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EXHIBIT "2"

MILANO CONDOMINIUM

LEGAL DESCRIPTION, SURVEY, AFFIDAVIT OF SURVEYOR
AS TO CERTIFICATE OF SUBSTANTIAL
COMPLETION, PLOT PLAN, FLOOR PLANS FOR UNITS
AND GRAPHIC DESCRIPTION

J. BONFILL & ASSOCIATES, INC.

ARCHITECTS—LAND SURVEYORS—PLANNERS
9360 S.W. 72nd STREET, MIAMI, FLORIDA 33173
PH. (305) 598-8383, FAX (305) 598-0023
Email: jbonfill@bellsouth.net

MILANO, A LUXURY CONDOMINIUM

LEGAL DESCRIPTION

Tract "V V", VILLAGES OF PALM BEACH LAKES, PLAT NO. 2," according to the plat thereof as recorded in Plat Book 44, Page 1 of the Public Records of Palm Beach County, Florida. Less and Excepting therefrom the following described property:

Parcel No. 1:

A parcel of land lying in Section 18, Township 43 South, Range 43 East, Palm Beach County, Florida, and in Tract "V V," "VILLAGES OF PALM BEACH LAKES, PLAT NO. 2," according to the Plat thereof, as recorded in Plat Book 44, at Pages 1 through 19 of the Public Records of Palm Beach County, Florida, more particularly described as follows:

As a point of reference being a permanent reference monument at the Southwest corner of said Section 18; thence N 02° 28' 13" E along the West line of said Section 18 and along the West line of said Plat of "VILLAGES OF PALM BEACH LAKES, PLAT NO. 2," a distance of 1590.59 feet to the Point of Beginning; thence continue along the West line of Section 18 and along the West line of said Plat of "VILLAGES OF PALM BEACH LAKES, PLAT NO. 2," N 02° 28' 13" E a distance of 62.06 feet; thence N 61° 18' 30" E a distance of 31.38 feet to a point on a curve, and on the Westerly Right-of-Way line of Village Boulevard (120 foot Right-of-Way); thence 100.53 feet along the arc of a curve to the left, having a radius of 1969.86 feet, a central angle of 02° 55' 27", a chord length of 100.52 feet, and a chord bearing S 10° 28' 45" W; thence N 28° 41' 30" W a distance of 24.82 feet to the Point of Beginning.

EXHIBIT PAGE 1 OF 37

I hereby certify that the construction of the improvements is substantially complete so that these materials (Exhibits), together with the provisions of the declaration describing the condominium, property, is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of common elements of each unit can be determined from these materials.



JUAN JOSE BONFILL
PROFESSIONAL SURVEYOR AND MAPPER No. 3179
STATE OF FLORIDA

SEAL

February 18th, 2004

DRAWN BY: J.S. & L.C.

REVISED BY: J.B.

JOB No. 04-0058

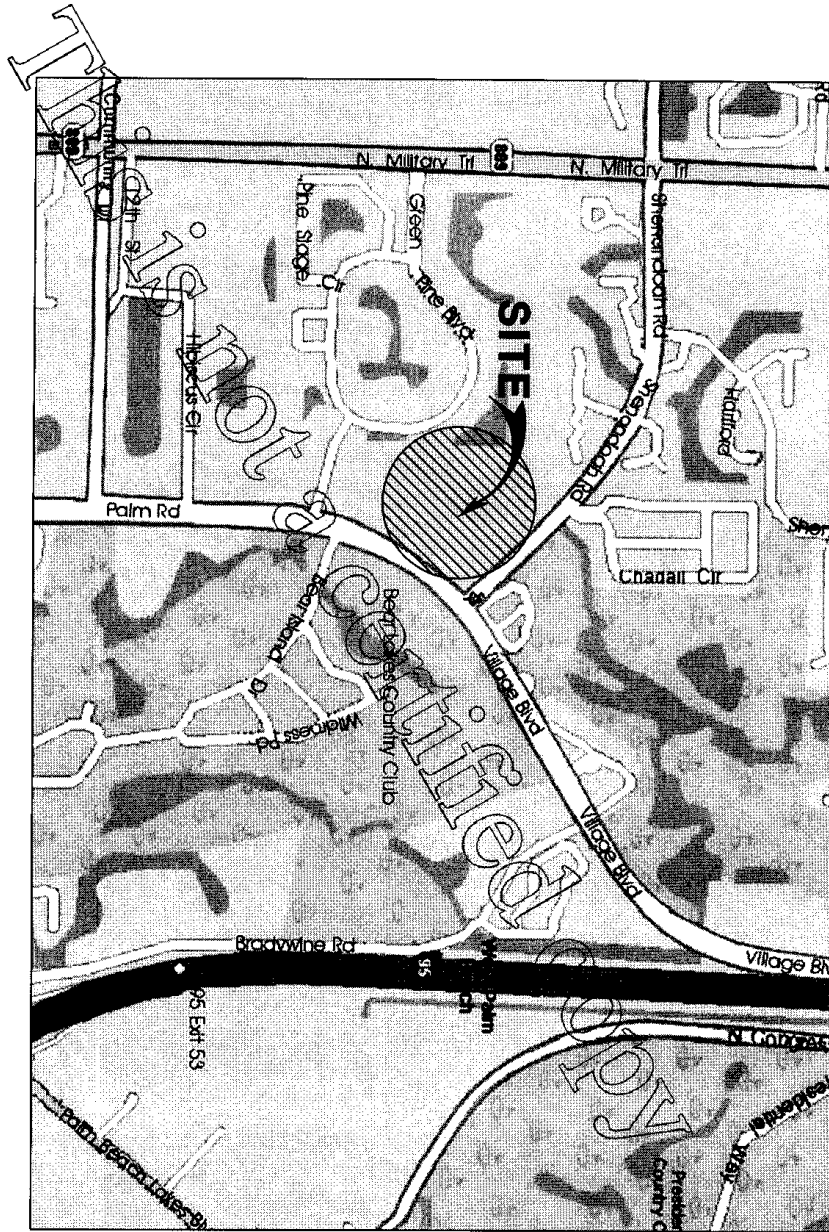
LEGAL DESCRIPTION

Parcel No.

