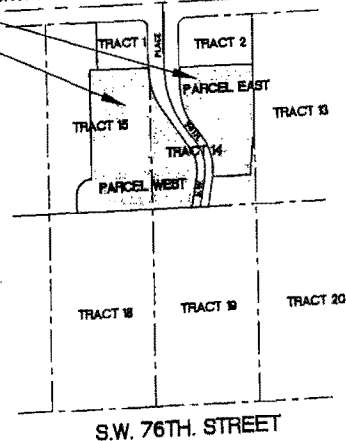


Sunset Palms West Condominium

Cover Sheet

SITE

S.W. 72ND. STREET - SUNSET DRIVE



LOCATION MAP

N.T.S.

TWP: 54 S.

RNG: 40 E.

SEC: 33



- 1 Cover sheet
- 2 Legal Description, Surveyor's Notes and Certificate.
- 3 Key Map (Survey-Site Plan, Graphic Description.)
- 4 Survey-Site Plan, Graphic Description
- 5 Survey-Site Plan, Graphic Description
- 6 Floor Plans (Building A) No. 7256 SW 94th Place
- 7 Floor Plans (Building B) No. 7250 SW 94th Place
- 8 Floor Plans (Building C) No. 7244 SW 94th Place
- 9 Floor Plans (Building D) No. 7238 SW 94th Place
- 10 Floor Plans (Building E) No. 7232 SW 94th Place
- 11 Floor Plans (Building F) No. 7226 SW 94th Place
- 12 Floor Plans (Building G) No. 7220 SW 94th Place
- 13 Floor Plans (Building H) No. 7215 SW 94th Place
- 14 Floor Plans (Building I) No. 7225 SW 94th Place
- 15 Floor Plans (Building J) No. 7235 SW 94th Place
- 16 Floor Plans (Building K) No. 7245 SW 94th Place

- 17 Vertical Elevation Plan
- 18 TYPICAL UNIT A-1
- 19 TYPICAL UNIT B-1
- 20 TYPICAL UNIT C-1
- 21 Units Table Buildings A and B
- 22 Units Table Buildings C and D
- 23 Units Table Buildings E and F
- 24 Units Table Buildings G and H
- 25 Units Table Buildings I and J
- 26 Units Table Building K and Summary

EXHIBIT "2"

DATE: 4/11/08	REVISIONS:	BY: S.A.H.	J.H. MANUCY, INC. Licensed Professional Surveyors 4000 Palm Avenue, Suite 200 Fort Lauderdale, FL 33309 Tel: (954) 582-1234 • Fax: (954) 582-1234		PROJECT NAME:	Sunset Palms West Condominium	DATE: MARCH 9, 2008	1
ADDRESS REVISED						7215-7256 SW 94TH PLACE, MIAMI, FL 33173	DRAWN: E.T. CHECKED: S.A.H. SCALE: N/A FIELD BOOK: SKETCH ORDER NO.: 106581	

Sunset Palms West Condominium

Legal Description, Surveyor's Notes and Certificate

LEGAL DESCRIPTION

PARCEL EAST:

A portion of Tracts 14 and 15 of "DADE COUNTY DEVELOPMENT COMPANY", recorded in Plat Book 1, at Page 84, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:
Begin at the Southeast corner of Tract 2, "HEFTLER HOMES SUNSET PARK, SECTION FOUR", as recorded in Plat Book 76, at Page 24, of the Public Records of Miami-Dade County, Florida; thence South 87 degrees 59 minutes 26 seconds West, along the South line of said Tract 2, for 232.22 feet to the Southwest corner of said Tract 2; thence South 2 degrees 00 minutes 34 seconds East, along the Easterly right-of-way line of S.W. 94th. Place, for 64.57 feet to a Point of Curvature; thence Southeasterly along a circular curve to the left having a radius of 199.80 feet and a central angle of 35 degrees 29 minutes 22 seconds for an arc distance of 123.76 feet to a Point of Tangency; thence South 37 degrees 29 minutes 56 seconds East, for 48.42 feet to a Point of Curvature; thence Southeasterly and Southerly along a circular curve to the right having a radius of 174.71 feet and a central angle of 43 degrees 55 minutes 43 seconds for an arc distance of 133.95 feet to a Northwest corner of Miami-Dade County park as adopted by Resolution No. 9413; thence North 87 degrees 02 minutes 39 seconds East, along a North line of said Miami-Dade County park for 119.79 feet (Park Deed 120 feet); thence North 3 degrees 39 minutes 19 seconds East, along a West line of the said Miami-Dade County park for 168.50 feet to the Northwest corner of the South 2/5 of Tract 13 of "DADE COUNTY DEVELOPMENT COMPANY", recorded in Plat Book 1, at Page 84, of the Public Records of Miami-Dade County, Florida; thence North 2 degrees 00 minutes 34 seconds West along the West line of said Tract 13 (also being the East line of Tract 14) for 177.42 feet to the Point of Beginning.
TOGETHER WITH:

PARCEL WEST:

Begin at the Southeast corner of Tract 1 of the said Plat of "HEFTLER HOMES SUNSET PARK, SECTION FOUR", thence Southeasterly along a circular curve to the left having a radius of 232.47 feet and a central angle of 35 degrees 29 minutes 22 seconds for an arc distance of 143.99 feet to a point of tangency (last mentioned course being coincident with the Westerly right-of-way line of said S.W. 94th. Place); thence continue along the Westerly right-of-way line of said S.W. 94th. Place, South 37 degrees 29 minutes 56 seconds East for 140.09 feet to a point of curvature; thence Southeasterly and Southerly along a circular curve to the right having a radius of 124.71 feet and a central angle of 43 degrees 55 minutes 43 seconds for an arc distance of 95.61 feet to a Point of Compound Curvature; thence Southwesterly along a circular curve to the right having a radius of 1420.95 feet and a central angle of 4 degrees 00 minutes 53 seconds for an arc distance of 99.57 feet to a point on the South line of said Tract 14 thence South 87 degrees 06 minutes 47 seconds West along the South line of said Tract 14 and 15 for 368.05 feet; thence North 2 degrees 53 minutes 13 seconds West for 52.94 feet to a point of curvature; thence Northerly, Northeasterly and Easterly along a circular curve to the right having a radius of 50.00 feet and a central angle of 90 degrees 52 minutes 39 seconds for an arc distance of 79.31 feet; thence North 2 degrees 00 minutes 34 seconds West for 489.18 feet to a point of the Southerly right-of-way line Sunset Drive (S.W. 72nd. Street); thence North 87 degrees 02 minutes 59 seconds East, along the Southerly right-of-way line of said Sunset Drive for 25.53 feet to the Northwest corner of said Tract 1; thence South 2 degrees 00 minutes 34 seconds East, along the West line of said Tract 1, for 150.00 feet to the Southwest corner of said Tract 1; thence North 87 degrees 59 minutes 26 seconds East along the South line of said Tract 1, for 164.99 feet to the Point of Beginning, lying and being in Miami-Dade County, Florida.

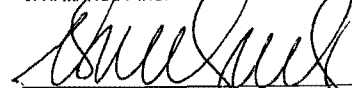
SURVEYOR'S NOTES

- 1- Lands shown hereon were not abstracted for easements and/or rights-of-way of record, except as shown hereon, if any.
- 2- No attempt was made by this firm to locate underground utilities, footings of buildings, walls or fences, except as shown hereon, if any.
- 3- There are no encroachments either way across property lines, except as shown hereon, if any.
- 4- The North arrow and Bearings shown hereon are based on an assumed bearing of S.87°06'47"W. along the South line of Tract 14 of "DADE COUNTY DEVELOPMENT COMPANY", recorded in Plat Book 1, at Page 84, of the Public Records of Miami-Dade County, Florida, and all other bearings are relative thereto.
- 5- All trees shown thusly are 12 inch in diameter or greater.
- 6- Legal Description furnished by client.
- 7- Area of Site: Parcel East = 64,315 square feet (1.476 Acres)
Parcel West = 126,547 square feet (2.905 Acres)

CERTIFICATE OF SURVEYOR:

THAT UNDERSIGNED, BEING A PROFESSIONAL LAND SURVEYOR, DULY AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS WITHIN: **Sunset Palms West Condominium** AS SHOWN HEREON IS SUBSTANTIALLY COMPLETED SO THAT THE MATERIALS COMPRISING EXHIBIT "2" OF THE DECLARATION OF CONDOMINIUM, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS AND SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS. THE UNDERSIGNED FURTHER CERTIFIES THAT ALL PLANNED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, UTILITY SERVICES AND ACCESS TO THE UNITS AND COMMON AREAS FACILITIES HAVE NOT BEEN SUBSTANTIALLY COMPLETED.

J. H. MANUCY INC.


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

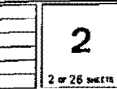
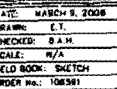
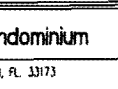
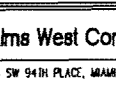
DATED: 4/11/06

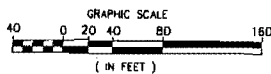
NOTES:

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

EXHIBIT "2"

DATE	REVISIONS	BY
4/11/06	ADDRESS REVISED	B.A.H.



