

Master

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**MASTER DECLARATION OF COVENANTS, RESTRICTIONS
AND EASEMENTS FOR CORAL SPRINGS PROFESSIONAL CAMPUS**

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**MASTER DECLARATION OF COVENANTS, RESTRICTIONS
AND EASEMENTS FOR CORAL SPRINGS PROFESSIONAL CAMPUS**

THIS MASTER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR CORAL SPRINGS PROFESSIONAL CAMPUS ("Master Declaration") is made this 8th day of March, 2004 by CORAL SPRINGS PROFESSIONAL CAMPUS, LLC, a Florida limited liability company, its successors and assigns (the "Master Declarant"), and is joined in by CORAL SPRINGS PROFESSIONAL CAMPUS MASTER ASSOCIATION, INC., a Florida corporation not-for-profit (the "Master Association").

WHEREAS, the Master Declarant is the owner in fee simple of the real property more particularly described on Exhibit "A" attached hereto and made a part hereof ("Property"); and

WHEREAS, the Master Declarant desires to develop a planned business park to be known as "Coral Springs Professional Campus" (as hereinafter defined) upon the Property; and

WHEREAS, in order to develop and maintain Coral Springs Professional Campus as a planned business park and to preserve the values and amenities of such business park, it is necessary to declare, commit and subject the Property and the improvements now or hereafter constructed thereon to certain land use covenants, restrictions, reservations, regulations, burdens, liens, and easements; and to delegate and assign to the Master Association certain powers and duties of ownership, administration, operation, maintenance and enforcement; and

WHEREAS, the Master Association is joining in this Master Declaration in order to acknowledge its obligations hereunder.

NOW, THEREFORE, in consideration of the premises and covenants herein contained, the Master Declarant hereby declares that the Property shall be owned, held, used, transferred, sold, conveyed, demised and occupied subject to the covenants, restrictions, easements, reservations, regulations, burdens and liens hereinafter set forth, all of which shall run with the Property and any part thereof and which shall be binding upon all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns.

**ARTICLE I
DEFINITIONS**

The terms used in this Master Declaration shall be defined as set forth herein unless expressly provided otherwise.

Section 1. "AMENDMENT(S)" shall mean any and all amendments to this Master Declaration, all of which shall be consecutively numbered beginning with the "First Amendment to the Master Declaration of Covenants, Restrictions and Easements for Coral Springs Professional Campus" and each of which shall be properly adopted pursuant to the terms of the Master Documents and recorded in the Public Records of the County; provided, however, the failure to so consecutively number such amendments shall not impair their validity hereunder and such amendments to the extent not otherwise numbered will be deemed to have been numbered in chronological order of their appearance in the Public Records of the County.

Section 2. "ARCHITECTURAL CONTROL COMMITTEE" shall mean and refer to the committee of the Master Association responsible for performing the architectural review and approval functions set forth in Article X of this Master Declaration

Section 3. "ARTICLES" shall mean the Articles of Incorporation of the Master Association filed in the Office of the Secretary of State of the State of Florida, a true copy of which is attached hereto as Exhibit "C" and incorporated herein by this reference, as such Articles may be amended from time to time.

Section 4. "ASSESSMENT" shall mean assessments for which all Owners are obligated to pay to the Master Association and include "Regular Assessments" and "Special Assessments" (as such terms are defined in Article VII hereof), and any and all other assessments which are levied by the Master Association in accordance with the Master Documents.

Section 5. "BOARD" shall mean the governing body of the Master Association.

Section 6. "BYLAWS" shall mean the Bylaws of the Master Association, which have been or will be adopted by the Board, a copy of which are attached hereto as Exhibit "D" and incorporated herein by this reference, as such Bylaws may be amended from time to time.

Section 7. "CITY" shall mean the City of Coral Springs, Florida, a municipal corporation.

Section 8. "COMMON EXPENSES" shall mean the expenses for which Owners are liable to the Master Association as described in this Master Declaration and any other Master Documents and include, but are not limited to, the costs of maintaining the Master Association Property and the costs and expenses incurred by the Master Association in administering, operating, maintaining, financing, or repairing, reconstructing, replacing or improving, the Master Association Property or any portion thereof and Improvements thereon and all costs and expenses incurred by the Master Association in carrying out its powers and duties hereunder or under any other Master Documents.

Section 9. "COMMUNITY SYSTEMS" shall mean and refer to any and all television (cable, satellite or otherwise), telecommunication, internet access, alarm/monitoring, utility or other lines, conduits, wires, satellites, amplifiers, towers, antennae, equipment, materials, installations and fixtures (including those based on, containing or serving future technological advances not now known) installed by the Master Declarant, an affiliate of the Master Declarant, any other entity in which the Master Declarant or an affiliate of the Master Declarant may have an interest (financial or otherwise), or any third party expressly granted the rights by the Master Declarant to provide Community Systems within the Property pursuant to any grant of easement or authority by the Master Declarant within the Property and serving the Master Association Property and/or any Office Suite Units.

Section 10. "COMPLETED OFFICE SUITE UNIT" shall mean an Office Suite Unit for which either (i) title has been transferred by the Master Declarant to a purchaser; or (ii) a certificate of occupancy or its equivalent has been issued for thirty (30) days by the appropriate governmental agency.

Section 11. "CORAL SPRINGS PROFESSIONAL CAMPUS" shall mean that planned business park located in Broward County, Florida, comprising the Property. Coral Springs

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Professional Campus is presently intended to comprise eighteen (18) one- (1) or two- (2) story office buildings ("Building(s)"), together with Master Association Property, which Buildings shall be administered by one of two "Sub-Associations" (as hereinafter defined).

Section 12. "COUNTY" shall mean Broward County, Florida.

Section 13. "DIRECTOR" shall mean a member of the Board.

Section 14. "DISTRICT" shall mean the North Springs Improvement District.

Section 15. "DRAINAGE SYSTEM" shall mean all structures, including culverts and swales within the Property, required to collect and convey rainfall runoff from Coral Springs Professional Campus to the water management system off the Property. The Drainage System is located upon and designed to serve the Property and is a private drainage system. The Drainage System shall be maintained by the Master Association.

Section 16. "IMPROVEMENT" shall mean all structures or artificially created conditions and appurtenances thereto of every type and kind located within Coral Springs Professional Campus, including, but not limited to, buildings, walkways, parking areas, berms, fountains, sprinkler pipes, roads, fences, retaining walls, underground footers and other foundation supports, stairs, landscaping, hedges, plantings, site walls, benches, decorative street lights and signs.

Section 17. "INCOMPLETE OFFICE SUITE UNIT" shall mean either (i) an Office Suite Unit for which title has not yet been transferred by the Master Declarant to a purchaser; or (ii) an Office Suite Unit for which a certificate of occupancy or its equivalent has not yet been issued by the appropriate governmental agency (or for which a certificate of occupancy has been issued but thirty (30) days from the date of issued has not yet passed).

Section 18. "INSTITUTIONAL MORTGAGE" shall mean a mortgage held by an Institutional Mortgagee on any property within Coral Springs Professional Campus.

Section 19. "INSTITUTIONAL MORTGAGEE OR INSTITUTIONAL LENDER" shall mean any lending institution holding a mortgage lien on any portion of the Property or having a first lien on an Office Suite Unit, including any of the following institutions: an insurance company or subsidiary thereof, a federal or state savings and loan association, a federal or state building and loan association, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, a federal or state banking association, a real estate investment trust, any mortgage banking company authorized to do business in the State of Florida, or any purchase money mortgage held by the Master Declarant.

Section 20. "INSURANCE TRUSTEE" shall mean a lending institution doing business in the County having a trust department appointed by the Master Association to act as "Insurance Trustee." The functions of the Insurance Trustee if such be serving shall include holding all original insurance policies purchased by the Master Association, with the Insurance Trustee being named as loss payee, distributing proceeds of such insurance to the Master Association to pay for the costs of assisting in the repair and restoration of Improvements from insurance premiums and performing such other functions as shall be agreed upon by and between the Insurance Trustee and the Master Association. Until such time as an Institutional Mortgage shall

require the appointment of an independent Insurance Trustee, the Master Association shall serve as Insurance Trustee.

Section 21. "INTEREST" shall mean the maximum nonusurious interest rate allowed by law on the subject debt or obligation, and if no such rate is designated by law, then eighteen percent (18%) per annum.

Section 22. "LEGAL FEES" shall mean reasonable fees for attorney and paralegal services incurred in connection with: (i) negotiation and preparation for litigation, whether or not an action is actually begun, through and including all trial and appellate levels and postjudgment proceedings, and (ii) collection of past due Assessments including, but not limited to, preparation of notices and liens; and shall also include court costs through and including all trial and appellate levels and postjudgment proceedings.

Section 23 "MASTER ASSOCIATION" shall mean and refer to CORAL SPRINGS PROFESSIONAL CAMPUS MASTER ASSOCIATION, INC., a not-for-profit Florida corporation, its successors and assigns, existing pursuant to the Articles of Incorporation, filed in the Office of the Secretary of State of the State of Florida on _____, as amended by any amendments thereto, and which association is responsible for the maintenance, preservation and control of Coral Springs Professional Campus as provided in this Master Declaration and having among its members all owners of fee simple title to an Office Suite Unit (as such term is defined in this Master Declaration).

Section 24. "MASTER ASSOCIATION PROPERTY" shall mean such portions of the Property which are not included in any Building and which are or shall be owned or maintained by the Master Association except those areas dedicated to the public by the Plat, as set forth in this Master Declaration or on the Plat, for the common use and enjoyment of the Owners within Coral Springs Professional Campus, together with landscaping and any other Improvements thereon, including, without limitation, all of the following if and to the extent located thereon: all structures, open spaces, sidewalks, irrigation facilities, perimeter fences and entry or other lighting, if any, but specifically excluding any public utility installations thereon, any and all portions of any Community Systems not made Master Association Property pursuant to Article II, Section 5 hereof, and any other property of the Master Declarant not intended to be made Master Association Property. The Master Association Property shall also include and the Master Association shall be responsible for the maintenance of the covered entryways and patios that are attached to the Buildings on the property subject to the Declaration of Covenants, Restrictions and Easements for Coral Springs Professional Campus Sub-Association I. The Master Association Property is legally described on Exhibit "B" attached hereto and made a part hereof.

Section 25. "MASTER DECLARANT" shall mean and refer to Coral Springs Professional Campus, LLC, a Florida limited liability company, and any successor or assign thereof to which Coral Springs Professional Campus, LLC specifically assigns all or part of the rights of the Master Declarant hereunder by an express written assignment, whether recorded in the Public Records of the County or not. The written assignment may give notice as to which rights of the Master Declarant are to be exercised and as to which portion of the Property. In any event, any subsequent master declarant shall not be liable for any default or obligations incurred by any prior master declarant, except as may be expressly assumed by the subsequent master declarant. An Owner shall not, solely by the purchase of an Office Suite Unit, be deemed a successor or assign of the Master Declarant under the Master Documents unless such Owner is specifically so

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designated as a successor or assign of such rights in the instrument of conveyance or any other instrument executed by the Master Declarant.

Section 26. "MASTER DECLARATION" shall mean this instrument as it may be amended from time to time, together with any Amendment(s) hereto, which may be recorded amongst the Public Records.

Section 27. "MASTER DOCUMENTS" means this Master Declaration, the Articles of Incorporation and Bylaws of the Master Association, the Plat, any rules and regulations promulgated by the Master Association and all of the instruments and documents referred to therein and executed in connection therewith, and any amendments to any of the documents thereto.

Section 28. "MEMBERS" shall mean and refer to all of the Owners who are members of the Master Association as hereinafter provided (including, without limitation, Declarant).

Section 29. "NOTICE AND HEARING" shall mean written notice and a public hearing before a tribunal appointed by the Board at which the Owner concerned shall have an opportunity to be heard in person or by counsel, at the Owner's expense, in the manner set forth in Article IX herein.

Section 30. "OFFICE SUITE UNIT" shall mean any space for use by an Owner located in one (1) of the Buildings, (including, without limitation, attached units in a Building subject to the condominium form of ownership), regardless of whether subject to fee simple, condominium, rental or other forms of ownership and possession; provided, however, that no portion of any Community System, even if installed in an Office Suite Unit, shall be deemed to be a part of an Office Suite Unit unless and until same is made such pursuant to Article II, Section 5 hereof, if at all. For purposes of Assessments, an Office Suite Unit is either a Completed Office Suite Unit or an Incomplete Office Suite Unit.

Section 31. "OWNER" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Office Suite Unit within Coral Springs Professional Campus, and includes the Master Declarant for as long as the Master Declarant owns fee simple title to an Office Suite Unit, but excluding therefrom those having such interest as security for the performance of an obligation.

Section 32. "PLAT" shall mean the plat of Ridgeview Plaza, recorded in Plat Book 132, at Page 16 of the Public Records of the County.

Section 33. "PROPERTY" shall mean and refer to the real property submitted to this Master Declaration; provided, however, the Master Declarant reserves the right to withdraw from the provisions hereof such portion or portions of the Property (which is owned by the Master Declarant) as the Master Declarant from time to time elects. The Property is legally described on Exhibit "A" attached hereto and made a part hereof.

Section 34. "SUB-ASSOCIATION" shall mean the Coral Springs Professional Campus Sub-Association I, Inc., a not-for-profit Florida corporation, its successors and assigns which association is responsible for the maintenance and preservation of the one-story Buildings in Coral Springs Professional Campus and/or the Coral Springs Professional Campus Sub-

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Association II, Inc., a not-for-profit Florida corporation which association is responsible for the maintenance and preservation of the two-story Buildings in Coral Springs Professional Campus and any other association created or to be created to administer specific portions of the Property and common areas or common elements lying within such portions pursuant to a declaration of condominium or declaration of covenants and restrictions affecting such portions

Section 35. "TRANSFER DATE" shall mean the date upon which Class A Members (as defined in Article V.D.1 of the Articles), including the Master Declarant, shall assume control of the Master Association and elect the Board, as more particularly described in Article V.D.2 of the Articles.

ARTICLE II
DESCRIPTION OF CORAL SPRINGS PROFESSIONAL CAMPUS

Section 1. **GENERAL PLAN OF DEVELOPMENT.** Coral Springs Professional Campus comprises the Property encompassing, or which will encompass, Buildings and Master Association Property, as more particularly defined by this Master Declaration. The Property declared hereunder is legally described in Exhibit "A" and shown on the Site Plan of the Property in Exhibit "E" both of which are attached hereto. Coral Springs Professional Campus is intended to comprise eighteen (18) Buildings ("Building(s)"), together with the Master Association Property, all in accordance with, but subject to change as provided in, this Master Declaration. The Master Declarant's general plan of development further contemplates that the Buildings to be located on the Property shall be whatever types of structures the Master Declarant may choose which are in conformance with this Master Declaration. The Master Declarant's general plan of development of Coral Springs Professional Campus may also include whatever facilities and amenities the Master Declarant considers in its sole judgment to be appropriate to Coral Springs Professional Campus.

The Master Declarant expressly reserves the right as to the Property to develop the Property upon such timetable as the Master Declarant, in its sole discretion, chooses and to modify the plan of development of the Property in such manner as it, in its sole discretion, chooses. Nothing contained herein shall be construed as obligating the Master Declarant to construct Coral Springs Professional Campus according to the present plan of development.

Section 2. **MASTER ASSOCIATION PROPERTY.** The Master Association Property shall consist of the property designated as Master Association Property in this Master Declaration as legally described on Exhibit "B" attached hereto and made a part hereof. The Master Association Property shall be used for all proper purposes by the Master Association and the Owners and their guests, invitees and lessees in accordance with the Master Documents. Master Association Property may not be altered, modified, removed or replaced by Owners or their guests, invitees or lessees.

The portions of Coral Springs Professional Campus described in this Section 2 shall constitute Master Association Property and shall be used solely in accordance with the covenants impressed upon the Master Association Property including, without limitation, the following:

(1) **Roads/Parking Areas.** The "Roads" and "Parking Areas" are those portions of the Property which shall be used as a private roads and parking areas by the Master Declarant,

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the Master Association and the Owners, their guests, lessees and invitees in accordance with the provisions of this Master Declaration but specifically excludes any streets or roads dedicated to the public on the Plat. The Roads and Parking Areas shall be maintained, administered and owned by the Master Association.

(2) Drainage System. The Drainage System within Coral Springs Professional Campus is a private drainage system. The Master Association shall be responsible for all costs associated with all cleaning, maintenance, repair and replacement of any portion of the Drainage System necessary to maintain the system in its original condition and use.

(3) Landscaped Areas or Grassed Areas. The "Landscaped Areas" and "Grassed Areas" are those portions of the Property to be used, kept and maintained as such by the Master Declarant and the Master Association, in accordance with the provisions of this Master Declaration. The Landscaped Areas and Grassed Areas shall not include the Buildings or any portions of the Property which a Sub-Association is required to maintain pursuant to its declaration. The Landscaped Areas and Grassed Areas shall be ultimately owned by the Master Association and shall be administered and maintained by the Master Association in accordance with the requirements of the appropriate governmental agencies.

(4) Street Lights. The "Street Lights" and any associated facilities placed within the Property are or shall be installed, repaired, replaced, relocated, maintained and owned by the public utility responsible therefor, but the Master Association is responsible to pay all fees associated with such installation, repair, replacement and maintenance, and for the furnishing of electricity thereto, at a set rate pursuant to a street lighting agreement entered into or to be entered into with the utility. Nothing in this Master Declaration shall be construed to require the Master Declarant to install Street Lights within Coral Springs Professional Plaza.

(5) Decorative Street Lights. The Master Declarant reserves the right, but shall not be obligated, to install "Decorative Street Lights" in or near the entranceway to Coral Springs Professional Plaza. The Decorative Street Lights, if any, shall be repaired, replaced, relocated, maintained and owned by the Master Association.

(6) Buffers. The "Buffers" are those portions of the Property, if any, which run along the outer perimeter of the Property adjacent to University Drive and/or any other public right-of-way. In order to preserve the aesthetic image of Coral Springs Professional Campus and to help maximize the Owners' use and enjoyment thereof, no Improvements, landscaping or other additions are permitted within the Buffers without the prior written consent of the Master Association and appropriate governmental agencies, excepting any Improvements, landscaping or other additions made or installed by the Master Declarant, such as, but not limited to, signs, walkways, walls and Decorative Street Lights.

(7) Right to Add Additional Improvements. Such portions of the Master Association Property upon which the Master Declarant has constructed, or hereafter constructs, Improvements shall be kept and maintained for use in a manner consistent with the nature of such Improvements located, or to be located, thereon. The Master Declarant reserves the right, but shall not be obligated, to construct additional facilities upon the Master Association Property. The decision as to whether to construct additional facilities and the construction thereof shall be in the sole discretion of the Master Declarant.

Section 3. COSTS. All costs associated with operating, maintaining, repairing and replacing the Master Association Property shall be the obligation of the Master Association. The Master Association Property shall be conveyed to the Master Association in accordance with the provisions of Article III, Section 1 hereof.

Section 4. PRIVATE USE. For the term of this Master Declaration, except as provided in this Master Declaration, the Master Association Property is not for the use and enjoyment of the public, but is expressly reserved for the private use and enjoyment of the Master Declarant, the Master Association, and the Owners, and their guests, invitees and lessees, but only in accordance with this Master Declaration.

A. Notwithstanding anything in this Master Declaration to the contrary, however, the Master Declarant hereby expressly reserves for itself and its affiliates the right to use the Master Association Property for such period of time as the Master Declarant determines to be necessary in connection with the sale, leasing and marketing by the Master Declarant (and/or its affiliates) of Office Suite Units in Coral Springs Professional Campus and in any other business parks developed or to be developed by the Master Declarant or its affiliates, including, but not limited to, the holding of sales, leasing and marketing meetings and engaging in sales and/or leasing promotions and related sales, leasing and marketing activities.

B. Except to the extent herein provided, the Master Association Property shall be for the sole and exclusive use of the Owners and occupants of Coral Springs Professional Campus and their guests, invitees and lessees.

C. The administration, management, operation and maintenance of the Master Association Property shall be the responsibility of the Master Association, as provided herein and in the Master Documents.

D. The right to use the Master Association Property shall be subject to the rules and regulations established by the Master Association, and as amended from time to time.

Section 5. COMMUNITY SYSTEMS. The Master Declarant shall have the right, but not the obligation, to convey, transfer, sell or assign all or any portion of the Community Systems located within the Property, or all or any portion of the rights, duties or obligations with respect thereto to the Master Association or any other person or entity (including an Owner, as to any portion of a Community System located on/in such Owner's Office Suite Unit). Without limiting the generality of this Section 5, if and when any of the aforesaid entities receive such a conveyance, sale, transfer or assignment, such entity shall automatically be deemed vested with such rights of the Master Declarant with regard thereto as are assigned by the Master Declarant in connection therewith; provided, however, that if the Master Association is the applicable entity, then any Community Systems or portions thereof shall be deemed Master Association Property hereunder and the Master Association's rights, duties and obligations with respect thereto shall be the same as those applicable to other Master Association Property unless otherwise provided by the Master Declarant. Any conveyance, transfer, sale or assignment made by the Master Declarant pursuant to this Section 5, (a) may be made with or without consideration, (b) shall not require the consent or approval of the Master Association or any Owner, and (c) if made to the Master Association, shall be deemed to have been automatically accepted (with all rights, duties, obligations and liabilities with respect thereto being deemed to have been automatically assumed). In recognition of the intended increased effectiveness and

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potentially decreased installation and maintenance costs and user fees arising from the connection of Office Suite Units and Master Association Property in the Property to the applicable Community Systems, each Owner and occupant of an Office Suite Unit shall, by virtue of the acceptance of a deed to an Office Suite Unit or other right of occupancy thereof, be deemed to have consented to and ratified any and all agreements to which the Master Association is a party which is based upon (in terms of pricing structure or otherwise) a requirement that all Office Suite Units be so connected. The foregoing shall not, however, prohibit the Master Association or Community Systems provider from making exceptions to any such 100% use requirement in its reasonable discretion. WITH RESPECT TO COMMUNITY SYSTEMS, ALL PERSONS ARE REFERRED TO ARTICLE VI, SECTION 6 HEREOF, WHICH SHALL AT ALL TIMES APPLY TO THIS SECTION.

ARTICLE III
CONVEYANCE OF MASTER ASSOCIATION PROPERTY

Section 1. TITLE TO THE MASTER ASSOCIATION PROPERTY. To the extent herein provided, the Master Association Property is hereby dedicated to the joint and several use in common of the Owners of all Office Suite Units that may, from time to time, constitute part of the Property. When title to all Office Suite Units which are subject to the provisions hereof has been conveyed to non-Master Declarant purchasers or earlier at the Master Declarant's option exercisable from time to time, as to any portions of the Master Association Property, the Master Declarant or its successors and assigns shall convey and transfer to the Master Association, by quitclaim deed, the fee simple title to the Master Association Property free and clear of any liens and the Master Association shall accept such conveyance, holding title for the Owners as aforesated. Such conveyance shall be subject to any real estate taxes and assessments due with respect to such Master Association Property from and after the date of recording this Master Declaration; any covenants, conditions, restrictions, reservations and limitations then of record; the easements herein set out; any zoning ordinances then applicable; and this Master Declaration, as amended from time to time.

At the time of conveyance of the Master Association Property or any portion thereof, the Master Association shall be required to accept such property and the personal property, if any, and Improvements appurtenant thereto. The Master Association hereby agrees to accept the Master Association Property and the personal property and Improvements appurtenant thereto in "AS IS" "WHERE IS" condition, without any representation or warranty, expressed or implied, in fact or by law, as to the condition or fitness of the Master Association Property or any portion thereof, and the personal property and Improvements appurtenant thereto.

The Master Association shall accept the conveyance of the Master Association Property and shall pay all costs of such conveyance including documentary stamps and other taxes of conveyance, recording charges, title insurance expenses and insurance fees. The conveyance shall not, however, impair in any way the Master Declarant's rights and easements as set forth in this Master Declaration.

Commencing upon the date this Master Declaration is recorded, and notwithstanding that title thereto has not yet been conveyed to the Master Association, the Master Association shall be responsible for the maintenance of the Master Association Property in a continuous and satisfactory manner. The Master Association shall be responsible for the

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payment of real estate taxes, if any, against the Master Association Property including taxes on any Improvements and any personal property thereon accruing from and after the date this Master Declaration is recorded.

Subject to the foregoing, the Master Declarant may mortgage any or all portions of the Master Association Property to finance construction and development expenses provided that the mortgagee recognizes the rights of Owners under this Master Declaration and neither the Master Association nor any Owner is personally liable for paying the mortgage. In such event, neither the Master Association nor the Owners shall be required to join in or be entitled to consent to such mortgage. The Master Association Property shall be released from any such mortgage no later than the date same is conveyed to the Master Association.

Section 2. PARKING RIGHTS. The Master Association shall maintain upon the Master Association Property parking spaces for Owners, occupants, visitors and guests. An Owner shall not park any of his/her vehicles in spaces reserved for guests. Visitors and guests shall be permitted to park in such guest spaces for no more than forty-eight (48) continuous hours. The use of such parking spaces by Owners, occupants, visitors and guests shall also be subject to any other duly adopted rules and regulations of the Master Association. The Master Association shall be responsible for the maintenance of such guest parking spaces as more fully described in Article VIII hereof.

ARTICLE IV OWNERS' PROPERTY RIGHTS

Section 1. OWNERS' EASEMENTS OF ENJOYMENT. Every Owner and guest, lessee, agent or invitee of an Owner shall have a permanent and perpetual, nonexclusive easement for ingress and egress over, enjoyment in, and use of Master Association Property, in common with all other Owners, their guests, lessees, agents and invitees, which easement shall be appurtenant to, and shall pass with title to each Owner's Office Suite Unit. This right shall be subject to the following conditions and limitations:

A. The right and duty of the Master Association to reasonably limit the number of guests, invitees or lessees of an Owner using the Master Association Property.

B. The right and duty of the Master Association to levy Assessments against each Office Suite Unit for the purpose of maintaining, repairing and replacing the Master Association Property and facilities thereon, in compliance with the provisions of this Master Declaration and the restrictions on portions of the Property from time to time recorded by the Master Declarant.

C. The right of the Master Association to establish uniform rules and regulations pertaining to the use of the Master Association Property.

D. The right of the Master Association to establish uniform rules and regulations pertaining to the Office Suite Units and the Buildings for the purposes of enhancing the aesthetic uniformity of the Property.

E. The right of the Master Association in accordance with its Articles, Bylaws, and this Master Declaration, with the vote or written assent of two-thirds (2/3) of the

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total voting interests of the Owners, to borrow money for the purpose of improving the Master Association Property and facilities thereon, and, in aid thereof, to mortgage, pledge, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred, provided that the rights of such mortgagee shall be subordinated to the use rights of the Owners.

F. The right of the Master Association to dedicate, release, alienate, or transfer all or any part of the Master Association Property to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Master Association. No such dedication, release, alienation, or transfer shall be effective unless Members entitled to cast two-thirds (2/3) of the total voting interests agree to such dedication, release, alienation or transfer.

G. The right of the Master Association to grant easements, rights-of-way or strips of land, where necessary, for utilities, sewer facilities, cable television, and other services over the Master Association Property to serve the Master Association Property and/or the Office Suite Units, without vote of the Owners.

H. The right of the Master Declarant and the Master Declarant's officers, directors, partners, employees, agents, licensees, and invitees to the nonexclusive use of the Master Association Property and the facilities thereon, without charge, for sales and leasing, display, access, ingress, egress, construction, and exhibit purposes.

I. The right of the Master Association, by action of the Board, to reconstruct, replace, or refinish any Improvement or portion thereof upon the Master Association Property, in accordance with the original design, finish, or standard of construction of such Improvement.

J. The right of the Master Association to replace destroyed trees or other vegetation and plant trees, shrubs, and ground cover upon any portion of the Master Association Property.

K. The right, however not the duty, of the Master Association by action of the Board to seek the vacation of publicly dedicated streets, if any, upon the Property.

L. The easements provided elsewhere in this Master Declaration and/or designated on the Plat, including, but not limited to, those set forth in this Article IV.

M. The right of the Master Association to provide for the maintenance, preservation and architectural control of Office Suite Units and the Buildings and other properties as set forth in this Master Declaration.

N. The right of the Master Association to perform any maintenance or repairs of Office Suite Units or Buildings in the event the applicable Sub-Association fails to do so.

Section 2. DELEGATION OF USE. Any Owner may delegate, in accordance with the Bylaws, such Owner's right of enjoyment to the Master Association Property to the lessees who occupy such Owner's Office Suite Unit, subject to the rules and regulations presently in effect and any which may become effective in the future, and further subject to reasonable regulation by the Board.

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Section 3. RECOGNITION OF EXISTING EASEMENTS. Each Owner, by acceptance of a deed or other instrument of conveyance, recognizes and consents to the easements reserved and/or granted with respect to the Property under this Master Declaration.

Section 4. EASEMENTS FOR VEHICULAR TRAFFIC. In addition to the general easements for use of the Master Association Property reserved herein, there shall be, and the Master Declarant hereby reserves, grants, and covenants for itself and all future Owners, their guests, invitees and lessees, Institutional Mortgagees of the Property (or portions thereof), and to the Master Association, that all of the foregoing shall have a perpetual nonexclusive easement for vehicular traffic over (i) all streets dedicated to the public use, if any (as well as other private, paved areas abutting or serving the same), and (ii) any private roads within or upon the Property.

Section 5. ACCESS EASEMENT. The Master Declarant hereby reserves perpetual, nonexclusive easements of ingress and egress over and across (i) any and all streets dedicated to the public use, if any (as well as other private, paved areas abutting or serving the same), and (ii) any private roads within or upon the Property and all other portions of the Property which are necessary or convenient for enabling the Master Declarant to carry on the work referred to in this Master Declaration, which easements shall be for the use of the Master Declarant, the Master Declarant's employees, contractors and agents, the Master Declarant's successors and assigns, Owners, and the respective lessees, employees, agents, invitees, and licensees of the Master Declarant and Owners.

Section 6. GRANT AND RESERVATION OF EASEMENTS. The Master Declarant hereby reserves and grants the following perpetual, nonexclusive easements over and across the Property as covenants running with the Property for the benefit of the Owners, the Master Association and the Master Declarant as hereinafter specified for the following purposes:

A. **Utility and Services Easements.** All of the Property shall be subject to an easement or easements to provide for: (i) installation, service, repair and maintenance of the equipment required to provide utility services other than Community Systems to the Master Association Property and the Office Suite Units, including, but not limited to, power, lights, telephone, cable television, gas, water, sewer, irrigation and drainage, and (ii) governmental services, including, but not limited to, police, fire, health, sanitation and other public service personnel, including reasonable rights of access for persons and equipment necessary for such purposes for the benefit of the appropriate utility companies, agencies, franchises or governmental agencies.

B. **Easement for Encroachment.** All of the Property shall be subject to an easement or easements for encroachment in favor of each Owner in the event any portion of such Owner's Office Suite Unit or appurtenant Improvements installed by the Master Declarant now or hereafter encroaches upon any of the Office Suite Units or the Master Association Property as a result of minor inaccuracies in survey or construction, by design, or due to settlement or movement. Such encroaching Improvements installed by the Master Declarant shall remain undisturbed for so long as the encroachment exists. Any easement for encroachment shall include an easement for the maintenance and use of the encroaching Improvements in favor of the Owner thereof or such Owner's designees.

C. Easement to Enter Upon Office Suite Units. An easement or easements for ingress and egress in favor of the Master Association, including the Board or the designee of the Board, to enter upon the Office Suite Units for the purposes of fulfilling its duties and responsibilities of ownership, maintenance and/or repair in accordance with the Master Documents, including, by way of example, the making of such repairs, maintenance or reconstruction as are necessary for the Master Association Property and to maintain any Office Suite Unit or Building in the event the Owner thereof and/or the applicable Sub-Association fails to do so.

D. Easement Over Master Association Property. An easement of enjoyment in favor of all Owners, their guests, invitees and lessees in and to the Master Association Property which shall be appurtenant to and shall pass with title to every Office Suite Unit in the Property, subject to the following:

(1) the right of the Master Association to grant permits, licenses and easements over the Master Association Property for utilities and other purposes reasonably necessary or useful for the proper maintenance or operation of the Property; and

(2) all provisions set forth in the Master Documents.

E. Drainage and Irrigation Easement. An easement for drainage, flowage and irrigation over, under and upon the Property in favor of the Master Association and each of the Owners, including, but not limited to, reasonable rights of access for persons and equipment to construct, install, maintain, alter, inspect, remove, relocate and repair the water drainage system, flowage pipes and irrigation pipes.

F. Drainage System Encroachment Easement. An easement for encroachment over, under and upon any drainage easements located within the Property in favor of the Master Association for reasonable rights of access for persons and equipment to construct, install, maintain, alter, inspect, remove, relocate and repair any irrigation system or part thereof installed or located thereon. In the event the Master Association requires access to any Drainage System improvements within a drainage easement upon which any driveway and/or sidewalk or irrigation system encroaches, the Master Association has the obligation, at its own cost and expense, to remove and replace any such encroachment, and to return it to its condition immediately preceding such removal and replacement once access to the drainage easement is no longer required.

G. Drainage Easements/Drainage and Maintenance Easements. Easements over, under and upon the Property in favor of the Master Association and the District for the construction, installation, maintenance, service, repair and replacement of drainage facilities necessary to provide for the drainage of storm water.

