



AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
TO ADD THE PROPOSED PHASE

THIS AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE VILLAS AT EMERALD DUNES, A CONDOMINIUM TO ADD THE PROPOSED PHASE ("Amendment"), made this 16 day of Sept., 2006, by THE VILLAS AT EMERALD DUNES, LLC, a Florida limited liability company (hereinafter referred to as "Developer").

WHEREAS, pursuant to the Condominium Act, Chapter 718, Florida Statutes, as amended through the date of recordation of the "Declaration" (as hereinafter defined ("Act")), the Developer has established The Villas at Emerald Dunes, a Condominium ("Condominium"), according to the Declaration of Condominium ("Declaration") thereon recorded in Official Records Book 19924, Page 132, of the Public Records of Palm Beach County, Florida; and

WHEREAS, the Condominium is a "phase condominium", as contemplated by Section 718.403 of the Act and as set forth in the Declaration; and

WHEREAS, the Declaration provides for the submission to condominium ownership of the Initial Phase and also provides for submission to condominium ownership of the Proposed Phase, as described in the Declaration; and

WHEREAS, the Developer desires to add the Proposed Phase as part of the Condominium;

NOW, THEREFORE, the Developer, as the owner in fee simple of the real property constituting the Proposed Phase (the "Proposed Phase Land"), as hereinafter defined, hereby states and declares:

1. All terms used and not defined herein shall have their meaning as defined in the Declaration.
2. The real property constituting the Proposed Phase Land more particularly described on the legal description (attached hereto as Exhibit 1-B) and the Survey; Floor Plans; Plot Plan and Graphic Description of Improvements for the Proposed Phase (attached hereto as Exhibit 2-B) and the improvements located thereon, and all easements intended for use in connection with the Condominium are hereby submitted to condominium ownership and added as a part of the Condominium pursuant to Sections 6.6 and 23 of the Declaration. The Proposed Phase Land, together with improvements now or hereinafter located thereon and all appurtenances thereto, all as set forth on Exhibit 2-B attached hereto, shall constitute the Proposed Phase and the Proposed Phase Land shall constitute part of the Land under the Condominium. The attached Exhibits 1-B, 2-B and 3 shall be substituted for such exhibits as contained in the Declaration.
3. The share in the Common Elements of each Unit (which is the same share for the manner of sharing Common Expenses and owning Common Surplus), including Units in the Initial Phase of the Condominium shall be as reflected on attached Exhibit "3."
4. This Amendment shall become effective upon recording amongst the Public Records of Palm Beach County, Florida. The effect of this Amendment shall be that the Proposed Phase, together with the Initial Phase, shall be, and the same shall constitute, the Condominium.

FILE NUM 20060545304 OR BOOK PAGE 208830643 DATE: 09/22/2006 14:38:11 Pgs 0643 - 785 (123pgs)
Sharon R. Beck, Clerk & Comptroller

123/1,047.00
Abstract # 1,020
Fill in 1,020

IN WITNESS WHEREOF, the Developer has hereunto set its hand and official seal on the day and year first above written.

Signed in the presence of: THE VILLAS AT EMERALD DUNES, LLC, a Florida limited liability company

Name: [Signature]

By: The Villas at Emerald Dunes Corp., a Florida corporation, its sole managing member

Name: Elissa M. Otto-Villamin
ELISSA M. OTTO-VILLAMIN

Per: [Signature]
Allen R. Greenwald, President

[CORPORATE SEAL]

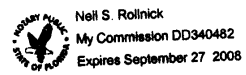
STATE OF FLORIDA)
COUNTY OF Dade : ss)

The foregoing Declaration was acknowledged before me, this 16 day of September, 2006, by ALLEN R. GREENWALD, as President of THE VILLAS AT EMERALD DUNES CORP., a Florida corporation and sole Managing Member of THE VILLAS AT EMERALD DUNES LLC, a Florida limited liability company. He is personally known to me, or () produced _____ as identification.

Name: [Signature]
Notary Public, State of Florida

My Commission expires:

Commission No.: _____
[NOTARIAL SEAL]



JOINDER

THE VILLAS AT EMERALD DUNES CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit, hereby agrees to accept all the benefits and all of the duties, responsibilities, obligations and burdens imposed upon it by the provisions of the Declaration as amended by the Amendment and Exhibits attached hereto.

IN WITNESS WHEREOF, THE VILLAS AT EMERALD DUNES CONDOMINIUM ASSOCIATION, INC., has caused these presents to be signed in its name by its proper officer and its corporate seal to be affixed this 16 day of September, 2006.

Witnessed by:

THE VILLAS AT EMERALD DUNES CONDOMINIUM ASSOCIATION, INC., a Florida corporation, not for profit

[Signature]
Name: _____

By: _____
Allen R. Greenwald, President

[Signature]
Name: EUGENIA M. OTTO-VILLAMAR

[CORPORATE SEAL]

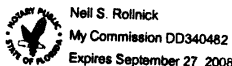
STATE OF FLORIDA)
) : ss:
COUNTY OF MIAMI-DADE)

The foregoing joinder, was acknowledged before me, this 16 day of Sept., 2006, by ALLEN R. GREENWALD, as President of THE VILLAS AT EMERALD DUNES CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit, on behalf of said corporation. He/she is personally known to me, or produced _____ as identification.

[Signature]
Name: _____
Notary Public, State of Florida

My Commission expires:

Commission No.: _____
[NOTARIAL SEAL]



MORTGAGEE'S JOINDER, CONSENT AND SUBORDINATION

THIS CONSENT is given as of the 21 day of September, 2006, by Mellon United National Bank, a national banking association, located at 1111 Brickell Avenue, 30th Floor, Miami, Florida 33131 ("Mortgagee"), being the owner and holder of the mortgage described in, and as amended by, that certain Modification of Mortgage and Spreader Agreement recorded in Official Records Book 20883, Page 630 of the Public Records of Palm Beach County, Florida ("Mortgage") given by The Villas at Emerald Dunes, LLC, a Florida limited liability company ("Mortgagor").

Mortgagor has requested, and Mortgagee has agreed, to consent, in accordance with the provisions of Florida Statutes, Chapter 718, to the recording of the Amendment to Declaration of Condominium to add the Proposed Phase (the "Amendment") of The Villas at Emerald Dunes, a Condominium, recorded in Official Records Book 19924, Page 132 of the Public Records of Palm Beach County, Florida ("Declaration") and Mortgagee agrees that the Mortgage shall be subject and subordinate to the terms of the Declaration as amended by the Amendment on the terms described below.

Mortgagee makes no warranty or any representation of any kind or nature concerning the Declaration as amended by the Amendment, any of its terms or provisions, or the legal sufficiency thereof, and disavows any such warranty or representation as well as any participation in the development of The Villas at Emerald Dunes, a Condominium (the "Condominium"), and does not assume and shall not be responsible for any of the obligations or liabilities of the developer contained in the Declaration, as amended by the Amendment or the prospectus (or other documents issued in connection with the promotion of the Condominium). None of the representations contained in the prospectus or other documents shall be deemed to have been made by Mortgagee, nor shall they be construed to create any obligation on Mortgagee to any person relying thereon. Except only as expressly provided in this Consent, this Consent does not affect or impair the rights and remedies of Mortgagee as set forth in the Mortgage or in the Declaration as amended by the Amendment.

Signed, sealed and delivered
in the presence of:

Sign: Nancy Franco
Print Name: Nancy Franco

MELLON UNITED NATIONAL BANK, a
national banking association

By: Karen E. Richardson
Name: Karen E. Richardson
Title: Vice President

Sign: Miguel Rodriguez
Print Name: Miguel Rodriguez

{FG/202707.0055/M1515377_2}

STATE OF FLORIDA :
 : SS
COUNTY OF MIAMI-DADE :

The foregoing instrument was acknowledged before me this 18 day of September, 2006, by Karen E. Richardson, as Vice President of MELLON UNITED NATIONAL BANK, a national banking association, on behalf of the association. He/She is personally known to me or has produced a Florida driver's license as identification.



Nancy Franco

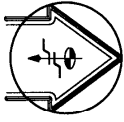
(Print Name of Notary Public)
(NOTARIAL SEAL)

Notary Public - State of Florida
My commission expires
Commission Number

{FG/202707.0055/M1515377_2}

1/2

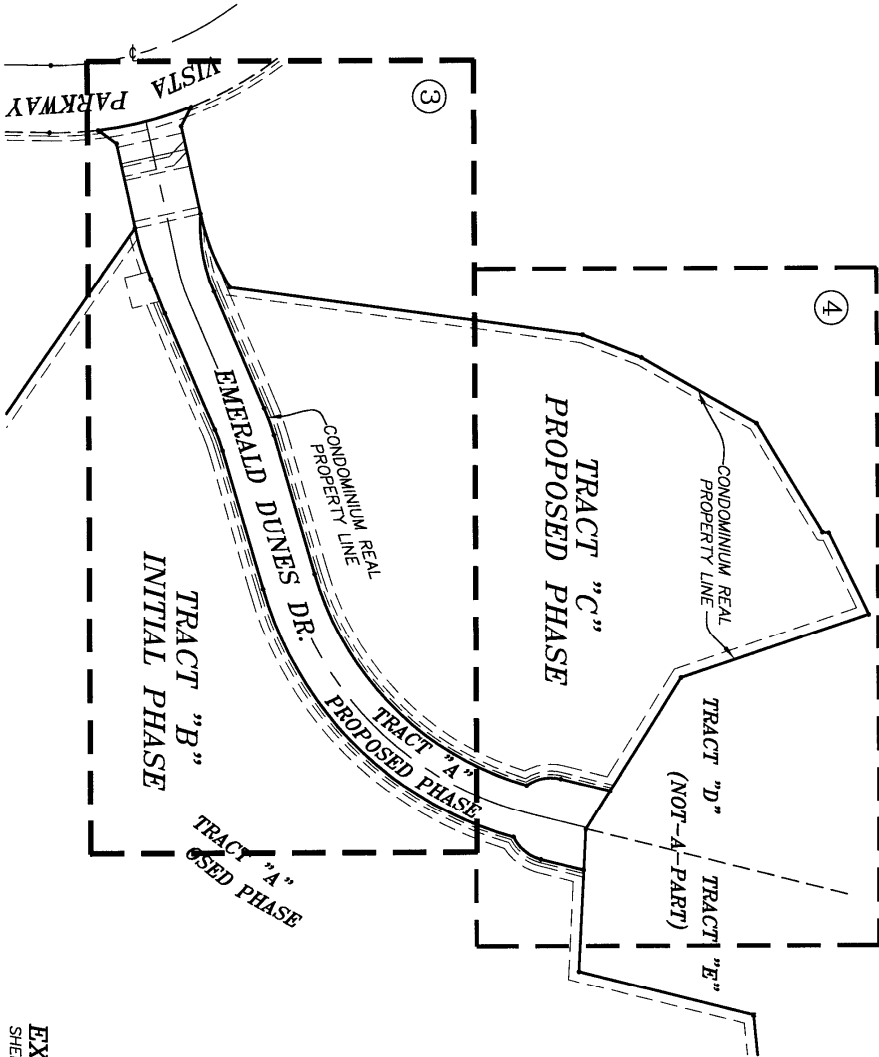
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE



0 10 30 70 120 200
GRAPHIC SCALE IN FEET

PREPARED BY
SCHWEBERKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS AND ENGINEERS
3540 CERTIFICATE OF AUTHORIZATION No. 18-87
DECEMBER, 2004 ORDER No. 190186

OVERALL SKETCH OF PROPOSED PHASE



K:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

EXHIBIT 1-B
SHEET 1 OF 4 SHEETS

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE

TRACT "A", "FAIRFIELD AT EMERALD DUNES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, AT PAGES 140 THROUGH 142 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING AND BEING IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

TRACT "C", "FAIRFIELD AT EMERALD DUNES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, AT PAGES 140 THROUGH 142 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING AND BEING IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

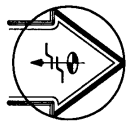
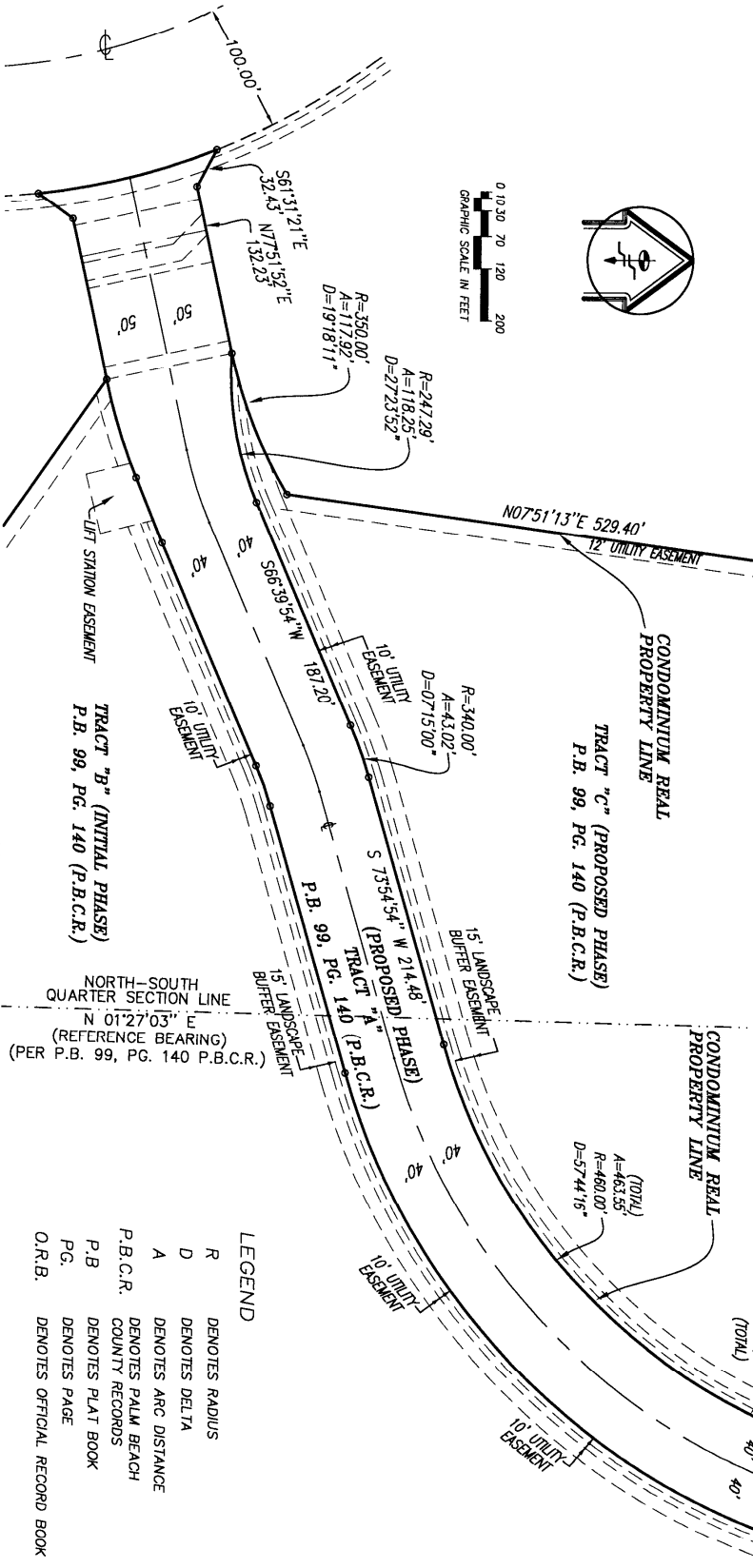
LEGAL DESCRIPTION OF PROPOSED PHASE

PREPARED BY
SCHWENKER SHISKIN & ASSOCIATES, INC.
PLANNING ENGINEERS
3240 CORPORATE WAY
MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 1-B
SHEET 2 OF 4 SHEETS

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE

SEE SHEET 4 FOR CONTINUATION



LEGEND

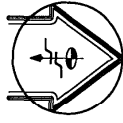
R	DENOTES RADIUS
D	DENOTES DELTA
A	DENOTES ARC DISTANCE
P.B.C.R.	DENOTES PALM BEACH COUNTY RECORDS
P.B.	DENOTES PLAT BOOK
PG.	DENOTES PAGE
O.R.B.	DENOTES OFFICIAL RECORD BOOK

PARTIAL SKETCH OF PROPOSED PHASE

PREPARED BY
SCHWABKE - SHISKIN & ASSOCIATES, INC.
 LAND PLANNERS & ENGINEERS
 3240 CORPORATE WAY
 MIRAMAR, FLORIDA, 33025
 CERTIFICATE OF AUTHORIZATION NO. LB-87
 DECEMBER, 2004
 ORDER NO. 190186

EXHIBIT 1-B
 SHEET 3 OF 4 SHEETS

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE

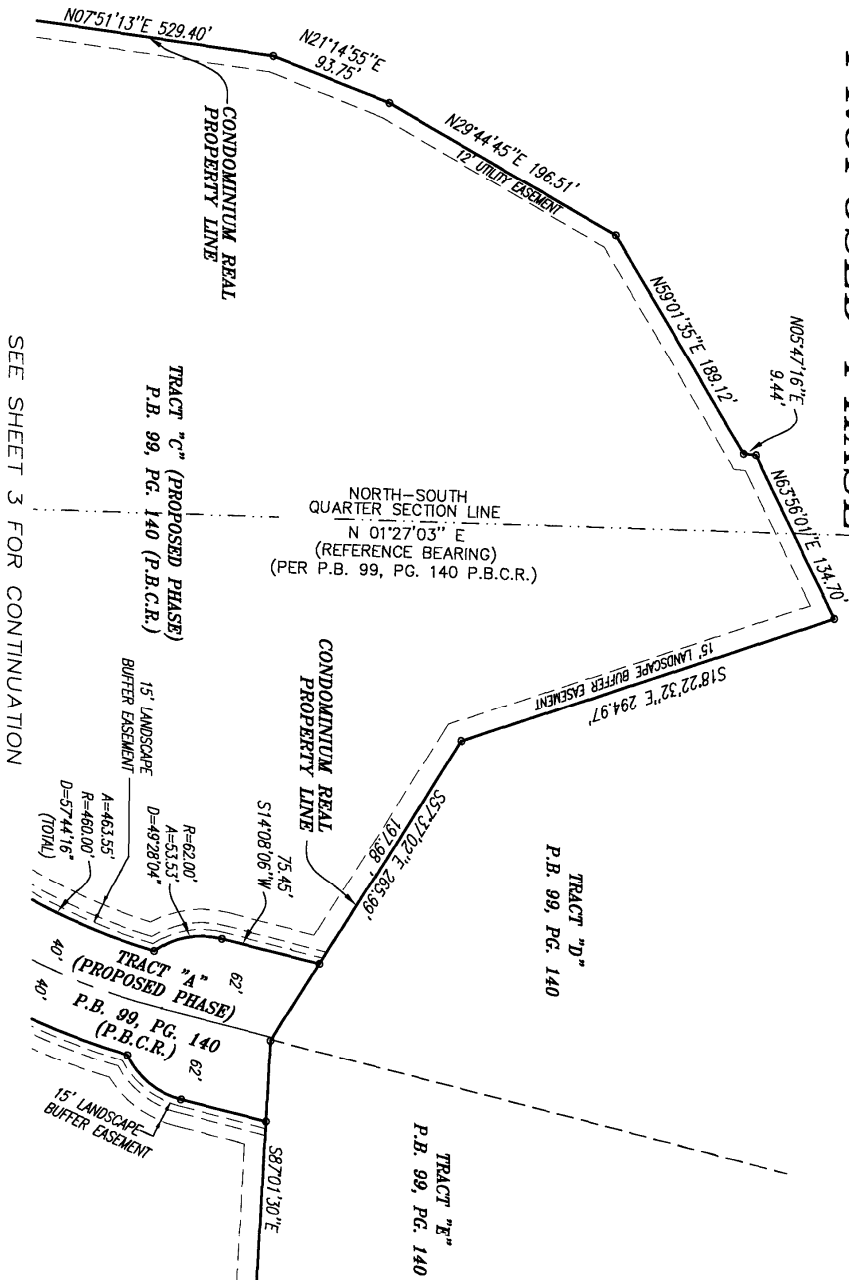


LEGEND

- R DENOTES RADIUS
- D DENOTES DELTA
- A DENOTES ARC DISTANCE
- P.B.C.R. DENOTES PALM BEACH COUNTY RECORDS
- P.B. DENOTES PLAT BOOK
- P.G. DENOTES PAGE
- O.R.B. DENOTES OFFICIAL RECORD BOOK

