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THE RIVER MEWS, A CONDOMINIUM
AMENDMENT TO THE DECLARATION OF CONDOMINIUM
ADDING PHASE 2-A

We, Donald C. Proctor, President, and David C. Page, Secretary, of THE MOORINGS DEVELOPMENT COMPANY, Developer of a condominium located in Indian River County, Florida, pursuant to Florida Statute 718.403, the Declaration of Condominium for The River Mews filed at Official Record Book 651, page 2824 in the Public Records of Indian River County and the Amendment to the Declaration of Condominium of The River Mews (a Condominium) filed at Official Record Book 760, page 750 do hereby amend the aforesaid Declaration as follows:

1. SUBMISSION TO CONDOMINIUM - The lands located in Indian River County, Florida, owned by the Developer and described in Exhibit N as "Legal Description Phase 2-A," attached as Exhibit "A" hereto, are by this Amendment to the Declaration submitted to the condominium form of ownership.

2. PROPORTION OF CHANGE IN THE COMMON EXPENSES & OWNERSHIP OF THE COMMON ELEMENTS. The resulting change in apportionment of common expenses and ownership of the common elements and surplus will, according to the formula set forth in the Declaration of Condominium Article 20 (as amended) will change at the time the certificate of occupancy is issued for any or the certificate of surveyor is recorded for any unit within the phase, whichever comes first, as follows:

$$\frac{1}{28 \text{ units in Phase 1} + 5 \text{ units in Phase 2-A}} = \frac{1}{33}$$

The Developer shall not be required to submit Phase 2-A to the condominium form of ownership. The Developer's obligation are subject to the Developer entering into a sufficient number of Contracts for Sale to assure satisfactory condominium operation. The Developer does not commit that the balance of Phase 2 and Phase 3 will be constructed or submitted to the condominium form of ownership. In the event that one or more phases or sub-phases thereof are not built, those units which have been built are entitled to one hundred percent (100%) ownership of all the common elements in the phases actually developed and added as part of the condominium.

NOTE: Developer reserves the right to construct or not construct the phases or portions thereof in any order.

We further certify that this is a true copy of the amendment to the Declaration of Condominium of The River Mews, a Condominium, as recorded in Official Record Book 651 at page 2824, and amended by Official Record Book 760, page 750 of the Public Records of Indian River County, Florida.

FILED FOR RECORD
BOOK AND PAGE ABOVE
RECORD VERIFIED
89 APR 18 PM 4: 33
FREDA WRIGHT
CLERK OF CIRCUIT COURT
INDIAN RIVER CO., FLA.
BY Patti Radford D.C.

RN TO:
TRUMENT PREPARED BY:
THY A. HUDSON, ESQ.
5 WINDWARD WAY
RO BEACH, FL 32960
231-4748

These amendments adding Phase 2-A to the said Declaration, are made and adopted this 18th day of April, 1988.

THE MOORINGS DEVELOPMENT COMPANY

By _____
Donald C. Proctor, President

Attest _____
David C. Page, Secretary

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared DONALD C. PROCTOR and DAVID C. PAGE, well known to me to be the President and Secretary, respectively, of THE MOORINGS DEVELOPMENT COMPANY named in said instrument, and that they severally acknowledge executing the above in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 18th day of April, 1988.

_____
Notary Public, State of Florida at Large. My Commission expires:

NOTARY PUBLIC; STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES APRIL 23, 1992
BONDED THRU AGENT'S NOTARY BROKERAGE

This Instrument prepared by:

Dorothy A. Hudson, Chartered
Attorney at Law
2125 Windward Way
Vero Beach, FL 32963

Exhibit A
A-1

LEGAL DESCRIPTION

PHASE 2 -A

THE RIVER MEWS, A CONDOMINIUM

Commence at the centerline intersection of State Road A-1-A and Mooringline Drive as shown on the Plat of The Moorings Unit Six Subdivision, Plat Book 10, Page 63, Indian River County Public Records, run from said intersection on a bearing of North 60° 57' 13" West a distance of 123.73 feet to a point located on the North right-of-way line of aforesaid Mooringline Drive, said point also being the beginning of a circular curve concave to the right and having a radius of 2940.0 feet; from said point run West along the North right-of-way line of Mooringline Drive as per The Moorings Unit Six Subdivision Plat on a circular curve concave to the right with a radius of 2940.0 feet an arc distance of 437.87 feet; thence run North 9° 12' 47" East a distance of 97.63 feet; thence run along the arc of a circular curve concave to the right with a radius of 45.0 feet with a chord having a bearing of North 46° 59' 24" West with a chord distance of 19.86 feet and an arc distance of 20.02 feet to the Point of Beginning of the following described tract of land. Thence from the Point of Beginning continue on a circular curve concave to the right with a radius of 45.0 feet with a chord bearing of N 14° 33' 53" E with a chord distance of 67.72' and an arc distance of 76.67 feet; thence run North 17° 51' 00" West 210.82 feet; thence, run along the arc of a circular curve concave to the right with a radius of 40.0 feet and an arc distance of 29.07 feet; thence run South 72° 09' West a distance of 27.21 feet; thence run North 19° 41' 42" West a distance of 103.39 feet to the North boundary of aforesaid Moorings Unit Six; thence run along the arc of a circular curve concave to the right with a radius of 650.0 feet and an arc distance of 107.44 feet; thence run South 25° 08' 39" East a distance of 88.61 feet; thence run South 28° 09' 17" East a distance of 55.90 feet; thence run South 17° 51' 00" East a distance of 65.00 feet; thence run South 72° 09' 00" West a distance of 97.85 feet; thence run South 14° 30' 00" West a distance of 50.99 feet; thence run South 73° 46' 05" East a distance of 222.93 feet to the Point of Beginning.

Less and except the following parcel:

Commence at the centerline intersection of State Road A-1-A and Mooringline Drive as shown on the Plat of the Moorings, Unit Six Subdivision, Plat Book 10, page 63, Indian River County Public Records, run from said intersection on a bearing of North 60° 57' 13" West a distance of 123.73 feet to a point located on the North right-of-way line of aforesaid Mooringline Drive, said point also being the beginning of a circular curve concave to the right and having a radius of 2940.00 feet; from said point run West along the North right-of-way line of Mooringline Drive as per the Moorings, Unit Six Subdivision Plat on a circular curve concave to the right with a radius of 2940.0 feet an arc distance of 437.87 feet; thence run North 9° 12' 47" East a distance of 97.63 feet; thence run along the arc of a circular curve concave to the right with a radius of 45.0 feet with a chord bearing of North 46° 59' 24" West with a chord distance of 19.86 feet and an arc distance of 20.02 feet; thence North 73° 46' 05" West, 222.93 feet; thence North 14° 30' 00" East, 20.01 feet to the Point of Beginning; thence continue North 14° 30' 00" East, 30.98 feet; thence North 72° 09' 00" East, 97.85 feet; thence South 17° 51' 00" East, 96.30 feet to a point of curvature of a curve through which a radial line bears South 09° 43' 00" West, concave Northeasterly, having a radius of 35.0 feet; thence Northwesterly along the arc of said curve, through a central angle of 19° 48' 12" a distance of 12.10 feet to a point of reverse curvature of a curve concave Southwesterly, having a radius of 140.00 feet; thence Northwesterly along the arc of said curve through a central angle of 32° 25' 38" a distance of 79.23 feet to a point of reverse curvature of a curve having a radius of 60.0 feet; thence Northwesterly along the arc of said curve, through a centralangle of 19° 08' 13", a distance of 16.70 feet to the point of tangency; thence North 73° 46' 05" West, 27.59 feet to the Point of Beginning. Containing 6,445 square feet, more or less.

CERTIFICATE OF SURVEYOR

THE RIVER MEWS, A CONDOMINIUM, PHASE 2-A

Indian River County, Florida

I, Robert F. Lloyd, _____

_____,

certify as follows:

1. That I am a land surveyor, duly authorized to practice in the State of Florida, having Certificate of Registration No. 944, State of Florida.

2. That this Certificate is made as to The River Mews, a condominium, Phase 2-A, located in Indian River County, Florida, and in compliance with Chapter 718, Florida Statutes.

3. That the construction of the improvements described in the foregoing Declaration of Condominium is sufficiently complete so that with the survey of land as set forth in an exhibit attached hereto, together with the plot plans as set forth in an exhibit attached hereto, showing the apartment buildings and common elements, together with the wording of the foregoing Declaration of Condominium, there can be determined therefrom the identification, location and dimensions of each unit, the common elements and limited common elements, and that the aforementioned material is an accurate representation of the location and dimensions of the improvements.

4. That all planned improvements including, but not limited to, landscaping, utility services, and access to the unit, and common element facilities serving the building in which the units to be conveyed are located, have been substantially completed.

Land Surveyor, Certificate of Registration No. 944, State of Florida.

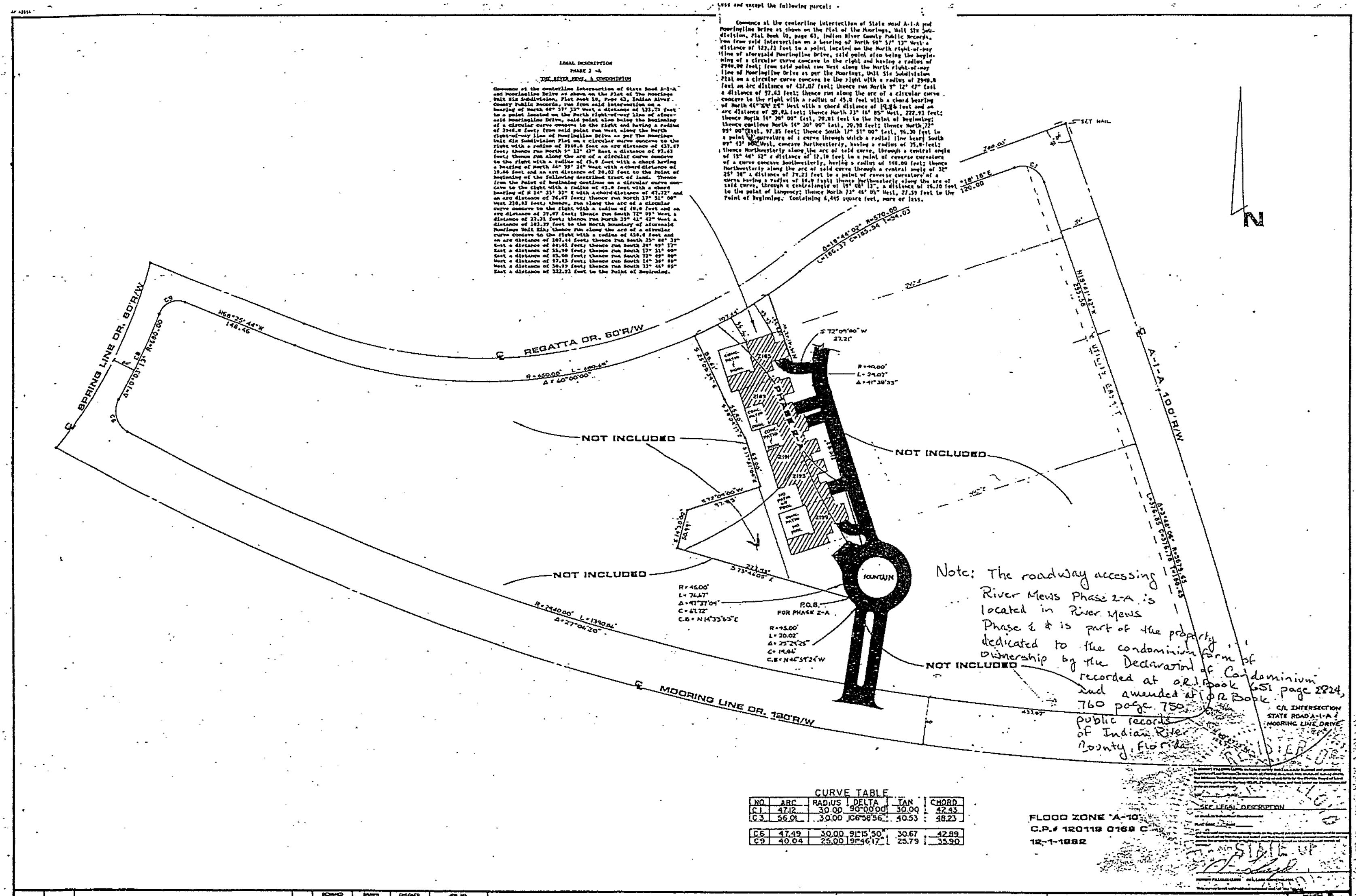
Sworn to and subscribed before me, this 14th day of April, 1988.

Notary Public, State of Florida at Large. My Commission expires:

_____

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES APRIL 23, 1992
BONDED THRU AGENT'S NOTARY BROKERAGE

A-2



LEGAL DESCRIPTION
PHASE 2-A
THE RIVER MEWS, A CONDOMINIUM

Commence at the centerline intersection of State Road A-1-A and Mooringline Drive as shown on the Plat of The Moorings Unit Six Subdivision, Plat Book 10, Page 43, Indian River County Public Records, run from said intersection on a bearing of North 40° 37' 33" West a distance of 123.73 feet to a point located on the North right-of-way line of aforesaid Mooringline Drive, said point also being the beginning of a circular curve concave to the right and having a radius of 2940.0 feet; from said point run West along the North right-of-way line of Mooringline Drive as per The Moorings Unit Six Subdivision Plat on a circular curve concave to the right with a radius of 2940.0 feet an arc distance of 437.07 feet; thence run North 3° 12' 47" East a distance of 97.63 feet; thence run along the arc of a circular curve concave to the right with a radius of 45.0 feet with a chord having a bearing of North 46° 33' 24" West with a chord distance of 19.84 feet and an arc distance of 20.02 feet to the Point of Beginning of the following described tract of land. Thence from the Point of Beginning continue on a circular curve concave to the right with a radius of 45.0 feet with a chord bearing of N 14° 33' 33" E with a chord distance of 67.72' and an arc distance of 76.47 feet; thence run North 17° 51' 00" West 210.83 feet; thence, run along the arc of a circular curve concave to the right with a radius of 40.0 feet and an arc distance of 27.07 feet; thence run South 72° 09' West a distance of 27.21 feet; thence run North 39° 41' 43" West a distance of 103.77 feet to the North boundary of aforesaid Moorings Unit Six; thence run along the arc of a circular curve concave to the right with a radius of 430.0 feet and an arc distance of 107.44 feet; thence run South 25° 48' 35" East a distance of 88.41 feet; thence run South 28° 09' 17" East a distance of 31.30 feet; thence run South 17° 51' 00" East a distance of 45.00 feet; thence run South 72° 09' 00" West a distance of 17.83 feet; thence run South 14° 30' 00" West a distance of 30.39 feet; thence run South 73° 46' 05" East a distance of 222.93 feet to the Point of Beginning.

Less and except the following parcel:

Commence at the centerline intersection of State Road A-1-A and Mooringline Drive as shown on the Plat of the Moorings, Unit Six Subdivision, Plat Book 10, page 63, Indian River County Public Records, run from said intersection on a bearing of North 40° 37' 33" West a distance of 123.73 feet to a point located on the North right-of-way line of aforesaid Mooringline Drive, said point also being the beginning of a circular curve concave to the right and having a radius of 2940.00 feet; from said point run West along the North right-of-way line of Mooringline Drive as per the Moorings, Unit Six Subdivision Plat on a circular curve concave to the right with a radius of 2940.0 feet an arc distance of 437.07 feet; thence run North 3° 12' 47" East a distance of 97.63 feet; thence run along the arc of a circular curve concave to the right with a radius of 45.0 feet with a chord bearing of North 46° 33' 24" West with a chord distance of 19.84 feet and an arc distance of 20.02 feet; thence North 73° 46' 05" West, 222.93 feet; thence North 14° 30' 00" East, 20.01 feet to the Point of Beginning; thence continue North 14° 30' 00" East, 30.30 feet; thence North 72° 09' 00" East, 97.85 feet; thence South 17° 51' 00" East, 96.30 feet to a point of curvature of a curve through which a radial line bears South 89° 13' 00" West, concave Northeasterly, having a radius of 35.0 feet; thence Northwesterly along the arc of said curve, through a central angle of 13° 40' 12" a distance of 17.10 feet to a point of reverse curvature of a curve concave Southwesterly, having a radius of 140.00 feet; thence Northwesterly along the arc of said curve through a central angle of 32° 25' 30" a distance of 79.23 feet to a point of reverse curvature of a curve having a radius of 50.0 feet; thence Northwesterly along the arc of said curve, through a central angle of 19° 08' 13", a distance of 16.70 feet to the point of tangency; thence North 73° 46' 05" West, 27.59 feet to the Point of Beginning. Containing 6,445 square feet, more or less.

Note: The roadway accessing River Mews Phase 2-A is located in River Mews Phase 1 & is part of the property dedicated to the condominium form of ownership by the Declaration of Condominium recorded at O.R. Book 651 page 2824, and amended at O.R. Book 760 page 750, public records of Indian River County, Florida.