Section 7. COMMUNICATIONS EASEMENT. The Master Declarant hereby creates, grants and reserves, and the Property shall be subject to, a perpetual easement in favor of the Master Declarant upon the Property for any lawful purpose, including but not limited to, the placement, installation and maintenance of antenna, aerials, satellite dishes, and similar and related transmission and reception devices ("Communications Easement"). This grant of easement includes the right to access the Office Suite Units, Buildings and Property through

such portions of the Property as are reasonably necessary for such access, the right to park service vehicles upon the designated portions of the parking areas of Coral Springs Professional Campus while installing, servicing or replacing the equipment located or to be located on the Property, and the right to obtain electrical service to the equipment placed within and/or affixed to the Property, provided such electrical service is separately metered. The Master Declarant shall be responsible for the cost of any such electrical service. This easement is assignable, in whole or in part, by the Master Declarant without the consent of the Master Association.

Since this Communications Easement affects the Property, the Master Declarant, by its use of the Property, thereby indicates that Master Declarant indemnifies and holds the Master Association harmless from and against any damage caused to the Property by Master Declarant, its agents, employees, contractors, licensees, invitees and assigns. This Communications Easement is subject to the right of the Master Association to cause its agents, employees, contractors, licensees and invitees to go upon the Property to fulfill its responsibilities to maintain the Property on which the Communications Easement is located; provided, however, the Master Association shall not damage or interfere with any equipment placed within the Property and affixed thereto by Master Declarant.

Each Owner, by his/her acceptance of title to his/her Office Suite Unit, and the Master Association acknowledge and agree that the placement and installation of any antenna, aerials, satellite dishes, and similar and related transmission and reception devices within the Property shall not be deemed or considered to be a material alteration to the Property and, therefore, the Owners and the Master Association shall have no right to vote upon or approve any such placement and installation. Each Owner further acknowledges that no Owner, nor the Master Association, shall have the right to object to any uses Master Declarant may make of the Property and all Owners and the Master Association specifically authorize Master Declarant to seek and obtain any and all governmental approvals necessary for such uses. Further, if the Master Declarant requests the Master Association to join in the application for any such governmental approvals and any documents required thereby, the Master Association shall be obligated to do so.

Notwithstanding anything to the contrary contained in this Declaration, the provisions of this Article IV.7 may not be amended without the prior written consent of Master Declarant to such an amendment and no other provision of this Master Declaration may be amended in such a way as would amend, modify, limit or restrict this grant of easement without Master Declarant's consent. The easement herein granted shall be perpetual and shall run with the property comprising Coral Springs Professional Campus.

Section 8. EASEMENT FOR COMMUNITY SYSTEMS. Notwithstanding anything to the contrary in this Master Declaration, the Master Declarant and its affiliates and it and their designees shall have a perpetual exclusive easements over across, upon and under the Master Association Property and the Buildings for the installation, operation, maintenance, repair, replacement, alteration and expansion of the Community Systems.

Section 9. ASSIGNMENTS. The easements reserved hereunder may be assigned by the Master Declarant or the Master Association, in whole or in part, to the City or the County or any

state government or agency thereof, or any water management district, or any duly licensed or franchised public utility, or any other designee of the Master Declarant. The Owners hereby authorize the Master Declarant and/or the Master Association to execute, on their behalf and without further authorization, such grants of easement or other instruments as may from time to time be necessary to grant easements over and upon the Property or portions thereof in accordance with the provisions of this Master Declaration.

Notwithstanding anything in this Master Declaration to the contrary, except for the easements and rights reserved by the Master Declarant for the Community Systems, all other easement rights reserved or granted to the Master Declarant shall terminate upon the Master Declarant no longer holding title to any Office Suite Unit or holding a leasehold interest in any Office Suite Unit or holding a mortgage on an Office Suite Unit. In addition, the easement rights granted or reserved by the Master Declarant hereunder are not to be construed as creating an affirmative obligation to act on the part of the Master Declarant.

ARTICLE V
MEMBERSHIP AND VOTING RIGHTS IN THE MASTER ASSOCIATION ;
BOARD; DURATION OF THE MASTER ASSOCIATION

Section 1. MEMBERSHIP AND VOTING RIGHTS. Membership in the Master Association shall be established and terminated as set forth in the Articles. Each Member shall be entitled to the benefit of, and be subject to, the provisions of the Master Documents. The voting rights of the Members shall be as set forth in the Articles. Each Owner shall also be a member of the Master Association as provided in the Master Documents.

Section 2. BOARD. The Master Association shall be governed by the Board which shall be appointed, designated or elected, as the case may be, as set forth in the Articles.

Section 3. DURATION OF MASTER ASSOCIATION. The duration of the Master Association shall be perpetual, as set forth in the Articles.

Section 4. MASTER ASSOCIATION AND SUB-ASSOCIATIONS

A Preamble. In order to ensure the orderly development, operation and maintenance of the Property, including the properties subject to the administration of the Sub-Associations as integrated parts of the Property, this Article has been promulgated for the purposes of (a) giving the Master Association certain powers to effectuate such goal, (b) providing for intended (but not guaranteed) economies of scale and (c) establishing the framework of the mechanism through which the foregoing may be accomplished.

B. Cumulative Effect; Conflict. The covenants, restrictions and provisions of this Master Declaration shall be cumulative with those declarations whose enforcement is the charge of the Sub-Associations, and the Master Association may, but shall not be required to, enforce the latter; provided, however, that in the event of conflict between or among such covenants, restrictions and provisions, or any articles of incorporation, bylaws, rules and regulations, policies or practices adopted or carried out pursuant thereto, those of the Sub-Associations shall be subject and subordinate to this Master Declaration. The foregoing priorities shall apply, but not be limited to, the liens for assessments created in favor of the Master Association and the

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Sub-Associations as provided for herein. As to a Sub-Association which is a condominium association, no duties of same hereunder shall be performed or assumed by the Master Association if same are required by law to be performed by the Sub-Association.

C. Architectural Control, Maintenance and Use Restrictions. All architectural control provided for in or pursuant to this Master Declaration shall, initially, be exercised and enforced by the Master Association in accordance with Article X hereof. However, the Master Association may delegate to a Sub-Association(s) all or any part of such rights/duties, on an exclusive or non-exclusive basis, upon written notice recorded in the Public Records of the County.

As long as the Master Association performs architectural control functions, no Sub-Association shall do so unless such functions are specifically delegated to it by the Master Association; provided, however, that a Sub-Association for a condominium may perform such functions to the extent required by its declaration of condominium or by applicable law.

D. Collection of Assessments. The Sub-Associations shall, initially, collect all Assessments and other sums due the Master Association and the applicable Sub-Association from the members thereof. The Sub-Association will remit the Assessments so collected to the respective payees pursuant to such procedures as may be adopted by the Master Association. The sums so collected shall be applied first to the Assessments of the Master Association and then to those of the collecting Sub-Association. No sums collected by a Sub-Association on behalf of the Master Association shall be utilized by the collecting Sub-Association.

Notwithstanding the priority of disbursements of collected lump sums as provided above, all capital improvement assessments, Special Assessments, interest, late charges, recovered costs of collection and other extraordinary impositions shall be remitted to the respective entity imposing same separate and apart from the priorities established above.

The Master Association shall notify the various Sub-Associations, by written notice given at least thirty (30) days in advance, of any changes in the amounts of the Assessments due it or the frequency at which they are to be collected. The aforesaid notice period shall also apply to capital improvement assessments, but may be as short as five (5) days before the next due Regular Assessment installment in the case of Special Assessments of the Master Association.

The Sub-Associations shall not be required to record liens or take any other actions with regard to delinquencies in Assessments payable to the Master Association unless the Master Association gives them written notice of its election to have them do so. In the event that the Master Association does, however, make such election, then all of the Master Association's rights of enforcement provided in this Master Declaration shall be deemed to have automatically vested in the applicable Sub-Association, but all costs and expenses of exercising such rights shall nevertheless be paid by the Master Association (which shall be entitled to receive payment of any such costs and expenses which are ultimately recovered).

The Master Association may, from time to time by ten (10) days' prior written notice to the affected Sub-Association(s), change the procedures set forth in this Section 4.D in whole or in part. Such change may include, without limitation, the assumption by the Master Association

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of all or some of the collection functions (including those for a Sub-Association) provided for herein or in the declaration for a Sub-Association(s) (to which assumption the Sub-Association and its members shall be deemed to have automatically agreed).

All fidelity bonds and insurance maintained by a Sub-Association shall reflect any duties performed by it pursuant hereto and the amounts to be received and disbursed by it and shall name the Master Association as an obligee/insured party for so long as its Assessments are being collected and remitted by the Sub-Association.

To the extent lawful, a Sub-Association may delegate, or contract for the performance of any duties performed by it pursuant hereto to/with a management company approved by the Master Association, provided that (a) the Sub-Association shall remain ultimately liable hereunder, (b) the management company, as well as the Sub-Association, shall comply with the requirements of the foregoing paragraph and (c) the approval of the management company may be withdrawn, with or without cause by the Master Association, at any time upon thirty (30) days' prior written notice. Any management agreement or similar contract entered into by the Sub-Association shall be subject to the provisions of this Section and shall not require the Sub-Association to pay fees for the performance of duties which would otherwise be delegated to the company in connection with this Section if such duties are performed by the Master Association as provided above.

In the event of any change in Assessment collection procedures elected to be made by the Master Association, the relative priorities of Assessment remittances and liens (i.e., the Master Association first and the applicable Sub-Association second) shall nevertheless still remain in effect, as shall the Master Association's ability to modify or revoke its election from time to time.

E. Delegation of Other Duties. The Master Association shall have the right to delegate to a Sub-Association, on an exclusive or non-exclusive basis, such additional duties not specifically described in this Section as the Master Association shall deem appropriate, provided that such duties have a reasonable relationship (by virtue of function or location) to the Sub-Association or its respective property. Such delegation shall be made by written notice to the Sub-Association, which shall be effective no earlier than thirty (30) days from the date it is given. Any delegation made pursuant hereto may be modified or revoked by the Master Association at any time.

F. Acceptance of Delegated Duties. Whenever the Master Association delegates any duty to a Sub-Association pursuant to this Section, the Sub-Association shall be deemed to have automatically accepted same and to have agreed to indemnify, defend and hold harmless the Master Association for all liabilities, losses, damages and expenses (including Legal Fees actually incurred and court costs, through all appellate levels) arising from or connected with the Sub-Association's performance, non-performance or negligent performance thereof. All Sub-Associations shall be responsible to the Master Association for maintaining adequate liability and other insurance covering injuries, deaths, losses or damages arising from or connected with the Sub-Association's performance or nonperformance of its duties hereunder.

G. Expense Allocations. The Master Association may, by written notice given to the

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affected Sub-Association at least sixty (60) days prior to the end of the Sub-Association's fiscal year, allocate and assess to the Sub-Association a share of the expenses incurred by the Master Association which are reasonably allocable to the Sub-Association and/or the portion of the Property within its jurisdiction (e.g., for utilities which are billed to the Master Association, but serve in certain instances, only a Sub-Association). In such event, the expenses so allocated shall thereafter be deemed common expenses of the Sub-Association payable by it (with Assessments collected from its members) to the Master Association.

In the event of a failure of a Sub-Association to budget or assess its members for expenses allocated as aforesaid, the Master Association shall be entitled to pursue all available legal and equitable remedies against the Sub-Association or, without waiving its right to the foregoing, specially assess the members of the Sub-Association and their Office Suite Units for the sums due (such Assessments, as all others, to be secured by the lien provided for in this Master Declaration).

H. Non-Performance of Sub-Association Duties. In addition to the specific rights of the Master Association provided in Section G above, and subject to the limitations set forth in this Master Declaration, in the event that a Sub-Association fails to perform any duties delegated to, or required of, it under this Declaration or to otherwise be performed by it pursuant to its own declaration, articles of incorporation, bylaws or related documents, which failure continues for a period in excess of thirty (30) days after the Master Association's giving notice thereof, then the Master Association may, but shall not be required to, assume such duties. In such event, the Sub-Association shall not perform such duties unless and until such time as the Master Association directs it to once again do so.

I. Conflict. In the event of conflict between this Article V, as amended from time to time, and any of the other covenants, restrictions or provisions of this Declaration or the Articles, Bylaws or rules and regulations of the Master Association all as amended from time to time, the provisions of this Article shall supersede and control.

ARTICLE VI

COVENANT TO PAY ASSESSMENTS; ESTABLISHMENT OF LIENS; COLLECTION OF ASSESSMENTS; COLLECTION BY MASTER DECLARANT; CERTAIN RIGHTS OF MASTER DECLARANT AND INSTITUTIONAL MORTGAGEES

Section 1. AFFIRMATIVE COVENANT TO PAY ASSESSMENTS. In order to: (i) fulfill the terms, provisions, covenants and conditions contained in the Master Documents; and (ii) maintain, operate and preserve the Master Association Property for the use, safety, welfare and benefit of the Owners and their guests, invitees and lessees, there is hereby imposed upon each Completed Office Suite Unit Owner, the affirmative covenant and obligation to pay to the Master Association commencing from and after the first conveyance of an Office Suite Unit from the Master Declarant as evidenced by the recordation of a deed in the Public Records of the County (in the manner herein set forth) all Assessments, including, but not limited to, the Regular Assessments and Special Assessments. Each Owner, by acceptance of a deed or other instrument of conveyance conveying an Office Suite Unit within the Property, whether or not it shall be so expressed in such deed or instrument, shall be obligated and agrees to pay to the Master Association all Assessments in accordance with the provisions of the Master Documents.

The following expenses of the Master Association are hereby declared to be Common Expenses which the Master Association is obligated to assess and collect, and which the Owners of Completed Office Suite Units are obligated to pay as provided herein or as may be otherwise provided in the Master Documents: (1) any and all taxes and tax liens which may be assessed or levied at any and all times against the Master Association Property, the Community Systems or against any and all personal property or Improvements thereon; (2) all charges levied for Community Systems or other utilities providing services for the Master Association Property or to Owners of Completed Office Suite Units on a bulk basis, such as water, gas, electricity, telephone, cable television, alarm monitoring, sanitation, sewer and any type of utility or any other type of service charge which is not separately billed to an Owner of a Completed Office Suite Unit; (3) the premiums on policies of insurance including, but not limited to, liability, casualty, if any, and directors and officers liability insurance for the Master Association Property; (4) any sums necessary for the maintenance and repair of the Master Association Property and all Improvements located thereon; (5) any sums necessary to reimburse the Master Association for any costs or expenses incurred in connection with maintaining the Master Association Property; (6) administrative and operational expenses; and (7) any and all expenses deemed to be Common Expenses by the Master Association.

The Common Expenses with respect to the Master Association Property are payable by each Owner of a Completed Office Suite Unit to his/her/its Sub-Association which will, in turn, remit to the Master Association notwithstanding the fact that the Master Declarant may not have as yet conveyed title to the Master Association Property to the Master Association.

Section 2. ESTABLISHMENT OF LIENS. Each Assessment against a Completed Office Suite Unit, together with Interest thereon and costs of collection, including, but not limited to, Legal Fees, shall be the personal obligation of the Owner of such Completed Office Suite Unit so assessed or charged. In the event an Owner owns more than one Office Suite Unit (as is the case in Coral Springs Professional Campus Sub-Association II, A Condominium, in which case the contiguous Office Suite Units are referred to therein as Office Suites), any payment by an Owner with respect to Assessments or special charges are hereby deemed for all purposes to be paid by the Owner on a pro rata basis as to each Office Suite Unit within such Owner's Office Suite. Likewise, any unpaid Assessments and unpaid special charges as to a particular Owner shall be deemed to be due from such Owner as to each Office Suite Unit (on a pro rata basis) which is a part of the Office Suite of said Owner. Any and all Assessments made by the Master Association in accordance with the provisions of the Master Documents with Interest thereon and costs of collection, including, but not limited to, Legal Fees, are hereby declared to be a charge and continuing lien upon each Completed Office Suite Unit against which each such Assessment is made. Said lien shall be effective only from and after the time of the recordation amongst the Public Records of the County of a written, acknowledged statement by the Master Association setting forth the amount due to the Master Association as of the date the statement is signed. Upon full payment of all sums secured by that lien, the party making payment shall be entitled to a satisfaction of the statement of lien in recordable form. Notwithstanding anything to the contrary herein contained, in the event an Institutional Mortgagee of record obtains title to a Completed Office Suite Unit as a result of foreclosure of its first mortgage or deed in lieu of foreclosure, such acquirer of title, its successors or assigns, shall not be liable for the share of Assessments pertaining to such Completed Office Suite Unit or chargeable to the former Owner thereof which became due prior

to the acquisition of title as a result of the foreclosure or deed in lieu thereof, unless the Assessment against the Completed Office Suite Unit in question is secured by a claim of lien for Assessments that is recorded prior to the recordation of the mortgage which was foreclosed or with respect to which a deed in lieu of foreclosure was given.

Section 3. COLLECTION OF ASSESSMENTS. In the event any Owner shall fail to pay any Assessment, or installment thereof, charged to such Owner by his/her/its applicable Sub-Association within fifteen (15) days after the same becomes due, then the Master Association, through its Board, shall have any and all of the following remedies to the extent permitted by law, which remedies are cumulative and which remedies are not in lieu of, but are in addition to, all other remedies available to the Master Association:

1. To accelerate the entire amount of any Assessment for the remainder of the calendar year notwithstanding any provisions for the payment thereof in installments.

2. To advance on behalf of the Owner(s) in default funds to accomplish the needs of the Master Association up to and including the full amount for which such Owner(s) is liable to the Master Association and the amount or amounts of monies so advanced, together with Interest and all costs of collection thereof, including, but not limited to, Legal Fees, may thereupon be collected by the Master Association from the Owner(s) and such advance by the Master Association shall not waive the default.

3. To file an action in equity to foreclose its lien at any time after the effective date thereof as provided in Section 2 hereinabove. The lien may be foreclosed by an action in the name of the Master Association in like manner as a foreclosure of a mortgage on real property.

4. To file an action at law to collect said Assessment plus Interest and all costs of collection thereof, including, but not limited to, Legal Fees, without waiving any lien rights or rights of foreclosure in the Master Association.

5. To charge Interest on such Assessment from the date it becomes due, as well as a late charge of Twenty-Five Dollars (\$25) by the Master Association to defray additional collection costs.

6. To suspend the use rights of the Owner(s) in default to the Master Association Property, subject to the Notice and Hearing provisions in Article IX, Section 1 herein.

7. To suspend the right of the Owner(s) in default to vote on any matter on which Owners have the right to vote if such Owner is delinquent in payment of Assessments for more than ninety (90) days.

Section 4. COLLECTION BY MASTER DECLARANT. In the event for any reason a Sub-Association shall fail to collect the Assessments and remit same to the Master Association, the Master Declarant and/or the Master Association shall at all times have the right (but not the obligation): (i) to advance such sums as the applicable Sub-Association could have advanced as set forth above; and (ii) to collect such Assessments and, if applicable, any such sums advanced

by the Master Declarant and/or the Master Association, together with Interest and costs of collection, including, but not limited to, Legal Fees.

Section 5. RIGHTS OF MASTER DECLARANT AND INSTITUTIONAL MORTGAGEES TO PAY ASSESSMENTS AND RECEIVE REIMBURSEMENT. The Master Declarant and any Institutional Mortgagee(s) shall have the right, but not the obligation, jointly or individually, and at their sole option, to pay any of the Assessments which are in default and which may or have become a charge against any Completed Office Suite Unit(s). Further, the Master Declarant and any Institutional Mortgagee shall have the right, but not the obligation, jointly or individually, and, at their sole option, to pay insurance premiums or fidelity bond premiums or other required items of Common Expenses on behalf of the Master Association in the event the same are overdue and when lapses in policies or services may occur. The Master Declarant and any Institutional Mortgagee paying overdue Common Expenses on behalf of the Master Association will be entitled to immediate reimbursement from the Master Association plus Interest and any costs of collection including, but not limited to, Legal Fees, and the Master Association shall execute an instrument in recordable form to this effect and deliver the original of such instrument to each Institutional Mortgagee who is so entitled to reimbursement and to the Master Declarant if the Master Declarant is entitled to reimbursement.

Section 6. COMMUNITY SYSTEMS SERVICES. The Master Association shall have the right to enter into one or more agreement(s) ("Bundled Service Agreements") for receipt of television (via cable, satellite or otherwise), entertainment, telecommunication, internet, monitored alarm and/or other services (collectively, "Bundled Services") for Office Suite Units in Coral Springs Professional Campus. Any and all costs and expenses incurred by the Master Association under or pursuant to any Bundled Service Agreements entered into by the Master Association for Bundled Services will be assessed against all Completed Office Suite Unit Owners. It is contemplated that there may be features and services that are or will be available in addition to and not part of the Bundled Services (each, an "Optional Service"). Notwithstanding anything to the contrary contained in this Master Declaration, the costs and expenses charged to the Master Association under the Bundled Services Agreements shall be apportioned equally, but only amongst those Office Suite Units with respect to which the Master Association is being charged under or pursuant to the Bundled Services Agreement except to the extent, if any, that any Owner elects to receive an Optional Service (being a service not automatically received by all Owners entitled to receive Bundled Services pursuant to the Bundled Services Agreements). Each Owner who receives an Optional Service, if any, shall be responsible for paying for the costs thereof. The foregoing shall in no way obligate the Master Declarant or the Master Association to enter into any Bundled Services Agreement.

Section 7. SERVICE AGREEMENT AND EASEMENT FOR OUTDOOR LIGHTING. Master Declarant and/or the Master Association may elect to enter into a service agreement and easement for outdoor security lighting, hereinafter referred to as "Agreement," with Florida Power & Light Company, hereinafter referred to as "FPL," or another service provider. Such Agreement, if executed, will provide that FPL agrees to supply, and the Master Association agrees to receive and pay for, all power, energy, and service required for any outdoor lighting and other facilities, as contained in the Agreement, located on the Property, in accordance with FPL's applicable rate schedule OSL and general rules and regulations for electric service or any effective superseding and applicable rate schedule and rules and regulations in effect according to the company's approved tariff for the term of service specified in the Agreement, and thereafter until canceled by either party. The Master Association will grant FPL the right to enter

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upon, occupy, and use such portions of the Master Association Property and Buildings as are necessary to enable FPL to construct, install, operate, maintain, and repair said electric facilities which are FPL-owned. The Master Association grants the same rights as above-mentioned to FPL for the purpose of re-lamping.

ARTICLE VII
METHOD OF DETERMINING ASSESSMENTS
AND ALLOCATION OF ASSESSMENTS

Section 1. DETERMINING AMOUNT OF ASSESSMENTS. The total anticipated Common Expenses for each calendar year shall be set forth in the budget ("Budget") prepared by the Board as required under the Master Documents. Each Completed Office Suite Unit shall be assessed its *pro rata* portion of the total anticipated Common Expenses, which shall be the "Regular Assessment" as to each Completed Office Suite Unit. The Regular Assessment shall be based upon the relative square footage of each Completed Office Suite Unit. The number of square feet in all Completed Office Suite Units shall be adjusted quarterly, as needed, as hereinafter set forth. At such time as the Master Declarant has completed all of the Office Suite Units in all of the Buildings, each Office Suite Unit shall be a Completed Office Suite Unit. Notwithstanding anything in the Master Documents to the contrary, any Assessment for legal expenses incurred by the Master Association for lawsuits shall be deemed an Common Expense which is properly the subject of Special Assessment and not the subject of a Regular Assessment so long as approved pursuant to Section 12 of Article XIII below, except the Legal Fees incurred by the Master Association in connection with the collection of assessments or other charges which Owners are obligated to pay pursuant to the Master Documents or the enforcement of the use and occupancy restrictions contained in the Master Documents.

Section 2. ASSESSMENT PAYMENTS. Regular Assessments shall be payable quarterly, in advance, on the first day of January, April, July and October of each year, provided, however, at the Master Association's option, Regular Assessments may be payable monthly. Assessments shall be paid by each Owner of a Completed Office Suite Unit to his/her/its applicable Sub-Association which will, in turn, remit same to the Master Association. Assessments, and the quarterly or monthly installments thereof, may be adjusted from time to time by the Board to reflect changes in the amount of square feet in all Completed Office Suite Units (thus apportioning all such Assessments and installments thereof among all Completed Office Suite Units at the time such installment is due) or changes in the Budget or in the event the Board determines that an Assessment or any installment thereof is either less than or more than the amount actually required. When an Incomplete Office Suite Unit becomes a Completed Office Suite Unit during a period with respect to which an Assessment or installment thereof has already been assessed, such Completed Office Suite Unit shall be deemed assessed the amount of such Assessment or installment thereof which was assessed against Completed Office Suite Units in existence at the time of such Assessment, prorated from the date the Office Suite Unit became a Completed Office Suite Unit through the end of the period in question. If the payment of such Assessment or installment thereof was due at the time the Office Suite Unit became a Completed Office Suite Unit or prior thereto, said prorated amount thereof shall be immediately due and payable.

Section 3. SPECIAL ASSESSMENTS. "Special Assessments" include, in addition to other Assessments designated as Special Assessments in the Master Documents and whether or not for a cost or expense which is included within the definition of "Common Expenses," those

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Assessments which are levied for capital improvements which include the costs (whether in whole or in part) of constructing or acquiring Improvements for, or on, the Master Association Property or the cost (whether in whole or in part) of reconstructing or replacing such Improvements. Notwithstanding anything to the contrary herein contained, it is recognized and declared that Special Assessments shall be in addition to, and are not part of, any Regular Assessment. Any Special Assessments assessed against Completed Office Suite Units and the Owners thereof shall be paid by such Owners in addition to any other Assessments and shall be assessed in the same manner as the Regular Assessment. Special Assessments shall be paid in such installments or in a lump sum as the Board shall, from time to time, determine. Notwithstanding the foregoing, the levying of any Special Assessment after the Transfer Date shall require the affirmative assent of at least a majority of the voting interests of all Members represented in person or by proxy at a meeting called and held in accordance with the Bylaws. Prior to the Transfer Date, a Master Declarant-controlled Board may make a Special Assessment without such vote of the Owners.

Section 4. LIABILITY OF OWNERS FOR REGULAR ASSESSMENTS. By the acceptance of a deed or other instrument of conveyance of an Office Suite Unit in the Property, each Owner thereof acknowledges that each Completed Office Suite Unit and the Owners thereof are jointly and severally liable for their own Regular Assessments and their applicable portion of any Special Assessments, as well as for any and all other Assessments for which they are liable, as provided for herein. Such Owners further recognize and covenant that they are jointly and severally liable with the Owners of all Completed Office Suite Units for the Common Expenses (subject to any specific limitations provided for herein such as, but not limited to, the limitation with respect to matters of Special Assessment and the limitations on the liability of Institutional Mortgagees and their successors and assigns). Accordingly, subject to such specific limitations, it is recognized and agreed by each Owner, for such Owner and such Owner's heirs, executors, successors and assigns, that in the event any Owner fails or refuses to pay such Owner's Regular Assessment or any portion thereof, or such Owner's respective portion of any Special Assessment or any other Assessment, then the other Owners of Completed Office Suite Units may be responsible for increased Regular Assessments or Special Assessments or other Assessments due to the nonpayment by such other Owner, and such increased Regular Assessment or Special Assessment or other Assessment can and may be enforced by the Master Association and the Master Declarant in the same manner as all other Assessments hereunder as provided in the Master Documents.

Section 5. WORKING FUND CONTRIBUTION. Each Owner who purchases an Office Suite Unit from the Master Declarant shall pay to the Master Association at the time legal title is conveyed to such Owner, a "Working Fund Contribution." The Working Fund Contribution shall be an amount equal to a one months' share of the annual Common Expenses applicable to such Office Suite Unit pursuant to the initial Budget (which shall be prepared as if all Office Suite Units are Completed Office Suite Units and may be different from the Budget in effect at the time of closing). The purpose of the Working Fund Contribution is to insure that the Master Association will have cash available for initial start-up expenses, to meet unforeseen expenditures and to acquire additional equipment and services deemed necessary or desirable by the Board. Working Fund Contributions may also be used to offset Common Expenses. Working Fund Contributions are not advance payments of Regular Assessments and shall have no effect on future Regular Assessments, nor will they be held in reserve. To further ensure that the Master Association will have sufficient cash available to pay for start-up expenses, Common Expenses and other expenses, the Master Declarant may from time to time advance to the Master

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Association the Working Fund Contribution applicable to any Office Suite Unit(s) prior to the time legal title to such Office Suite Unit(s) is conveyed to the Owner(s) thereof. In the event the Master Declarant advances the Working Fund Contribution applicable to any Office Suite Unit, then, at the time legal title to such Office Suite Unit is conveyed to the Owner thereof, the Working Fund Contribution to be paid by such Owner to the Master Association pursuant to this Section 7 shall be paid directly to the Master Declarant in reimbursement of the advance, instead of to the Master Association.

Section 6. WAIVER OF USE. No Owner, other than the Master Declarant, may exempt himself, herself or itself from personal liability for Assessments duly levied by the Master Association. No Owner may release such Owner's Office Suite Unit from the liens and charges hereof either by waiver of the use and enjoyment of the Master Association Property and the facilities thereon or by abandonment of such Owner's Office Suite Unit.

ARTICLE VIII
MAINTENANCE AND REPAIR OBLIGATIONS

Section 1. BY THE MASTER ASSOCIATION

A. The Master Association, at its expense, shall be responsible for the operation, maintenance, repair and replacement of all of the Improvements and facilities located over, through, and upon the Master Association Property, except public utilities and Community Systems. Should any incidental damage be caused to any Office Suite Unit by virtue of the Master Association's failure to maintain the Master Association Property as herein required or by virtue of any work which may be performed or caused to be performed by the Master Association in the maintenance, repair or replacement of any Master Association Property, the Master Association shall, at its expense, repair such incidental damage. The Master Association shall not, however, be responsible for any loss of use, any hardship, an Owner's time or any other consequential or punitive damages.

B. The Master Association shall operate, maintain, repair and replace a water sprinkler system constructed over, through and upon the Master Association Property as it shall deem appropriate. The Master Association shall be responsible for the costs of operation, maintenance, repair and replacement of such sprinkler system, including any monthly fees and other costs of water and/or electrical usage, if any. In the event an Owner of an Office Suite Unit damages any portion of the sprinkler system, the Owner shall be responsible for the cost of repairing said damage.

The Master Association shall operate, maintain and repair the Drainage System constructed over, through and upon the Property. The Master Association shall be responsible for all costs associated with all cleaning, maintenance, repairs and replacement of any portion of the Drainage System necessary to maintain the system in its original condition and use.

C. To the extent permitted by the appropriate governmental authority, the Master Association may, but shall not be obligated to, provide maintenance of all City, County, district or municipal properties which are located within or in a reasonable proximity of the Property, to the extent that their deterioration or unkempt appearance would adversely affect the appearance of the Property.

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D. Any proposed change in the paint scheme of Coral Springs Professional Campus shall require the approval of the City and any other applicable governmental entities and the affirmative vote of a majority of the voting interests of the Owners and the Architectural Control Committee under this Master Declaration.

E. The Master Association shall maintain and care for all Landscaped Areas and Grassed Areas encompassed within the Master Association Property. "Maintenance and care" within the meaning of this Subsection E shall include irrigating, fertilizing, spraying and trimming of landscaping and grassed areas and replacement of same, including the replacement of any dead or dying trees, so that, at a minimum, the initial landscaping for the Master Association Property provided by the Master Declarant shall be maintained.

F. The Master Association, by action of its Board, may make minor and insubstantial alterations and Improvements to the Master Association Property having a cost not in excess of Twenty-Five Thousand Dollars (\$25,000). All other alterations and Improvements must first be approved by at least a majority of the voting interests of all Members represented in person or by proxy at a meeting called and held in accordance with the Bylaws. No alteration or Improvement may be made to the Master Association Property which materially and adversely affects the rights of the Owner of any Office Suite Unit unless the Owner and all mortgagees holding recorded mortgages on such Office Suite Unit consent thereto in writing.

G. The Master Association shall maintain the covered entryways and patios that are attached to the Buildings on the property subject to the Declaration of Covenants, Restrictions and Easements for Coral Springs Professional Campus Sub-Association I (which covered entryways and patios are part of the Master Association Property). The Master Association shall also clean all of the covered entryways and patios that are attached to the Buildings on the property subject to the Declaration of Condominium for Coral Springs Professional Campus Sub-Association II (even though such covered entryways and patios are not part of the Master Association Property).

H. All expenses incurred by the Master Association in connection with the services, maintenance, repair and replacement described in Paragraphs A through G, inclusive, are Common Expenses, payable by each Owner under the provisions of this Master Declaration concerning Assessments. Should the maintenance, repair or replacement provided for in Paragraphs A through G of this Section 1 be caused by the negligence of or misuse by an Owner, such Owner's guests, servants, invitees, or lessees, such Owner shall be responsible therefor, and the Master Association shall have the right to levy an Assessment against such Owner's Office Suite Unit and said Assessment shall constitute a lien upon the appropriate Office Suite Unit with the same force and effect as liens for Common Expenses.

I. The Master Association has a reasonable right of entry upon any Office Suite Unit to make emergency repairs and to do other work reasonably necessary for the proper maintenance and operation of Coral Springs Professional Campus.

Section 2. BY THE SUB-ASSOCIATIONS.

A. The Sub-Associations shall maintain the Buildings and the Improvements therein, including equipment and appurtenances, and their respective property (except for those

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areas maintained by the Master Association) in good order, condition and repair, and must perform promptly all maintenance and repair work which, if omitted, could adversely affect Coral Springs Professional Campus, the other Owners or the Master Association and its Members. The Sub-Association shall be responsible for any damages caused by a failure to so maintain such Building(s).

B. If a Sub-Association fails to comply with the foregoing provisions of this Section 2, the Master Association may proceed in court to compel compliance.

