



CFN 2004360745 11-17-2004 11:26 am

OR Book/Page: 5385 / 0001

This instrument prepared by
CURTIS R. MOSLEY, ESQ.
Mosley & Wallis, P.A. *(Signature)*
Post Office Box 1210
Melbourne, Florida 32902-1210

Scott Ellis

Clerk Of Courts, Brevard County

#Pgs: 18 #Names: 2

Trust: 9.50 Rec: 145.00 Serv: 0.00

Excise: 0.00

Mtg: 0.00 nt Tax: 0.00

**FOURTH AMENDMENT TO DECLARATION OF
CONDOMINIUM OF SOLANA ON THE RIVER, A CONDOMINIUM**

SOLANA ON THE RIVER, LLC, a Florida Limited Liability Company, pursuant to the authority reserved in Article XIII of the Declaration of Condominium establishing SOLANA ON THE RIVER, A CONDOMINIUM, as recorded in Official Records Book 5316, Pages 5489 through 5581, as amended by First Amendment to Declaration of Condominium recorded in Official Records Book 5335, Page 1495, as amended by Second Amendment to Declaration of Condominium recorded in Official Records Book 5356, Page 2241 and as amended by Third Amendment to Declaration of Condominium recorded in Official Records Book 5356, Page 2257 of the Public Records of Brevard County, Florida, and the Florida Condominium Act, hereby amends and expands said Declaration above described and submits the following described real property located in the Cape Canaveral, Brevard County, Florida, which property is more particularly described as follows, to-wit:

SEE SHEET 5 OF EXHIBIT "G" ATTACHED HERETO WHICH IS INCORPORATED
HEREIN BY REFERENCE AND MADE A PART HEREOF FOR LEGAL DESCRIPTION
OF PHASE THREE.

together with improvements thereon, containing one (1) five (5) story building, having a total of twelve (12) units and other appurtenant improvements more specifically described in Exhibit "G" attached to this amendment to condominium ownership pursuant to the Florida Condominium Act, and hereby declares the same to be known and identified as SOLANA ON THE RIVER, A CONDOMINIUM.

SOLANA ON THE RIVER, LLC, a Florida Limited Liability Company, further amends and expands the above-described Declaration of Condominium to include and merge the common and limited common elements and easements of the property submitted to Condominium by this Amendment with the property described in the original Declaration of Condominium recorded in Official Records Book 5316, Pages 5489 through 5581, as amended by First Amendment to Declaration of Condominium recorded in Official Records Book 5335, Page 1495, as amended by Second Amendment to Declaration of Condominium recorded in Official Records Book 5356, Page 2241 and as amended by Third Amendment to Declaration of Condominium recorded in Official Records Book 5356, Page 2257 of the Public Records of Brevard County, Florida (the "Declaration").

SOLANA ON THE RIVER, LLC, a Florida Limited Liability Company, hereby amends the Declaration of Condominium as follows:

1.

ESTABLISHMENT OF CONDOMINIUM

The Developer is the owner of the fee simple title to that certain real property situate in Cape Canaveral, County of Brevard, and State of Florida, which property is more particularly described as follows; to-wit:

SEE SHEET 5 OF EXHIBITS "A", "F" AND "G" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION OF PHASE ONE, PHASE TWO AND THREE.

The Condominium consists of three (3) buildings containing a total of fifty-two (52) residential units and other appurtenant improvements as hereinafter described . Building A is a five (5) story building containing twenty-four (24) units and twenty-four (24) enclosed garage parking spaces. Building B is a five (5) story building containing sixteen (16) units and sixteen (16) enclosed garage parking spaces. Building C is a five (5) story building containing twelve (12) units and twelve (12) enclosed garage parking spaces. In addition, there are fifty-five (55) parking spaces located on the condominium property. The enclosed garage parking spaces are located on the first floor of each building. In Building A, floors 2 through 5 inclusive, each contain six (6) units per floor. In Building B, floors 2 through 5 inclusive, each contain four (4) units per floor. In Building C, floors 2 through 5 inclusive, each contain three (3) units per floor. There are twenty-four (24) Type "A" units each of which has three (3) bedrooms, two (2) baths and contains approximately 2,698 square feet. There are eight (8) Type "B" units each of which has two (2) bedrooms, two (2) baths and contains approximately 2,103 square feet. There are twenty (20) Type "C" units each of which has two (2) bedrooms, two (2) baths and contains approximately 2,240 square feet. The graphic description of each floor of each building is shown on Sheets 6 through 10 inclusive, of Exhibit "A", Exhibit "F" and "G" to the Declaration of Condominium. The Developer, SOLANA ON THE RIVER LLC reserves the right to designate the garage parking spaces for the exclusive use of the unit owners, and upon such designation, the garages shall become limited common elements. For legal description, survey and plot plan of the condominium see Exhibit A to the Declaration of Condominium. Phase One of the Condominium has been completed. The Developer estimates that Phase Two of the condominium will be completed on or before December 31, 2004 and Phase Three will be completed on or before September 30, 2005.

2. All other provisions of Article I shall remain in full force and effect and unchanged by this Amendment.

II.

SURVEY AND DESCRIPTION OF IMPROVEMENTS

A. Attached hereto and made a part hereof, and marked Exhibit A consisting of fourteen (14) pages, Exhibit "B", consisting of nine (9) pages, Exhibit "F" consisting of twelve (12) pages and Exhibit "G" consisting of twelve (12) pages are boundary surveys of the entire premises of which Phases One, Two and Three are a part, boundary surveys of each phase, a graphic plot plan of the overall planned improvements, and graphic descriptions of the improvements in which units are located, and plot plans thereof, identifying the units, the common elements and the limited common elements, and their respective locations and dimensions.

Said surveys, graphic descriptions and plot plans were prepared by:

Allen Engineering, Inc.
By: Robert M. Salmon
Professional Land Surveyor
No. 4262, State of Florida

and have been certified in the manner required by the Florida Condominium Act. Each unit is identified and designated by a specific number. No unit bears the same numerical designation as any other unit. The specific numbers identifying each unit are listed on Sheets 7 through 10 of Exhibits "A", "F" and "G" attached to this Declaration of Condominium.

All other provisions of Article II shall remain in full force and effect and unchanged by this Amendment.

3.



CFN 2004360745

2

Fourth Amendment to Declaration

CR Book/Page: 5385 / 0002

III

OWNERSHIP OF UNITS AND APPURTENANT SHARE IN COMMON ELEMENTS AND COMMON SURPLUS, AND SHARE OF COMMON EXPENSES

Each unit shall be conveyed as an individual property capable of independent use and fee simple ownership and the owner or owners of each unit shall own, as an appurtenance to the ownership of each said unit, an undivided one-fifty-second (1/52) share of all common elements of the condominium, which includes, but is not limited to, ground support area, walkways, yard area, parking areas, foundations, etc., and substantial portions of the exterior walls, floors, ceiling and walls between units. The space within any of the units and common elements shall not be further subdivided. Any undivided interest in the common property is hereby declared to be appurtenant to each unit and such undivided interest shall not be separate from the unit and such interest shall be deemed conveyed, devised, encumbered or otherwise included with the unit even though such interest is not expressly mentioned or described in the conveyance, or other instrument. Any instrument, whether a conveyance, mortgage or otherwise, which describes only a portion of the space within any unit shall be deemed to describe the entire unit owned by the person executing such instrument and an undivided one-fifty-second (1/52) interest in all common elements of the condominium.

The common expenses shall be shared and the common surplus shall be owned in the same proportion as each such unit owner's share of the ownership of the common elements, that is one-fifty-second(1/52).

All other provisions of Article III shall remain in full force and effect and unchanged by this Amendment.

4.

IV

UNIT BOUNDARIES, COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS

The units of the condominium consist of that volume of space which is contained within the decorated or finished exposed interior surfaces of the perimeter walls, floors (excluding carpeting and other floor coverings) and ceilings of the units. The boundaries of the units are more specifically shown in Exhibits "A" "F" and "G", attached hereto. The dark solid lines on the floor plans hereinabove mentioned represent the perimetrical boundaries of the units, while the upper and lower boundaries of the units, relating to the elevations of the units, are shown in notes on said plan.