A parcel of land lying in Section 18, Township 43 South, Range 43 East, Palm Beach County, Florida, and in Tract "V V," "VILLAGES OF PALM BEACH LAKES, PLAT NO. 2," according to the Plat thereof, as recorded in Plat Book 44, at Pages 1 through 19 of the Public Records of Palm Beach County, Florida, more particularly described as follows:

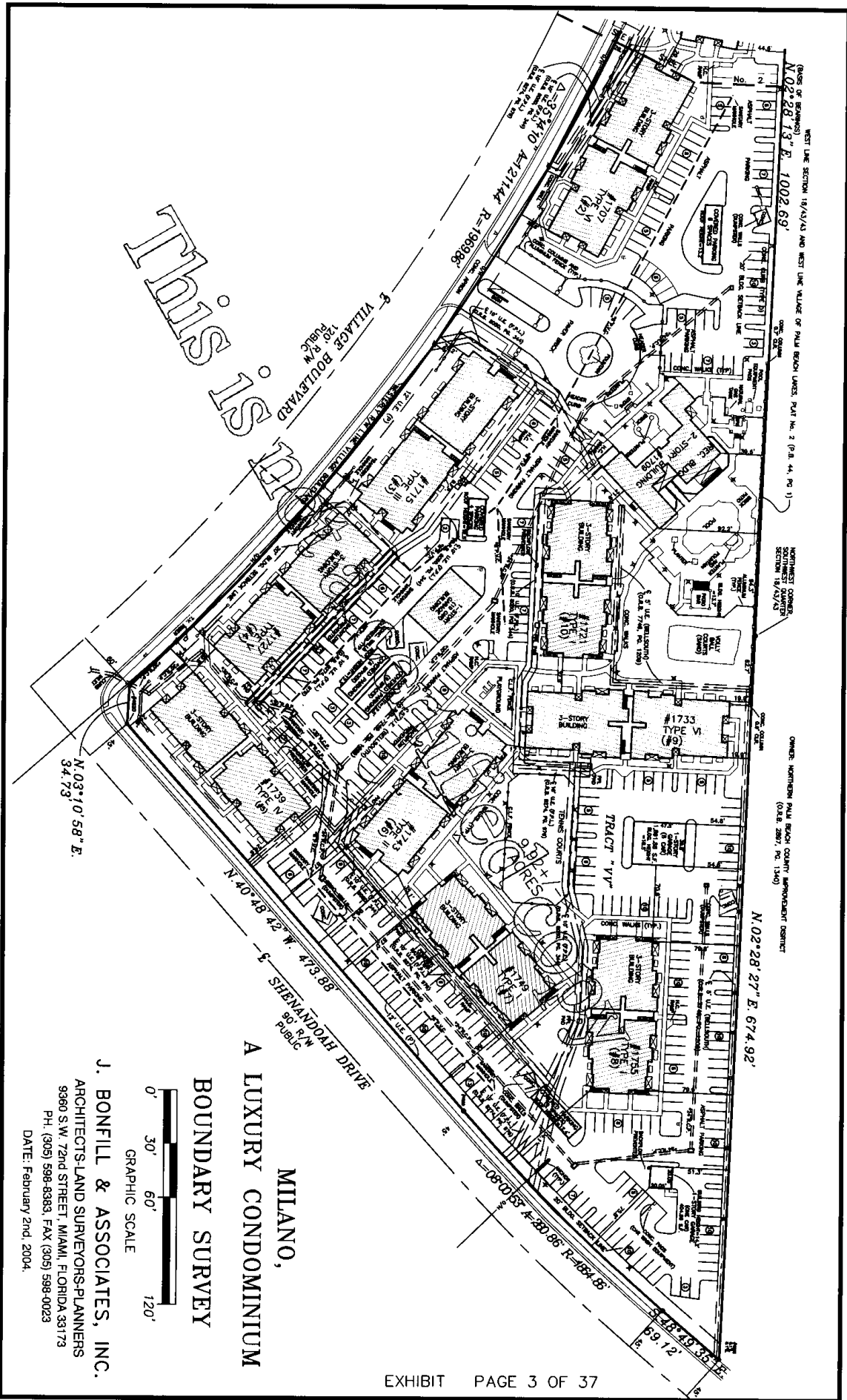
As a point of reference being a permanent reference monument at the Southwest corner of said Section 18; thence N 02° 28' 13" E along the West line of said Section 18 and along the West line of said Plat of "VILLAGES OF PALM BEACH LAKES, PLAT NO. 2," a distance of 1344.75 feet to the Point of Beginning; thence continue along the West line of said Section 18 and along the West line of said Plat of "VILLAGES OF PALM BEACH LAKES, PLAT NO. 2," N 02° 28' 13" E a distance of 245.84 feet; thence S 28° 41' 30" E a distance of 24.82 feet to a point on a curve, and said point also being on the Westery Right-of-Way line of Village Boulevard (120 foot Right-of-Way); thence 225.08 feet along the arc of a curve to the left; having a radius of 1969.86 feet, and a central angle of 06° 32' 49"; a chord length of 224.96 feet, and a chord bearing S 05° 44' 39" W to the Point of Beginning.

MILANO, A LUXURY CONDOMINIUM



VICINITY MAP
NOT TO SCALE

J. BONFILL & ASSOCIATES, INC.
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9360 S.W. 72nd STREET, MIAMI, FLORIDA 33173
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DATE: February 2nd, 2004



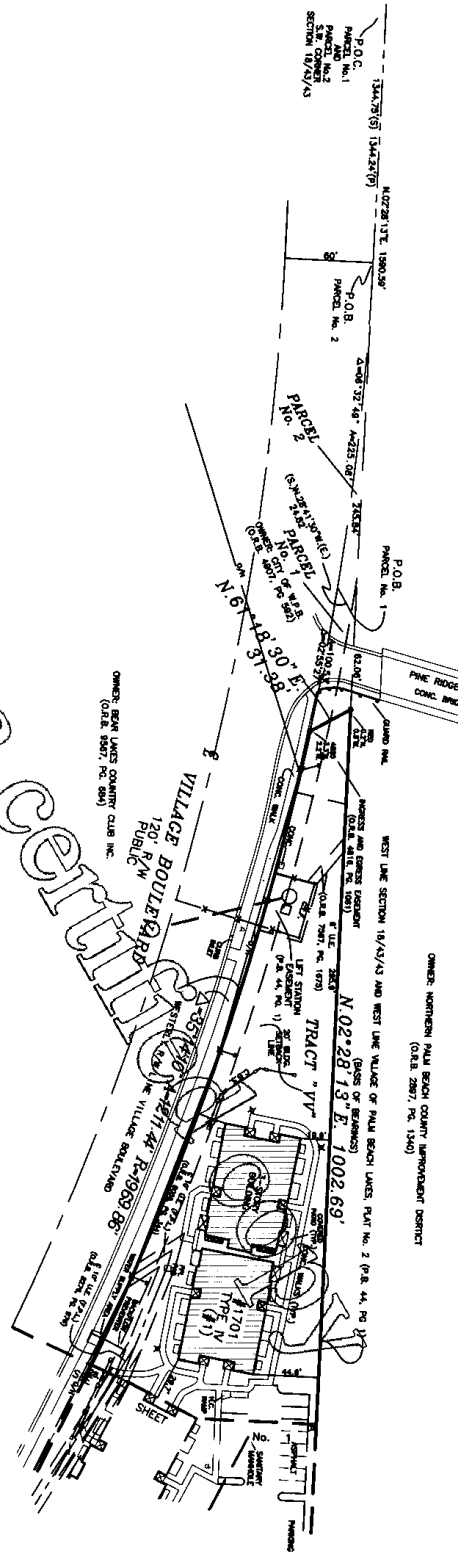
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**MILANO,
A LUXURY CONDOMINIUM**