C. If a failure to comply with the provisions of this Section 2 relates to a Sub-Association's obligation to maintain the Buildings and other property of the Sub-Association for which it is responsible to maintain, then, in addition to the exercise of all other remedies, the Master Association or the Master Declarant shall have the right but not the obligation, upon fifteen (15) days written notice, to enter the Buildings or property of the Sub-Association for the purpose of performing the maintenance referred to, set forth and described in the notice, and to levy on the offending Sub-Association an Assessment equal to the cost of performing such maintenance and any such Assessment shall constitute a lien upon all the Completed Office Suite Units operated by the Sub-Association with the same force and effect as a lien for Common Expenses. The determination of whether a Sub-Association is failing to properly maintain and care for the property for which it has the maintenance responsibility shall be determined in the sole discretion of the Master Association or the Master Declarant.

Section 3. DAMAGE TO BUILDINGS. The Owner of any Office Suite Unit which has suffered damage may apply to the Architectural Control Committee of the Master Association (See Article X) for approval for reconstruction, rebuilding or repair of the Improvements therein. The Architectural Control Committee's approval will not be required prior to the commencement of such work, so long as the exterior appearance will be substantially similar to that which existed prior to the date of the casualty.

The Owner or Owners of any damaged Office Suite Unit and the applicable Sub-Association shall be obligated to proceed with all due diligence hereunder and the responsible parties shall commence reconstruction within three (3) months after the damage occurs and complete reconstruction within one (1) year after the damage occurs, unless prevented by causes beyond his/her or its reasonable control.

The Master Declarant shall be exempt from the provisions of this Section 3, provided that any such reconstruction, rebuilding or repairs made by the Master Declarant shall be consistent, as to the exterior appearance, with the Improvements as they existed prior to the damage or other casualty.

**ARTICLE IX
USE RESTRICTIONS**

All of the Property shall be held, used, and enjoyed subject to the following limitations and restrictions, and any and all additional rules and regulations which may, from time to time, be adopted by the Master Association, except as provided in Section 19 below with respect to the Master Declarant and Office Suite Units owned by the Master Declarant:

Section 1. ENFORCEMENT. Failure of an Owner to comply with any limitations or restrictions in this Master Declaration or any of the Master Documents or with any rules and regulations promulgated by the Master Association shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof.

In addition to all other remedies, the Master Association may suspend, for a reasonable period of time, suspend the voting rights of an Owner if such Owner is delinquent in payment of assessments for more than ninety (90) days; and may levy reasonable fines against any Owner or any Owner's lessee, guest or invitee for failure of such Owner, such Owner's guests, invitees, lessees or employees to comply with any of the Master Documents, provided the following procedures are adhered to:

A. **Notice.** The Master Association shall notify the Owner in writing of the noncompliance and set forth the corrective action to be taken. A fine or suspension of voting rights may not be imposed without notice of at least fourteen (14) days to the Owner sought to be fined or suspended and an opportunity for a hearing before a special master appointed by the Board or a committee of at least three (3) members appointed by the Board who are not officers, directors, or employees of the Master Association, or the spouse, parent, child, brother or sister of an officer, director, or employee of the Master Association. If the committee, by majority vote, does not approve a proposed fine or suspension, it may not be imposed. At the Master Association's option, any fine may be levied on a daily basis in the event of a continuing violation without the necessity of a new hearing and without any limitation on the amount of such fine.

B. **Hearing.** Should the Owner still be in noncompliance, the noncompliance shall be presented to the Board after which the Board shall hear reasons why a fine should or should not be imposed. A written decision of the Board shall be submitted to the Owner, as applicable, not later than twenty-one (21) days after said meeting.

C. **Payment.** A fine shall be paid not later than thirty (30) days after notice of the imposition of the fine.

D. **Fines.** A fine shall be treated as an Assessment subject to the provisions of the collection of Assessments as otherwise set forth herein, and shall constitute a lien upon the applicable Office Suite Unit, with the same force and effect as a lien for Common Expenses. All monies received from fines shall be allocated as directed by the Board, subject always to the provisions of this Master Declaration.

E. **Failure to Pay Assessments.** Notice and Hearing as provided in Subparagraphs A and B above shall not be required with respect to the imposition of suspension of voting rights or fines upon any Owner because of such Owner's failure to pay Assessments or other charges when due.

Section 2. NUISANCES. No obnoxious or offensive activity shall be carried on or about the Office Suite Units or in or about any Improvements, or on any portion of the Property nor shall anything be done therein which may be or become an unreasonable annoyance or a nuisance to any Owner. No use or practice shall be allowed in or around the Office Suite Units which is a source of annoyance to Owners or occupants of Office Suite Units or which interferes with the

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peaceful possession or proper use of the Office Suite Units or the surrounding areas. No loud noises or noxious odors shall be permitted in any Office Suite Unit. Without limiting the generality of any of the foregoing provisions, no horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes), noisy or smoky vehicles, unlicensed off-road motor vehicles or any items which may unreasonably interfere with television or radio reception of any Owner shall be located, used or placed on any Office Suite Unit, or exposed to the view of other Owners without the prior written approval of the Board.

Section 3. PARKING AND VEHICULAR RESTRICTIONS. Parking upon the Property shall be restricted to designated parking areas within the Master Association Property. No parking on the streets or swales is permitted. No Owner shall keep any vehicle on the Master Association Property which is deemed to be a nuisance by the Board. No Owner shall conduct repairs taking more than two (2) hours or restorations of any motor vehicle, boat, trailer, or other vehicle upon the Master Association Property. No commercial vehicle, trailer, motorhome, boat or boat trailer may be parked or stored on the Master Association Property during the hours of midnight and 6 a.m. No bus or tractor-trailer or any other truck larger than a full-size pickup truck may be parked on the Master Association Property, except temporarily as in the case of a moving van or other such vehicle necessary to provide service to an Owner and with the exception of any vehicles necessary for any construction activity being performed by or on behalf of the Master Declarant. An Owner and its lessees and employees shall not park any of his/her vehicles in spaces reserved for guests. Visitors and guest shall be permitted to park in such guest spaces for no more than twenty-four (24) continuous hours. The use of such parking spaces by Owners, occupants, visitors and guests shall also be subject to any other duly adopted rules and regulations of the Master Association. The Master Association shall be responsible for the maintenance of such guest parking spaces as more fully described in Article VIII hereof.

Section 4. NO IMPROPER USE. No improper, offensive, hazardous or unlawful use shall be made of any Office Suite Unit nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to any person using any portion of the Property. All valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereover shall be observed. Violations of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereover relating to any Office Suite Unit shall be corrected by, and at the sole expense of, the Owner of the Office Suite Unit.

Section 5. LEASES. No portion of an Office Suite Unit (other than an entire Office Suite Unit) may be rented. All leases shall provide for a minimum lease term of one (1) year. No lease shall provide for an early termination which would reduce a lease term to a period of less than one (1) year, except in the event of a default of the lessee. All leases shall provide, and if they do not so provide then the leases shall be deemed to provide, that the Master Association and the applicable Sub-Association shall have the right to terminate the lease upon default by the lessee in observing any of the provisions of this Master Declaration, the Articles, the Bylaws, applicable rules and regulations, or of any other agreement, document or instrument governing the Office Suite Units. The Owner of a leased Office Suite Unit shall be jointly and severally liable with such Owner's lessee for compliance with the Master Documents and to the Master Association to pay any claim for injury or damage to property caused by the negligence of the lessee. Every lease shall be subordinate to any lien filed by the Master Association whether before or after such lease was entered into.

Section 6. ANIMALS AND PETS. Only common domesticated household pets may be kept in any Office Suite Unit, but in no event for the purpose of breeding or for any commercial purposes whatsoever. No other animals, livestock, horses reptiles or poultry of any kind shall be kept, raised, bred or maintained on any portion of the Property. Permitted pets shall only be kept subject to and in accordance with such rules and regulations as shall be promulgated from time to time by the Board. However, under no circumstances will any dog whose breed is noted for its viciousness or ill-temper, in particular, the "Pit Bull" (as hereinafter defined), Rottweiler, Mastiff, Presa Canario, or any crossbreeds of such breeds, be permitted on any portion of the Property. A "Pit Bull" is defined as any dog that is an American Pit Bull Terrier, American Staffordshire Terrier, Staffordshire Bull Terrier, or any dog displaying a majority of the physical traits of any one (1) or more of the above breeds, or any dog exhibiting those distinguishing characteristics which substantially conform to the standards established by the American Kennel Club or United Kennel Club for any of the above breeds. No exotic pet or any animal of any kind which has venom or poisonous defense or capture mechanisms, or if let loose would constitute vermin, shall be allowed on any portion of the Property. Trained seeing-eye dogs will be permitted for those persons holding certificates of blindness and necessity. Other animals will be permitted if such animals serve as physical aides to handicapped persons and such animals have been trained or provided by an agency or service qualified to provide such animals. The guide or assistance animal will be kept in direct custody of the assisted person or the qualified person training the animal at all times when on the Property and the animal shall wear and be controlled by a harness or orange-colored leash and collar. Any pet must be carried or kept on a leash when outside of an Office Suite Unit. No pet shall be kept tied up outside of an Office Suite Unit. An Owner shall immediately pick up and remove any solid animal waste deposited by such Owner's pet on the Property. An Owner is responsible for the cost of repair or replacement of any Master Association Property damaged by such Owner's pet.

Each Owner who determines to keep a pet thereby agrees to indemnify the Master Association and the Master Declarant and hold them harmless against any loss or liability of any kind or character whatsoever arising from or growing out of such Owner's having any animal on the Property.

Section 7. ADDITIONS AND ALTERATIONS. No Office Suite Unit shall be enlarged by any addition thereto or to any part thereof, and no Owner shall make any improvement, addition, or alteration to the exterior of such Owner's Office Suite Unit, including, without limitation, the painting, staining, or varnishing of the exterior of the Office Suite Unit, including doors, without the prior written approval of the Architectural Control Committee as set forth in Article X hereof and all applicable governmental entities.

Section 8. INCREASE IN INSURANCE RATES. No Owner may engage in any action which may reasonably be expected to result in an increase in the rate of any insurance policy or policies covering or with respect to any portion of the Property not owned by such Owner.

Section 9. SLOPES AND TREES. No Owner may engage in any activity which will change the slope or drainage of any portion of the Property. No additional trees are permitted to be planted on the Property and no trees are permitted to be removed from the Property without the prior written consent of the Master Declarant for as long as the Master Declarant owns an Office Suite Unit, and thereafter without the prior written consent of the Board.

Section 10. SIGNS. No sign, display, poster, or other advertising device of any kind (including, without limitation, signs for the sale or renting of Office Suite Units) may be displayed in public view on any portion of any Building or other Improvement in the Property without the prior written consent of the Architectural Control Committee. Signs, regardless of size, used by the Master Declarant, its successors or assigns, for advertising during the construction and sale period of Coral Springs Professional Campus or other communities developed and/or marketed by the Master Declarant or its affiliates and other signs authorized by the Master Declarant shall be exempt from this Section. Such sign or signs as the Master Declarant may be required to erect under the terms of an Institutional Mortgage shall be exempt from this Section.

Section 11. TRASH AND OTHER MATERIALS. No rubbish, trash, garbage, refuse, or other waste material shall be kept or permitted on the Office Suite Units and/or Master Association Property, or other portions of the Property, except in designated garbage dumpsters located on the Master Association Property, and no odor shall be permitted to arise therefrom so as to render the Property or any portion thereof unsanitary, offensive, detrimental or a nuisance to Owners or to any other property in the vicinity thereof or to its occupants. No items shall be hung, dried, or aired in such a way as to be visible from the Master Association Property or another Office Suite Unit. No stripped vehicles, lumber or other building materials, grass, tree clippings, metals, scrap, automobile pieces or parts, refuse, or trash shall be stored or allowed to accumulate on any portion of the Property (except when accumulated during construction by the Master Declarant, during construction approved by the Architectural Control Committee, or when accumulated by an Owner or the Master Association for imminent pick-up and discard).

Section 12. TEMPORARY STRUCTURES. No tent, shack, shed or other temporary building or Improvement, other than separate construction, sales and leasing trailers to be used by the Master Declarant, its agents and contractors, for the construction, service and sale or lease of Coral Springs Professional Campus or other communities, shall be placed upon any portion of the Property, either temporarily or permanently. No trailer, motor or recreational vehicle shall be: (a) used as a residence, either temporarily or permanently, or (b) parked upon the Property.

Section 13. OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining, boring or mining operations of any kind shall be permitted upon or on any portion of the Property nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any portion of the Property. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any portion of the Property.

Section 14. SEWAGE DISPOSAL. No individual sewage disposal system shall be permitted on any of the Property, provided that a central sewage disposal system is being operated in accordance with the requirements of the governmental regulatory body having jurisdiction over said central system.

Section 15. WATER SUPPLY. No individual water supply system shall be permitted on any of the Property, provided that a central water supply system is being operated in accordance with requirements of the governmental body having jurisdiction over said central system, except that wells are permitted for the irrigation of landscaping only, provided that a stain tank is installed in conjunction with the irrigation well.

Section 16. FENCES. Other than fences that may be constructed and installed by the Master Declarant, if any, fences shall be strictly prohibited.

Section 17. ANTENNAE. No outside television, radio, or other electronic towers, aerials, antennae, satellite dishes or device of any type for the reception or transmission of radio or television broadcasts or other means of communication shall hereafter be erected, constructed, placed or permitted to remain on any portion of the Property or upon any improvements thereon, unless expressly approved in writing by the Master Association, except that this prohibition shall not apply to those satellite dishes that are one (1) meter (39.37 inches) in diameter or less, and specifically covered by 47 C.F.R. Part 1, Subpart S, Section 1.4000, as amended, promulgated under the Telecommunications Act of 1996, as amended from time to time. The Master Association is empowered to adopt rules governing the types of antennae which may be permitted and restrictions relating to safety, location and maintenance of antennae. The Master Association may also adopt and enforce reasonable rules limiting installation of permissible dishes or antennae to certain specified locations, not visible from the street and integrated with the Property and surrounding landscape, to the extent that reception of an acceptable signal would not be unlawfully impaired by such rules and provided the cost of complying with such rules would not unreasonably increase the cost of installation of permissible dishes or antennae. Any permissible dishes or antennae shall be installed in compliance with all federal, state and local laws and regulations, including zoning, land-use and building regulations. Further, any Owner desiring to install permissible dishes or antennae may, but it not obligated, submit plans and specifications for same to the Architectural Control Committee to ensure compliance with the Master Association's rules governing the types of permissible antennae and restrictions relating to safety, location and maintenance of antennae. This Section 17 shall not apply to the Master Declarant.

Section 18 WINDOW TREATMENTS. All window treatments within an Office Suite Unit which are visible from the exterior of the Office Suite Unit shall be off-white or brown in color or have an off-white or brown backing, whether as initially installed by Developer or otherwise approved in writing by the Board.

Section 19. MASTER DECLARANT EXEMPTION. The Master Declarant plans to undertake the work of constructing the Buildings containing Office Suite Units and Improvements upon the Property and may undertake the work of constructing other buildings upon other property being developed or marketed by the Master Declarant or its affiliates. The completion of the aforementioned work and the sale, rental and other transfer of Office Suite Units by the Master Declarant and its affiliates is essential to the establishment and welfare of the Property as a business park. In order that such work may be completed and a fully occupied business park established as rapidly as possible, neither the Owners nor the Master Association shall do anything whatsoever to interfere with any of the Master Declarant's or its affiliates' activities relating to the constructing of Office Suite Units and Improvements upon the Property, the constructing of other buildings upon any other property being developed or marketed by the Master Declarant or its affiliates, or the sale, rental and/or other transfer of Office Suite Units by the Master Declarant or its affiliates'.

In general, the restrictions and limitations set forth in this Article IX shall not apply to the Master Declarant or to Office Suite Units owned by the Master Declarant. The Master Declarant shall specifically be exempt from any restrictions which interfere in any manner whatsoever with the Master Declarant's plans for development, construction, sale, lease,

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or use of the Property, the Buildings, the Office Suite Units and to any other Improvements thereon. The Master Declarant shall be entitled to injunctive relief for any actual or threatened interference with its rights under this Article IX in addition to whatever remedies at law to which it might be entitled.

ARTICLE X
ARCHITECTURAL CONTROL COMMITTEE

Section 1. MEMBERS OF THE COMMITTEE. The Architectural Control Committee, sometimes referred to in this Master Declaration as the "Committee," shall be comprised of at least three (3) members. The initial members of the Committee shall consist of persons designated by the Master Declarant. Each of said persons shall hold office until all Office Suite Units have been conveyed or such earlier time as the Master Declarant may, at its sole option, elect. Thereafter, each new member of the Committee shall be appointed by the Board and shall hold office until such time as he/she has resigned or has been removed or his/her successor has been appointed, as provided herein. Members of the Committee, other than those designated by the Master Declarant, may be removed at any time without cause. The Board shall have the sole right to appoint and remove all members of the Committee other than those designated by the Master Declarant.

Section 2. REVIEW OF PROPOSED CONSTRUCTION.

A. No Improvements, including, by way of example and not of limitation, accessory structures, exterior lighting fixtures, brick pavers, stamped concrete, concrete flatwork, buildings, walls, roofs, gutters or rain spouts, mailboxes, or landscaping (including hedges and massed plantings) shall be commenced, erected, installed, altered, modified, painted, planted, or maintained on the Property, nor shall any canopy, shutters, or window coverings be attached to or placed upon outside walls or roofs of any Building by any Owner other than the Master Declarant, unless such Improvements have been reviewed by and received the written approval of the Committee in accordance with Paragraph B hereinbelow. Notwithstanding anything in this Article to the contrary, the erection, construction or placement of any antennae, including without limitation, outside television, radio, or other electronic towers, aerials, antennae, satellite dishes or device of any type for the reception or transmission of radio or television broadcasts or other means of communication shall be subject to the prohibitions and restrictions set forth in Section 17 of Article IX above. Any Owner or Sub-Association desiring to make Improvements shall submit two (2) complete sets of plans and specifications prepared by an architect, landscape architect, engineer or other person determined by the Committee to be qualified, showing the nature, dimensions, materials and location of the same, along with a Five Thousand Dollar (\$5,000.00) security deposit to be held by the Master Association in accordance with Section 3 hereinbelow to remedy any incidental damage caused to Master Association Property and/or to an adjacent Office Suite Unit or Building by virtue of such Owner's or Sub-Association's construction of Improvements.

B. The Committee shall approve proposed plans and specifications submitted for its approval only if it deems that the construction, alterations or additions contemplated will not be detrimental to the appearance of the surrounding area of the Property as a whole, and that the appearance of any structure affected thereby will be in harmony with the surrounding structures and is otherwise desirable. The Committee may also issue rules or guidelines setting forth procedures for the submission of plans and specifications. If the proposed construction,

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alterations or additions are to a portion of the Improvements which the Master Association is obligated to maintain, said approval shall also be subject to approval by the Board. The Committee may condition its approval of proposed plans and specifications in such a manner as it deems appropriate and may require the submission of additional information prior to approving or disapproving such plans.

C. The Committee shall have forty-five (45) days after delivery of all required materials to approve or reject any such plans and, if not approved within such forty-five (45) day period, such plans shall be deemed rejected, provided that, in any event, no such addition, construction or alteration shall be made by any Owner or a Sub-Association which is detrimental to or inconsistent with the harmony, appearance or general scheme of the Property as a whole.

D. No landscaping installed shall interfere with the flow of rainfall runoff to or through the Drainage System.

E. Notwithstanding any provision in this Article to the contrary, the approval of the Committee shall not be required for any additions, changes or alterations within any Office Suite Units if such additions, changes or alterations are not visible from the outside of such Office Suite Units. All changes and alterations shall be subject, independently, to all applicable governmental laws, statutes, ordinances, rules and regulations.

F. Notwithstanding anything to the contrary herein contained, no construction, reconstruction, addition or alteration by the Master Declarant shall require the prior approval or any certificate of consent of the Committee.

Section 3. INDEMNIFICATION/SECURITY DEPOSIT FOR IMPROVEMENTS. Any Owner/Sub-Association desiring to make Improvements shall provide to the Committee, at the time of the Owner's/Sub-Association's submission of plans and specifications for review and approval by the Committee, a Five Thousand Dollar (\$5,000.00) security deposit to cover costs of incidental damage caused to Master Association Property or to an adjacent Office Suite Unit or Building by virtue of such Owner's/Sub-Association's construction of Improvements. The Master Association shall not be obligated to place the security deposit in an interest bearing account. The Owner/Sub-Association shall be entitled to the return of the security deposit upon written notice to the Committee of the completion of Improvements covered thereby and following the Committee, or its duly authorized representatives, inspection of such Improvements; provided, however, should any incidental damage be caused to Master Association Property by virtue of such Owner's/Sub-Association's construction of Improvements, the Master Association shall repair such incidental damage and have the right to use so much of the security deposit held by it to reimburse itself for the costs of such work. Further, the offending Owner/Sub-Association hereby agrees to indemnify and reimburse the Master Association for all reasonable costs expended by the Master Association that exceed the security deposit, including Legal Fees, if any, incurred in connection therewith. Should any incidental damage be caused to an adjacent Office Suite Unit or Building by virtue of such Owner's/Sub-Association's construction of Improvements, the adjacent Owner of such Office Suite Unit or the applicable Sub-Association shall, at his/her/its sole option: (a) remedy such damage and submit to the Master Association a receipt, invoice or statement therefor for reimbursement from the offending Owner's/Sub-Association's security deposit; or (b) allow the offending Owner/Sub-Association to repair such incidental damage to the adjacent Owner's

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Office Suite Unit, at the offending Owner's/Sub-Association's sole cost and expense, and upon receipt by the Master Association of written notice from the adjacent Office Suite Unit Owner that such incidental damage has been repaired, the offending Owner/Sub-Association shall be entitled to a return of the security deposit being held by the Master Association.

Notwithstanding anything contained in this Section to the contrary, the Master Association's return of the security deposit being held by it for any such Improvements shall be based solely on considerations set forth above. The Master Association's return of the security deposit does not and shall not be construed to constitute a determination by members and representatives of the Committee, the Master Declarant, and the Master Association generally of structural safety, approval or conformance with building or other codes or standards. By submitting a request for review and approval of proposed plans and specifications, along with the security deposit required hereunder, an Owner/Sub-Association shall be deemed to have automatically agreed to hold harmless and indemnify the members and representatives of the Committee, the Master Declarant, and the Master Association generally, from any loss, claim, damage or liability connected with or arising out of the Improvements or alterations.

Section 4. MEETINGS OF THE COMMITTEE. The Committee shall meet from time to time as necessary to perform its duties hereunder. The Committee may from time to time, by resolution unanimously adopted in writing, designate a Committee representative (who may, but need not, be one of its members) to take any action or perform any duties for and on behalf of the Committee, except the granting of variances pursuant to Section 9 hereinbelow. In the absence of such designation, the vote of a majority of the members of the Committee shall constitute an act of the Committee.

Section 5. NO WAIVER OF FUTURE APPROVALS. The approval of the Committee of any plans and specifications or drawings for any work performed or proposed shall not be deemed to constitute a waiver of any right to withhold approval or consent to any identical or similar proposal subsequently or additionally submitted for approval or consent, whether such submission is by that applicant or another applicant. Similarly, the denial of approval by the Committee of any plans and specifications or drawings for any work done or proposed shall not be deemed to constitute a waiver of any right to approve or consent to any identical or similar proposal subsequently or additionally submitted for approval or consent, whether such submission is by that applicant or another applicant.

Section 6. COMPENSATION OF MEMBERS. The members of the Committee shall receive no compensation for services rendered, other than reimbursement for expenses incurred by them in the performance of their duties hereunder, unless the Board approves any such compensation.

Section 7. INSPECTION OF WORK. Inspection of work and correction of defects therein shall proceed as follows:

A. Upon the completion of any work for which approved plans are required under this Article, the submitting party shall give written notice of completion to the Committee.

B. Within thirty (30) days after written notice of completion, the Committee or its duly authorized representatives may inspect such Improvement. If the Committee finds such work was not done in substantial compliance with the approved plans, it shall notify the

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submitting party in writing of such noncompliance within such thirty (30) day period, specifying the particulars of noncompliance, and shall require the submitting party to remedy such noncompliance.

C. If upon the expiration of fifteen (15) days from the date of such notification the submitting party shall have failed to remedy such noncompliance, notification shall be given to the Board in writing of such failure. Upon such notice, the Board shall determine whether there is a noncompliance and, if so, the nature thereof and the estimated cost of correcting or removing the same. If noncompliance exists, the submitting party shall remedy or remove the same within a period of not more than thirty (30) days from the date of announcement of the Board's ruling. If the submitting party does not comply with the Board's ruling within such period, the Board, at its option, may remove the Improvement, remedy the noncompliance, or proceed in court to compel compliance and the submitting party shall reimburse the Master Association, upon demand, for all expenses incurred in connection therewith, including Interest and Legal Fees. If such expenses are not promptly repaid by the submitting party (in the event the submitting party is an Owner) to the Master Association, the Board shall levy an Assessment against such submitting party for reimbursement, and said Assessment shall constitute a lien upon the applicable Office Suite Unit with the same force and effect as liens for Common Expenses.

D. If, for any reason, notification is not given to the submitting party of acceptance within thirty (30) days after receipt of said written notice of completion from the submitting party, the Improvement and/or alteration shall be deemed to be in compliance with said approved plans.

Section 8. NON-LIABILITY OF COMMITTEE MEMBERS. Neither the Committee nor any member thereof, nor its duly authorized Committee representative, nor the Master Declarant, shall be liable to the Master Association, to a Sub-Association or to any Owner or any other person or entity for any loss, damage or injury arising out of or in any way connected with the performance of the Committee's duties hereunder, unless due to the willful misconduct or bad faith of a member and only that member shall have any liability. The Committee's review and approval or disapproval of plans submitted to it for any proposed Improvement shall be based solely on considerations of the overall benefit or detriment to the community as a whole. The Committee shall not be responsible for reviewing, nor shall its approval of any plan or design be deemed approval of, any plan or design from the standpoint of structural safety or conformance with building or other codes or standards, and no member or representative of the Committee or the Master Association, nor the Master Declarant, shall be liable for the safety, soundness, workmanship, materials or usefulness for any purpose of any such improvement or alteration proposed by the plans. By submitting a request for approval, an Owner/Sub-Association shall be deemed to have automatically agreed to hold harmless and indemnify the aforesaid members and representatives of the Committee, the Master Declarant, and the Master Association generally, from any loss, claim, damage or liability connected with or arising out of the proposed improvements or alterations. Furthermore, approval by the Committee of any plans and specifications does not excuse any Owner/Sub-Association from also receiving approvals as required by all applicable governmental agencies.

Section 9. VARIANCE. The Committee may authorize variances from compliance with any of the architectural provisions of this Master Declaration, when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may

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require. If such variances are granted, no violation of the covenants, conditions and restrictions contained in this Master Declaration shall be deemed to have occurred with respect to the Improvements for which the variance was granted.

ARTICLE XI
DAMAGE OR DESTRUCTION TO MASTER ASSOCIATION PROPERTY

Damage to or destruction of all or any portion of the Master Association Property shall, notwithstanding any provision in this Master Declaration to the contrary, be handled as follows:

A. If insurance proceeds are sufficient to effect total restoration of damaged or destroyed Master Association Property, then the Master Association shall cause such Master Association Property to be repaired and reconstructed substantially as it previously existed.

B. If insurance proceeds are insufficient to effect total restoration, and the cost of restoration exceeds such proceeds by Twenty-Five Thousand Dollars (\$25,000.00) or less, then the Master Association shall cause the Master Association Property to be repaired and reconstructed substantially as it previously existed and the difference between the insurance proceeds and the actual cost shall be levied as a Special Assessment proportionately against each of the Office Suite Units in accordance with the provisions of Articles VI and VII herein.

C. If the insurance proceeds are insufficient to effect total restoration and the cost of restoration of the Master Association Property and exceeds said proceeds by over Twenty-Five Thousand Dollars (\$25,000.00), then by the written consent or vote of a majority of the voting interests of the Owners, they shall determine whether: (a) to rebuild and restore either: (i) in substantially the same manner as the Improvements existed prior to the damage or destruction; or (ii) in a manner less expensive, and in the event of (i) or (ii) to raise the necessary rebuilding and restoration funds by levying pro rata restoration and construction Special Assessments against all Office Suite Units; or (b) to not rebuild and to retain available insurance proceeds. In the event it is decided that the damaged or destroyed Master Association Property shall not be rebuilt, the remains of any structure or structures shall be torn down and hauled away, so as not to be a safety hazard or visual nuisance, and the land shall be fully sodded and landscaped or otherwise treated in an attractive manner. Notwithstanding anything contained herein to the contrary, any decision not to rebuild or to rebuild in a manner which would result in a change in the Improvements shall not be effective without the prior written approval of the Master Declarant as long as the Master Declarant owns any portion of the Property.

D. Each Owner shall be liable to the Master Association for any damage to the Master Association Property and not fully covered or collected by insurance which may be sustained by reason of the negligence or willful misconduct of said Owner or of such Owner's lessees, invitees and guests, both minors and adults.

E. In the event that the repairs and replacements were paid for by any Special Assessments as well as insurance proceeds and regular Assessments, then, if after the completion of and payment for the repair, replacement, construction or reconstruction there shall remain any excess in the hands of the Master Association, it shall be presumed that the monies disbursed in payment of any repair, replacement, construction and reconstruction were first disbursed from insurance proceeds and regular Assessments and any remaining funds shall be deemed to be the

remaining Special Assessments which shall be returned to the Owners by means of a *pro rata* distribution in accordance with the collection of such Special Assessments.

ARTICLE XII
INSURANCE AND CONDEMNATION

The Master Association shall purchase and maintain the following insurance coverages subject to the following provisions, and the cost of the premiums therefor shall be a part of the Common Expenses:

Section 1. CASUALTY INSURANCE. Property and casualty insurance for Master Association Property shall be at the Board's discretion.

Section 2. PUBLIC LIABILITY INSURANCE. A comprehensive policy of public liability insurance naming the Master Association and, until the Master Declarant no longer owns any Office Suite Unit with the Property, the Master Declarant as named insureds thereof insuring against any and all claims or demands made by any person or persons whomsoever for personal injuries or property damage received in connection with, or arising from, the operation, maintenance and use of the Master Association Property and any Improvements located thereon, and for any other risks insured against by such policies with limits of not less than One Million Dollars (\$1,000,000.00) for damages incurred or claimed by any one person for any one occurrence; not less than Three Million Dollars (\$3,000,000.00) for damages incurred or claimed by more than one person for any one occurrence; and for not less than Fifty Thousand Dollars (\$50,000.00) property damage per occurrence with no separate limits stated for the number of claims. The Master Association may also obtain worker's compensation insurance and other liability insurance including, but not limited to, insurance for lawsuits related to employment contracts in which the Master Association is a party, as it may deem desirable.

Section 3. FIDELITY COVERAGE. Adequate fidelity coverage to protect against dishonest acts of the officers and employees of the Master Association and the Board and all others who handle and are responsible for handling funds of the Master Association shall be maintained in the form of fidelity bonds, which requirements shall be reasonably determined by the Board.

Section 4. DIRECTORS' COVERAGE. Adequate directors' and officers' liability coverage, which coverage shall be effective from and after the date the Master Association is created.

Section 5. OTHER INSURANCE. The Board may obtain such other forms of insurance as the Board may determine and in such coverage amounts as the Board shall determine to be required or beneficial for the protection or preservation of the Master Association Property and any improvements now or hereafter located thereon or in the best interests of the Master Association and/or its officers and directors.

Section 6. CANCELLATION OR MODIFICATION. All insurance policies purchased by the Master Association shall provide that they may not be canceled (including for nonpayment of premiums) or substantially modified without at least ten (10) days prior written notice to the Master Association and to each first mortgage holder, if any, named in the mortgage clause.

Section 7. FLOOD INSURANCE. If determined appropriate by the Board or if required by an Institutional Mortgagee, a master or blanket policy of flood insurance covering the Master Association Property, if available under the National Flood Insurance Program, shall be purchased, which flood insurance shall be in the form of a standard policy issued by a member of the National Flood Insurers Association, and the amount of the coverage of such insurance shall be the lesser of the maximum amount of flood insurance available under such program, or one hundred percent (100%) of the current replacement cost of all buildings and other insurable property located in the flood hazard area.

Section 8. CONDEMNATION. In the event the Master Association receives any award or payment arising from the taking of any Master Association Property or any part thereof as a result of the exercise of the right of condemnation or eminent domain, the net proceeds thereof shall first be applied to the restoration of such taken areas and improvements thereon to the extent deemed advisable by the Board and approved by at least a majority of the total voting interests of the Owners, and the remaining balance thereof, if any, shall then be distributed pro rata to Owners and mortgagees of Office Suite Units as their respective interests may appear.

Section 9. WAIVER OF SUBROGATION. As to each policy of insurance maintained by the Master Association which will not be voided or impaired thereby, the Master Association hereby waives and releases all claims against the Board, the Owners, the Master Declarant and the agents and employees of each of the foregoing, with respect to any loss covered by such insurance, whether or not caused by negligence of or breach of any agreement of said persons, but only to the extent that such insurance proceeds are received in compensation for such loss.

ARTICLE XIII GENERAL PROVISIONS

Section 1. CONFLICT WITH OTHER MASTER DOCUMENTS. In the event of any conflict between the provisions hereof and the provisions of the Articles and/or Bylaws and/or rules and regulations promulgated by the Master Association, the provisions of this Master Declaration shall control.