CURVE TABLE

NO.	ARC	RADIUS	DELTA	TAN	CHORD
C1	47.12	30.00	90°00'00"	30.00	42.43
C3	56.01	30.00	106°58'56"	40.53	48.23
C6	47.49	30.00	91°15'50"	30.67	42.89
C9	40.04	25.00	91°46'17"	25.79	35.90

FLOOD ZONE "A-10"
C.P.# 120119 0169 C
12-1-1982

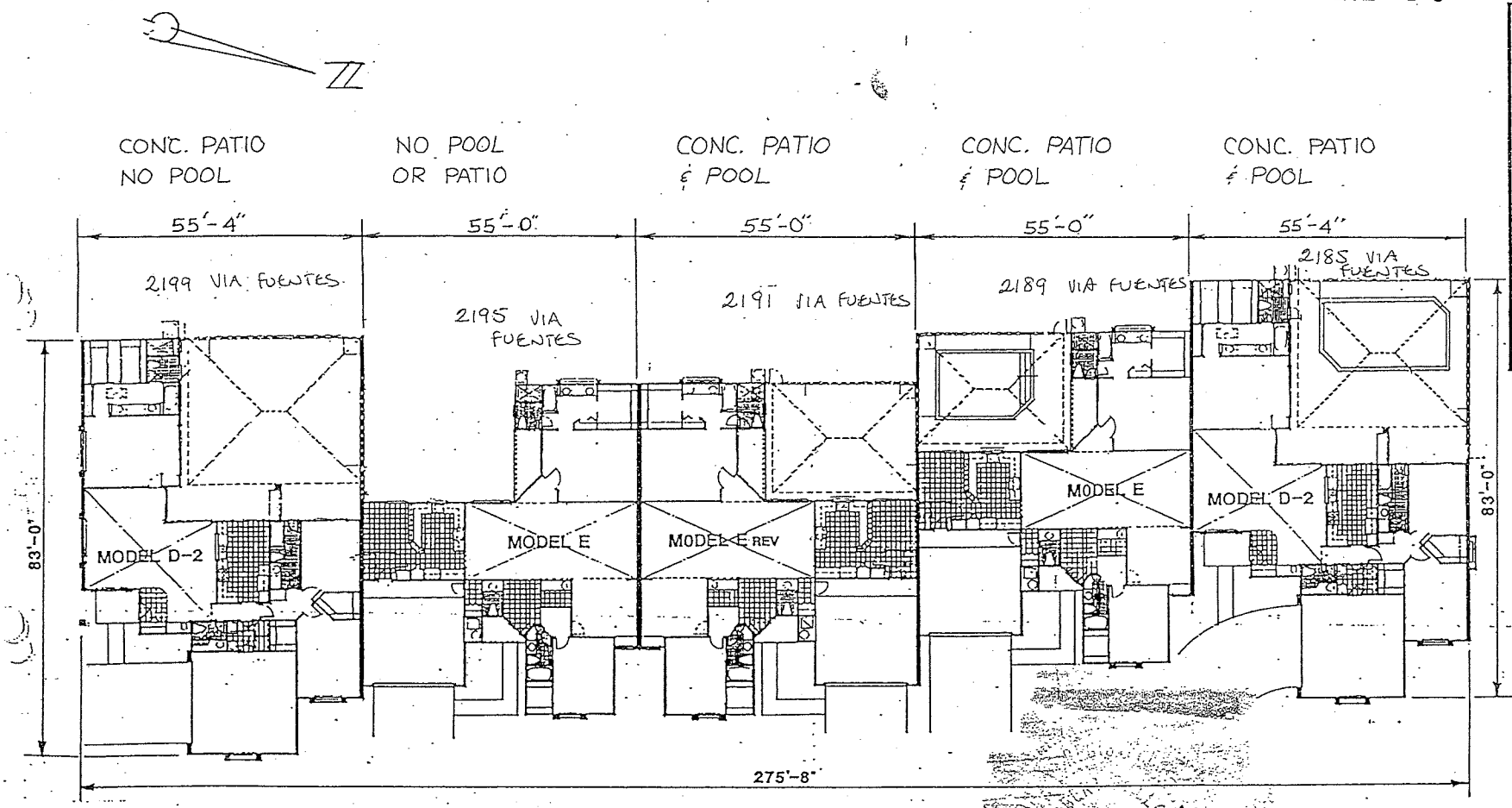
SEE LEGAL DESCRIPTION

LJC | K.B. | 87-517

AS-BUILT SURVEY FOR PHASE 2-A, THE RIVER MEWS

LLOYD & ASSOCIATES, INC.

A-3



BUILDING FLOOR PLAN

THE RIVER MEWS

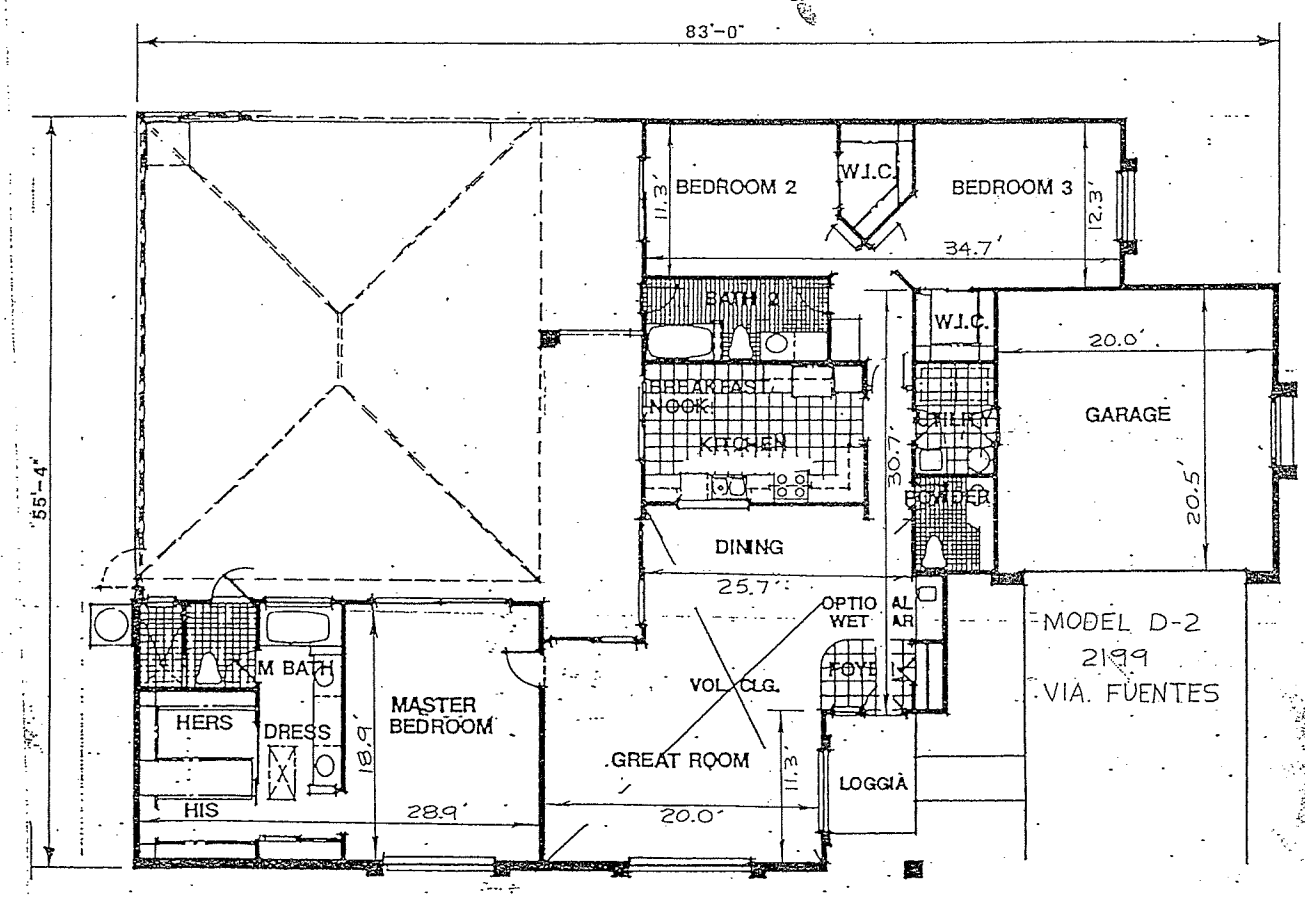
AT THE MOORINGS

for:

THE MOORINGS DEVELOPMENT COMPANY

RERECORDED WITH
CORRECTORY AMENDMENT FOR DECLARATION OF

Incorporated with
Condominium Amendment to Declaration for
The River Mews Condominium



UNIT "D-2" FLOOR PLAN
THE RIVER MEWS
AT THE MOORINGS
for:

S-8

RECORDED WITH AMENDMENT TO THE DECLARATION FOR CONDOMINIUM THE RIVER MEWS

4-14-88

UNIT "E" FLOOR PLAN

THE RIVER MEWS

AT THE MOORINGS

for:

THE MOORINGS DEVELOPMENT COMPANY

A-6

RECORDED WITH AMENDMENT TO THE DECLARATION FOR CORRECTION

4-14-88

UNIT "E REV" FLOOR PLAN

THE RIVER MEWS

AT THE MOORINGS

for:

THE MOORINGS DEVELOPMENT COMPANY

A-7

RELEASED WITH AMENDMENT TO THE DECLARATION FOR COVENANTS

4-14-88

UNIT "E" FLOOR PLAN

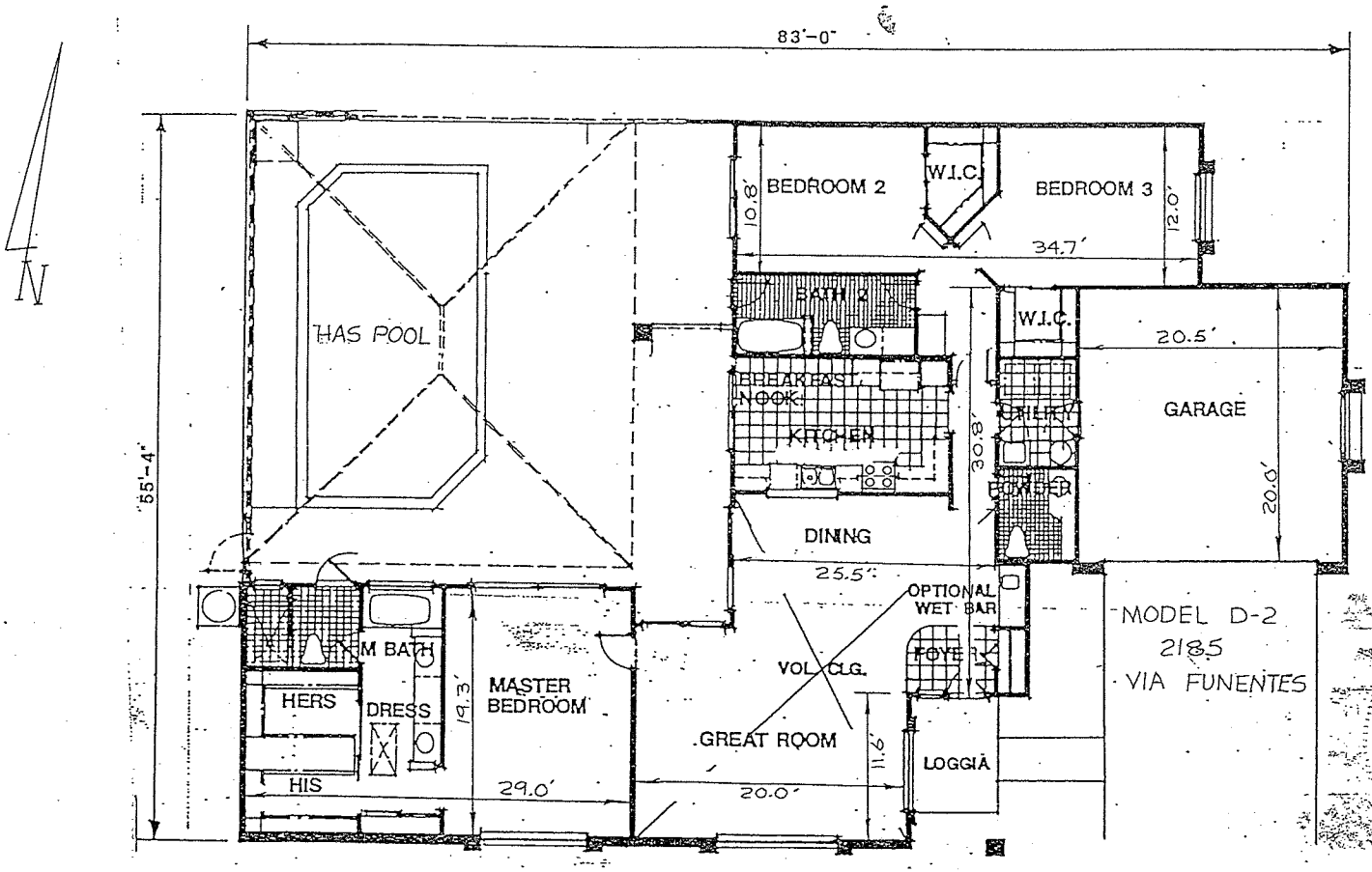
THE RIVER MEWS

AT THE MOORINGS

for:

A-8

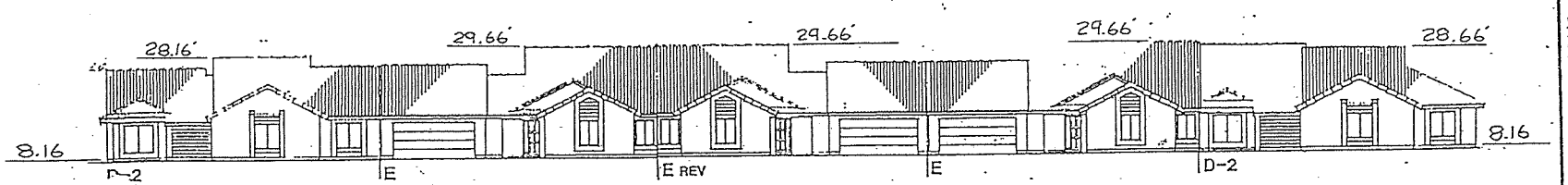
Recorded with Collected Amendment
to the Declaration for
the River Mews Condominium



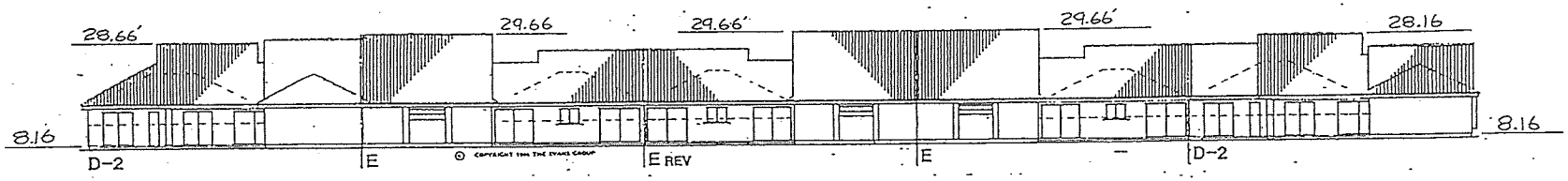
UNIT "D-2" FLOOR PLAN
THE RIVER MEWS
AT THE MOORINGS

A-9
6-8

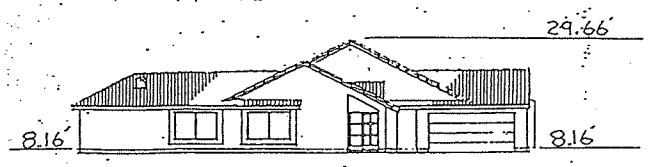
Recorded with
Correction Amendment to the Declaration
for the River Mews Condominium



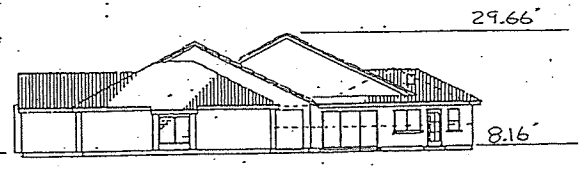
FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION AT UNIT "D-2"



RIGHT SIDE ELEVATION AT UNIT "D-2"

4-14-88

ELEVATIONS SHOWN REFER TO M.S.L. DATUM

ELEVATIONS

THE RIVER MEWS

AT THE MOORINGS

for:

THE MOORINGS DEVELOPMENT COMPANY

494109

FILED FOR RECORD
BOOK AND PAGE ABOVE
RECORD VERIFIED

1987 FEB 13 PM 1:25

FREDA WRIGHT
CLERK OF CIRCUIT COURT
INDIAN RIVER CO., FLA.
D.C.

AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF THE RIVER MEWS (A CONDOMINIUM)

Pursuant to a meeting of the River Mews Association held September 15, 1986 at its offices located at 2125 Windward Way, Vero Beach, Florida, at which 100% of all unit owners and lienholders were present throughout and voting by secret ballot, it was unanimously determined to amend the Declaration of Condominium for The River Mews, Phase 1, recorded at Official Record Book 651, Page 2824 recorded in the Public Records of Indian River County, as follows:

1. Paragraph 2 of the Declaration of Condominium is amended as follows:

"2. THE RIVER MEWS - PLAN OF DEVELOPMENT - Developer proposes to construct a maximum of ~~seventy-(70)~~ sixty-six (66) residential units and associated improvements designated The River Mews, a Condominium. This will be a three phase, each phase may be constructed in sub-phases condominium pursuant to F. S. 718.403 per the "Descriptions of Phase Development, Exhibit "L". The parcels of land described in Exhibits "M", "~~N~~", N (revised), N-A, N-B, N-C, N-D and "~~O~~" O (revised), O-A, O-B, O-C, O-D will (or may) be submitted by Amendments to this Declaration to the condominium form of ownership, and will thereby become a part of this condominium."

2. Paragraph 20 of the Declaration of Condominium is amended as follows:

"20. COMMON EXPENSES, COMMON SURPLUS, AND OWNERSHIP OF COMMON ELEMENTS - The apportionment of common expenses and ownership of the common elements and surplus has been determined on a per unit basis, each unit's payment share is based on a share of the total by the following formula:

$$\frac{1}{\text{Number of units in Phase(s) Added}} = \text{Share of Common Expenses, Surplus and Elements}$$

The share is altered when an additional phase is added. Phases will be deemed to be added at the time the certificate of occupancy is issued for any unit in the phase or sub-phase thereof or the certificate of surveyor is recorded for any unit in the phase or sub-phase thereof or the certificate of surveyor is recorded for any unit within the phase, or sub-phase thereof, whichever comes first.

DOROTHY A. HUDSON, ESQ.
2125 WINDWARD WAY
VERO BEACH, FL 32960

The share of each unit in Phase 1 is:

$$\frac{1}{\text{Units in Phase 1}} = \frac{1}{28}$$

~~Upon addition of Phase 2, the share becomes:~~

$$\cancel{\frac{1}{28\text{-Phase-}1\text{-}+\text{-}22\text{-Phase-}2} = \frac{1}{50}}$$

~~Upon addition of Phase 3:~~

$$\cancel{\frac{1}{28\text{-Phase-}1\text{-}+\text{-}22\text{-Phase-}2\text{-}+\text{-}20\text{-Phase-}3} \quad \frac{1}{70}}$$

It is anticipated that the Association shall ultimately operate all phases and sub-phases thereof of The River Mews condominium, which shall consist of no more than ~~seventy (70)~~ sixty-six (66) units and a manager's apartment and guardhouse which shall be a common element, and an Association swimming pool which may become a common element if sub-phase 2-B is constructed. See Description of Phase Development, Exhibit L.

The Developer shall not be required to submit Phase 1 to the condominium form of ownership. The Developer's obligations hereunder are subject to the Developer entering into a sufficient number of Contracts for Sale to assure satisfactory condominium operation. The Developer does not commit that Phase 2 and 3, or each sub-phase thereof will be constructed or submitted to the condominium form of ownership. In the event that one or more phases or sub-phases are not built, those units which have been built are entitled to one hundred percent (100%) ownership of all the common elements in the phases actually developed and added as part of the condominium.

NOTE: The above presumes phases and sub-phases are constructed and recorded in numerical order. Developer reserves the right to construct or not construct the phases or portions thereof in any order."

3. Paragraph 25 of the Declaration of Condominium is amended as follows:

"25. PHASING, RECREATION, AND COMMON FACILITIES - The condominium is proposed to be developed in three (3) phases and sub-phases thereof per the Description of Phase Development, Exhibit "L". The legal descriptions of these parcels are contained in Exhibits "M", "N", and "O". The Developer does not commit to build the manager's apartment, guardhouse, which are common elements, or other common facilities located in Phase 1 until such time as Developer enters into sufficient Contracts for Sale to assure satisfactory condominium operation. If Developer elects to construct a phase or sub-phase, the associated facilities will be built. Developer does not commit any money for

the furnishing of the manager's apartment or guardhouse, although it may do so at its own election. ~~No recreation facilities are committed to be built.~~ An Association pool and cabana will be constructed if Developer elects to build sub-phase 2-B. Developer does not commit any money for the furnishing of the pool and cabana, although it may do so at its own election.

A. THE MEMBERSHIP VOTE AND OWNERSHIP in the Association attributable to each unit in each phase and the results if any phase or phases are not developed are as follows:

(1) Each unit will have one full vote per Article 21 of this Declaration. There will thus be 28 votes in Phase 1, not more than ~~22~~ ___ votes in Phase 2 (if totally constructed) and not more than ~~20~~ ___ votes in Phase 3 (if totally constructed). If any phases or sub-phase thereof are not built, the votes attributable to that phase or sub-phase will not exist.

(2) The ownership in the assets of the Association shall be as shown in Article 20 of this Declaration of Condominium. If any phases or sub-phases thereof are not built, the fraction of ownership will remain at the level that already exists.

B. MANAGER'S APARTMENT - The cost of operating and maintaining the manager's apartment will be included as an item in the Condominium Budget as a common expense to be paid by the unit owners. If only Phase 1 is built, this expense could be shared by as few as 28 units and if all phases and sub-phases thereof are built it will be shared by ~~70~~ 66 units. It is mandatory that the residential unit owners pay their proportionate share of the cost of the operation and maintenance of the manager's apartment.

(1) Developer will share the expense of the manager's salary with the Association until such time as it should decide not to add one or more additional phases or sub-phases thereof, on the following basis:

Phase 1 - Developer 42/~~70~~ 66, Association 28/~~70~~ 66
Phase 2 - Developer ~~20/70~~ 17/66, Association ~~50/70~~ 49/66
Phase 3 - Association solely responsible

If Developer should elect not to add one or more phases or sub-phases thereof, the Association shall, upon notice of same, be solely responsible for payment of manager's salary.

Note: At the present time Developer has entered into no contract with a manager for The River Mews, but reserves the right to do so.

E. TIME FOR CONSTRUCTION - The Developer states that the time periods within which each phase must be completed are as follows:

Phase 1 - October 1, 1983
Phase 2 - ~~April 1, 1985~~ October 31, 1989
Phase 3 - ~~October 1, 1986~~ October 31, 1991

Note: The Developer has every expectation that the phases will be completed much sooner than shown above, but as the Condominium Act, F.S. 718.503(1), requires that a legal deadline be set forth in the Declaration, ample time is being given to cover any eventuality.

Note also: The Developer does not commit to the construction or to the order of constructing the additional phases

and the Developer does not contemplate providing any additional facilities not described above.

G. THE ASSOCIATION POOL - The Association pool and cabana will be constructed provided Phase 2 is constructed. It is mandatory that the residential unit owners pay the proportionate share of the cost of operation and maintenance of the Association pool and cabana."

These amendments to the Declaration and attachments hereto is made, adopted and entered into this 30th day of September, 1986.

THE RIVER MEWS ASSOCIATION, INC.
a Florida Corporation not for profit

By _____
Donald C. Proctor, President

ATTEST

_____
David C. Page, Secretary

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

I hereby certify that on this 30th day of September, 1986, before me personally appeared DONALD C. PROCTOR and DAVID C. PAGE, President and Secretary, respectively, of The River Mews Association, Inc., a corporation not for profit the laws of the State of Florida, to me known to be the persons who signed the Amendment to the Declaration of Condominium as such individuals and acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation and that the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Vero Beach, County of Indian River, State of Florida, the day and year last aforesaid.

_____
Notary Public, State of Florida at Large. My Commission expires:
Notary Public, State of Florida at Large.
My Commission Expires Aug. 24, 1987

DEVELOPER CONSENT: The Moorings Development Company as the

developer of The River Mews, a condominium, under the conditions and terms of the Declaration of Condominium of said condominium does hereby consent to the foregoing amendments to its Declaration of Condominium.

THE MOORINGS DEVELOPMENT COMPANY

By _____
Donald C. Proctor, President

Attest:

_____
David C. Page, Secretary

_____
Notary Public, State of Florida at Large. My commission expires:

Notary Public, State of Florida at Large.
My Commission Expires Aug. 28, 1987

548024

CONSENT OF MORTGAGEE

FLORIDA NATIONAL BANK, a national banking association, the owner and holder of a Mortgage and Security Agrement together with Assignment of Rents and Profits mortgage executed by THE MOORINGS DEVELOPMENT COMPANY, to FLORIDA NATIONAL BANK dated July 8, 1987, and recorded on said date in Official Record Book 772, page 2772, and Official Records Book 772, page 2800, respectively, both in the public records of Indian River County, Florida, and covering the following described property to wit:

SEE EXHIBIT A

JOINS IN and consents to the Amendment to the Declaration of Condominium of The River Mews, a condominium, dated the 18th day of April, 1988, as recorded at Official Records Book 795, pages 2325 to 2336, inclusive, which Amendment adds Phase 2-A, to the Declaration of Condominium of The River Mews dated November 9, 1982, recorded at Official Records Book 651 pages 2824 to 2883, inclusive, and which Amendment covers the above-described property, but does not join in such Amendment to the Declaration with prejudice to its rights under its mortgage, and such joinder is not meant to include mortgagee as a developer in any way and mortgagee assumes no obligations of the developer through this Consent nor do any obligation of the developer attach to it.

IN WITNESS WHEREOF said Mortgagee has caused this Consent of Mortgagee to be executed in its name and by its duly authorized officer, and has caused its corporate seal to be hereunto affixed this 19th day of April, 1988.

Signed, sealed and delivered in the presence of:

Barbara A. Danise

Barbara A. Danise

Mary Lynn Kleinman

Mary Lynn Kleinman

FLORIDA NATIONAL BANK

By: George L. Ricker

Sr. Vice President

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared George L. Ricker, well known to me to be the Sr.Vice President of FLORIDA NATIONAL BANK, and he acknowledged executing the same for the purpose therein set forth in the presence of two subscribing witnesses freely and voluntarily under authority vested in him by said corporation and that the seal affixed thereto is the corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 19th day of April, 1988.

Carol A. Allen

NOTARY PUBLIC, State of Florida at Large

My commission expires: NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXP. JULY 8,1991 BONDED THRU GENERAL INS. UND.

Notary in Indian River
2125 Windward Way
Vero Beach, 32963

LEGAL DESCRIPTION

PHASE 2 -A

THE RIVER MEWS, A CONDOMINIUM

Commence at the centerline intersection of State Road A-1-A and Mooringline Drive as shown on the Plat of The Moorings Unit Six Subdivision, Plat Book 10, Page 63, Indian River County Public Records, run from said intersection on a bearing of North 60° 57' 13" West a distance of 123.73 feet to a point located on the North right-of-way line of aforesaid Mooringline Drive, said point also being the beginning of a circular curve concave to the right and having a radius of 2940.0 feet; from said point run West along the North right-of-way line of Mooringline Drive as per The Moorings Unit Six Subdivision Plat on a circular curve concave to the right with a radius of 2940.0 feet an arc distance of 437.87 feet; thence run North 9° 12' 47" East a distance of 97.63 feet; thence run along the arc of a circular curve concave to the right with a radius of 45.0 feet with a chord having a bearing of North 46° 59' 24" West with a chord distance of 19.86 feet and an arc distance of 20.02 feet to the Point of Beginning of the following described tract of land. Thence from the Point of Beginning continue on a circular curve concave to the right with a radius of 45.0 feet with a chord bearing of N 14° 33' 53" E with a chord distance of 67.72' and an arc distance of 76.67 feet; thence run North 17° 51' 00" West 210.82 feet; thence, run along the arc of a circular curve concave to the right with a radius of 40.0 feet and an arc distance of 29.07 feet; thence run South 72° 09' West a distance of 27.21 feet; thence run North 19° 41' 42" West a distance of 103.39 feet to the North boundary of aforesaid Moorings Unit Six; thence run along the arc of a circular curve concave to the right with a radius of 650.0 feet and an arc distance of 107.44 feet; thence run South 25° 08' 39" East a distance of 88.61 feet; thence run South 28° 09' 17" East a distance of 55.90 feet; thence run South 17° 51' 00" East a distance of 65.00 feet; thence run South 72° 09' 00" West a distance of 97.85 feet; thence run South 14° 30' 00" West a distance of 50.99 feet; thence run South 73° 46' 05" East a distance of 222.93 feet to the Point of Beginning.

Less and except the following parcel:

Commence at the centerline intersection of State Road A-1-A and Mooringline Drive as shown on the Plat of the Moorings, Unit Six Subdivision, Plat Book 10, page 63, Indian River County Public Records, run from said intersection on a bearing of North 60° 57' 13" West a distance of 123.73 feet to a point located on the North right-of-way line of aforesaid Mooringline Drive, said point also being the beginning of a circular curve concave to the right and having a radius of 2940.00 feet; from said point run West along the North right-of-way line of Mooringline Drive as per the Moorings, Unit Six Subdivision Plat on a circular curve concave to the right with a radius of 2940.0 feet an arc distance of 437.87 feet; thence run North 9° 12' 47" East a distance of 97.63 feet; thence run along the arc of a circular curve concave to the right with a radius of 45.0 feet with a chord bearing of North 46° 59' 24" West with a chord distance of 19.86 feet and an arc distance of 20.02 feet; thence North 73° 46' 05" West, 222.93 feet; thence North 14° 30' 00" East, 20.01 feet to the Point of Beginning; thence continue North 14° 30' 00" East, 30.98 feet; thence North 72° 09' 00" East, 97.05 feet; thence South 17° 51° 00" East, 96.30 feet to a point of curvature of a curve through which a radial line bears South 09° 43' 00" West, concave Northeasterly, having a radius of 35.0 feet; thence Northwesterly along the arc of said curve, through a central angle of 19° 40' 12" a distance of 12.10 feet to a point of reverse curvature of a curve concave Southwesterly, having a radius of 140.00 feet; thence Northwesterly along the arc of said curve through a central angle of 32° 25' 30" a distance of 79.23 feet to a point of reverse curvature of a curve having a radius of 50.0 feet; thence Northwesterly along the arc of said curve, through a centralangle of 19° 00' 13", a distance of 16.70 feet to the point of tangency; thence North 73° 46' 05" West, 27.59 feet to the Point of Beginning. Containing 6,445 square feet, more or less.

EXHIBIT A

557855

THE RIVER MEWS, A CONDOMINIUM
CORRECTORY AMENDMENT TO THE DECLARATION OF CONDOMINIUM

We Donald C. Proctor, President, and David C. Page, Secretary, of THE RIVER MEWS ASSOCIATION, INC., a corporation not for profit, with offices located at 2125 Windward Way, Vero Beach, Florida, a condominium association for The River Mews, phased a condominium located in Indian River County, Florida, pursuant to: a Special Meeting of The Membership held June 28, 1988, at which a quorum was present and voting throughout; the Declaration of Condominium for The River Mews filed at Official Record Book 651, page 2824; and the Amendment to the Declaration of Condominium adding Sub-phase 2-A recorded at Official Record Book 795, Page 2325, all in the Public Records of Indian River County; do hereby amend the aforesaid Declaration as follows:

> By vote of fifty-seven percent (57%) of the total membership, being greater than the percentage required for a Correctory Amendment of the Declaration of Condominium, to-wit, fifty-one percent (51%), the legal description for Sub-Phase 2-A, which was found to contain certain scrivener's errors, IS HEREBY AMENDED and changed to the description found as Exhibit A hereto and the Certificate of Surveyor and Survey is likewise amended and is attached as Exhibit B.

We further certify that this is a true copy of the Amendment to the Declaration of Condominium of The River Mews, a Condominium, as recorded in Official Record Book 651, at page 2824, and amended by Official Record Book 760, Page 750 and as amended at Official Record Book 795, Page 2325, all in the public records of Indian River County, Florida.

These amendments correcting the Amendment Adding Phase 2-A to the said Declaration, are made and adopted this 28th day of June, 1988.

THE RIVER MEWS ASSOCIATION, INC.

By Donald C. Proctor
Donald C. Proctor, President

Attest David C. Page
David C. Page, Secretary

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared DONALD C. PROCTOR and DAVID C. PAGE, well known to me to be the President and Secretary, respectively, of THE RIVER MEWS ASSOCIATION, INC. named in said instrument, and that they severally acknowledge executing the above freely and voluntarily under authority duly

FILED FOR RECORD
SEE BOOK AND PAGE ABOVE
CERTIFIED
88 JUL -5 PM 4:13
FRED A. WRIGHT
CLERK OF CIRCUIT COURT
INDIAN RIVER CO., FLA.
BY Deputy Clerk D.C.

Dorothy A. Hudson
CHARTERED
ATTORNEY AT LAW
2125 WINDWARD WAY, SUITE 200
VERO BEACH, FLORIDA 32963

vested in them by said corporation, and that the seal affixed thereto is the true corporate seal.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of July, 1988.