BOUNDARY SURVEY

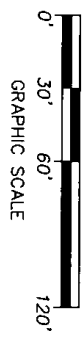


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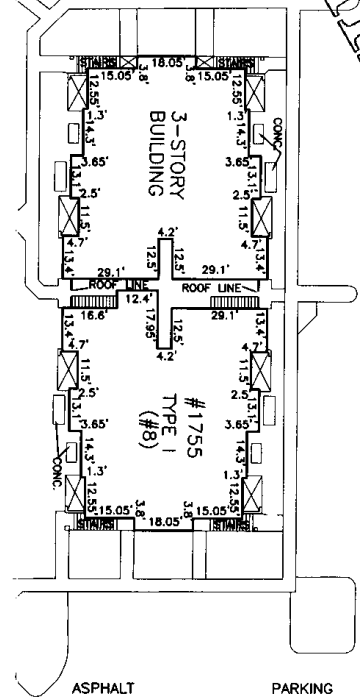
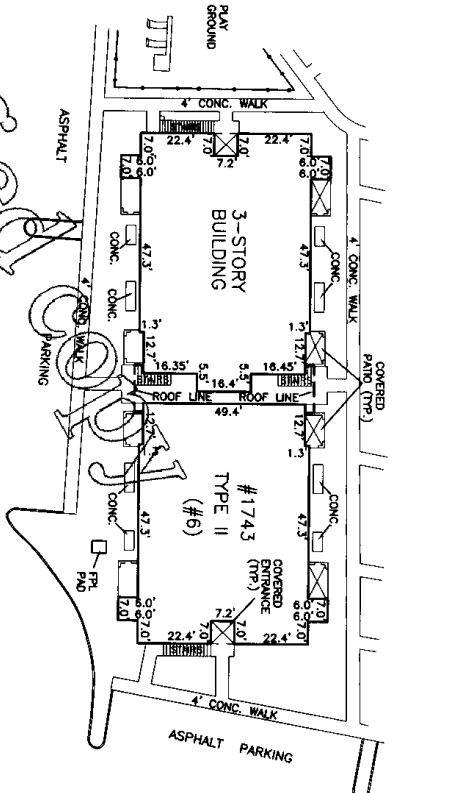
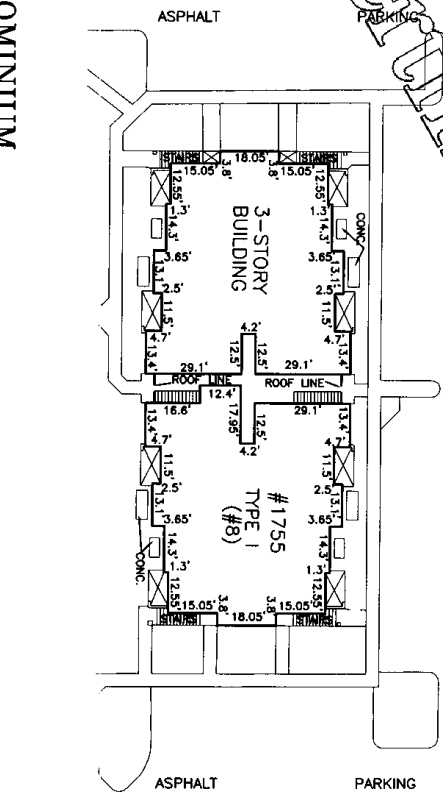
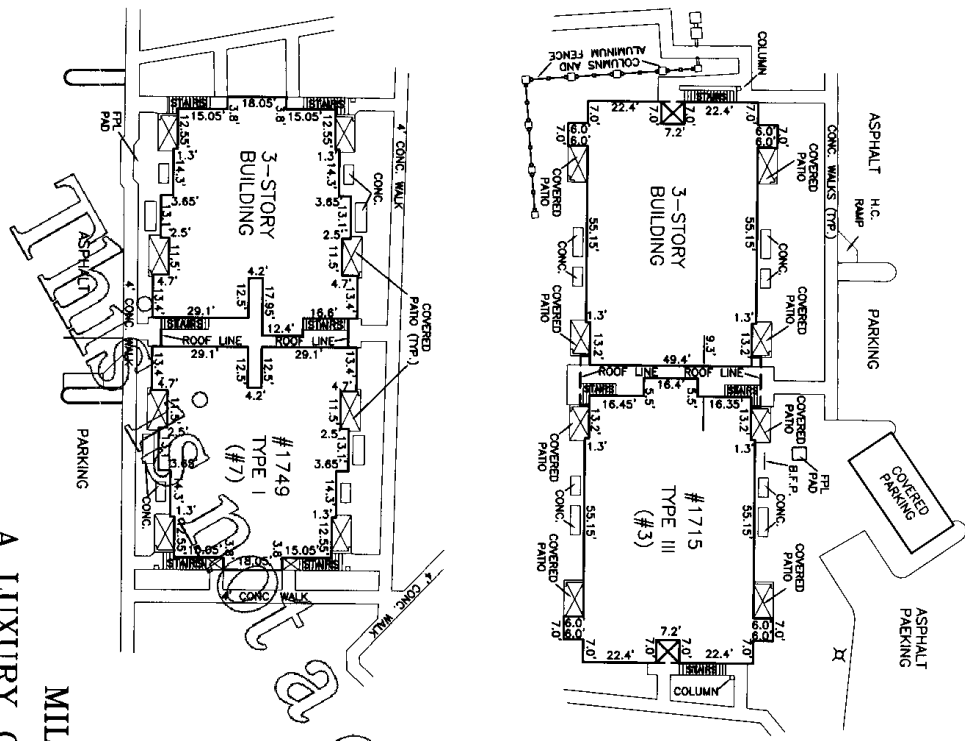


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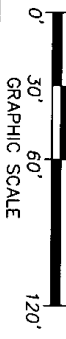
MILANO,
A LUXURY CONDOMINIUM
BOUNDARY SURVEY



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PH: (305) 598-8383, FAX: (305) 598-0023
DATE: February 2nd, 2004.