Section 2. NOTICES. Any notice or other communication required or permitted to be given or delivered hereunder shall be deemed properly given and delivered upon the mailing thereof by United States mail, postage prepaid, to: (i) each Owner, at the address of the person whose name appears as the Owner on the records of the Master Association at the time of such mailing and, in the absence of any specific address, at the address of the Office Suite Unit owned by such Owner and (ii) the Master Association, certified mail, return receipt requested, at 1545 North Park Drive, Suite 104, Weston, Florida 33326, or such other address as the Master Association shall hereinafter notify the Master Declarant and the Owners of in writing.

Section 3. ENFORCEMENT. The covenants and restrictions herein contained may be enforced by Master Declarant (so long as Master Declarant holds an equitable or legal interest in any Office Suite Unit), the Master Association, any Owner and any Institutional Mortgagee holding a mortgage on any portion of the Property in any judicial proceeding seeking any remedy recognizable at law or in equity, including damages, injunction or any other form of relief against any person, firm or entity violating or attempting to violate any covenant, restriction or provision hereunder. The failure by any party to enforce any such covenant, restriction or provision herein contained shall in no event be deemed a waiver of such covenant,

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restriction or provision or of the right of such party to thereafter enforce such covenant, restriction or provision. The prevailing party in any such litigation shall be entitled to all costs thereof including, but not limited to, Legal Fees.

Section 4. INTERPRETATION. The provisions of this Master Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the development of a business park and for the maintenance of the Master Association Property. Article, Section and Paragraph captions, headings and titles inserted throughout this Master Declaration are intended as a matter of convenience only and in no way shall such captions, headings or titles define, limit or in any way affect the subject matter or any of the terms and provisions thereunder or the terms and provisions of this Master Declaration.

Whenever the context so requires or permits, any pronoun used herein may be deemed to mean the corresponding masculine, feminine or neuter form thereof, and the singular form of any nouns and pronouns herein may be deemed to mean the corresponding plural form thereof and vice versa.

Section 5. SEVERABILITY. In the event any of the provisions of this Master Declaration shall be deemed invalid by a court of competent jurisdiction, said judicial determination shall in no way affect any of the other provisions hereof, which shall remain in full force and effect, and any provisions of this Master Declaration deemed invalid by a court of competent jurisdiction by virtue of the term or scope thereof shall be deemed limited to the maximum term and scope permitted by law. In the event that any court should hereafter determine that any provision of this Master Declaration is in violation of the rule of property known as the "rule against perpetuities" or any other rule of law because of the duration of a time period, such provision shall not thereby become invalid, but instead the duration of such time period shall be reduced to the maximum period allowed under such rule of law, and in the event the determination of the duration of such time period requires measuring lives, such measuring life shall be that of the incorporator of the Master Association.

Section 6. CERTAIN RIGHTS OF MASTER DECLARANT. Notwithstanding anything to the contrary herein contained, no Improvements constructed or installed by the Master Declarant shall be subject to the approval of the Master Association or the Owners or the provisions and requirements of this Master Declaration, although it is the intent of the Master Declarant to create a business park with a common scheme of development. Notwithstanding the other provisions of this Master Declaration, the Master Declarant reserves for itself, and the Master Declarant and its nominees shall have, the right to enter into and transact on the Property any business necessary to consummate the sale, lease or encumbrance of Office Suite Units or real property within or outside Coral Springs Professional Campus, including, but not limited to, the right to maintain models and a sales and/or leasing office, a construction office and/or a service office, place signs, employ sales, leasing, construction and service personnel, use the Master Association Property and show Office Suite Units, and the Master Declarant further reserves the right to make repairs to the Master Association Property and to carry on construction activity for the benefit of the Property. The Master Declarant, and its nominees, may exercise the foregoing rights without notifying the Master Association. Any such models, sales and/or leasing office, construction office, service office, signs and any other items pertaining to such sales, leasing, construction or service efforts shall not be considered a part of the Master Association Property and shall remain the property of the Master Declarant. In addition, the Master Declarant hereby has, shall have and hereby reserves the right to enter upon the Master Association Property

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(including, without limitation, all drainage easements) to final-out and/or close-out any and all approvals, permits, orders, conditions and/or requirements that have been issued or imposed by any governmental entity in connection with the development and construction of Coral Springs Professional Campus and all Improvements therein for Master Declarant to comply and adhere to the same, and such rights shall survive the Transfer Date and continue for such period of time as is necessary for the Master Declarant to fully comply with all such governmentally issued approvals, permits, orders, conditions and/or requirements. Without limiting the generality of the foregoing, in exercising any such rights, the Master Declarant shall have the right to remove and/or relocate any and all items (including, without limitation, landscape materials, fences and/or other Improvements) that may be required to be removed and/or relocated to final-out and/or close-out any and all such approvals, permits, orders, conditions and/or requirements. This Section 6 may not be suspended, superseded or modified in any manner by any amendment to this Master Declaration unless such amendment is consented to in writing by the Master Declarant. This right of use and transaction of business as set forth herein and the other rights reserved by the Master Declarant in the Master Documents may be assigned in writing by the Master Declarant in whole or in part. For the purposes of this Section 6, the term "Master Declarant" shall include any "Lender" which has loaned money to the Master Declarant to acquire or construct Improvements upon the Property, or its successors and assigns if such Lender, its successors or assigns, acquires title to any portion of the Property as a result of the foreclosure of any mortgage encumbering any portion of the Property securing any such loan to the Master Declarant, or acquires title thereto by deed in lieu of foreclosure. The rights and privileges of the Master Declarant as set forth in this Section 6, which are in addition to, and are no way a limit on, any other rights or privileges of the Master Declarant under any of the Master Documents, shall terminate upon the Master Declarant no longer owning any portion of the Property (and not having any equitable or legal interest therein) or upon such earlier date as the Master Declarant shall notify the Master Association in writing of the Master Declarant's voluntary election to relinquish the aforesaid rights and privileges.

The Master Declarant shall also have the right, but not the obligation, to conduct inspections and tests from time to time of all or any portion of the Master Association Property in order to ascertain the physical condition of the Improvements and to determine if maintenance, repair or replacement of any such Improvement is necessary. If the Master Declarant conducts any such tests or inspections, it shall pay all costs thereof, restore the affected portion of the Property to its condition immediately prior to the inspections and tests, and shall indemnify the Master Association and Owner(s) of any affected Office Suite Unit(s) and/or Office Suite Unit(s) from any damages resulting therefrom. The Master Declarant shall have such rights of entry on, over, under, across and through the Property as may be reasonably necessary to exercise the rights described in this Section 6. The Master Declarant's right of inspection shall exist whether or not the Transfer Date has occurred. In the event the Master Declarant exercises its inspection right, it is acknowledged by the Master Association and all Owners that the Master Declarant is performing any such inspection for its own benefit and not for the benefit of the Master Association and/or the Owners and further, the Master Declarant shall have no obligation to inform the Master Association and/or the Owners of the result of any such inspection.

ALL OWNERS, OCCUPANTS AND USERS OF CORAL SPRINGS PROFESSIONAL CAMPUS ARE HEREBY PLACED ON NOTICE THAT THE MASTER DECLARANT AND/OR ITS AGENTS, CONTRACTORS, SUBCONTRACTORS, LICENSEES AND OTHER

DESIGNEES MAY BE, FROM TIME TO TIME, CONDUCTING EXCAVATION, CONSTRUCTION AND OTHER ACTIVITIES WITHIN OR IN PROXIMITY TO CORAL SPRINGS PROFESSIONAL CAMPUS. BY THE ACCEPTANCE OF THEIR DEED OR OTHER CONVEYANCE OR MORTGAGE, LEASEHOLD, LICENSE OR OTHER INTEREST, AND BY USING ANY PORTION OF CORAL SPRINGS PROFESSIONAL CAMPUS, EACH SUCH OWNER, OCCUPANT AND USER AUTOMATICALLY ACKNOWLEDGES, STIPULATES AND AGREES (i) THAT NONE OF THE AFORESAID ACTIVITIES SHALL BE DEEMED NUISANCES OR NOXIOUS OR OFFENSIVE ACTIVITIES, HEREUNDER OR AT LAW GENERALLY, (ii) NOT TO ENTER UPON, OR ALLOW OR OTHER PERSONS UNDER THEIR CONTROL OR DIRECTION TO ENTER UPON (REGARDLESS OF WHETHER SUCH ENTRY IS A TRESPASS OR OTHERWISE) ANY PROPERTY WITHIN OR IN PROXIMITY TO CORAL SPRINGS PROFESSIONAL CAMPUS WHERE SUCH ACTIVITY IS BEING CONDUCTED (EVEN IF NOT BEING ACTIVELY CONDUCTED AT THE TIME OF ENTRY, SUCH AS AT NIGHT OR OTHERWISE DURING NON-WORKING HOURS), (iii) THE MASTER DECLARANT AND THE OTHER AFORESAID RELATED PARTIES SHALL NOT BE LIABLE FOR ANY LOSSES, DAMAGES (COMPENSATORY, CONSEQUENTIAL, PUNITIVE OR OTHERWISE), INJURIES OR DEATHS WHATSOEVER ARISING FROM OR RELATING TO THE AFORESAID ACTIVITIES, (iv) ANY PURCHASE OR USE OF ANY PORTION OF CORAL SPRINGS PROFESSIONAL CAMPUS HAS BEEN AND WILL BE MADE WITH FULL KNOWLEDGE OF THE FOREGOING, AND (v) THIS ACKNOWLEDGMENT AND AGREEMENT IS A MATERIAL INDUCEMENT TO MASTER DECLARANT TO SELL, CONVEY, LEASE AND/OR ALLOW THE USE OF THE APPLICABLE PORTION OF CORAL SPRINGS PROFESSIONAL CAMPUS.

Section 7. DISPUTES AS TO USE. In the event there is any dispute as to whether the use of the Property or any portion or portions thereof complies with the covenants, restrictions, easements or other provisions contained in this Master Declaration, such dispute shall be referred to the Board, and a determination rendered by the Board with respect to such dispute shall be final and binding on all parties concerned therewith. Notwithstanding anything to the contrary herein contained, any use by the Master Declarant of the Property shall be deemed a use which complies with this Master Declaration and shall not be subject to a contrary determination by the Board.

Section 8. AMENDMENT AND MODIFICATION. The process of amending or modifying this Master Declaration shall be as follows:

1. Until the Transfer Date, all amendments or modifications shall only be made by the Master Declarant without the requirement of the Master Association's consent or the consent of the Owners so long as such amendments or modifications do not materially impair the common plan of development of Coral Springs Professional Campus; provided, however, that the Master Association shall, forthwith upon request of the Master Declarant, join in any such amendments or modifications and execute such instruments to evidence such joinder and consent as the Master Declarant shall, from time to time, request.

2. After the Transfer Date, this Master Declaration may be amended by: (i) the consent of two-thirds (2/3) of the voting interests of all Office Suite Units; together with (ii) the approval or ratification of a majority of the Board. The aforementioned consent of two-thirds

(2/3) of the voting interests of the Office Suite Units may be evidenced by a writing signed by the required number of Owners or by the affirmative vote of the required number of Owners at any regular or special meeting of the Master Association called and held in accordance with the Bylaws and evidenced by a certificate of the Secretary or an Assistant Secretary of the Master Association.

3. Amendments for correction of scrivener's errors or other nonmaterial changes may be made by the Master Declarant alone until the Transfer Date and by the Board thereafter and without the need of consent of the Owners.

4. Notwithstanding anything to the contrary herein contained, no amendment to this Master Declaration shall be effective which shall impair or prejudice the rights or priorities of the Master Declarant, the Master Association or of any Institutional Mortgagee under the Master Documents without the specific written approval of such party affected thereby. Finally, notwithstanding anything to the contrary contained herein, no amendment to this Master Declaration shall be effective which shall eliminate or modify the provisions of Section 6 of this Article XIII and any such amendment shall be deemed to impair and prejudice the rights of the Master Declarant.

5. A true copy of any Amendment to this Master Declaration shall be sent certified mail by the Master Association to the Master Declarant and to all Institutional Mortgagees holding a mortgage on any portion of the Property requesting notice. The amendment shall become effective upon the recording amongst the Public Records of the County of said amendment to this Master Declaration which sets forth any amendment or modification to this Master Declaration.

6. Notwithstanding anything contained herein to the contrary, the Master Declarant may, without the consent of any Owners, file any amendment(s) to this Master Declaration which may be required by an Institutional Mortgagee for the purpose of satisfying said Institutional Mortgagee's development criteria or such other criteria as may be established by such Institutional Mortgagee's secondary mortgage market purchasers.

7. Any proposed amendment to this Master Declaration which would affect the surface water management system (including the water management portions of the Master Association Property), shall, if required by the District, be submitted to the District for a determination of whether the proposed amendment necessitates a modification of the surface water management permit.

Section 9. DELEGATION. The Master Association, pursuant to a resolution duly adopted by the Board, shall have the continuing authority to delegate all or any portion of its responsibilities for maintenance, operation and administration, as provided herein, to a Sub-Association or to any managing agency or entity selected by the Board from time to time and whether or not related to the Master Declarant.

Section 10. TERM. This Master Declaration and the terms, provisions, conditions, covenants, restrictions, reservations, regulations, burdens and liens contained herein shall run with and bind the Property, and inure to the benefit of the Master Declarant, the Master Association and the Owners and their respective legal representatives, heirs, successors and assigns for a term of fifty (50) years from the date of recording this Master Declaration amongst the Public Records of the

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County, after which time this Master Declaration shall be automatically renewed and extended for successive periods of ten (10) years each unless at least one (1) year prior to the termination of such fifty (50)-year term or any such ten (10)-year extension there is recorded amongst the Public Records of the County an instrument agreeing to terminate this Master Declaration signed by Owners with two-thirds (2/3) of the voting interests and Institutional Mortgagees holding first mortgages encumbering two-thirds (2/3) of all Office Suite Units encumbered by first mortgages held by Institutional Mortgagees, upon which event this Master Declaration shall be terminated upon the expiration of the fifty (50)-year term or the ten (10)-year extension during which such instrument was recorded.

In the event this Master Declaration is terminated or the Master Association ceases to exist for any reason, the Owners shall be jointly and severally responsible for the costs to maintain and shall maintain the Master Association Property in the manner described herein. This provision shall survive the termination of this Master Declaration and shall run with the Property in perpetuity.

Section 11. RIGHTS OF MORTGAGEES.

A. Right to Notice. The Master Association shall make available for inspection upon request, during normal business hours or under reasonable circumstances, the Master Documents and the books, records and financial statements of the Master Association to Owners and the holders, insurers or guarantors of any first mortgages encumbering any portion of the Property. In addition, evidence of insurance shall be issued to each Owner and mortgagee holding a mortgage encumbering an Office Suite Unit upon written request to the Master Association. A mortgagee shall be entitled to receive timely written notice of any proposed action that requires the consent of a specified percentage of mortgagees. To be entitled to receive notices under this Section 11, the mortgagee (or mortgage insurer or guarantor) must send a written request to the Master Association stating both its name and address and the address of the Office Suite Unit on which it has (or insures or guaranties) the mortgage.

B. Rights of Listed Mortgagee. Upon written request to the Master Association, identifying the name and address of the holder, insurer, or guarantor (such holder, insurer or guarantor is herein referred to as a "Listed Mortgagee") of a mortgage encumbering an Office Suite Unit and the legal description of such Office Suite Unit, the Master Association shall provide such Listed Mortgagee with timely written notice of the following:

- (1) Any condemnation, loss or casualty loss which affects any material portion of the Master Association Property;
- (2) Any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Master Association;
- (3) Any proposed action which would require the consent of mortgagees holding a mortgage encumbering an Office Suite Unit; and
- (4) Any failure by an Owner owning an Office Suite Unit encumbered by a mortgage held, insured or guaranteed by such Listed Mortgagee to perform such Owner's obligations under the Master Documents, including, but not limited to, any delinquency in the

payment of Assessments, or any other charge owed to the Master Association by said Owner where such failure or delinquency has continued for a period of sixty (60) days.

C. **Right of Listed Mortgagee to Receive Financial Statement.** Any Listed Mortgagee shall, upon written request made to the Master Association, be entitled to financial statements of the Master Association for the prior fiscal year free of charge and the same shall be furnished within a reasonable time following such request.

Section 12. APPROVAL OF ASSOCIATION LAWSUITS BY OWNERS. Notwithstanding anything contained herein to the contrary, in order to prevent the Board from incurring expenses not contemplated by the Master Documents, for which the Owners will be responsible, the Master Association shall be required to obtain the approval of three-fourths (3/4) of the total voting interests of all Owners (at a duly called meeting of the Owners at which a quorum is present) prior to engaging persons or entities for the purpose of suing, or making, preparing or investigating any lawsuit, or commencing any lawsuit other than for the following purposes:

- (a) the collection of Assessments;
- (b) the collection of other charges which Owners are obligated to pay pursuant to the Master Documents;
- (c) the enforcement of the use and occupancy restrictions contained in the Master Documents;
- (d) dealing with an emergency when waiting to obtain the approval of the Owners creates a substantial risk of irreparable injury to the Master Association Property or to Owner(s) (the imminent expiration of a statute of limitations shall not be deemed an emergency obviating the need for the requisite vote of three-fourths [3/4] of the voting interests of the Owners); or
- (e) filing a compulsory counterclaim.

Section 13. COMPLIANCE WITH PROVISIONS. Every person who owns, occupies or acquires any right, title, estate or interest in or to any Office Suite Unit except as elsewhere herein provided does consent and agree to, and shall be conclusively deemed to have consented and agreed to, every limitation, restriction, easement, reservation, condition and covenant contained herein, whether or not any reference to these restrictions is contained in the instrument by which such person acquired an interest in such property. The Master Declarant shall not in any way or manner be held liable or responsible for any violation of this Master Declaration by any person other than the Master Declarant.

Section 14. SECURITY. The Master Association may, but shall not be obligated to, maintain or support certain activities within the Property designed to make the Property safer than it otherwise might be. Additionally, NEITHER THE MASTER DECLARANT NOR THE MASTER ASSOCIATION MAKES ANY REPRESENTATIONS WHATSOEVER AS TO THE SECURITY OF THE PREMISES OR THE EFFECTIVENESS OF ANY MONITORING SYSTEM OR SECURITY SERVICE WHETHER SAME ARE PROVIDED THROUGH THE COMMUNITY SYSTEMS OR OTHERWISE. ALL OWNERS AGREE TO HOLD THE MASTER DECLARANT AND THE MASTER ASSOCIATION HARMLESS FROM ANY

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LOSS OR CLAIM ARISING FROM THE OCCURRENCE OF ANY CRIME OR OTHER ACT. NEITHER THE MASTER ASSOCIATION, THE MASTER DECLARANT, NOR ANY SUCCESSOR MASTER DECLARANT SHALL IN ANY WAY BE CONSIDERED INSURERS OR GUARANTORS OF SECURITY OR SAFETY WITHIN THE PROPERTY, AND NEITHER THE MASTER ASSOCIATION, THE MASTER DECLARANT NOR ANY SUCCESSOR MASTER DECLARANT GUARANTEE OR WARRANT, EXPRESSLY OR IMPLIEDLY, THE MERCHANTABILITY OR FITNESS FOR USE OF ANY SUCH MONITORING SYSTEM OR SECURITY SERVICE, OR THAT ANY SYSTEM OR SERVICES WILL PREVENT INTRUSIONS, FIRES, DAMAGE, INJURY, DEATH OR OTHER OCCURRENCES, OR THE CONSEQUENCES OF SUCH OCCURRENCES, REGARDLESS OF WHETHER OR NOT THE SYSTEM OR SERVICES ARE DESIGNED TO MONITOR SAME. NEITHER THE MASTER ASSOCIATION, THE MASTER DECLARANT, NOR ANY SUCCESSOR MASTER DECLARANT SHALL BE HELD LIABLE FOR ANY LOSS OR DAMAGE BY REASON OF FAILURE TO PROVIDE ADEQUATE SECURITY OR INEFFECTIVENESS OF SECURITY MEASURES UNDERTAKEN, IF ANY. ALL OWNERS AND OCCUPANTS OF ANY OFFICE SUITE UNIT, AND LESSEES, GUESTS, AND INVITEES OF ANY OWNER ACKNOWLEDGE THAT THE MASTER ASSOCIATION AND ITS BOARD, THE MASTER DECLARANT, AND ANY SUCCESSOR MASTER DECLARANT DO NOT REPRESENT OR WARRANT THAT: (a) ANY FIRE PROTECTION SYSTEM, BURGLAR ALARM SYSTEM OR OTHER SECURITY SYSTEM (WHETHER SAME ARE PROVIDED THROUGH THE COMMUNITY SYSTEMS OR OTHERWISE), IF ANY, RECOMMENDED BY OR INSTALLED ACCORDING TO GUIDELINES ESTABLISHED BY THE MASTER DECLARANT MAY NOT BE COMPROMISED OR CIRCUMVENTED, OR (b) THAT ANY FIRE PROTECTION OR BURGLAR ALARM SYSTEMS OR OTHER SECURITY SYSTEM (WHETHER SAME ARE PROVIDED THROUGH THE COMMUNITY SYSTEMS OR OTHERWISE) WILL IN ALL CASES PROVIDE THE DETECTION OR PROTECTION FOR WHICH THE SYSTEM IS DESIGNED OR INTENDED. EACH OWNER AND OCCUPANT OF ANY OFFICE SUITE UNIT, AND EACH LESSEE, GUEST AND INVITEE OF AN OWNER ACKNOWLEDGES AND UNDERSTANDS THAT THE MASTER ASSOCIATION, ITS BOARD, THE MASTER DECLARANT, AND ANY SUCCESSOR MASTER DECLARANT ARE NOT INSURERS OR GUARANTORS AND THAT EACH OWNER AND OCCUPANT OF ANY OFFICE SUITE UNIT, AND EACH LESSEE, GUEST AND INVITEE OF ANY OWNER ASSUMES ALL RISKS FOR LOSS OR DAMAGE TO PERSONS, TO OFFICE SUITE UNITS, AND TO THE CONTENTS OF OFFICE SUITE UNITS AND FURTHER ACKNOWLEDGES THAT THE MASTER ASSOCIATION, ITS BOARD, THE MASTER DECLARANT, AND ANY SUCCESSOR MASTER DECLARANT HAVE MADE NO REPRESENTATIONS, WARRANTIES AND/OR GUARANTIES, NOR HAS ANY OWNER, OCCUPANT, LESSEE, GUEST OR INVITEE RELIED UPON ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, RELATIVE TO ANY FIRE AND/OR BURGLAR ALARM SYSTEMS OR OTHER SECURITY SYSTEMS (WHETHER SAME ARE PROVIDED THROUGH THE COMMUNITY SYSTEMS OR OTHERWISE) RECOMMENDED OR INSTALLED, IF ANY, OR ANY SECURITY MEASURES UNDERTAKEN WITHIN THE PROPERTY.

Section 15. COVENANT RUNNING WITH THE LAND. All provisions of this Master Declaration shall, to the extent applicable and unless otherwise expressly provided herein to the contrary, be construed to be covenants running with the Office Suite Units and the Property and

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any part thereof and interest therein, and all of the provisions hereof shall be binding upon and inure to the benefit of the Master Declarant and subsequent Owner(s) of the Office Suite Units and the Property or any part thereof, or interest therein, and their respective heirs, successors, and assigns. However, the same are not intended to create nor shall they be construed as creating any rights in or for the benefit of the general public, unless specifically provided herein to the contrary. All present and future Owners, lessees, and occupants of the Office Suite Units shall be subject to and shall comply with the provisions of this Master Declaration and the Articles, Bylaws and applicable rules and regulations as they exist and may from time to time be amended. The acceptance of a deed of conveyance of an Office Suite Unit, or the entering into a lease of or occupancy of an Office Suite Unit, shall constitute an adoption and ratification by such Owner, lessee, or occupant of the provisions of this Master Declaration, and the Articles, Bylaws, and applicable rules and regulations of the Master Association, as they may be amended from time to time. In the event that any easements granted herein shall fail for want of a grantee in being or for any other purpose, the same shall constitute and be covenants running with the land.

Section 16. NO PUBLIC RIGHT OR DEDICATION. Nothing contained in this Master Declaration shall be deemed to be a gift or dedication of all or any portion of the Master Association Property to the public, or for any public use.

Section 17. NO REPRESENTATIONS OR WARRANTIES. NO REPRESENTATIONS OR WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, HAVE BEEN GIVEN OR MADE BY THE MASTER DECLARANT OR ITS AGENTS OR EMPLOYEES IN CONNECTION WITH ANY PORTION OF THE MASTER ASSOCIATION PROPERTY, ITS PHYSICAL CONDITION, ZONING, COMPLIANCE WITH APPLICABLE LAWS, FITNESS FOR INTENDED USE, OR IN CONNECTION WITH THE SUBDIVISION, SALE, OPERATION, MAINTENANCE, COST OF MAINTENANCE, TAXES OR REGULATION THEREOF, EXCEPT AS SPECIFICALLY AND EXPRESSLY SET FORTH IN THIS MASTER DECLARATION.

Section 18. CERTAIN RESERVED RIGHTS OF MASTER DECLARANT WITH RESPECT TO COMMUNITY SYSTEMS. Without limiting the generality of any other applicable provisions of this Master Declaration, and without such provisions limiting the generality hereof, the Master Declarant hereby reserves and retains to itself:

(d) the title to any Community Systems and a perpetual exclusive easement over, under and across the Property for the placement and location thereof;

(e) the right to connect, from time to time, the Community Systems to such receiving or intermediary transmission source(s) as the Master Declarant may in its sole discretion deem appropriate, in location(s) on the Property as the Master Declarant may determine in its sole discretion, including, without limitation, companies licensed to provide CATV or satellite service(s) in the County, for which service(s) the Master Declarant shall have the right to charge any users a fee (which shall not exceed any maximum allowable charge provided for in the applicable ordinances of the County);

(f) the continuing right to air conditioned space within and/or on any reserved space in any Building as the Master Declarant may determine in its sole discretion to install, operate,

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maintain, repair and replace the equipment serving, providing or running the Community Systems, which location may include, without limitation, room(s) within any other Improvements constructed on the Master Association Property; and

(g) the exclusive right to offer and provide from time to time to the Master Association, the Office Suite Units and the Owners, any and all Bundled Services through the Community Systems.

Neither the Master Association nor any officer, director, employee, committee member or agent thereof (including any management company) shall be liable for any damage to property, personal injury or death arising from or connected with any act or omission of any of the foregoing during the course of performing any duty or exercising any right or privilege (including, without limitation, performing maintenance work which is the duty of the Master Association or exercising any remedial maintenance or alteration rights under this Master Declaration) required or authorized to be done by the Master Association, or any of the other aforesaid parties, under this Master Declaration or otherwise as required or permitted by law.

Section 19. MASTER ASSOCIATION AND MASTER DECLARANT AS ATTORNEY-IN-FACT. Each Owner, by reason of having acquired ownership of an Office Suite Unit, whether by purchase, gift, operation of law or otherwise, and each occupant of an Office Suite Unit, by reason of his or her occupancy, is hereby declared to have acknowledged and agreed to his or her automatic consent to any rezoning, replatting, covenant in lieu of unity of title, change, addition or deletion made in, on or to Coral Springs Professional Campus by the Master Declarant (hereinafter, collectively, the "Modifications") and, in respect thereto, each Owner of an Office Suite Unit and occupant of an Office Suite Unit hereby designates the Master Association to act as agent and attorney-in-fact on behalf of such Owner or occupant to consent to any such Modification. If requested by the Master Declarant, each Owner shall evidence his or her consent to a Modification in writing (provided, however, that any refusal to give such written consent shall not obviate the automatic effect of this provision). Further, each Owner, by reason of having acquired ownership of an Office Suite Unit, hereby agrees to execute, at the request of the Master Declarant, any document and/or consent which may be required by any government agency to allow the Master Declarant and/or its affiliates to complete the plan of development of Coral Springs Professional Campus, as such plan may be hereafter amended, and each such Owner hereby further appoints the Master Declarant as such Owner's agent and attorney-in-fact to execute, on behalf and in the name of each such Owner, any and all of such documents and/or consents. This power of attorney is irrevocable and is coupled with an interest. The provisions of this Section 19 may not be amended without the Master Declarant's prior written consent.

SECTION 20. MASTER DECLARANT'S RESERVATION OF RIGHTS. Notwithstanding anything herein to the contrary, the Master Declarant reserves the right to change the zoning of any portion of the Property, owned by the Master Declarant, now existing or hereafter changed to be other than commercial and/or to make such uses of all or any part of the Property as shall be permitted by applicable zoning regulations as they may exist from time to time. The Master Declarant, however, is not obligated by this Master Declaration to cause any portion of the Property to be rezoned or developed for any such uses. In the event the Master Declarant changes the zoning of the Property, the Master Declarant hereby reserves the right to amend this Master Declaration or to create one or more sub-declarations subjecting such property(ies) to additional or different specified or prohibited uses.

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Additionally, in the event the Master Declarant changes the zoning of the Property or any portion thereof to a use other than commercial and amends this Master Declaration or creates a sub-declaration, in order to insure representation on the Board for various groups having dissimilar interests, the Master Declarant reserves the right to establish voting groups for election of Directors to the Board. In such event, each voting group shall be entitled to elect one (1) or more Director(s) to the Board. Each voting group may have different voting rights as determined by the Master Declarant.

In the event the Master Declarant establishes other uses of the Property as aforesaid, the Master Declarant reserves the right to change the method pursuant to which Assessments are shared among the Office Suite Units and other portions of the Property. The expenses may be divided among each type of property use based upon, but not necessarily proportional to, the percentage of each type of property use, the level of services received by each type of property use and other relevant factors as determined by the Master Declarant. Additionally, expenses which specifically relate to a specific property use will only be assessed against that type of property. The percentages for each type of property will be based upon the total acreage of the Property.

IN WITNESS WHEREOF, this Master Declaration has been signed by the Master Declarant and joined in by the Master Association on the respective dates set forth below.

MASTER DECLARANT:

CORAL SPRINGS PROFESSIONAL CAMPUS LLC., a Florida limited liability company

WITNESSES AS TO MASTER DECLARANT:

By: INTERCONTINENTAL INVESTMENTS, LLC, a Florida limited liability company, Managing Member

By: GLOBAL GROUP INVESTMENTS, INC., a Florida corporation, Managing Member

Signature *Mally Rodriguez*
Print Name Mally Rodriguez

By: *[Signature]*
Name: David Ortiz, President

[Signature]
Signature
Print Name Dawn Holcomb

(SEAL)

ASSOCIATION:

CORAL SPRINGS PROFESSIONAL CAMPUS
MASTER ASSOCIATION, INC, a Florida
corporation not for profit

**WITNESSES AS TO MASTER
ASSOCIATION:**

Nelly Rodriguez
Signature
Print Name Nelly Rodriguez

Dawn Holcomb
Signature
Print Name Dawn Holcomb

By: [Signature]
Name: David Ortiz, President

(SEAL)

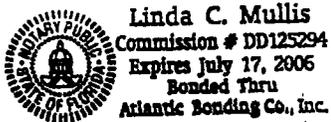
STATE OF FLORIDA }
COUNTY OF BROWARD } SS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by DAVID ORTIZ, the President of GLOBAL GROUP INVESTMENTS, INC., a Florida corporation, Managing Member of INTERCONTINENTAL INVESTMENTS, LLC, a Florida limited liability company, Managing Member of CORAL SPRINGS PROFESSIONAL CAMPUS, LLC, a Florida limited liability company, freely and voluntarily under authority duly vested in him by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation. He is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of March, 2004

Linda C. Mullis
Notary Public, State of Florida at Large
LINDA C. MULLIS
Typed, Printed or Stamped Name of Notary Public

My Commission Expires:



STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by DAVID ORTIZ, the President of CORAL SPRINGS PROFESSIONAL CAMPUS MASTER ASSOCIATION, INC., a Florida corporation not for profit, freely and voluntarily under authority duly vested in him by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation. He is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of March, 2004.

Linda C. Mullis
Notary Public, State of Florida at Large

LINDA C. Mullis
Typed, Printed or Stamped Name of Notary Public

My Commission Expires:



EXHIBIT "A"

Legal Description of Property

PARCELS A, B and C, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.

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COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH EXHIBIT B

LAND DESCRIPTION FOR COMMON AREA:

PARCELS A, B AND C, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS

BUILDING 1

A PORTION OF PARCEL A, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 00°41'47", AND AN ARC DISTANCE OF 5.22 FEET;

THENCE SOUTH 89°50'23" WEST, A DISTANCE OF 600.69 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 10°27'47" EAST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 79°32'13" WEST, A DISTANCE OF 29.33 FEET;

THENCE SOUTH 10°27'47" EAST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 79°32'13" WEST, A DISTANCE OF 79.34 FEET;

THENCE NORTH 10°27'47" WEST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 79°32'13" WEST, A DISTANCE OF 29.33 FEET;

THENCE NORTH 10°27'47" WEST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 79°32'13" EAST, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 10°27'47" EAST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 79°32'13" EAST, A DISTANCE OF 78.00 FEET;

THENCE NORTH 10°27'47" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 79°32'13" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

LAND DESCRIPTION CONTINUED

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>CKD</i>

LAND DESCRIPTION
 AND SKETCH
 COMMON AREA

PROPERTY ADDRESS :
 UNIVERSITY & WESTVIEW DRIVE

SCALE: N/A

SHEET 1 OF 21

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LESS:

BUILDING 2

A PORTION OF PARCEL A, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 01°40'47", AND AN ARC DISTANCE OF 12.59 FEET;

THENCE SOUTH 88°51'23" WEST, A DISTANCE OF 752.68 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 10°27'47" EAST, A DISTANCE OF 53.33 FEET;

THENCE SOUTH 79°32'13" WEST, A DISTANCE OF 27.33 FEET;

THENCE SOUTH 10°27'47" EAST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 79°32'13" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 10°27'47" WEST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 79°32'13" WEST, A DISTANCE OF 27.33 FEET;

THENCE NORTH 10°27'47" WEST, A DISTANCE OF 53.33 FEET;

THENCE NORTH 79°32'13" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 10°27'47" EAST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 79°32'13" EAST, A DISTANCE OF 77.33 FEET;

THENCE NORTH 10°27'47" WEST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 79°32'13" EAST, A DISTANCE OF 28.67 FEET TO THE POINT OF BEGINNING.