Shirley L. Zeiler
Notary Public, State of Florida at Large. My commission expires: 2-5-89

DEVELOPER CONSENT: The Moorings Development Company as the Developer of The River Mews, a phased condominium, under the conditions and terms of the Declaration of Condominium of said condominium does hereby consent to the foregoing Correctory Amendment to its Declaration of Condominium.

THE MOORINGS DEVELOPMENT COMPANY

By Donald C. Proctor
Donald C. Proctor, President

Attest
David C. Page, Secretary

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared DONALD C. PROCTOR and DAVID C. PAGE, well known to me to be the President and Secretary, respectively, of THE MOORINGS DEVELOPMENT COMPANY named in said instrument, and that they severally acknowledge executing the above freely and voluntarily under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of July, 1988.

Shirley L. Zeiler
Notary Public, State of Florida at Large. My commission expires: 2-5-89

This Instrument Prepared By:
Dorothy A. Hudson, Chartered
Attorney at Law
2125 Windward Way
Vero Beach, Florida 32963

CORRECTORY

Legal Description
Phase 2-A
The River Mews, A Condominium

Commence at the intersection of State Road A-1-A and Mooring Line Drive as shown on the plat of the Moorings Unit Six Subdivision, as recorded in plat book 10, page 63, IndianRiver County Public Records, run from said intersection on a bearing of North 60d 57'17" West a distance of 123.74 feet to a point located on the North right of way line of aforesaid Mooring Line Drive, said point also being the beginning of a circular curve to the North and having a radius of 2,940.00 feet; thence along said curve through a central angle of 8d 32' 02" with a chord bearing of North 84d 38' 38" West an arc distance of 437.90 feet; thence North 9d 12' 47" East 97.63 feet to a point of curvature of a curve concave to the East with a radius of 45.00 feet; thence along said curve through a central angle of 63d 44' 30" with a chord bearing of North 21d 05' 27" West an arc distance of 50.06 feet to a POINT OF BEGINNING of the following described tract of land:

From said POINT OF BEGINNING run Westerly along a curve concave to the South having a radius of 55.00 feet through a central angle of 53d 44' 30'with a chord bearing of North 86d 53' 49" West an arc distant 51.59 feet to a point of reverse curvature of a curve concave to the North said curve having a radius of 75 feet; thence continue along said curve through a central angle of 40d 0' 0" with a chord bearing of South 86d 13' 55" West an arc distance of 52.36 feet; thence North 16d 13' 55" East 53.00 feet; thence North 17d 51' 00" West 128.75 feet; thence North 28d 09' 17" West 55.90 feet; thence North 25d 08' 39" West 88.48 feet to a point on a curve of a curve concave to the North having a radius of 650.00 feet; thence along said curve through a central angle of 09d 29' 13' with a chord bearing of North 60d 05' 59" East an arc distance of 107.63 feet; thence South 19d 41' 42" East 107.46 feet; thence North 72d 09' 00" 27.21 feet to a point on a curve said curve being concave to the East and having a radius of 40.00 feet; thence continue along said curve through a central angle of 41d 38' 22" an arc distance of 29.07 feet; thence South 17d 49' 47" East 210.72 feet to a point on a curve said curve being concave to the East and having a radius of 45.00 feet; thence along said curve through a central angle of 59d 21' 20" with a chord bearing of South 40d 27' 28" West an arc distance of 46.62 to the POINT OF BEGINNING.

EXHIBIT A

CORRECTORY AMENDED
CERTIFICATE OF SURVEYOR
THE RIVER MEWS, A CONDOMINIUM, PHASE 2-A

Indian River County, Florida

I, Robert F. Lloyd, _____,

_____,

certify as follows:

1. That I am a land surveyor, duly authorized to practice in the State of Florida, having Certificate of Registration No. 944, State of Florida.

2. That this Correctory Certificate is made as to The River Mews, a condominium, Phase 2-A located in Indian River County, Florida, is in compliance with Chapter 718, Florida Statutes, and corrects the previous Certificate given for the project.

3. That the construction of the improvements described in the foregoing Declaration of Condominium is sufficiently complete so that with the survey of land as set forth in an exhibit attached hereto, together with the plot plans as set forth in an exhibit attached hereto, showing the apartment buildings and common elements, together with the wording of the foregoing Declaration of Condominium, there can be determined therefrom the identification, location and dimensions of each unit, the common elements and limited common elements, and that the aforementioned material is an accurate representation of the location and dimensions of the improvements.

4. That all planned improvements including, but not limited to, landscaping, utility services, and access to the unit, and common element facilities serving the building in which the units to be conveyed are located, have been substantially completed.

Land Surveyor Certificate of
Registration No. 944,
State of Florida.

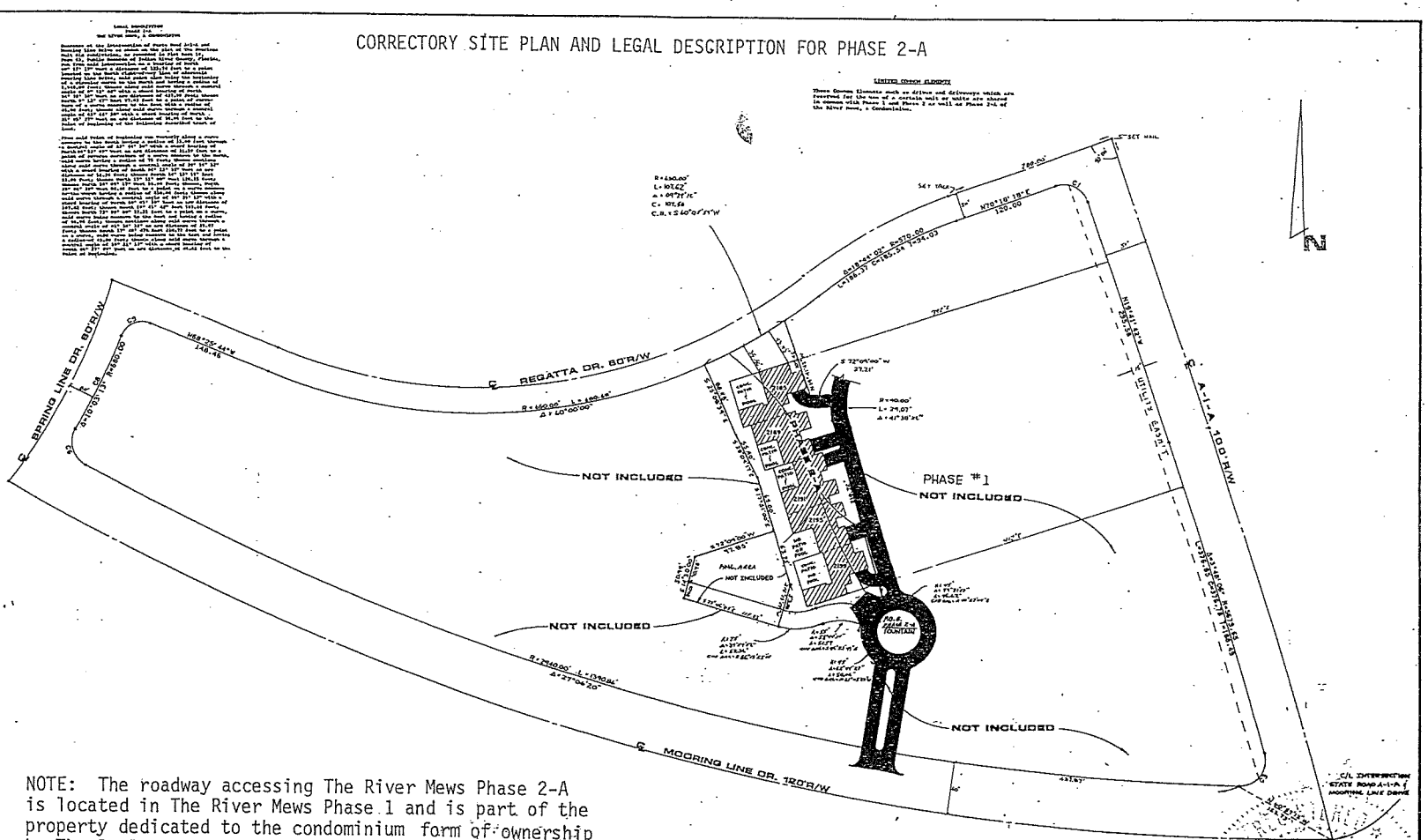
Sworn to and subscribed before me,
this 5 day of JULY,
1988.

Elizabeth M. Agostini
Notary Public, State of Florida
at Large. My Commission expires:

Notary Public, State of Florida
My Commission Expires Feb. 19, 1991
Bonded Thru Troy Fain - Insurance Inc.

EXHIBIT B

CORRECTORY SITE PLAN AND LEGAL DESCRIPTION FOR PHASE 2-A



NOTE: The roadway accessing The River Mews Phase 2-A is located in The River Mews Phase 1 and is part of the property dedicated to the condominium form of ownership by The Declaration of Condominium recorded at O.R. Book 651, Page 2824, and amended at O.R. Book 760, Page 750, public records of Indian River County, Florida.

CURVE TABLE

NO.	ARC	RADIUS	DELTA	TAN	CHORD
C1	47.12	30.00	90°00'00"	30.00	42.43
C3	56.01	30.00	106°58'56"	40.53	48.23
C6	47.49	30.00	91°15'50"	30.67	42.89
C9	40.04	25.00	91°46'17"	25.79	35.90

FLOOD ZONE "A-10"
C.P.# 120112 0169 C
12-1-1982

SEE LEGAL DESCRIPTION

5	6-7-96	REVISE LEGAL DESCRIPTION / SHEET	C.T.
4	6-12-96	REVISE LEGAL DESCRIPTION	C.T.
3	3-4-96	REVISE LEGAL DESCRIPTION	C.T.

B-2

136.50 Rec.
30.00 Photo

585645

THE RIVER MEWS, A CONDOMINIUM
AMENDMENT TO THE DECLARATION OF CONDOMINIUM
ADDING SUB-PHASE 2-B, 2-C, AND 3-E

We, Donald C. Proctor, President, and David C. Page, Secretary, of THE MOORINGS DEVELOPMENT COMPANY, Developer of The River Mews, phased a condominium located in Indian River County, Florida, pursuant to Florida Statute 718.403; the Declaration of Condominium for The River Mews filed at Official Record Book 651, page 2824; the Amendment to the Declaration of Condominium filed at Official Record Book 760, page 750; and the Amendment to the Declaration of Condominium adding Sub-phase 2-A recorded at Official Record Book 795 Page 2325 (as corrected by Amendment to the Declaration of Condominium filed at Official Records Book 802, Page 2823) all in the Public Records of Indian River County; do hereby amend the aforesaid Declaration as follows:

1. SUBMISSION TO CONDOMINIUM - The lands located in Indian River County, Florida, owned by the Developer and described as "Legal Description Phase 2-B, Phase 2-C, and Phase 3-E" all located in Indian River County; Florida, and collectively attached as Exhibit "A" hereto, are, by this Amendment to the Declaration, submitted to the condominium form of ownership.

2. PROPORTION OF CHANGE IN THE COMMON EXPENSES & OWNERSHIP OF THE COMMON ELEMENTS - The resulting change in apportionment of common expenses and ownership of the common elements and surplus will, according to the formula set forth in the Declaration of Condominium Article 20 (as amended) will change at the time the certificate of occupancy is issued or the certificate of surveyor is recorded for any unit within the phase, whichever comes first, as follows:

$$\frac{1}{\text{33 existing units (Phase 1 \& 2-A) + 12 units (Sub-Phases 2-B, 2-C, \& 3-E)}} = \frac{}{45}$$

THE DEVELOPER HEREBY SUBMITS Phase 2-B, 2-C, and 3-E to the condominium form of ownership.

The Developer does not commit that the balance of Phase 2 and Phase 3 will be constructed or submitted to the condominium form of ownership. In the event that one or more phases or sub-phases thereof are not built, those units which have been built are entitled to one hundred percent (100%) ownership of all the common elements in the phases and sub-phases actually developed and added as part of the condominium.

NOTE: Developer reserves the right to construct or not construct the phases, sub phases, or portions thereof in any order.

We further certify that this is a true copy of the amendment to the Declaration of Condominium of The River Mews, a Condominium, as recorded in Official Record Book 651 at page 2824, and amended by Official Record Book 760, page 750 and as

amended at Official Record Book 795 page 2325, (as corrected by the Amendment to the Declaration at Official Records Book 802, Page 2823), all in the public records of Indian River County, Florida.

These amendments adding Sub-Phases 2-B, 2-C and 3-E to the said Declaration, are made and adopted this 3rd day of February, 1989.

THE MOORINGS DEVELOPMENT COMPANY

By _____
Donald C. Proctor, President

Attest _____
David C. Page, Secretary

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared DONALD C. PROCTOR and DAVID C. PAGE, well known to me to be the President and Secretary, respectively, of THE MOORINGS DEVELOPMENT COMPANY named in said instrument, and that they severally acknowledge executing the above in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of February, 1989.

_____
Notary Public, State of Florida at Large. My Commission expires:
2-5-93

This Instrument prepared by:

Dorothy A. Hudson, Esquire
Dorothy A. Hudson, Chartered
2125 Windward Way - Suite 200
Vero Beach, FL 32963

FILED FOR RECORD
BOOK AND PAGE ABOVE
RECORD VERIFIED
89 FEB -7 PM 4:29
J. K. BARTON
CLERK OF CIRCUIT COURT
INDIAN RIVER CO., FLA.
BY _____ D.C.

CERTIFICATE OF SURVEYOR

THE RIVER MEWS, A CONDOMINIUM, PHASE 2-B, 2-C, & 3-E

Indian River County, Florida

I, Stuart A. Houston,

_____,

certify as follows:

1. That I am a land surveyor, duly authorized to practice in the State of Florida, having Certificate of Registration No. 4490, State of Florida.

2. That this Certificate is made as to The River Mews, a condominium, Phase 2-B, 2-C and 3-E, located in Indian River County, Florida, and in compliance with Chapter 718, Florida Statutes.

3. That the construction of the improvements described in the foregoing Declaration of Condominium is sufficiently complete so that with the survey of land as set forth in an exhibit attached hereto, together with the plot plans as set forth in an exhibit attached hereto, showing the apartment buildings and common elements, together with the wording of the foregoing Declaration of Condominium, there can be determined therefrom the identification, location and dimensions of each unit, the common elements and limited common elements, and that the aforementioned material is an accurate representation of the location and dimensions of the improvements.

4. That all planned improvements including, but not limited to, landscaping, utility services, and access to the unit, and common element facilities serving the building in which the units to be conveyed are located, have been substantially completed.

Stuart A. Houston
Land Surveyor, Certificate of Registration No. 4490
State of Florida.

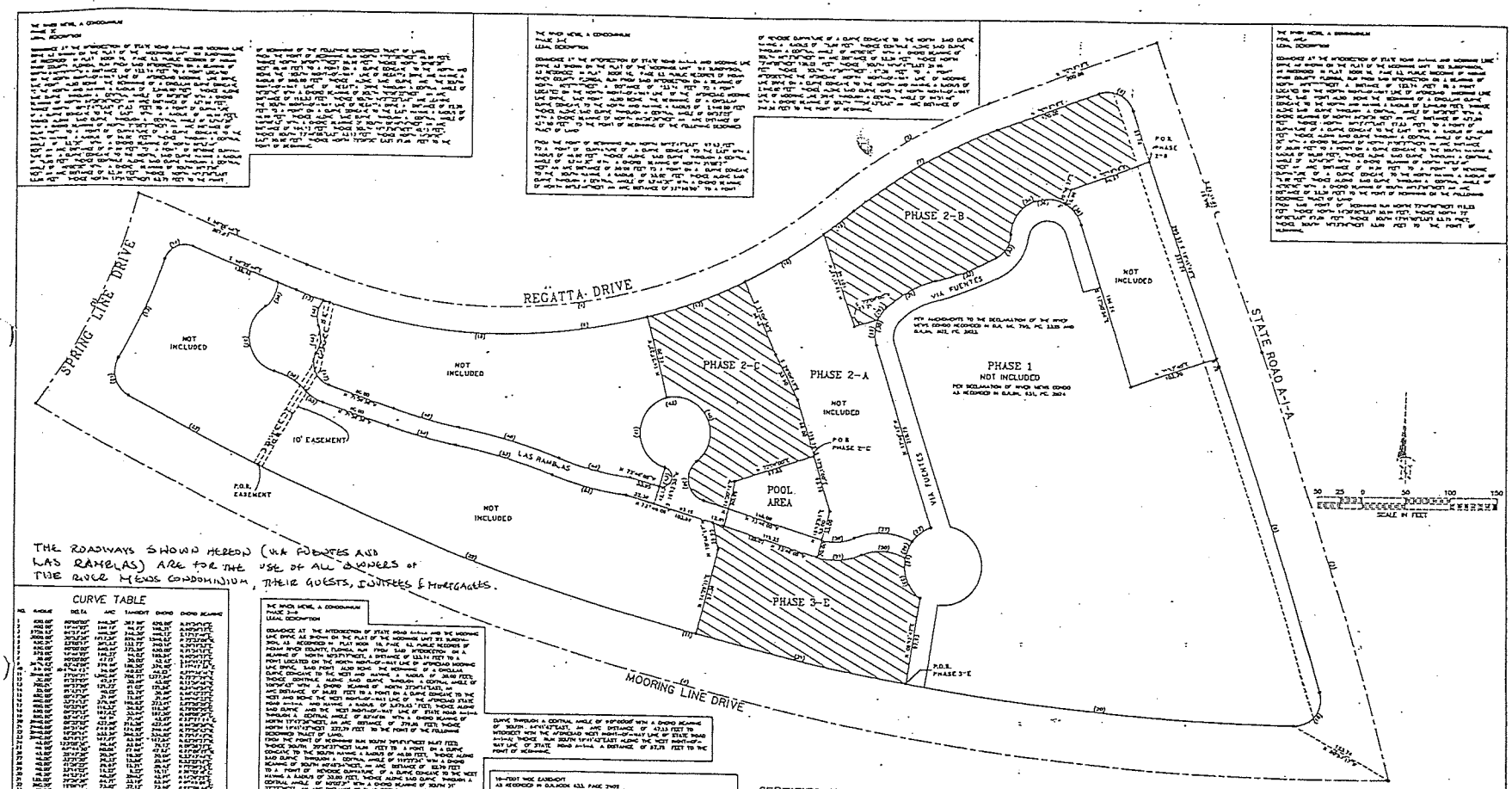
Sworn to and subscribed before me, this 7th day of February, 1989.

