SURVEYORS CERTIFICATE

WE HEREBY CERTIFY: that on this 2nd day of December, 1994, this Certification is made pursuant to the provisions of Section 719.105, Florida Statutes; that the construction of the improvements is substantially complete, so that the materials, together with the provisions of the Declaration of the location and dimensions of the improvements and so that the identification, location and dimensions of the Common Elements and the Condominium Units can be determined from these materials.

Zurvelle-Whittaker, Inc.

By: James D. Reeves, President
P.L.S. No. 2194, Florida

NOTES:

1- Each Condominium Unit shall have as its boundary, the interior unfinished surfaces of the Ceiling, Floor and Perimeter Walls. All Bearing Walls located within a Condominium Unit constitute part of the Common Elements, up to the unfinished surfaces of said Walls.

2- All lands and all portions of the Condominium Building or other improvements not located within the boundaries of a Condominium Unit or Commercial Condominium Unit are part of the Common Elements or Limited Common Elements (L.C.E.), as indicated within the graphics or floor plans.

3- Common Elements means the portion of the Condominium Property not located in the Condominium Unit, but shall include chases through each Unit for electric conduits, plumbing pipes, duct telephone lines and other facilities for the furnishing of Utility services to each Unit and common areas.

4- All Balconies (indicated BAL.) attached to the Units are Limited Common Elements (L.C.E.), limited to the Unit to which they are attached.

5- All dimensions shown in the individual Units are to the interior of unfinished surfaces and may vary slightly due to construction or layout within the Unit.

August 8, 1995 sheets 3, 4 & 5 of 7 were revised to clarify doorways

NORMANDY PALMS CONDOMINIUM
Zurvelle-Whittaker, Inc.
Engineers & Surveyors
420 Lincoln Road
Miami Beach, Florida

1-305-534-4668

Sheet 1 of 7 12-2-94
PROFILE

The Elevations (El.) shown are referenced to 0.00 feet, National Geodetic Vertical Datum (N.G.V.D.), 1929.

NORMANDY PALMS CONDOMINIUM
Surwelle-Whittaker, Inc.
Engineers & Surveyors
420 Lincoln Road
Miami Beach, Florida
Sheet 7 of 7 12-2-94
<table>
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Prepared by:
Zurwelle-Whittaker, Inc.
Engineers & Surveyors
420 Lincoln Road
Miami Beach, FL

12/16/94
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</table>

Prepared by:
Zurwelle-Whittaker, Inc.
Engineers & Surveyors
420 Lincoln Road
Miami Beach, FL
SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
NORMANDY PALMS CONDOMINIUM

The undersigned Developer of NORMANDY PALMS CONDOMINIUM, hereby adopts the following Amendment to the Declaration of Condominium of NORMANDY PALMS CONDOMINIUM, all in accordance with the Declaration and the Florida Condominium Act as set forth in Florida Statute Section 713.

Paragraph (e) to section 3.3. of the Declaration entitled Limited Common Elements, which was added to the Declaration by that certain First Amendment dated August 23, 1996 and recorded in Official Records Book 17328 Page 1647, is hereby deleted in its entirety.

IN WITNESS WHEREOF, Developer has caused this Amendment to Declaration to be signed in its name by its President this 30th day of August, 1996.

Signed, sealed and delivered in the presence of:

NORMANDY PALMS, INC.
a Florida Corporation

DORON VALERO, President

Witness Signature

Printed Name

Witness Signature

Printed Name

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day personally appeared before me, DORON VALERO, as President of NORMANDY PALMS, INC., a Florida Corporation, to me known to be the person who signed the foregoing Declaration as such officer, and he acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein mentioned, and that the said instrument is the act and deed of said corporation.

WITNESS my hand and seal in the county and state last aforesaid, this 30th day of August, 1996.