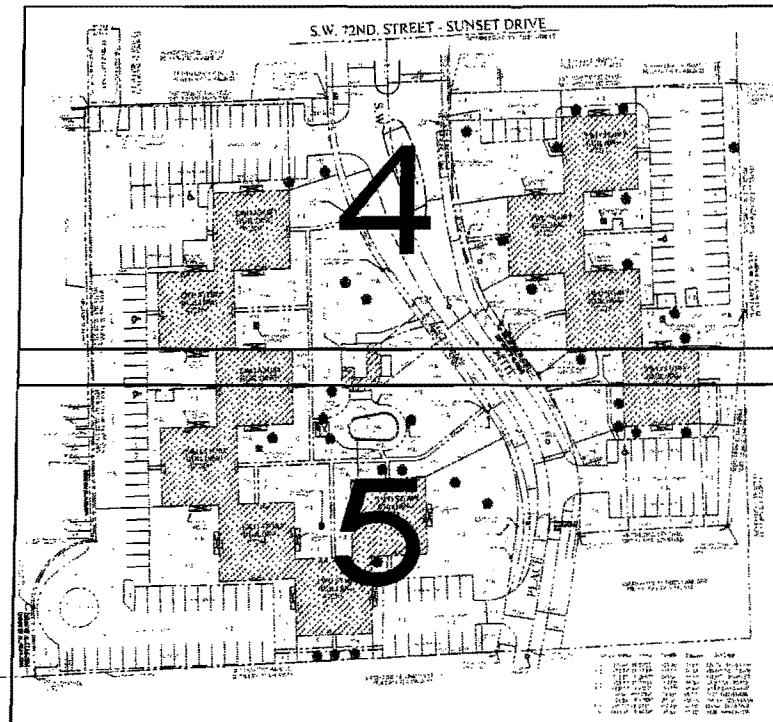


Sunset Palms West Condominium

Key Map (Survey-Site Plan, Graphic Description.)

LEGEND

-  ASPHALT PAVEMENT
-  EXISTING BUILDING
-  CONC. SIDEWALK
-  WOOD FENCE
-  IRON FENCE



ABBREVIATIONS:

- O.V. = OVERHEAD ELECTRIC
- P.H. = PILING
- P.B. = PLAT BOOK
- P.L. = PAGE
- R/W. = RIGHT-OF-WAY
- U.S. = UTILITY
- N.C. = NOOD
- P.O.B. = POINT OF BEGINNING
- ELECT. = ELECTRICAL
- M.H. = MANHOLE
- G.B. = GATCH BASIN
- C. = CENTERLINE
- C.L. = CHAIN LINK
- M.V. = WATER VALVE
- M.H. = WATER METER
- SEC. = SECTION
- CONC. = CONCRETE
- C.B.S. = CONCRETE BLOCK STRUCTURE
- SP. = SPACE
- TR. = TRACT
- COVERD. = COVERED
- H.C. = HANDICAP
- LS. = LICENSED BUSINESS
- FIN. = FINISHED
- F.L. = FLOOR
- ELEV. = ELEVATION
- FP & L. = FLORIDA POWER & LIGHT CO.
- ENCR. = ENCROACHMENT
- P.L. = PROPERTY LINE

KEY MAP

ABBREVIATIONS

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

NOTES: -ALL DIMENSIONS ARE IN FEET AND DECIMAL OF FEET.
-ALL PATIOS ARE (L.C.E.) LIMITED COMMON ELEMENTS

DATE	REVISIONS	BY
12/24/04	AS PER CLIENT COMMENTARIES	B.A.H.
3/4/05	NAME CHANGED	B.A.H.
6/1/06	ADDRESS REVISED	B.A.H.



PROJECT NAME:

Sunset Palms West Condominium

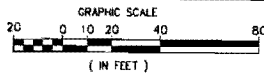
7215-7256 SW 94TH PLACE, MIAMI, FL 33173

DATE:	MARCH 5, 2006
DRAWN:	E.T.
CHECKED:	B.A.H.
SCALE:	N/A
FIELD BOOK:	SKETCH
ORDER NO.:	100391

3

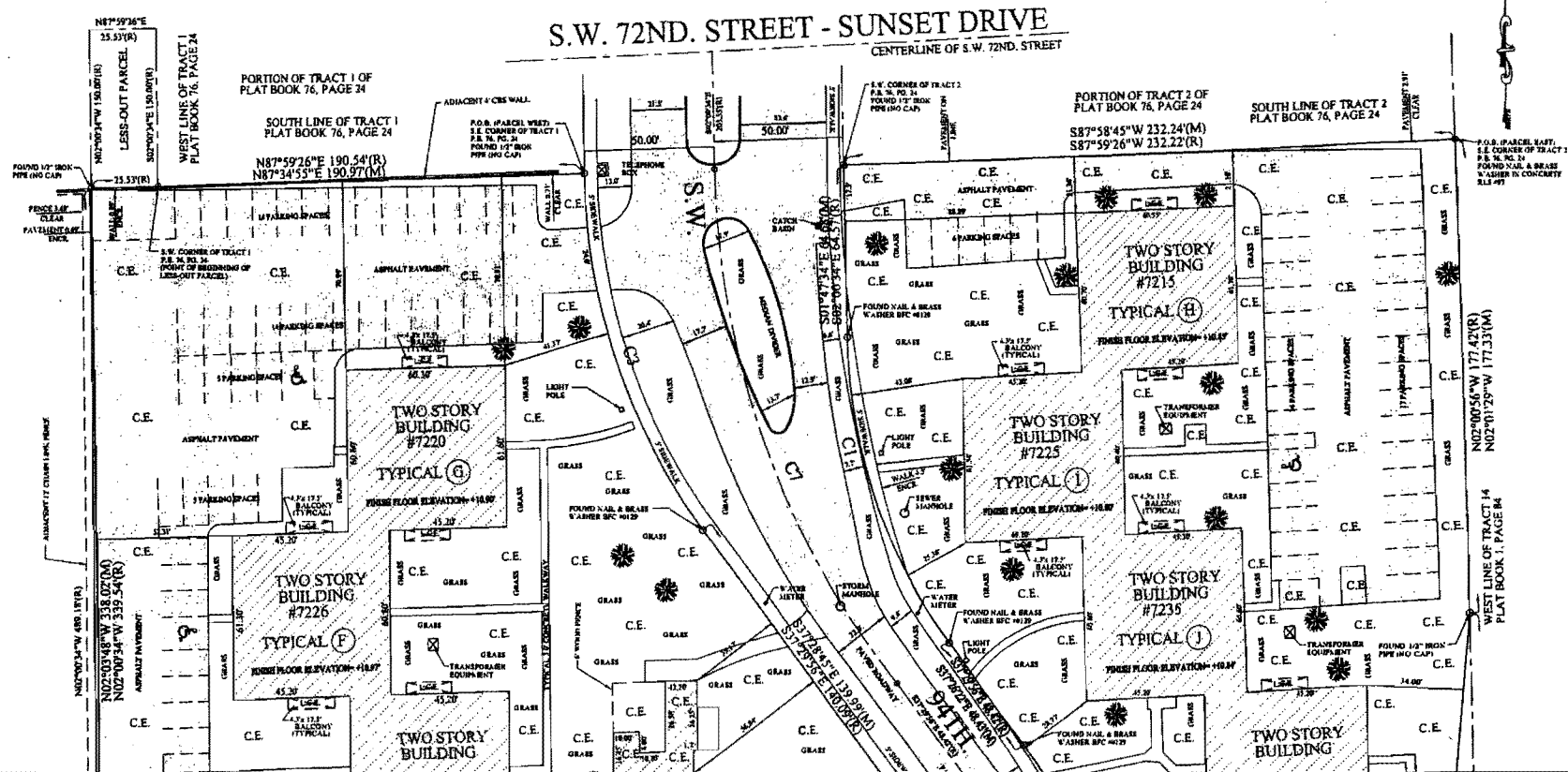
3 of 26 SHEETS

EXHIBIT "2"



Sunset Palms West Condominium

Survey-Site Plan, Graphic Description



NOTES: -ALL DIMENSIONS ARE IN FEET AND DECIMAL OF FEET.
-ALL BALCONIES ARE (L.C.E.) LIMITED COMMON ELEMENTS
-ALL PARKING SPACES ARE (C.E.) COMMON ELEMENTS

ABBREVIATIONS

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

EXHIBIT "2"

DATE	REVISIONS	BY
11/16/06	ADDRESS REVISED	S.A.H.

O.J.H. MANUCY, INC.
Land Surveyors / Civil Engineers / Environmental Engineers
10000 S.W. 10th Avenue, Suite 200
Miami, Florida 33156
Tel: 305-555-1234 Fax: 305-555-1235