Notary Public, State of Florida at Large. My Commission expires:

Notary Public
State of Florida at Large
My Commission Expires:
October 16, 1992

EXHIBIT "A"

A-2



THE ROADWAYS SHOWN HEREON (VIA FUENTES AND LAS RAMBLAS) ARE FOR THE USE OF ALL OWNERS OF THE RIVER MEWS CONDOMINIUM, THEIR GUESTS, INVITEES & MORTGAGEES.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

CERTIFIED TO:

1) FLORIDA NATIONAL BANK
2) LAWYERS TITLE INSURANCE CORPORATION
3) MOORINGS DEVELOPMENT COMPANY
4) DOROTHY A. HUDSON, CHARTERED ATTORNEY AT LAW

FLOOD ZONE "A-10" C.P. #120118 0169 C 12/1/1982

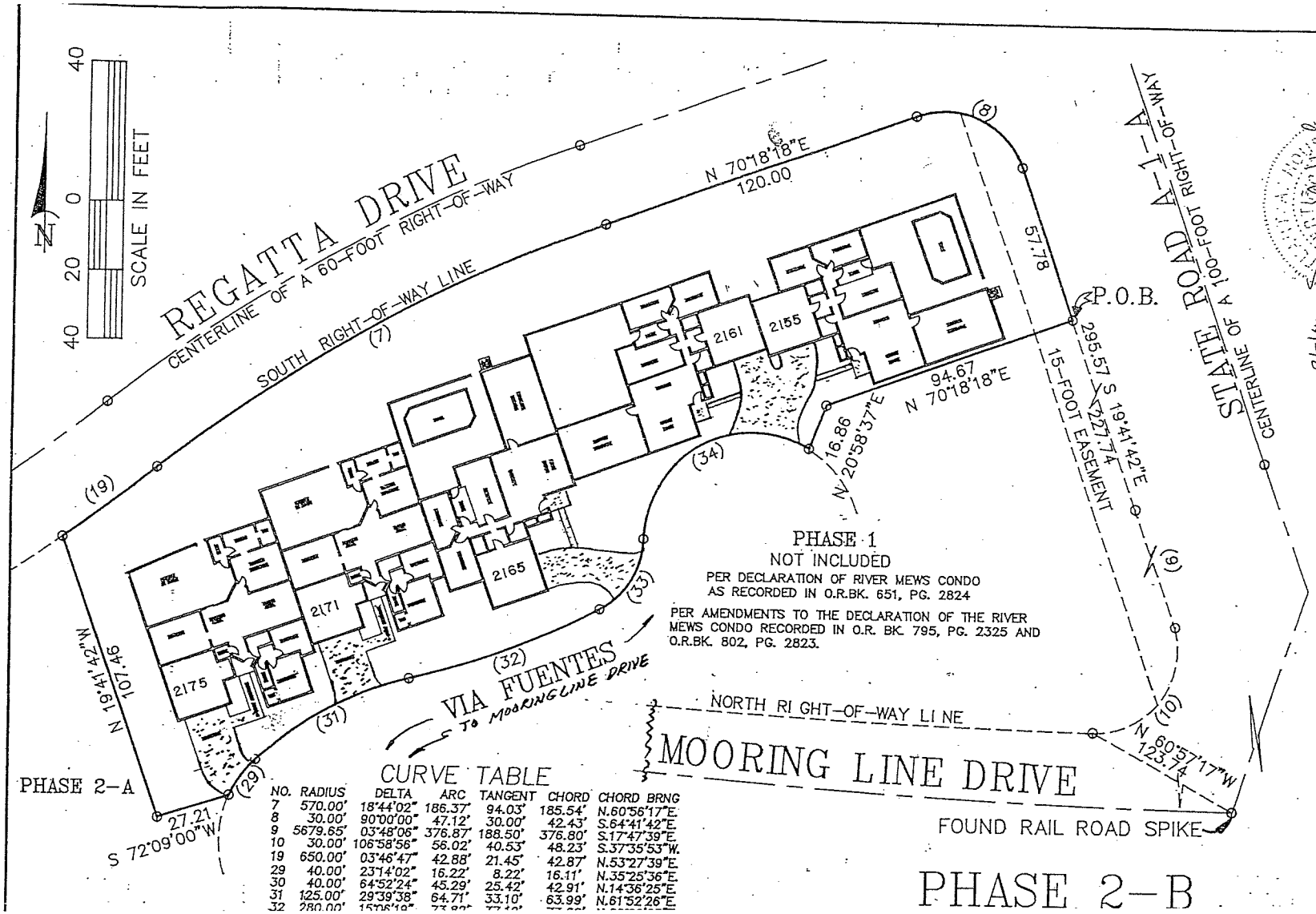
SURVEYOR'S CERTIFICATE

COMMON ELEMENTS: THOSE PORTIONS OF THE PROPERTY NOT WITHIN THE UNITS AS SHOWN ON THIS EXHIBIT.

DRAWN	CHECKED	JOB NO.
D.L. ROYE		89-500
SCALE	APPROVED	FIELD BOOK & PAGE

BOUNDARY SURVEY OF PHASES 2-B,2-C,3-E AND POOL AREA IN THE RIVER MEWS

McQUEEN & ASSOCIATES, INC.



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRNG
7	570.00'	18°44'02"	186.37'	94.03'	185.54'	N.60°56'17"E.
8	30.00'	90°00'00"	47.12'	30.00'	42.43'	S.64°41'42"E.
9	5679.65'	03°48'06"	376.87'	188.50'	376.80'	S.17°47'39"E.
10	30.00'	106°58'56"	56.02'	40.53'	48.23'	S.37°35'53"W.
19	650.00'	03°46'47"	42.88'	21.45'	42.87'	N.53°27'39"E.
29	40.00'	23°14'02"	16.22'	8.22'	16.11'	N.35°25'36"E.
30	40.00'	64°52'24"	45.29'	25.42'	42.91'	N.14°36'25"E.
31	125.00'	29°39'38"	64.71'	33.10'	63.99'	N.61°52'26"E.
32	280.00'	15°06'18"	[illegible]	[illegible]	[illegible]	[illegible]

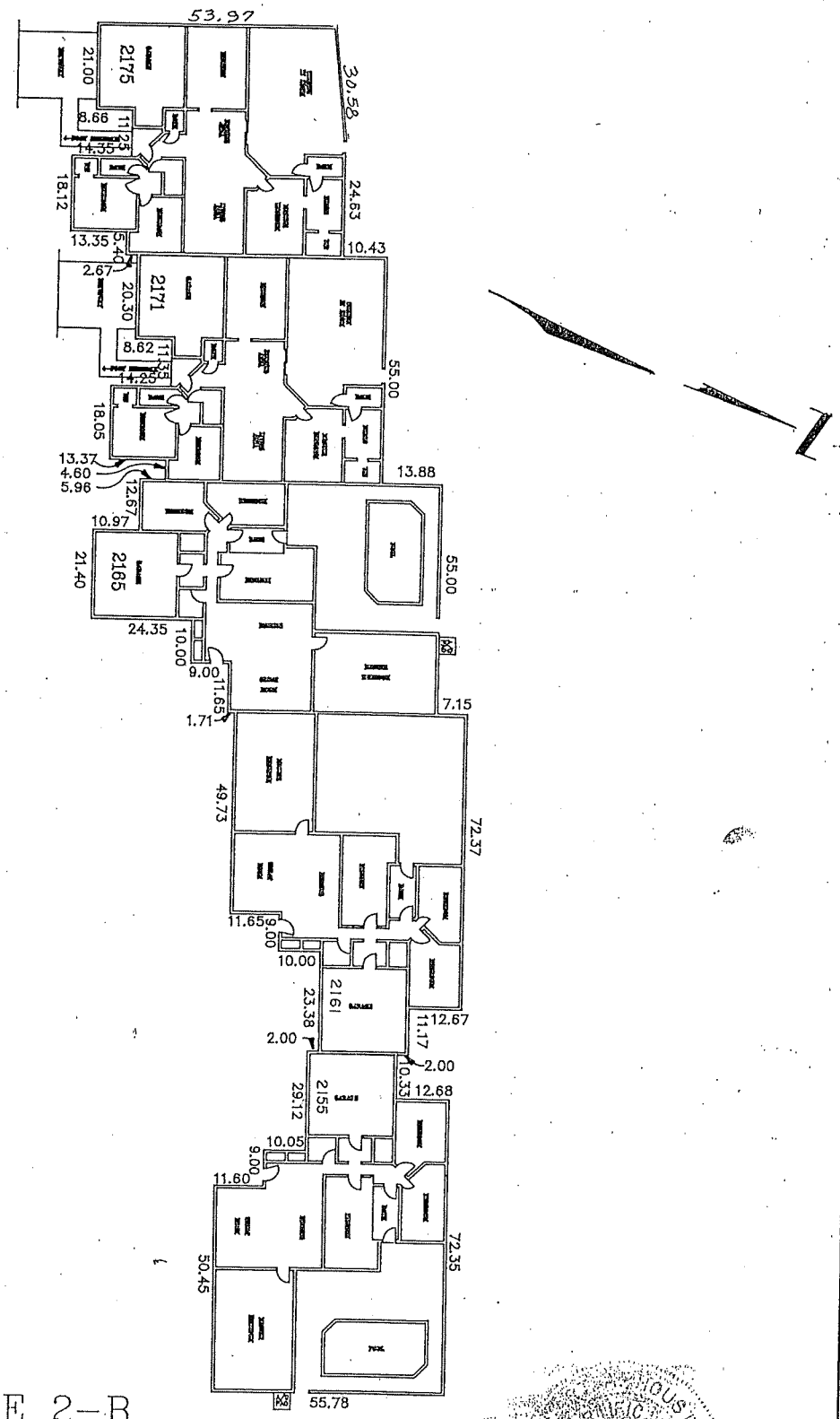
THE RIVER MEWS, A CONDOMINIUM
PHASE 2-B
LEGAL DESCRIPTION

COMMENCE AT THE INTERSECTION OF STATE ROAD A-1-A AND THE MOORING LINE DRIVE AS SHOWN ON THE PLAT OF THE MOORINGS UNIT SIX SUBDIVISION, AS RECORDED IN PLAT BOOK 10, PAGE 63, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, RUN FROM SAID INTERSECTION ON A BEARING OF NORTH 60°57'17"WEST, A DISTANCE OF 123.74 FEET TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF AFORESAID MOORING LINE DRIVE, SAID POINT ALSO BEING THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 30.00 FEET; THENCE CONTINUE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 106°59'43" WITH A CHORD BEARING OF NORTH 37°36'14"EAST, AN ARC DISTANCE OF 56.02 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST AND BEING THE WEST RIGHT-OF-WAY LINE OF THE AFORESAID STATE ROAD A-1-A AND HAVING A RADIUS OF 5,679.65 FEET; THENCE ALONG SAID CURVE AND THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A THROUGH A CENTRAL ANGLE OF 03°48'06 WITH A CHORD BEARING OF NORTH 17°47'38"WEST, AN ARC DISTANCE OF 376.85 FEET; THENCE NORTH 19°41'42"WEST 237.79 FEET TO THE POINT OF THE FOLLOWING DESCRIBED TRACT OF LAND.

FROM THE POINT OF BEGINNING RUN SOUTH 70°18'18"WEST 94.67 FEET; THENCE SOUTH 20°58'37"WEST 16.86 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 40.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 118°27'34" WITH A CHORD BEARING OF SOUTH 60°45'54"WEST, AN ARC DISTANCE OF 82.70 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 30.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°00'31" WITH A CHORD BEARING OF SOUTH 31° 32'27"WEST, AN ARC DISTANCE OF 31.42 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 280.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°06'19" HAVING A CHORD BEARING OF SOUTH 69°05'45"WEST, AN ARC DISTANCE OF 73.82 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 125.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°39'38" WITH A CHORD BEARING OF SOUTH 61°49'06"WEST, AN ARC DISTANCE OF 64.71 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 40.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°14'02" WITH A CHORD BEARING OF SOUTH 35°22'18"WEST, AN ARC DISTANCE OF 16.22 FEET; THENCE SOUTH 72°09'00"WEST 27.21 FEET; THENCE NORTH 19°41'42"WEST 107.46 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH AND BEING THE SOUTH RIGHT-OF-WAY LINE OF REGATTA DRIVE HAVING A RADIUS OF 650.00 FEET; THENCE ALONG SAID CURVE AND THE SOUTH RIGHT-OF-WAY LINE OF REGATTA DRIVE THROUGH A CENTRAL ANGLE OF 03°46'57" WITH A CHORD BEARING OF NORTH 53°27'24"EAST, AN ARC DISTANCE OF 42.91 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 570.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°44'01" WITH A CHORD BEARING OF NORTH 60°56'18"EAST, AN ARC DISTANCE OF 186.37 FEET; THENCE NORTH 70°18'18"EAST 120.00 FEET TO A POINT OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 30.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'35" WITH A CHORD BEARING OF SOUTH 64°41'42"EAST, AN ARC DISTANCE OF 47.13 FEET TO INTERSECT WITH THE AFORESAID WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE RUN SOUTH 19°41'42"EAST ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A A DISTANCE OF 57.78 FEET TO THE POINT OF BEGINNING.