There are limited common elements appurtenant to each of the units in this condominium, as shown and reflected by the floor and plot plans. These limited common elements are reserved for the use of the units appurtenant thereto, to the exclusion of other units, and there shall pass with a unit, as an appurtenance thereto, the exclusive right to use the limited common elements so appurtenant. In addition, there are fifty-two (52) enclosed garage parking spaces as shown on Sheets 6 of Exhibits "A", "F" and "G". These garage parking spaces are common elements for which the Developer reserves the right to designate the unit which shall be entitled to exclusive use of the garage parking space. After such designation the garage parking space shall be appurtenant to the unit and shall become a limited common element.

All other provisions of Article IV shall remain in full force and effect and unchanged by this Amendment.

5.

VI.

MEMBERSHIP AND VOTING RIGHTS

There shall be a total of fifty-two (52) votes to be cast by the owners of the condominium units. Such votes shall be apportioned and cast as follows: The owner of each condominium unit



(designated as such on the exhibits attached to this Declaration) shall be entitled to cast one (1) vote. Where a condominium unit is owned by a corporation, partnership or other legal entity or by more than one (1) person, all the owners thereof shall be collectively entitled to the vote assigned to such unit and such owners shall, in writing, designate an individual who shall be entitled to cast the vote on behalf of the owners of such condominium unit of which he is a part until such authorization shall have been changed in writing. The term, "owner," as used herein, shall be deemed to include the Developer.

All other provisions of Article VI shall remain in full force and effect and unchanged by this Amendment.

6.

VII.

**COMMON EXPENSES, ASSESSMENTS, COLLECTION
LIEN AND ENFORCEMENT, LIMITATIONS**

The Board of Administration of the Association shall propose annual budgets in advance for each fiscal year which shall contain estimates of the cost of performing the functions of the Association, including but not limited to the common expense budget, which shall include, but not be limited to, the estimated amounts necessary for maintenance and operation of common elements and limited common elements, landscaping, streets and walkways, office expenses, utility services, replacement and operating reserve, casualty insurance, liability insurance, administration and salaries. Failure of the Board to include any item in the annual budget shall not preclude the Board from levying an additional assessment in any calendar year for which the budget has been projected. Each unit owner shall be liable for the payment to the Association of one- fifty-second(1/52) of the common expenses as determined in said budget.

All other provisions of Article VII shall remain in full force and effect and unchanged by this Amendment.

7.

XIV

TERMINATION OF CONDOMINIUM



The distributive share of each unit owner in the net proceeds of sale, though subject to the provisions hereinafter contained, shall be the following portion thereof, to-wit:

AN UNDIVIDED ONE FIFTY-SECOND(1/52)

All other provisions of Article XIV shall remain in full force and effect and unchanged by this Amendment.

IN WITNESS WHEREOF, the above-stated Developer has caused these presents to be signed and sealed on this 16 day of August, 2004.

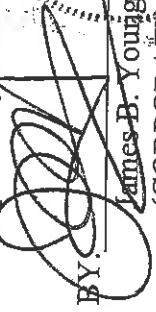
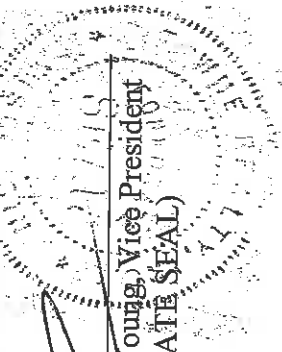
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:


Print Name: Anna A. Rosenberg

Print Name: Sara Cerantoni

DEVELOPER:

SOLANA ON THE RIVER, LLC, a Florida
Limited Liability Company

By: TOWNE REALTY, INC., a Wisconsin
corporation, its sole member

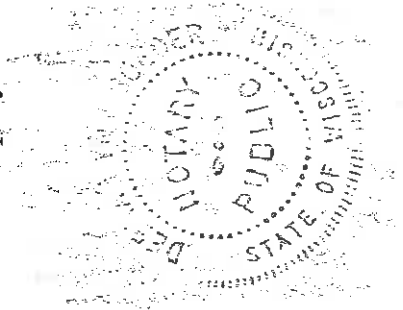

BY: James B. Young, Vice President
(CORPORATE SEAL)


STATE OF WISCONSIN)



COUNTY OF MILWAUKEE)

The foregoing instrument was acknowledged before me this 19th day of August, 2004, by James B. Young, Vice President of TOWNE REALTY, INC., a Wisconsin corporation, the sole member of SOLANA ON THE RIVER, LLC, a Florida Limited Liability Company, on behalf of the Company. He is personally known to me or ~~produced~~ _____ as ~~identification~~_____.



Debra Lynn Boider
NOTARY PUBLIC Debra Lynn Boider
My Commission Expires: 07/24/05



CFN 2004360745
JR Book/Page: 5385 / 0005

**SURVEYOR'S CERTIFICATE
FOR
SOLANA ON THE RIVER,
A CONDOMINIUM
PHASE 3**

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, PERSONALLY APPEARED "ROBERT M. SALMON", BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS AN OATH AS FOLLOWS, TO--WIT:

I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" IS NOT SUBSTANTIALLY COMPLETE; HOWEVER, THESE DRAWINGS ARE SUFFICIENTLY DETAILED SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A" TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM ESTABLISHING SOLANA ON THE RIVER, A CONDOMINIUM, PHASE 3 IS AN ACCURATE REPRESENTATION OF THE LOCATIONS AND DIMENSIONS OF THE IMPROVEMENTS AND THAT THE IDENTIFICATION, LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL,
THIS 29th DAY OF JULY 2004, A.D.

ALLEN ENGINEERING, INC.

BY:


ROBERT M. SALMON
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA, NO 4262

THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS 29th DAY OF JULY, 2004
BY ROBERT M. SALMON, WHO IS PERSONALLY
KNOWN AND WHO DID TAKE AN OATH.


JILL B. NICKEL



NOTARY PUBLIC--STATE OF FLORIDA
MY COMMISSION EXPIRES: JULY 5, 2006
MY COMMISSION NO IS DD124038

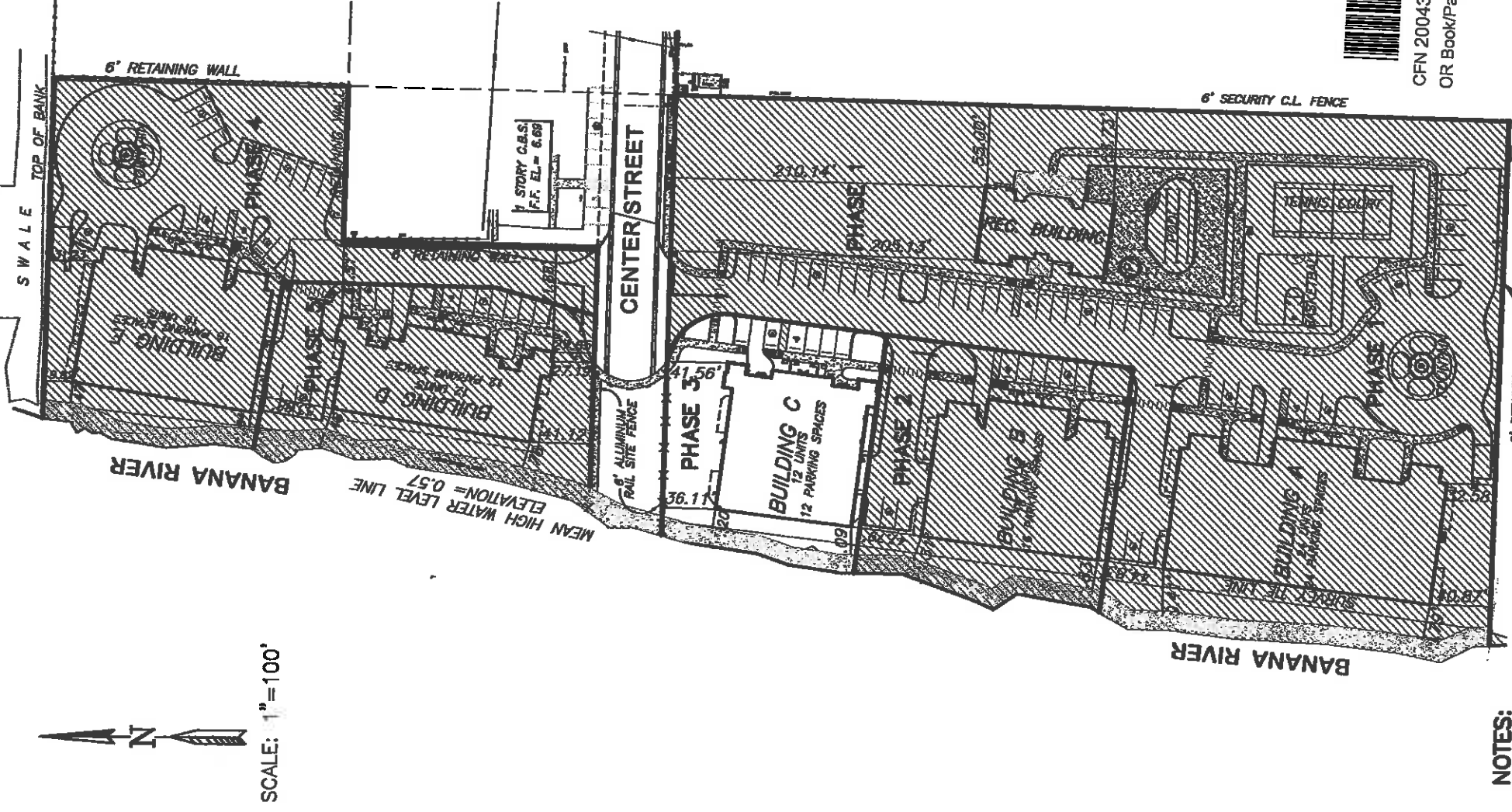
ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA



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SOLANA ON THE RIVER, A CONDOMINIUM PHASE 3

GRAPHIC PLOT PLAN OF PROPOSED IMPROVEMENTS



SCALE: 1"=100'



CFN 2004360745
OR Book/Page: 5385 / 0007

NOTES:

1. REFER TO SHEET 2 FOR THE SURVEYOR'S CERTIFICATION, SURVEYOR'S NOTES AND NOTES CONCERNING THE GRAPHIC PLOT PLAN.



= HATCHED AREAS ARE NOT A PART.

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
JULY 28, 2004

2004 JULY 28 10:51 AM

SOLANA ON THE RIVER, A CONDOMINIUM PHASE 3

SURVEYOR'S NOTES CONCERNING THE GRAPHIC PLOT PLAN :

1. Solana On The River, A Condominium Phase 3, contains Building "C" a 5-story Building with a total of 12 living units; 12 garage parking spaces. Phase 3 shall also contain driveways, walkways, parking areas and open landscaped areas.
2. All areas and improvements exclusive of the units are common elements of the condominium, as set forth in the declaration of condominium.
3. The graphic plot plan was prepared from an Engineering Site Plan, prepared by Allen Engineering, Inc.

SURVEYOR'S NOTES:

1. The elevations shown hereon are based on United States Coast and Geodetic monument "L-206," published elevation = 5.807 feet, National Geodetic Vertical Datum of 1929.
2. The Mean High Water Level Line of the Banana River shown hereon was determined to be at an elevation of 0.57 feet, National Geodetic Vertical Datum of 1929, based on the extension of published tidal datum from Tide Station 872-1609, Port Canaveral Locks.
3. Only above ground indications of utilities were located by this survey.
4. The bearings shown hereon are based on an assumed bearing of N01°06'48"E along the East line of Section 22.
5. According to the National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) for Brevard County, Florida and Incorporated Areas, Panel 313 of 727, this property is located in community number 125094 and lies within Special Flood Hazard Area AE, Base Flood Elevation 6; Special Flood Hazard Area AE, Base Flood Elevation 4; Other Flood Area, Zone X and Other Area Zone X. Special Flood Hazard Area AE is defined on the F.I.R.M. as "AREAS INUNDATED BY 100-YEAR FLOOD." Other Flood Area X is defined as "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD"; Other Area Zone X is defined as "AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAN".



CFN 2004360745
Page: 5385 / 0008
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ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
BLDG.	BUILDING	O.R.B.	OFFICIAL RECORDS BOOK
C.B.	CONCRETE BLOCK	P.	PLAT
C.B.S.	CONCRETE BLOCK STRUCTURE	PED XING	PEDESTRIAN CROSSING
CCCL	COASTAL CONSTRUCTION CONTROL LINE	PG.	PAGE
CONC.	CONCRETE	RCP	REINFORCED CONCRETE PIPE
DNR	DEPARTMENT OF NATURAL RESOURCES	SANITARY MH	SANITARY MANHOLE
DRAINAGE MH	DRAINAGE MANHOLE	VCP	VITRIFIED CONCRETE PIPE
F.I.R.M.	FLOOD INSURANCE RATE MAP	WM	WATER METER

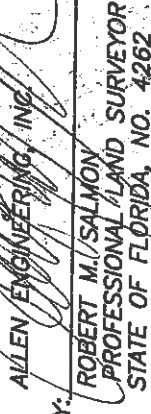
NOTES:

1. SEE SHEET 3 FOR THE PARENT PARCEL LEGAL DESCRIPTION.
2. SEE SHEET 1 FOR THE GRAPHIC PLOT PLAN.

CERTIFICATION:

I hereby certify the Sketch of Survey shown on Sheet 4 of 12 is an accurate representation of a survey performed under my direction and completed on January 23, 2003 in accordance with the "Minimum Technician Standards" for Land Surveying in the State of Florida, described in Chapter 61G17-6, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes

Not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper

ALLEN ENGINEERING, INC.
BY: 
ROBERT M. SALMON
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA, NO. 4262

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
JULY 28, 2004

SOLANA ON THE RIVER, A CONDOMINIUM

DESCRIPTION - PARENT PARCEL:

PARCEL N:

A tract of land situated in Section 22, Township 24 South, Range 37 East, Brevard County, Florida more particularly described as follows: From the Southeast corner of said Section 22, run North 01 degrees 05'19" East along the East line of said Section 22, a distance of 1226.50 feet; thence North 88 degrees 53' West, parallel with the South line of said Section 22 a distance of 40.0 feet to the Point of Beginning of the parcel herein described; thence North 01 degrees 05'19" East parallel with the East line of said Section 22 a distance of 560.30 feet; thence North 88 degrees 53' West, a distance of 304 feet more or less to the shoreline of the Banana River, thence Southerly meandering said shoreline a distance of 561 feet more or less to the intersection of a line which is 1226.50 feet North of and parallel with the South line of said Section 22; thence South 88 degrees 53' East along said line a distance of 335 feet more or less to the Point of Beginning.

AND

PARCEL P

A tract of land situated in Section 22, Township 24 South, Range 37 East, Brevard County, Florida being more particularly described as follows: From the Southeast corner of said Section 22 run North 01 degrees 05'19" East along the East line of said Section 22 a distance of 1836.8 feet; thence North 88 degrees 53' West parallel with the South line of said Section 22 a distance of 151.81 feet to the Point of Beginning of the parcel herein described; thence North 0 degrees 59'31" East along the West line of the Radio Realty Property 170.1 feet; thence North 88 degrees 53' West, 131 feet more or less to the shoreline of the Banana River, thence Southerly meandering the shoreline of Banana River a distance of 175 feet more or less to the intersection of a line which is 1836.80 feet North of and parallel with the South line of said Section 22; thence South 88 degrees 53' East along said line 178 feet more or less to the Point of Beginning.

AND

PARCEL P-1

A portion of Section 22, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 22; thence N01°06'48"E, along the East line of said Section 22, a distance of 1,837.14 feet, to the North right of way line of Center Street as described in Official Records Book 826, Page 725, of the Public Records of Brevard County Florida; thence N88°58'13"W, along said North right of way line extended westerly a distance of 143.00 feet, to the West line of that parcel described in Official Records Book 3472, Page 1644 and the POINT OF BEGINNING of the herein described parcel; thence N88°58'13"W, along said North right of way line a distance of 8.70 feet, to the East line of Parcel P, as shown and described on map titled "PLAT OF SURVEY FOR LOMA LINDA UNIVERSITY", as recorded in Survey Book 1, Page 106, of said distance of 170.07 feet, to the Northeast corner thereof, said point also being on the South line of Parcel Q as shown on said map; thence S84°58'13"E, along said South line, a distance of 8.85 feet, to the Northerly extension of the West line of that parcel described in Official Records Book 3472, Page 1644; thence S01°06'48"W, along said West line, a distance of 170.07 feet, to the POINT OF BEGINNING; Containing 0.03 acres, more or less.