PREPARED BY
SCHWENK & SHISKIN ASSOCIATES, INC.
1200 W. PALM BEACH BLVD., SUITE 100
PALM BEACH, FLORIDA 33480
CORPORATE WAY, WEST PALM BEACH, FLORIDA 33411
CERTIFICATE OF AUTHORIZATION NO. LB-87
DECEMBER, 2004 ORDER NO. 190186

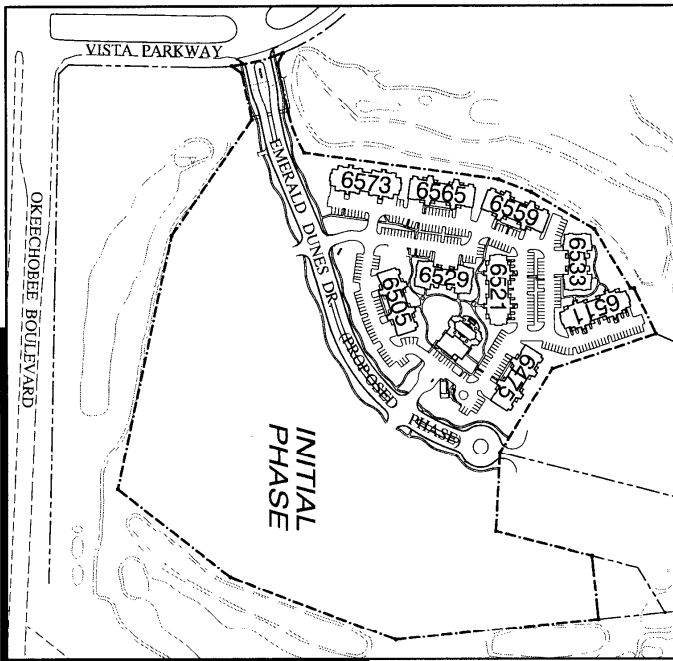
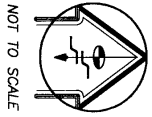
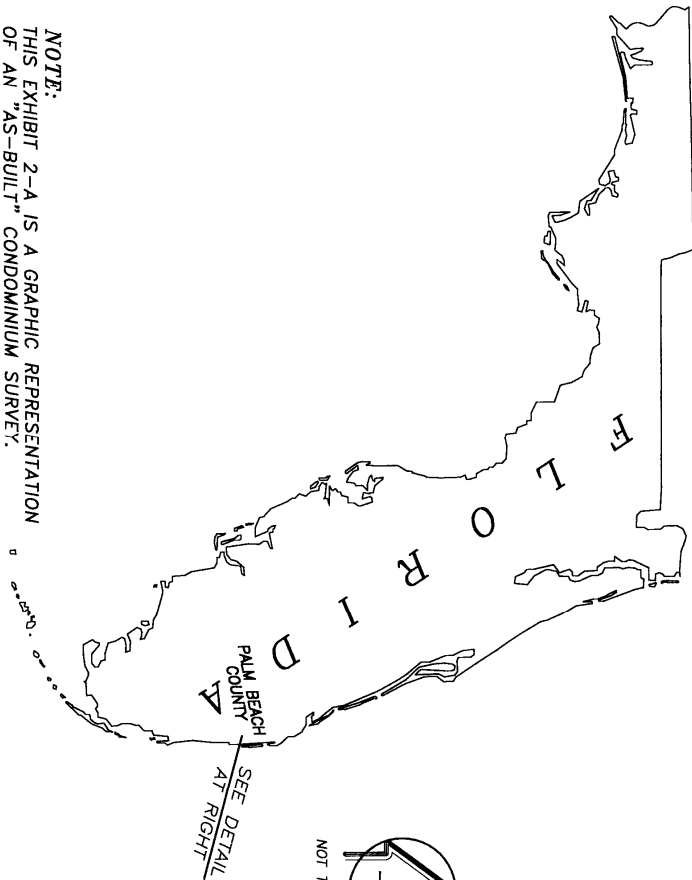
PARTIAL SKETCH OF PROPOSED PHASE



SEE SHEET 3 FOR CONTINUATION

EXHIBIT 1-B
SHEET 4 OF 4 SHEETS

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE



NOTE:
THIS EXHIBIT 2-A IS A GRAPHIC REPRESENTATION
OF AN "AS-BUILT" CONDOMINIUM SURVEY.

AS-BUILT: JUNE 23, 2006. ORDER No. 192049
LOCATION SKETCH

PREPARED BY
SCHWEIHE - SHISKIN & ASSOCIATES, INC.
LAND PLANNERS - SURVEYORS
3240 CORPORATE WAY
WINDY HILLS, FL 33025
AUTHOR: WMS
DECEMBER, 2004
ORDER No. 190186

EXHIBIT 2-B
SHEET 1 OF 105 SHEETS

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE

DEDICATION PER PLAT BOOK 99 AT PAGES 140 THROUGH 142,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR FARFIELD EMERALD DUNES LIMITED PARTNERSHIP, THEIR SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE STREET PURPOSES AND FOR THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FARFIELD EMERALD DUNES LIMITED PARTNERSHIP, THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, REGULATED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS CABLES, AND SUBJECT TO EASEMENTS IN FAVOR OF EMERALD DUNES GOLF, L.L.C. ITS SUCCESSORS AND/OR ASSIGNS, PURSUANT TO "RECIPROCAL EASEMENT AND ACCESS AGREEMENT" AS RECORDED IN OFFICIAL RECORDS BOOK 1489, PAGES 661 THROUGH 745 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND/OR ASSIGNS.

PREPARED BY
SCHWABKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS-ENGINEERS-ARCHITECTS
3240 CERRILANE, SUITE 200, WEST PALM BEACH, FLORIDA 33411
TELEPHONE: 561-832-1100
FAX: 561-832-1101
ORDER NO. 190186
DECEMBER, 2004

OVERALL SKETCH
OF PROPOSED PHASE
(TRACT "A")

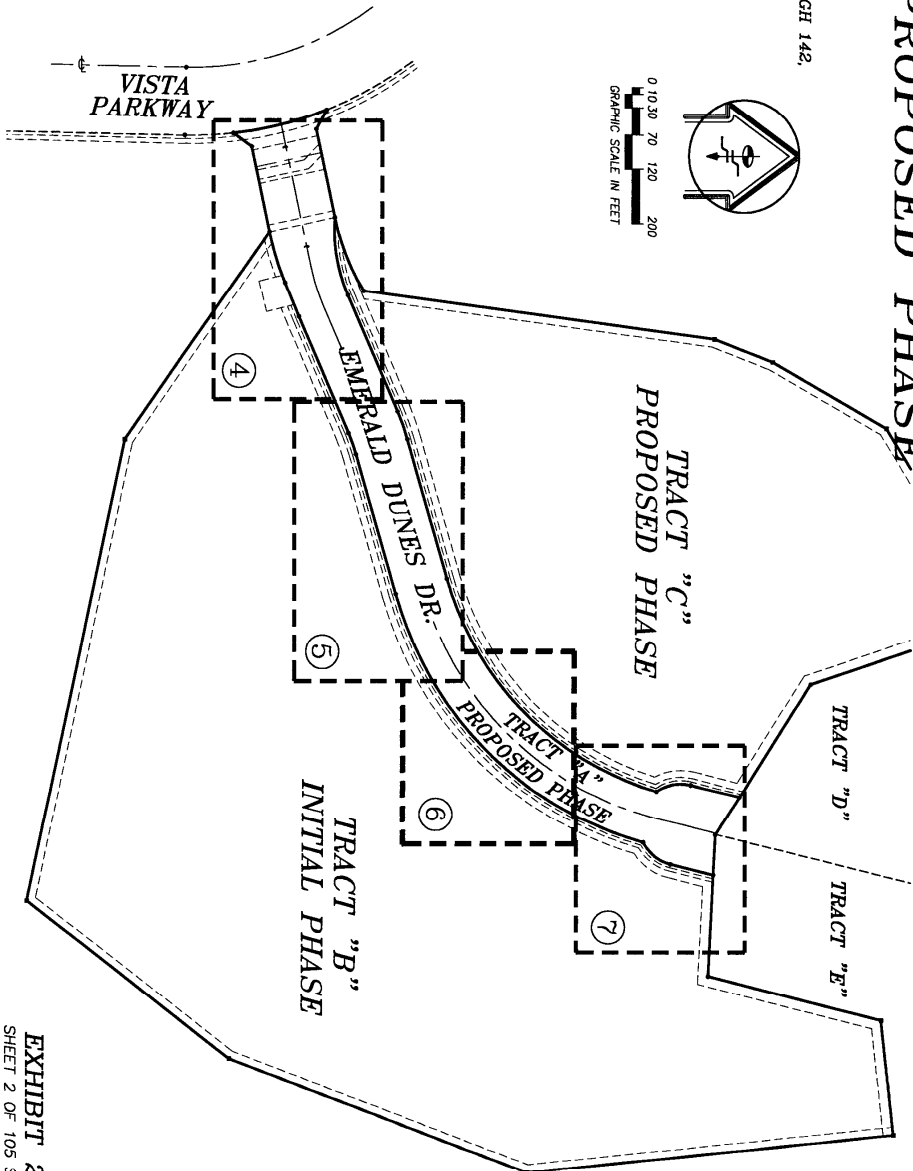


EXHIBIT 2-B
SHEET 2 OF 105 SHEETS

**THE VILLAS AT EMERALD DUNES, A CONDOMINIUM
PROPOSED PHASE**

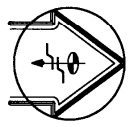
TRACT "A", "FAIRFIELD AT EMERALD DUNES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, AT PAGE 140 TROUGHT 142, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING AND BEING IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

**LEGAL DESCRIPTION OF
PROPOSED PHASE
(TRACT "A")**

PREPARED BY
SCHWEBER-SHISKIN & ASSOCIATES, INC.
PLANNING ENGINEERS
3240 CORPORATE WAY, SUITE 100
PALM BEACH, FLORIDA 33409
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190196

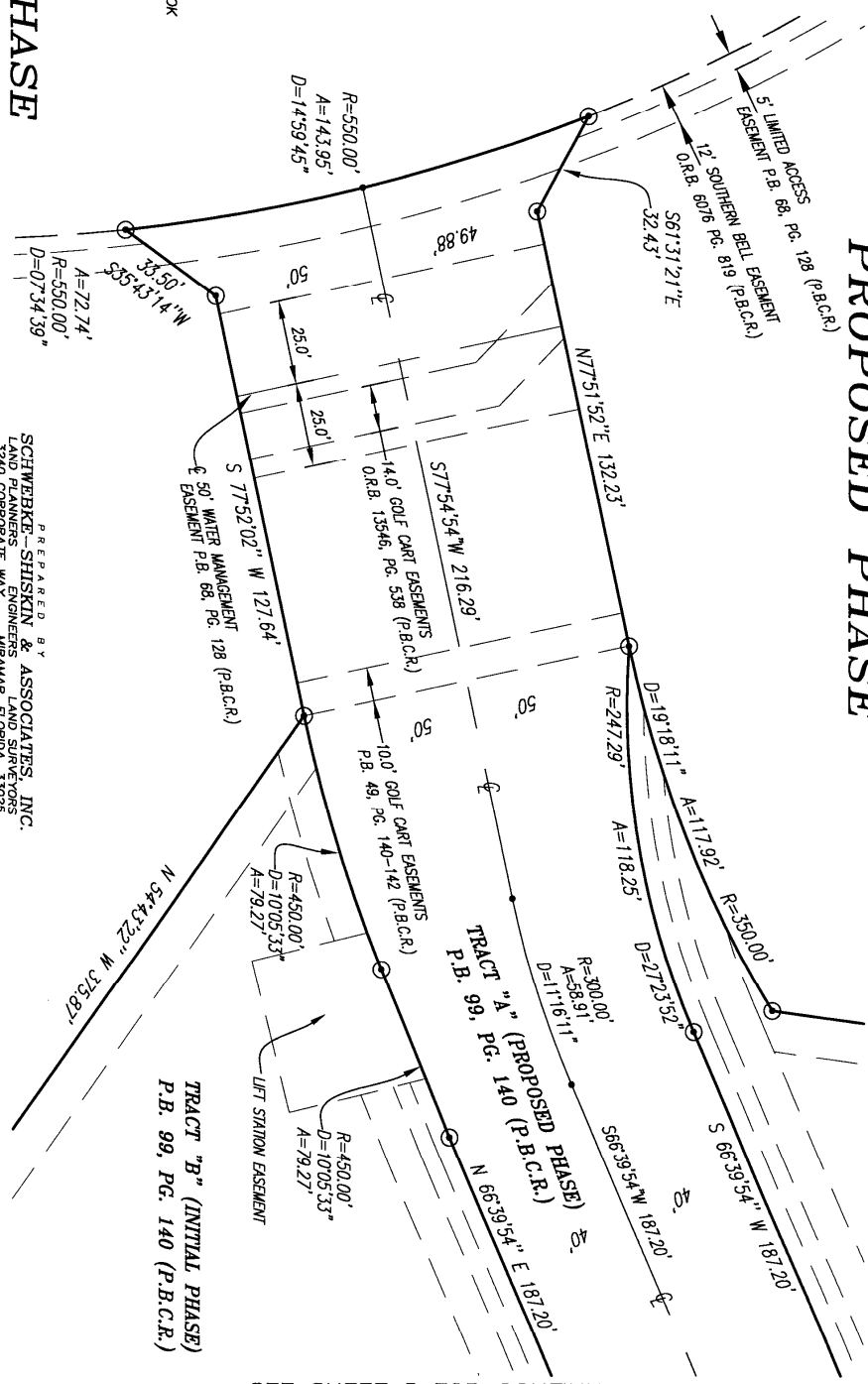
EXHIBIT 2-B
SHEET 3 OF 105 SHEETS

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE



- LEGEND**
- R DENOTES RADIUS
 - D DENOTES DELTA
 - A DENOTES ARC DISTANCE
 - P.B.C.R. DENOTES PALM BEACH COUNTY RECORDS
 - P.B DENOTES PLAT BOOK
 - P.G. DENOTES PAGE
 - O.R.B. DENOTES OFFICIAL RECORD BOOK

SKETCH OF PROPOSED PHASE (TRACT "A")



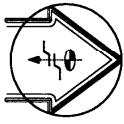
PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
 1200 W. UNIVERSITY AVENUE, SUITE 300
 TAMPA, FLORIDA 33606
 DECEMBER, 2004
 ORDER NO. 190186

TRACT "B" (INITIAL PHASE)
 P.B. 99, PG. 140 (P.B.C.R.)

TRACT "A" (PROPOSED PHASE)
 P.B. 99, PG. 140 (P.B.C.R.)

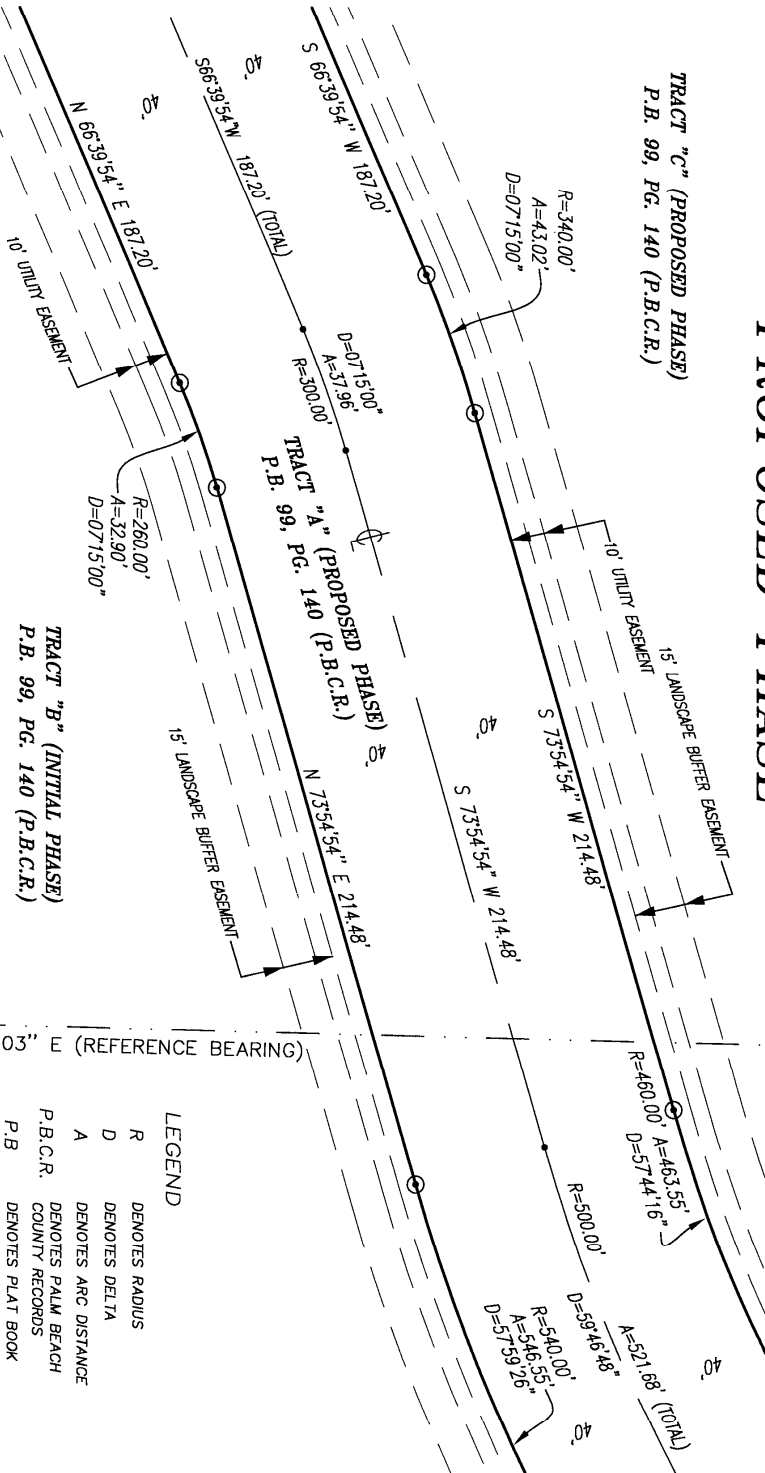
SEE SHEET 5 FOR CONTINUATION

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE



SEE SHEET 4 FOR CONTINUATION

TRACT "C" (PROPOSED PHASE)
P.B. 99, PG. 140 (P.B.C.R.)



SEE SHEET 6 FOR CONTINUATION

SKETCH OF PROPOSED PHASE (TRACT "A")

TRACT "B" (INITIAL PHASE)
P.B. 99, PG. 140 (P.B.C.R.)