PROJECT NAME

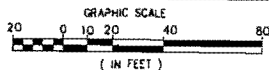
Sunset Palms West Condominium

7215-7236 SW 94TH PLACE, MIAMI, FL 33173

DATE	MARCH 9, 2006
DRAWN	E.T.
CHECKED	S.A.H.
SCALE	N/A
FIELD BOOK	SKETCH
ORDER NO.	10000

4

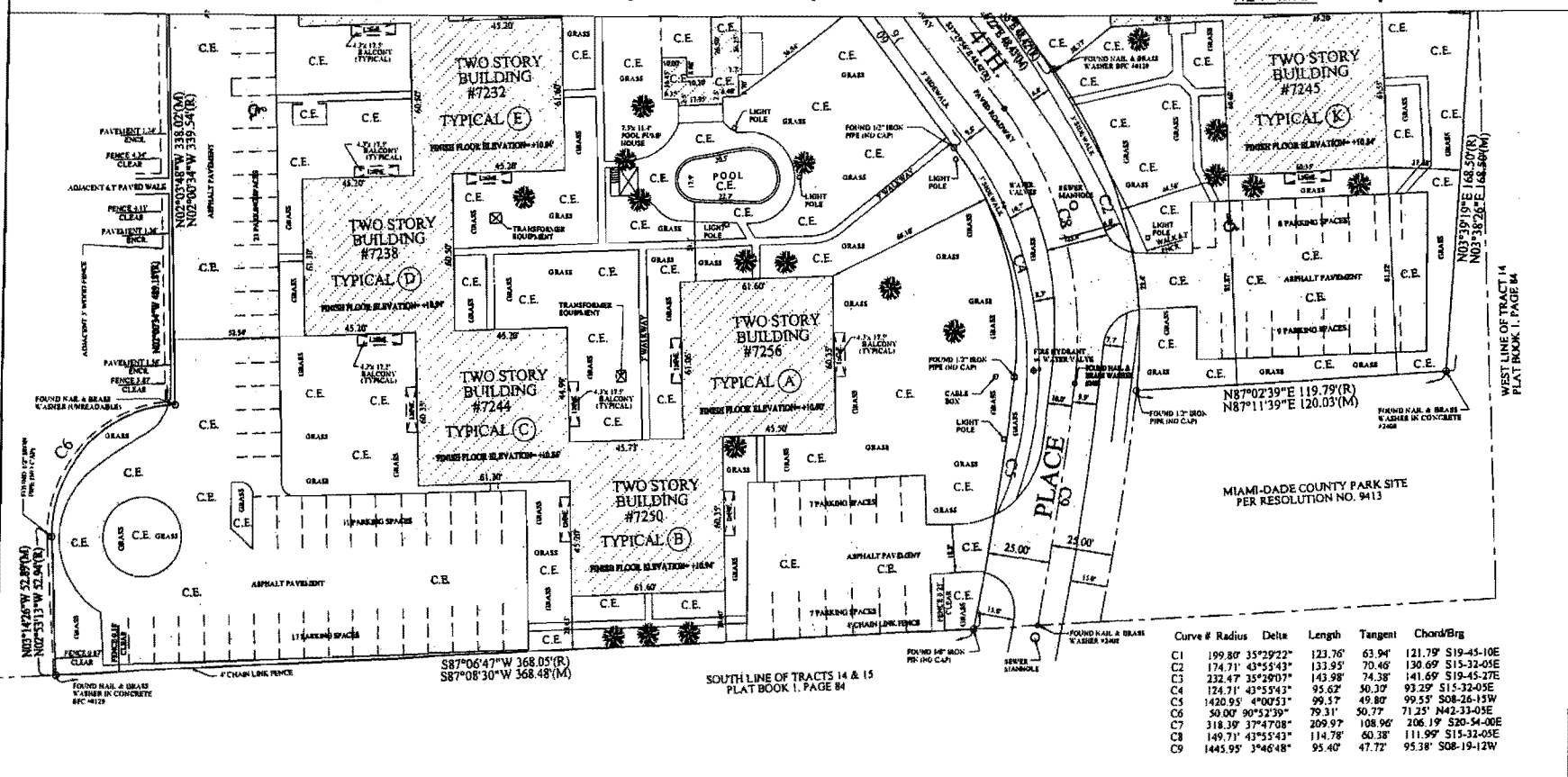
4 of 28 sheets



Sunset Palms West Condominium

Survey-Site Plan, Graphic Description

4
KEY MAP



Curve #	Radius	Delta	Length	Tangent	Chord/Brg
C1	199.80'	35°29'22"	123.76'	63.94'	121.79' S19-45-10E
C2	174.71'	43°55'43"	133.93'	70.46'	130.69' S13-32-05E
C3	232.47'	35°29'07"	143.98'	74.38'	141.69' S19-45-27E
C4	124.71'	43°55'43"	95.62'	50.30'	93.29' S15-32-05E
C5	1420.95'	4°00'51"	99.57'	49.80'	99.55' S08-26-15W
C6	50.00'	90°52'39"	79.31'	50.77'	71.25' N42-33-05E
C7	318.39'	37°47'08"	209.97'	108.96'	206.19' S20-54-00E
C8	149.71'	43°55'43"	114.78'	60.38'	111.95' S15-32-05E
C9	1445.95'	3°46'48"	95.40'	47.72'	95.38' S08-19-12W

NOTES - ALL DIMENSIONS ARE IN FEET AND DECIMAL OF FEET.
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- ALL PARKING SPACES ARE (C.E.) COMMON ELEMENTS

ABBREVIATIONS

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

EXHIBIT "2"

DATE	REVISIONS	BY
8-11-06	ADDITION REVISED	B.A.H.

J.H. MANUCY, INC.
LAND SURVEYING & ENGINEERING
1000 S.W. 10TH AVENUE, SUITE 200
MIAMI, FL 33135
TEL: 305-581-1111 FAX: 305-581-1112



PROJECT NAME:

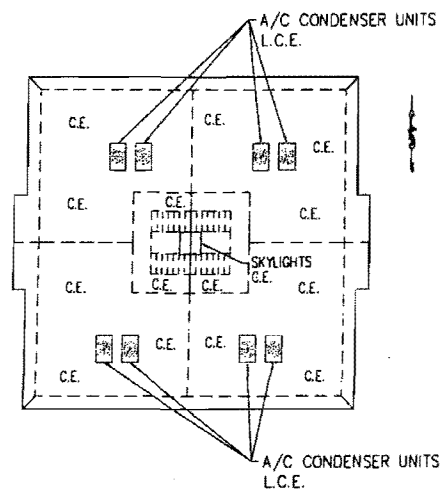
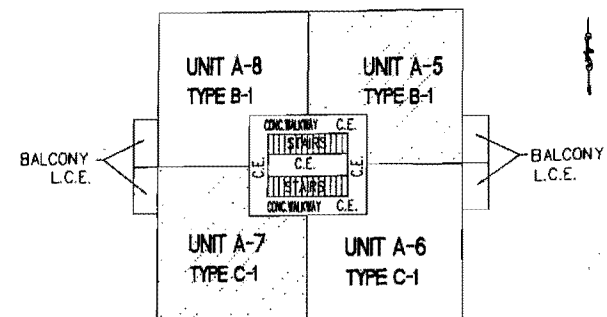
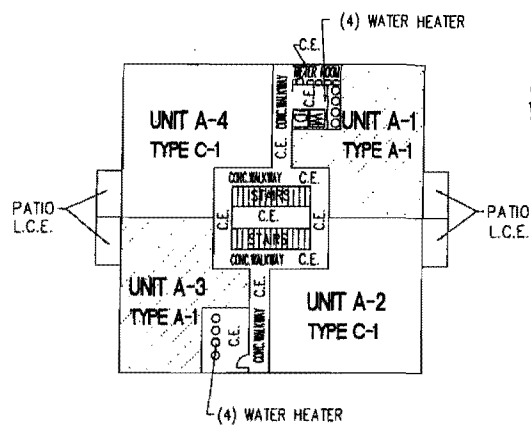
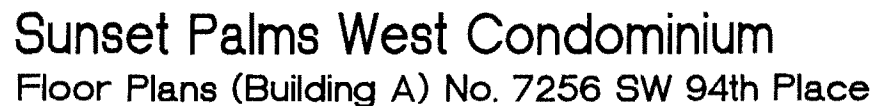
Sunset Palms West Condominium

7215-7256 SW 94TH PLACE, MIAMI, FL 33173

DATE: MARCH 19, 2006	DRAWN: E.T.
CHECKED: B.A.H.	SCALE: N/A
FIELD BOOK: SIXTY	ORDER NO.: 104391

5

5 of 26 SHEETS



NOTES: -ALL PATIOS AND BALCONIES ARE (L.C.E.) LIMITED COMMON ELEMENTS
-ALL ROOFS ARE (C.E.) COMMON ELEMENTS

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

EXHIBIT "2"

DATE	REVISIONS	BY
4/1/88	ADDRESS REVISED	B.A.



PROJECT NAME

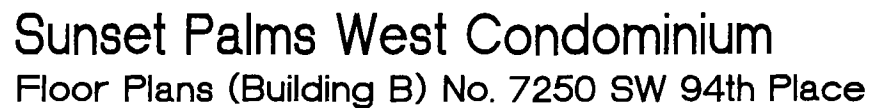
Sunset Palms West Condominium

7215-7256 SW 94TH PLACE, MIAMI, FLORIDA

DATE:	MARCH 9, 2006
DRAWN:	E.T.
CHECKED:	N.A.H.
SCALE:	1"=10'
FIELD BOOK:	SHKUTCH
ORDER No.:	100991

6

6 of 26 QUESTIONS



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

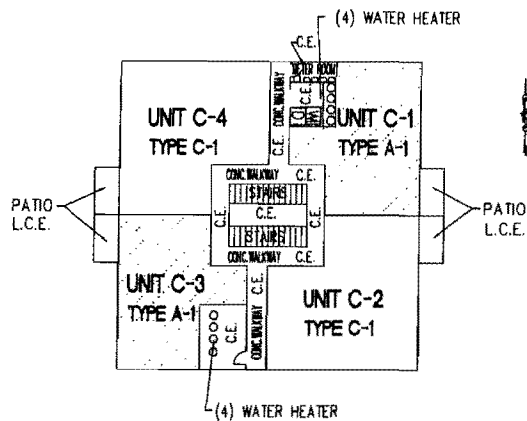
EXHIBIT "2"

DATE	REVISIONS	BY	 J.H. MANUCY, INC. Land Surveyors / Civil, Structural & Environmental Engineers 4848 Dwyer Avenue • Suite 202 Fort Lauderdale, FL 33309 Tel: 954-331-1000 • Fax: 954-331-0000			PROJECT NAME	DATE: MARCH 9, 2006 DRAWN: E.T. CHECKED: B.A.H. SCALE: 1"=10' FIELD BOOK: SKETCHES ORDER No.: 100591	7 7 of 26 SHEETS
4-11-06	ADDRESS REVISED	S.A.H.				Sunset Palms West Condominium 7215-7256 SW 94TH PLACE, MIAMI, FLORIDA		