AND

PARCEL Q

A tract of land situated in Section 22, Township 24 South, Range 37 East, Brevard County, Florida being more particularly described as follows: From the Southeast corner of said Section 22 run North 01 degrees 05'19" East along the East line of said Section 22 a distance of 2006.9 feet; thence North 88 degrees 53' West parallel with the South line of said Section 22 a distance of 40.0 feet to the Point of Beginning of the parcel herein described; thence North 01 degrees 05'19" East parallel with the West (East) line of said Section 22 a distance of 196.87 feet; thence North 88 degrees 45'30" West a distance of 230 feet more or less to the shoreline of the Banana River, thence Southerly meandering the said shoreline a distance of 197 feet more or less to the intersection of a line which is 2006.9 feet North of and parallel with the South line of said Section 22; thence South 88 degrees 53' East along said line a distance of 243 feet more or less to the Point of Beginning.

NOTES:

1. REFER TO SHEET 4 OF 12 FOR THE BOUNDARY TO ACCOMPANY THIS LEGAL DESCRIPTION.

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
JULY 28, 2004

EXHIBIT "G"

SHEET 3 OF 12



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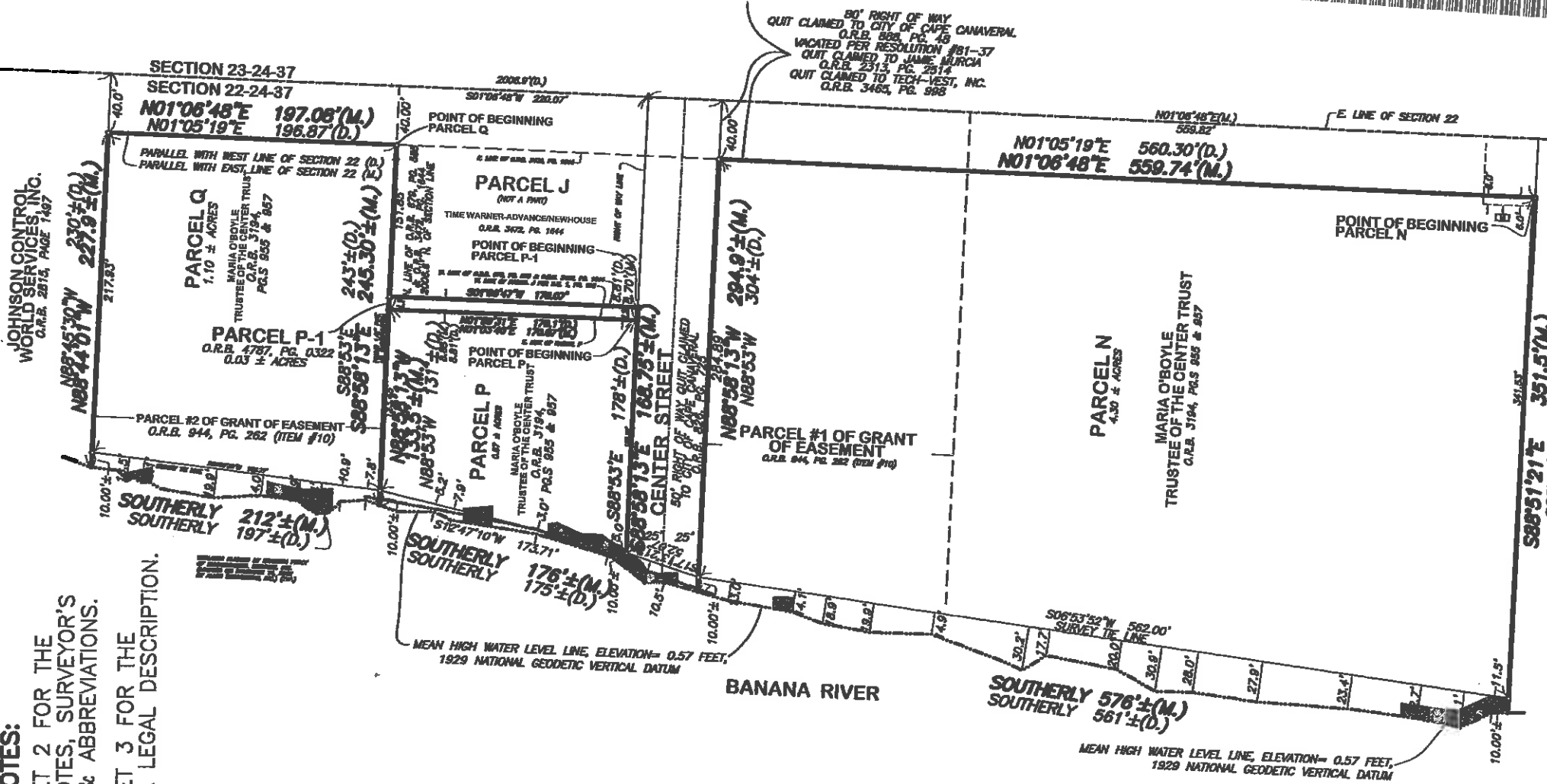
SOLANA ON THE RIVER, A CONDOMINIUM

PHASE 3

SKETCH OF BOUNDARY SURVEY - PARENT PARCEL

SURVEYOR'S NOTES:

1. REFER TO SHEET 2 FOR THE SURVEYOR'S NOTES, SURVEYOR'S CERTIFICATION & ABBREVIATIONS.
2. REFER TO SHEET 3 FOR THE PARENT PARCEL LEGAL DESCRIPTION.



SCALE: 1"=100'

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
JULY 28, 2004

MARIA O'BOYLE
TRUSTEE OF THE CENTER TRUST
O.R.B. 3194, P.G.S 955 & 957

EBERWEIN PARKS
PARTNERSHIP LTD.
O.R.B. 3628, PAGE 3464

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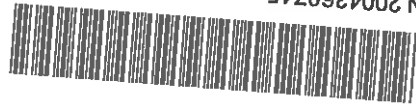
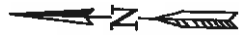


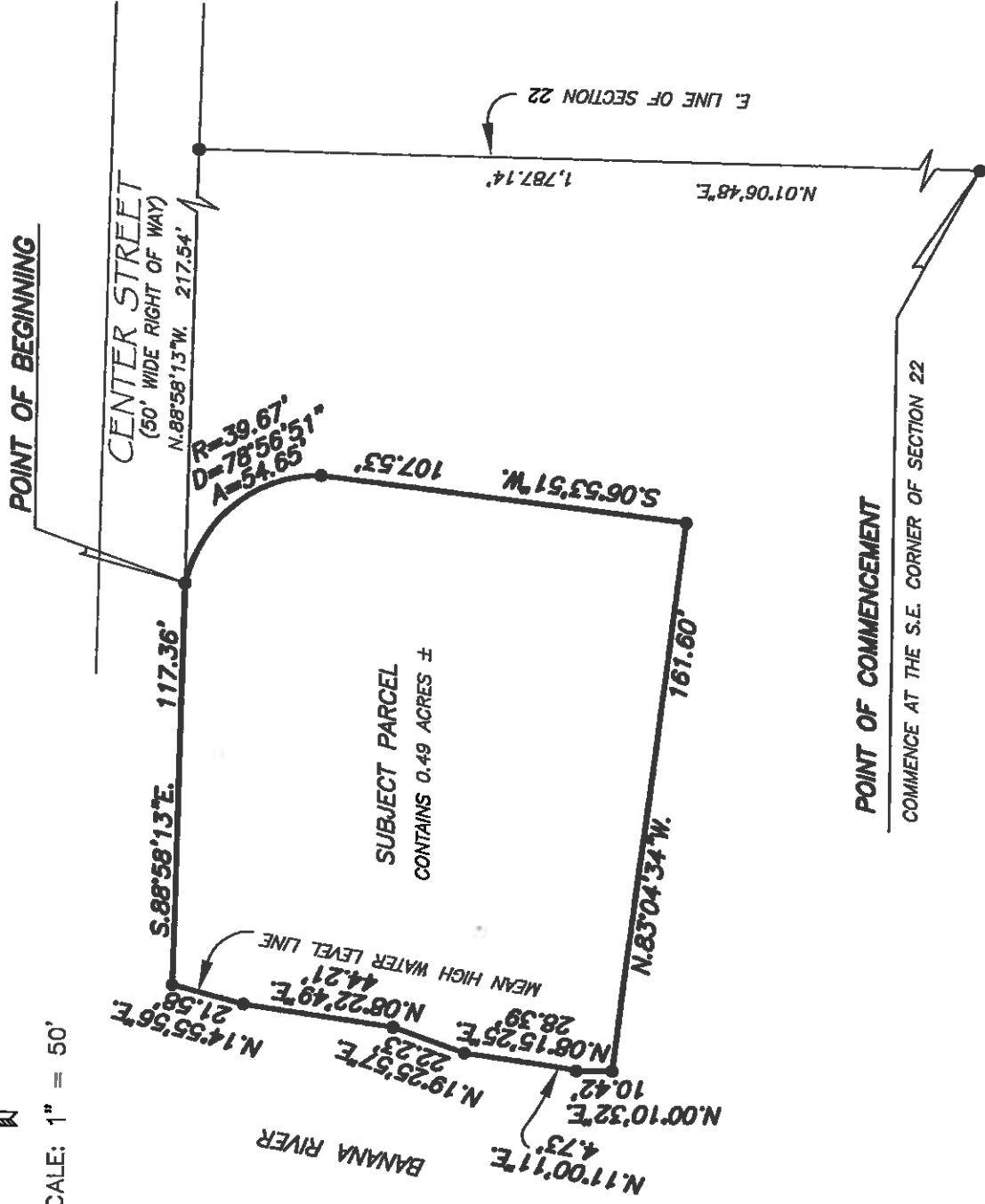
EXHIBIT "C"