PREPARED BY
SCHWENKER SHISKIN & ASSOCIATES, INC.
1000 W. PALM BEACH BLVD., SUITE 100
WEST PALM BEACH, FLORIDA 33411
3940 CORPORATE WAY, MIRAMAR, FLORIDA 33025
DECEMBER, 2004
CERTIFICATE OF AUTHORIZATION NO. LB-87
ORDER NO. 190196

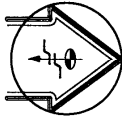
LEGEND

- R DENOTES RADIUS
- D DENOTES DELTA
- A DENOTES ARC DISTANCE
- P.B.C.R. DENOTES PALM BEACH COUNTY RECORDS
- P.B. DENOTES PLAT BOOK
- P.G. DENOTES PAGE
- O.R.B. DENOTES OFFICIAL RECORD BOOK

EXHIBIT 2-B
SHEET 5 OF 105 SHEETS

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

PROPOSED PHASE



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GRAPHIC SCALE IN FEET

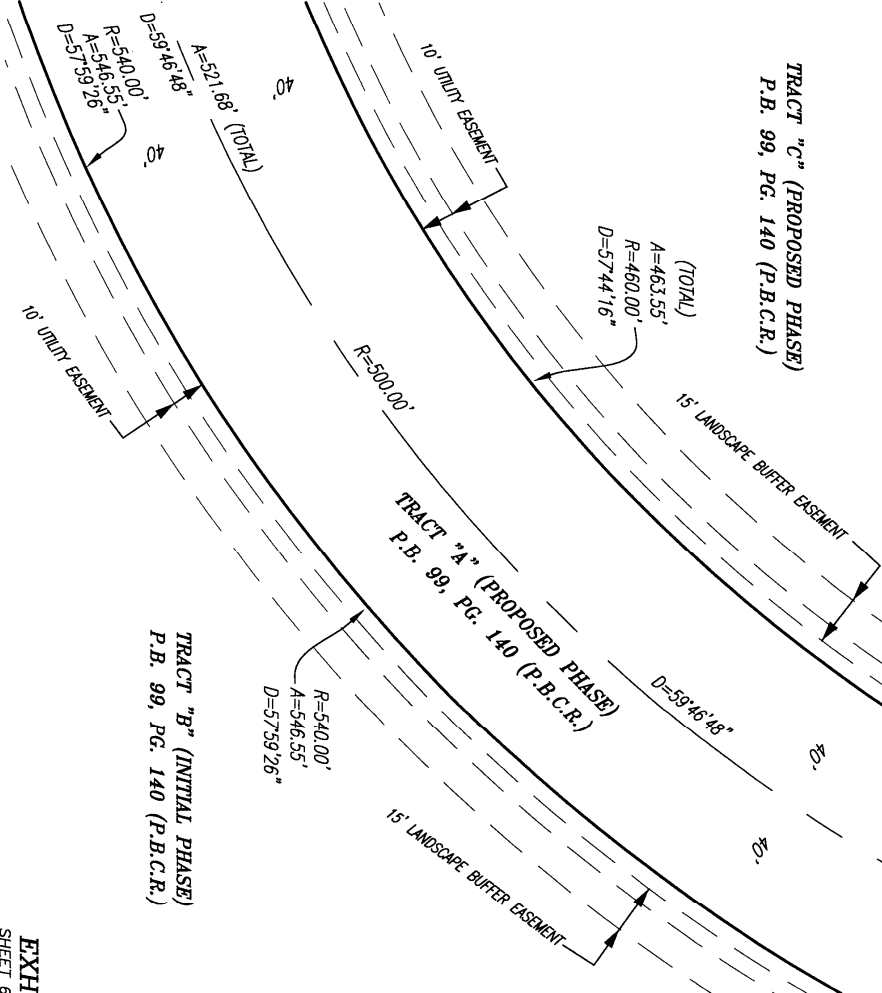
LEGEND

- R DENOTES RADIUS
- D DENOTES DELTA
- A DENOTES ARC DISTANCE
- P.B.C.R. DENOTES PALM BEACH COUNTY RECORDS
- P.B. DENOTES PLAT BOOK
- PG. DENOTES PAGE
- O.R.B. DENOTES OFFICIAL RECORD BOOK

PREPARED BY
SCHWEBER-SHISKIN & ASSOCIATES, INC.
 LAND PLANNERS, ENGINEERS, ARCHITECTS AND SURVEYORS
 3240 CERTIFICATE OF AUTHORIZATION No. LB-87
 DECEMBER, 2004 ORDER No. 190196

SKETCH OF PROPOSED PHASE (TRACT "A")

SEE SHEET 5 FOR CONTINUATION

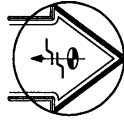


SEE SHEET 7 FOR CONTINUATION

EXHIBIT 2-B
 SHEET 6 OF 105 SHEETS

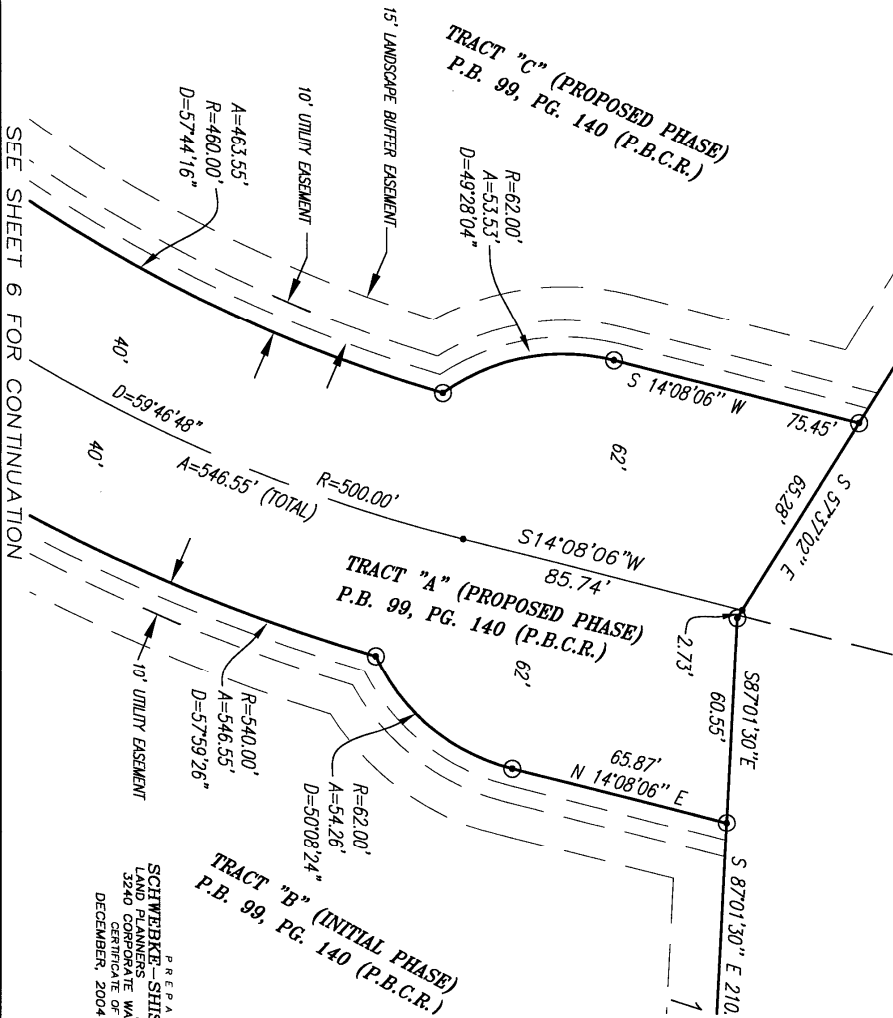
K:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\LEGAL.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE



- LEGEND**
- R DENOTES RADIUS
 - D DENOTES DELTA
 - A DENOTES ARC DISTANCE
 - P.B.C.R. DENOTES PALM BEACH COUNTY RECORDS
 - P.B. DENOTES PLAT BOOK
 - P.G. DENOTES PAGE
 - O.R.B. DENOTES OFFICIAL RECORD BOOK

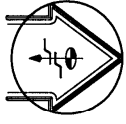
SKETCH OF PROPOSED PHASE (TRACT "A")



PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
 LAND PLANNERS & ENGINEERS
 3240 CORPORATE WAY, SUITE 200
 MIAMI, FLORIDA, 33025
 ORDER NO. 190185
 DECEMBER, 2004

EXHIBIT 2-B
 SHEET 7 OF 105 SHEETS

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE



0 10 30 70 120 200
GRAPHIC SCALE IN FEET

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS-ENGINEERS ARCHITECTS LAND SURVEYORS
3240 WINDYBROOK DRIVE, SUITE 200
WESTON, MASSACHUSETTS 02457
DECEMBER, 2004 ORDER NO. 190186

OVERALL SKETCH OF
PROPOSED PHASE
(TRACT "C")

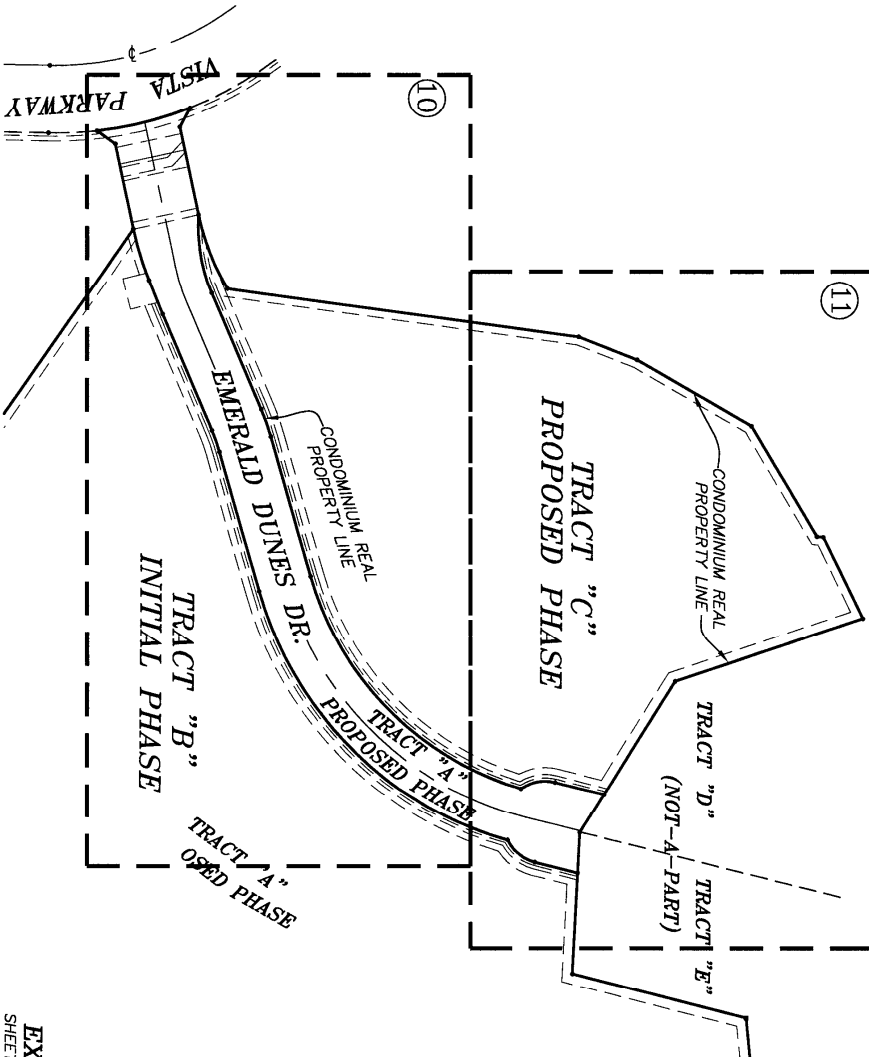


EXHIBIT 2-B
SHEET 8 OF 105 SHEETS

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE

TRACTS "A" AND "C", "FAIRFIELD AT EMERALD DUNES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, AT PAGES 140 THROUGH 142 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING AND BEING IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

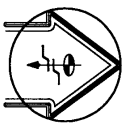
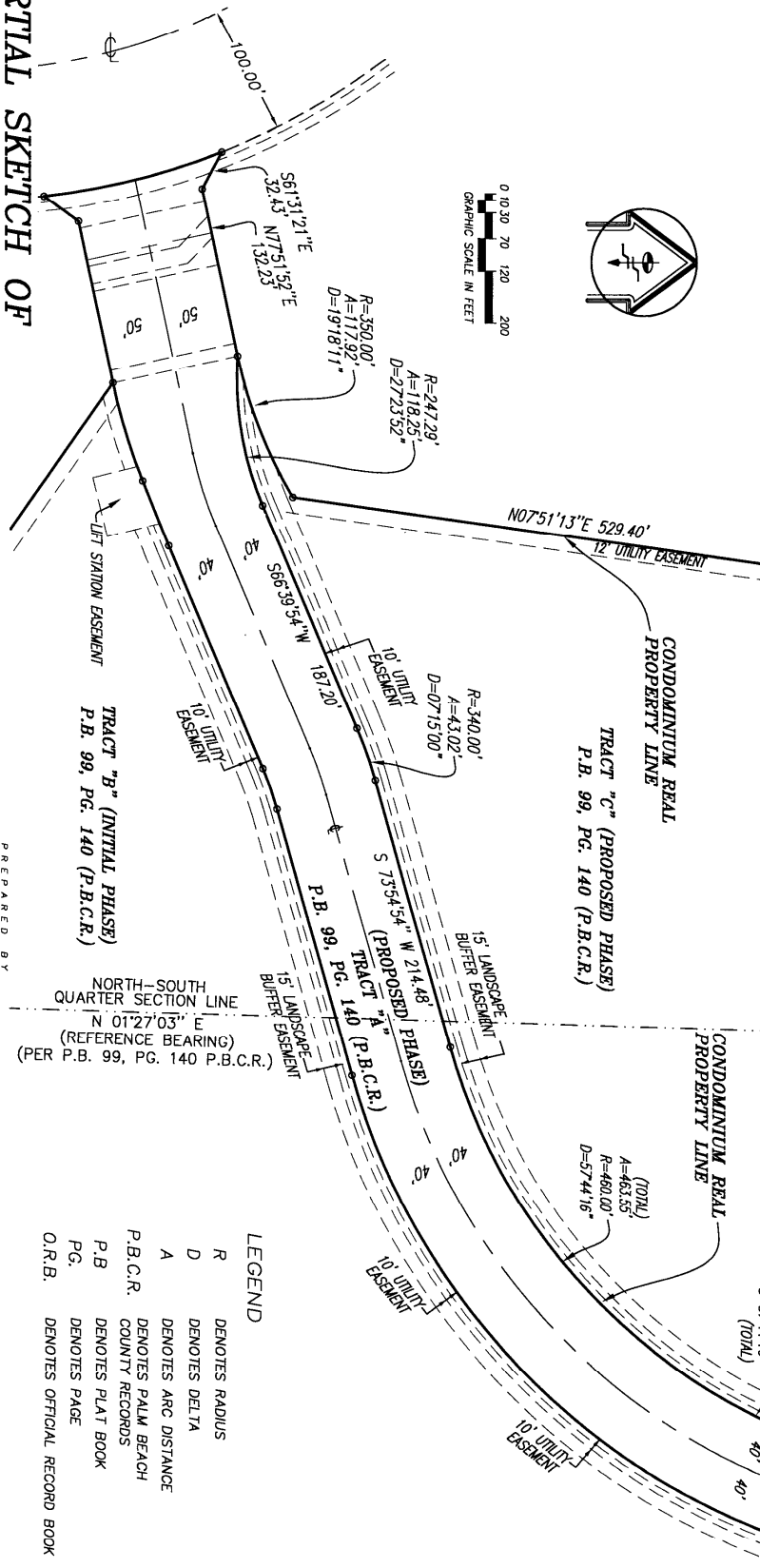
LEGAL DESCRIPTION OF PROPOSED PHASE (TRACT "C")

PREPARED BY
SCHWEIBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS, ENGINEERS, ARCHITECTS
AND PLANNERS 10001 AMAR, LANDSON, ANDERSON, STILES
3290 CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
SHEET 9 OF 105 SHEETS

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE

SEE SHEET 11 FOR CONTINUATION



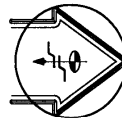
- LEGEND**
- R DENOTES RADIUS
 - D DENOTES DELTA
 - A DENOTES ARC DISTANCE
 - P.B.C.R. DENOTES PALM BEACH COUNTY RECORDS
 - P.B. DENOTES PLAT BOOK
 - P.G. DENOTES PAGE
 - O.R.B. DENOTES OFFICIAL RECORD BOOK

PARTIAL SKETCH OF PROPOSED PHASE (TRACT "C")

PREPARED BY
SCHWERBER-SHISKIN & ASSOCIATES, INC.
 LAND PLANNERS & ENGINEERS
 3340 CORPORATE WAY
 MIRAMAR, FLORIDA 33025
 CERTIFICATE OF AUTHORIZATION No. LB-87
 DECEMBER, 2004
 ORDER No. 190186

EXHIBIT 2-B
 SHEET 10 OF 105 SHEETS

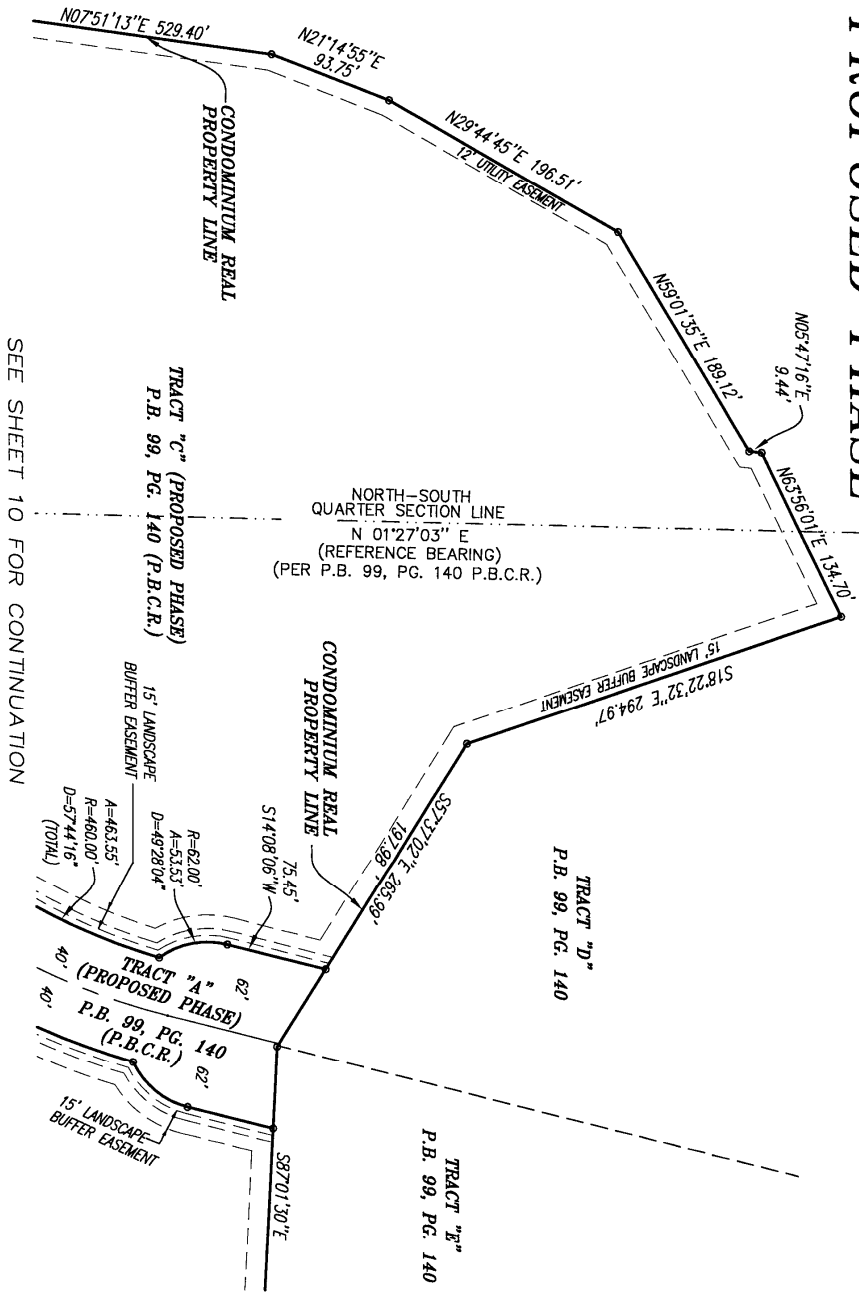
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE



- LEGEND**
- R DENOTES RADIUS
 - D DENOTES DELTA
 - A DENOTES ARC DISTANCE
 - P.B.C.R. DENOTES PALM BEACH COUNTY RECORDS
 - P.B. DENOTES PLAT BOOK
 - PG. DENOTES PAGE
 - O.R.B. DENOTES OFFICIAL RECORD BOOK

PREPARED BY
SCHWERBKE SHISKIN & ASSOCIATES, INC.
 10000 W. BOULEVARD SUITE 1000
 WIRAMAR, FLORIDA, 33025
 CERTIFICATE OF AUTHORIZATION NO. LB-87
 DECEMBER, 2004 ORDER NO. 190186

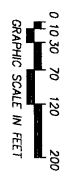
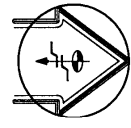
PARTIAL SKETCH OF PROPOSED PHASE (TRACT "C")



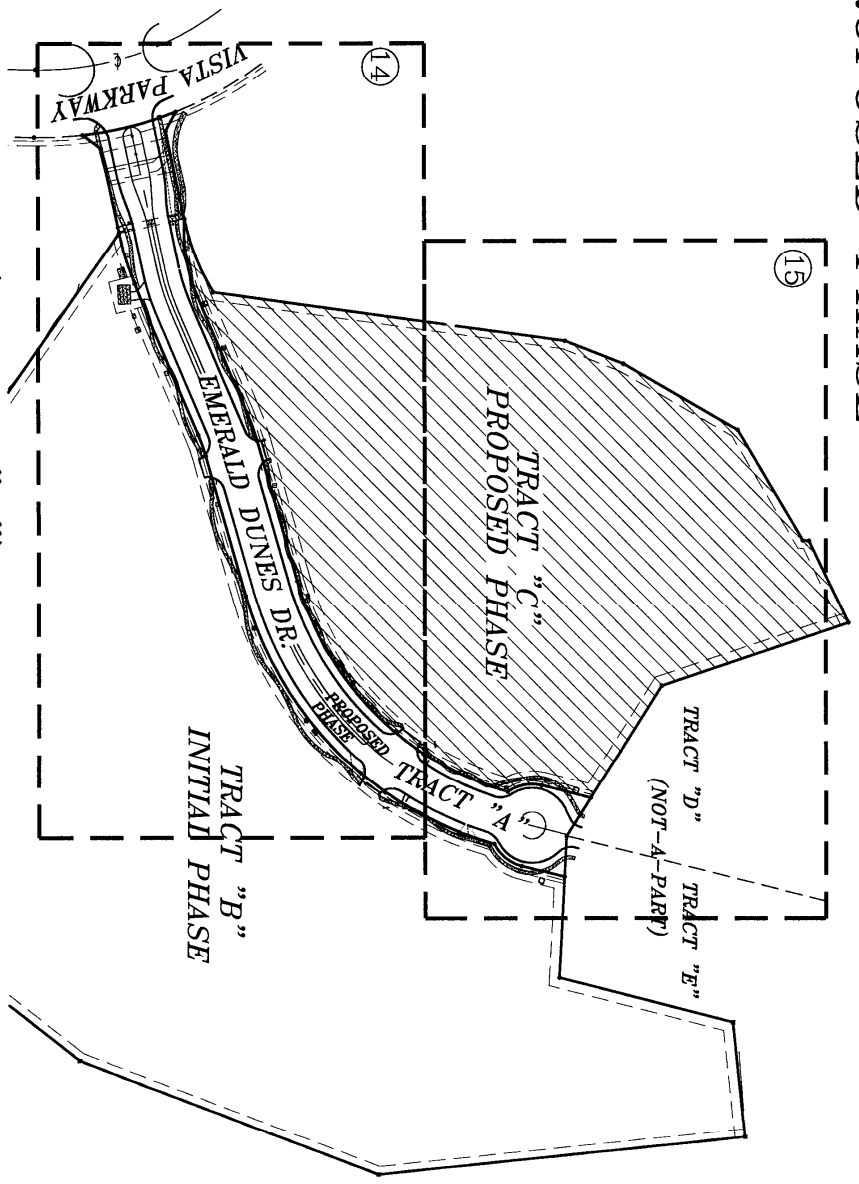
SEE SHEET 10 FOR CONTINUATION

EXHIBIT 2-B
SHEET 11 OF 105 SHEETS

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE



PREPARED BY
SCHWERKE, SHISKIN & ASSOCIATES, INC.
 LAND PLANNERS & ENGINEERS
 3240 CORPORATE WAY
 MIRAMAR, FLORIDA, 33025
 CERTIFICATE OF AUTHORIZATION No. 1B-87
 DECEMBER, 2004 ORDER No. 190186



AS-BUILT: JUNE 23, 2006. ORDER No. 192049
**OVERALL BOUNDARY
 SURVEY OF PROPOSED PHASE (TRACT "C")**

EXHIBIT 2-B
 SHEET 12 OF 105 SHEETS

K:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\SECTION OF SURVEY.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE

TRACT "C", "FAIRFIELD AT EMERALD DUNES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, AT PAGES 140 THROUGH 142 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING AND BEING IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

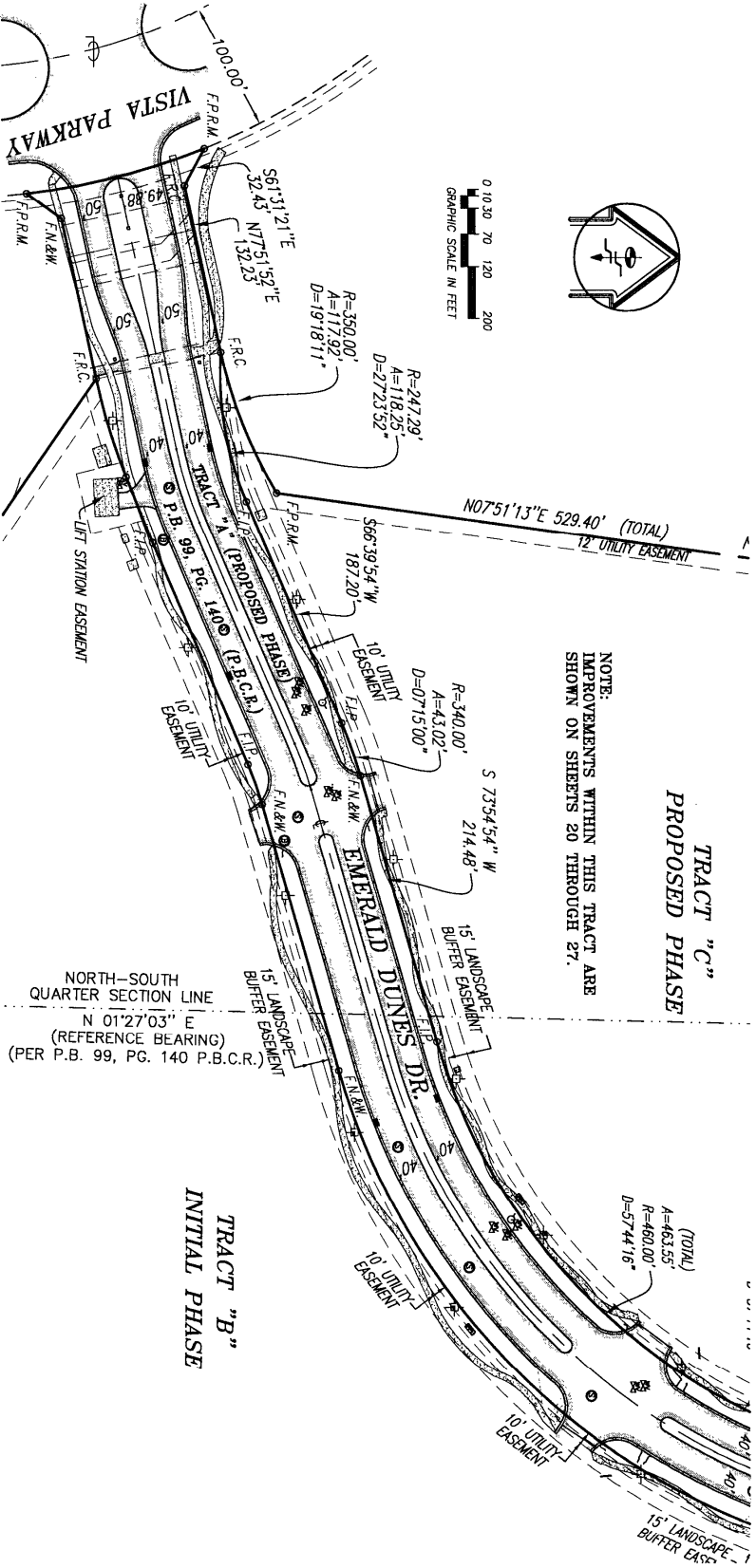
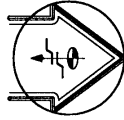
LEGAL DESCRIPTION OF PROPOSED PHASE (TRACT "C")

PREPARED BY
SCHWENKER SHISKIN & ASSOCIATES, INC.
LAND PLANNING ENGINEERS
3240 CORPORATE WAY
MIRAMAR, FLORIDA, 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
SHEET 13 OF 105 SHEETS

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE

SEE SHEET 15 FOR CONTINUATION



NOTE:
IMPROVEMENTS WITHIN THIS TRACT ARE
SHOWN ON SHEETS 20 THROUGH 27.

TRACT "C"
PROPOSED PHASE

TRACT "B"
INITIAL PHASE

NORTH-SOUTH
QUARTER SECTION LINE
N 01°27'03" E
(REFERENCE BEARING)
(PER P.B. 99, PG. 140 P.B.C.R.)

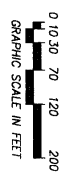
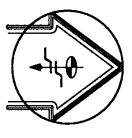
PARTIAL BOUNDARY SURVEY OF PROPOSED PHASE (TRACT "C")

AS-BUILT: JUNE 23, 2006; ORDER NO. 192049

PREPARED BY
SCHWENKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS & ENGINEERS
3240 CORPORATE WAY
MINNAPARK, FLORIDA, 33025
DECEMBER, 2004
ORDER NO. 190186

EXHIBIT 2-B
SHEET 14 OF 105 SHEETS

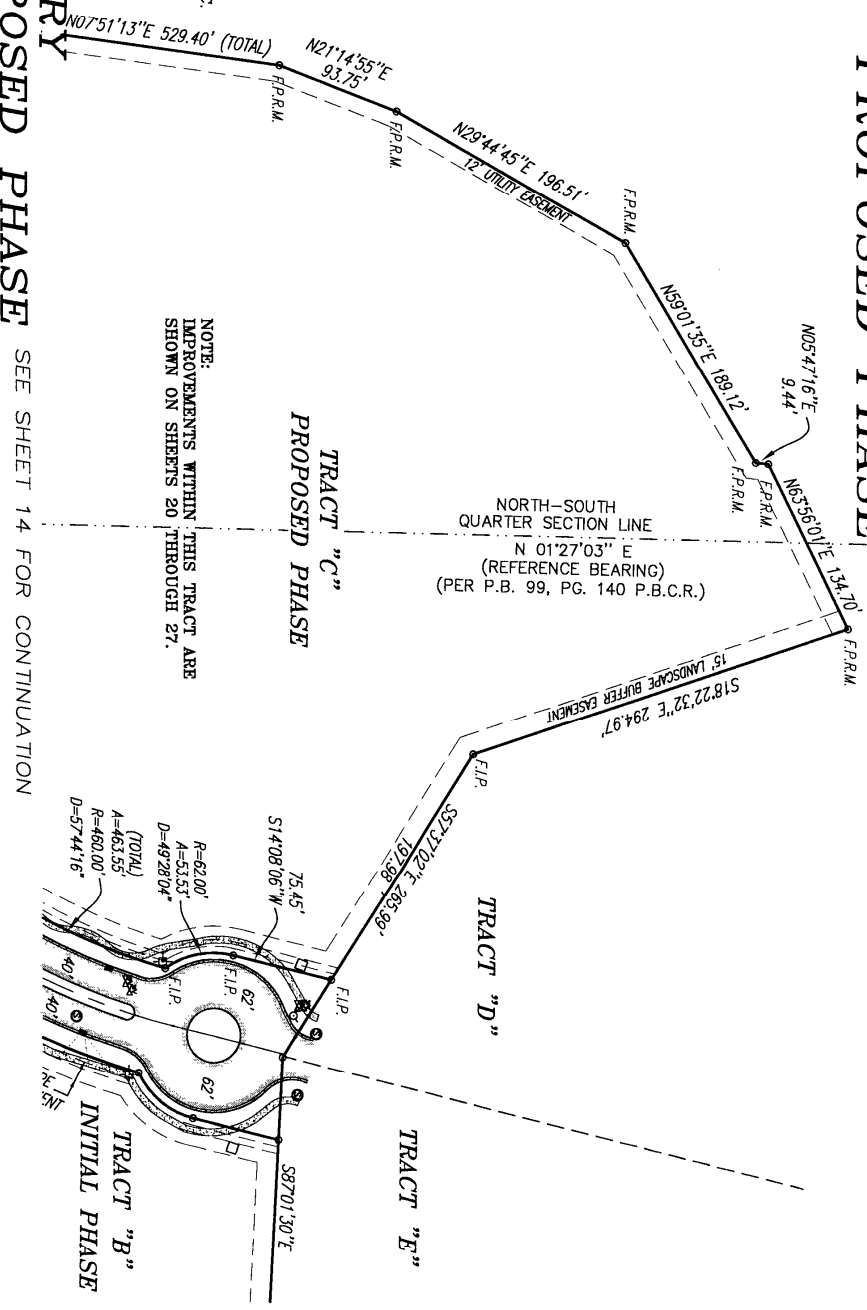
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE



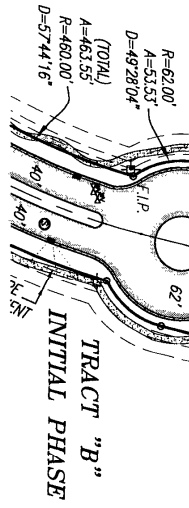
PREPARED BY
SCHWABKE SHISTEN & ASSOCIATES, INC.
 100 WEST PALM BEACH AVENUE, SUITE 200
 WEST PALM BEACH, FLORIDA 33411
 3240 CORPORATE WAY, SUITE 100, MIRAMAR, FLORIDA 33025
 CERTIFICATE OF AUTHORIZATION NO. LB-87
 DECEMBER, 2004 ORDER NO. 190186

PARTIAL BOUNDARY SURVEY OF PROPOSED PHASE (TRACT "C")

AS-BUILT: JUNE 23, 2006; ORDER NO. 192049



NOTE:
 IMPROVEMENTS WITHIN THIS TRACT ARE
 SHOWN ON SHEETS 20 THROUGH 27.



SEE SHEET 14 FOR CONTINUATION

EXHIBIT 2-B
 SHEET 15 OF 105 SHEETS

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE

LEGEND:	
◆	DENOTES SIGN
Ⓢ	DENOTES SOUTHERN BELL MANHOLE
Ⓞ	DENOTES GREASE TRAP MANHOLE
Ⓣ	DENOTES F.P.L. MANHOLE
Ⓜ	DENOTES ANCHOR
Ⓛ	DENOTES LIGHT POLE
Ⓜ	DENOTES CONCRETE POWER POLE
Ⓜ	DENOTES WATER VALVE
Ⓜ	DENOTES WATER METER
Ⓜ	DENOTES FIRE HYDRANT
Ⓜ	DENOTES CATCH BASIN
Ⓜ	DENOTES STORM DRAINAGE MANHOLE
Ⓜ	DENOTES SANITARY SEWER MANHOLE
Ⓜ	DENOTES SANITARY SEWER CLEANOUT
Ⓜ	DENOTES SEWER SERVICE
Ⓜ	DENOTES GUARD POST
—○—	DENOTES CENTER LINE
F.P.R.M.	DENOTES FOUND PERMANENT REFERENCE MONUMENT
S.L.P.	DENOTES SET 1/2" IRON PIPE # 1.8-87 CAP
S.N.D.	DENOTES SET MAIL & DISC # 1.8-87
S.D.H.	DENOTES SET DRILL HOLE
F.R.C.	DENOTES FOUND REBAR & CAP
F.N. & W.	DENOTES FOUND NAIL & WASHER
P.B.	DENOTES PLAT BOOK
P.G.	DENOTES PAGE
O.R.B.	DENOTES OFFICAL RECORDS BOOK
C.B.S.	DENOTES CONCRETE BLOCK STRUCTURE
(M)	DENOTES MEASURED
(R)	DENOTES RECORD
R	DENOTES RADIIUS
A	DENOTES ARC LENGTH
D	DENOTES DELTA OF CURVE
▨	DENOTES EXISTING CONCRETE
▨	DENOTES EXISTING ASPHALT

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION. THIS SURVEY COMPLES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPERS PURSUANT TO CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE.

SCHWEBKE-SHISKIN & ASSOCIATES, INC.

BY: *Ronald A. Fritz*
 RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT
 PROFESSIONAL LAND SURVEYOR No. 2767
 STATE OF FLORIDA

SURVEYOR'S CERTIFICATION NOTES AND LEGEND

AS-BUILT: JUNE 23, 2006; ORDER No. 192049

K:\24342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\nOTES AND LEGEND.DWG

NOTES:

- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N 01°27'03" E, ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AS SHOWN ON THE HEREIN REFERENCED PLAT OF "FAIRFIELD AT EMERALD DUNES".
- 2) LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
- 3) PROPERTY AS SHOWN HEREON CONTAINS TRACT "C", 9.91± ACRES
- 4) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- 5) ORDERED BY: THE VILLAS AT EMERALD DUNES, L.L.C.
- 6) THIS BOUNDARY SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 7) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE B, PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120192 0 1504, OF MAP DATED FEBRUARY 1, 1979.
- 8) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
- 9) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED UNLESS OTHERWISE STATED.
- 10) THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY THAT WOULD BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT LANDS.
- 11) THIS IS A "BOUNDARY SURVEY".