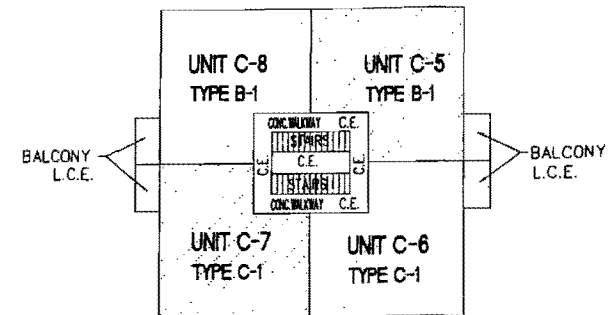


Sunset Palms West Condominium

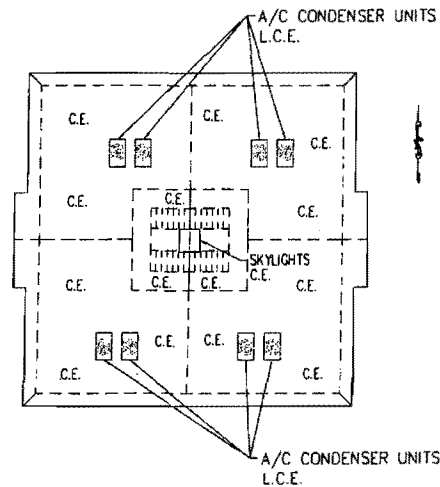
Floor Plans (Building C) No. 7244 SW 94th Place



First Floor Plan



Second Floor Plan



Roof Plan

NOTES - ALL PATIOS AND BALCONIES ARE (L.C.E.) LIMITED COMMON ELEMENTS
- ALL ROOFS ARE (C.E.) COMMON ELEMENTS

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

EXHIBIT "2"

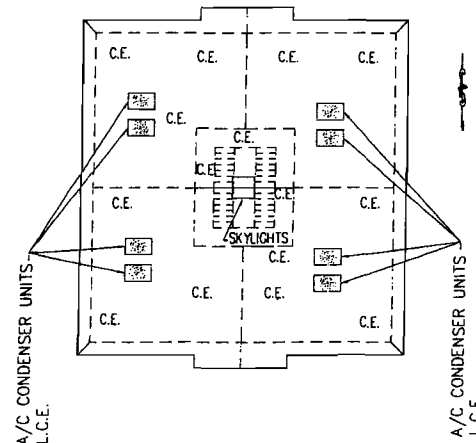
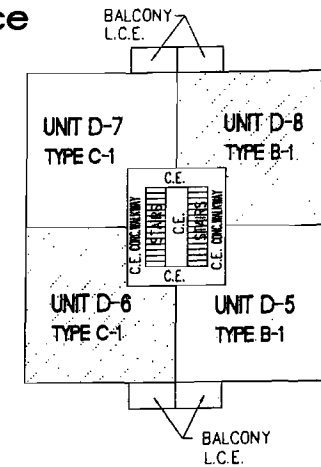
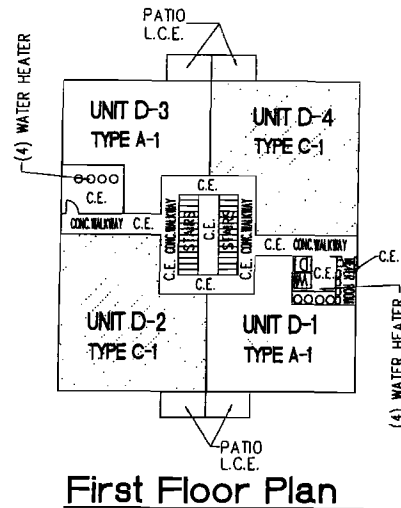
DATE	REVISIONS	BY
1/1/00	ADDRESS REVISED	R.A.J.





Sunset Palms West Condominium

Floor Plans (Building D) No. 7238 SW 94th Place



NOTES - ALL PATIOS AND BALCONIES ARE (L.C.E.) LIMITED COMMON ELEMENTS
- ALL ROOFS ARE (C.E.) COMMON ELEMENTS

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

EXHIBIT "2"

DATE	REVISIONS	BY
01-11-04	ADDRESS REVISED	B.A.H.

J.H. MANUCY, INC.
Land Surveyors / Civil, Structural & Environmental Engineers
4845 Pine Avenue S. Suite 200
Miami, FL 33143
Tel: (305) 666-0000 Fax: (305) 666-0000



PROJECT NAME:

Sunset Palms West Condominium

7215-7256 SW 94th PLACE, MIAMI, FLORIDA

DATE	MARCH 9, 2004
DRAWN	E.T.
CHECKED	B.A.H.
SCALE	1"=10'
FIELD BOOK	SECTION
ORDER NO.	104391

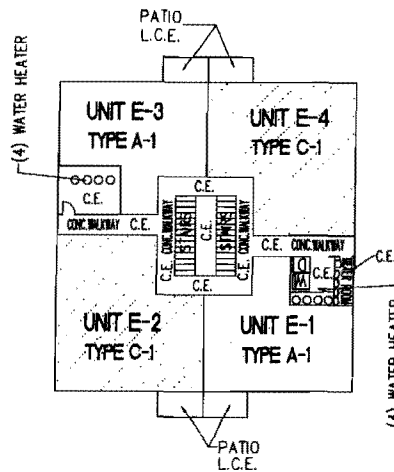
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9 of 26 SHEETS

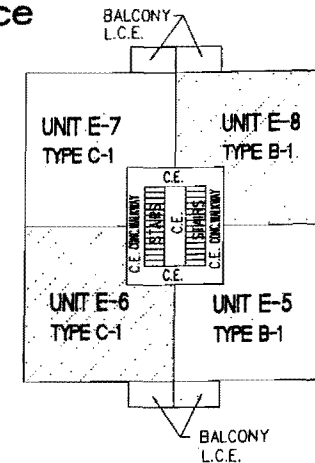


Sunset Palms West Condominium

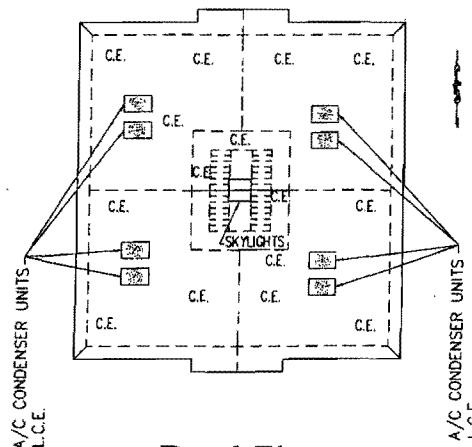
Floor Plans (Building E) No. 7232 SW 94th Place



First Floor Plan



Second Floor Plan



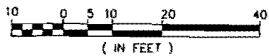
Roof Plan

NOTES - ALL PATIOS AND BALCONIES ARE (L.C.E.) LIMITED COMMON ELEMENTS
- ALL ROOFS ARE (C.E.) COMMON ELEMENTS

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

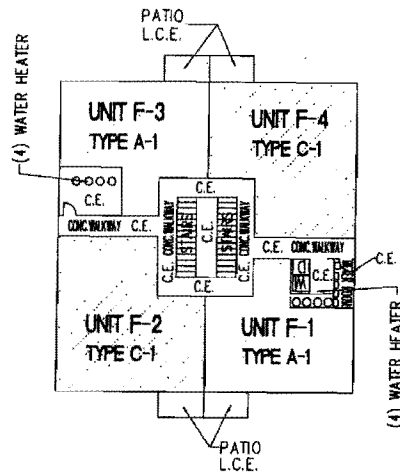
EXHIBIT "2"

DATE	REVISIONS	BY	J.H. MANUCY, INC. Land Surveyors / Civil, Structural & Environmental Engineers 4000 N.W. 12th Avenue, Suite 200 Miami, Florida 33142 Tel: (305) 850-0800 • Fax: (305) 850-0801			PROJECT NAME	Sunset Palms West Condominium 7215-7256 SW 94TH PLACE, MIAMI, FLORIDA	DATE: MARCH 9, 2006	10 10 of 26 SHEETS
DATE	REVISIONS	BY				CHECKED: B.A.H.		DRAWN: B.T.	

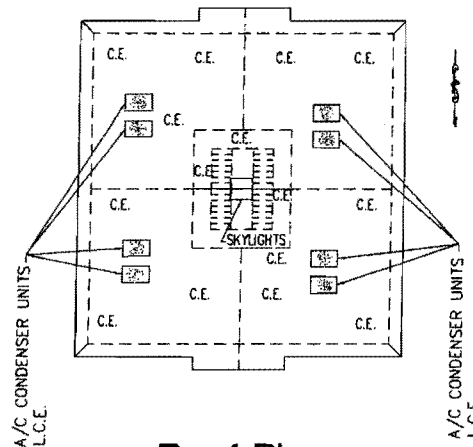


Sunset Palms West Condominium

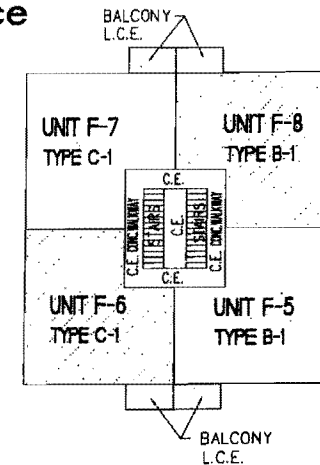
Floor Plans (Building F) No. 7226 SW 94th Place



First Floor Plan



Roof Plan



Second Floor Plan

NOTES: -ALL PATIOS AND BALCONIES ARE (L.C.E.) LIMITED COMMON ELEMENTS
-ALL ROOFS ARE (C.E.) COMMON ELEMENTS

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

EXHIBIT "2"

DATE	REVISIONS	BY
01-10-06	ADDRESS REVISED	B.A.H.