MILANO,
 A LUXURY CONDOMINIUM
 BUILDING FOOT PRINTS



J. BONFILL & ASSOCIATES, INC.
 ARCHITECTS-LAND SURVEYORS-PLANNERS
 9360 S.W. 72nd STREET MIAMI, FLORIDA 33173
 PH. (305) 598-8383, FAX (305) 598-0023
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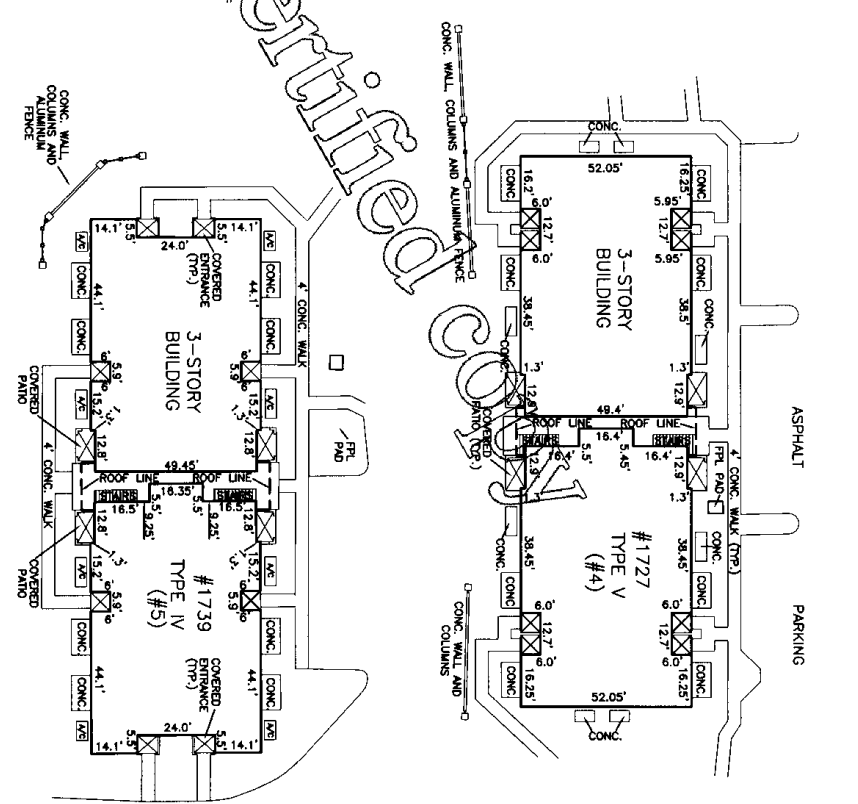
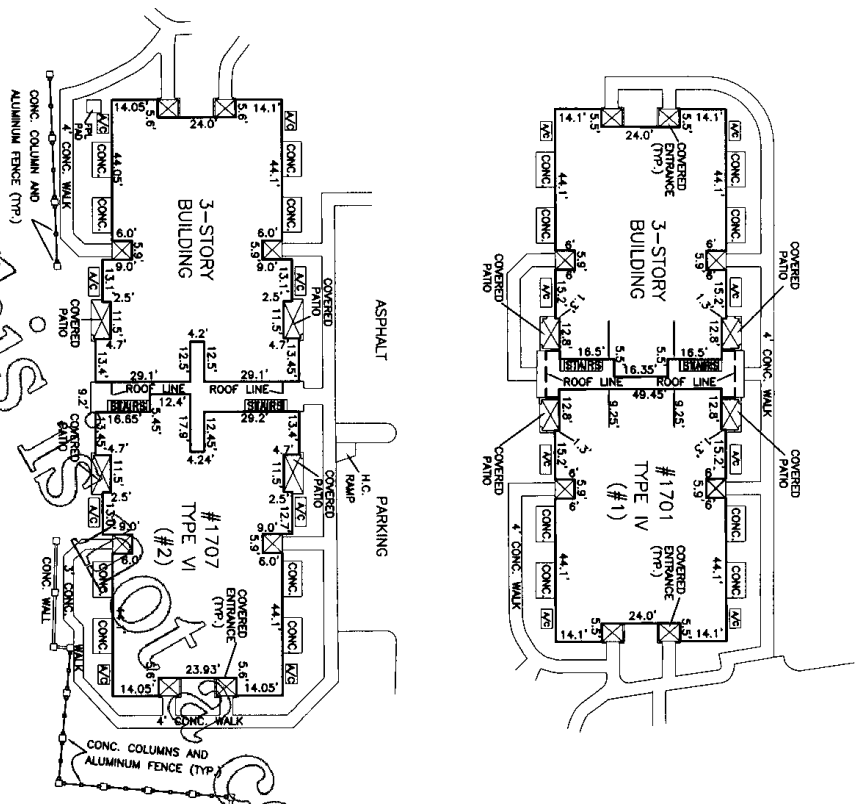
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MILANO,
A LUXURY CONDOMINIUM
BUILDING FOOT PRINTS

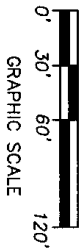


J. BONFILL & ASSOCIATES, INC.
ARCHITECTS-LAND SUPERVISORS-PLANNERS
9360 S.W. 72ND STREET, MIAMI, FLORIDA 33173
PH. (305) 598-8983, FAX (305) 598-0023
DATE: February 2nd, 2004.