PREPARED BY
 SCHWEBKE-SHISKIN & ASSOCIATES, INC.
 3240 CORPORATE WAY
 MIAMI, FLORIDA 33025
 CERTIFICATE OF AUTHORIZATION No. LB-87
 DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
 SHEET 16 OF 105 SHEETS

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE

- 1) Elevations shown are average elevations to the interior undecorated finished surface of the floor and ceiling of the Unit (Horizontal Boundary).
- 2) The Terrace/Balcony adjacent to a Unit is a Limited Common Element of the Unit to which it is appurtenant, subject to the provisions, conditions and restrictions of the Declaration of Condominium.
- 3) Elevations shown herein are subject to normal construction tolerances and are subordinate to the actual constructed limits of the Horizontal Boundary.
- 4) Areas within a Unit containing Conduits, Wiring, Ducts, Plumbing, Bearing Walls, Structural Supports and other such items serving Common Elements and/or other Units in addition to the Unit in which the area is located, together with the contents therein, regardless of location, constitute parts of the Common Elements to the exterior undecorated finish surface of said areas and have been omitted from this Exhibit 2-B for the purpose of graphical clarity.
- 5) All lands and all improvements within the Condominium Real Property Line, but not within a Unit (unless otherwise specified) or not designated as a Limited Common Element are parts of the Common Elements.
- 6) Refer to the Declaration of Condominium of "THE VILLAS AT EMERALD DUNES, A CONDOMINIUM", to which this Exhibit 2-B is attached and made a part of, for further definitions and explanations of the various parts of the said Condominium.
- 7) Bearings shown herein for the Condominium Real Property Line Information are based on an assumed bearing of North 01 Degrees 27 Minutes 03 Seconds East, along the North-South Quarter Section line of Section 22, Township 43 South, Range 42 East, as shown on the plat of "FAIRFIELD AT EMERALD DUNES" as recorded in Plat Book 99 at Pages 140 through 142 of the Public Records of Palm Beach County, Florida.

SURVEYOR'S NOTES

PREPARED BY
SCHWEBER-SHISKIN & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
1250 CORPORATE WAY, SUITE 100
PALM BEACH, FLORIDA 33420
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004 ORDER No. 190186

EXHIBIT 2-B
SHEET 17 OF 105 SHEETS

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE

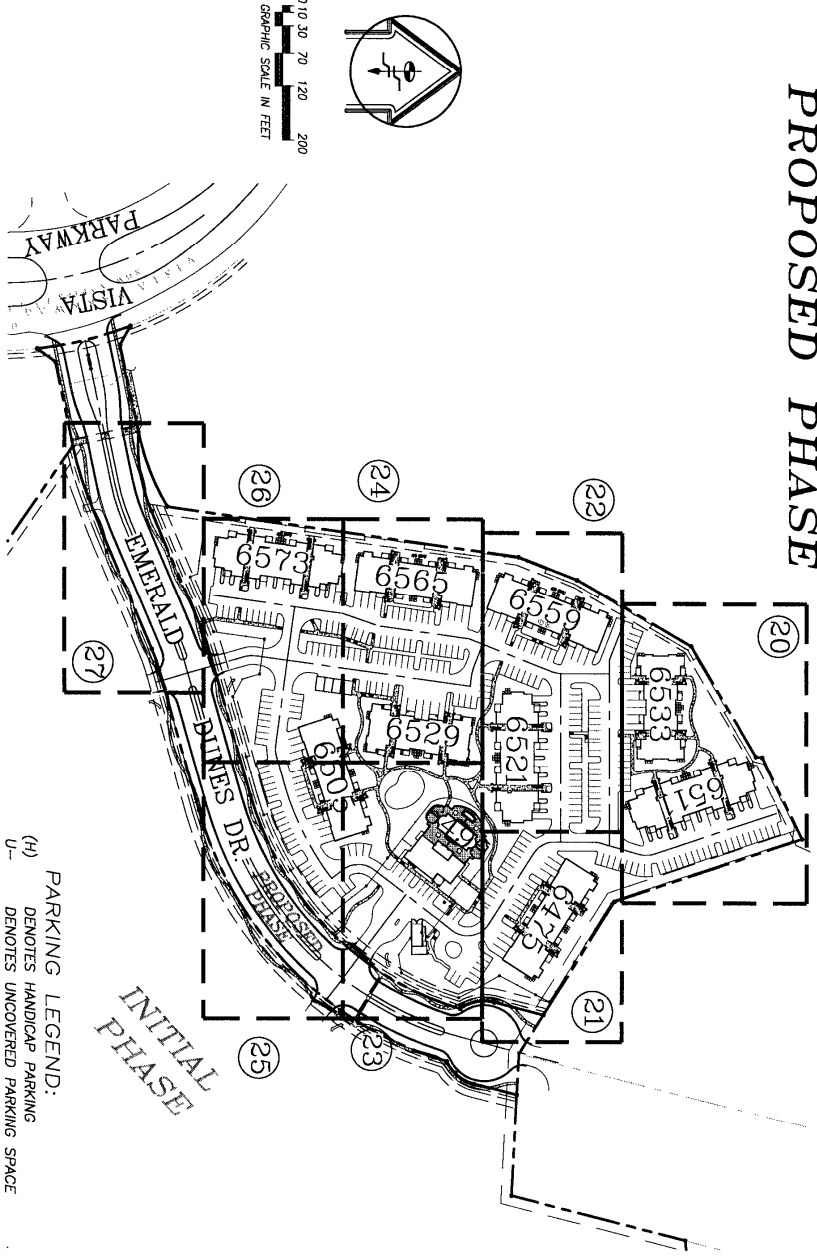
- 8) The subject property falls within Federal Flood Zone B, per the Federal Insurance Rate Map, Community Panel Number 120192 0 150A, dated February 1, 1979.
- 9) The Elevations shown herein refer to National Geodetic Vertical Datum of 1929 and are expressed in feet.
- 10) This Exhibit 2-B is subject to all easements, rights-of-way, encumbrances, restrictions, and/or any other matters which have not been reflected in this Exhibit 2-B but may be disclosed in a Search of Title of the Subject Property.
- 11) This Exhibit 2-B was compiled from graphical representation based on electronic media and architectural plans prepared by Marc Wiener, A.R.#0010416, entitled "Emerald Dunes Apartments" under Project Number 01196, Dated April 04, 2004, and received by this firm on October 10, 2004.
- 12) This Exhibit 2-B was ordered by THE VILLAS AT EMERALD DUNES, L.L.C.
- 13) The Garage attached to a Building which includes the Parking Space located directly in front of the Garage ("Attached Garage") (both designated with the prefix "A"), the Detached Garage (designated with the prefix "D"), the Parking Carport (designated with the prefix "C") and the Uncovered Parking Space (designated with the prefix "U"), as shown within this Exhibit 2-B, are Common Elements or Limited Common Elements subject to assignment in accordance with the provisions, conditions and restrictions of the Declaration of Condominium.
- 14) All capitalized terms used and not defined herein shall have the meaning attributed in the Declaration of Condominium.

SURVEYOR'S NOTES

PREPARED BY
SCHWEIBKE-SHISKIN & ASSOCIATES, INC.
LAND SURVEYORS
AND ENGINEERS
1400 PIONEER WAY, SUITE 100
SEASIDE, CA 92082
PHONE: 949.441.5828
FAX: 949.441.5829
CERTIFICATE OF AUTHORIZATION No. LB-87
DECEMBER, 2004
ORDER No. 190186

EXHIBIT 2-B
SHEET 18 OF 105 SHEETS

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE



OVERALL SKETCH OF SURVEY PROPOSED PHASE (TRACTS "A" & "C")

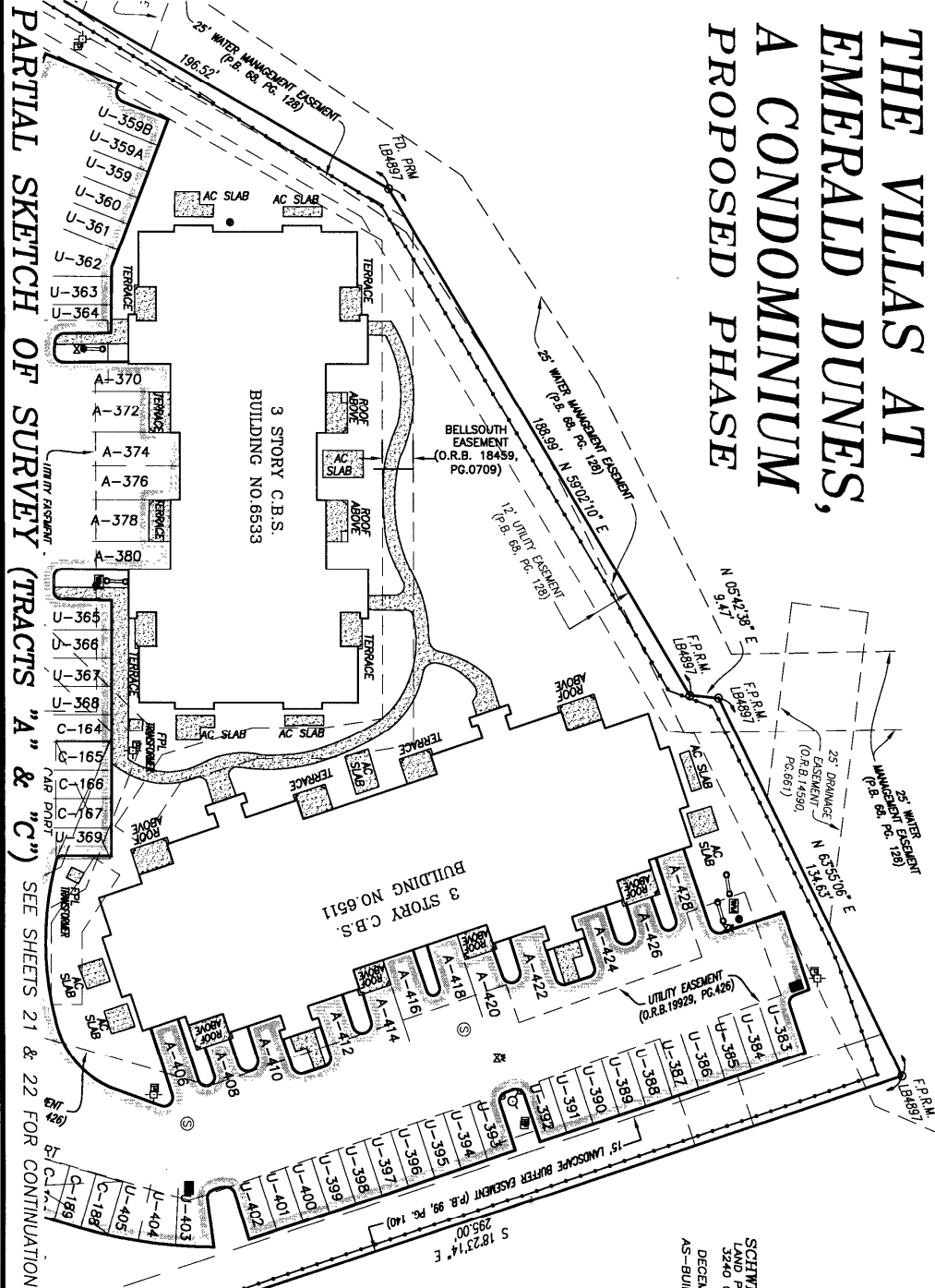
- PARKING LEGEND:**
- (H) DENOTES HANDICAP PARKING
 - U-- DENOTES UNCOVERED PARKING SPACE
 - C-- DENOTES PARKING CARPORT
 - D-- DENOTES DETACHED GARAGE
 - A-- DENOTES ATTACHED GARAGE AND PARKING SPACE DIRECTLY IN FRONT OF THE ATTACHED GARAGE.

- LEGEND:**
- 6350 DENOTES BUILDING NUMBER
 - ① DENOTES SHEET NUMBER OF DETAIL OF AREA
 - DENOTES CENTER LINE
 - - - DENOTES PROPERTY LINE
 - DENOTES CONCRETE
 - DENOTES PROPOSED ASPHALT
 - DENOTES CONCRETE BLOCK AND STUCCO STRUCTURE
 - EL DENOTES ELECTRICAL METER
 - DENOTES BACKFLOW PREVENTER
 - DENOTES PULL BOX
 - DENOTES LIGHT POLE
 - DENOTES WATER VALVE
 - DENOTES WATER METER
 - DENOTES FIRE HYDRANT
 - DENOTES CATCH BASIN
 - DENOTES STORM DRAINAGE MANHOLE
 - DENOTES SANITARY SEWER CLEANOUT
 - DENOTES METAL FENCE
 - DENOTES RADIUS
 - R DENOTES ARC LENGTH
 - L DENOTES DELTA OF CURVE
 - F-P.R.M. DENOTES FOUND PERMANENT REFERENCE MONUMENT
 - F.I.P. DENOTES FOUND 1/2" IRON PIPE
 - F.D.H. DENOTES FOUND DRILL HOLE
 - F.R.C. DENOTES FOUND REBAR & CAP
 - F.N.& W. DENOTES FOUND NAIL & WASHER
 - P.B. DENOTES PLAT BOOK
 - P.G. DENOTES PAGE
 - O.R.B. DENOTES OFFICIAL RECORD BOOK

PREPARED BY
SCHWEBER-SHISKIN & ASSOCIATES, INC.
 LAND PLANNERS, ENGINEERS, ARCHITECTS AND SURVEYORS
 3670 CENTRIQUE OF AUTHORITY NO. 1B-87
 DECEMBER, 2004 ORDER NO. 190186
 AS-BUILT: JUNE 23, 2006, ORDER NO. 192049

EXHIBIT 2-B
 SHEET 19 OF 105 SHEETS

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE



PARTIAL SKETCH OF SURVEY (TRACTS "A" & "C") SEE SHEETS 21 & 22 FOR CONTINUATION

LEGEND
SEE SHEET 19 OF 105

0.2 5 14 24 40
GRAPHIC SCALE IN FEET

PREPARED BY
SCHWEBIKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS - ENGINEERS
3240 CORPORATE WAY MIRAMAR, FLORIDA, 33025
DECEMBER 1, 2004
AS-BUILT: JUNE 23, 2006; ORDER NO. 192049

EXHIBIT 2-B
SHEET 20 OF 105 SHEETS

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE

SEE SHEET 20 FOR CONTINUATION

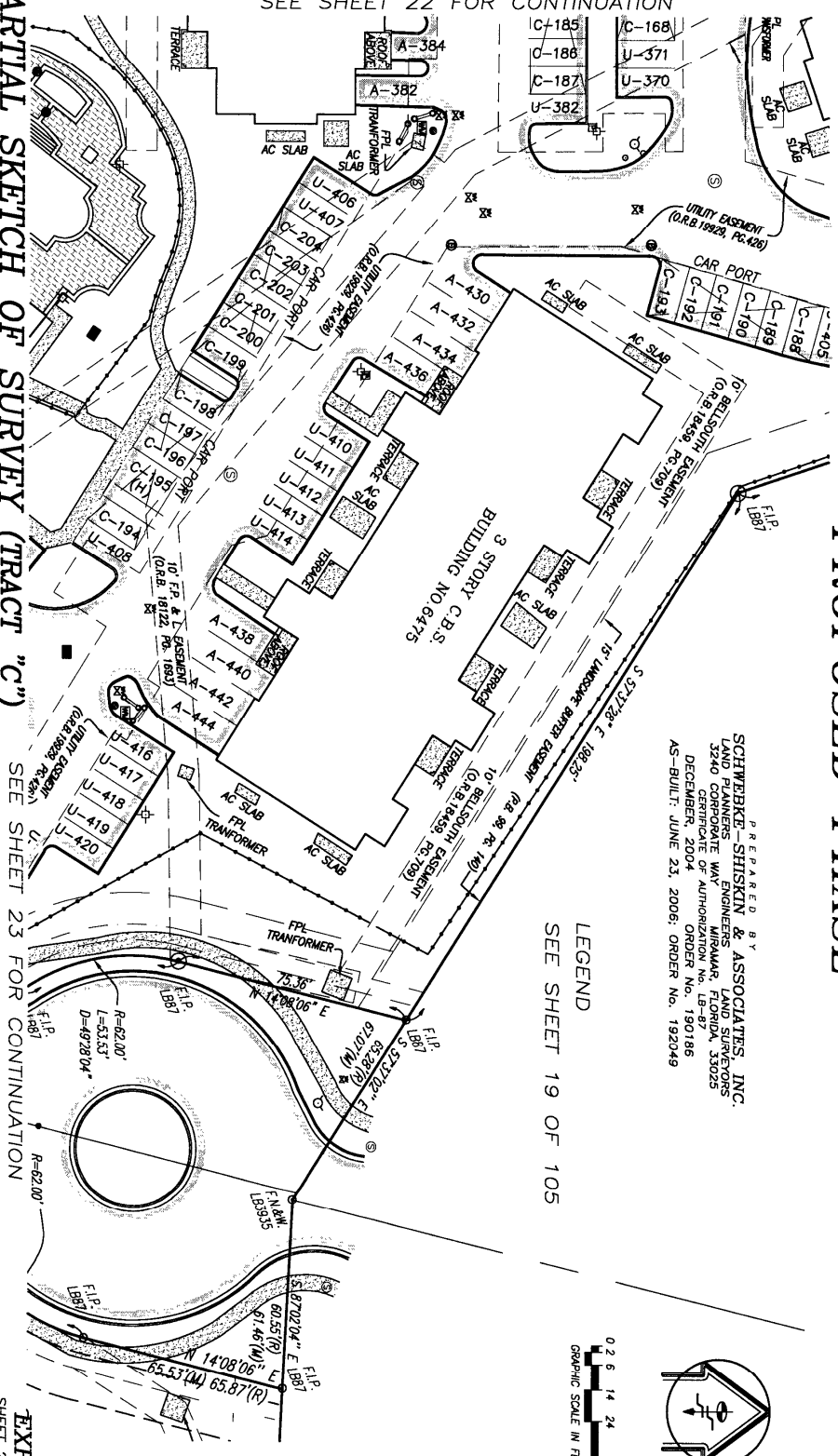
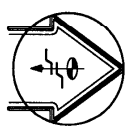
SEE SHEET 22 FOR CONTINUATION

PARTIAL SKETCH OF SURVEY (TRACT "C")

SEE SHEET 23 FOR CONTINUATION

PREPARED BY
SCHWERBKE-SHISKIN & ASSOCIATES, INC.
 LAND PLANNERS
 ENGINEERS AND LAND SURVEYORS
 3240 CORPORATE WAY
 MIAMI, FLORIDA, 33025
 CERTIFICATE OF AUTHORIZATION No. LB-87
 DECEMBER, 2004 ORDER No. 190186
 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