PROJECT NAME:

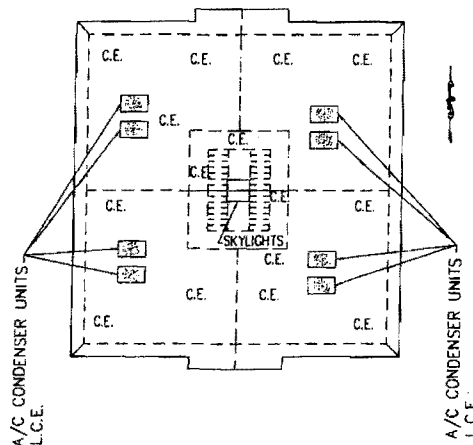
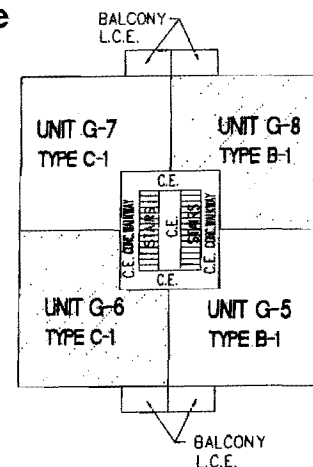
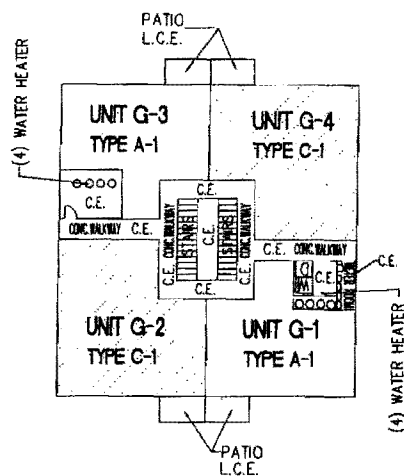
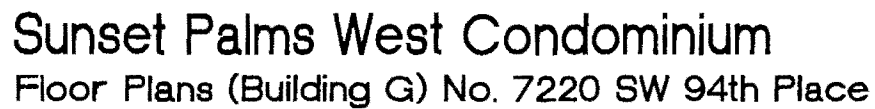
Sunset Palms West Condominium

7215-7256 SW 94th PLACE, MIAMI, FLORIDA

DATE	MARCH 9, 2006
DRAWN	E.T.
CHECKED	B.A.H.
SCALE	1"=10'
FIELD BOOK	SECTION
ORDER NO.	106101

11

11 of 26 sheets



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

NOTES: -ALL PATIOS AND BALCONIES ARE (L.C.E.) LIMITED COMMON ELEMENTS
-ALL ROOFS ARE (C.E.) COMMON ELEMENTS

DATE	REVISIONS	BY
4/11/86	ADDRESS REVISED	RAM



PROJECT NAME

Sunset Palms West Condominium

7215-7256 SW 94TH PLACE, MIAMI, FLORIDA

DATE:	MARCH 9, 2004
DRAWN:	E.T.
CHECKED:	N.A.H.
SCALE:	1"=10'
FIELD BOOK:	SKETCH
ORDER No.:	10618

DEATH: 57

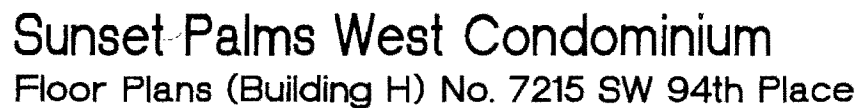
CHECKED: MA
BY: MA

SCALE: 1-4
EMILIO BROWN: 3

ORDER No. 106

12

12 or 26 -



The diagram illustrates a four-unit building layout. It consists of four units arranged in a 2x2 grid:

- UNIT H-5 TYPE C-1** (Top Left)
- UNIT H-6 TYPE B-1** (Top Right)
- UNIT H-7 TYPE B-1** (Bottom Right)
- UNIT H-8 TYPE C-1** (Bottom Left)

In the center of the building is a common area labeled **C.E.** (Common Entry). This area is flanked by two vertical corridors, each labeled **C.E. CONC. BALCONY** and **C.E. CONC. BALCONY**. Above and below the central area are two trapezoidal shapes, each labeled **BALCONY L.C.E.** (Balcony Landscaping Entry).

The diagram shows a square room layout with a central square area labeled "SKYLIGHTS". The room is divided into four quadrants by dashed lines. Each quadrant contains a central "C.E." (Condenser Unit) and four smaller "C.E." units at the corners. The "A/C CONDENSER UNITS" are labeled on the left and right sides of the diagram. The "SKYLIGHTS" are labeled in the center. The diagram is labeled "A/C CONDENSER UNITS" on the left and right sides, and "SKYLIGHTS" in the center.

NOTES - ALL PATIOS AND BALCONIES ARE (L.C.E.) LIMITED COMMON ELEMENTS
- ALL ROOFS ARE (C.E.) COMMON ELEMENTS

DATE	REVISIONS	BY
4-21-68	ADDRESS REVISED	B.A.M.



PROJECT NAME

Sunset Palms West Condominium

7215-7256 SW 94TH PLACE, MIAMI, FLORIDA

DATE:	MARCH 9, 2008
DRAWN:	E.T.
CHECKED:	B.A.H.
SCALE:	1"=10'
FIELD BOOK:	BLITCH
ORDER No.:	106991

13

13 of 26 results

ABBREVIATIONS

(L.C.E.)²⁰ DENOTES LIMITED COMMON ELEMENT
(C.E.)²⁰ DENOTES COMMON ELEMENT

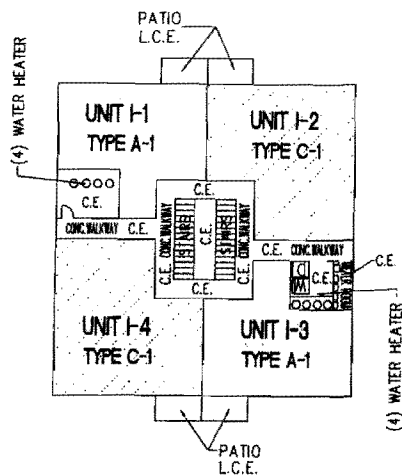
EXHIBIT "2"

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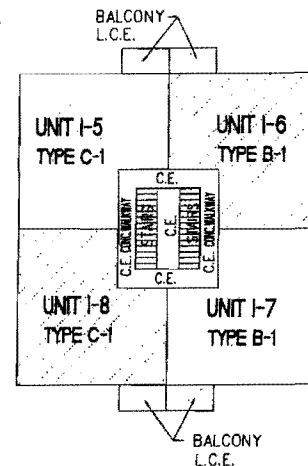


Sunset Palms West Condominium

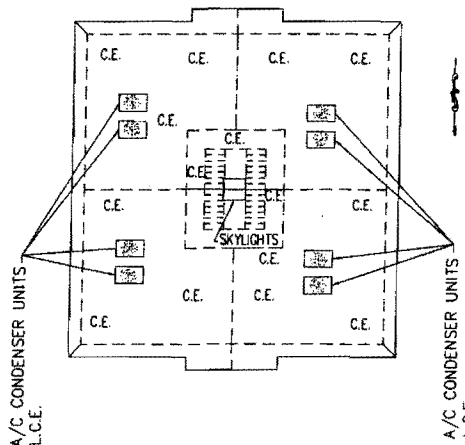
Floor Plans (Building I) No. 7225 SW 94th Place



First Floor Plan



Second Floor Plan



Roof Plan

NOTES: -ALL PATIOS AND BALCONIES ARE (L.C.E.) LIMITED COMMON ELEMENTS
-ALL ROOFS ARE (C.E.) COMMON ELEMENTS

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

EXHIBIT "2"

DATE	REVISIONS	BY
4/1/00	ADDRESS REVISED	D.A.H.



PROJECT NAME

Sunset Palms West Condominium
7215-7226 SW 94TH PLACE, MIAMI, FLORIDA

DATE	MARCH 9, 2000
DRAWN	E.T.
CHECKED	B.A.H.
SCALE	1"=10'
FIELD BOOK	BLUETECH
ORDER NO.	100101

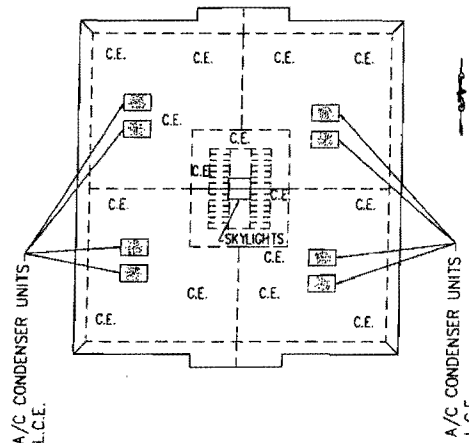
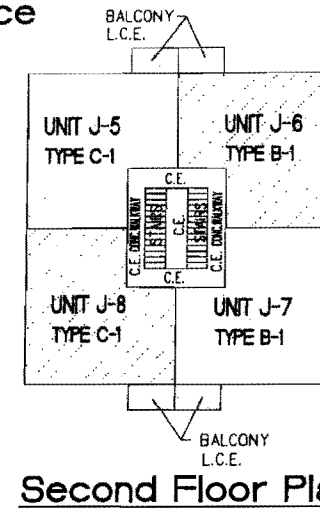
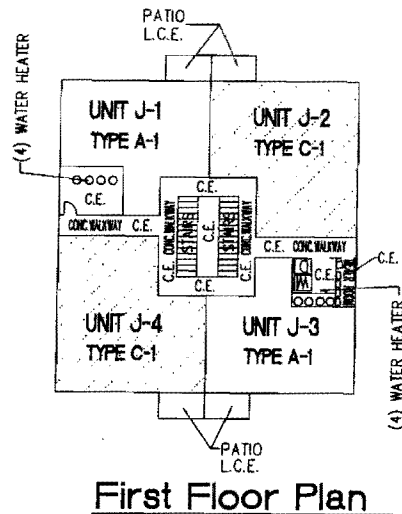
14

14 of 25 sheets



Sunset Palms West Condominium

Floor Plans (Building J) No. 7235 SW 94th Place



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-ALL ROOFS ARE (C.E.) COMMON ELEMENTS

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

EXHIBIT "2"

DATE	REVISIONS	BY
5/11/08	ADDRESS REVISED	B.A.H.