SHEET 4 OF 12

SOLANA ON THE RIVER, A CONDOMINIUM PHASE 3



SCALE: 1" = 50'



Description: Solana On The River - Phase 3

A portion of Section 22, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 22; thence N01°06'48"E, along the East line of said Section 22, a distance of 1,787.14 feet, to a point on the South right of way line of Center Street (a 50.00 foot wide right of way); thence N88°58'13"W, along said South right of way line, a distance of 217.54 feet, to the POINT OF BEGINNING of the herein described parcel, and a point of intersection with a non-tangent curve, concave Southwesterly, having a radius of 39.67 feet and a central angle of 78°56'51"; thence Southeasterly, along the arc of said curve to the right, a distance of 54.65 feet (said arc subtended by a chord bearing S38°46'14"E, a distance of 50.43 feet), to a point of intersection with a non-tangent line; thence S06°53'51"W, a distance of 107.53 feet; thence N83°04'34"W, a distance of 161.60 feet, to a point on the Mean High Water Level Line of the Banana River; thence the following 6 courses along said Mean High Water Level Line: (1) N00°10'32"E, a distance of 10.42 feet; (2) N11°00'11"E, a distance of 4.73 feet; (3) N08°15'25"E, a distance of 28.39 feet; (4) N19°25'57"E, a distance of 22.23 feet; (5) N08°22'49"E, a distance of 44.21 feet; (6) N14°55'56"E, a distance of 21.58 feet, to a point on the South right of way line of said Center Street; thence S88°58'13"E, along said South right of way line, a distance of 117.36 feet, to the POINT OF BEGINNING; Containing 0.49 acres, more or less.

NOTES:

- REFER TO THE BOUNDARY SURVEY OF THE PARENT PARCEL ON SHEET 4 FOR THE LOCATION OF THE EXISTING IMPROVEMENTS & ENCROACHMENTS ON THE SITE.

ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA
JULY 28, 2004

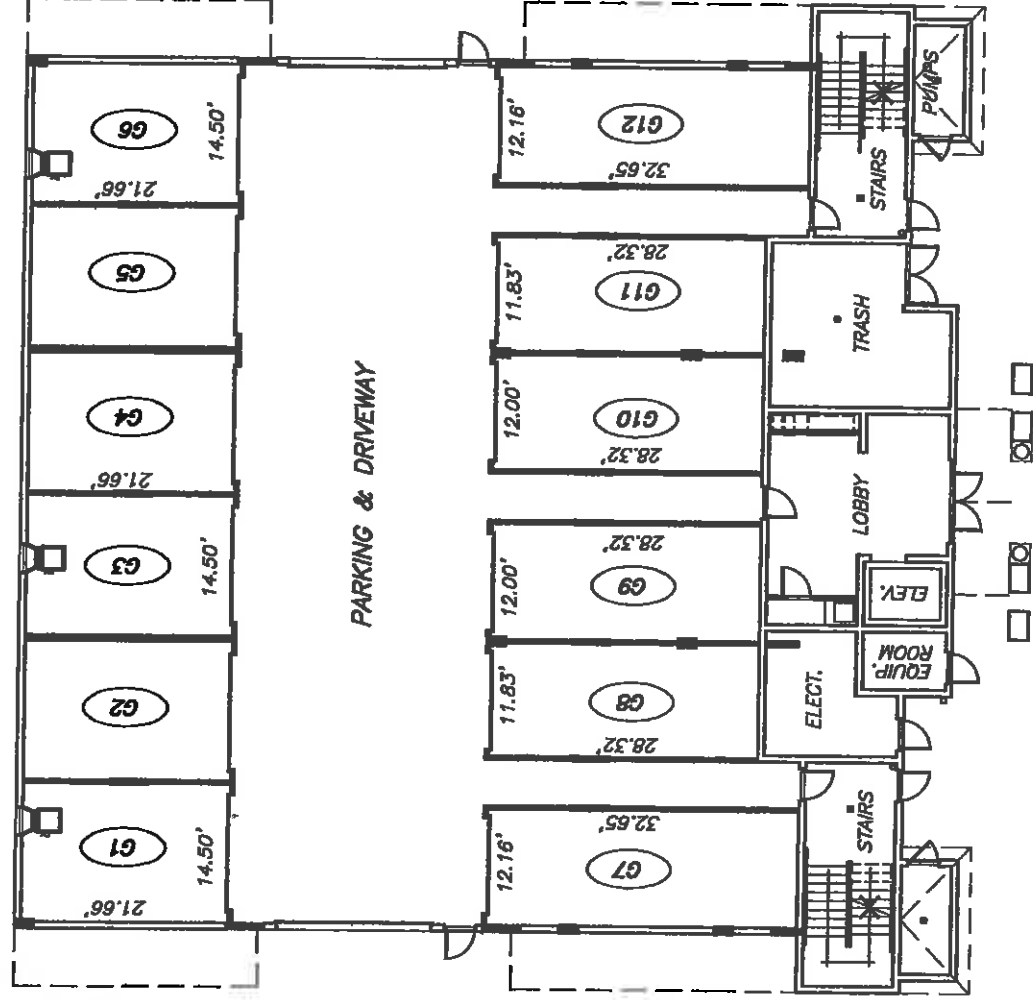


CFN 2004360745

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SOLANA ON THE RIVER, A CONDOMINIUM PHASE 3 - BUILDING "C" FIRST FLOOR PLAN

SCALE: 1"=20'



SURVEYOR'S NOTES:

1. THE FIRST FLOOR FINISHED FLOOR ELEVATION IS 7.50 FEET.
2. THE FIRST FLOOR FINISHED CEILING ELEVATION IS 16.50 FEET.
3. **G2** INDICATES THE GARAGE SPACE DESIGNATION.
4. ALL AREAS AND IMPROVEMENTS ON THE FIRST FLOOR ARE COMMON ELEMENTS OF THE CONDOMINIUM. THE PARKING SPACES SHOWN ARE COMMON ELEMENTS OF THE CONDOMINIUM WHOSE USE IS LIMITED TO CERTAIN UNITS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM.
5. ALL IMPROVEMENTS SHOWN ARE PROPOSED.