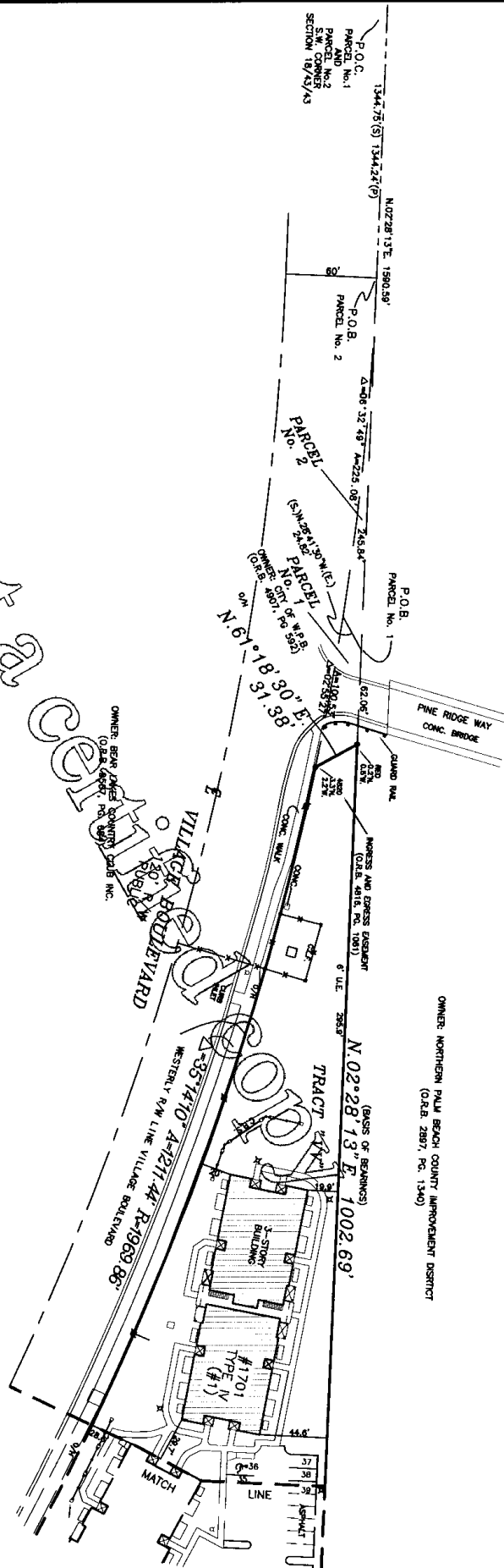


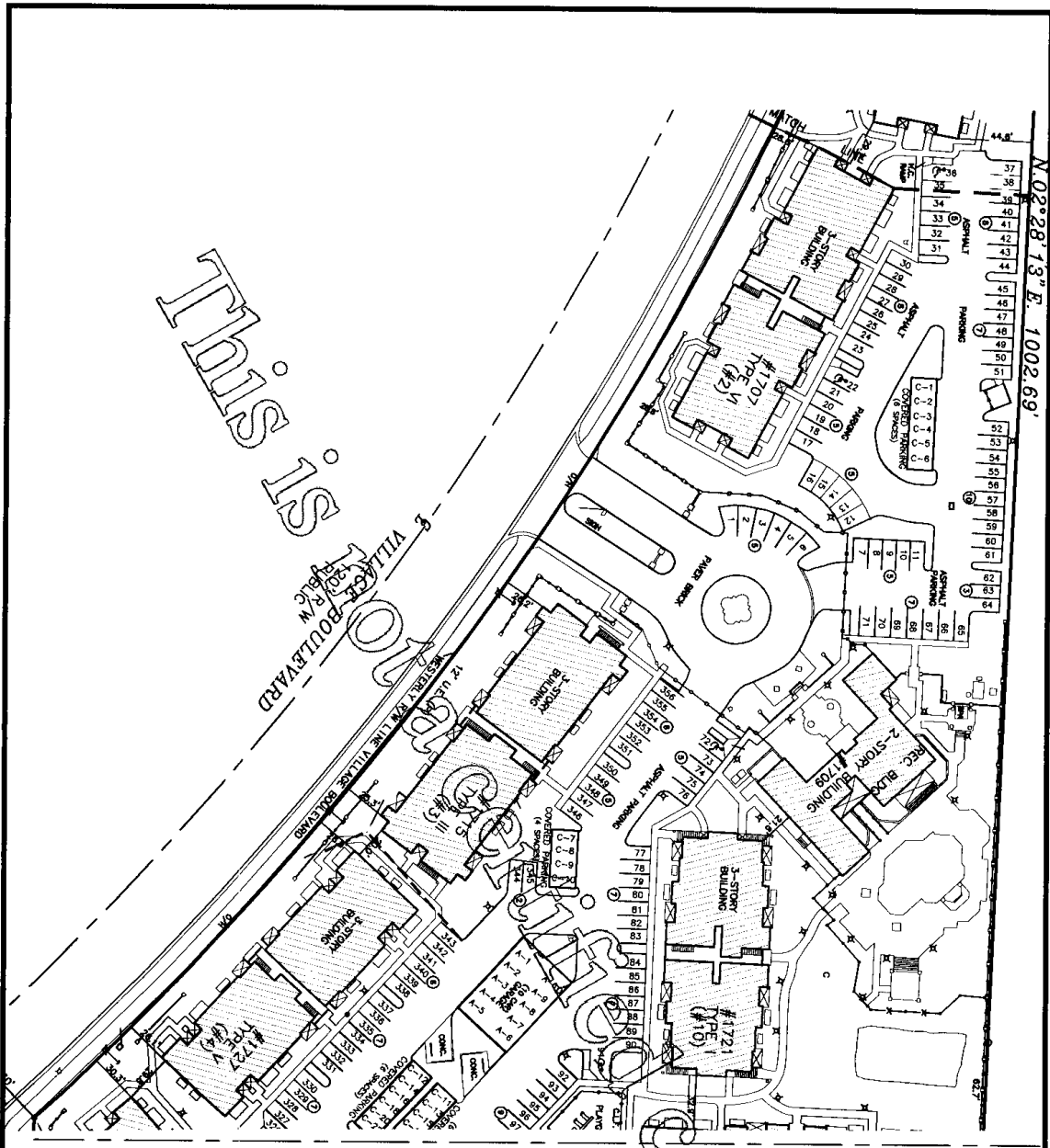
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MILANO,
A LUXURY CONDOMINIUM
PARKING SPACES



J. BONFILL & ASSOCIATES, INC.
ARCHITECTS-LAND SURVEYORS-PLANNERS
9360 S.W. 72nd STREET, MIAMI, FLORIDA 33173
PH. (305) 598-8383, FAX (305) 598-0023
DATE: February 2nd, 2004.