LAND DESCRIPTION CONTINUED

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>PK</i>

LAND DESCRIPTION
 AND SKETCH
 COMMON AREA

PROPERTY ADDRESS :
 UNIVERSITY & WESTVIEW DRIVE

SCALE: N/A

SHEET 2 OF 21

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LESS:

BUILDING 3

A PORTION OF PARCEL A, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 03°02'16", AND AN ARC DISTANCE OF 22.77 FEET;

THENCE SOUTH 87°29'52" WEST, A DISTANCE OF 953.27 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 17°11'03" EAST, A DISTANCE OF 29.33 FEET;

THENCE NORTH 72°48'57" EAST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 17°11'03" EAST, A DISTANCE OF 79.34 FEET;

THENCE SOUTH 72°48'57" WEST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 17°11'03" EAST, A DISTANCE OF 29.33 FEET;

THENCE SOUTH 72°48'57" WEST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 17°11'03" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 72°48'57" EAST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 17°11'03" WEST, A DISTANCE OF 78.00 FEET;

THENCE SOUTH 72°48'57" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 17°11'03" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 72°48'57" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

LAND DESCRIPTION CONTINUED

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>REC</i>

LAND DESCRIPTION
 AND SKETCH
 COMMON AREA

PROPERTY ADDRESS :
 UNIVERSITY & WESTVIEW DRIVE

SCALE: N/A

SHEET 3 OF 21

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LESS:

BUILDING 4

A PORTION OF PARCEL A, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 09°55'34", AND AN ARC DISTANCE OF 74.40 FEET;

THENCE SOUTH 80°36'32" WEST, A DISTANCE OF 924.92 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 19°38'21" EAST, A DISTANCE OF 27.33 FEET;

THENCE NORTH 70°21'39" EAST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 19°38'21" EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 70°21'39" WEST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 19°38'21" EAST, A DISTANCE OF 27.33 FEET;

THENCE SOUTH 70°21'39" WEST, A DISTANCE OF 53.33 FEET;

THENCE NORTH 19°38'21" WEST, A DISTANCE OF 28.67 FEET;

THENCE NORTH 70°21'39" EAST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 19°38'21" WEST, A DISTANCE OF 77.33 FEET;

THENCE SOUTH 70°21'39" WEST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 19°38'21" WEST, A DISTANCE OF 28.67 FEET;

THENCE NORTH 70°21'39" EAST, A DISTANCE OF 53.33 FEET TO THE POINT OF BEGINNING.

LAND DESCRIPTION CONTINUED

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>CKD</i>

LAND DESCRIPTION
 AND SKETCH
 COMMON AREA

PROPERTY ADDRESS :
 UNIVERSITY & WESTVIEW DRIVE

SCALE: N/A

SHEET 4 OF 21

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LESS:

BUILDING 5

A PORTION OF PARCEL A, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 08°50'34", AND AN ARC DISTANCE OF 66.28 FEET;

THENCE SOUTH 81°41'33" WEST, A DISTANCE OF 827.44 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 10.66 FEET;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 77.33 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 10.66 FEET;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 53.33 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 27.33 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 9.33 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 9.33 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 27.33 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 53.33 FEET TO THE POINT OF BEGINNING.

LAND DESCRIPTION CONTINUED

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>Rev</i>

LAND DESCRIPTION
 AND SKETCH
 COMMON AREA

PROPERTY ADDRESS :
 UNIVERSITY & WESTVIEW DRIVE

SCALE: N/A

SHEET 5 OF 21

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LESS:

BUILDING 6

A PORTION OF PARCEL A, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 07°22'17", AND AN ARC DISTANCE OF 55.25 FEET;

THENCE SOUTH 83°09'52" WEST, A DISTANCE OF 630.95 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 29.33 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 79.34 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 29.33 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 78.00 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

LAND DESCRIPTION CONTINUED

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>CKD</i>

LAND DESCRIPTION
 AND SKETCH
 COMMON AREA

PROPERTY ADDRESS :
 UNIVERSITY & WESTVIEW DRIVE

SCALE: N/A

SHEET 6 OF 21

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LESS:

BUILDING 7

A PORTION OF PARCELS C AND A, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 16°38'09", AND AN ARC DISTANCE OF 124.69 FEET;

THENCE SOUTH 73°53'59" WEST, A DISTANCE OF 898.65 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 22°22'41" EAST, A DISTANCE OF 29.33 FEET;

THENCE NORTH 67°37'19" EAST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 22°22'41" EAST, A DISTANCE OF 79.34 FEET;

THENCE SOUTH 67°37'19" WEST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 22°22'41" EAST, A DISTANCE OF 29.33 FEET;

THENCE SOUTH 67°37'19" WEST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 22°22'41" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 67°37'19" EAST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 22°22'41" WEST, A DISTANCE OF 78.00 FEET;

THENCE SOUTH 67°37'19" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 22°22'41" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 67°37'19" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

LAND DESCRIPTION CONTINUED

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>rcu</i>

LAND DESCRIPTION
 AND SKETCH
 COMMON AREA

PROPERTY ADDRESS :
 UNIVERSITY & WESTVIEW DRIVE

SCALE: N/A

SHEET 7 OF 21

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LESS:

BUILDING 8

A PORTION OF PARCELS A AND C, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 16°07'53", AND AN ARC DISTANCE OF 120.91 FEET;

THENCE SOUTH 74°24'11" WEST, A DISTANCE OF 797.28 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 10.66 FEET;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 77.33 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 10.66 FEET;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 53.33 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 27.33 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 9.33 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 9.33 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 27.33 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 53.33 FEET TO THE POINT OF BEGINNING.

LAND DESCRIPTION CONTINUED

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>RM</i>

LAND DESCRIPTION
 AND SKETCH
 COMMON AREA

PROPERTY ADDRESS :
 UNIVERSITY & WESTVIEW DRIVE

SCALE: N/A

SHEET 8 OF 21

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LESS:

BUILDING 9

A PORTION OF PARCELS A AND C, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 15°53'14", AND AN ARC DISTANCE OF 119.08 FEET;

THENCE SOUTH 74°38'54" WEST, A DISTANCE OF 598.21 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 27.33 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 27.33 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 53.33 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 28.67 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 77.33 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 28.67 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 53.33 FEET TO THE POINT OF BEGINNING.

LAND DESCRIPTION CONTINUED

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	ec

LAND DESCRIPTION
 AND SKETCH
 COMMON AREA

PROPERTY ADDRESS :
 UNIVERSITY & WESTVIEW DRIVE

SCALE: N/A

SHEET 9 OF 21

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LESS:

BUILDING 10

A PORTION OF PARCEL C, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 25°59'22", AND AN ARC DISTANCE OF 194.80 FEET;

THENCE SOUTH 64°32'45" WEST, A DISTANCE OF 822.99 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 17°42'08" EAST, A DISTANCE OF 53.33 FEET;

THENCE SOUTH 72°17'52" WEST, A DISTANCE OF 27.33 FEET;

THENCE SOUTH 17°42'08" EAST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 72°17'52" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 17°42'08" WEST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 72°17'52" WEST, A DISTANCE OF 27.33 FEET;

THENCE NORTH 17°42'08" WEST, A DISTANCE OF 53.33 FEET;

THENCE NORTH 72°17'52" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 17°42'08" EAST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 72°17'52" EAST, A DISTANCE OF 77.33 FEET;

THENCE NORTH 17°42'08" WEST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 72°17'52" EAST, A DISTANCE OF 28.67 FEET TO THE POINT OF BEGINNING.

LAND DESCRIPTION CONTINUED

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>CKD</i>

LAND DESCRIPTION
 AND SKETCH
 COMMON AREA

PROPERTY ADDRESS :
 UNIVERSITY & WESTVIEW DRIVE

SCALE: N/A

SHEET 10 OF 21

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LESS:

BUILDING 11

A PORTION OF PARCEL C, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF ROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 27°02'42", AND AN ARC DISTANCE OF 202.71 FEET;

THENCE SOUTH 63°29'24" WEST, A DISTANCE OF 674.85 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 17°39'31" EAST, A DISTANCE OF 53.33 FEET;

THENCE SOUTH 72°20'29" WEST, A DISTANCE OF 27.33 FEET;

THENCE SOUTH 17°39'31" EAST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 72°20'29" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 17°39'31" WEST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 72°20'29" WEST, A DISTANCE OF 27.33 FEET;

THENCE NORTH 17°39'31" WEST, A DISTANCE OF 53.33 FEET;

THENCE NORTH 72°20'29" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 17°39'31" EAST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 72°20'29" EAST, A DISTANCE OF 77.33 FEET;

THENCE NORTH 17°39'31" WEST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 72°20'29" EAST, A DISTANCE OF 28.67 FEET TO THE POINT OF BEGINNING.

LAND DESCRIPTION CONTINUED

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>Val</i>

LAND DESCRIPTION
 AND SKETCH
 COMMON AREA

PROPERTY ADDRESS :
 UNIVERSITY & WESTVIEW DRIVE

SCALE: N/A

SHEET 11 OF 21

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LESS:

BUILDING 12

A PORTION OF PARCEL C, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 28°25'38", AND AN ARC DISTANCE OF 213.07 FEET;

THENCE SOUTH 62°06'31" WEST, A DISTANCE OF 527.33 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 17°39'25" EAST, A DISTANCE OF 53.33 FEET;

THENCE SOUTH 72°20'35" WEST, A DISTANCE OF 27.33 FEET;

THENCE SOUTH 17°39'25" EAST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 72°20'35" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 17°39'25" WEST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 72°20'35" WEST, A DISTANCE OF 27.33 FEET;

THENCE NORTH 17°39'25" WEST, A DISTANCE OF 53.33 FEET;

THENCE NORTH 72°20'35" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 17°39'25" EAST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 72°20'35" EAST, A DISTANCE OF 77.33 FEET;

THENCE NORTH 17°39'25" WEST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 72°20'35" EAST, A DISTANCE OF 28.67 FEET TO THE POINT OF BEGINNING.

LAND DESCRIPTION CONTINUED

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>Rca</i>

LAND DESCRIPTION
 AND SKETCH
 COMMON AREA

PROPERTY ADDRESS :
 UNIVERSITY & WESTVIEW DRIVE

SCALE: N/A

SHEET 12 OF 21

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LESS:

BUILDING 13

A PORTION OF PARCELS B AND C, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 27°12'04", AND AN ARC DISTANCE OF 203.88 FEET;

THENCE SOUTH 63°20'02" WEST, A DISTANCE OF 352.92 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 31°36'41" WEST, A DISTANCE OF 27.33 FEET;

THENCE SOUTH 58°23'19" EAST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 31°36'41" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 58°23'19" WEST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 31°36'41" WEST, A DISTANCE OF 27.33 FEET;

THENCE NORTH 58°23'19" WEST, A DISTANCE OF 53.33 FEET;

THENCE NORTH 31°36'41" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 58°23'19" EAST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 31°36'41" EAST, A DISTANCE OF 77.33 FEET;

THENCE NORTH 58°23'19" WEST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 31°36'41" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 58°23'19" EAST, A DISTANCE OF 53.33 FEET TO THE POINT OF BEGINNING.

LAND DESCRIPTION CONTINUED

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>rw</i>

LAND DESCRIPTION
 AND SKETCH
 COMMON AREA

PROPERTY ADDRESS :
 UNIVERSITY & WESTVIEW DRIVE

SCALE: N/A

SHEET 13 OF 21

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LESS:

BUILDING 14

A PORTION OF PARCEL B, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 19°31'27", AND AN ARC DISTANCE OF 146.34 FEET;

THENCE SOUTH 71°00'41" WEST, A DISTANCE OF 218.66 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 31°36'41" WEST, A DISTANCE OF 27.33 FEET;

THENCE SOUTH 58°23'19" EAST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 31°36'41" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 58°23'19" WEST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 31°36'41" WEST, A DISTANCE OF 27.33 FEET;

THENCE NORTH 58°23'19" WEST, A DISTANCE OF 53.33 FEET;

THENCE NORTH 31°36'41" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 58°23'19" EAST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 31°36'41" EAST, A DISTANCE OF 77.33 FEET;

THENCE NORTH 58°23'19" WEST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 31°36'41" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 58°23'19" EAST, A DISTANCE OF 53.33 FEET TO THE POINT OF BEGINNING.

LAND DESCRIPTION CONTINUED

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>REL</i>

LAND DESCRIPTION
 AND SKETCH
 COMMON AREA

PROPERTY ADDRESS :
 UNIVERSITY & WESTVIEW DRIVE

SCALE: N/A

SHEET 14 OF 21

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LESS:

BUILDING 15

A PORTION OF PARCEL B, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 02°27'13", AND AN ARC DISTANCE OF 18.39 FEET;

THENCE SOUTH 88°04'56" WEST, A DISTANCE OF 56.72 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 10°27'47" EAST, A DISTANCE OF 27.33 FEET;

THENCE NORTH 79°32'13" EAST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 10°27'47" EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 79°32'13" WEST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 10°27'47" EAST, A DISTANCE OF 27.33 FEET;

THENCE SOUTH 79°32'13" WEST, A DISTANCE OF 53.33 FEET;

THENCE NORTH 10°27'47" WEST, A DISTANCE OF 28.67 FEET;

THENCE NORTH 79°32'13" EAST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 10°27'47" WEST, A DISTANCE OF 77.33 FEET;

THENCE SOUTH 79°32'13" WEST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 10°27'47" WEST, A DISTANCE OF 28.67 FEET;

THENCE NORTH 79°32'13" EAST, A DISTANCE OF 53.33 FEET TO THE POINT OF BEGINNING.

LAND DESCRIPTION CONTINUED

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>rel</i>

LAND DESCRIPTION
 AND SKETCH
 COMMON AREA

PROPERTY ADDRESS :
 UNIVERSITY & WESTVIEW DRIVE

SCALE: N/A

SHEET 15 OF 21

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LESS:

BUILDING 16

A PORTION OF PARCEL B, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 06°41'37", AND AN ARC DISTANCE OF 50.17 FEET;

THENCE SOUTH 83°50'29" WEST, A DISTANCE OF 244.30 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 10°27'47" EAST, A DISTANCE OF 53.33 FEET;

THENCE SOUTH 79°32'13" WEST, A DISTANCE OF 27.33 FEET;

THENCE SOUTH 10°27'47" EAST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 79°32'13" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 10°27'47" WEST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 79°32'13" WEST, A DISTANCE OF 27.33 FEET;

THENCE NORTH 10°27'47" WEST, A DISTANCE OF 53.33 FEET;

THENCE NORTH 79°32'13" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 10°27'47" EAST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 79°32'13" EAST, A DISTANCE OF 77.33 FEET;

THENCE NORTH 10°27'47" WEST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 79°32'13" EAST, A DISTANCE OF 28.67 FEET TO THE POINT OF BEGINNING.

LAND DESCRIPTION CONTINUED

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>Rec</i>

LAND DESCRIPTION
 AND SKETCH
 COMMON AREA

PROPERTY ADDRESS :
 UNIVERSITY & WESTVIEW DRIVE

SCALE: N/A

SHEET 16 OF 21

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LESS:

BUILDING 17

A PORTION OF PARCEL B, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 140.07 FEET;

THENCE NORTH 89°27'52" WEST, A DISTANCE OF 279.46 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 10°27'47" EAST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 79°32'13" WEST, A DISTANCE OF 29.33 FEET;

THENCE SOUTH 10°27'47" EAST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 79°32'13" WEST, A DISTANCE OF 79.34 FEET;

THENCE NORTH 10°27'47" WEST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 79°32'13" WEST, A DISTANCE OF 29.33 FEET;

THENCE NORTH 10°27'47" WEST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 79°32'13" EAST, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 10°27'47" EAST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 79°32'13" EAST, A DISTANCE OF 78.00 FEET;

THENCE NORTH 10°27'47" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 79°32'13" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

LAND DESCRIPTION CONTINUED

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>Rac</i>

LAND DESCRIPTION
 AND SKETCH
 COMMON AREA

PROPERTY ADDRESS :
 UNIVERSITY & WESTVIEW DRIVE

SCALE: N/A

SHEET 17 OF 21

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LESS:

BUILDING 18

A PORTION OF PARCEL B, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 109.26 FEET;

THENCE NORTH 89°27'52" WEST, A DISTANCE OF 120.93 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 10°27'47" EAST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 79°32'13" WEST, A DISTANCE OF 29.33 FEET;

THENCE SOUTH 10°27'47" EAST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 79°32'13" WEST, A DISTANCE OF 79.34 FEET;

THENCE NORTH 10°27'47" WEST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 79°32'13" WEST, A DISTANCE OF 29.33 FEET;

THENCE NORTH 10°27'47" WEST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 79°32'13" EAST, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 10°27'47" EAST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 79°32'13" EAST, A DISTANCE OF 78.00 FEET;

THENCE NORTH 10°27'47" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 79°32'13" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA; CONTAINING 126,726 SQUARE FEET (14.3777 ACRES) MORE OR LESS.

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>llw</i>

LAND DESCRIPTION
 AND SKETCH
 COMMON AREA

PROPERTY ADDRESS :
 UNIVERSITY & WESTVIEW DRIVE

SCALE: N/A

SHEET 18 OF 21

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY DOES NOT CONSTITUTE A SURVEY AS SUCH.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF "RIDGEVIEW PLAZA", (P.B. 132, PG. 16, B.C.R.). SAID LINE BEARS N 79°32'13" E.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN FEBRUARY, 2004. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON. SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: Richard E. Cousins

RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>RC</i>

LAND DESCRIPTION
 AND SKETCH
 COMMON AREA

PROPERTY ADDRESS :
 UNIVERSITY & WESTVIEW DRIVE

SCALE: N/A

SHEET 19 OF 21

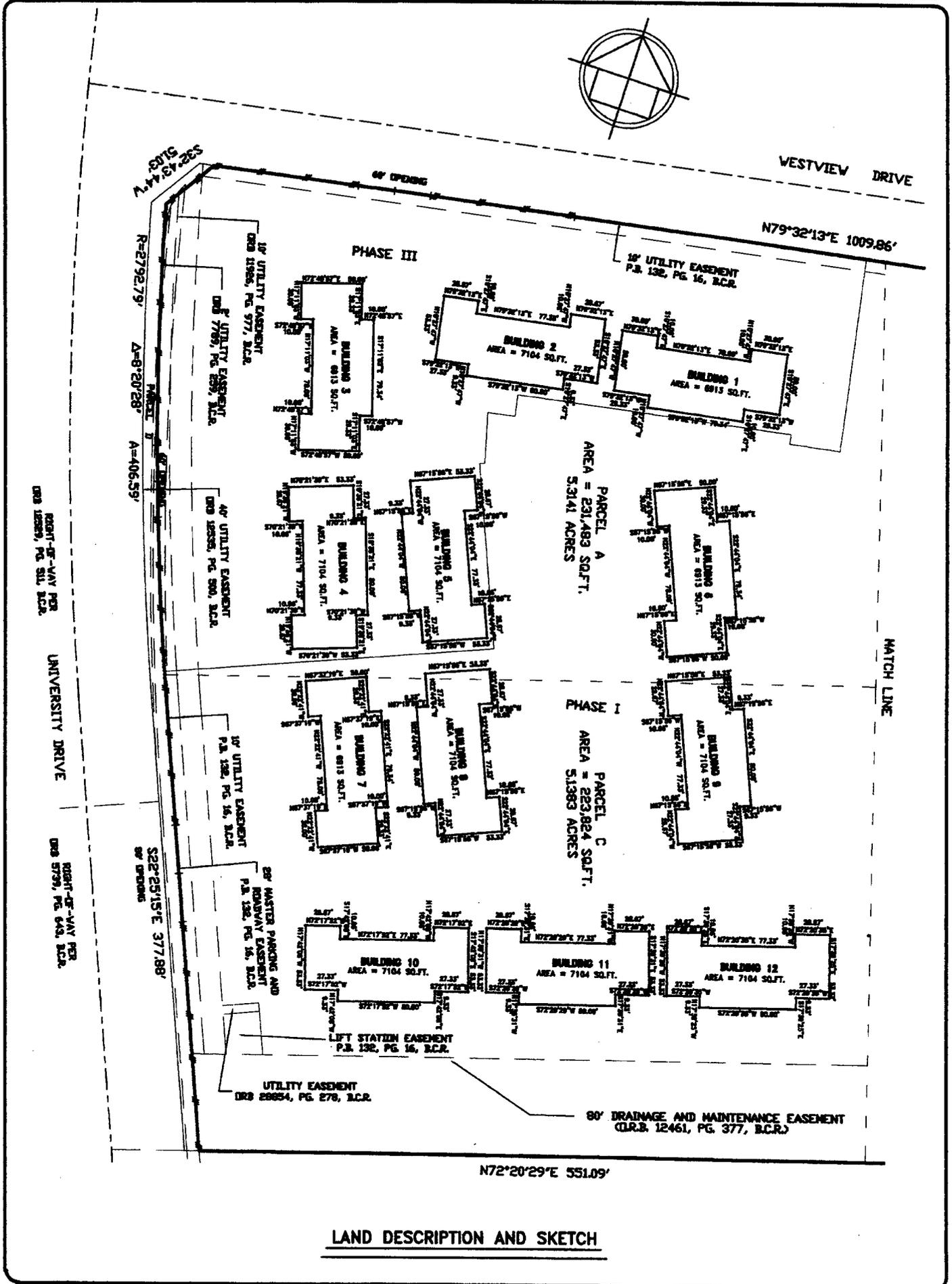
COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS



LAND DESCRIPTION AND SKETCH

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>[Signature]</i>

LAND DESCRIPTION
 AND SKETCH
 COMMON AREA

PROPERTY ADDRESS :
 SCALE: 1" = 100'
 SHEET 20 OF 21

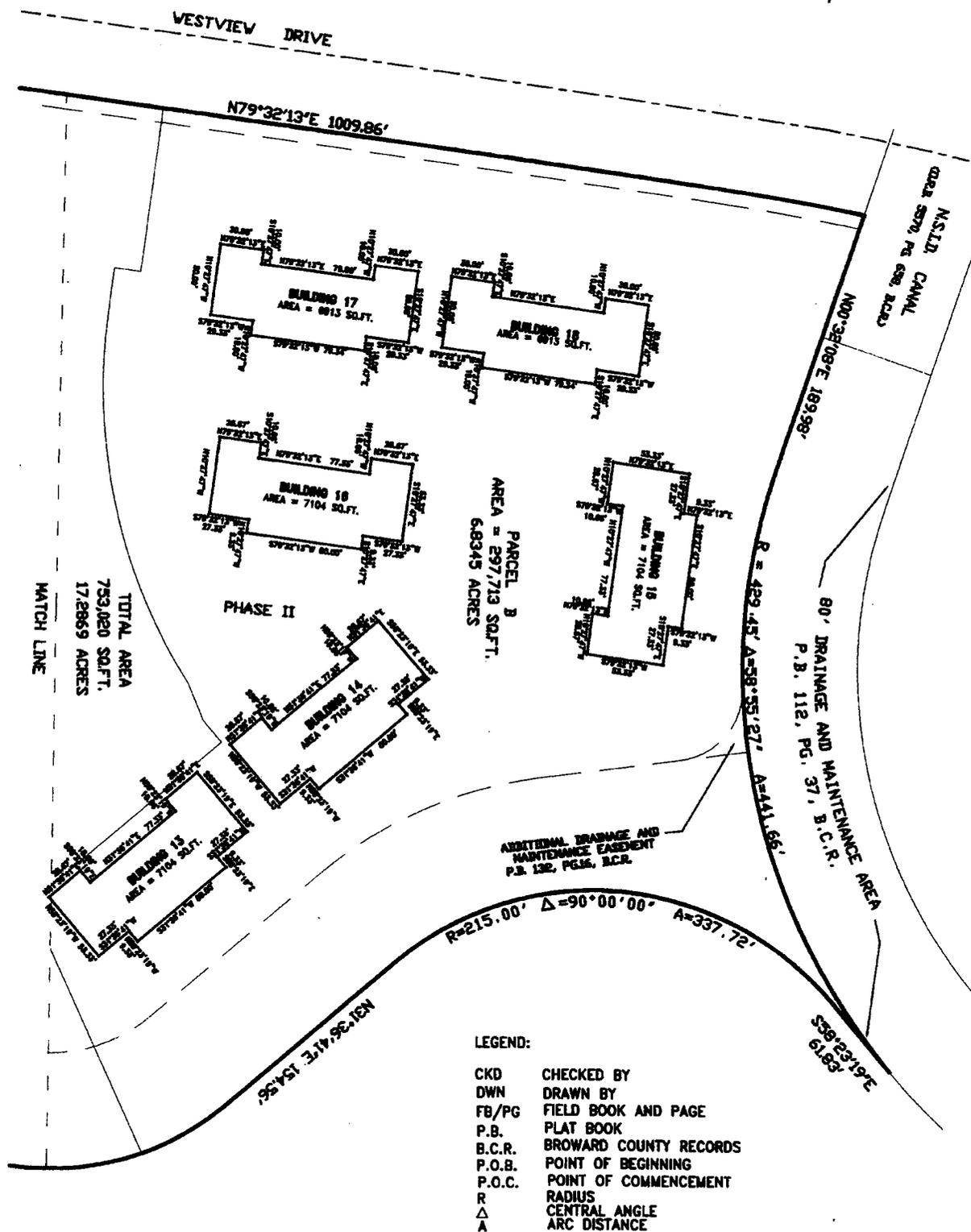
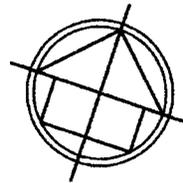
COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS



LAND DESCRIPTION AND SKETCH

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>Ben</i>

LAND DESCRIPTION
 AND SKETCH
 COMMON AREA

PROPERTY ADDRESS :
 SCALE: 1" = 100'
 SHEET 21 OF 21

EXHIBIT C

State of Florida



Department of State

I certify from the records of this office that CORAL SPRINGS PROFESSIONAL CAMPUS MASTER ASSOCIATION, INC. is a corporation organized under the laws of the State of Florida, filed on March 1, 2004.

The document number of this corporation is N04000002127.

I further certify that said corporation has paid all fees due this office through December 31, 2004, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code, 804A00014385-030304-N04000002127-1/1, noted below.

Authentication Code: 804A00014385-030304-N04000002127-1/1

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Third day of March, 2004



Glenda E. Hood
Glenda E. Hood
Secretary of State



State of Florida
Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of CORAL SPRINGS PROFESSIONAL CAMPUS MASTER ASSOCIATION, INC., a Florida corporation, filed on March 1, 2004, as shown by the records of this office.

I further certify the document was electronically received under FAX audit number H04000044238. This certificate is issued in accordance with section 15.16, Florida Statutes, and authenticated by the code noted below.

The document number of this corporation is N04000002127.

Authentication Code: 804A00014385-030304-N04000002127-1/1

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Third day of March, 2004



Glenda E. Hood
Glenda E. Hood
Secretary of State

H04.0000442383

**ARTICLES OF INCORPORATION
OF
CORAL SPRINGS PROFESSIONAL CAMPUS MASTER ASSOCIATION, INC.
(A Florida Corporation Not For Profit)**

In order to form a corporation not for profit under and in accordance with the provisions of Chapter 617 of the Florida Statutes, the undersigned hereby incorporates this corporation not for profit for the purposes and with the powers hereinafter set forth and, to that end, by these Articles of Incorporation, certifies as follows:

**ARTICLE I
DEFINITIONS**

Capitalized terms used and not otherwise defined in these Articles shall have the meanings ascribed to such terms in that certain Declaration of Covenants, Restrictions and Easements for Coral Springs Professional Campus ("Master Declaration") to be recorded in the Public Records of Broward County, Florida.

**ARTICLE II
NAME**

The name of this corporation shall be the CORAL SPRINGS PROFESSIONAL CAMPUS MASTER ASSOCIATION, INC., a Florida not-for-profit corporation. For convenience, the corporation shall be herein referred to as the Master Association, whose present address is 1545 North Park Drive, Weston, Florida 33326.

**ARTICLE III
PURPOSE**

The purpose for which the Master Association is organized is to take title to, operate, administer and maintain the Master Association Property in accordance with the terms, provisions and conditions contained in the Master Documents and to carry out the covenants and enforce the provisions relative to the Master Association as set forth in the Master Documents and to operate, lease, trade, sell and otherwise deal with the personal and real property of the Master Association.

**ARTICLE IV
POWERS**

The powers of the Master Association shall include and be governed by the following provisions:

- A. The Master Association shall have all of the common law and statutory powers of a corporation not for profit, which are not in conflict with the terms of the Master Declaration or Bylaws.

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B. The Master Association shall have all of the powers granted to the Master Association in the Master Declaration. All of the provisions of the Master Declaration and Bylaws are incorporated into these Articles for the purpose of establishing the Master Association's powers necessary for it to act as contemplated by the Master Declaration.

C. The Master Association shall have all of the powers reasonably necessary to implement its purpose, including, but not limited to, the following:

1. To perform any act required or contemplated by it under the Master Documents;

2. To make, establish, amend abolish (in whole or in part) and enforce reasonable rules and regulations governing the use of the Master Association Property;

3. To make, levy and collect Assessments for the purpose of obtaining funds from its Members to pay Common Expenses and other costs defined in the Master Declaration and costs of collection, and to use and expend the proceeds of such Assessments in the exercise of its powers and duties of the Master Association;

4. To own, maintain, repair, replace, operate and convey the Master Association Property in accordance with the Master Documents;

5. To enforce by legal means the obligations of the membership of the Master Association and the provisions of the Master Documents;

6. To employ personnel, retain independent contractors and professional personnel and enter into service and management contracts to provide for the maintenance, operation, management and administration of the Master Association Property and to enter into any other agreements consistent with the purposes of the Master Association;

7. To enter into the Master Documents and any amendments thereto and instruments referred to therein;

8. To provide, to the extent deemed necessary by the Board, any and all services and do any and all things which are incidental to or in furtherance of things listed above or to carry out the Master Association mandate to keep and maintain the Master Association Property in a proper and aesthetically pleasing condition;

9. To borrow money and to obtain such financing as is necessary to maintain, repair and replace the Master Association Property in accordance with the Master Declaration and, as security for any such loan, to collaterally assign the Master Association's right to collect and enforce Assessments levied for the purpose of repaying any such loan; and

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10. To enter into an agreement with each of the Sub-Associations to provide management-type services to such Sub-Associations and perform any of the responsibilities of such Sub-Associations as set forth in the respective documents governing the Buildings for which they are responsible.

D. Notwithstanding anything contained herein to the contrary, the Master Association shall be required to obtain the approval of three-fourths (3/4) of the voting interests of all Members (at a duly called meeting of the Members at which a quorum is present) prior to the engagement of legal counsel by the Master Association for the purpose of suing, or making, preparing or investigating any lawsuit, or commencing any lawsuit other than for the following purposes:

- (a) the collection of Assessments;
- (b) the collection of other charges which Owners are obligated to pay pursuant to the Master Declaration;
- (c) the enforcement of any applicable use and occupancy restrictions contained in Master Declaration;
- (d) dealing with an emergency when waiting to obtain the approval of the Members creates a substantial risk of irreparable injury to the Master Association Property or to Member(s) (the imminent expiration of a statute of limitations shall not be deemed an emergency obviating the need for the requisite vote of three-fourths (3/4) of the voting interests of all Members); or
- (e) filing a compulsory counterclaim.

ARTICLE V MEMBERS AND VOTING

The qualification of Members of the Master Association, the manner of their admission to membership, the manner of the termination of such membership and the manner of voting by Members shall be as follows:

- A. The membership of the Master Association shall be comprised of the Owners.
- B. Master Declarant shall be a Member of the Master Association until it no longer owns an Office Suite Unit. Membership of Owners other than Master Declarant shall be established as follows:
 - 1. Every individual or entity who is a record Owner of an Office Suite Unit other than Master Declarant shall become a Member effective upon and as of the date such individual or entity takes title to an Office Suite Unit.

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C. The Master Association shall have two (2) classes of voting membership ("Class Members"):

1. "Class A Members" shall be all Members, with the exception of Master Declarant, and shall be entitled to vote as set forth in the Master Declaration.

2. "Class B Member" shall be Master Declarant and any single successor or assign of Master Declarant which takes title to any part of the Property for the purpose of development and sale, and which is designated as such in a recorded instrument executed by Master Declarant. The Class B Member shall be entitled to three times the aggregate votes of all Members plus one. Class B membership shall cease and be converted to Class A membership upon the earliest to occur of the following events ("Transfer Date"):

(i) At such time as Master Declarant, in its discretion, shall designate in writing to the Master Association; or

(ii) When Master Declarant shall no longer owns any interest in the Property.

D. The designation of different classes of membership are for purposes of establishing the number of votes applicable to each class and nothing herein shall be deemed to require voting solely by an individual class on any matter which requires the vote of Members.

E. No Member may assign, hypothecate or transfer in any manner its membership in the Master Association except as an appurtenance to its Office Suite Unit.