LEGEND
 SEE SHEET 19 OF 105



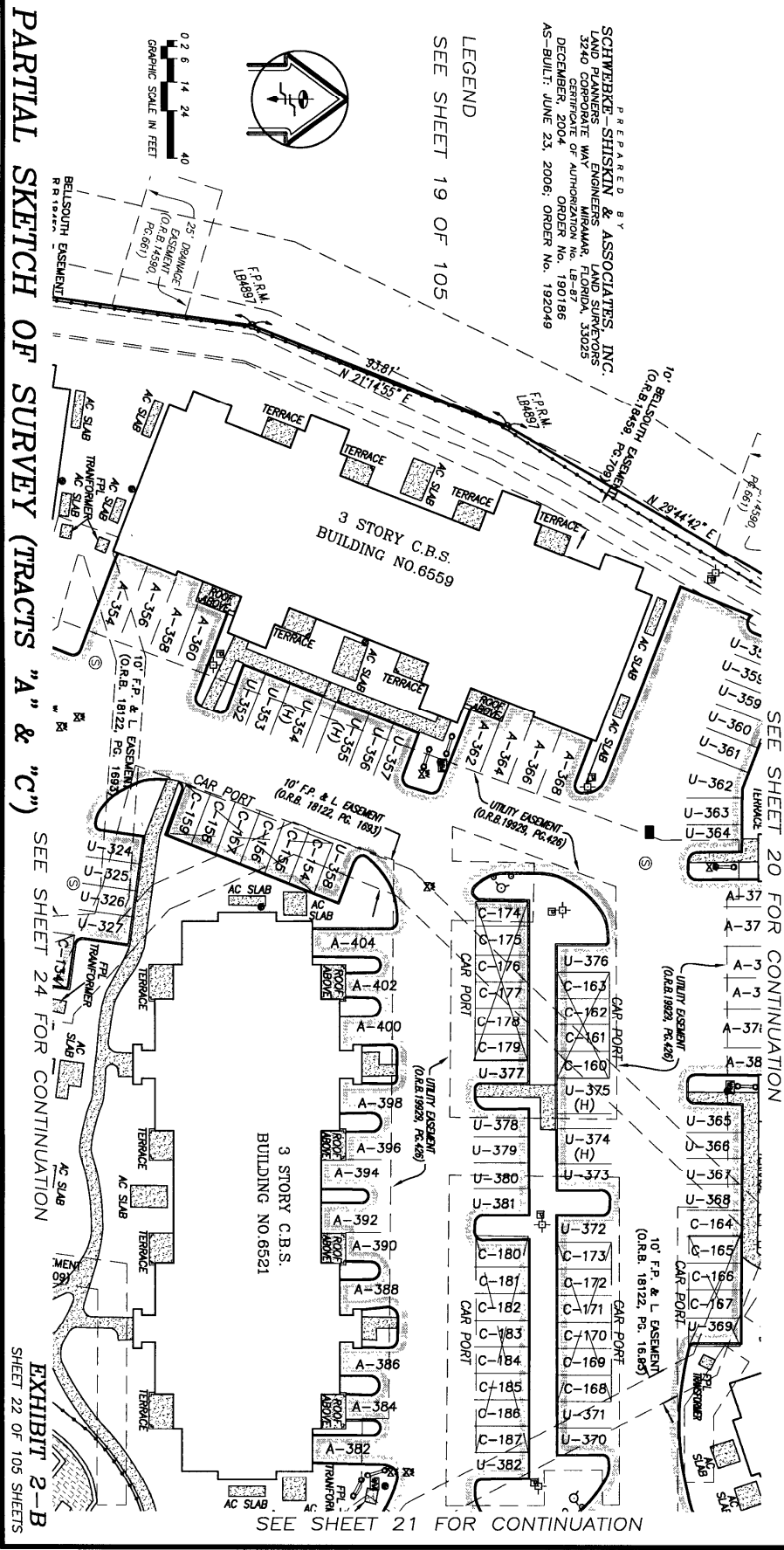
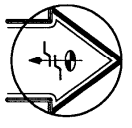
K:\294343\EMERALD DUNES\AS-BUILT GRAPHICS\FLOOR PLANS\DWG\SKETCH OF SURVEY.DWG

EXHIBIT 2-B
 SHEET 21 OF 105 SHEETS

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE

PREPARED BY
 SCHWERTZ & SHISKIN & ASSOCIATES, INC.
 LAND PLANNERS & ENGINEERS
 3240 CORPORATE WAY
 MIAMI, FLORIDA, 33025
 CERTIFICATE OF AUTHORIZATION No. LB-87
 DECEMBER, 2004
 ORDER No. 190186
 AS-BUILT: JUNE 23, 2006; ORDER No. 192049

LEGEND
 SEE SHEET 19 OF 105



PARTIAL SKETCH OF SURVEY (TRACTS "A" & "C")
 SEE SHEET 20 FOR CONTINUATION
 SEE SHEET 24 FOR CONTINUATION
 SEE SHEET 21 FOR CONTINUATION
 EXHIBIT 2-B
 SHEET 22 OF 105 SHEETS

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM

SEE SHEET 21 FOR CONTINUATION

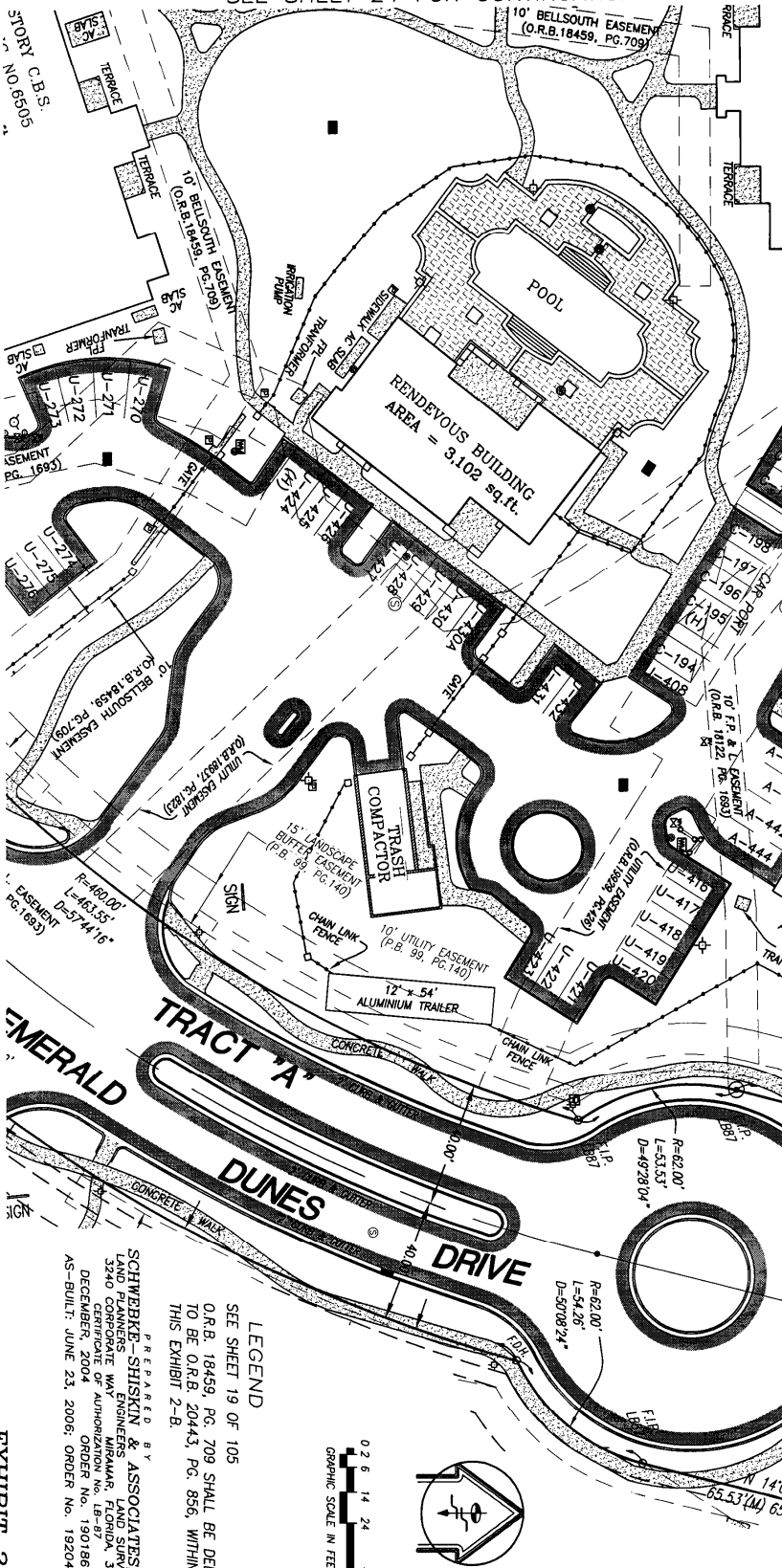
PROPOSED PHASE

SEE SHEET 24 FOR CONTINUATION

STORY "C" B.S.
NO. 6505

PARTIAL SKETCH OF SURVEY (TRACTS "A" & "C")

SEE SHEET 25 FOR CONTINUATION



PREPARED BY
SCHWERBKE-SHISKIN & ASSOCIATES, INC.
3340 CORPORATE WAY, SUITE 100
MIRAMAR, FLORIDA 33025
CERTIFICATE OF AUTHORIZATION NO. 18-87
DECEMBER, 2004
ORDER NO. 190186
AS-BUILT: JUNE 23, 2006; ORDER NO. 192049

LEGEND
SEE SHEET 19 OF 105
O.R.B. 18459, PG. 709 SHALL BE DEEMED
TO BE O.R.B. 20443, PG. 856, WITHIN
THIS EXHIBIT 2-B.

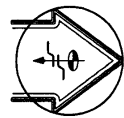
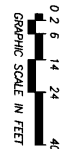
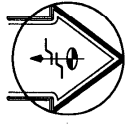
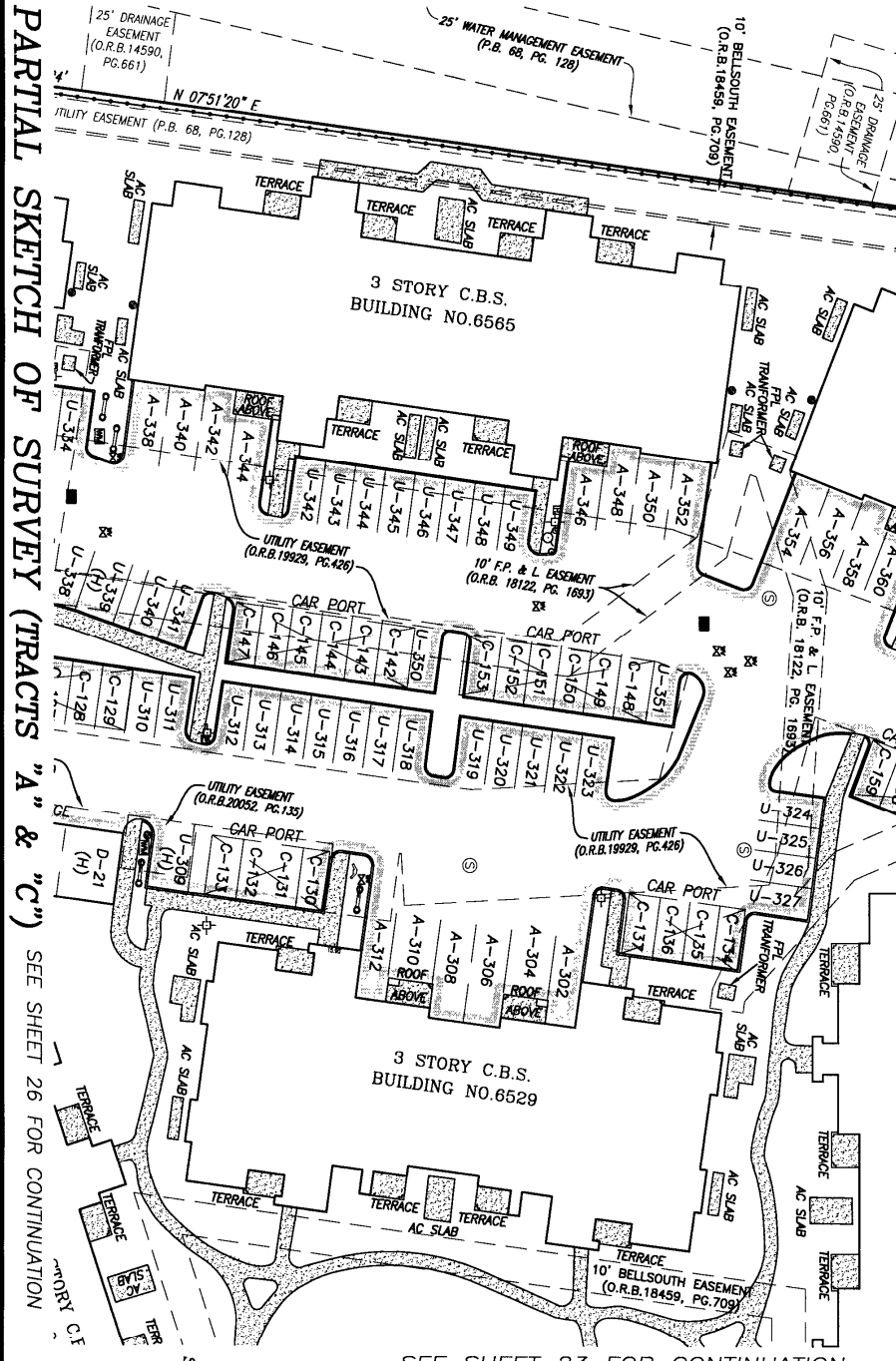


EXHIBIT 2-B
SHEET 23 OF 105 SHEETS

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE

SEE SHEET 22 FOR CONTINUATION

SEE SHEET 23 FOR CONTINUATION



LEGEND
SEE SHEET 19 OF 105

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS-ENGINEERS
3240 CORPORATE WAY
MIRAMAR, FLORIDA, 33025
DECEMBER, 2004
AS-BUILT: JUNE 23, 2006; ORDER NO. 192249

PARTIAL SKETCH OF SURVEY (TRACTS "A" & "C") SEE SHEET 26 FOR CONTINUATION

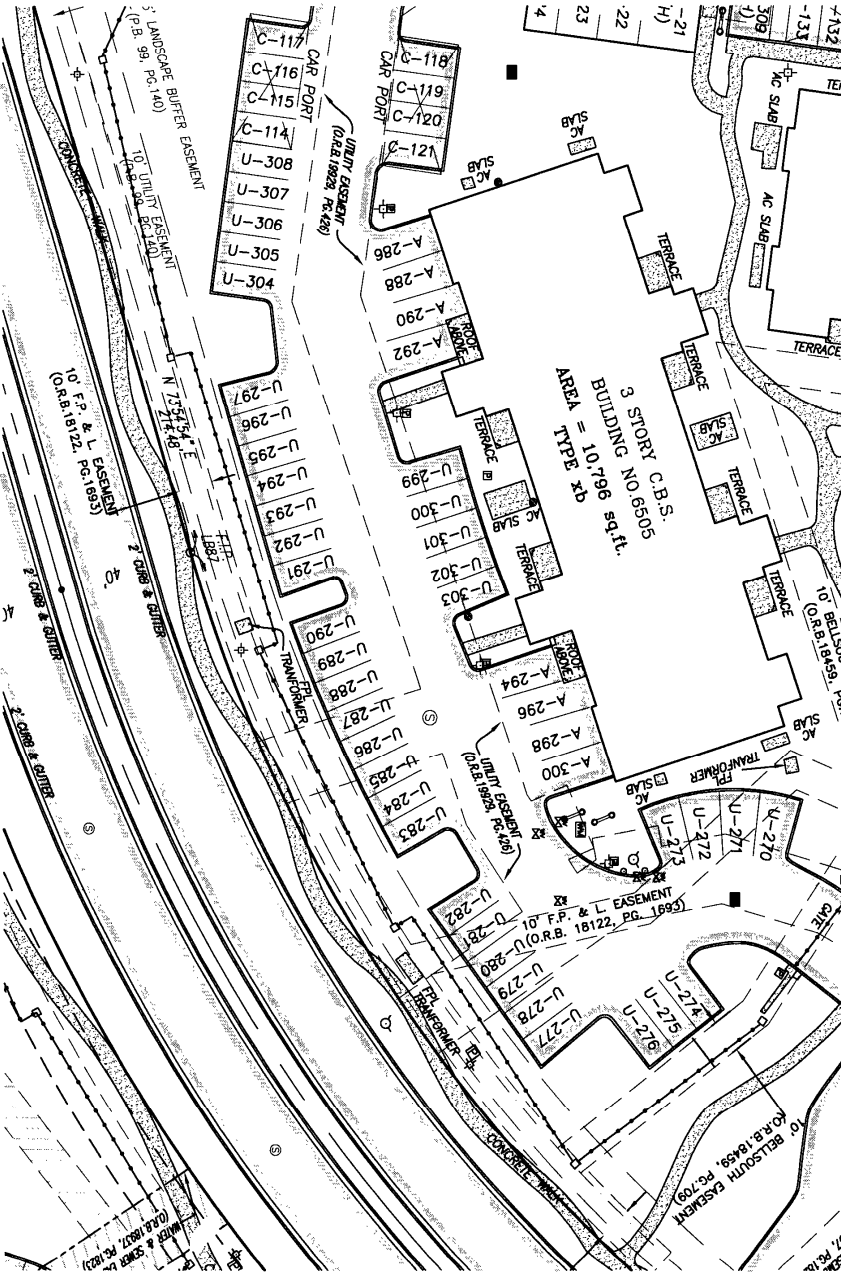
EXHIBIT 2-B
SHEET 24 OF 105 SHEETS

K:\22434\EMERALD DUNES\AS-BUILT GRAPHICS\FLOOR PLANS\DWG\SKETCH OF SURVEY.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE

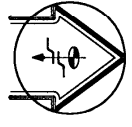
SEE SHEET 23 FOR CONTINUATION

SEE SHEET 26 FOR CONTINUATION



PARTIAL SKETCH OF SURVEY (TRACTS "A" & "C")

K:\224343\EMERALD DUNES\AS-BUILT\GRAPHICS\1009 PLANS\DWG\SKETCH OF SURVEY.DWG



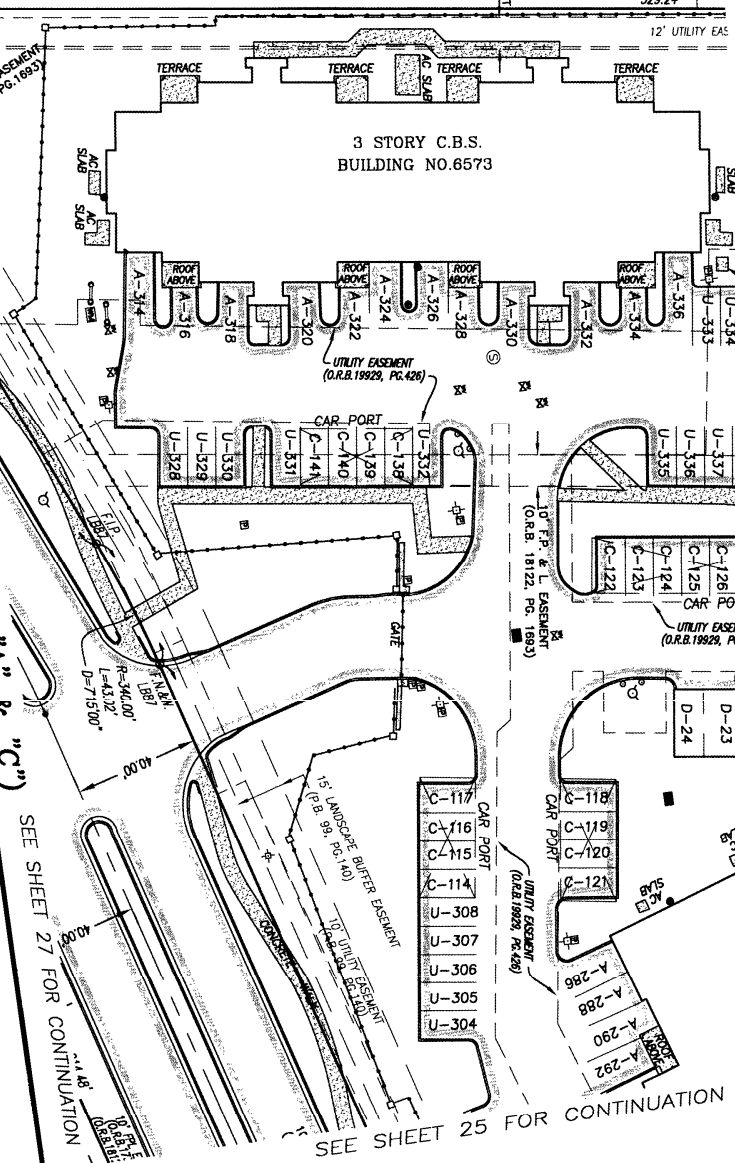
LEGEND
SEE SHEET 19 OF 105

PREPARED BY
SCHWERKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS & ENGINEERS
3540 CERTIFICATE OF AUTHORIZATION NO. 12870N, 35025
DECEMBER, 2004
ORDER No. 190186
AS-BUILT: JUNE 23, 2006; ORDER No. 192049