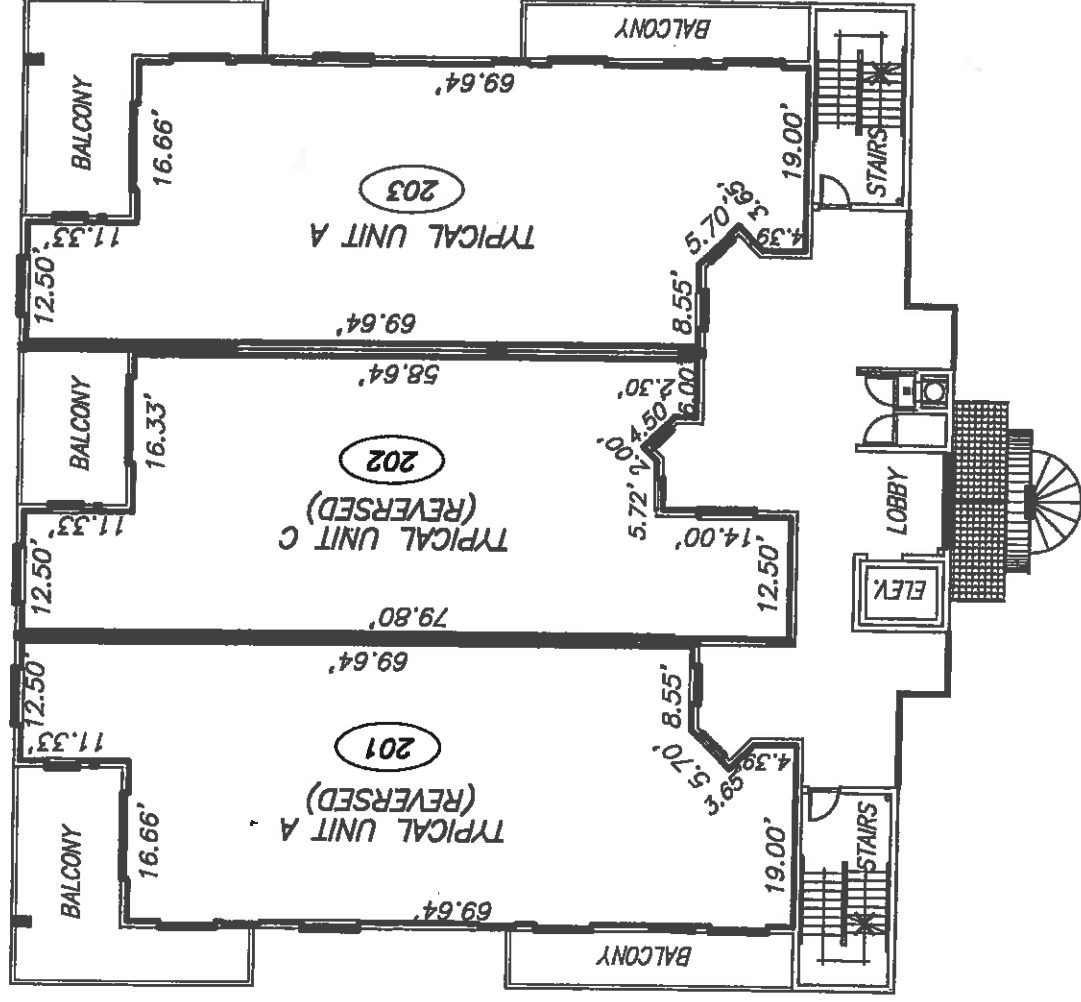
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JULY 28, 2004



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SOLANA ON THE RIVER, A CONDOMINIUM PHASE 3 - BUILDING "C" SECOND FLOOR PLAN

SCALE: 1"=20'



SURVEYOR'S NOTES:

1. THE SECOND FLOOR FINISHED FLOOR ELEVATION IS 17.17 FEET.
2. THE SECOND FLOOR FINISHED CEILING ELEVATION IS 25.17 FEET.
3. — INDICATES THE LIMITS OF THE UNITS.
4. 201 INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
6. THE BALCONIES ARE COMMON ELEMENTS LIMITED FOR THE USE OF THE ADJACENT UNIT.
7. ALL IMPROVEMENTS SHOWN ARE PROPOSED.

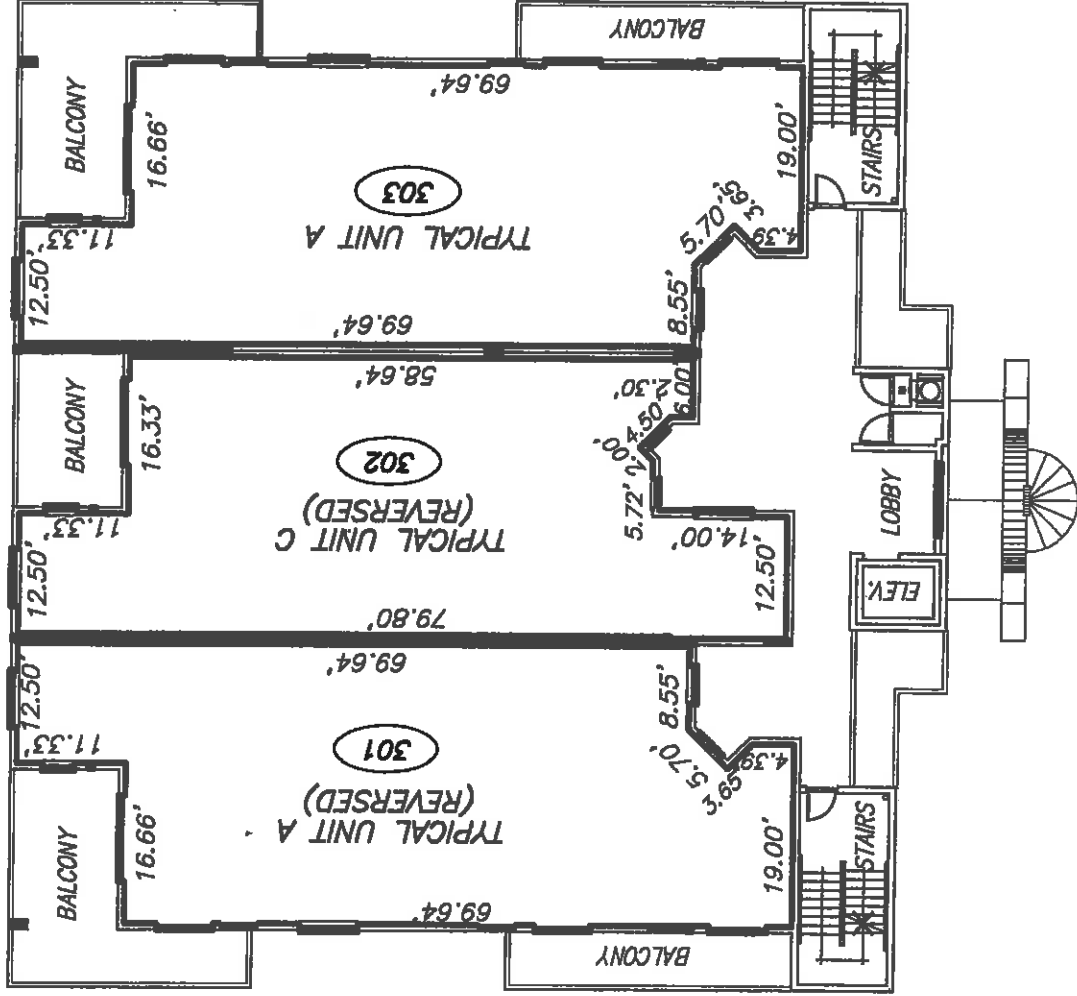
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SOLANA ON THE RIVER, A CONDOMINIUM PHASE 3 - BUILDING "C" THIRD FLOOR PLAN

SCALE: 1"=20'



SURVEYOR'S NOTES:

1. THE THIRD FLOOR FINISHED FLOOR ELEVATION IS 25.84 FEET.
2. THE THIRD FLOOR FINISHED CEILING ELEVATION IS 33.84 FEET.
3. — INDICATES THE LIMITS OF THE UNITS.
4. (301) INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
6. THE BALCONIES ARE COMMON ELEMENTS LIMITED FOR THE USE OF THE ADJACENT UNIT.
7. ALL IMPROVEMENTS SHOWN ARE PROPOSED.