F. Any Member who conveys or loses title to an Office Suite Unit by sale, gift, devise, bequest, judicial decree or otherwise shall, immediately upon such conveyance or loss of title, no longer be a Member with respect to such Office Suite Unit and shall lose all rights and privileges of a Member resulting from ownership of such Office Suite Unit.

G. In any situation where a Member is entitled personally to exercise the voting interests for its Office Suite Unit and when more than one individual or entity holds the interest in any Office Suite Unit required for membership, the voting interests for such Office Suite Unit shall be exercised as those persons or entities themselves, as applicable, determine and advise the Secretary of the Master Association prior to any meetings. In the absence of such advice, the Office Suite Unit's voting interests shall be suspended in the event more than one individual or entity seeks to exercise it. Any Owner of an Office Suite Unit which is leased may, in the lease or other written instrument, assign the voting right appurtenant to that Office Suite Unit to the lessee, provided that a copy of such instrument is furnished to the Secretary of the Master Association prior to any meeting.

H. A quorum of Members shall be attained by the presence either in person or by proxy, of persons entitled to cast one-third (33 1/3%) of the voting interests of the Members.

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ARTICLE VI
TERM

The term for which this Master Association is to exist shall be perpetual. In the event of dissolution of the Master Association (unless same is reinstated), other than incident to a merger or consolidation, all of the assets of the Master Association shall be conveyed to a similar owners' association or a public agency having a similar purpose, or any Member may petition the applicable Circuit Court of the State of Florida for the appointment of a receiver to manage the affairs of the dissolved corporation and its properties in the place and stead of the dissolved corporation and to make such provisions as may be necessary for the continued management of the affairs of the dissolved corporation and its properties.

ARTICLE VII
INCORPORATOR

The name and address of the Incorporator of these Articles are as follows: Harry M. Rosen, Esquire, Rosen & Eichner, P.A., 2500 Weston Road, Suite 220, Weston, Florida 33331.

ARTICLE VIII
OFFICERS

A. The affairs of the Master Association shall be managed by the President of the Master Association, assisted by one or more Vice President(s), the Secretary and the Treasurer, and, if any, by the Assistant Secretary(ies) and Assistant Treasurer(s), subject to the directions of the Board.

B. The Board shall elect the President, Secretary and Treasurer, and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board shall, from time to time, determine. The President shall be elected from amongst the Directors, but no other officer need be a Director. The same person may hold two offices, the duties of which are not incompatible; provided, however, the offices of President and a Vice President shall not be held by the same person, nor shall the offices of President and Secretary or Assistant Secretary be held by the same person.

ARTICLE IX
FIRST OFFICERS

The names of the officers who are to serve until the first election of officers by the Board are as follows:

President	David Ortiz
Vice President	Harry M. Rosen
Secretary/Treasurer	Peter Zoberg

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ARTICLE X
BOARD OF DIRECTORS

A. There shall be three (3) members on the first Board ("First Board") who are to serve until the Transfer Date. The number of members of the Board subsequent to the First Board shall be determined by the Board from time to time, but shall not be less than three (3) Directors. Except for Master Declarant-appointed Directors, Directors must be selected from amongst the Members.

B. The names and street addresses of the persons who are to serve as the First Board are as follows:

<u>NAME</u>	<u>ADDRESS</u>
David Ortiz	1545 North Park Drive, Suite 104 Weston, Florida 33326
Harry M. Rosen	2500 Weston Road, Suite 220 Weston, Florida 33331
Peter Zoberg	1545 North Park Drive, Suite 104 Weston, Florida 33326

Master Declarant reserves the right to remove members of the First Board and to appoint replacements in the event a vacancy is created on the First Board.

C. The First Board shall be the Board of the Master Association until the Transfer Date. Upon the Transfer Date, Master Declarant shall cause all of the members of the First Board to resign, whereupon the Members shall elect the Directors: one (1) Director elected by the members of Coral Springs Professional Campus Sub-Association I, Inc., one (1) Director elected by the members of Coral Springs Professional Campus Sub-Association II, Inc. and one (1) Director elected at large. Notwithstanding the resignation of the First Board upon the Transfer Date as provided herein, so long as Master Declarant continues to own any interest within the Property, Master Declarant shall be entitled (but not required) to appoint the one (1) Director-at-large. After the Transfer Date, the Board so selected pursuant to this Paragraph C (including the one Director selected by Master Declarant, if any) shall serve a term of one (1) year and until the annual meeting of Members following the expiration of the one-year term whereupon a new Board shall be elected in the manner provided herein and as set forth in the Bylaws. Vacancies on the Board shall be filled in accordance with the Bylaws.

ARTICLE XI
INDEMNIFICATION AND LIMITED LIABILITY

A. Each and every Director and officer of the Master Association shall be indemnified by the Master Association against all costs, expenses and liabilities, including attorney and paralegal

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fees at all trial and appellate levels and postjudgment proceedings, reasonably incurred by or imposed upon by him or her in connection with any negotiation, proceeding, arbitration, litigation or settlement in which he or she may be a party, or in which he or she may become involved, by reason of his or her being or having been a Director or officer of the Master Association, and the foregoing provision for indemnification shall apply whether or not such person is a Director or officer at the time such cost, expense or liability is incurred, except in such cases wherein the Director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her duties; provided that in the event of a settlement, the indemnification provisions provided in this Article XI shall not be automatic and shall apply only when the Board approves such settlement and reimbursement for the costs and expenses of such settlement as being in the best interest of the Master Association. The foregoing right of indemnification provided in this Article XI shall be in addition to and not exclusive of any and all rights of indemnification to which a Director or officer of the Master Association may be entitled by common or statutory law.

B. The Master Association, the Board of Directors, Master Declarant and any member, agent, or employee of any of the same, shall not be liable to any person for any action or for any failure to act, except to the extent such action or failure to act is found by a court of competent jurisdiction in a non-appealable judgment to have been the result of willful misconduct or gross misconduct.

ARTICLE XII BYLAWS

The Bylaws of the Master Association shall be adopted by the First Board and thereafter may be altered, amended or rescinded in the manner provided for in the Bylaws. In the event of any conflict between the provisions of these Articles and the provisions of the Bylaws, the provisions of these Articles shall control.

ARTICLE XIII AMENDMENTS

A. These Articles may be amended only as follows:

1. (a) The Board shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of Members, which may either be the Annual Members' Meeting or a special meeting. Any number of proposed amendments may be submitted to the Members and voted upon by them at one meeting.

(b) Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each Member within the time and in the manner provided in the Bylaws for the giving of notice of meetings of Members.

(c) At such meeting a vote of the Members shall be taken on the proposed amendment(s). The proposed amendment(s) shall be adopted upon receiving: (i) the affirmative

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vote of the Members entitled to cast a majority of the voting interests of the Members of the Master Association; and (ii) the affirmative vote of a majority of the members of the Board.

2. An amendment may be adopted by a written statement (in lieu of a meeting) signed by all Members of the Master Association and all members of the Board setting forth their intention that an amendment to the Articles be adopted.

B. No amendment may be made to the Articles which shall in any manner reduce, amend, affect or modify the terms, conditions, provisions, rights and obligations set forth in the Master Declaration or any amendments or supplements thereto.

C. A copy of each amendment shall be filed with and certified by the Secretary of State of the State of Florida. After the Master Declaration is recorded, a certified copy of each amendment or the Articles as restated to include such amendment shall be recorded amongst the Public Records of the County.

D. Notwithstanding the foregoing provisions of this Article XIII, there shall be no amendment to these Articles which shall abridge, amend or alter the rights of: (i) Master Declarant, including the right to designate and select members of the Board as provided in Article X hereof, without the prior written consent thereto by Master Declarant; or (ii) any Institutional Lender without the prior written consent of such Institutional Lender.

ARTICLE XIV
REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of the Master Association is 2500 Weston Road, Suite 220, Weston, Florida 33331, and the initial registered agent of the Master Association at that address shall be Harry M. Rosen, Esquire.

IN WITNESS WHEREOF, the Incorporator has hereunto affixed his signature, this 27 day of February, 2004.

Harry M. Rosen
Harry M. Rosen, Esquire, Incorporator

The undersigned hereby accepts the designation of Registered Agent of Coral Springs Professional Campus Owners Association, Inc. as set forth in Article XIV of these Articles of Incorporation, and acknowledges that he/she is familiar with and accepts the obligations imposed upon registered agents under, Florida Statutes, Chapter 617.

Harry M. Rosen
Harry M. Rosen, Esquire, Registered Agent

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EXHIBIT D

**BYLAWS
OF
CORAL SPRINGS PROFESSIONAL CAMPUS
MASTER ASSOCIATION, INC.**

Section 1. Identification of Master Association

These are the "Bylaws" of CORAL SPRINGS PROFESSIONAL CAMPUS MASTER ASSOCIATION, INC. ("Master Association"), as duly adopted by its Board of Directors ("Board"). The Master Association is a corporation not for profit, organized pursuant to and under Chapter 617, Florida Statutes, for the purpose of managing, operating and administering and maintaining portions of the development known as "Coral Springs Professional Campus"

1.1 The office of the Master Association shall be for the present at 1545 North Park Drive, Suite 104, Weston, Florida 33326, and thereafter may be located at any place designated by the Board.

1.2 The fiscal year of the Master Association shall be the calendar year.

1.3 The seal of the Master Association shall bear the name of the Master Association, the word "Florida" and the words "Corporation Not For Profit."

Section 2. Definitions

All terms shall have the meanings set forth in the Articles of Incorporation of the Master Association ("Articles") as well as in the Master Declaration of Covenants, Restrictions and Easements for Coral Springs Professional Campus ("Master Declaration") which are incorporated herein by reference. All terms defined in the Articles and Master Declaration shall appear in initial capital letters each time such terms appear in these Bylaws.

Section 3. Membership; Members' Meetings; Voting and Proxies

3.1 The qualification of Members, the manner of their admission to membership in the Master Association, the manner of termination of such membership and the manner of voting by Members shall be as set forth in the Articles.

3.2 The Members shall meet annually ("Annual Members' Meeting"). The Annual Members' Meeting shall be held on the date, at the place and at the time determined by the Board of Directors from time to time, provided that there shall be an Annual Members' Meeting every calendar year and, to the extent possible, no later than twelve (12) months after the preceding Annual Members' Meeting. Unless changed by the Board, the first Annual Members' Meeting shall be held in the month of December following the recordation of the Master Declaration. The purpose of the Annual Members' Meeting shall be to hear reports of the officers, elect members of the Board (subject to the provisions of the Articles) and transact any other business authorized to be transacted at such Annual Members' Meeting.

3.3 Special meetings (meetings other than the Annual Members' Meeting) of the Members shall be held at any place within the County whenever called by the President or Vice President or by a majority of the Board. A special meeting must be called by such President or Vice President upon receipt of a written request from Members having the right to vote at least one-third (1/3) of the total number of voting interests entitled to be cast by Members at such meeting. The notice of any such special meeting shall state the date, time, and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting except as stated in the notice.

3.4 Except as otherwise provided in the Articles, a written notice of each meetings of Members whether the Annual Members' Meeting or special meetings, shall be given to each Member entitled to vote thereat at his/her/its last known address as it appears on the books of the Master Association unless specifically waived in writing by a Member prior to the required notification period as set forth below. Such notice of an Annual Members' Meeting or special meeting shall be mailed or hand delivered to the said address or electronically transmitted to the location furnished by the Member for that purpose not less than ten (10) days nor more than sixty (60) days prior to the date of the meeting. Proof of such mailing, delivery or electronic transmission shall be given by the Affidavit of the person giving such notice. Any notice given hereunder shall state the time and place of the meeting and the purpose for which the meeting is called. The notice shall be signed by an officer of the Master Association or reflect a facsimile of such signature. If a meeting of the membership, either Annual or special, is one which, by express provision of the Master Declaration, permits or requires a greater or lesser amount of time for the mailing, delivery or electronic transmission of such notice than is required or permitted by the provision of this Section 3.4, then the aforesaid express provision shall govern. Notwithstanding any provision herein to the contrary, notice of any Meeting may be waived before, during or after such Meeting by a Member or by the person entitled to vote for such Member by signing a document setting forth the waiver of such notice.

3.5 The Members may, at the discretion of the Board, act by written agreement in lieu of a Meeting, provided written notice of the matter(s) to be agreed upon is given to the Members at the addresses and within the time periods set forth in Section 3.4 hereof or duly waived in accordance with the provisions of these Bylaws. The notice with respect to actions to be taken by written response in lieu of a Meeting shall set forth the time period during which the written responses must be received by the Master Association.

3.6 A quorum of all meetings of Members, whether the annual Members' Meetings or special meetings, shall be attained by the presence, either in person or by "Proxy" (as hereinafter defined), of persons entitled to cast one-third (1/3) of the voting interests of Members. A Member may join in the action of a meeting by signing and concurring in the minutes thereof and such a signing shall constitute the presence of such parties for the purpose of determining a quorum. When a quorum is present at any meeting and a question which raises the jurisdiction of such meeting is presented, the holders of a majority of the voting rights present in person shall be required to decide the question unless the question is one upon which an express provision of the Master Declaration or Articles requires a vote other than the majority vote of a quorum (i.e., consent of Master Declarant), then such express provision shall govern and control the required vote on the decision of such question. The acts approved by a majority of the voting interests present in person or by Proxy at a meeting at which a quorum shall have been attained shall be binding upon all Members for all purposes, except where otherwise provided by law, the Master Declaration, the Articles or these

Bylaws. As used in these Bylaws, the Articles or the Master Declaration, the terms "majority of voting interests," "majority of the Members" and "majority of the Owners" shall mean a majority of the votes entitled to be cast on behalf of the members and not a majority of the Members themselves and shall further mean more than 50% of the then total authorized votes present in person or by Proxy and voting at any meeting of the Members at which a quorum shall have been attained. Similarly, if some greater percentage of Members is required herein or in the Master Declaration or Articles, it shall mean such greater percentage of the votes entitled to be cast on behalf of the Members and not of the Members themselves.

3.7 At any Annual Members' Meeting when elections of Directors are to occur, written ballots are to be supplied to the Members for such purposes. Members may vote for Directors by proxy or may vote by absentee ballot as determined by the Board. Furthermore, at any Annual Members' Meeting at which Directors are to be elected, the Board may appoint an election committee consisting of Members of the Master Association three (3) members to supervise the election, count and verify ballots, disqualify votes if such disqualification is justified under the circumstances and certify the results of the election to the Board (the "Election Committee"). The Election Committee shall be able to determine questions within its jurisdiction by plurality vote of all three (3) members but matters resulting in deadlocked votes of the Election Committee shall be referred to the entire Board for resolution.

3.8 If a quorum is not in attendance at a Meeting, the Members who are present, either in person or by Proxy, may adjourn the Meeting from time to time until a quorum is present with no further notice of such adjourned Meeting being required unless otherwise determined by the Board.

3.9 Minutes of all meetings shall be kept in a businesslike manner and available for inspection by the Members at all reasonable times. The Master Association shall retain minutes for at least seven (7) years subsequent to the date of the meeting the minutes reflect.

3.10 Voting rights of Members shall be as stated in the Articles with respect to the election of all Boards other than the First Board. Such votes may be cast in person, by proxy or by absentee ballot. Proxies may also be used to vote on other agenda items at meetings at which Directors are to be elected, and may also be used to establish a quorum. "Proxy" is defined to mean an instrument containing the appointment of a person who is substituted in the place and stead of the person or entity entitled to vote. Proxies shall be in writing signed by the person or authorized representative of an entity giving the same and shall be valid only for the particular Meeting designated therein and, if so stated in the Proxy, any adjournments thereof, provided, however, any proxy automatically expires ninety (90) days after the date of the meeting for which it was originally given. A Proxy must be filed with the Secretary of the before the appointed time of the Meeting in order to be valid. Any Proxy prior to the time a vote is cast in accordance with such Proxy. Holders of proxies need not be Owners, but no Person other than Master Declarant or a designee of Master Declarant may hold more than three (3) proxies.

3.11 The voting interest of the Owners of any Office Suite Unit owned by more than one (1) person, a corporation or other entity, or by one (1) person and a corporation and/or other entity, or by any combination of the aforesaid, shall be cast by the person ("Voting Member") named in a Proxy signed by all of the Owners of such Office Suite Unit or, if appropriate, by properly designated officers, principals or general partners of the respective legal entity which owns the Office Suite Unit

or, if appropriate, by an Owner designated by multiple Owners who own the Office Suite Unit ("Voting Certificate"). In the alternative, a Proxy as to a particular meeting may be executed in the same manner as the Voting Certificate. If neither a Proxy nor a Voting Certificate is on file, the voting interest associated with a Office Suite Unit where the designation of a Voting Member or execution of a Proxy is required shall not be considered in determining the requirement for a quorum or for any other purpose.

3.12 At any time prior to a vote upon a matter at a meeting of the Members as the case may be, any Member may demand the use of a secret written ballot for the voting on such matter. The chairman of the meeting shall call for nominations for inspectors of election to collect and tally written ballots upon the completion of balloting upon the subject matter.

Section 4. Board; Directors' Meetings

4.1 The business and administration of the Master Association shall be by a Board of not less than three (3) Directors, one (1) elected by the members of Coral Springs Professional Campus Sub-Association I, Inc., one (1) elected by the members of Coral Springs Professional Campus Sub-Association II, Inc. and one (1) elected at large; in no event shall an even number of persons comprise the Board.

4.2 The provisions of the Articles setting forth the selection, designation, election and removal of the Directors are hereby incorporated herein by reference.

4.3 Any person elected or designated as a Director shall have all the rights, privileges, duties and obligations of a Director of the Master Association.

4.4 A Director need not be a resident of the State of Florida or a Member of the Master Association.

4.5 The term of a Director's service shall be as stated in the Articles and, if not stated, shall extend until the next Annual Members' Meeting and thereafter, until his/her/its successor is duly elected and qualified or until he/she resigns or is removed in the manner elsewhere provided.

4.6 A Director designated by Master Declarant as provided in the Articles may be removed only by Master Declarant in its sole discretion and without any need for a meeting or vote. Master Declarant shall have the unqualified right to name a successor for any Director designated and thereafter removed by it or for any vacancy on the First Board as to a Director designated by it, and Master Declarant shall notify the First Board as to any such removal or vacancy and the name of the successor Director and of the commencement date for the term of such successor Director.

4.7 The organizational meeting of the newly elected Board shall be held within ten (10) days of the Annual Members' Meeting at such place and time as shall be fixed by the Directors at the Annual Members' Meeting. No further notice of the organizational meeting shall be necessary, providing that a quorum shall be present at such organizational meeting.

4.8 Regular meetings of the Board may be held at such times and places as shall be determined from time to time by a majority of the Directors. Special meetings of the Board may be

called at the discretion of the President or the Vice President of the Master Association. Special meetings must be called by the Secretary at the written request of any Director.

4.9 Notice of the time and place of regular and special meetings of the Board, or adjournments thereof, shall be given to each Director personally or by mail, telephone or electronically transmitted if correctly directed to an electronic mail address at which the Director has consented to receive notice at least three (3) days prior to the day named for such meeting unless such notice is waived before, during or after such meeting. Any Director may waive notice of the meeting in writing before, during or after a meeting and such waiver shall be deemed equivalent to the receipt of notice by such Director.

4.10 A quorum of the Board shall consist of the Directors entitled to cast a majority of the votes of the entire Board. Matters approved by a majority of the Directors present at a meeting at which a quorum is present shall constitute the official acts of the Board, except as may be specifically provided by law, by the Articles or elsewhere herein. If at any meeting of the Board there shall be less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. At any meeting that takes place on account of a previously adjourned meeting any business which might have been transacted at the meeting as originally called may be transacted. In the case of the adjournment of a meeting, no further notice of the adjourned meeting need be given unless otherwise determined by the Board.

4.11 The presiding officer at all Board meetings shall be the President. In the absence of the President, the Directors present shall designate any one of their number to preside.

4.12 Directors' fees, if any, shall be determined by a majority of the Members.

4.13 Minutes of all meetings of the Board shall be kept in a businesslike manner and shall be available for inspection by Members and Directors at all reasonable times. The Master Association shall retain these minutes for a period of not less than seven years.

4.14 The Board shall have the power to appoint executive committees consisting of not less than two (2) Directors. Executive committees shall have and exercise such powers of the Board as may be delegated to such executive committee by the Board.

4.15 Meetings of the Board shall be open to all Members on such terms as the Board may determine. The Board may also hold closed meetings to the extent permitted by applicable law, including, by way of example but not by way of limitation, when the discussion at a meeting is governed by attorney-client privilege. If a meeting is open, unless a Member serves as a Director or unless he/she has been specifically invited by the Directors to participate in the meeting, no Member shall be entitled to participate in the meeting, but shall only be entitled to act as an observer. In the event a Member not serving as a Director or not otherwise invited by the Directors to participate in a meeting attempts to become more than a mere observer at the meeting or conducts himself/herself in a manner detrimental to the carrying on of the meeting, then any Director may expel said Member from the meeting by any reasonable means which may be necessary to accomplish said Members' expulsion. Also, any Director shall have the right to exclude from any meeting of the Board any person who is not able to provide sufficient proof that he/she is a Member or a duly authorized

representative, agent, or proxy holder of a Member, unless said person has been specifically invited by any of the Directors to participate in such meeting.

4.16 Any action required or permitted to be taken at a meeting of the Directors may be taken without a meeting if a consent in writing, specifically setting forth the action to be taken, shall be signed by all the Directors entitled to vote with respect to the subject matter thereof and such consent shall have the same force and effect as a unanimous vote of the Directors, provided, however, whenever Assessments are to be considered, they may be considered only at a meeting of the Directors properly noticed in accordance with Section 720.303(2) of the Florida Statutes.

Section 5. Powers and Duties of the Board of Directors

5.1 All of the powers and duties of the Master Association shall be exercised by the Board. Such powers and duties of the Board shall include, but not be limited to, all powers and duties set forth in the Master Declaration and Articles, as well as all of the powers and duties of a director of a corporation not for profit.

5.2 Assessments shall be collected by the Master Association in payments made to it by each Owner and remitted by the applicable Sub-Association as set forth in the Master Declaration. The Board shall be empowered to levy fines and late charges in order to effectuate the enforcement of the provisions of the Master Declaration, Articles and Bylaws and the timely payment of all Assessments levied thereunder.

5.3 The Master Association may employ a manager to perform any of the duties, powers or functions of the Master Association. Notwithstanding the foregoing, the Master Association may not delegate to the manager the power to conclusively determine whether the Master Association should make expenditures for capital additions or improvements chargeable against the Master Association funds. The members of the Board shall not be personally liable for any omission or improper exercise by the manager of any duty, power or function delegated to the manager by the Master Association.

Section 6. Officers of the Master Association

6.1 Executive officers of the Master Association shall be the President, who shall be a Director, one or more Vice Presidents, a Treasurer and a Secretary, all of whom shall be elected annually as set forth by the Board. Any officer may be removed without cause from office by vote of the Directors at any meeting of the Board. The Board may, from time to time, elect such other officers and assistant officers and designate their powers and duties, as the Board shall find to be required to manage the affairs of the Master Association. One person may hold any two offices simultaneously, except when the functions of such offices are incompatible, but no person shall hold the office of the President and any of the following offices simultaneously: Vice President, Secretary or Assistant Secretary.

6.2 The President shall be the chief executive officer of the Master Association. He/She shall have all of the powers and duties which are usually vested in the office of the President of an association or a corporation not for profit, including, but not limited to, the power to appoint such committees at such times from among the Members as he/she may in his/her discretion determine

appropriate to assist in the conduct of the affairs of the Master Association. If in attendance, the President shall preside at all meetings of the Board.

6.3 In the absence or disability of the President, a Vice President shall exercise the powers and perform the duties of the President. The Vice President(s) shall also generally assist the President and exercise such other powers and perform such other duties as shall be prescribed by the Board. In the event there shall be more than one Vice President elected by the Board, then they shall be designated "First," "Second," etc. and shall exercise the powers and perform the duties of the presidency in such order.

6.4 The Secretary shall cause to be kept the minutes of all meetings of the Board and the Members, which minutes shall be kept in a businesslike manner and shall be available for inspection by Members and Directors at all reasonable times. He/She shall have custody of the seal of the Master Association and shall affix the same to instruments requiring a seal when duly signed. He/She shall keep the records of the Master Association, except those of the Treasurer, and shall perform all of the duties incident to the office of Secretary of the Master Association as may be required by the Board or the President. The Assistant Secretary, if any, shall perform the duties of the Secretary when the Secretary is absent and shall assist the Secretary.

6.5 The Treasurer shall have custody of all of the property of the Master Association, including funds, securities and evidences of indebtedness. He/She shall keep the assessment rolls and accounts of the Members; he/she shall keep the books of the Master Association in accordance with good accounting practices; and he/she shall perform all of the duties incident to the office of Treasurer. The Assistant Treasurer, if any, shall perform the duties of the Treasurer whenever the Treasurer is absent and shall assist the Treasurer.

6.6 The compensation, if any, of all officers and other employees of the Master Association shall be fixed by the Board. This provision shall not preclude the Board from employing a Director or an officer as an employee of the Master Association or preclude the contracting with a Director or an officer for the management of all or any portion of the Master Association Property.

Section 7. Accounting Records; Fiscal Management

7.1 The Master Association shall maintain accounting records in accordance with good accounting practices, which shall be open to inspection by Members and Institutional Mortgagees or their respective authorized representatives at reasonable times. Such authorization as a representative of a Member must be in writing and signed by the person giving the authorization and dated within sixty (60) days of the date of the inspection. Written summaries of the accounting records shall be available at least annually to the Members. Such records shall include, but not be limited to, (a) a record of all receipts and expenditures; and (b) an account for each Office Suite Unit which shall designate the name and address of the Owner thereof, the amount of all Assessments charged to the Office Suite Unit, the amounts and due dates for payment of same, the amounts paid upon the account and the balance due.

7.2 The Board shall adopt a Budget (as provided for in the Master Declaration) of the anticipated Common Expenses of the Master Association for each forthcoming calendar year (the fiscal year of the Master Association being the calendar year) at a special meeting of the Board ("Budget Meeting") called for that purpose to be held during the first two weeks of November of the

year preceding the year to which the Budget applies. Prior to the Budget Meeting, a proposed Budget for the Common Expenses shall be prepared by or on behalf of the Board. Within thirty (30) days after adoption of the Budget, a copy thereof shall be furnished to each Member and each Owner shall be given notice of the Assessment applicable to his/her/its Office Suite Unit(s). The copy of the Budget shall be deemed furnished and the notice of the Assessment shall be deemed given upon its delivery or upon its being mailed to the Member at his/her/its last known address as shown on the records of the Master Association.

7.3 In administering the finances of the Master Association, the following procedures shall govern: (i) the fiscal year shall be the calendar year; (ii) any income received by the Master Association in any calendar year may be used by the Master Association to pay expenses incurred in the same calendar year; (iii) there shall be apportioned between calendar years on a pro rata basis any expenses which are prepaid in any one calendar year for Common Expenses which cover more than such calendar year; (iv) Assessments shall be made quarterly in amounts no less than are required to provide funds in advance for payment of all of the anticipated current Common Expenses and for all unpaid Common Expenses previously incurred; and (v) items of Common Expenses incurred in a calendar year shall be charged against income for the same calendar year regardless of when the bill for such expenses is received.

Notwithstanding the foregoing, the Assessments for Common Expenses and any periodic installments thereof shall be of sufficient magnitude to insure an adequacy and availability of cash to meet all budgeted expenses in any calendar year as such expenses are incurred in accordance with the cash basis method of accounting.

7.4 The Assessments shall be payable as provided for in the Master Declaration.

7.5 No Board shall be required to anticipate revenue from Assessments or expend funds to pay for Common Expenses not budgeted or which shall exceed budgeted items, and no Board is required to engage in deficit spending. Should there exist any deficiency which results from there being greater Common Expenses than monies from Assessments, then such deficits shall be carried into the next succeeding year's Budget as a deficiency or shall be the subject of an adjustment to the applicable Assessment (e.g., Assessment or Special Assessment).

7.6 The depository of the Master Association shall be such bank or banks as shall be designated from time to time by the Board in which the monies of the Master Association shall be deposited. Withdrawal of monies from such account shall be only by checks signed by such persons as are authorized by the Board.

7.7 A complete financial report of actual receipts and expenditures for the immediately preceding fiscal year of the Master Association shall be made annually and a copy of the report shall be provided to each Member not later than the first day of April of the year following the year for which the report is made. The report shall be deemed to be furnished to the Member upon its delivery or mailing to the Member at the last known address shown on the books and records of the Master Association. The holder, insurer or guarantor of any first mortgage upon written request therefor, shall receive such financial report of the Master Association for the prior fiscal year without charge.

Section 8. Rules and Regulations

The Board may adopt rules and regulations or amend, modify or rescind existing rules and regulations for the operation and use of the Master Association Property; provided such rules and regulations are not inconsistent with the Master Declaration. Copies of any rules and regulations promulgated, modified, amended or rescinded shall be mailed or delivered to all Owners at the last known address as shown on the books and records of the Master Association and shall not take effect until forty-eight (48) hours after such mailing or delivery. Notwithstanding the foregoing, where rules and regulations are to regulate the use of specific portions of the Master Association Property such rules and regulations may be conspicuously posted at such facility and such rules and regulations shall be effective immediately upon such posting.

Section 9. Parliamentary Rules

The then latest edition of Robert's Rules of Order shall govern the conduct of meetings of the Master Association when not in conflict with the Articles, these Bylaws, or the Master Declaration.

Section 10. Roster of Owners

Each Owner shall file with the Master Association a copy of the deed or other document showing his/her/its ownership of his/her/its Office Suite Unit. The Master Association shall maintain such information. The Master Association shall also maintain the electronic mailing addresses and numbers designated by Owners for receiving notices sent by electronic transmission of those Owners consenting to receive notice by electronic transmission. The electronic mailing address and numbers provided by Owners to receive notice by electronic transmission shall be removed from Master Association records when consent to receive notice by electronic transmission is revoked. The Master Association may rely upon the accuracy of such information for all purposes until notified in writing of changes therein. Only Owners of record with the Master Association on the date notice of any Meeting requiring their vote is given shall be entitled to notice of and to vote at such meeting, unless prior to such meeting other Owners shall produce adequate evidence of their interest and shall waive in writing notice of such meeting.

Section 11. Amendments of the Bylaws

11.1 These Bylaws may be amended as hereinafter set forth:

(a) After the Transfer Date, any Bylaw of the Master Association may be amended or repealed, and any new Bylaw of the Master Association may be adopted by either:

(i) majority of the voting interests of the Members at any Annual Members' Meeting or any special meeting of the Members called for that purpose or by majority action of the Members who have acted by written response in lieu of a Meeting as permitted by these Bylaws; or

(ii) by the affirmative vote of a majority of the Directors then in office at any regular meeting of the Board or at any special meeting of the Board called for that purpose or by written instrument signed by all of the Directors as is permitted by these Bylaws provided that the Directors shall not have any authority to adopt or amend or repeal any Bylaw if such new Bylaw or

such amendment or the repeal of a Bylaw would be inconsistent with any Bylaw previously adopted by the Members.

11.2 Notwithstanding any of the foregoing provisions of this Section 11 to the contrary, until the Transfer Date, all amendments or modifications to these Bylaws and adoption or repeal of Bylaws shall only be made by action of the First Board, which First Board shall have the power to amend, modify, adopt and repeal any Bylaws without the requirement of any consent or approval or vote of the Members.

11.3 Notwithstanding any provision of this Section 11 to the contrary, these Bylaws shall not be amended in any manner which shall amend, modify or affect any provisions, terms, conditions, rights or obligations set forth in the Articles or the Master Declaration, as the same may be amended from time to time in accordance with the provisions thereof, including, without limitation, any rights of Master Declarant, or of an Institutional Mortgagee without the prior written consent thereto by Master Declarant or Institutional Mortgagee, as the case may be.

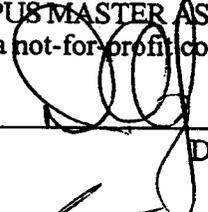
11.4 Any instrument amending, modifying, repealing or adding Bylaws shall identify the particular Section(s) affected and give the exact language of such modification, amendment or addition or of the provisions repealed. A copy of each such amendment, modification, repeal or addition certified to by the Secretary or Assistant Secretary of the Master Association shall be recorded amongst the Official Records of Broward County.

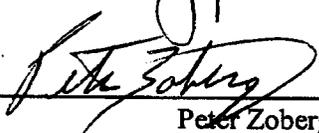
Section 12. Interpretation

In the case of any conflict between the Articles and these Bylaws, the Articles shall control; and in the case of any conflict between the Master Declaration and these Bylaws, the Master Declaration shall control; and in the event of any conflict between the Articles and the Master Declaration, the Master Declaration shall control.

The foregoing Bylaws of Coral Springs Professional Campus Master Association, Inc. constitute the Bylaws of the Master Association duly adopted at the meeting of the Board of Directors of the Master Association duly held on March 8, 2004.