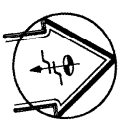
EXHIBIT 2-B
SHEET 25 OF 105 SHEETS

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PHASE

PARTIAL SKETCH OF SURVEY (TRACTS "A" & "C")



LEGEND
SEE SHEET 19 OF 105



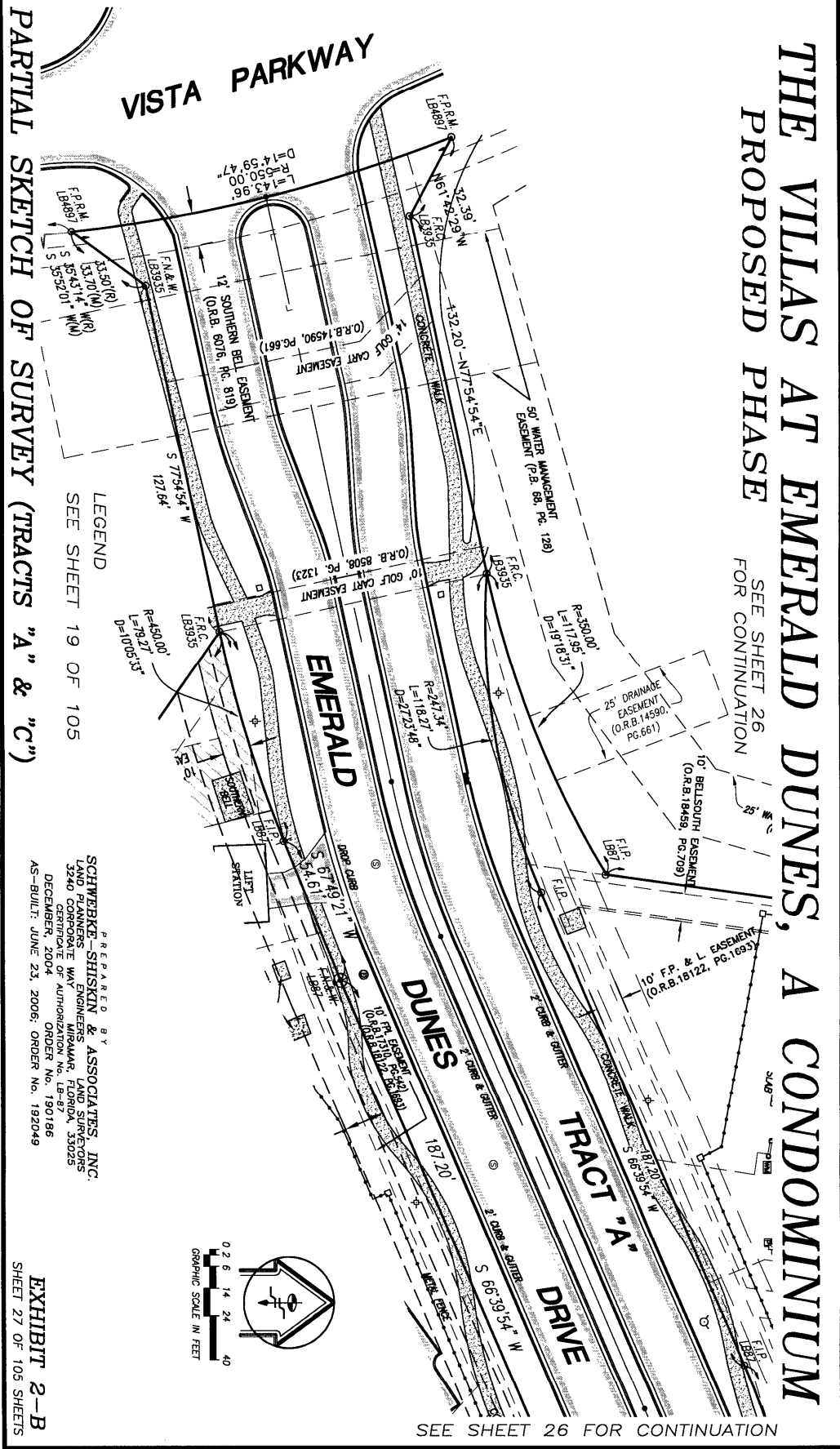
PREPARED BY ASSOCIATES, INC.
SCHWEBEK SHISKIN & ASSOCIATES, INC.
LAND PLANNING ENGINEERS
3240 CENTRIQUE DRIVE, SUITE 100
DENVER, COLORADO 80202
ORDER NO. 192049
AS-BUILT: JUNE 23, 2006

EXHIBIT 2-B
SHEET 26 OF 105 SHEETS

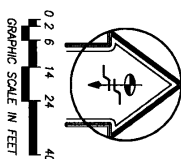
THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE

SEE SHEET 26
FOR CONTINUATION

SEE SHEET 26 FOR CONTINUATION



LEGEND
SEE SHEET 19 OF 105



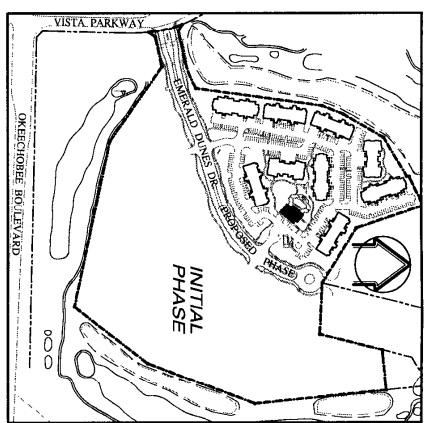
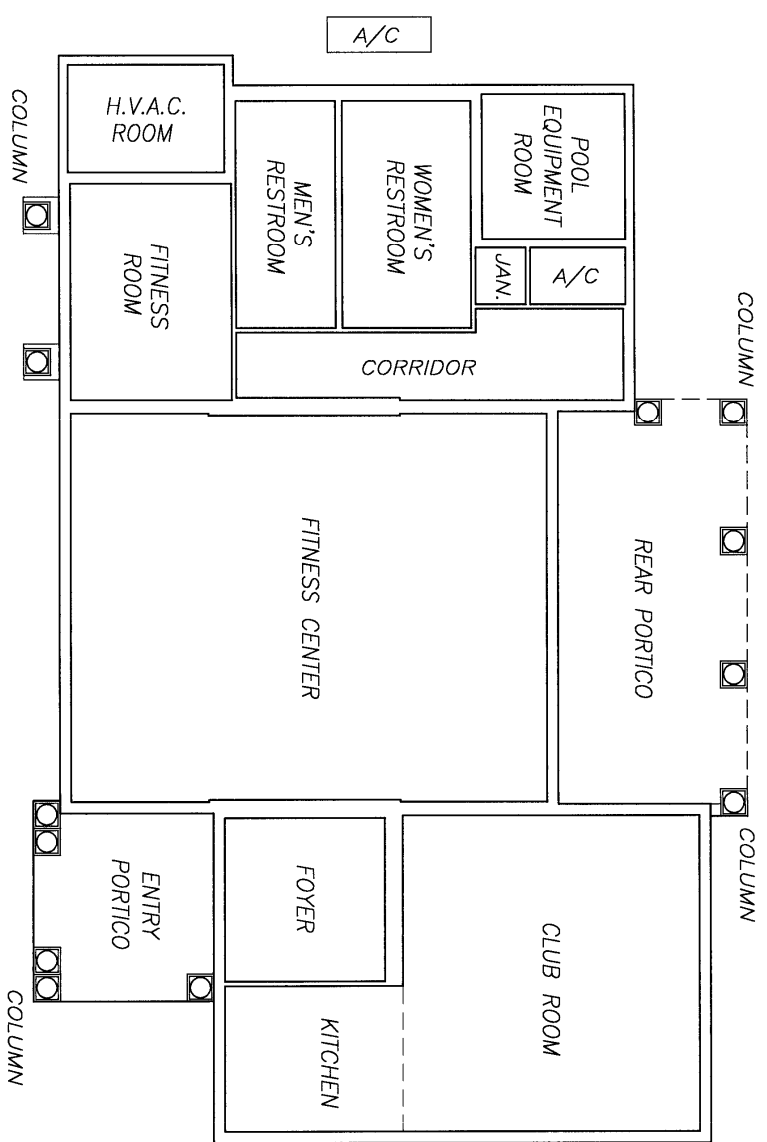
PARTIAL SKETCH OF SURVEY (TRACTS "A" & "C")

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS & ENGINEERS
3240 CORRIENTE OF AUTHORITY N. LE-8
DECEMBER, 2004
ORDER NO. 190186
AS-BUILT: JUNE 23, 2006; ORDER NO. 192049

EXHIBIT 2-B
SHEET 27 OF 105 SHEETS

K:\243432\EMERALD DUNES\AS-BUILT GRAPHICS\FLOOR PLANS\DWG\SKETCH OF SURVEY.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE



LEGEND:
 JAN. DENOTES JANITOR'S CLOSET
 A/C DENOTES AIR HANDLER UNIT CLOSET



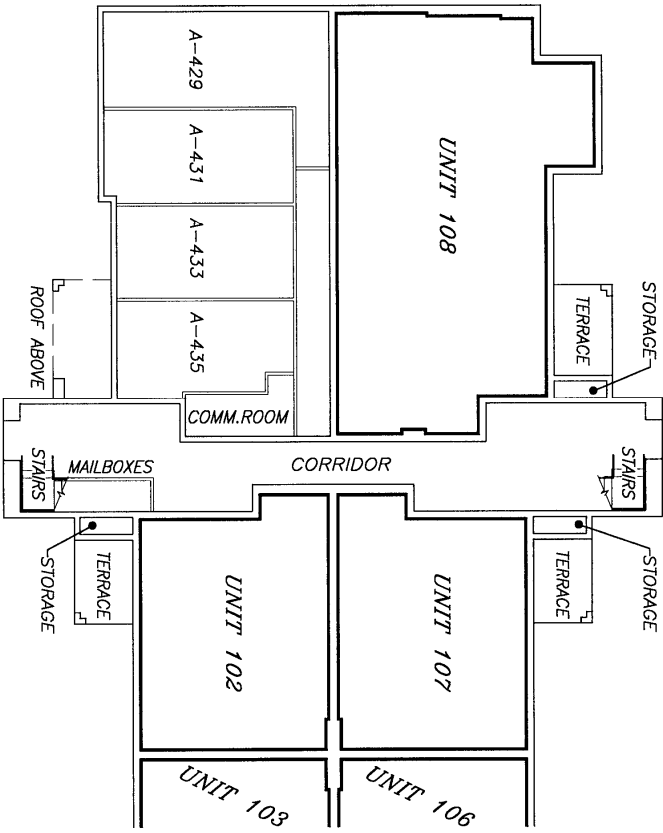
RENDEZVOUS BUILDING FLOOR PLAN

PREPARED BY
 SCHWEIBKE-SHISKIN & ASSOCIATES, INC.
 LAND PLANNERS & ENGINEERS
 3240 CORPORATE WAY
 MIAMI, FLORIDA, 33025
 DECEMBER, 2004
 ORDER NO. 190186

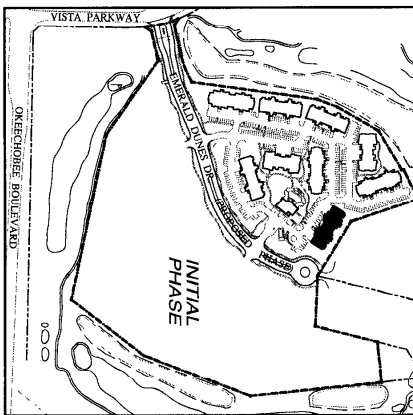
AS-BUILT: JUNE 23, 2006; ORDER NO. 192049
 EXHIBIT 2-B
 SHEET 28 OF 108 SHEETS

K:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\CA04A.DWG

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE



SEE SHEET 30 FOR CONTINUATION



KEY PLAN
N.T.S.

**BUILDING No. 6475
FIRST FLOOR—LEFT SIDE**

ELEVATION OF FINISH FLOOR = 20.56
ELEVATION OF FINISH CEILING = 29.21

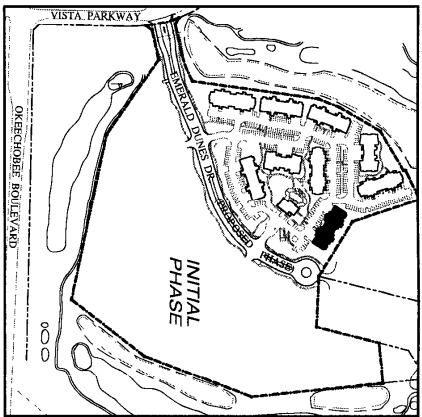
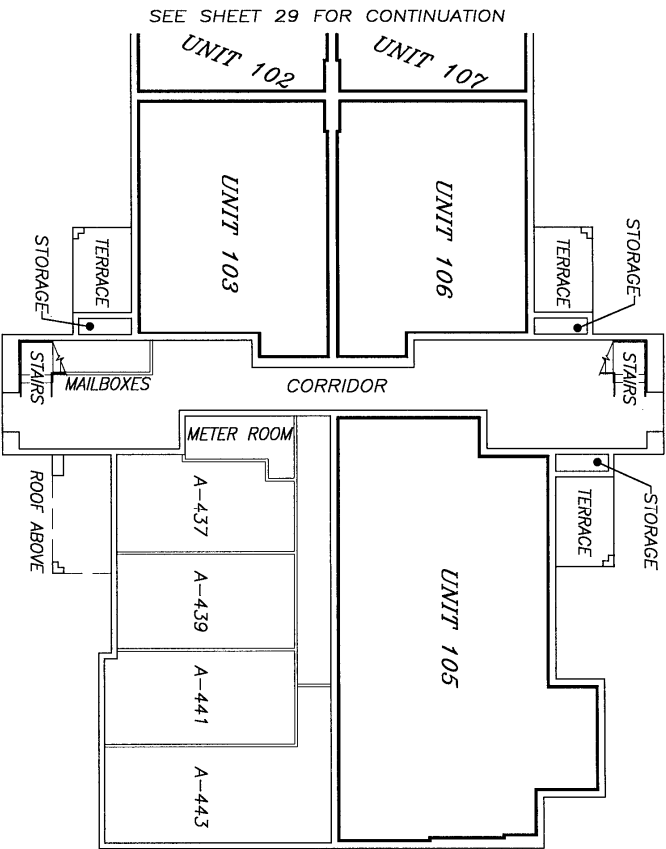
AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS & ENGINEERS
3240 CORPORATE WAY, SUITE 200
ORLANDO, FLORIDA 32835
DECEMBER, 2004
ORDER No. 190186



EXHIBIT 2-B
SHEET 29 OF 105 SHEETS

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE



KEY PLAN
N.T.S.

**BUILDING No. 6475
FIRST FLOOR—RIGHT SIDE**

ELEVATION OF FINISH FLOOR = 20.56
ELEVATION OF FINISH CEILING = 29.21

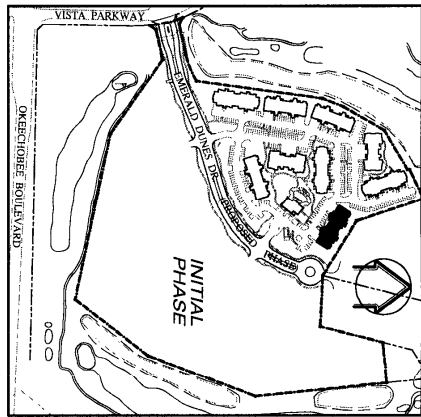
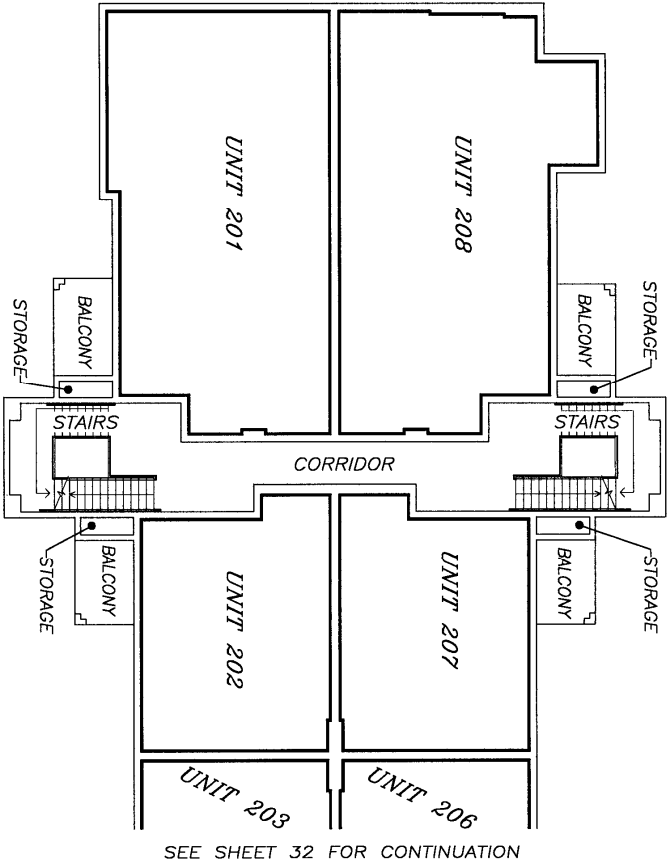
AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS & ENGINEERS
3240 CORPORATE WAY, MIAMI, FLORIDA, 33025
REGISTERED PROFESSIONAL ENGINEERS
DECEMBER, 2004 ORDER No. 190186



GRAPHIC SCALE IN FEET
EXHIBIT 2-B
SHEET 30 OF 105 SHEETS

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE



KEY PLAN
K.T.S.

BUILDING No. 6475

SECOND FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR = 29.88

ELEVATION OF FINISH CEILING = 38.46

K:\224242\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

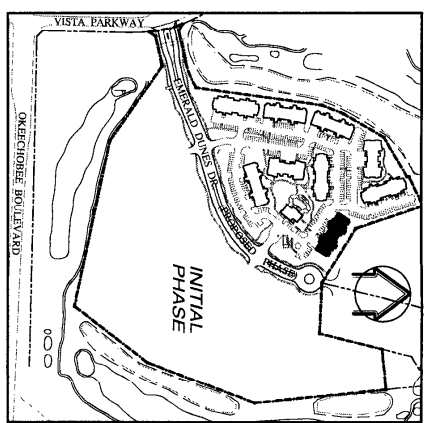
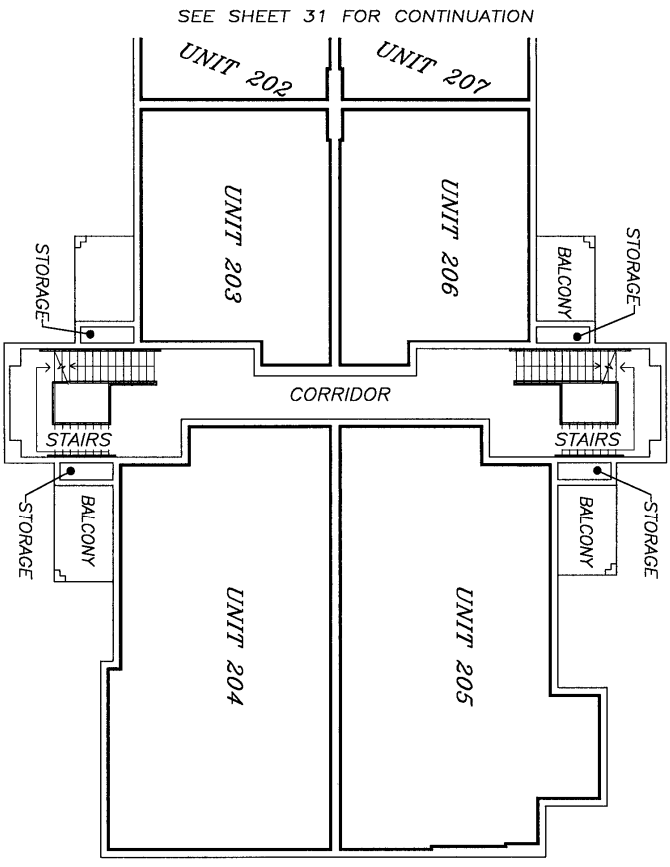
PREPARED BY
SCHWERKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS & ENGINEERS
3240 CORPORATE WAY
MIRAMAR, FLORIDA, 33025
DATE OF AUTHORITY
DECEMBER, 2004
ORDER NO. 190186



EXHIBIT 2-B

SHEET 31 OF 105 SHEETS

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE



KEY PLAN
N.T.S.