2/7/89 Stuart A. Hall

THE RIVER MEWS AT THE MOORINGS LEGAL DESCRIPTION	McQUEEN & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS (407) 569-1322 700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32960



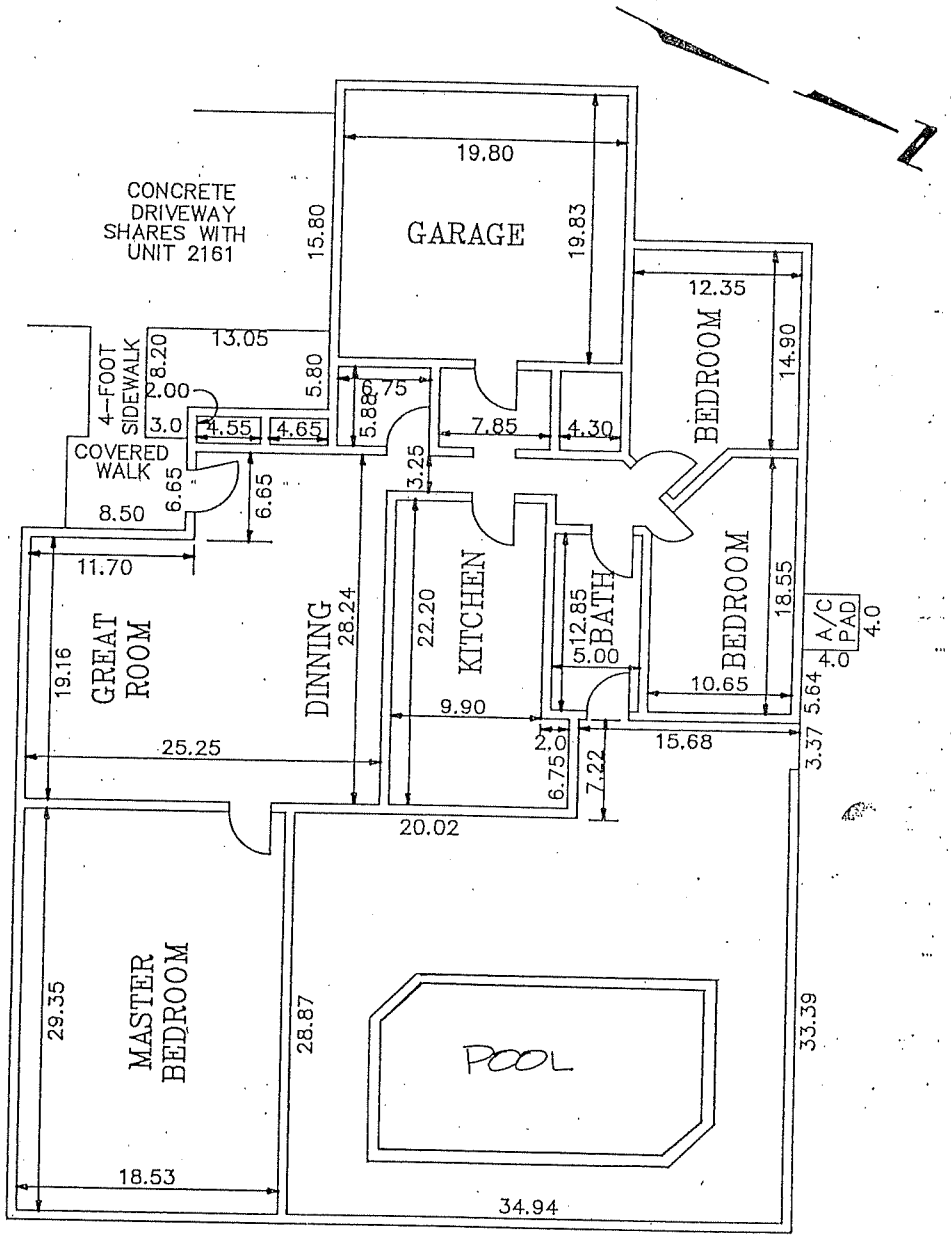
PHASE 2-B

2/7/89

THE RIVER MEWS
AT THE MOORINGS
BUILDING FLOOR PLAN

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
(407) 569-1322
700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32960

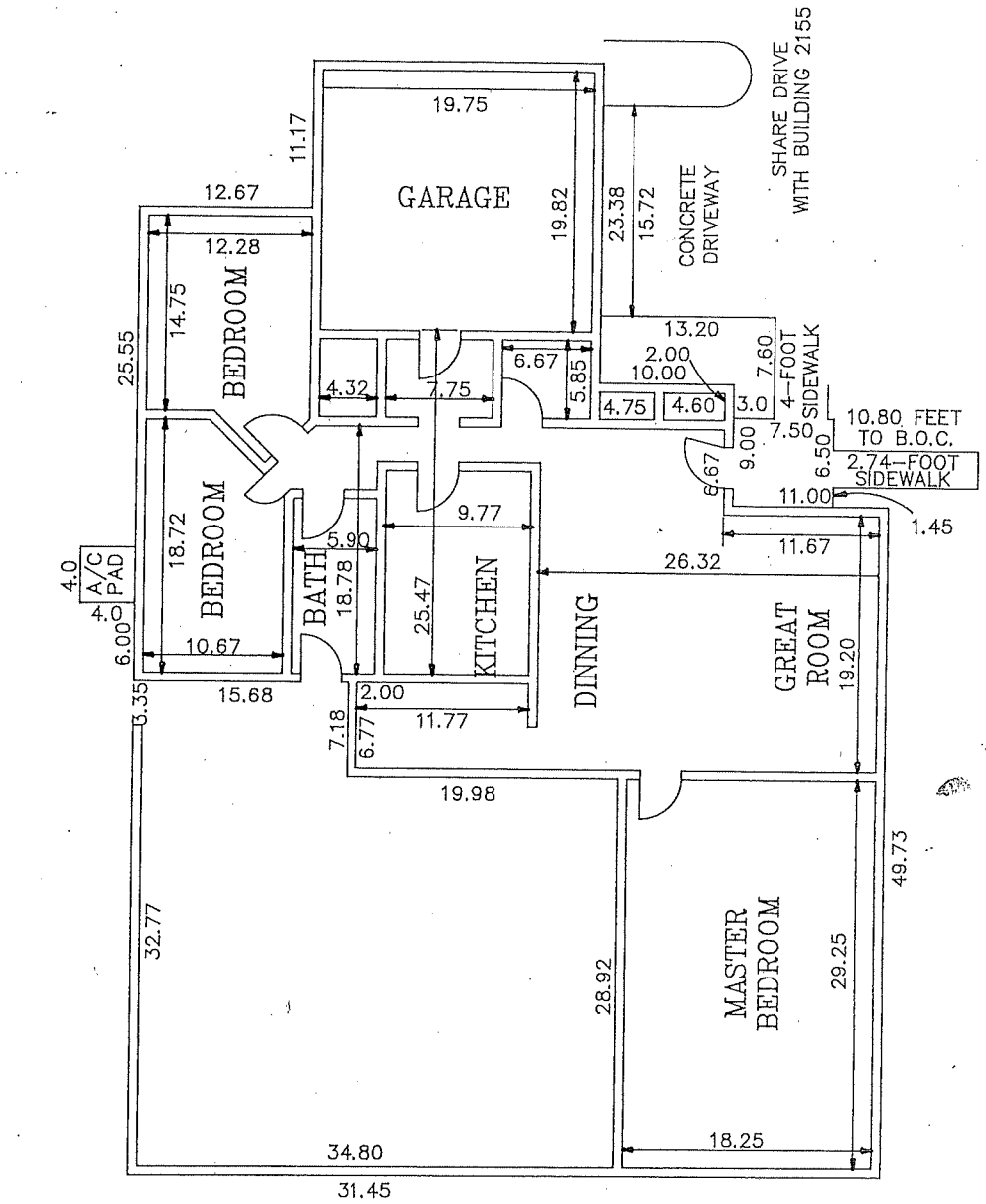
A-5



2/7/89

THE RIVER MEWS
AT THE MORRINGS
UNIT 2155 VIA FUENTES

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
(407) 569-1322
700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32960

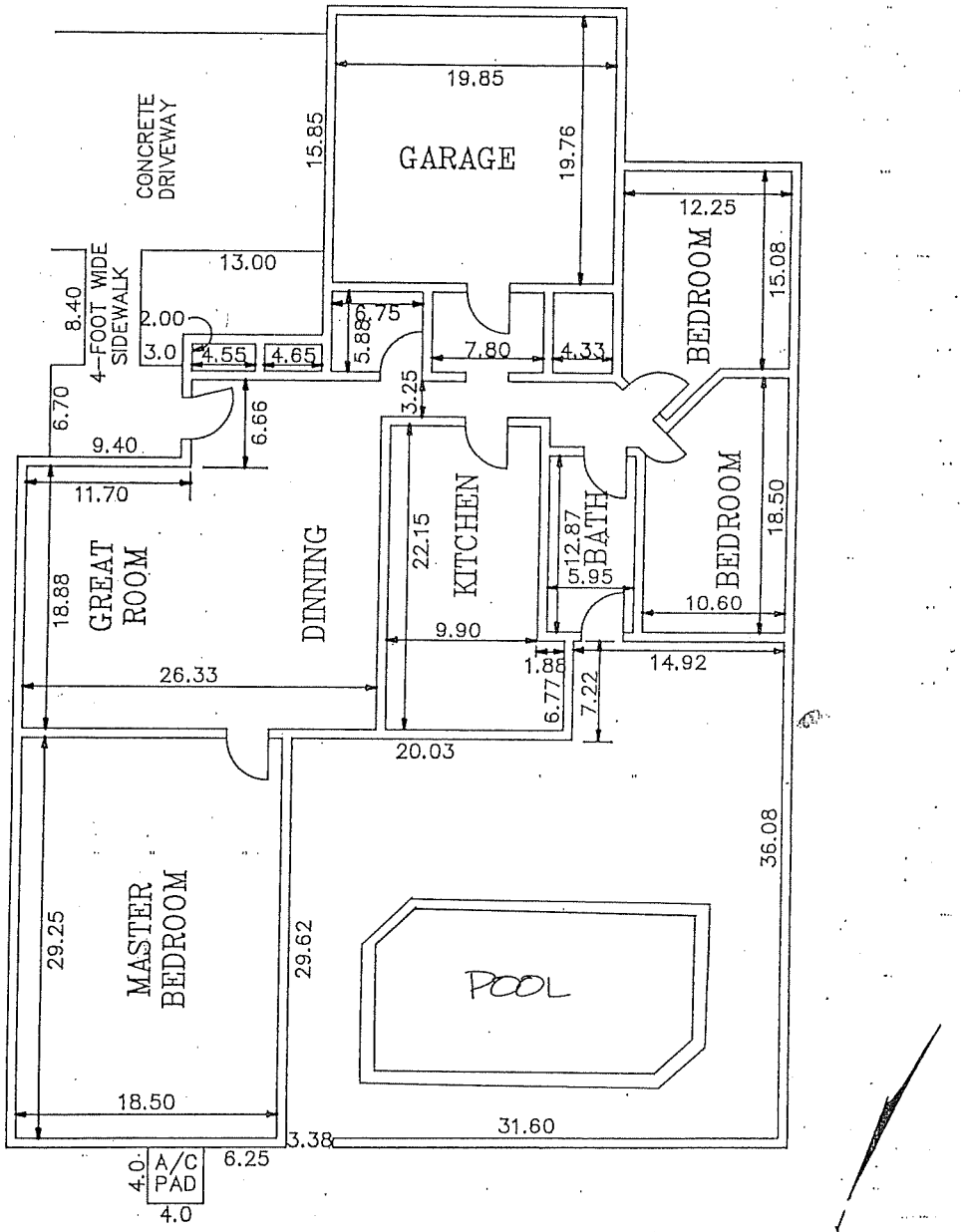


4/7/09

THE RIVER MEWS
AT THE MOORINGS
UNIT 2161 VIA FUENTES

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
(407) 569-1322
700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32960

A-7

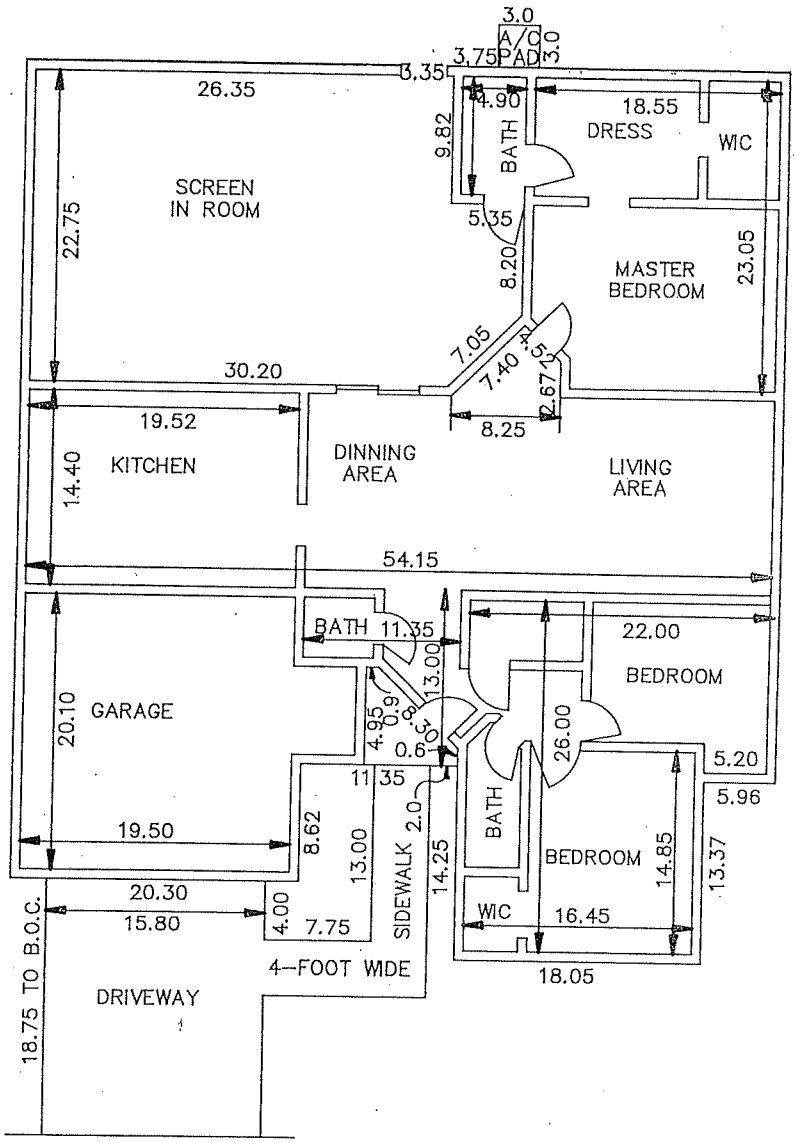


4/7/89

THE RIVER MEWS
AT THE MORRINGS
UNIT 2165 VIA FUENTES

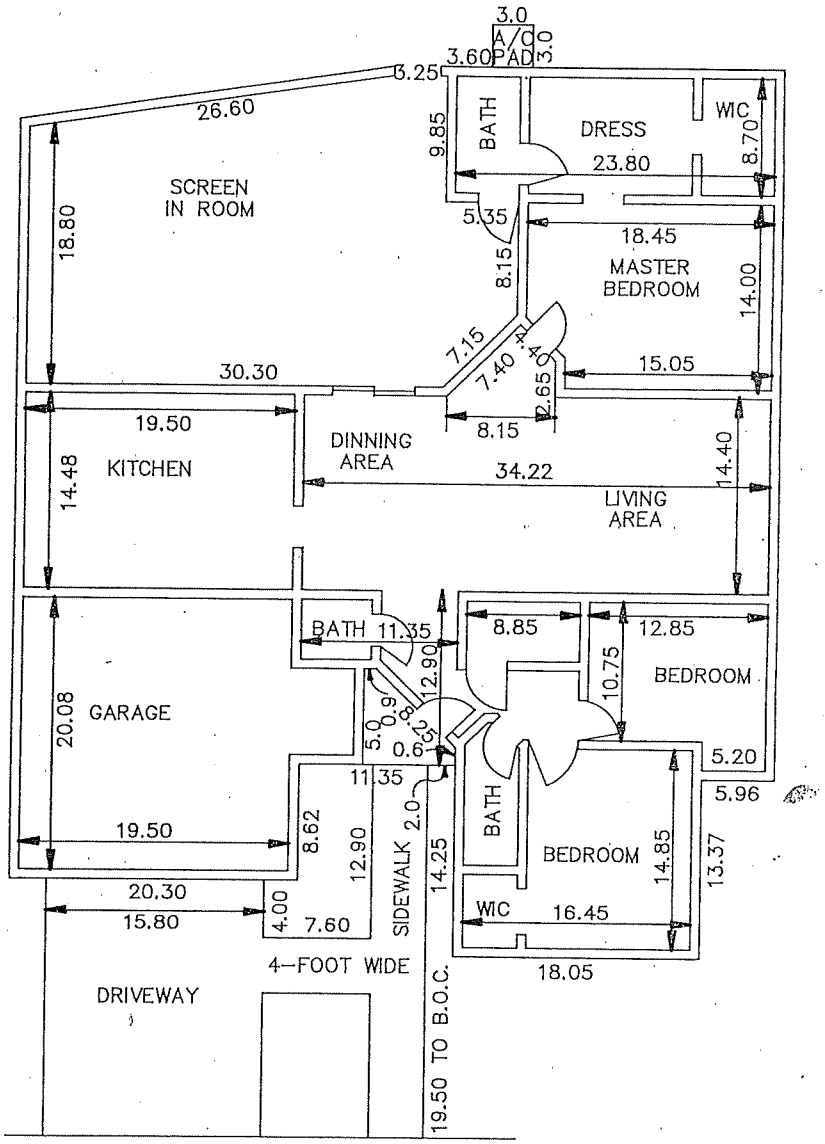
McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
(407) 569-1322
700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32960

A-8



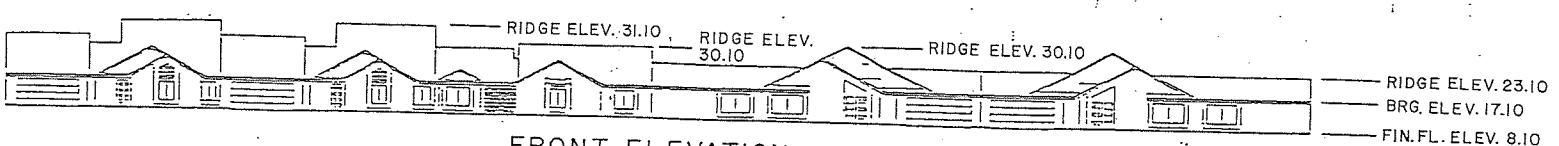
2/7/89 Stuart A. Hirsch

THE RIVER MEWS AT THE MOORINGS UNIT 2171 VIA FUENTES	McQUEEN & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS (407) 569-1322 700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32960