CORAL SPRINGS PROFESSIONAL
CAMPUS MASTER ASSOCIATION, INC., a
Florida not-for-profit corporation

By:  _____
David Ortiz, President

Attest:  _____
Peter Zoberg, Secretary

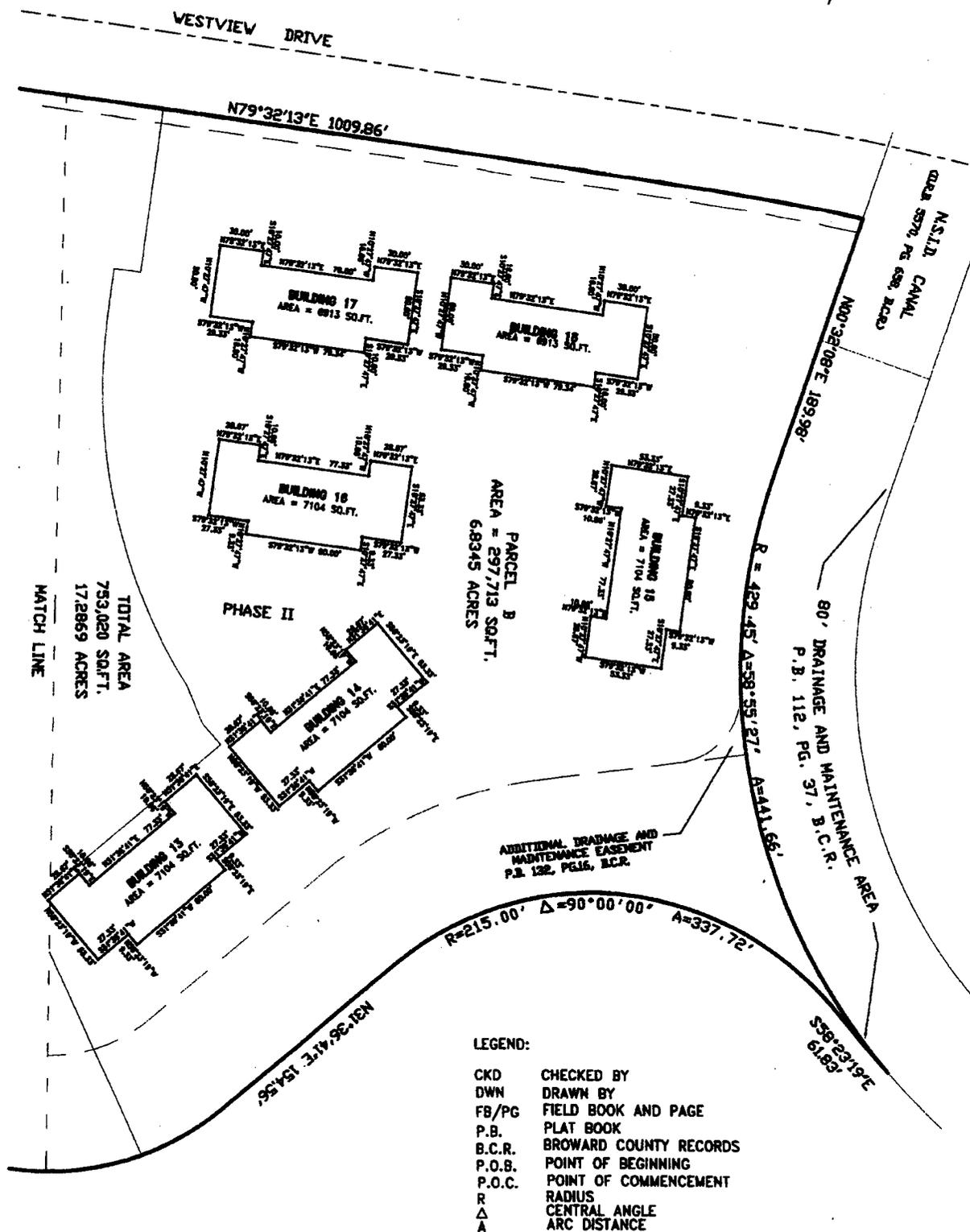
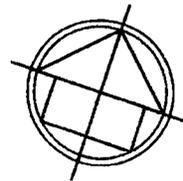
(SEAL)

COUSINS SURVEYORS & ASSOCIATES, INC.

6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS



LAND DESCRIPTION AND SKETCH

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>Ben</i>

LAND DESCRIPTION
 AND SKETCH
 COMMON AREA

PROPERTY ADDRESS :
 SCALE: 1"= 100'
 SHEET 21 OF 21

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by:

Mark F. Grant, Esq.

Address:

Ruden, McClosky, Smith,
Schuster & Russell, P.A.
200 East Broward Boulevard, 15th Floor
Fort Lauderdale, Florida 33301

Property Appraisers Parcel I.D. (Folio) Numbers(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**CONSENT OF MORTGAGEE
TO MASTER DECLARATION**

THIS CONSENT OF MORTGAGEE is given this 27th day of February, 2004, by WACHOVIA BANK, NATIONAL ASSOCIATION ("Mortgagee"), having an address of 200 East Broward Boulevard, Suite 200, Fort Lauderdale, Florida 33301, being the owner and holder of the following security instruments executed by CORAL SPRINGS PROFESSIONAL CAMPUS, LLC, a Florida limited liability company ("Mortgagor"): That certain Mortgage and Security Agreement, recorded in Official Records Book 35347, Page 1786 ("Mortgage"); together with that certain Assignment of Unit Sales Contracts, Leases, Rents, Profits, Permits, Deposits, Approvals, Licenses, Warranties and Other Agreements recorded in Official Records Book 35347, Page 1805 ("Assignment"); and that certain UCC-1 Financing Statement recorded in Official Records Book 35347, Page 1818 ("Financing Statement"), all of the Public Records of Broward County, Florida.

WHEREAS, Mortgagor has requested Mortgagee to consent to the recording of the foregoing MASTER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR CORAL SPRINGS PROFESSIONAL CAMPUS (the "Master Declaration") to be recorded in the Public Records of Broward County, Florida, and to subordinate the lien and operation of the Mortgage, Assignment and Financing Statement to the Master Declaration.

NOW, THEREFORE, Mortgagee consents to the recordation of the Master Declaration and agrees that the lien and operation of the Mortgage, Assignment and

Financing Statement shall be subject to and subordinate to the terms of the Master Declaration.

Mortgagee makes no warranty or any representation of any kind or nature concerning the Master Declaration, any of their terms or provisions, or the legal sufficiency thereof, and disavows any such warranty or representation as well as any participation in the development of CORAL SPRINGS PROFESSIONAL CAMPUS, and Mortgagee does not assume and shall not be responsible for any of the obligations or liabilities of the "Master Declarant" contained in the Master Declaration or other documents issued in connection with the promotion of CORAL SPRINGS PROFESSIONAL CAMPUS. None of the representations contained in the Master Declaration or other documents shall be deemed to have been made by Mortgagee, nor shall they be construed to create any obligation on Mortgagee to any person relying thereon. Nothing contained herein shall affect or impair the rights and remedies of Mortgagee as set forth in the Mortgage, Assignment and Financing Statement.

Made as of the day and year first above written.

Witnesses:

WACHOVIA BANK,
NATIONAL ASSOCIATION

Paul J. Wilson
Signature
Printed Name Paul J. Wilson

By: Dana Hunter
Dana Hunter
Senior Vice President

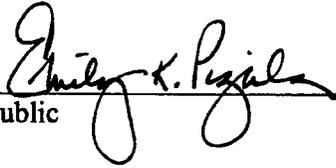
Emily K. Picuk
Signature
Printed Name Emily K. Picuk

(CORPORATE SEAL)

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by DANA HUNTER, the Senior Vice President of WACHOVIA BANK, NATIONAL ASSOCIATION, freely and voluntarily under authority duly vested in her by said association. She is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of February, 2004.



Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:



Emily K. Pigula
MY COMMISSION # DD113781 EXPIRES
August 30, 2006
BONDED THRU TROY FAIR INSURANCE, INC.

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

Ruden, McClosky, Smith,
Schuster & Russell, P.A.
200 East Broward Boulevard
Suite 1500
Fort Lauderdale, Florida 33301

This Instrument Prepared by:

Sandra E. Krumbein, Esquire
Ruden, McClosky, Smith,
Schuster & Russell, P.A.
200 East Broward Boulevard
Suite 1500
Fort Lauderdale, Florida 33301

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**DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS
FOR
CORAL SPRINGS PROFESSIONAL CAMPUS SUB-ASSOCIATION I**

THIS DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS is made this 8, day of March, 2004, by CORAL SPRINGS PROFESSIONAL CAMPUS, LLC, a Florida limited liability company (hereinafter called the "Developer"), and is joined in by the CORAL SPRINGS PROFESSIONAL CAMPUS SUB-ASSOCIATION I, INC., a Florida corporation not for profit (hereinafter referred to as the "Association").

WITNESSETH:

WHEREAS, Developer is the owner of the real property ("Total Property") described in Exhibit "A" to this Declaration; and Developer desires to create thereon office suite buildings containing Office Suite Units (as hereinafter defined); and

WHEREAS, Developer desires to provide for the preservation and enhancement of the property values, amenities and opportunities in said office suite buildings and for the maintenance of the properties and improvements thereon, and to this end desires to subject the "Committed Property" (as hereinafter defined and as more particularly described on Exhibit "B" attached hereto and made a part hereof) (and such additional properties which may be added to the Committed Property and which may hereinafter be subject to this Declaration) to the covenants, restrictions, easements, charges and liens hereinafter set forth, each and all of which is and are for the benefit of said Committed Property and each owner thereof; and

WHEREAS, Developer has deemed it desirable, for the efficient preservation of the

values and amenities in said office suite buildings, to create an entity to which should be delegated and assigned the powers of owning, maintaining and administering certain of the office suite buildings properties and facilities and administering and enforcing the covenants and restrictions and collecting and disbursing the assessments and charges hereinafter created, and promoting the business, convenience, safety and welfare of the owners, lessees, employees, customers, contractors, and sub-contractors;

WHEREAS, the Committed Property is part of a larger planned business park known as Coral Springs Professional Campus and as such is subject to a Master Declaration (as hereinafter defined); and

WHEREAS, Developer has incorporated under the laws of the State of Florida the Association as a non-profit corporation for the purpose of exercising the functions aforesaid;

NOW, THEREFORE, Developer hereby declares that the Committed Property is and shall be held, transferred, sold, conveyed and occupied subject to the terms, conditions, covenants, provisions, restrictions, easements, servitudes, and liens (sometimes referred to as "covenants and restrictions") hereinafter set forth, which shall be binding on all persons, their heirs, successors and assigns, having any right, title or interest in or to the Committed Property or any portion thereof, and which covenants and restrictions shall inure to the benefit of each Owner (as hereinafter defined).

ARTICLE I

DEFINITIONS

1. "Articles" shall mean the Articles of Incorporation of the Association attached hereto and made a part hereof as Exhibit "G."

2. "Assessment" shall mean assessments for which all Owners are obligated to pay to the Association, assessments for "Common Expenses" as levied by the Master Association and any and all other assessments which are levied by the Association and the Master Association in accordance with the Coral Springs Professional Campus Sub-Association I Documents and the Master Documents.

3. "Association" shall mean and refer to the Coral Springs Professional Campus Sub-Association I, Inc., a not-for-profit Florida Corporation, its successors and assigns, existing pursuant to the Articles of Incorporation, filed in the Office of the Secretary of State of the State of Florida on March 1, 2004, as amended by any amendments thereto, and which Association is responsible for the maintenance and preservation of Coral Springs Professional Campus Sub-Association I as provided in this Declaration. The "Association" is NOT a condominium association and is not intended to be governed by Chapter 718, the Condominium Act, Florida Statutes.

4. "Association Expenses" shall mean the expenses payable by Owners to the Association as set forth in this Declaration (as opposed to Common Expenses which are incurred

by the Master Association pursuant to the Master Documents) and any other Coral Springs Professional Campus Sub-Association I Documents.

5. "Association Property" shall mean such portions of the Committed Property, as legally described on Exhibit "D" attached hereto and made a part hereof, which are not included in any Office Suite Unit and which are or shall be owned and maintained by the Association, as set forth in this Declaration, for the common use and enjoyment of the Owners within Coral Springs Professional Campus Sub-Association I, including, without limitation, mailbox structures.

6. "Board" shall mean the Board of Directors of the Association.

7. "Building(s)" shall mean one (1) of twelve (12) office suite building(s) planned to be within Coral Springs Professional Campus Sub-Association I, which are part of the larger planned business park known as Coral Springs Professional Campus, of which the Office Suite Units are a part.

8. "Bylaws" shall mean the Bylaws of the Association, which have been or will be adopted by the Board, a copy of which is attached hereto as Exhibit "H" and incorporated herein by this reference, as such Bylaws may be amended from time to time.

9. "Committed Property" shall mean the portions of the Total Property which are committed to the provisions of this Declaration, which are legally described in Exhibit "B" attached hereto and made a part hereof; and those portions of the Total Property which may hereafter become Committed Property pursuant to the recordation of one or more Supplemental Declarations among the Public Records of the County.

10. "Common Structural Elements" shall mean all utility lines, roofing, bearing walls and exterior finishes, the foundation and primary walls as more fully described in Article IX hereof.

11. "Coral Springs Professional Campus" shall mean that planned business park located in the County, which encompasses the Total Property. Coral Springs Professional Campus is presently intended to comprise eighteen (18) one- (1) or two- (2) story office buildings, together with Master Association Property, but is subject to change in accordance with the Master Declaration.

12. "Coral Springs Professional Campus Sub-Association I" shall mean and refer to that planned commercial development located in the County which encompasses the Committed Property and which is located within and is part of Coral Springs Professional Campus. Coral Springs Professional Campus Sub-Association I is presently intended to comprise twelve (12) Buildings, together with Association Property, but is subject to change in accordance with this Declaration. Coral Springs Professional Campus will initially consist of only the land set forth in Exhibit "B" upon which four (4) Office Suite Units will be located in one (1) Building, and may be expanded by the recording of one or more Supplemental Declaration(s).

13. "Coral Springs Professional Campus Sub-Association I Documents" shall mean this Declaration, the Articles of Incorporation and Bylaws of the Association, any rules and regulations promulgated by the Association and all of the instruments and documents referred to therein and executed in connection therewith, and any amendments to any of the documents thereto.

14. "County" shall mean Broward County, Florida.

15. "Declaration" shall mean this document as it may be amended from time to time, together with any Supplemental Declaration(s) or amendments thereto, which may be recorded amongst the Public Records.

16. "Developer" shall mean and refer to Coral Springs Professional Campus, LLC, a Florida limited liability company, and any successor or assign thereof to which Coral Springs Professional Campus, LLC, Inc. specifically assigns all or part of the rights of Developer hereunder by an express written assignment, whether recorded in the Public Records of the County or not. The written assignment may give notice as to which rights of Developer are to be exercised and as to which portion of the Total Property. In any event, any subsequent Developer shall not be liable for any default or obligations incurred by any prior Developer, except as may be expressly assumed by the subsequent Developer. An Owner shall not, solely by the purchase of an Office Suite Unit, be deemed a successor or assign of Developer under the Coral Springs Professional Campus Documents unless such Owner is specifically so designated as a successor or assign of such rights in the instrument of conveyance or any other instrument executed by Developer.

17. "Institutional Mortgagee" shall mean any lending institution holding a mortgage lien on any portion of the Committed Property, including but not limited to, any of the following institutions or entities: an insurance company or subsidiary thereof, a federal or state savings and loan association, a federal or state building and loan association, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, a federal or state banking association, a real estate investment trust, any mortgage banking company authorized to do business in the State of Florida, or any purchase money mortgage held by Developer.

18. "Insurance Trustee" shall mean a lending institution, having a trust department, appointed by the Association to act as "Insurance Trustee." The functions of the Insurance Trustee if such be serving shall include holding all original policies purchased by the Association, and insurance policies (as required hereunder) purchased by the Association only or each of the Owners on their respective Office Suite Units, with the Insurance Trustee being named as loss payee, distributing proceeds of such insurance to the Association to pay for the costs of assisting in the repair and restoration of improvements from insurance premiums and performing such other functions as shall be agreed upon by and between the Insurance Trustee and the Association. Until such time as an Institutional Mortgage shall require the appointment of an independent Insurance Trustee, the Association shall serve as Insurance Trustee.

19. "Legal Fees" shall mean reasonable fees for attorney and paralegal services incurred in connection with: (i) negotiation and preparation for litigation, whether or not an action is actually begun, through and including all trial and appellate levels and postjudgment

proceedings, and (ii) collection of past due Assessments including, but not limited to, preparation of notices and liens; and shall also include court costs through and including all trial and appellate levels and postjudgment proceedings.

20. "Master Association" shall mean and refer to Coral Springs Professional Campus Master Association, Inc., a Florida corporation not for profit, organized to administer the Master Declaration and having among its members all owners of fee simple title to an Office Suite Unit which is subject to assessment by the Master Association.

21. "Master Declarant" shall mean and refer to Coral Springs Professional Campus, LLC, a Florida limited liability company, and all of such entity's successors and assigns.

22. "Master Declaration" shall mean and refer to the Master Declaration of Covenants, Restrictions and Easements for Coral Springs Professional Campus recorded in Official Records Book 37116, Page 333, of the Public Records of the County, and all amendments thereto, whereby the real property comprising the Total Property, including Coral Springs Professional Campus Sub-Association I, is bound by the terms of the Master Declaration and whereby the "Common Expenses" (as defined therein) of the land areas designated therein as "Master Association Property" are made specifically applicable to Owners to be collected by the Master Association. The Master Association authorizes Regular and Special Assessments (all as defined therein) to be levied against the Owners.

23. "Master Documents" means the Master Declaration, the Articles of Incorporation and Bylaws of the Master Association, any rules and regulations promulgated by the Master Association and all of the instruments and documents referred to therein and executed in connection therewith, and any amendments to any of the documents thereto.

24. "Occupant" shall mean the occupant of an Office Suite Unit who may be the Owner, the Owner's lessee, or their respective guest.

25. "Office Suite Unit" shall mean the structure and underlying real property which is owned in fee simple by an Owner and which is located in the Building. The legal description for each Office Suite Unit is attached hereto and made a part hereof as Exhibit "E."

26. "Owner" shall mean the fee simple titleholder of any Office Suite Unit, whether one or more persons or entities.

27. "Rules and Regulations" shall mean the rules, regulations, and policies which may be amended or adopted by the Board from time to time by resolution duly made and carried.

28. "Site Plan" shall mean the site plan of the Total Property attached hereto as Exhibit "C," as approved by the appropriate governmental agencies, and which shall represent the development plan and general uses of the Total Property.

29. "Supplemental Declaration" shall mean any instrument executed by Developer with respect to the Uncommitted Property, if any (provided Developer is the owner thereof), which, when recorded in the Public Records of the County, shall commit such property to the provisions of this Declaration as Committed Property, and shall be the only method of

committing such property to the provisions of this Declaration. A Supplemental Declaration may also add additional restrictions, subdivide an Office Suite Unit as provided in Article III, and/or declare certain properties to be or not to be Association Property. The Association shall join in the execution of any Supplemental Declaration at the request of Developer but such joinder shall not be required to make any such Supplemental Declaration effective. The Owners shall not be required to join in the execution of any Supplemental Declaration but shall nevertheless be bound thereby.

30. "Total Property" shall mean that certain real property heretofore described in Exhibit "A"; provided, however, Developer reserves the right to withdraw from the provisions hereof such portion or portions of the Total Property which is/are owned by Developer as Developer from time to time elects, upon the execution by Developer of a Supplemental Declaration.

31. "Transfer Date" shall mean the date that Developer relinquishes the right to appoint a majority of the directors to the Board and conveys legal title to the Association Property to the Association. The Transfer Date shall occur not later than one hundred twenty (120) days after the date of the closing of the sale of the last Office Suite Unit to be sold by Developer in the Total Property.

32. "Uncommitted Property" shall mean the portions of the Total Property other than the Committed Property.

ARTICLE II

DESCRIPTION OF CORAL SPRINGS PROFESSIONAL CAMPUS SUB-ASSOCIATION I

1. General Plan of Development.

A. Coral Springs Professional Campus Sub-Association I comprises the Committed Property encompassing, or which will encompass, Buildings and Office Suite Units and Association Property, as more particularly defined by this Declaration and, in addition, all or portions of the Uncommitted Property which Developer may add, but shall in no way be obligated to add, by one or more Supplemental Declaration(s). The property initially declared hereunder as Committed Property is described in Exhibit "B" attached hereto. If fully developed, Coral Springs Professional Campus Sub-Association I is planned to comprise twelve (12) Buildings and the Association Property in accordance with this Declaration. Developer has reserved the right to modify its plan of development of Coral Springs Professional Campus Sub-Association I, and, therefore, the number of Buildings within Coral Springs Professional Campus Sub-Association I may change. Developer's general plan of development further contemplates that such Buildings shall be whatever types of structures Developer may choose which are in conformance with this Declaration. Developer's general plan of development of Coral Springs Professional Campus Sub-Association I may also include whatever facilities and amenities Developer considers in its sole judgment to be appropriate to Coral Springs Professional Campus Sub-Association I.

Uncommitted Property will become a part of Coral Springs Professional Campus

Sub-Association I if, and only if, Developer in its sole discretion adds Uncommitted Property to Coral Springs Professional Campus Sub-Association I by recording a Supplemental Declaration to such effect. Developer hereby reserves a non-exclusive perpetual easement for ingress and egress and for utilities and drainage over, under, through and across the Committed Property for the benefit of the Uncommitted Property; provided, however, no such easement may be granted upon any portion of the Committed Property upon which a Building exists.

Developer expressly reserves the right as to the Total Property to (i) commence construction and development of the Total Property if and when Developer desires; (ii) develop the Total Property upon such timetable as Developer, in its sole discretion, chooses; and (iii) modify the plan of development of the Total Property in such manner as it, in its sole discretion, chooses. Nothing contained herein shall be construed as obligating Developer to construct Coral Springs Professional Campus Sub-Association I according to the present plan of development nor as obligating Developer to declare any Uncommitted Property to be Committed Property.

2. Committed and Uncommitted Property.

A. Committed Property. Committed Property shall mean those portions of the Total Property which are now or hereafter committed for specific land use (as hereinafter described) pursuant to this Section 2 and Article IV of this Declaration and which are subject and committed to all covenants, restrictions, terms and conditions of this Declaration. The property committed hereby is legally described in Exhibit "B" hereto.

B. Uncommitted Property. Uncommitted Property includes those portions of the Total Property which may be used for future development by Developer. As of the date hereof, the Total Property exclusive of the Committed Property is Uncommitted Property. At such time as Developer determines to commit all or a portion of the Uncommitted Property to the plan of development of Coral Springs Professional Campus Sub-Association I, Developer shall file amongst the Public Records of the County, a document entitled "Supplemental Declaration" which shall describe, among other things, the property which is being committed to Coral Springs Professional Campus Sub-Association I. Developer shall have the unilateral right, privilege and option from time to time, until all property described in Exhibit "A" has been subjected to this Declaration, to subject any portion of real property described in Exhibit "A" to the provisions of this Declaration and the jurisdiction of the Association. A Supplemental Declaration shall be executed solely by Developer and shall not require the joinder and consent of the Association, the Owners or any mortgagees. If a Supplemental Declaration recorded by Developer relates to only a portion of the Uncommitted Property, and if Developer thereafter determines to commit other portion(s) of the Uncommitted Property to this Declaration, Developer shall file a Supplemental Declaration in the aforespecified form for each such additional portion of the Uncommitted Property to be committed. Upon the recordation of a Supplemental Declaration, to the extent provided in such Supplemental Declaration, the Uncommitted Property described therein shall be committed to the terms and conditions contained in this Declaration and shall be Committed Property as fully as though originally designated herein as Committed Property.

C. Developer's Reservations of Rights. Notwithstanding any statement to the contrary contained in this Declaration, Developer reserves the right not to incorporate all or any part of the Uncommitted Property as part of Coral Springs Professional Campus Sub-Association I and/or to make such use of all or any part of the Uncommitted Property as shall be permitted by

the applicable zoning regulations of the County, provided, however, there shall always be a non-exclusive easement over, under, across and through such Uncommitted Property as necessary to provide access to the Building(s) in the Committed Property. Hence, notwithstanding anything to the contrary herein contained or contained in any of the Coral Springs Professional Campus Sub-Association I Documents, only Committed Property shall be subject to the Coral Springs Professional Campus Sub-Association I Documents.

ARTICLE III

PROVISIONS RELATING TO SUBDIVISION OF OFFICE SUITE UNITS

1. Subdivision.

An Office Suite Unit may be subdivided by the Owner thereof into two (2) or more Office Suite Units ("New Office Suite Units"), provided no such New Office Suite Unit shall be less than one thousand three hundred (1300) square feet in size, and further provided this Declaration is properly amended by the recordation of the appropriate Supplemental Declaration in the Public Records of the County, which shall provide for, among other things, a pro rata share of Association Expenses attributable to each New Office Suite Unit ("New Square Footage Schedule") (which shares shall be based on the percentage realized with respect to the relative square footage of each New Office Suite Unit to the total square footage of the subdivided Office Suite Unit and applied to the original share of the subdivided Office Suite Unit), New Office Suite Unit number designations as necessary, a legal description and survey of the New Office Suite Units. Any such Supplemental Declaration shall be executed by all record Owners of the subdivided Office Suite Unit and must be joined in by all record owners of liens on the subdivided Office Suite Unit. With the exception of Developer, so long as Developer is an Owner of the Office Suite Unit to be subdivided, any such Supplemental Declaration shall also be executed by the Association. No other Office Suite Unit Owners need execute any such Supplemental Declaration. The voting rights for each New Office Suite Unit shall be based upon the relative square footage of such New Office Suite Unit. All costs associated with the subdivision of an Office Suite Unit, including, but not limited to, survey costs, attorneys fees, any expenses of the Association and all costs of construction, including any repair or reconstruction necessary to make whole any Association Property damaged in the construction of the New Office Suite Units, shall be at the sole cost and expense of the Owner of the subdivided Office Suite Unit. Any instrument, whether a conveyance, mortgage or otherwise, which describes only a portion of the space within any Office Suite Unit (except for a lease as to a portion of an Office Suite Unit) shall be deemed to describe the entire Office Suite Unit owned by the person executing such instrument.

2. Description of New Office Suite Units.

In the event an Office Suite Unit is subdivided in accordance with this Article III, the New Office Suite Units created thereby shall bear the designation of the original Office Suite Unit designation followed by a capital letter, for example, 801A, 801B, 801C, etc.

ARTICLE IV
ADDITIONS TO THE PROPERTY;
CONVEYANCE OF ASSOCIATION PROPERTY

1. Additions.

Developer may from time to time, in its sole discretion, by recording appropriate Supplemental Declaration(s) in the Public Records of the County, add any Uncommitted Property to the Committed Property governed by this Declaration, and may declare all or part of such Uncommitted Property (including any Improvements thereon) to be Buildings, Office Suite Units or Association Property. Upon the recording of a Supplemental Declaration, the property described therein shall be deemed part of the Committed Property as if it were originally included therein and subject to this Declaration. Any such Supplemental Declaration may submit any Uncommitted Property to such modifications of the covenants and restrictions contained in this Declaration as may be necessary or convenient to reflect or adapt to any changes in circumstances or differences in the character of any such Uncommitted Property. Nothing contained in this Section 1 shall be construed to require the joinder by or entitle a right to consent by Owners or the Association to any such Supplemental Declaration; provided, however, the Association shall join in the execution of any such Supplemental Declaration at the request of Developer.

2. Disclaimer of Implication.

Only the real property described in Exhibit "B" hereto is submitted and declared as the Committed Property subject to this Declaration. Unless and until a Supplemental Declaration is recorded in the fashion required pursuant to this Declaration, no other property (including any Uncommitted Property) shall in any way be deemed to constitute a portion of the Committed Property or be affected by the covenants and restrictions expressly binding the Committed Property as provided by the terms of this Declaration.

3. Absence of Obligation.

Nothing in this Declaration shall be construed to require Developer to add any Uncommitted Property to the Committed Property encumbered by this Declaration or to require it to declare any portion of any properties added to the Committed Property to be Association Property, nor shall anything in this Declaration be construed to require Developer to declare any portion or portions of the existing Committed Property as Association Property, except to the extent herein specifically provided.

4. Title to the Association Property.

To the extent herein provided, the Association Property is hereby dedicated to the joint and several use in common of the Owners of all Office Suite Units that may, from time to time, constitute part of the Committed Property. When title to all Office Suite Units which are subject to the provisions hereof has been conveyed to non-Developer purchasers, or five (5) years after the conveyance of the first Office Suite Unit to a non-Developer purchaser, whichever occurs first, or earlier at Developer's option exercisable from time to time, as to any portions of the Association Property, Developer or its successors and assigns shall convey and transfer to the Association, by quit claim deed, the fee simple title to the Association Property free and clear of

any liens and the Association shall accept such conveyance, holding title for the Owners as aforesated. Such conveyance shall be subject to any real estate taxes and assessments due with respect to such Association Property from and after the date of recording this Declaration; any covenants, conditions, restrictions, reservations and limitations then of record; the easements herein set out; any zoning ordinances then applicable; and this Declaration, as amended from time to time.

At the time of conveyance of the Association Property or any portion thereof, the Association shall be required to accept such property and the personal property, if any, and improvements appurtenant thereto. The Association hereby agrees to accept the Association Property and the personal property and improvements appurtenant thereto in "AS IS" "WHERE IS" condition, without any representation or warranty, expressed or implied, in fact or by law, as to the condition or fitness of the Association Property or any portion thereof, and the personal property and improvements appurtenant thereto.

The Association shall accept this conveyance of the Association Property and shall pay all costs of such conveyance including documentary stamps and other taxes of conveyance, recording charges, title insurance expenses and insurance fees. The conveyance shall not, however, impair in any way Developer's rights and easements as set forth in this Declaration.

Commencing upon the date this Declaration is recorded, and notwithstanding that title thereto has not yet been conveyed to the Association, the Association shall be responsible for the maintenance of the Association Property in a continuous and satisfactory manner. The Association shall be responsible for the payment of real estate taxes and assessments, if any, levied against the Association Property including taxes on any improvements and any personal property thereon accruing from and after the date this Declaration is recorded.

The Owners (including Developer as to Office Suite Units owned by it) shall have no personal liability for any damages for which the Association is legally liable or arising out of or connected with the existence or use of any Association Property or any other property required to be maintained by the Association.

Subject to the foregoing, Developer may mortgage any or all portions of the Association Property to finance construction and development expenses provided that the mortgagee recognizes the rights of Owners under this Declaration and neither the Association nor any Owner is personally liable for paying the mortgage. In such event, neither the Association nor the Owners shall be required to join in or be entitled to consent to such mortgage. The Association Property shall be released from any such mortgage no later than the date same is conveyed to the Association.

ARTICLE V

MEMBERSHIP AND VOTING RIGHTS

1. Each Owner shall become a member of the Association upon acceptance of the deed to his/her/its Office Suite Unit. As a member of the Association, the Owner shall be governed by the Articles and Bylaws of the Association. The voting rights for each Office Suite Unit shall be based on the relative square footage of such Office Suite Unit; provided, however,

Developer shall retain the right to appoint a majority of the directors to the Board until the Transfer Date.

2. All Owners are also members of the Master Association and are subject to the Master Declaration and therefore, have all the rights granted under the Master Declaration and are subject to all burdens which result therefrom including, without limitation, the obligation to pay Assessments (general or special) thereunder.

3. Relationship To The Master Association

A. The Master Association. Coral Springs Professional Campus Sub-Association I is a component of the larger planned commercial development known as Coral Springs Professional Campus. All Owners, lessees, and occupants of Office Suite Units in Coral Springs Professional Campus Sub-Association I shall have access to and use of various services and facilities provided by the Master Association in accordance with and subject to the Master Documents. Every Owner, by acceptance of a deed to an Office Suite Unit, acknowledges that, in addition to being subject to and bound by the Coral Springs Professional Campus Sub-Association I Documents, he/she/it is subject to the Master Declaration and that he/she/it is automatically a member of and subject to Assessment by the Master Association in accordance with the terms of the Master Declaration. Each Owner covenants and agrees to pay all Assessments levied against such Owner's Office Suite Unit by the Master Association or by the Association on behalf of the Master Association.

B. Supremacy of the Master Declaration. In addition to all of the rights and obligations which have been conferred or imposed upon the Association pursuant to the Coral Springs Professional Campus Sub-Association I Documents, the Association shall be entitled to exercise any of the rights conferred upon it and shall be subject to all of the obligations imposed upon it pursuant to the Master Documents. The Association and all committees thereof shall also be subject to all superior rights and powers which have been conferred upon the Master Association pursuant to the Master Documents. The Association shall take no action in derogation of the rights of the Master Association.

C. Cumulative Effect; Conflict. The provisions of the Coral Springs Professional Campus Sub-Association I Documents shall be cumulative with the provisions of the Master Documents; however, in the event of conflict between or among the provisions of the Coral Springs Professional Campus Sub-Association I Documents and the Master Documents, the latter shall be superior. The foregoing priorities shall not prevent enforcement by the Association of provisions or rules in the Coral Springs Professional Campus Sub-Association I Documents which are stricter than those of the Master Documents.

ARTICLE VI

USE OF COMMITTED PROPERTY

1. All Owners are prohibited from entering into gas, oil, minerals, metals, or other petroleum products leases on the Committed Property. This covenant and provision shall run with the land and restrict its use for this purpose. Each Owner shall not permit any nuisance to

exist upon his/her/its Office Suite Unit(s) so as to be detrimental to any other Office Suite Unit or to the other Owners.

2. Owners shall obtain any and all required governmental approvals as well as approval of the Master Association in accordance with the Master Declaration for the construction of improvements to or within his/her/its Office Suite Unit and for the erection and placement of all signs on or about his/her/its Office Suite Unit.

3. The Office Suite Unit may be used in any trade, business, profession or for any other commercial use permitted by the governmental ordinances having jurisdiction over same, subject to this Declaration. An Owner may lease the Office Suite Unit for any purpose permitted by the governmental ordinances having jurisdiction over same, subject to all of the terms and provisions contained in this Declaration. Nothing contained herein shall prohibit Developer from carrying on any and all types of construction activity necessary to build the Office Suite Units, including the right for Developer to carry on any and all types of activity necessary to operate a sales/lease model and office until all of the Office Suite Units and other units owned by Developer in the immediate and surrounding area have been sold. The immediate and surrounding area shall not be limited to the Total Property described in Exhibit "A" of this Declaration.