PROJECT NAME:

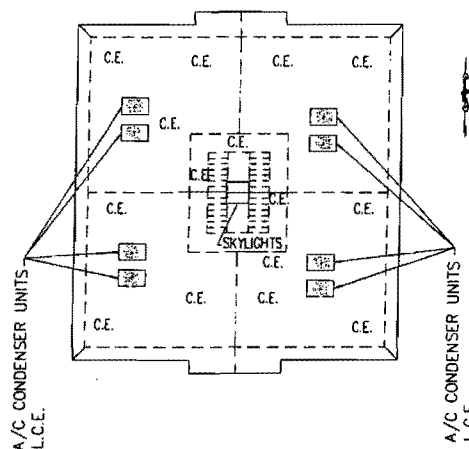
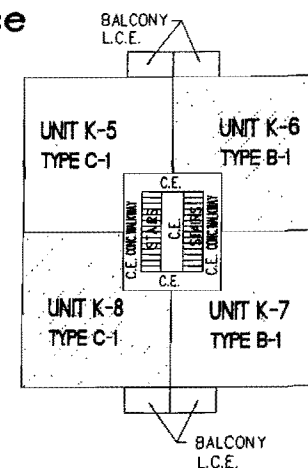
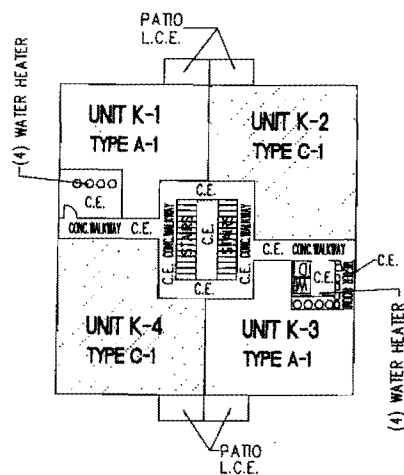
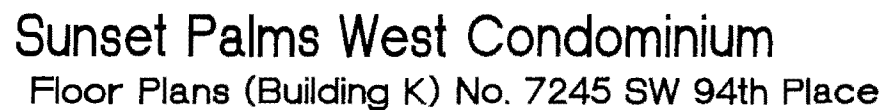
Sunset Palms West Condominium

7215-7236 SW 94th PLACE, MIAMI, FLORIDA

DATE:	MARCH 9, 2008
DRAWN:	E.T.
CHECKED:	B.A.H.
SCALE:	1"=10'
FIELD BOOK:	SKETCH
ORDER NO.:	104391

15

15 of 26 SHEETS



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

NOTES - ALL PATIOS AND BALCONIES ARE (L.C.E.) LIMITED COMMON ELEMENTS
- ALL ROOFS ARE (C.E.) COMMON ELEMENTS

DATE	REVISIONS	BY
2/11/06	ADDRESS REVISED	B.A.T.



PROJECT NAME:

Sunset Palms West Condominium

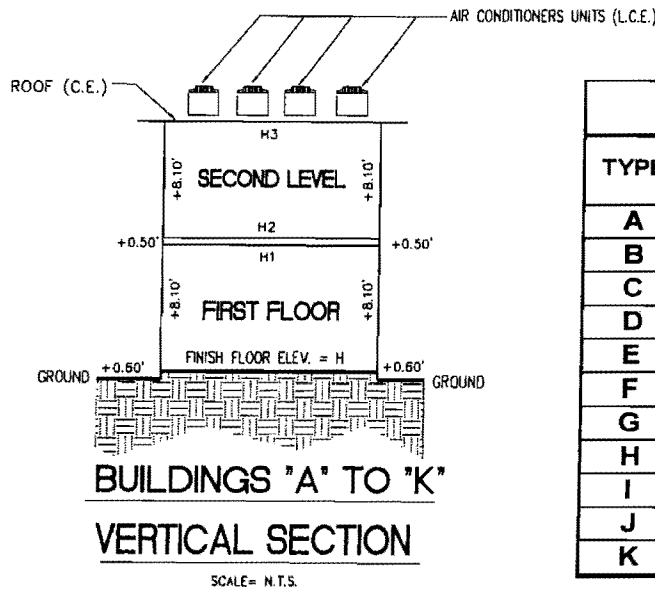
7215-7256 SW 94TH PLACE, MIAMI, FLORIDA

DATE:	MARCH 9, 2006
DRAWN:	E.T.
CHECKED:	B.A.H.
SCALE:	1"=10'
FIELD BOOK:	SKETCH
ORDER No.:	106591

16

16 of 26 sheets

Sunset Palms West, a Condominium Elevation Plan



BUILDING					
TYPE	ADDRESS	ELEVATIONS			
		H	H1	H2	H3
A	7256 SW 94TH PLACE	+10.90'	+19.00'	+19.50'	+27.60'
B	7250 SW 94TH PLACE	+10.94'	+19.04'	+19.54'	+27.64'
C	7244 SW 94TH PLACE	+10.86'	+18.96'	+19.46'	+27.56'
D	7238 SW 94TH PLACE	+10.94'	+19.04'	+19.54'	+27.64'
E	7232 SW 94TH PLACE	+10.94'	+19.04'	+19.54'	+27.64'
F	7226 SW 94TH PLACE	+10.97'	+19.07'	+19.57'	+27.67'
G	7220 SW 94TH PLACE	+10.90'	+19.00'	+19.50'	+27.60'
H	7215 SW 94TH PLACE	+10.85'	+18.95'	+19.45'	+27.55'
I	7225 SW 94TH PLACE	+10.80'	+18.90'	+19.40'	+27.50'
J	7235 SW 94TH PLACE	+10.84'	+18.94'	+19.44'	+27.54'
K	7245 SW 94TH PLACE	+10.84'	+18.94'	+19.44'	+27.54'

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

EXHIBIT "2"

NOTE: -ALL DIMENSIONS ARE IN FEET AND DECIMAL OF FEET.

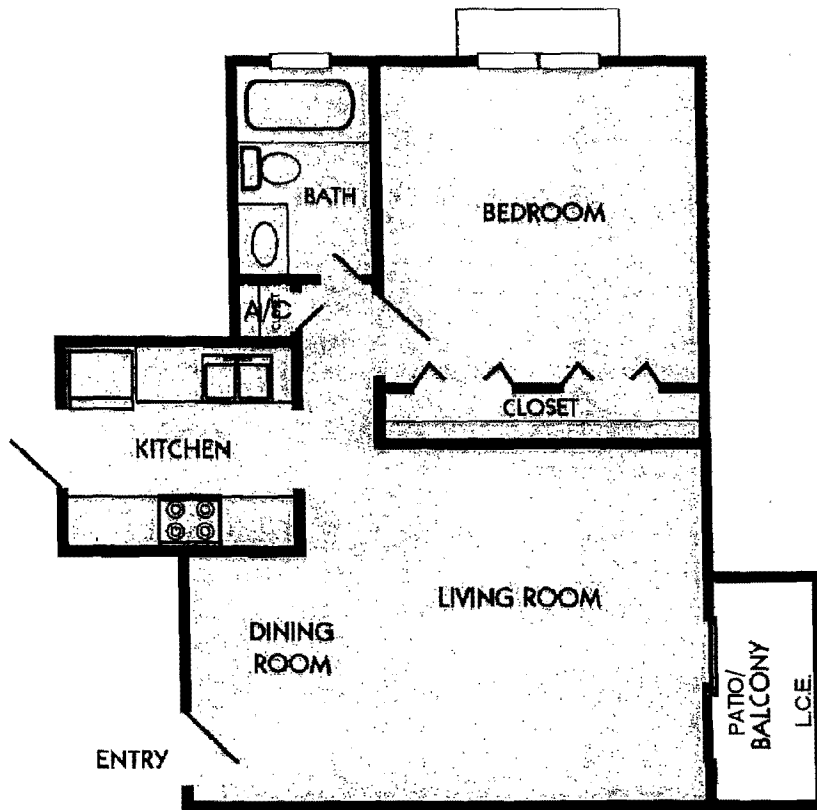
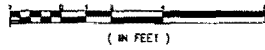
DATE	REVISIONS	BY
6/1/06	ADDRESS REVISED	BAH



PROJECT NAME
Sunset Palms West, a Condominium
7215-7256 SW 94TH PLACE, MIAMI, FLORIDA