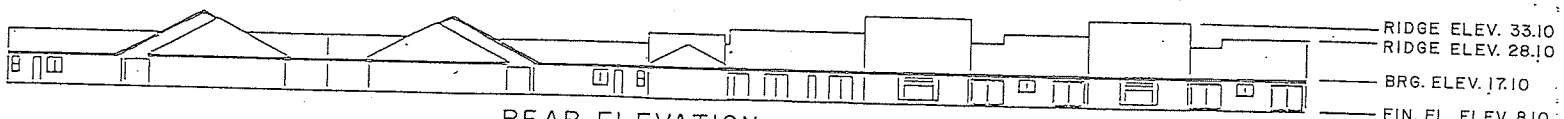


2/2/89

THE RIVER MEWS AT THE MOORINGS UNIT 2175 VIA FUENTES	McQUEEN & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS (407) 569-1322 700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32960

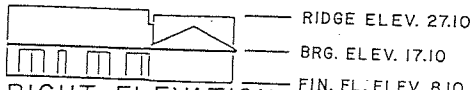


FRONT ELEVATION



REAR ELEVATION

LEFT ELEVATION



RIGHT ELEVATION

NOTES:

ELEVATION BASED ON N.G.V.D. FOR M.S. LEVEL

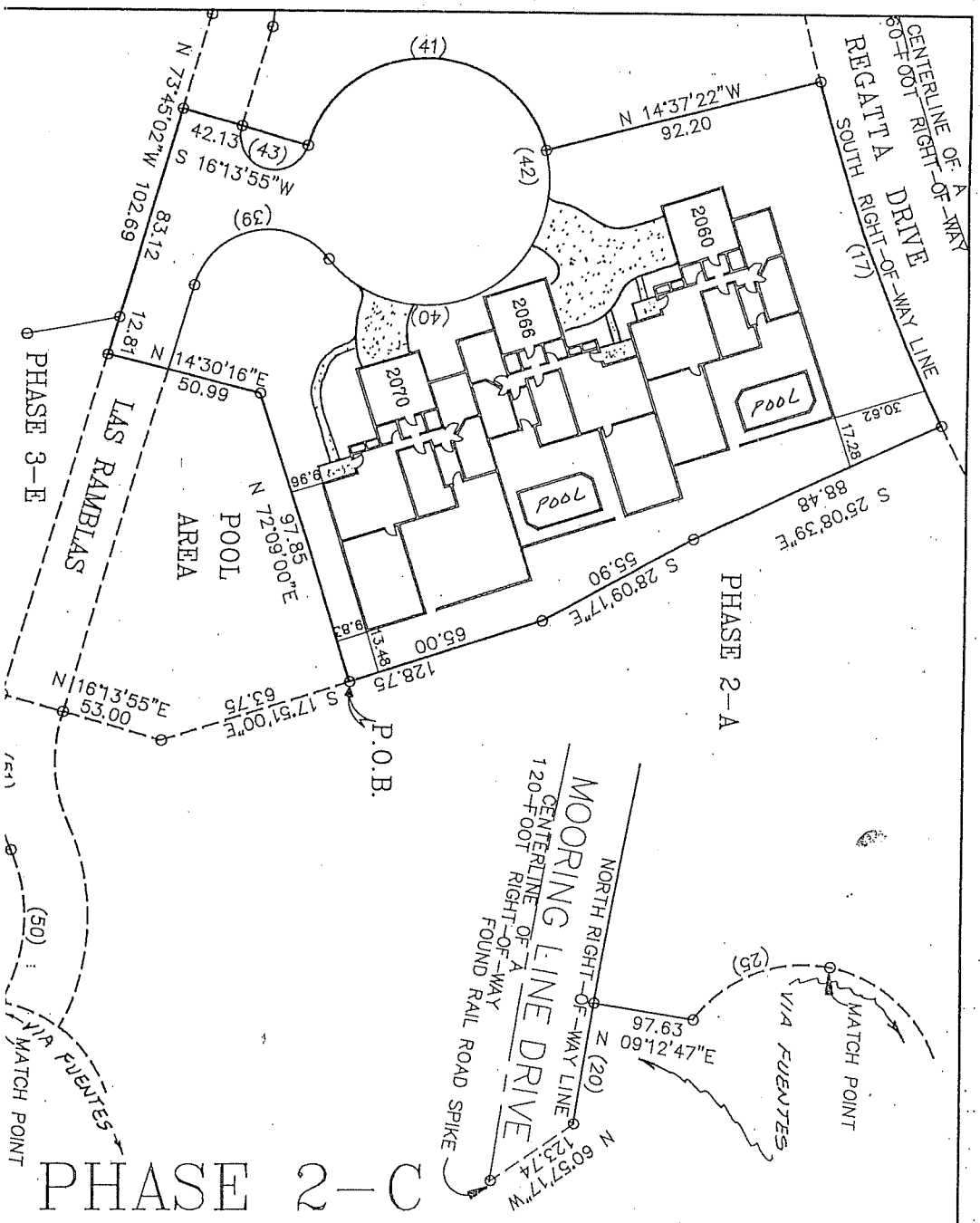
ELEVATIONS: UNITS 2155, 2161, 2165, 2171, 2175, VIA FUENTES

THE RIVER MEWS
AT THE MOORINGS
PHASE 2-B

McQUEEN & ASSOCIATES, INC.
ENGINEERS, SURVEYORS LAND PLANNERS
(407) 569-1322
700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32960

2/7/89

A-11



CURVE TABLE

RADIUS	DELTA	ARC	TAN.	CHORD	CHORD BRNG
650.00'	10°32'10"	119.53'	59.93'	119.36'	N.70°06'20"E.
2940.00'	08°32'02"	437.90'	219.35'	437.49'	N.84°38'38"W.
45.00'	63°46'33"	50.09'	28.00'	47.54'	N.21°04'20"W.
25.00'	124°49'56"	54.47'	47.85'	44.32'	N.11°21'07"W.
39.99'	155°41'13"	108.66'	185.64'	78.19'	N.26°46'45"W.
39.99'	149°08'43"	104.10'	144.91'	77.10'	S.00°48'17"W.
39.99'	304°49'56"	212.76'		37.03'	S.78°38'53"W.
11.06'	180°00'00"	34.75'		22.12'	S.16°13'55"W.
55.00'	53°43'13"	51.57'	27.85'	49.70'	N.86°54'29"W.
75.00'	40°00'00"	52.36'	27.30'	51.30'	S.86°13'55"W.

2/2/89

THE RIVER MEWS
AT THE MOORINGS
SKETCH OF SURVEY

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
(407) 569-1322
700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32960

A-12

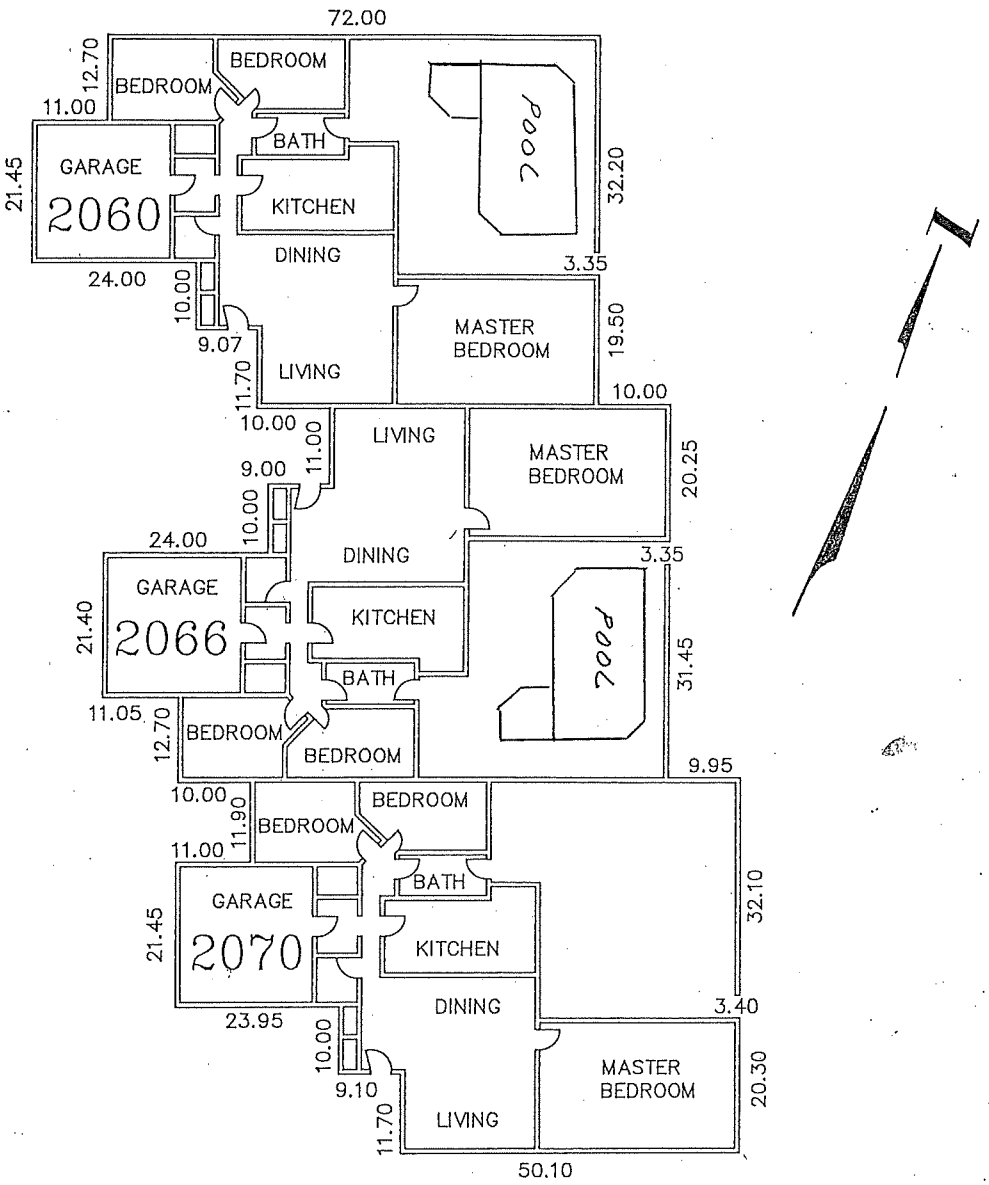
THE RIVER MEWS, A CONDOMINIUM
PHASE 2-C
LEGAL DESCRIPTION

COMMENCE AT THE INTERSECTION OF STATE ROAD A-1-A AND MOORING LINE DRIVE AS SHOWN ON THE PLAT OF THE MOORINGS UNIT SIX SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 63, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, RUN FROM SAID INTERSECTION ON A BEARING OF NORTH 60°57'WEST A DISTANCE OF 123.74 FEET TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF AFORESAID MOORING LINE DRIVE, SAID POINT ALSO BEING THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 2,940.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°32'02" WITH A CHORD BEARING OF NORTH 84°38'38"WEST AN ARC DISTANCE OF 437.90 FEET; THENCE NORTH 09°12'47"EAST 97.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 45.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°44'30" WITH A CHORD BEARING OF NORTH 21°05'27"WEST AN ARC DISTANCE OF 50.06 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 55.00 FEET; THENCE THROUGH A CENTRAL ANGLE OF 53,'30" WITH A CHORD BEARING OF NORTH 86°53'49" WEST AN ARC DISTANCE OF 51.59 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 75.00 FEET; THENCE CONTINUE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°00'00" WITH A CHORD BEARING OF SOUTH 86°13'55" WEST AN ARC DISTANCE OF 52.36 FEET; THENCE NORTH 16°13'55"EAST 53.00 FEET; THENCE NORTH 17°51'00"WEST 63.75 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND;
FROM THE POINT OF BEGINNING RUN NORTH 17°51'00"WEST 65.00 FEET; THENCE NORTH 28°09'17"WEST 55.90 FEET; THENCE NORTH 25°08'39" WEST 88.48 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH AND BEING THE SOUTH RIGHT-OF-WAY LINE OF REGATTA DRIVE AND HAVING A RADIUS OF 650.00 FEET; THENCE ALONG SAID CURVE AND THE SOUTH RIGHT-OF-WAY LINE OF REGATTA DRIVE THROUGH A CENTRAL ANGLE OF 10°32'10" WITH A CHORD BEARING OF SOUTH 70°06'32"WEST AN ARC DISTANCE OF 119.53 FEET; THENCE SOUTH 14°37'22"EAST AND LEAVING THE SOUTH RIGHT-OF-WAY LINE OF REGATTA DRIVE A DISTANCE OF 92.20 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 40.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 149°08'43" WITH A CHORD BEARING OF SOUTH 00°48'16"WEST AN ARC DISTANCE OF 104.12 FEET; THENCE SOUTH 16°13'55"WEST 42.13 FEET; THENCE SOUTH 73°46'05"EAST 83.13 FEET; THENCE NORTH 14°30'00" EAST 50.00 FEET; THENCE NORTH 72°09'00" EAST 97.85 FEET TO THE POINT OF BEGINNING.

2/7/89 Stuart A. Hinkle

THE RIVER MEWS AT THE MOORINGS LEGAL DESCRIPTION	McQUEEN & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS (407) 569-1322 700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32960

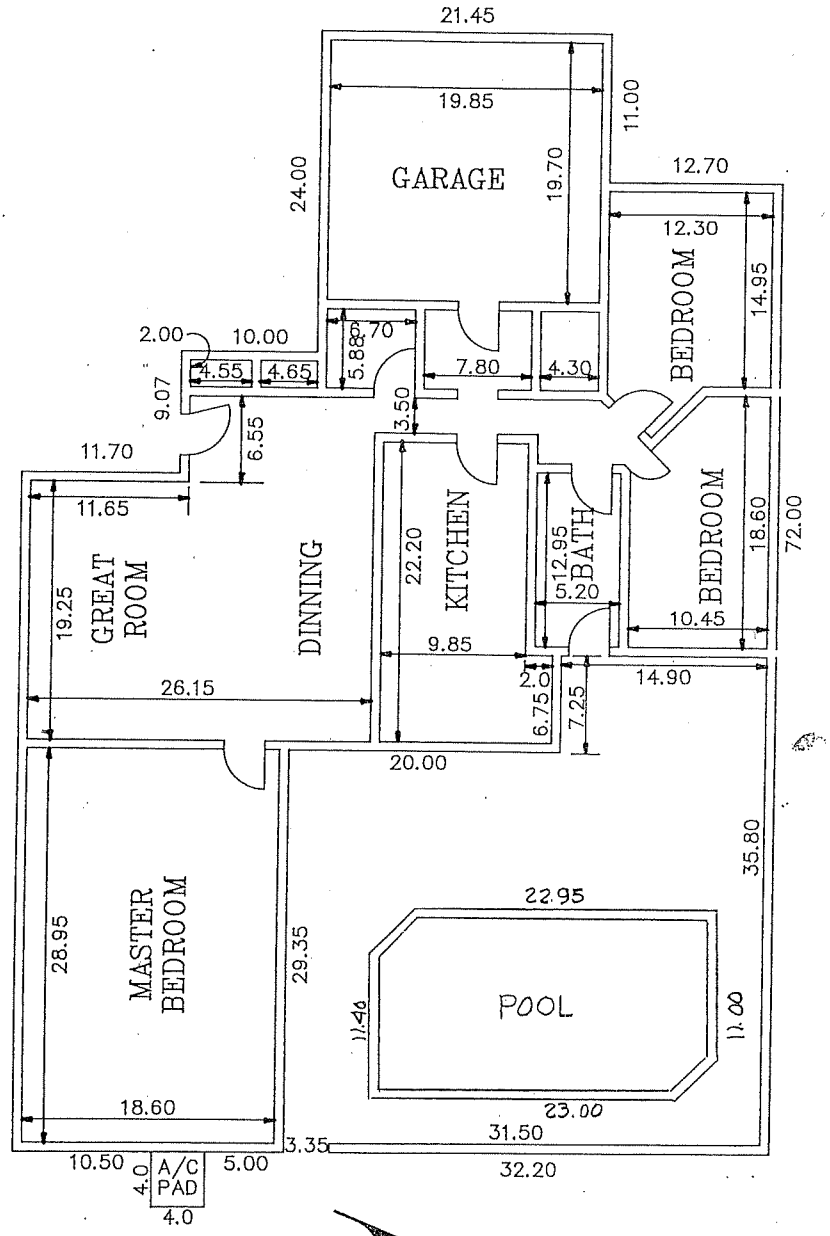
A-12



PHASE 2-C

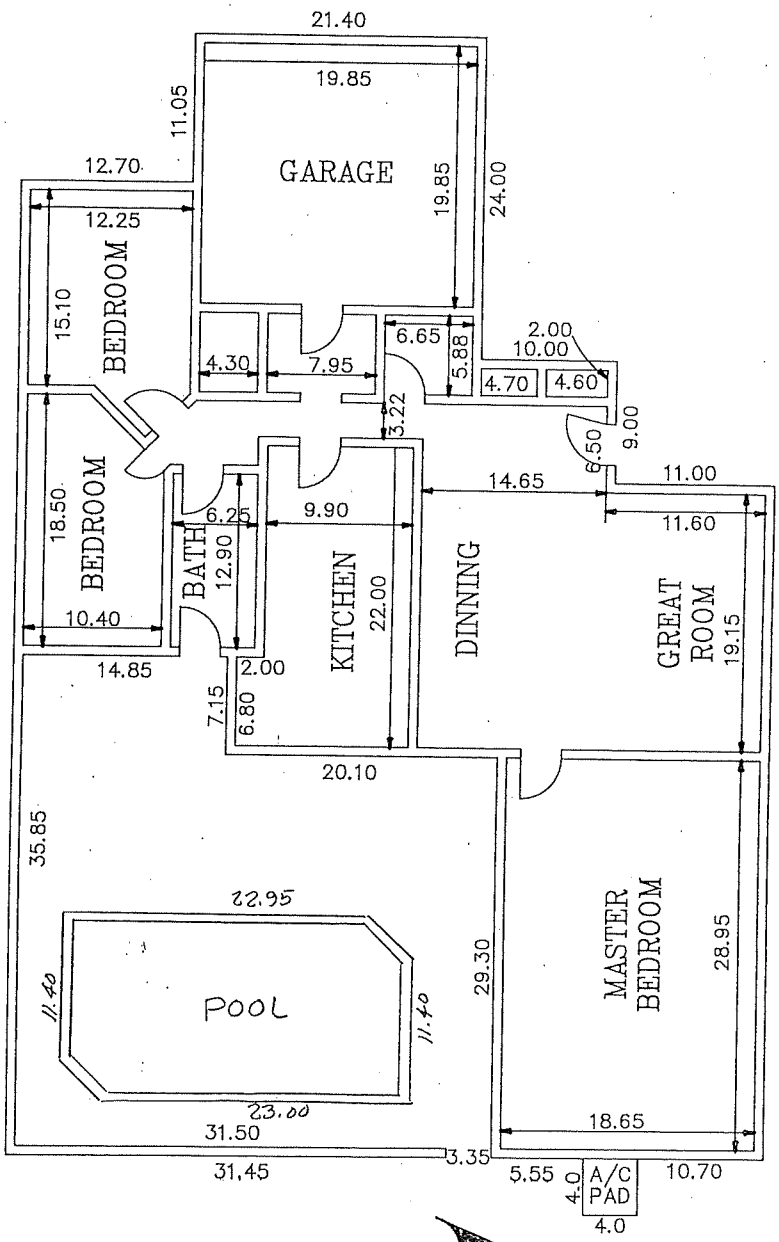
THE RIVER MEWS
AT THE MOORINGS
BUILDING FLOOR PLAN