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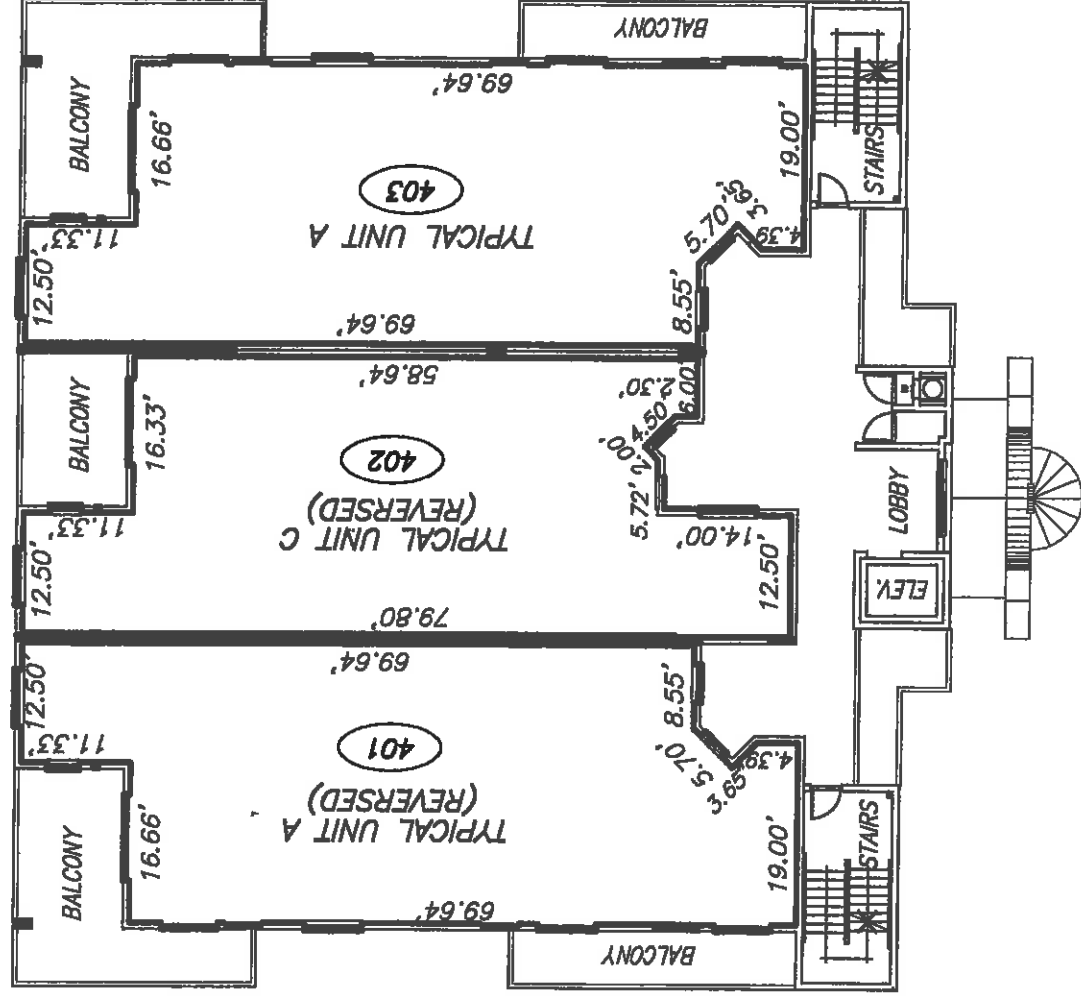
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EXHIBIT "G"

SHEET 8 OF 12

SOLANA ON THE RIVER, A CONDOMINIUM PHASE 3 - BUILDING "C" FOURTH FLOOR PLAN

SCALE: 1"=20'



SURVEYOR'S NOTES:

1. THE FOURTH FLOOR FINISHED FLOOR ELEVATION IS 34.51 FEET.
2. THE FOURTH FLOOR FINISHED CEILING ELEVATION IS 42.51 FEET.
3. — INDICATES THE LIMITS OF THE UNITS.
4. 401 INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
6. THE BALCONIES ARE COMMON ELEMENTS LIMITED FOR THE USE OF THE ADJACENT UNIT.
7. ALL IMPROVEMENTS SHOWN ARE PROPOSED.

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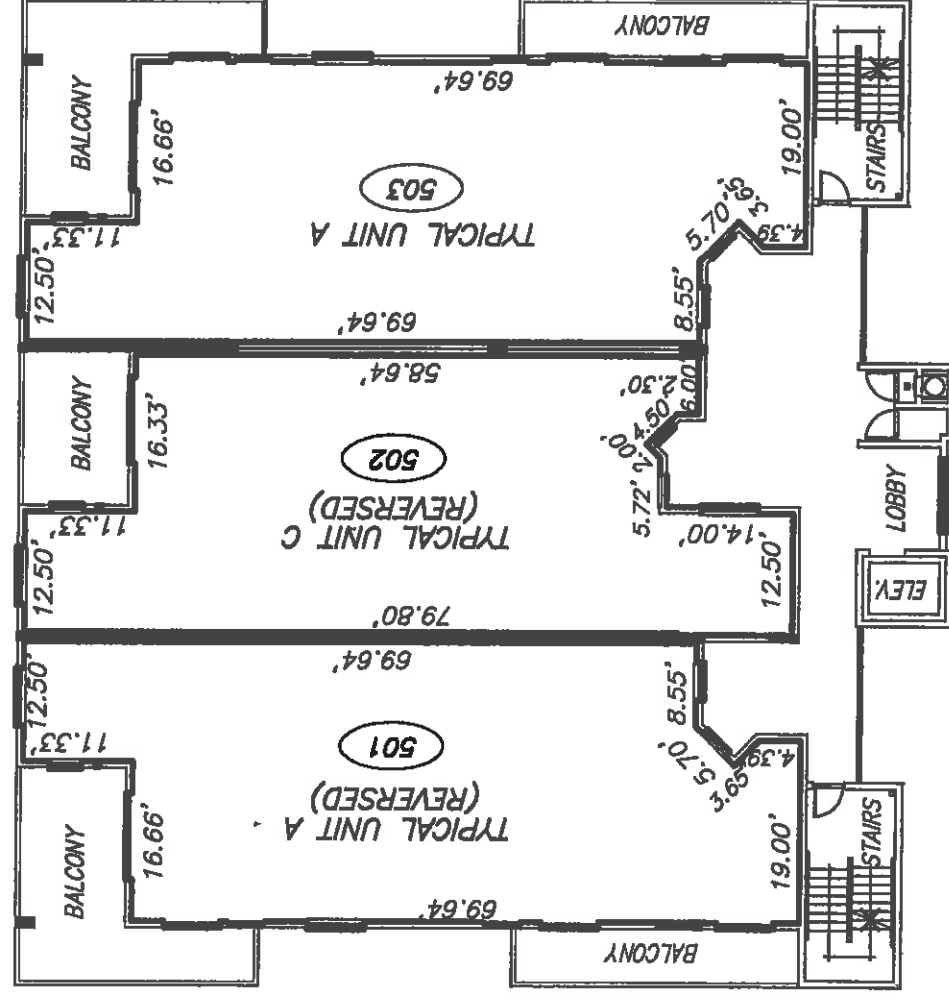
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EXHIBIT "G"

SHEET 9 OF 12

SOLANA ON THE RIVER, A CONDOMINIUM PHASE 3 - BUILDING "C" FIFTH FLOOR PLAN

SCALE: 1"=20'



SURVEYOR'S NOTES:

1. THE FIFTH FLOOR FINISHED FLOOR ELEVATION IS 43.18 FEET.
2. THE FIFTH FLOOR FINISHED CEILING ELEVATION IS 51.85 FEET.
3. — INDICATES THE LIMITS OF THE UNITS.
4. (501) INDICATES THE UNIT NUMBER DESIGNATION.
5. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNITS ARE COMMON ELEMENTS OF THE CONDOMINIUM.
6. THE BALCONIES ARE COMMON ELEMENTS LIMITED FOR THE USE OF THE ADJACENT UNIT.
7. ALL IMPROVEMENTS SHOWN ARE PROPOSED.