Notary Public, State of Florida

Printed Name of Notary

This Instrument Prepared By:

ALAN J. MARCUS, ESQ.
20803 Biscayne Blvd., Suite 301
N. Miami Beach, FL 33180

OFFICIAL NOTARY SEAL
ALAN J. MARCUS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. 10111824
MY COMMISSION EXPIRED AUG. 15, 1997
SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM

NORMANDY PALMS CONDOMINIUM

The undersigned Developer of NORMANDY PALMS CONDOMINIUM, hereby adopts the following Amendment to the Declaration of Condominium of NORMANDY PALMS CONDOMINIUM, all in accordance with the Declaration and the Florida Condominium Act as set forth in Florida Statute Section 713.

Paragraph (c) to section 3.3. of the Declaration entitled Limited Common Elements, which was added to the Declaration by that certain First Amendment dated August 23, 1996 and recorded in Official Records Book 17328 Page 1647, is hereby deleted in its entirety.

IN WITNESS WHEREOF, Developer has caused this Amendment to Declaration to be signed in its name by its President this 30th day of August, 1996.

Signed, sealed and delivered in the presence of:

NORMANDY PALMS, INC.
a Florida Corporation

DORON VALERO, President

Witness Signature

Alan J. Marcus

Printed Name

Joosepee Csabai

Printed Name

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day personally appeared before me, DORON VALERO, as President of NORMANDY PALMS, INC., a Florida Corporation, to me known to be the person who signed the foregoing Declaration as such officer, and he acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein mentioned, and that the said instrument is the act and deed of said corporation.

WITNESS my hand and seal in the county and state last aforesaid, this 30 day of August, 1996.

Notary Public, State of Florida
ALAN J. MARCUS
Printed Name of Notary

This Instrument Prepared By:
ALAN J. MARCUS, ESQ.
20803 Biscayne Blvd. Suite 301
N. Miami Beach, FL 33180
FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM
NORMANDY PALMS CONDOMINIUM

The undersigned Developer of NORMANDY PALMS CONDOMINIUM, hereby adopts the following Amendment to the Declaration of Condominium of NORMANDY PALMS CONDOMINIUM, all in accordance with the Declaration and the Florida Condominium Act as set forth in Florida Statute Section 713.

The following is hereby added as new paragraph (c) to section 3.3. of the Declaration entitled Limited Common Elements:

(c) A certain roof top area over Units C-5 and C-6 described as "3RD FLOOR ROOF" on Page 6 of the Survey dated 12/2/94, and attached to the Declaration of Condominium shall, along with the staircase depicted thereon, shall collectively be called a "Limited Common Element". This Limited Common Element is reserved for the use of the Unit C-6 to the exclusion of other Units, and there shall pass with Unit C-6, the exclusive right to use the Limited Common Element so appurtenant, subject to the provisions hereof. Expense of maintenance and repair relating to the Limited Common Element shall not be considered Common Expenses for the purpose of cost of repair and maintenance, and the Association shall not be responsible for the repair or replacement of any improvements to any of this Limited Common Element whether in the course of maintenance of the Limited Common Element or otherwise. For purposes of clarity and without intending to limit the obligation of the Unit C-6 owner, the Unit C-6 owner shall be responsible for the maintenance and repair of the "3RD FLOOR ROOF".

IN WITNESS WHEREOF, Developer has caused this Amendment to Declaration to be signed in its name by its President this 23rd day of August, 1996.

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature

[Name]
Printed Name

[NORMANDY PALMS, INC.,
a Florida Corporation]

[Signature]
DORON VALERO, President

[Signature]
Witness Signature

[Name]
Printed Name

STATE OF FLORIDA

CO U NTY OF D ADE

I HEREBY CERTIFY that on this day personally appeared before me DORON VALERO, as President of NORMANDY PALMS, INC., a Florida Corporation, to me known to be the person who signed the foregoing Declaration as such officer, and he acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein mentioned, and that the said instrument is the act and deed of said corporation.

WITNESS my hand and seal in the county and state last aforesaid, this 23rd day of August, 1996.

[Signature]
Notary Public, State of Florida

This Instrument Prepared By:
[Name]
Printed Name of Notary

[Address]

[Signature]
Notary Public, State of Florida

[Notary Public Seal]

[Name]
Printed Name of Notary

[Address]