DATE: MARCH 9, 2006	17
DRAWN: CT	17 of 26 SHEETS
CHECKED: BAH	
SCALE: N.T.S.	
FIELD BOOK SKETCH	
FORMER No. 106591	

Sunset Palms West Condominium TYPICAL UNIT A-1



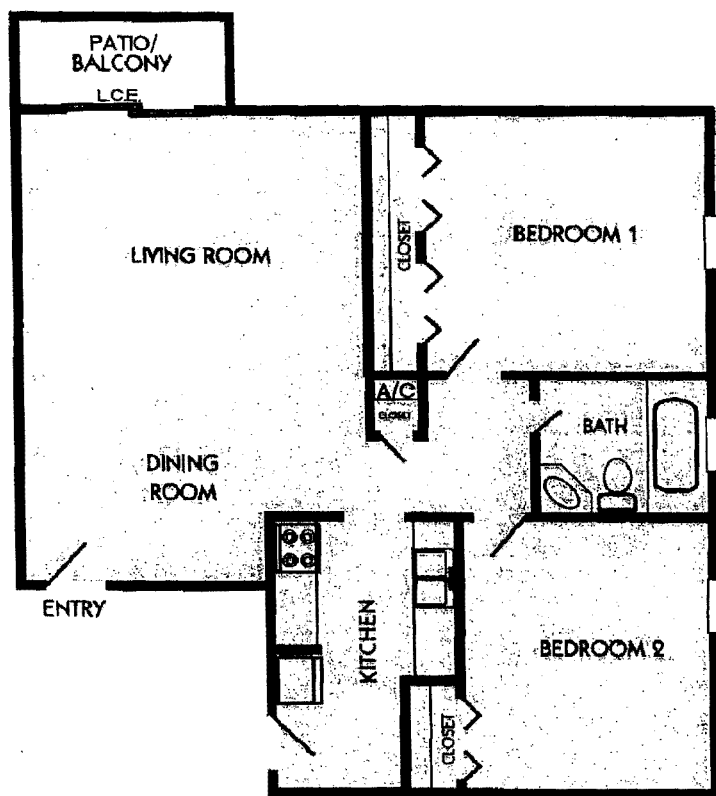
TYPICAL UNITS A-1 ONE BEDROOM/ONE BATHROOM

ABBREVIATIONS

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

EXHIBIT "2"

Sunset Palms West Condominium TYPICAL UNIT B-1



TYPICAL UNITS B-1 TWO BEDROOMS/ONE BATHROOM

ABBREVIATIONS

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

EXHIBIT "2"



Sunset Palms West Condominium

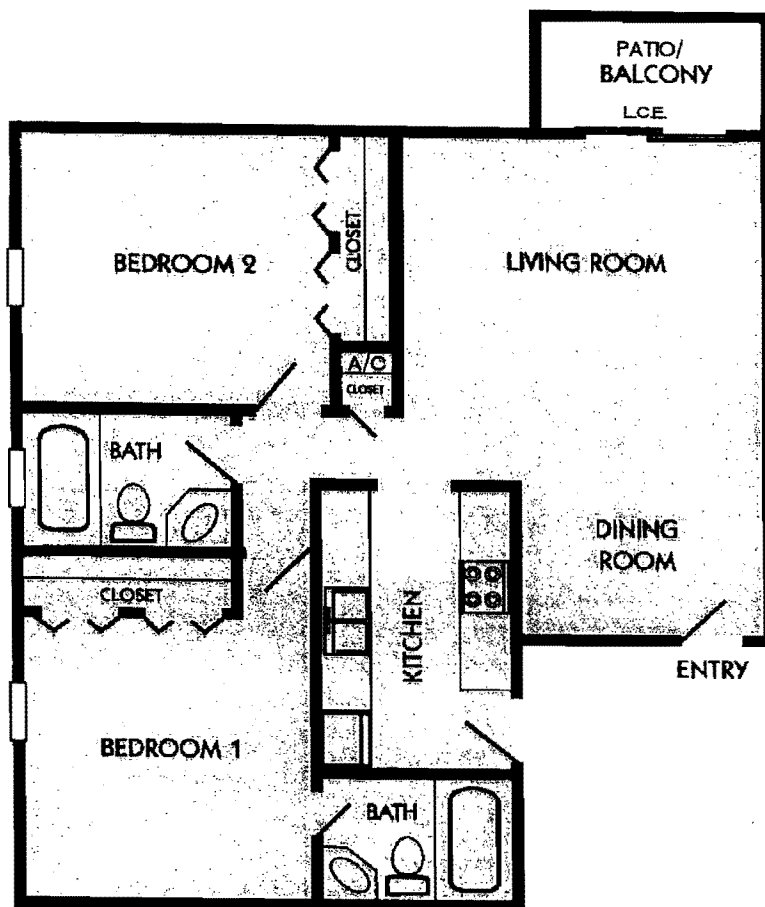
7215-7256 SW 94th Place, Miami, Florida

DATE: JANUARY 9, 2008
 DRAWN: E.T.
 CHECKED: B.A.H.
 SCALE: 3/8"=1'-0"
 PLOTTED BY: B.S. BRYAN
 CHECKED BY: B.S. BRYAN

19

19 of 26

Sunset Palms West Condominium TYPICAL UNIT C-1



TYPICAL UNITS C-1 TWO BEDROOMS/TWO BATHROOMS

ABBREVIATIONS

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

EXHIBIT "2"

Sunset Palms West Condominium

Units Table, Building Type A and B

BUILDING		UNIT				
ADDRESS	TYPE	No.	TYPE	FLOOR		DESCRIPTION
				FIRST	SECOND	
7256 SW 94TH PLACE	A	A1	A1			1 BED/ 1 BATH
		A2	C1			2 BED/ 2 BATH
		A3	A1			1 BED/ 1 BATH
		A4	C1			2 BED/ 2 BATH
		A5	B1			2 BED/ 1 BATH
		A6	C1			2 BED/ 2 BATH
		A7	C1			2 BED/ 2 BATH
		A8	B1			2 BED/ 1 BATH

BUILDING		UNIT				
ADDRESS	TYPE	No.	TYPE	FLOOR		DESCRIPTION
				FIRST	SECOND	
7250 SW 94TH PLACE	B	B1	A1			1 BED/ 1 BATH
		B2	C1			2 BED/ 2 BATH
		B3	A1			1 BED/ 1 BATH
		B4	C1			2 BED/ 2 BATH
		B5	B1			2 BED/ 1 BATH
		B6	C1			2 BED/ 2 BATH
		B7	C1			2 BED/ 2 BATH
		B8	B1			2 BED/ 1 BATH

EXHIBIT "2"

DATE: 3/11/06	REVISIONS: ADDRESS REVISED	BY: B.A.H.	 J.H. MANUCY, INC. Licensed Surveyors / Civil Engineers & Environmental Engineers 4800 N.W. 10th Ave., Suite 500 Fort Lauderdale, FL 33309	 	PROJECT NAME:	DATE: MARCH 8, 2006
					Sunset Palms West Condominium 7215-7256 SW 94TH PLACE, MIAMI, FLORIDA	DRAWN: E.T.J. CHECKED: B.A.H. SCALE: AS SHOWN FIELD BOOK: 36281 ORDER NO.: 106381

Sunset Palms West Condominium

Units Table, Building Type C and D

BUILDING		UNIT				
ADDRESS	TYPE	No.	TYPE	FLOOR		DESCRIPTION
				FIRST	SECOND	
7244 SW 94TH PLACE	C	C1	A1			1 BED/ 1 BATH
		C2	C1			2 BED/ 2 BATH
		C3	A1			1 BED/ 1 BATH
		C4	C1			2 BED/ 2 BATH
		C5	B1			2 BED/ 1 BATH
		C6	C1			2 BED/ 2 BATH
		C7	C1			2 BED/ 2 BATH
		C8	B1			2 BED/ 1 BATH

BUILDING		UNIT				
ADDRESS	TYPE	No.	TYPE	FLOOR		DESCRIPTION
				FIRST	SECOND	
7238 SW 94TH PLACE	D	D1	A1			1 BED/ 1 BATH
		D2	C1			2 BED/ 2 BATH
		D3	A1			1 BED/ 1 BATH
		D4	C1			2 BED/ 2 BATH
		D5	B1			2 BED/ 1 BATH
		D6	C1			2 BED/ 2 BATH
		D7	C1			2 BED/ 2 BATH
		D8	B1			2 BED/ 1 BATH

EXHIBIT "2"

DATE	REVISIONS	BY
8/11/08	ADDRESS REVISED	B.A.H.



PROJECT NAME:

Sunset Palms West Condominium

7215-7256 SW 94TH PLACE, MIAMI, FLORIDA

DATE: MARCH 8, 2008
 DRAWN: E.T.J.
 CHECKED: B.A.H.
 SCALE: AS SHOWN
 FIELD BOOK: WICH
 ORDER NO.: 106581

22

22 OF 28 SHEETS

Sunset Palms West Condominium

Units Table, Building Type E and F

BUILDING		UNIT				
ADDRESS	TYPE	No.	TYPE	FLOOR		DESCRIPTION
				FIRST	SECOND	
7232 SW 94TH PLACE	E	E1	A1			1 BED/ 1 BATH
		E2	C1			2 BED/ 2 BATH
		E3	A1			1 BED/ 1 BATH
		E4	C1			2 BED/ 2 BATH
		E5	B1			2 BED/ 1 BATH
		E6	C1			2 BED/ 2 BATH
		E7	C1			2 BED/ 2 BATH
		E8	B1			2 BED/ 1 BATH

BUILDING		UNIT				
ADDRESS	TYPE	No.	TYPE	FLOOR		DESCRIPTION
				FIRST	SECOND	
7226 SW 94TH PLACE	F	F1	A1			1 BED/ 1 BATH
		F2	C1			2 BED/ 2 BATH
		F3	A1			1 BED/ 1 BATH
		F4	C1			2 BED/ 2 BATH
		F5	B1			2 BED/ 1 BATH
		F6	C1			2 BED/ 2 BATH
		F7	C1			2 BED/ 2 BATH
		F8	B1			2 BED/ 1 BATH

EXHIBIT "2"

DATE	REVISIONS	BY
4/11/06	ADDRESS REVISED	B.A.H.