BUILDING No. 6475
SECOND FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR = 29.88

ELEVATION OF FINISH CEILING = 38.46

AS-BUILT: JUNE 23, 2006; ORDER NO. 192049

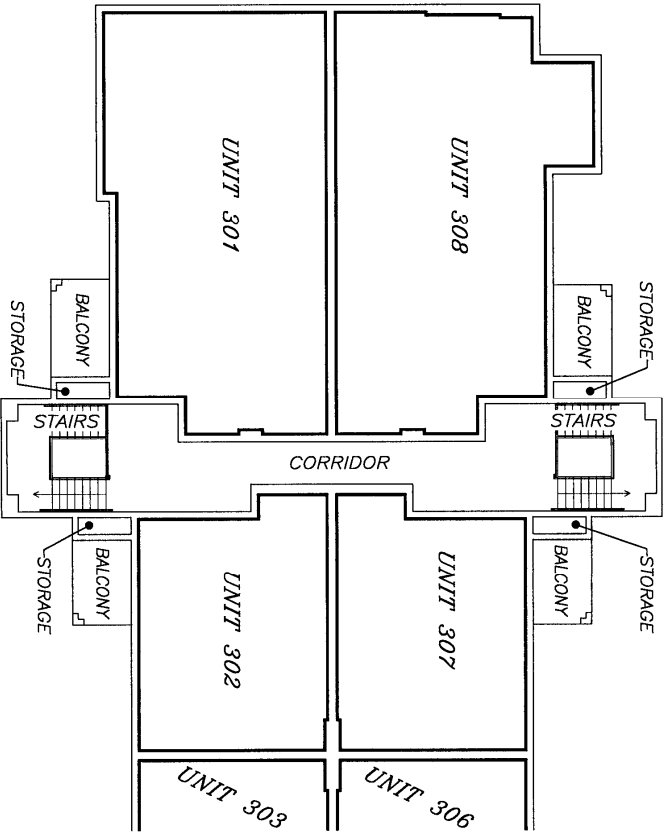
PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
 LAND PLANNERS & ENGINEERS
 3240 CORPORATE WAY, MIAMI, FLORIDA, 33025
 DECEMBER, 2004
 ORDER NO. 190186



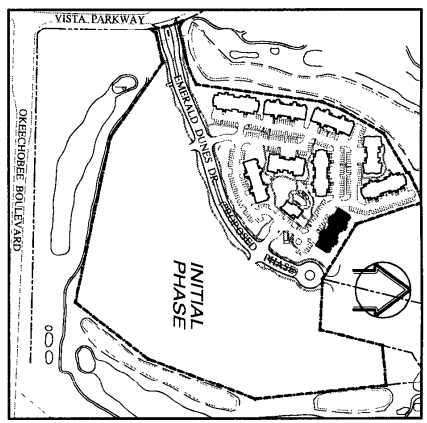
GRAPHIC SCALE IN FEET
EXHIBIT 2-B
 SHEET 32 OF 105 SHEETS

K:\22434\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE



SEE SHEET 34 FOR CONTINUATION



KEY PLAN
N.T.S.

BUILDING No. 6475
THIRD FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR = 39.13
ELEVATION OF FINISH CEILING = 47.71

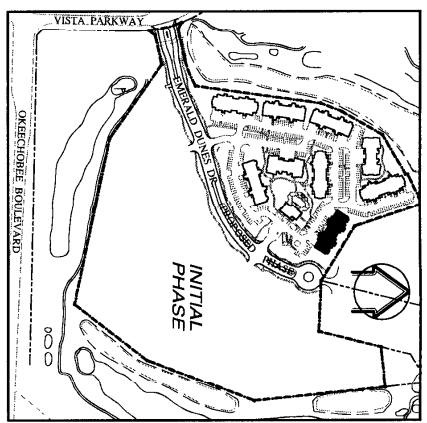
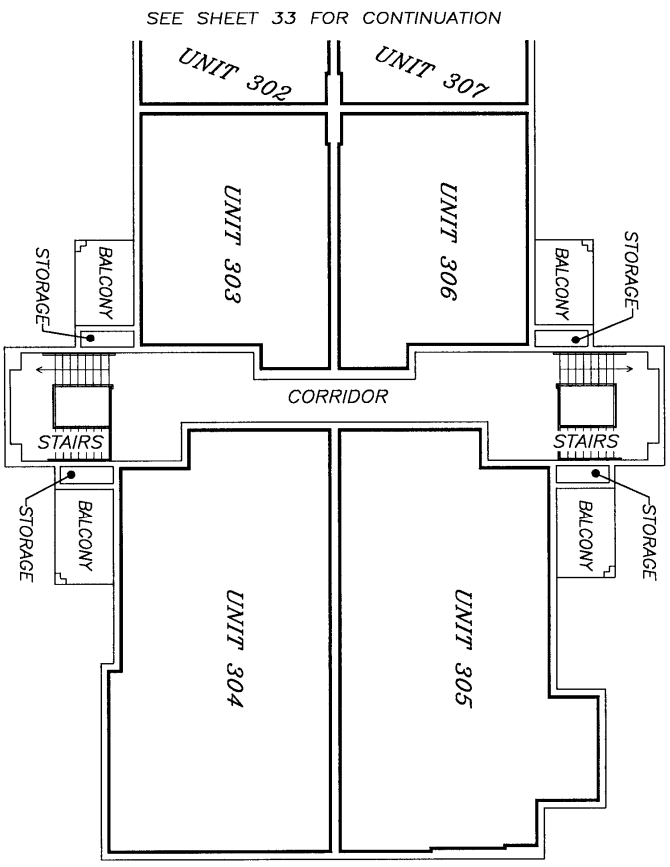
PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS
3240 CORPORATE WAY
MIRAMAR, FLORIDA 33025
DECEMBER, 2004

ORDER No. 190186

0 1 3 7 12 20
GRAPHIC SCALE IN FEET
EXHIBIT 2-B
SHEET 33 OF 105 SHEETS

K:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE 7

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE



KEY PLAN
N.T.S.

**BUILDING No. 6475
THIRD FLOOR—RIGHT SIDE**

ELEVATION OF FINISH FLOOR = 39.13
ELEVATION OF FINISH CEILING = 47.71

AS-BUILT: JUNE 23, 2006; ORDER No. 192049

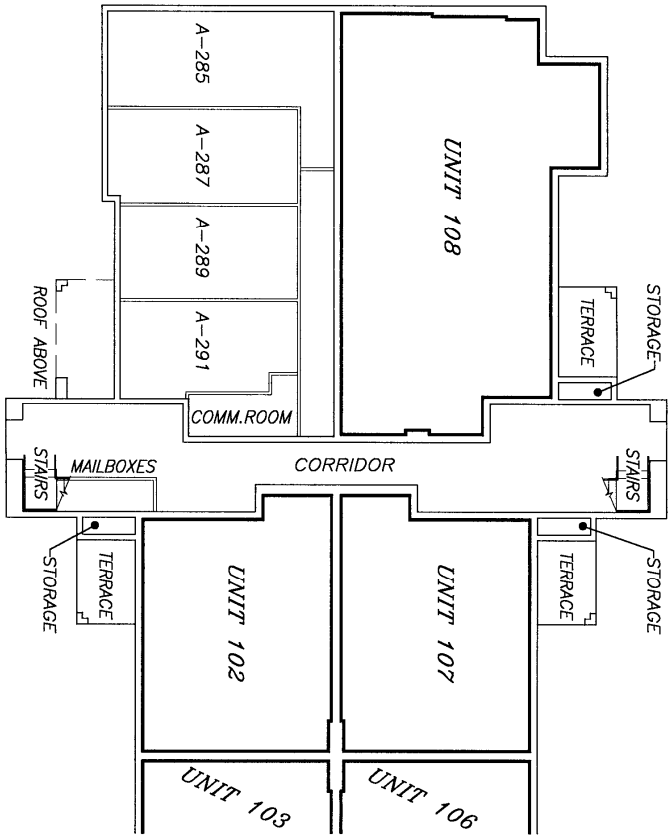
PREPARED BY
SCHWEBERK-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS & ENGINEERS
3240 CORPORATE WAY, MIAMI, FLORIDA, 33025
REGISTERED PROFESSIONAL ENGINEER
AUTHORITY: ORDER No. 190186
DECEMBER, 2004



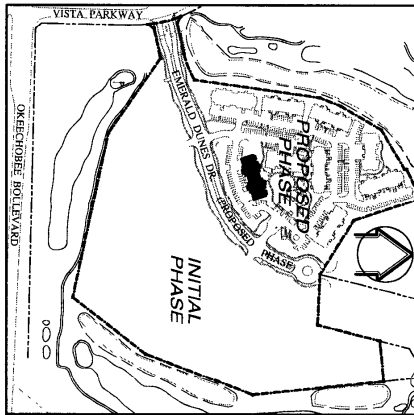
EXHIBIT 2-B
SHEET 34 OF 105 SHEETS

K:\224342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE X

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE



SEE SHEET 36 FOR CONTINUATION



KEY PLAN

LEGEND:
COMM. DENOTES COMMUNICATION

**BUILDING No. 6505
FIRST FLOOR—LEFT SIDE**

ELEVATION OF FINISH FLOOR = 20.55
ELEVATION OF FINISH CEILING = 29.15

AS-BUILT, JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWERKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS & ENGINEERS
3340 CORPORATE WAY
MIRAMAR, FLORIDA, 33025
DECEMBER, 2004
ORDER No. 190186

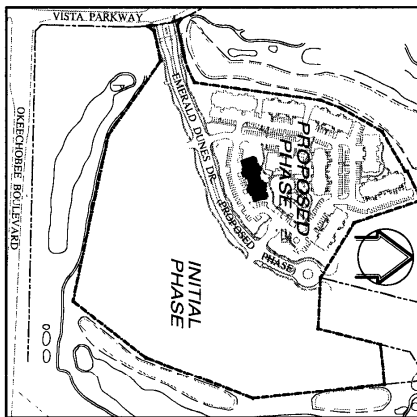
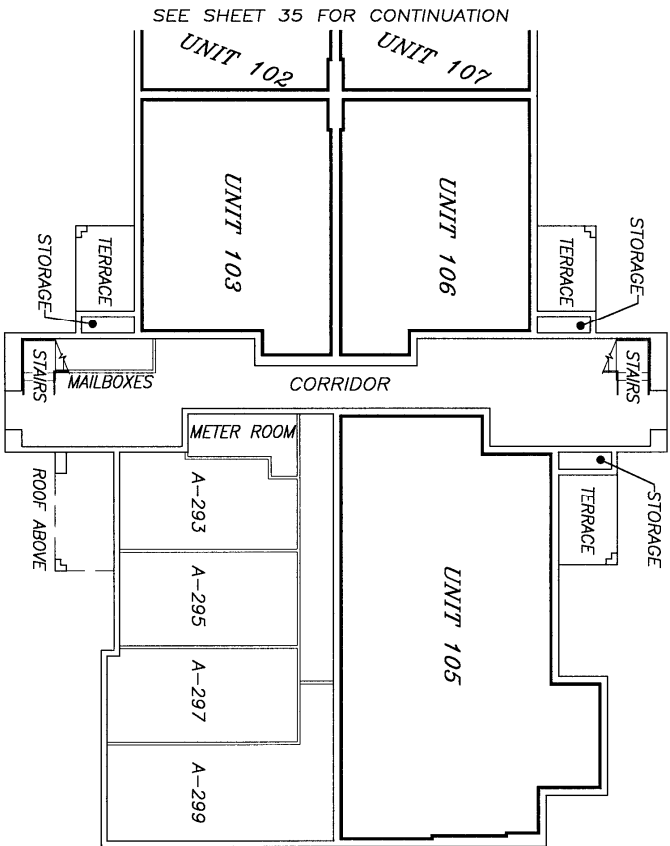


GRAPHIC SCALE IN FEET

EXHIBIT 2-B

SHEET 35 OF 105 SHEETS

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE



KEY PLAN
N.T.S.

**BUILDING No. 6505
FIRST FLOOR—RIGHT SIDE**

ELEVATION OF FINISH FLOOR = 20.52
ELEVATION OF FINISH CEILING = 29.15

AS-BUILT: JUNE 23, 2006; ORDER No. 192049

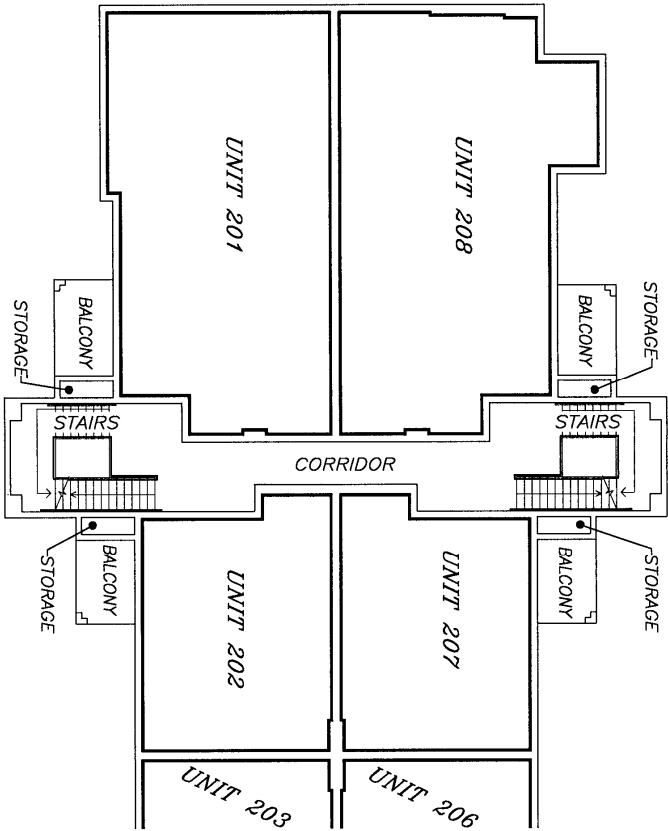
PREPARED BY
SCHWEBER-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS & ENGINEERS
3240 CORPORATE WAY
GERRITSPHASE OF AUTHORIZATION No. 18-01
MIRAMAR, FLORIDA, 33025
DECEMBER, 2004
ORDER No. 190186



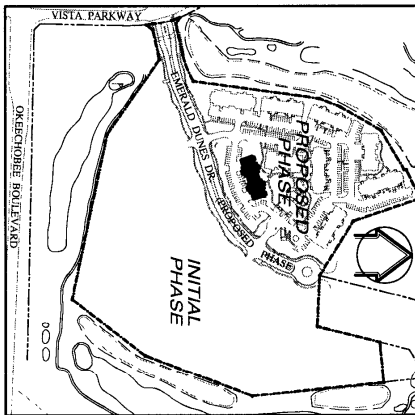
GRAPHIC SCALE IN FEET
EXHIBIT 2-B
SHEET 36 OF 105 SHEETS

R:\244342\EMERALD DUNES\PROPOSED GRAPHICS\FLOOR PLANS\TYPE A8

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE



SEE SHEET 38 FOR CONTINUATION



KEY PLAN
N.T.S.

BUILDING No. 6505
SECOND FLOOR—LEFT SIDE

ELEVATION OF FINISH FLOOR = 29.89

ELEVATION OF FINISH CEILING = 38.44

AS-BUILT: JUNE 23, 2006; ORDER No. 192049

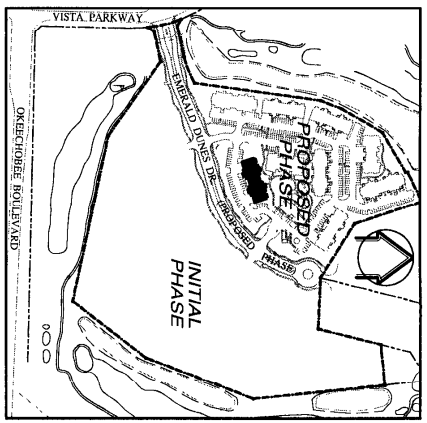
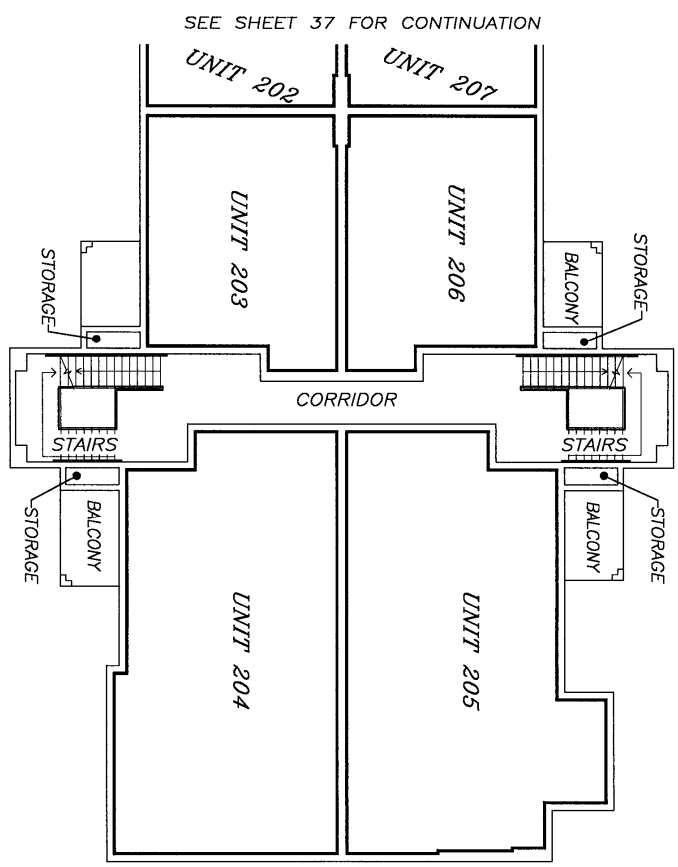
PREPARED BY
SCHWEBER-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS & ENGINEERS
3240 CORPORATE WAY
MIRAMAR, FLORIDA, 33025
DATE OF AUTHORIZATION No. 190186
DECEMBER, 2004
ORDER No. 190186

0 1 3 7 12 20

GRAPHIC SCALE IN FEET

EXHIBIT 2-B
SHEET 37 OF 108 SHEETS

THE VILLAS AT EMERALD DUNES, A CONDOMINIUM PROPOSED PHASE



BUILDING No. 6505
SECOND FLOOR—RIGHT SIDE

ELEVATION OF FINISH FLOOR = 29.89
ELEVATION OF FINISH CEILING = 38.44
AS-BUILT: JUNE 23, 2006; ORDER No. 192049

PREPARED BY
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND PLANNERS & ENGINEERS
3240 CORPORATE WAY
MIRAMAR, FLORIDA, 33025
DECEMBER, 2004
ORDER No. 190186



EXHIBIT 2-B
SHEET 38 OF 105 SHEETS