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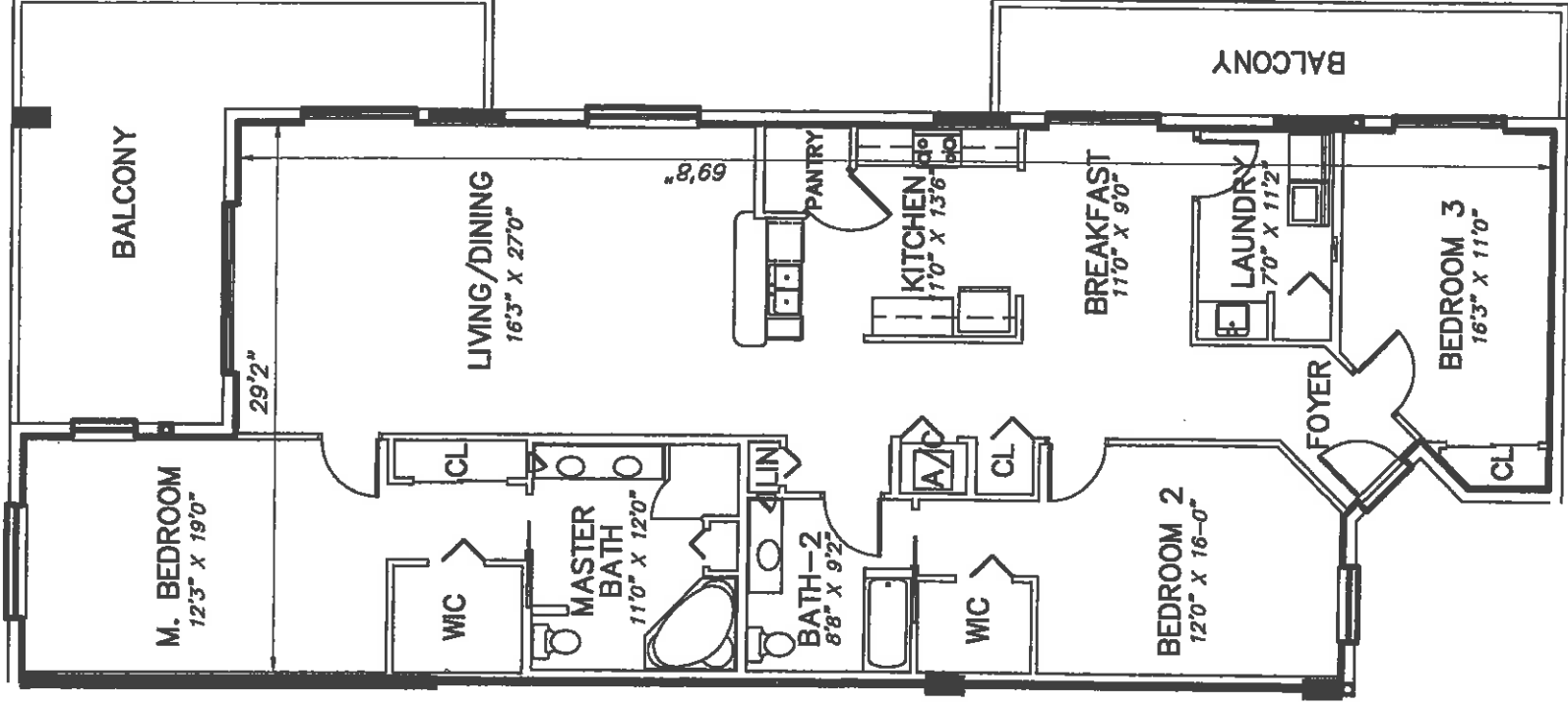
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EXHIBIT "G"

SHEET 10 OF 12

SOLANA ON THE RIVER, A CONDOMINIUM PHASE 3 UNIT A

SCALE: 1" = 10'



NOTES:

1. ——— INDICATES THE LIMITS OF THE UNIT.
2. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNIT ARE COMMON ELEMENTS OF THE CONDOMINIUM.
3. THE BALCONY IS A COMMON ELEMENT LIMITED TO THE USE OF THE ADJACENT UNIT.
4. THE UNIT PLAN SHOWN IS REPRESENTATIONAL. THE DIMENSIONS MAY VARY SLIGHTLY.
5. SOME UNITS MAY BE REVERSED OR A MIRROR IMAGE OF THE PLAN SHOWN.
6. REFER TO THE FLOOR PLAN ON SHEETS 7 - 10 FOR THE LOCATION OF THIS UNIT WITHIN THE BUILDING.
7. ALL IMPROVEMENTS SHOWN ARE PROPOSED.

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JULY 28, 2004



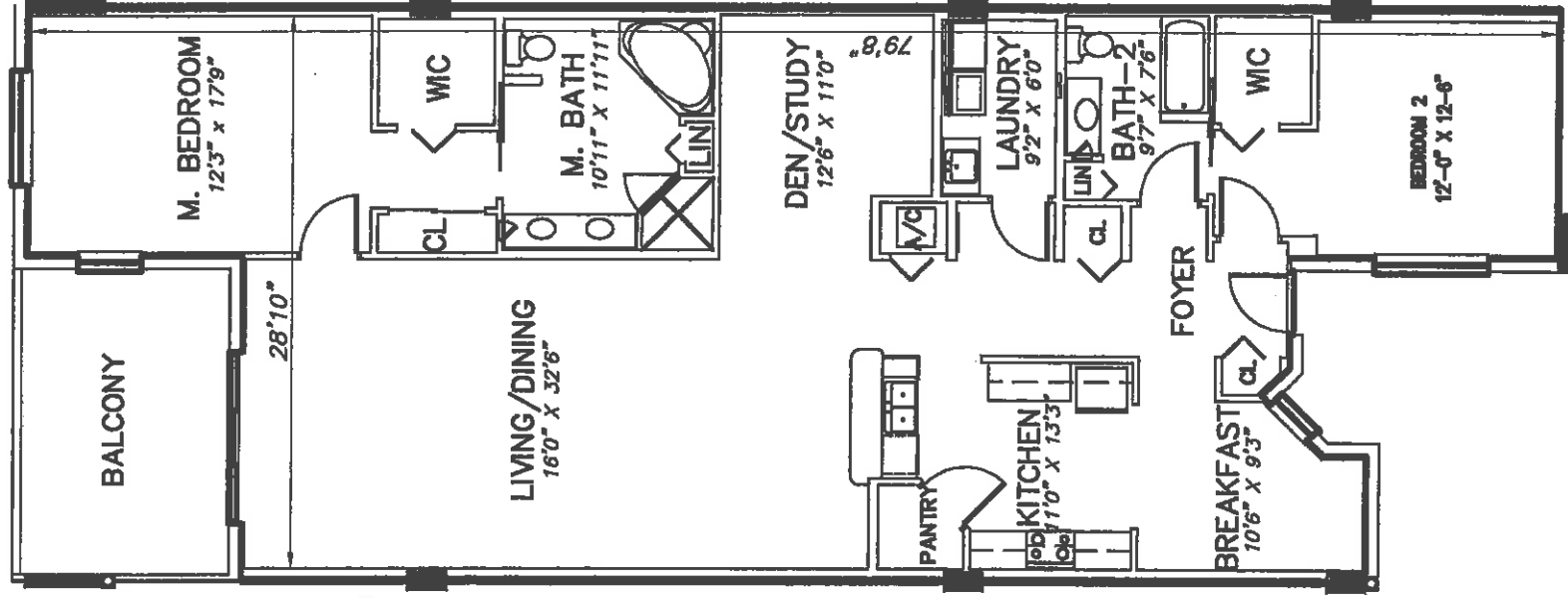
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EXHIBIT "C"

SHEET 11 OF 12

SOLANA ON THE RIVER, A CONDOMINIUM PHASE 3 UNIT C

SCALE: 1" = 10'



NOTES:

1. ——— INDICATES THE LIMITS OF THE UNIT.
2. ALL AREAS AND IMPROVEMENTS EXCLUSIVE OF THE UNIT ARE COMMON ELEMENTS OF THE CONDOMINIUM.
3. THE BALCONY IS A COMMON ELEMENT LIMITED TO THE USE OF THE ADJACENT UNIT.
4. THE UNIT PLAN SHOWN IS REPRESENTATIONAL. THE DIMENSIONS MAY VARY SLIGHTLY.
5. SOME UNITS MAY BE REVERSED OR A MIRROR IMAGE OF THE PLAN SHOWN.
6. REFER TO THE FLOOR PLAN ON SHEETS 7 - 10 FOR THE LOCATION OF THIS UNIT WITHIN THE BUILDING.
7. ALL IMPROVEMENTS SHOWN ARE PROPOSED.

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COCOA BEACH, FLORIDA
JULY 24, 2004



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EXHIBIT "G"

SHEET 12 OF 12