PROJECT NAME:

Sunset Palms West Condominium

7215-7256 SW 94TH PLACE, MIAMI, FLORIDA

DATE:	MARCH 8, 2006
DRAWN:	E.T.J.
CHECKED:	B.A.H.
SCALE:	AS SHOWN
FIELD BOOK:	NEED
ORDER NO.:	100501

23

23 of 24 SHEETS

Sunset Palms West Condominium

Units Table, Building Type G and H

BUILDING		UNIT				
ADDRESS	TYPE	No.	TYPE	FLOOR		DESCRIPTION
				FIRST	SECOND	
7220 SW 94TH PLACE	G	G1	A1			1 BED/ 1 BATH
		G2	C1			2 BED/ 2 BATH
		G3	A1			1 BED/ 1 BATH
		G4	C1			2 BED/ 2 BATH
		G5	B1			2 BED/ 1 BATH
		G6	C1			2 BED/ 2 BATH
		G7	C1			2 BED/ 2 BATH
		G8	B1			2 BED/ 1 BATH

BUILDING		UNIT				
ADDRESS	TYPE	No.	TYPE	FLOOR		DESCRIPTION
				FIRST	SECOND	
7215 SW 94TH PLACE	H	H1	A1			1 BED/ 1 BATH
		H2	C1			2 BED/ 2 BATH
		H3	A1			1 BED/ 1 BATH
		H4	C1			2 BED/ 2 BATH
		H5	C1			2 BED/ 2 BATH
		H6	B1			2 BED/ 1 BATH
		H7	B1			2 BED/ 1 BATH
		H8	C1			2 BED/ 2 BATH

EXHIBIT "2"

DATE: 3/11/08 REVISIONS: ADDRESS REVISED BY: B.A.H.	J.H. MANUCY, INC. Licensed Surveyors / Civil Engineers & Surveyors 7215-7256 SW 94TH PLACE, MIAMI, FLORIDA 33156 Tel: (305) 426-7100 Fax: (305) 426-0900	PROJECT NAME: Sunset Palms West Condominium 7215-7256 SW 94TH PLACE, MIAMI, FLORIDA	DATE: MARCH 9, 2008 DRAWN: C.T.J. CHECKED: B.A.H. SCALE: AS SHOWN FIELD BOOK: 108581 ORDER No.: 108581	24 24 OF 26 SHEETS
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Sunset Palms West Condominium

Units Table, Building Type I and J

BUILDING		UNIT				
ADDRESS	TYPE	No.	TYPE	FLOOR		DESCRIPTION
				FIRST	SECOND	
7225 SW 94TH PLACE	I	I1	A1			1 BED/ 1 BATH
		I2	C1			2 BED/ 2 BATH
		I3	A1			1 BED/ 1 BATH
		I4	C1			2 BED/ 2 BATH
		I5	C1			2 BED/ 2 BATH
		I6	B1			2 BED/ 1 BATH
		I7	B1			2 BED/ 1 BATH
		I8	C1			2 BED/ 2 BATH

BUILDING		UNIT				
ADDRESS	TYPE	No.	TYPE	FLOOR		DESCRIPTION
				FIRST	SECOND	
7235 SW 94TH PLACE	J	J1	A1			1 BED/ 1 BATH
		J2	C1			2 BED/ 2 BATH
		J3	A1			1 BED/ 1 BATH
		J4	C1			2 BED/ 2 BATH
		J5	C1			2 BED/ 2 BATH
		J6	B1			2 BED/ 1 BATH
		J7	B1			2 BED/ 1 BATH
		J8	C1			2 BED/ 2 BATH

NOTES: -ALL DIMENSION ARE IN FEET AND DECIMAL OF FEET
-ALL ROOF IS COMMON ELEMENT.

EXHIBIT "2"

DATE	REVISIONS	BY	 J.H. MANUCY, INC. Licensed Surveyors / Civil, Structural & Mechanical Engineers 1001 Pines Avenue, Suite 200 Miami, Florida 33136 Tel: (305) 625-1234 • Fax: (305) 625-9100	 SURVEYING EQUIPMENT	 PROFESSIONAL SEAL	PROJECT NAME:	DATE: MARCH 9, 2008	25 25 of 28 SHEETS
7/17/06	CRASH REVISION	E.T.				Sunset Palms West Condominium	DRAWN: E.T.P.	
9/11/06	ADDRESS REVISED	B.A.H.				7215-7256 SW 94TH PLACE, MIAMI, FLORIDA	CHECKED: B.A.H.	
							SCALE: AS SHOWN	
							FIELD BOOK: SKETCH	ORDER No.: 108381

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Sunset Palms West Condominium

Units Table, Building Type K

BUILDING		UNIT				
ADDRESS	TYPE	No.	TYPE	FLOOR		DESCRIPTION
				FIRST	SECOND	
7245 SW 94TH PLACE	K	K1	A1			1 BED/ 1 BATH
		K2	C1			2 BED/ 2 BATH
		K3	A1			1 BED/ 1 BATH
		K4	C1			2 BED/ 2 BATH
		K5	C1			2 BED/ 2 BATH
		K6	B1			2 BED/ 1 BATH
		K7	B1			2 BED/ 1 BATH
		K8	C1			2 BED/ 2 BATH

SUNSET PALMS WEST, A CONDOMINIUM			
SUMMARY	A1	B1	C1
UNITS	22	22	44
TOTAL UNITS	88		

EXHIBIT "2"

DATE: 4/11/04 REVISIONS: ADDRESS REVISED BY: B.A.N.	J.H. MANUCY, INC. Licensed Surveyors / Civil, Mechanical & Environmental Engineers 1901 N.W. 10th Avenue, Suite 200 Fort Lauderdale, FL 33311 Tel: (954) 582-1000 Fax: (954) 582-1005	 	PROJECT NAME: Sunset Palms West Condominium 7215-7256 SW 94TH PLACE, MIAMI, FLORIDA	DATE: MARCH 9, 2008 DRAWN: E.T.P. CHECKED: B.A.N. SCALE: AS SHOWN FIELD BOOK: SEE ID ORDER No.: 100581	26 26 of 28 SHEETS
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Exhibit "3"

Exhibit 3

Sunset Palms West Condominium

OWNERSHIP IN COMMON ELEMENTS AND COMMON SURPLUS AND SHARING
OF COMMON EXPENSES.

BUILDING A (7256 SW 94th Place)

Unit No.	Unit Type	Fraction
A-1	A-1	0.00904890
A-2	C-1	0.01213522
A-3	A-1	0.00904890
A-4	C-1	0.01213522
A-5	B-1	0.01213522
A-6	C-1	0.01213522
A-7	C-1	0.01213522
A-8	B-1	0.01213522

BUILDING B (7250 SW 94th Place)

B-1	A-1	0.00904890
B-2	C-1	0.01213522
B-3	A-1	0.00904890
B-4	C-1	0.01213522
B-5	B-1	0.01213522
B-6	C-1	0.01213522
B-7	C-1	0.01213522
B-8	B-1	0.01213522

BUILDING C (7244 SW 94th Place)

C-1	A-1	0.00904890
C-2	C-1	0.01213522
C-3	A-1	0.00904890
C-4	C-1	0.01213522
C-5	B-1	0.01213522
C-6	C-1	0.01213522
C-7	C-1	0.01213522
C-8	B-1	0.01213522

BUILDING D (7238 SW 94th Place)

D-1	A-1	0.00904890
D-2	C-1	0.01213522
D-3	A-1	0.00904890
D-4	C-1	0.01213522
D-5	B-1	0.01213522
D-6	C-1	0.01213522
D-7	C-1	0.01213522
D-8	B-1	0.01213522

BUILDING E (7232 SW 94th Place)

E-1	A-1	0.00904890
E-2	C-1	0.01213522
E-3	A-1	0.00904890
E-4	C-1	0.01213522
E-5	B-1	0.01213522
E-6	C-1	0.01213522
E-7	C-1	0.01213522
E-8	B-1	0.01213522

BUILDING F (7226 SW 94th Place)

F-1	A-1	0.00904890
F-2	C-1	0.01213522
F-3	A-1	0.00904890
F-4	C-1	0.01213522
F-5	B-1	0.01213522
F-6	C-1	0.01213522
F-7	C-1	0.01213522
F-8	B-1	0.01213522

BUILDING G (7220 SW 94th Place)

G-1	A-1	0.00904890
G-2	C-1	0.01213522
G-3	A-1	0.00904890
G-4	C-1	0.01213522
G-5	B-1	0.01213522
G-6	C-1	0.01213522
G-7	C-1	0.01213522
G-8	B-1	0.01213522

BUILDING H (7215 SW 94th Place)

H-1	A-1	0.00904890
H-2	C-1	0.01213522
H-3	A-1	0.00904890
H-4	C-1	0.01213522
H-5	C-1	0.01213522
H-6	B-1	0.01213522
H-7	B-1	0.01213522
H-8	C-1	0.01213522

BUILDING I (7225 SW 94th Place)

I-1	A-1	0.00904890
I-2	C-1	0.01213522
I-3	A-1	0.00904890
I-4	C-1	0.01213522
I-5	C-1	0.01213522
I-6	B-1	0.01213522
I-7	B-1	0.01213522
I-8	C-1	0.01213522

BUILDING J (7235 SW 94th Place)

J-1	A-1	0.00904890
J-2	C-1	0.01213522
J-3	A-1	0.00904890
J-4	C-1	0.01213522
J-5	C-1	0.01213522
J-6	B-1	0.01213522
J-7	B-1	0.01213522
J-8	C-1	0.01213522

BUILDING K (7245 SW 94th Place)

K-1	A-1	0.00904890
K-2	C-1	0.01213522
K-3	A-1	0.00904890
K-4	C-1	0.01213522
K-5	C-1	0.01213522
K-6	B-1	0.01213522
K-7	B-1	0.01213522
K-8	C-1	0.01213522