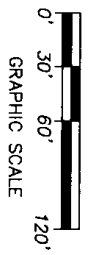




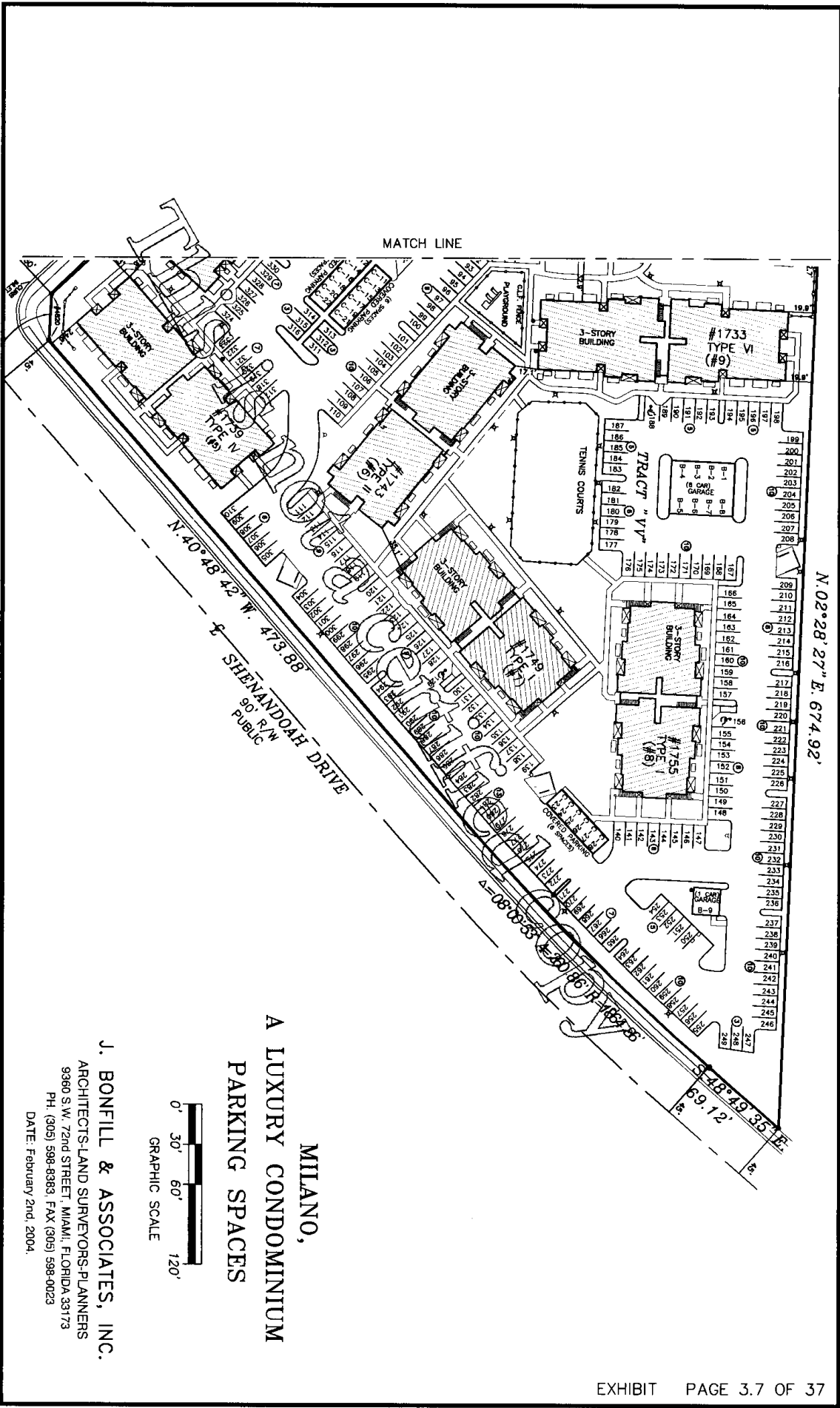
N02°28'13"E. 1002.69'

MATCH LINE

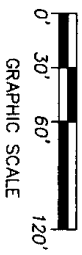
**MILANO,
A LUXURY CONDOMINIUM
PARKING SPACES**



J. BONFILL & ASSOCIATES, INC.
ARCHITECTS-LAND SURVEYORS-PLANNERS
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PH. (305) 598-8383; FAX (305) 598-0023
DATE: February 2nd, 2004.



MILANO,
 A LUXURY CONDOMINIUM
 PARKING SPACES



J. BONFILL & ASSOCIATES, INC.
 ARCHITECTS-LAND SURVEYORS-PLANNERS
 9360 S.W. 72nd STREET MIAMI, FLORIDA 33173
 PH. (305) 598-8383; FAX (305) 598-0023
 DATE: February 2nd, 2004.

MILANO, A LUXURY CONDOMINIUM

SURVEYOR'S NOTES:

- (1) THE ARCHITECTURAL PLANS FOR THIS PROJECT WERE PROVIDED BY THE OWNER AND UTILIZED IN PREPARING THIS DOCUMENT.
- (2) BALCONIES AND TERRACES ARE LIMITED COMMON ELEMENTS, AND ARE NOT INCLUDED IN THE TOTAL AREA OF EACH UNIT.
- (3) PARKING SPACES ARE LIMITED COMMON ELEMENTS.
- (4) GARAGES ARE LIMITED COMMON ELEMENTS.
- (5) RECREATION BUILDING, ELECTRICAL ROOMS, TRASH ROOMS AND OTHER SERVICE ROOMS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
- (6) WITH THE EXCEPTION OF RESIDENTIAL UNITS, AND LIMITED COMMON ELEMENTS, ALL OTHER AREAS OF EACH FLOOR ARE COMMON ELEMENTS OF THE CONDOMINIUM.
- (7) ALL AREAS OUTSIDE THE BUILDINGS, ALL RECREATIONAL FACILITIES INCLUDING BUT NOT LIMITED TO, THE POOL, POOL DECK, PLAYGROUND, VOLLYBALL COURT AND TENNIS COURT LOCATED ON THE CONDOMINIUM PROPERTY, ASPHALT DRIVEWAYS AND WALKWAYS ARE COMMON ELEMENTS.
- (8) THE ENTIRE ROOF AREAS ARE COMMON ELEMENTS TO THE CONDOMINIUM.
- (9) THE INDIVIDUAL AIR CONDITIONING COMPRESSOR UNITS ARE LIMITED COMMON ELEMENTS APPURTENANT TO RESIDENTIAL UNITS.
- (10) THE SQUARE FOOTAGE AND DIMENSIONS SHOWN HEREON, ARE APPROXIMATE BY CALCULATIONS.