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
(407) 569-1322
700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32960



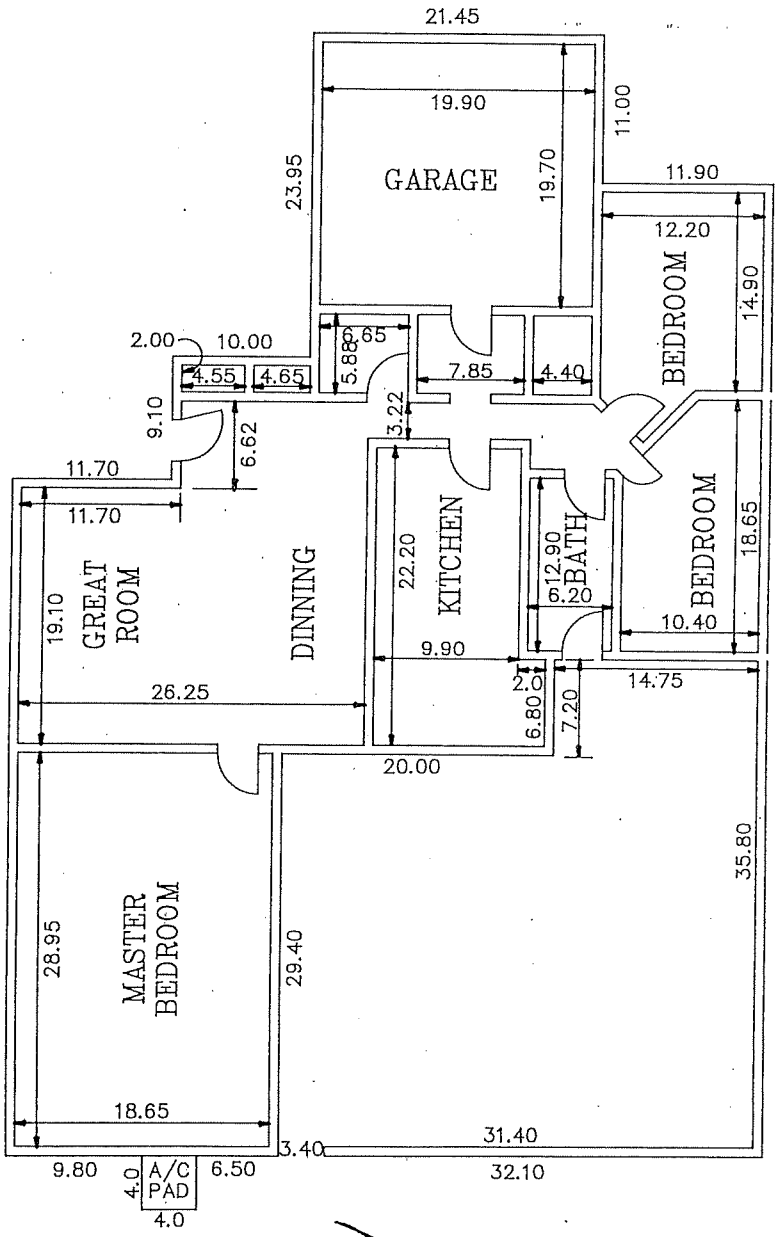
THE RIVER MEWS
AT THE MORRINGS
UNIT 2060 LAS RAMBLAS

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
(407) 569-1322
700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32960



THE RIVER MEWS
AT THE MOORINGS
UNIT 2066 LAS RAMBLAS

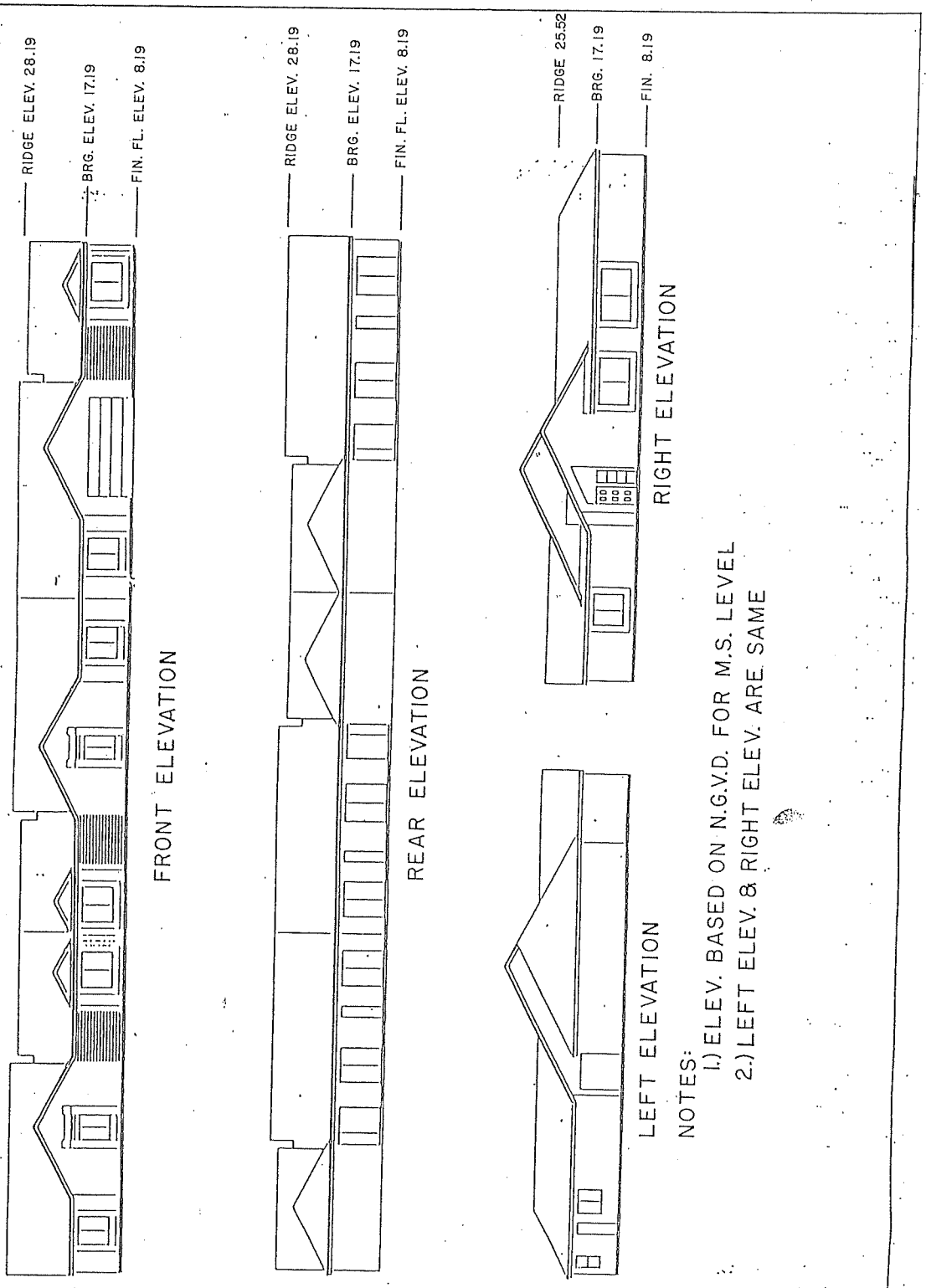
McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
(407) 569-1322
700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32960



THE RIVER MEWS
AT THE MORRINGS
UNIT 2070 LAS RAMBLAS

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
(407) 569-1322
700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32960

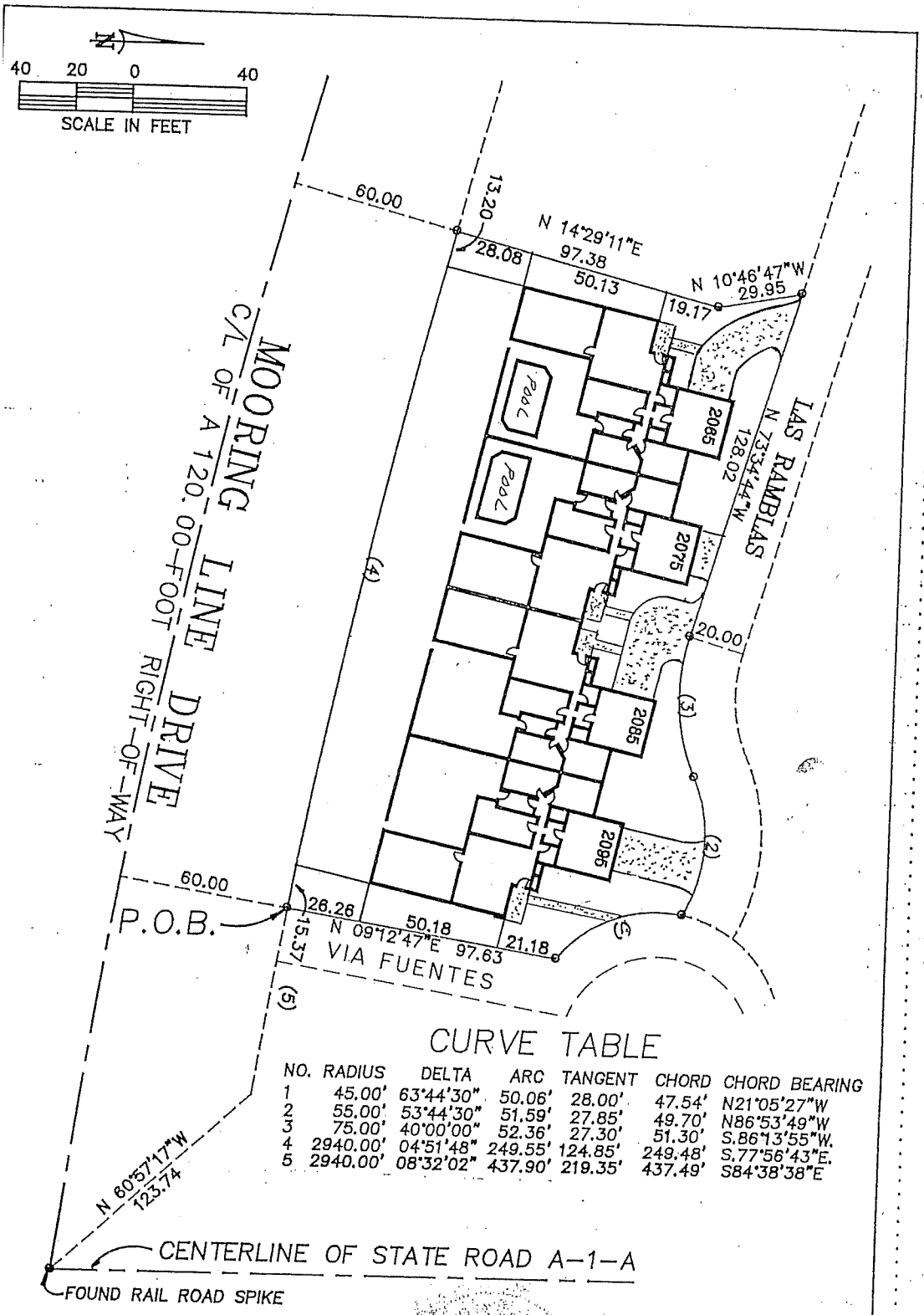
O.R. 0822 PG 0263



NOTES:
1.) ELEV. BASED ON N.G.V.D. FOR M.S. LEVEL
2.) LEFT ELEV. & RIGHT ELEV. ARE SAME

ELEVATIONS: UNITS-2060,2066,&2070, LAS RAMBLAS 2/7/89

THE RIVER MEWS AT THE MOORINGS PHASE 2-C	McQUEEN & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS (407) 569-1322 700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32960



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	45.00'	63°44'30"	50.06'	28.00'	47.54'	N21°05'27"W
2	55.00'	53°44'30"	51.59'	27.85'	49.70'	N86°53'49"W
3	75.00'	40°00'00"	52.36'	27.30'	51.30'	S.86°13'55"W.
4	2940.00'	04°51'48"	249.55'	124.85'	249.48'	S.77°56'43"E.
5	2940.00'	08°32'02"	437.90'	219.35'	437.49'	S84°38'38"E

2/7/89 PHASE 3-E

THE RIVER MEWS
AT THE MOORINGS
SKETCH OF SURVEY

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
(407) 569-1322
700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32960

THE RIVER MEWS, A CONDOMINIUM
PHASE 3-E
LEGAL DESCRIPTION

COMMENCE AT THE INTERSECTION OF STATE ROAD A-1-A AND MOORING LINE DRIVE AS SHOWN ON THE PLAT OF THE MOORINGS UNIT SIX SUBDIVISION, AS RECORDED IN PLAT BOOK 10, PAGE 63, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, RUN FROM SAID INTERSECTION ON A BEARING OF NORTH 60°57'17"WEST A DISTANCE OF 123.74 FEET TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF THE AFORESAID MOORING LINE DRIVE, SAID POINT ALSO BEING THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 2,940.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°32'02" WITH A CHORD BEARING OF NORTH 84°38'38"WEST AN ARC DISTANCE OF 437.90 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND:

FROM THE POINT OF BEGINNING RUN NORTH 09°12'47"EAST 97.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 45.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°44'30" WITH A CHORD BEARING OF NORTH 21°05'27" WEST AN ARC DISTANCE OF 50.06 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 55.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°44'30" WITH A CHORD BEARING OF NORTH 86°53'49"WEST AN ARC DISTANCE OF 51.59 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH SAID CURVE HAVING A RADIUS OF 75.00 FEET; THENCE CONTINUE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°00'00" WITH A CHORD BEARING OF SOUTH 86°13'55"WEST AN ARC DISTANCE OF 52.36 FEET; THENCE NORTH 73°46'05"WEST 128.02 FEET; THENCE SOUTH 10°46'47"EAST 29.95 FEET; THENCE SOUTH 14°29'11"WEST 97.38 FEET TO A POINT INTERSECTING THE AFORESAID NORTH RIGHT-OF-WAY LINE OF MOORING LINE DRIVE ON A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 2,940.00 FEET; THENCE ALONG SAID CURVE AND THE NORTH RIGHT-OF-WAY LINE OF MOORING LINE DRIVE THROUGH A CENTRAL ANGLE OF 04°51'48" WITH A CHORD BEARING OF SOUTH 77°56'43"EAST AN ARC DISTANCE OF 249.56 FEET TO THE POINT OF BEGINNING.

2/1/89 Stuart A. Hovel

THE RIVER MEWS AT THE MOORINGS LEGAL DESCRIPTION	McQUEEN & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS (407) 569-1322 700 22nd PLACE, SUITE 201, VERO BEACH, FLORIDA 32960