTION

PHASE 6
 CONDOMINIUM UNIT DEVELOPMENT PROJECT
 10000 W. PALM BLVD., SUITE 1000
 PALM BEACH, FLORIDA 33480
EXHIBIT A
 CONDOMINIUM OF
 WICKAYA GARDENS AT PALM AVE
 A CONDOMINIUM
 CITY OF PALM BEACH, PALM BEACH COUNTY, FLORIDA
 Whinnaman & Lynch, Inc.
 Licensed Professional Engineer
 1000 W. Palm Street
 Palm Beach, Florida 33480
 Unit Construction Number



ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 THE TOTAL AREA OF THE SITE IS 10.00 ACRES.
 THE TOTAL AREA OF THE BUILDING FOOTPRINTS IS 1.50 ACRES.
 THE TOTAL AREA OF THE RECREATION AREA IS 0.50 ACRES.

- NOTES
1. ALL IMPROVEMENTS SHOWN ARE PROPOSED.
 2. THIS SITE PLAN SHOWS THE PROPOSED LAYOUT OF THE PROPOSED BUILDINGS AND IMPROVEMENTS. THE DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES TO THE LAYOUT OF THE BUILDINGS AND IMPROVEMENTS AT ANY TIME WITHOUT NOTICE TO THE CITY OF PALM BEACH.
 3. THE TOTAL AREA OF THE SITE IS 10.00 ACRES. THE TOTAL AREA OF THE BUILDING FOOTPRINTS IS 1.50 ACRES. THE TOTAL AREA OF THE RECREATION AREA IS 0.50 ACRES.

EXHIBIT B
 TO THE DECLARATION OF CONDOMINIUM OF
 VIZCAYA
 A CONDOMINIUM
 CITY OF PALM BEACH, BROWARD COUNTY, FLORIDA
 WASHINGTON & LIVERY, INC.
 SERVICE OF DOCUMENTS
 1000 W.E. 10th STREET
 SUITE 200
 WEST PALM BEACH, FLORIDA 33411

REC 13632 PAGE 959

DESCRIPTION OF BUILDING 7
VIZCAYA GARDENS AT PALM AIRE ONE
FOR FPA CORPORATION

That portion of Parcel No. 1, according to the plat of Palm Aire Cypress Course Estates 3rd Section, as recorded in Plat Book 108 at Page 48 of the Public Records of Broward County, Florida, described as follows:

Commencing at the Northeasterly corner of said Parcel No. 1; thence along the Northerly boundary of said Parcel No. 1, being on the arc of a curve running Northwesterly to the right, having a radius of 540 feet and a central angle of $9^{\circ}26'04''$ run Northwesterly 88.92 feet, to a point of tangency; thence run North $58^{\circ}35'26''$ West 259.49 feet along said Northerly boundary being the tangent extended, to a point of curvature of a curve to the left; thence along said Northerly boundary on the arc of said curve to the left, having a radius of 1360 feet and a central angle of $25^{\circ}04'09''$ run Northwesterly 595.05 feet, to a point of tangency; thence run North $83^{\circ}39'35''$ West 348.41 feet along said Northerly boundary being the tangent extended, to the Point of Beginning; thence continue North $83^{\circ}39'35''$ West 182.37 feet along said Northerly boundary; thence run South $60^{\circ}32'48''$ West 29.24 feet, to an intersection with the Westerly boundary of said Parcel No. 1, being a point of intersection with the arc of a curve running Southwesterly to the left, a radial at said point bearing South $65^{\circ}14'48''$ East; thence along said Westerly boundary, on the arc of said curve to the left, having a radius of 2400 feet and a central angle of $5^{\circ}38'01''$ run Southwesterly 235.98 feet; thence run South $73^{\circ}53'45''$ East 309.83 feet; thence run North $0^{\circ}32'33''$ West 299.0 feet, to the Point of Beginning.

Said lands situate in the City of Pompano Beach, Broward County, Florida, and containing 1.5901 acres, more or less.