MILANO, A LUXURY CONDOMINIUM

TOTAL UNITS : 200

200 RESIDENTIAL UNITS

TOTAL RESIDENTIAL UNIT TYPES:

TYPE	1701 (1)	1707(2)	1715 (3)	1727(4)	1739 (5)	1743 (6)	1749 (7)	1755(8)	1733 (9)	1721 (10)	TOTAL
A	0	0	0	0	0	0	8	8	0	8	24
B-1	8	0	0	0	8	8	0	0	0	0	24
B-2	4	0	0	0	4	4	0	0	0	0	12
C-1	0	0	0	0	0	0	0	0	0	0	8
C-2	0	0	0	0	0	0	0	0	0	0	4
C-ALT-1	0	0	8	0	0	0	0	0	0	0	8
C-ALT-2	0	0	0	4	0	0	0	0	0	0	4
D-1	0	8	0	0	0	0	8	8	8	8	40
D-2	0	4	0	0	0	0	4	4	4	4	20
E	0	0	0	0	0	8	0	0	0	0	16
F-1	4	4	0	4	4	0	0	0	4	0	20
F-2	0	0	0	4	0	0	0	0	0	0	4
G	4	4	0	4	4	0	0	0	4	0	16

BUILDING 1701 (1): (BUILDING TYPE IV)

FIRST FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
101	G	3/2 ½	1322
102	G	3/2 ½	1322
103	F-1	2/2	1070
104	F-1	2/2	1070
105	B-1	1/1	698
106	B-1	1/1	698
107	B-1	1/1	698
108	B-1	1/1	698
109	F-1	2/2	1070
110	F-1	2/2	1070
111	G	3/2 ½	1322
112	G	3/2 ½	1322

SECOND FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
205	B-1	1/1	698
206	B-1	1/1	698
207	B-1	1/1	698
208	B-1	1/1	698

THIRD FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
305	B-2	1/1	707
306	B-2	1/1	707
307	B-2	1/1	707
308	B-2	1/1	707

BUILDING 1707 (2): (BUILDING TYPE VI)

FIRST FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
101	G	3/2 ½	1322
102	G	3/2 ½	1322
103	F-1	2/2	1070
104	F-1	2/2	1070
105	D-1	2/2	1066
106	D-1	2/2	1066
107	D-1	2/2	1066
108	D-1	2/2	1066
109	F-1	2/2	1070
110	F-1	2/2	1070
111	G	3/2 ½	1322
112	G	3/2 ½	1322

SECOND FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
205	D-1	2/2	1066
206	D-1	2/2	1066
207	D-1	2/2	1066
208	D-1	2/2	1066

THIRD FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
305	D-2	2/2	1075
306	D-2	2/2	1075
307	D-2	2/2	1075
308	D-2	2/2	1075

BUILDING 1715(3): (BUILDING TYPE III)

FIRST FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
101	E	3/2	1225
102	E	3/2	1225
103	C-1	2/1	905
104	C-1	2/1	905
105	C-1	2/1	905
106	C-1	2/1	905
107	E	3/2	1225
108	E	3/2	1225

SECOND FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
201	E	3/2	1225
202	E	3/2	1225
203	C-1	2/1	905
204	C-1	2/1	905
205	C-1	2/1	905
206	C-1	2/1	905
207	E	3/2	1225
208	E	3/2	1225

THIRD FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
303	C-2	2/1	914
304	C-2	2/1	914
305	C-2	2/1	914
306	C-2	2/1	914

BUILDING 1727(4): (BUILDING TYPE V)

FIRST FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
101	F-2	2/2	1088
102	F-2	2/2	1088
103	F-1	2/2	1070
104	F-1	2/2	1070
105	C-ALT-1	2/1	905
106	C-ALT-1	2/1	905
107	C-ALT-1	2/1	905
108	C-ALT-1	2/1	905
109	F-1	2/2	1070
110	F-1	2/2	1070
111	F-2	2/2	1088
112	F-2	2/2	1088

SECOND FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
205	C-ALT-1	2/1	905
206	C-ALT-1	2/1	905
207	C-ALT-1	2/1	905
208	C-ALT-1	2/1	905

THIRD FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
305	C-ALT-2	2/1	914
306	C-ALT-2	2/1	914
307	C-ALT-2	2/1	914
308	C-ALT-2	2/1	914

BUILDING 1739 (5): (BUILDING TYPE M)

FIRST FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
101	G	3/2 ½	1322
102	G	3/2 ½	1322
103	F-1	2/2	1070
104	F-1	2/2	1070
105	B-1	1/1	698
106	B-1	1/1	698
107	B-1	1/1	698
108	B-1	1/1	698
109	F-1	2/2	1070
110	F-1	2/2	1070
111	G	3/2 ½	1322
112	G	3/2 ½	1322

SECOND FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
205	B-1	1/1	698
206	B-1	1/1	698
207	B-1	1/1	698
208	B-1	1/1	698

THIRD FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
305	B-2	1/1	707
306	B-2	1/1	707
307	B-2	1/1	707
308	B-2	1/1	707

BUILDING 1743(6): (BUILDING TYPE II)

FIRST FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
101	E	3/2	1225
102	E	3/2	1225
103	B-1	1/1	698
104	B-1	1/1	698
105	B-1	1/1	698
106	B-1	1/1	698
107	E	3/2	1225
108	E	3/2	1225

SECOND FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
201	E	3/2	1225
202	E	3/2	1225
203	B-1	1/1	698
204	B-1	1/1	698
205	B-1	1/1	698
206	B-1	1/1	698
207	E	3/2	1225
208	E	3/2	1225

THIRD FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
303	B-2	1/1	707
304	B-2	1/1	707
305	B-2	1/1	707
306	B-2	1/1	707

BUILDING 1749(7): (BUILDING TYPE II)

FIRST FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
101	A	1/1	702
102	A	1/1	702
103	D-1	2/2	1066
104	D-1	2/2	1066
105	D-1	2/2	1066
106	D-1	2/2	1066
107	A	1/1	702
108	A	1/1	702

SECOND FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
201	A	1/1	702
202	A	1/1	702
203	D-1	2/2	1066
204	D-1	2/2	1066
205	D-1	2/2	1066
206	D-1	2/2	1066
207	A	1/1	702
208	A	1/1	702

THIRD FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
303	D-2	2/2	1075
304	D-2	2/2	1075
305	D-2	2/2	1075
306	D-2	2/2	1075

BUILDING 1755(8): (BUILDING TYPE I)

FIRST FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
101	A	1/1	702
102	A	1/1	702
103	D-1	2/2	1066
104	D-1	2/2	1066
105	D-1	2/2	1066
106	D-1	2/2	1066
107	A	1/1	702
108	A	1/1	702

SECOND FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
201	A	1/1	702
202	A	1/1	702
203	D-1	2/2	1066
204	D-1	2/2	1066
205	D-1	2/2	1066
206	D-1	2/2	1066
207	A	1/1	702
208	A	1/1	702

THIRD FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
303	D-2	2/2	1075
304	D-2	2/2	1075
305	D-2	2/2	1075
306	D-2	2/2	1075

BUILDING 1733(9): (BUILDING TYPE VI)

FIRST FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
101	G	3/2 ½	1322
102	G	3/2 ½	1322
103	F-1	2/2	1070
104	F-1	2/2	1070
105	D-1	2/2	1066
106	D-1	2/2	1066
107	D-1	2/2	1066
108	D-1	2/2	1066
109	F-1	2/2	1070
110	F-1	2/2	1070
111	G	3/2 ½	1322
112	G	3/2 ½	1322

SECOND FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
205	D-1	2/2	1066
206	D-1	2/2	1066
207	D-1	2/2	1066
208	D-1	2/2	1066

THIRD FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
305	D-2	2/2	1075
306	D-2	2/2	1075
307	D-2	2/2	1075
308	D-2	2/2	1075

BUILDING 1721(10): (BUILDING TYPE I)

FIRST FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
101	A	1/1	702
102	A	1/1	702
103	D-1	2/2	1066
104	D-1	2/2	1066
105	D-1	2/2	1066
106	D-1	2/2	1066
107	A	1/1	702
108	A	1/1	702

SECOND FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
201	A	1/1	702
202	A	1/1	702
203	D-1	2/2	1066
204	D-1	2/2	1066
205	D-1	2/2	1066
206	D-1	2/2	1066
207	A	1/1	702
208	A	1/1	702

THIRD FLOOR:

<u>UNIT NUMBER</u>	<u>UNIT TYPE</u>	<u>BR/BATHS</u>	<u>UNIT SQ. FT</u>
303	D-2	2/2	1075
304	D-2	2/2	1075
305	D-2	2/2	1075
306	D-2	2/2	1075

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FLOOR ELEVATION DATA:

BUILDING 1701 (1) TYPE IV:

FIRST FLOOR ELEV.= 0.00'
SECOND FLOOR ELEV.= 8.50'
THIRD FLOOR ELEV.=16.95'

BUILDING 1707 (2) TYPE VI:

FIRST FLOOR ELEV.= 0.00'
SECOND FLOOR ELEV.= 8.60'
THIRD FLOOR ELEV. =16.95'

BUILDING 1715 (3) TYPE III:

FIRST FLOOR ELEV.= 0.00'
SECOND FLOOR ELEV.= 8.60'
THIRD FLOOR ELEV. =16.95'

BUILDING 1727 (4) TYPE V:

FIRST FLOOR ELEV.= 0.00'
SECOND FLOOR ELEV.= 8.55'
THIRD FLOOR ELEV. =17.00'

BUILDING 1739 (5) TYPE IV:

FIRST FLOOR ELEV.= 0.00'
SECOND FLOOR ELEV.= 8.55'
THIRD FLOOR ELEV. =16.95'

BUILDING 1743 (6) TYPE II:

FIRST FLOOR ELEV.= 0.00'
SECOND FLOOR ELEV.= 8.50'
THIRD FLOOR ELEV. =16.95'

BUILDING 1749 (7) TYPE I:

FIRST FLOOR ELEV.= 0.00'
SECOND FLOOR ELEV.= 8.55'
THIRD FLOOR ELEV. =16.95'

BUILDING 1755 (8) TYPE I:

FIRST FLOOR ELEV.= 0.00'
SECOND FLOOR ELEV.= 8.60'
THIRD FLOOR ELEV. =16.95'

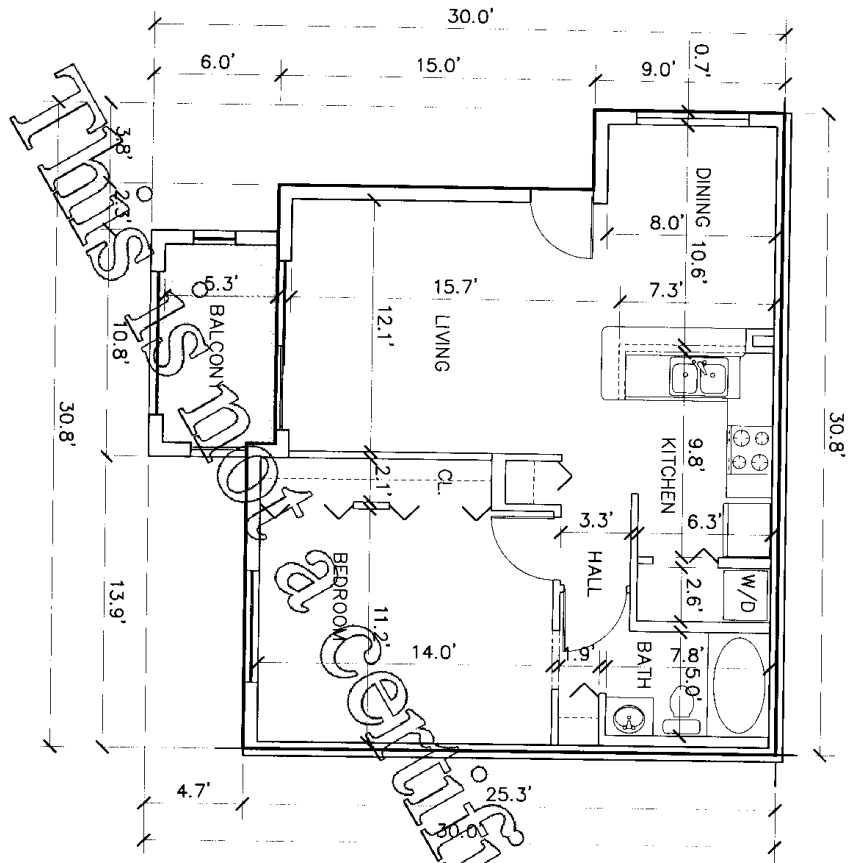
BUILDING 1733 (9) TYPE IV:

FIRST FLOOR ELEV.= 0.00'
SECOND FLOOR ELEV.= 8.60'
THIRD FLOOR ELEV. =16.95'

BUILDING 1721 (10) TYPE I:

FIRST FLOOR ELEV.= 0.00'
SECOND FLOOR ELEV.= 8.60'
THIRD FLOOR ELEV. =16.95'

NOTE: THESE ELEVATIONS ARE THE BUILDINGS HEIGHTS.



Note:
All units on the first floor have terraces, and all units on second and third floors have balconies

LEGEND
UNIT LIMIT
LIMITED COMMON ELEMENTS

FLOOR PLAN FOR TYPE A UNITS:
BUILDING 1749

Units:
101, 102, 107, 108,
201, 202, 207, 208

BUILDING 1755

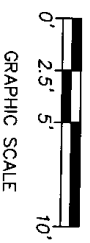
Units:
101, 102, 107, 108,
201, 202, 207, 208

BUILDING 1721

UNITS
101, 102, 107, 108,
201, 202, 207, 208

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TYPE A UNIT



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