4. The exterior walls, roof, awning if any, and mansard siding if any, shall not be painted, stained, decorated, pressure cleaned, penetrated or modified by any Owner in any manner, without the prior written consent of the Association and the Master Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association and the Master Association.

5. All draperies, curtains, shades or other window treatments or door coverings installed within an Office Suite Unit which are visible from the exterior of the Office Suite Unit or other portions of the Committed Property shall have a white, beige or brown backing unless otherwise approved in writing by the Association and the Master Association.

6. No bars, taverns, dance halls, adult book stores or any other business in which principal revenues are derived from the sale of alcoholic beverages, amusement or entertainment shall be permitted on any portion of the Committed Property.

7. An Owner (with the exception of Developer, for so long as Developer is an Owner) shall show no sign, advertisement or notice of any type on or upon his/her/its Office Suite Unit (other than any identification sign placed upon the Office Suite Unit by Developer) so as to be visible from the Association Property, or any public way, except as may be previously and specifically approved in writing by the Association and the Master Association. Developer specifically reserves the right to place and maintain identifying or informational signs on the Building located on the Committed Property as well as any signs in connection with its sales activities without the approval of the Association and the Master Association.

8. Each Owner shall be required to maintain appropriate climate control, keep his/her/its Office Suite Unit clean, and take necessary measures to retard and prevent mold from

accumulating in the Office Suite Unit. Each Owner shall be required to clean and dust the Office Suite Unit on a regular basis and to remove visible moisture accumulation on windows, window sills, walls, floors, ceilings and other surfaces as soon as reasonably possible and must not block or cover any heating, ventilation or air-conditioning ducts. Owners are required to report immediately in writing to the Board (i) any evidence of water leak or water infiltration or excessive moisture in the Office Suite Unit and any common areas; (ii) any evidence of mold that cannot be removed with a common household cleaner; (iii) any failure or malfunction in heating, ventilation or air conditioning, and (iv) any inoperable doors or windows and each Owner shall be responsible for damage to the Office Suite Unit and personal property as well as any injury to the Owner and/or occupants of the Office Suite Unit resulting from the Owner's failure to comply with these terms. Each Owner is fully responsible and liable for the entire amount of all cleaning expenses and remediation costs incurred by the Association to remove mold from the Office Suite Unit if the Unit Owner fails to remediate same and each Owner shall be responsible for the repair and remediation of all damages to the Office Suite Units caused by mold.

9. The Owners shall abide by each and every rule and regulation promulgated from time to time by the Board. In no event will the Rules and Regulations obviate the uses permitted by the governmental ordinances having jurisdiction over same nor will the Rules and Regulations materially alter the provisions of this Declaration. The Board shall give an Owner in violation of the Rules and Regulations, written notice of the violation by U.S. Certified Mail, return receipt requested, and 15 days from the postmark on the notice in which to cure the violation. If the Owner fails to cure the violation then in addition to the exercise of all other remedies, the Association or Developer shall have the right but not the obligation, upon fifteen (15) days written notice, to enter the Office Suite Unit of the Owner for the purpose of curing the violation referred to, set forth and described in the notice, and to levy on the offending Owner a charge equal to the cost of performing such maintenance and any such charge shall constitute a lien upon the applicable Office Suite Unit with the same force and effect as a lien for Assessments for Association Expenses. The determination of whether an Owner is failing to properly maintain and care for the property for which he has the maintenance responsibility shall be determined in the sole discretion of the Association or Developer. It is each Owner's responsibility to keep the Association informed of his/her/its proper address for notice purposes; otherwise, the Association shall send notices to the address appearing on the deed to the Owner's Office Suite Unit.

10. Should the Association be required to seek enforcement of any provision of this Declaration or the Rules and Regulations of the Association, then and in that event, the offending Owner shall be responsible for the actions or non-actions of its occupants, lessees, employees, customers, contractors, and sub-contractors.

11. For additional restrictions which are applicable to the Committed Property and the Office Suite Unit Owners, please refer to the Master Documents. The Master Declaration contains use rights for Coral Springs Professional Campus. In the event of a conflict between the provisions of this Declaration and the provisions of the Master Declaration, the provisions of the Master Declaration shall control; provided, however, that this Declaration and the other Coral Springs Professional Campus Sub-Association I Documents may contain provisions more

restrictive than contained in the Master Declaration and the other Master Documents, in which event such more restrictive provisions shall control.

ARTICLE VII

EASEMENTS

1. Developer hereby grants a perpetual nonexclusive easement to the Association and to the Owners, lessees, employees, customers, contractors, and sub-contractors upon, over, and across the Association Property.

2. Developer hereby grants a perpetual nonexclusive easement to all utility or service companies servicing the Committed Property upon, over, across, through, and under the Association Property and the Office Suite Units for ingress, egress, installation, replacement, repair, and maintenance of all utility and service lines and systems including, but not limited to water, irrigation, sewer, gas, telephone, electricity, television cable or communication lines and systems. It shall be expressly permissible for Developer or the providing utility or service company to install and maintain facilities and equipment in or on any Office Suite Unit or the Committed Property, to excavate for such purposes and to affix and maintain wires, circuits and conduits on, in and under the roofs and exterior walls of the Office Suite Units, providing such company restores any disturbed area to the condition existing prior to their activity, provided, however, that no utility service line or system may be installed or relocated within the Association Property without the prior written consent of the Association.

3. Developer hereby grants an easement for encroachment in the event any improvements upon the Association Property now or hereafter encroaches upon an Office Suite Unit, or in the event that any Office Suite Unit now or hereafter encroaches upon the Association Property or other Office Suite Unit, as a result of minor inaccuracies in survey, construction, reconstruction, or due to settlement or movement or otherwise. The encroaching improvements shall remain undisturbed as long as the encroachment exists. This easement for encroachment shall also include an easement for the maintenance and use of the encroaching improvements.

4. Developer hereby grants cross easements of support and use over, upon, across, under, through and into the Common Structural Elements as discussed in Article IX hereof in favor of the Owners or their designees for the continued use, benefit and enjoyment and continued support, service, maintenance, repair and design of all Office Suite Units and Common Structural Elements within any portion of the Committed Property.

5. Developer hereby reserves, and the Committed Property shall be subject to, a perpetual exclusive easement in favor of Developer upon such portions of the Association Property and the Common Structural Elements that Developer so chooses from time to time ("Easement Area"). Developer may use the Easement Area for any lawful purpose, including but not limited to, the placement, installation and maintenance of antenna, aerials, satellite dishes and similar and related transmission and reception devices and signage, billboard and similar structures (even if unrelated to the Committed Property). This easement includes the right to access the Easement Area through such portions of the Committed Property as are reasonably

necessary for such access, and the right to obtain electrical service to the equipment placed within and/or affixed to the Easement Area, provided such electrical service is separately metered. Developer shall be responsible for the cost of any such electrical service. The rights set forth in this Paragraph are assignable, in whole or in part, by Developer without the consent of the Association or any Owner. Developer shall have the right to all income derived from anything constructed within the Easement Area. In the event Developer chooses to create and/or designate an Easement Area(s), Developer shall record an Amendment to this Declaration which shall legally describe the Easement Area(s). Any such Amendment to the Declaration shall not require the consent or joinder of the Association; provided, however, the Association shall join in any such Amendment to the Declaration, if requested by Developer.

Since the Easement Area constitutes a portion of the Committed Property, Developer, by its use of the Easement Area, thereby indicates that Developer indemnifies and holds the Association harmless from and against any damage caused to the Easement Area or other portions of the Committed Property by Developer, its agents, employees, contractors, licensees, invitees and assigns. Since the Easement Area constitutes a portion of the Committed Property, the rights set forth in this Paragraph are subject to the right of the Association to cause its agents, employees, contractors, licensees and invitees to go upon the Easement Area to fulfill its responsibilities to maintain the Easement Area; provided, however, the Association shall not damage or interfere with any equipment placed within the Easement Area and affixed thereto by Developer.

Each Owner, by acceptance of title to an Office Suite Unit, and the Association, acknowledge and agree that the placement and installation of any antenna, aerials and similar and related transmission and reception devices or signs within the Easement Area shall not be deemed or considered to be a material alteration to the Committed Property and, therefore, the Owners and the Association shall have no right to vote upon or approve any such placement and installation. Each Owner further acknowledges that no Owner, nor the Association, shall have the right to object to any uses Developer may make of the Easement Area and all Owners and the Association specifically authorize Developer to seek and obtain any and all governmental approvals necessary for such uses.

Notwithstanding anything to the contrary contained in this Declaration, the provisions of this Article VII.5 may not be amended without the prior written consent of Developer to such an amendment and no other provision of this Declaration may be amended in such a way as would amend, modify, limit or restrict this grant of easement without Developer's consent. The easement herein granted shall be perpetual and shall run with the Committed Property comprising Coral Springs Professional Campus Sub-Association I.

6. Each Owner grants to all other Owners a perpetual utility easement for water, sewer, drainage, fire sprinkling, power, telephone and other utility and service company lines and systems installed within all division walls ("Party Walls") between two (2) Office Suite Units. The Owners of the Office Suite Units adjacent to a Party Wall shall own such Party Wall as tenants in common. Owners of adjacent Office Suite Units which share a Party Wall shall have a cross easement of support in that portion of the Party Wall not located within the boundary of his/her/its Office Suite Unit. Maintenance, repair and replacement of a Party Wall

shall be borne equally by the respective Owners of such Party Wall, except in the event a repair is to one side of such Party Wall only, the Owner of the Office Suite Unit on such side shall bear the entire cost.

ARTICLE VIII

UTILITY EASEMENTS

1. Each Owner grants to all other Owners owning an Office Suite Unit in the same Building a perpetual utility easement for water, sewer, drainage, fire sprinkling, power, telephone and other utility and service company lines and systems installed beneath or within the other Office Suite Units in such Building. In order to prevent damage to any such lines, no Owner shall cut the slab in his/her/its Office Suite Unit without the prior written approval of the Association.

2. Any expense caused by the necessary access of authorized personnel of the utility or service company to service lines located beneath or within the Office Suite Unit shall be shared equally by each of the Owners affected; provided, however, that where the necessary access by authorized personnel of the utility or service company is required because of the intentional or negligent misuse of the utility company line or system by an Owner, any expense arising therefrom shall be borne solely by such wrongdoer. Any expense caused by the necessary access of the authorized personnel of the utility or service company to service lines located within the Common Structural Elements or Association Property shall be borne by the Association.

ARTICLE IX

COMMON STRUCTURAL ELEMENTS

1. Each Building containing Office Suite Units shall contain Common Structural Elements which include, but are not limited to, the following:

(a) **Utility Lines.** All utility lines, ducts, conduits, pipes, fire sprinklers, wires and other utility fixtures and appurtenances which are located on or within the Building and which directly or indirectly in any way service more than one (1) Office Suite Unit in the Building.

(b) **Bearing Walls.** Any and all walls or columns necessary to support the Building structure.

(c) **Exterior Finish.** Any and all siding, finish, trim, exterior sheathings and other exterior materials and appurtenances on the exterior of each Building.

(d) **Foundation Flooring.** The entire unfinished foundation floor of the Building (excluding the concrete floor slab within each Office Suite Unit) and all other foundational and support structures and appurtenances thereto.

(e) **Roofing.** The entire roof of the Building, any and all roof support

structures, and any and all appurtenances to such roof and roof support structures, including, without limitation, the roof covering, roof trim and roof drainage fixtures.

2. Should the Common Structural Elements or a part thereof extend beyond the Office Suite Unit, same shall not be deemed to violate the provisions of this Declaration and such easements as may be necessary to accommodate and permit the Common Structural Elements as same have been constructed and for the maintenance, repair and replacement thereof, are hereby imposed.

3. In the event any Common Structural Element or part thereof located within an Office Suite Unit requires maintenance, repair or replacement and the necessity for such maintenance, repair or replacement was not due to any act or failure to act on the part of the Owner of the Office Suite Unit in question and the cost of such maintenance, repair or replacement would result in an inequitable and unfair burden upon any particular Office Suite Unit as determined by the Board, the cost of such maintenance, repair or replacement shall be an Association Expense shared by all of the Office Suite Units.

ARTICLE X

MAINTENANCE OF EXTERIOR OF THE OFFICE SUITE UNIT

1. The Association shall at all times be responsible for the maintenance and care of the exterior surfaces of the Office Suite Units. The term exterior surface of the Office Suite Unit shall include, but not be limited to, the exterior walls, roofs, and awnings, if any. The Association shall not be responsible for the repair or replacement of doors or glass on any Office Suite Unit. Repair and replacement of any doors or glass shall be the responsibility of an Owner.

2. The assessment and collection of any regular and special assessments required to maintain the exterior of the Office Suite Units by the Association in accordance with this Declaration shall be made pursuant to the assessment powers and lien rights of the Association for Association Expenses, and shall be payable to the Association by all Owners on a pro rata basis based on relative square footage of each Office Suite Unit as provided in Article XIV.3.B hereof. The relative square footage of each Office Suite Unit is set forth on Exhibit "C" attached hereto and made a part hereof.

ARTICLE XI

MAINTENANCE OF ASSOCIATION PROPERTY AND COMMON STRUCTURAL ELEMENTS

The Association shall maintain the Association Property and Common Structural Elements as shown on the Site Plan, which shall include, but not be limited to, all building improvements, including identification signage for the Committed Property, electric meter rooms and mailbox structures, if any. The cost to the Association of maintaining the Association Property and Common Structural Elements shall be assessed among the Owners, prorated based on square footage, as provided in Article XIV.3.B hereof, as part of the Association Expenses pursuant to the provisions of this Declaration. The determination of any expenses shall not lie

solely within an individual Owner's discretion, but shall rest on the determination of the Board.

The Association shall not be responsible for any interior improvements, including but not limited to concrete floor slab, contents and personal property, made to or contained within the Office Suite Units.

Developer shall convey the Association Property to the Association no later than the Transfer Date.

ARTICLE XII

ARCHITECTURAL CONTROL

No Office Suite Unit shall be enlarged by any addition thereto or to any part thereof, and no Owner shall make any improvement, addition, or alteration to the exterior of such Owner's Office Suite Unit, including, without limitation, the painting, staining, or varnishing of the exterior of the Office Suite Unit, including doors, windows, signage, if any, without the prior written approval of the Architectural Control Committee of the Master Association as set forth in the Master Declaration and all applicable governmental entities.

ARTICLE XIII

INDEMNIFICATION AND EXCULPATION

1. Indemnification.

A. The Association shall defend, indemnify and hold Developer, its directors, officers, agents and employees and the Association's directors, officers, agents and employees (collectively the "Indemnified Parties") harmless from and against any and all claims, suits, actions, threatened actions, injury, loss, liability, damages, causes of action and expenses of any nature (including, but not limited to any derivative action brought by the Association on behalf of any Owner or Occupant) ("Indemnified Loss") which may be incurred by the Indemnified Parties in connection with or arising directly or indirectly from any personal injury, loss of life and/or damage to property in or about the Association Property and Common Structural Elements, the Office Suite Units, or the Committed Property, or any part thereof, directly or indirectly from any act or omission of the Indemnified Parties. The indemnification provided in this Article shall apply whether or not any Indemnified Party is acting in his/her capacity as Developer, director, officer, or agent at the time any Indemnified Loss is incurred. An Indemnified Loss pursuant to this Article shall include, but not be limited to, all costs, attorneys' fees (including all appellate levels), expenses, and liabilities.

B. The indemnification pursuant to this Article shall include any and all expenses that any Indemnified Party incurs to enforce its rights pursuant to this Declaration, including pursuance of an order for specific enforcement of any of the provisions, conditions, covenants or restrictions contained herein.

2. Exculpation.

A. The Association and all Owners and Occupants agree that any liability of any person, corporation, partnership or other entity arising out of or in connection with this Declaration, the Office Suite Units, the Committed Property or the Association Property or the Common Structural Elements shall be limited solely to the cost of correcting defects in work, equipment or components furnished that were warranted in specific written warranties given by Developer to such Owners and Occupants, if any.

B. No person, natural or in law, shall be liable for special or consequential damages including, but not limited to, loss of profits or revenue, loss of use, loss of capital, cost of substitute accommodations or equipment, facilities or services, or claims by third parties. Repairs or replacements shall not interrupt or prolong the term or any written warranty or extend the obligation of Developer to replace or repair the property warranted, if any.

C. Any rights, privileges, or warranties contained herein shall not be assigned or assignable but are personal between the original Owners, Occupants or the Association and Developer.

D. The Owners and Occupants by taking title to an Office Suite Unit or occupying same thereby, acknowledge that there have been no oral or implied warranties by any person, natural or in law, affecting the Office Suite Units, the Committed Property, the Association Property or the Common Structural Elements.

E. A closing on any Office Suite Unit shall supersede and render null and void any and all previous negotiations, arrangements, brochures, agreements, and understandings, if any, except for specific written warranties made by Developer, if any.

F. The Owners and Occupants by taking title to an Office Suite Unit or occupying same thereby acknowledge that there is no warranty of merchantability or fitness for any particular purpose as to the Office Suite Units, the Committed Property, the Association Property or the Common Structural Elements.

G. Any claim against Developer, its directors, officers, agents or employees, arising out of or in connection herewith, shall be decided by arbitration in accordance with the rules of the American Arbitration Association. The award, if any, rendered by the arbitrators shall be final and binding upon the parties. Judgment may be entered upon any such decision by the arbitrators in accordance with the applicable law in any court having jurisdiction over the parties.

H. The directors, officers, agents and employees of Developer or the Association shall not be subject to personal liability of any nature arising or by reason of the construction, use or sale of the Office Suite Units, the Committed Property, the Association Property or the Common Structural Elements. Each Owner and Occupant by acceptance of a deed to any Office Suite Unit or taking possession thereof waives any claim or right that it may have against such person and agrees that any and all claims for liability or loss arising by reason of this Declaration, or the construction, use or sale of the Office Suite Units, the Committed

Property, the Association Property or the Common Structural Elements shall be against Developer only and shall be limited by and subject to the provisions of this Declaration.

ARTICLE XIV

ASSOCIATION EXPENSES, METHOD OF DETERMINING ASSESSMENTS, AND MAINTENANCE OF EXTERIOR AREAS

1. The costs and expenses incurred by the Association with regard to the ownership, operation, maintenance and repair of the Association Property and Common Structural Elements shall be an Association Expense. The initial purchase and cost of all utility deposits, if any, for the Association Property shall be an Association Expense and shall be paid for out of any funds of the Association, including those accumulated in the capital account of the Association. Developer may advance any funds it deems necessary to the Association for any reason whatsoever, including the purchase of the items mentioned in this Article and legal fees, filing fees and recording costs in connection with the creation of the Association and the preparation and recording of this Declaration, and then be reimbursed by the Association at the direction of Developer. There is a master water/sewer meter on the Committed Property. Each Office Suite Unit Owner shall install individual water/sewer sub meters at his/her/its sole cost and expense and shall be responsible for payment for water/sewer usage to the appropriate utility company. The cost of waste collection, payable to the respective waste collection, shall be collected and paid as an Association Expense. Association Expenses shall be payable to the Association by the Owners pro rata as provided in Article XIV.3.B hereof.

2. To defray the Association Expenses, there is hereby imposed upon each Office Suite Unit and its Owner, the affirmative covenant and obligation to pay to the Association the share of Association Expenses allocated to such Office Suite Unit; and upon the Association the obligation to assess, collect and expend, the Association's Expenses and those expenses herein set forth as follows:

A. Taxes. All taxes levied or assessed upon the Association Property, by any and all taxing authorities, including all taxes, charges and assessments, imposition and liens for public improvements, special charges and assessments; and, in general all taxes on personal property and improvements which are now and which hereinafter may be placed in the Association Property, including any interest penalties and other charges which may accrue on such taxes.

B. Utility Charges. All charges levied for utility services to the Association Property, whether supplied by a private or public firm including without limitation all charges for water, gas, electricity, telephone, sewer, and any other type of utility or service charge. All charges levied for waste collection services, supplied by the respective waste collection company.

C. Cable Television/Internet Access. Developer and/or the Association may elect to enter into a Cable Television/Internet Access (hereinafter referred to as "CATV") Agreement for CATV pre-wire and/or bulk CATV service for the Association. These agreements

will provide that a licensed CATV operator agrees to supply, and the Association agrees to receive and pay for, CATV basic service for all members of the Association located within the Committed Property. The Association will grant the CATV operator the right to enter upon, occupy, and use such areas of the Association Property as are necessary to enable the CATV operator to construct, install, operate, maintain and repair the CATV facilities which are owned by the CATV operator. Developer hereby discloses that it may be paid by the CATV operator to install the necessary CATV outlets throughout all Office Suite Units within the Committed Property. The CATV operator will have the exclusive right to supply CATV service to all Office Suite Units within the Committed Property. The Association may be required to sign a Bulk CATV Service Agreement obligating the Association to pay the monthly cost of CATV basic service for all Office Suite Units located within the Committed Property.

D. **Insurance.** The premiums on any policy or policies of insurance required under Article XV hereof, together with the costs of such other policies of insurance, as the Board, shall determine to be in the best interest of the Association, provided however, that fire and extended coverage on the Association Property and Common Structural Elements shall be maintained on a current replacement cost basis in an amount not less than 100% of the insurable value based on a current replacement cost. Any and all insurance premiums to insure the interior improvements and the contents installed or owned by the Owners shall be the responsibility of the Owners.

E. **Insurance Trustee.** All expenses necessary to retain and continue to retain the Insurance Trustee, if any.

F. **Fidelity Coverage.** If the Board elects to carry fidelity insurance, the cost to the Association of purchasing adequate fidelity insurance or bonds to protect against dishonest acts on the part of officers, directors, trustees, agents and employees of the Association and all other persons who handle or are responsible for handling of the Association other than Developer's appointees. Such fidelity insurance shall meet the following requirements.

- (i) All such fidelity insurance or bonds shall name the Association as an obligee; and
- (ii) Such fidelity insurance or bonds shall be written in the amount equal to at least 150% of three (3) months operating expenses of the Association, and the amount in reserve as of the end of each fiscal year of the Association; and
- (iii) Such fidelity insurance or bonds shall contain waivers of any defense based upon the execution of persons who serve without compensation from any definition of "employee" or a similar expression; and
- (iv) Such insurance or bonds shall provide that they may not be canceled or substantially modified (including cancellation for nonpayment of premiums) without at least thirty (30) days prior

written notice of the service to the insured.

G. **Reconstruction of Buildings and Improvements.** All sums necessary to repair, replace, construct or reconstruct the Building or improvements located on the Association Property damaged by any casualty to the extent insurance proceeds are insufficient for repair. Any difference between the amount of insurance proceeds received on behalf of the Association with respect to repair and the actual cost of the repair ("Repair Sums") shall be an Association Expense for which the Association shall levy a special assessment against all Owners to obtain the funds necessary to pay for such Repair Sums within ninety (90) days from the date such damage was incurred. The Association shall establish an account with a Federal or State banking association located in the County, and deposit into such account all Repair Sums and all insurance proceeds collected by the Insurance Trustee, if any, so that the amounts on deposit will equal the costs of repair. The Association shall proceed so that repairs shall be completed within one (1) year from the date of damage, if possible.

If an Office Suite Unit(s) is damaged through an act of God or other casualty, to the extent that there are insurance proceeds or other monies available, the Association shall promptly cause the Office Suite Unit(s) to be repaired and restored substantially in accordance with the architectural plans and specifications of the Office Suite Unit. The Association is hereby granted the right to enter the damaged Office Suite Unit(s) for the purpose of effecting the repairs. If insurance proceeds are insufficient to repair or rebuild the affected Office Suite Unit(s) in accordance with this Article, the Association shall have the right to specially assess (i) the Owner of the Office Suite Unit who caused the casualty, and (ii) the Owners of the affected Office Suite Unit(s) if the damage was caused by an act of God or if the Owner causing the damage is insolvent or otherwise unable to pay for the repair and restoration. The assessment and collection of any special assessment authorized pursuant to this Article shall be made in accordance with the assessment powers and lien rights of the Association for Association Expenses.

H. **Maintenance, Repair and Replacement.** All expenses necessary to (a) maintain and preserve the exterior of the Office Suite Unit(s) (including roof and roof cleaning, exterior walls, water and sewer lines to the extent shared among the Office Suite Units) and Association Property, and (b) keep, maintain, repair and replace any and all Building improvements, fixtures and equipment upon such areas in a manner consistent with the structure and improvements contained therein, the covenants and restrictions contained herein, and all orders, ordinances, rules and regulations of any kind and all Federal, State and City governments having jurisdiction thereof, as well as the Statutes and Laws of the State of Florida and the United States.

I. **Optional Expenses.** The costs of administration for the Association, including any secretaries, bookkeepers or other employees necessary to carry out the obligations and covenants of the Association under this Declaration, notwithstanding the fact that some of these services may be expanded in providing services to collecting sums owed by a particular Office Suite Unit. In addition, the Association may retain a management company or contractors to assist in the operation of the Committed Property and to perform or assist in the performance of certain obligations of the Association hereunder. The fees or costs of any management

company or contractor so retained shall be deemed to be part of the Association Expenses.

J. Indemnification. The cost to the Association to provide the indemnification provided in Article XIII above; provided, however, that no Institutional Mortgagee need contribute for such purpose. Any contribution for such purpose shall be paid only by Owners other than Institutional Mortgagees.

K. Reserve funds. The costs to establish an adequate reserve fund for replacement and/or capital refurbishment of the Association Property and/or Common Structural Elements in the amounts determined proper and sufficient by the Board shall be the "capital contributions." Each Owner acknowledges, understands and consents that capital contributions are the exclusive property of the Association as a whole, and that no Owner shall have any interest, claim or right to any such capital contributions or funds composed of the same. Developer has done its best to estimate the Association Expenses for the Association, however, there is the distinct possibility that the Association's operating budget may not be accurate and as such, Developer cannot be held responsible for the budget. It is understood and agreed that Developer, at its option, may set up certain and specific reserves for the repair or replacement of capital items in the operating budget previously mentioned. However, Developer shall not be obligated to pay reserves with respect to Office Suite Units owned by Developer.

L. Upon the closing of his/her/its Office Suite Unit with Developer, each Owner shall pay a working fund contribution equal to one (1) months' share of assessments ("Working Fund Contribution") as set forth on Exhibit "F" hereto and with such funds the Association shall establish a Working Fund ("Fund"). The purpose of such Fund is to insure that the Association will have cash available to meet unforeseen expenditures, or to acquire additional equipment or services deemed necessary or desirable by the Board.

M. Special Assessments. Any special assessments that shall be levied to defray (a) extraordinary items of Association Expense other than those contemplated by capital contribution; and (b) such other Association Expenses determined by the Board to be payable to the Association and which are not inconsistent with the terms of this Declaration, the Articles of Incorporation or the By-Laws.

N. First Mortgagees. First mortgagees of Office Suite Units may, jointly or singularly, pay taxes or other charges which are in default, and may or have become a charge or encumbrance against the Association Property, and may pay overdue premiums on hazard insurance policies or new hazard coverage upon lapse of a policy with respect to the Association Property, with a right of immediate reimbursement from the Association.

3. Method of Determining Assessments. The "Assessments" (as hereinafter defined) for Association Expenses shall be levied and paid for as follows:

A. It is hereby declared, and all Owners and the Association agree, that the Association Expenses shall be paid by the Association out of funds assessed and collected from and paid by all Owners. Developer shall pay any deficit in actual expenses until the Transfer Date or until Developer elects to pay for Office Suite Units it owns.

B. As provided in the By-Laws of the Association, the Board shall prepare an estimated annual budget which shall reflect the estimated Association Expenses. Thereupon the Board shall allocate the Association Expenses to all Office Suite Units based upon the relative square footage of each Office Suite Unit as set forth on Exhibit "F" hereto.

For the purposes of determining a pro rata share of Association Expenses applicable to each Office Suite Unit, the total square footage of all Office Suite Units shall be used as the denominator and the square footage of the particular Office Suite Unit as the numerator for the calculation of the pro rata share of the Association Expenses applicable to each Office Suite Unit.

C. The Assessments may be adjusted as necessary to allow for any change in the amount of Association Expenses.

D. The Assessments shall be payable monthly in advance on the first day of each month, or otherwise as the Board may determine but no less frequently than quarterly.

4. An Owner who fails to timely pay any Assessment shall be charged a late charge by the Association for such late Assessment in an amount determined from time to time by the Board. Owners shall be responsible to pay all court costs and legal fees incurred in connection with the collection of late Assessments whether or not an action at law to collect said Assessment and foreclose the Association's lien has been commenced. The Association may charge a late charge in addition to any interest charged in accordance with this Declaration in an amount not to exceed the greater of \$25.00 or five percent (5%) of each installment of the Assessment for each delinquent Assessment that the payment is late. Notwithstanding any directive from the delinquent Owner, including any notation on the Owner's check payable to the Association or its collection agent, any payment received by the Association shall be applied first to any costs and reasonable attorney's fees incurred in collection, then to any interest accrued by the Association, then to any late charge, and then to the delinquent Assessment.

ARTICLE XV

INSURANCE

1. Casualty. The Association shall maintain an insurance policy or policies to insure the improvements on the Association Property and the Common Structural Elements; and, if it determines that it can procure for a reasonable premium, a master policy for all Office Suite Units. The coverage shall be in such amounts so that the insured will not be a co-insurer except under deductible clauses required to obtain coverages at a reasonable cost.

A. The coverages will EXCLUDE the following:

- (i) Foundation and Excavation costs.
- (ii) Any increase in the value of an Office Suite Unit as a result of

special improvements, alterations and betterments not common to comparable Office Suite Units.

- (iii) Cooling and heating equipment,
- (iv) Any appliance, water heater, or equipment whether or not these are built in or attached to the Office Suite Unit, unless the equipment is common to all Office Suite Units, i.e. sprinkler equipment,
- (v) Carpets and other floor coverings,
- (vi) Inside paint and other inside wall finishes,
- (vii) Non-load-bearing interior walls,
- (viii) Concrete floor slabs,
- (ix) Glass sliding doors and screens, and
- (x) Any contents or inventory.

B. The coverage will INCLUDE, but not be limited to, the following:

- (i) Loss or damage by fire or other hazards covered by a standard extended coverage endorsement; and
- (ii) Such other risks as from time to time shall be customarily covered in buildings similarly built, located and used, such as insurance covering windstorm, vandalism and malicious mischief; and
- (iii) Party walls, exterior walls and roofs as defined in this Declaration.

C. When appropriate and possible, the policies shall waive the insurer's right to:

- (i) Subrogation against the Association and against the Owners, individually and as a group;
- (ii) The pro rata clause that reserves to the insurer the right to pay only a fraction of any loss if other insurance carriers have issued coverage upon the same risk; and
- (iii) Avoid liability for a loss that is caused by an act of the Board, or by a member of the Board or by one or more Owners.

D. If the Association determines that it cannot procure for a reasonable

premium a master policy for all Office Suite Units, it shall so notify the Owners in such event and each Owner shall forthwith, and not later than thirty (30) days after notice, obtain, maintain and keep in full force and effect at all times, with all premiums paid thereon, and without notice or demand, the following insurance with respect to their respective Office Suite Unit: All-Risk Hazard Insurance ("All-Risk Hazard Insurance") reflecting coverage in such amounts as the Association may require, but in no event less than 100% of the full replacement cost of the Office Suite Unit, that includes: (i) a replacement cost endorsement, (ii) a stipulated value/agreed amount endorsement, (iii) boiler explosion coverage, if applicable, and (iv) vandalism and malicious mischief coverage. In addition, consequential and resulting losses from an insured peril shall also be covered. Such policy shall provide that any and all loss payments thereunder be payable to the Insurance Trustee, if such be serving and if not, to the Association and the Owner as their interests may appear.

E. All policies of insurance required hereunder shall: (i) be written by carriers which are licensed or authorized to transact business in the State of Florida, and are rated according to the latest published Best's Key Rating Guide and which shall be otherwise acceptable to Institutional Mortgagees and the Association in all other respects, (ii) provide that the Association shall receive thirty (30) days prior written notice from the insurer before a cancellation, modification, material change or non-renewal of the policy becomes effective, and (iii) be written without a deductible provision or with a deductible not in excess of an amount determined by the Board, and for such amounts as are sufficient to prevent the Association from becoming a co-insurer thereunder.

F. At all times the Owner shall have delivered to the Insurance Trustee, if such be serving and if not to the Association, the original (or a certified copy) of all policies of insurance required hereby, together with receipts or other evidence that the premiums therefor have been paid.

G. Not less than thirty (30) days prior to the expiration date of any such policies, the Owner shall deliver to the Association the original (or certified copy), or the original certificate, as applicable, or each renewal policy, together with receipts or other evidence that the premiums therefore have been paid.

2. Reconstruction and Repair after Casualty. Any Office Suite Unit which is damaged by casualty shall be reconstructed and repaired. Although it is impossible to anticipate all problems which may arise from a casualty, the intent is to try to assure that the overall plan of quality development of the Committed Property is maintained by requiring damaged Office Suite Units to be rebuilt or repaired and that unsightly and dangerous conditions are remedied as soon as possible. Any reconstruction and repair must be substantially in accordance with the plans and specifications for such property as originally constructed, or if none, then according to plans and specifications approved by the Board.

3. Public Liability Coverage. The Association shall obtain Public Liability Coverage insuring the Association against any and all claims and demands made by any person or persons for injuries received in connection with the operation and maintenance of the Association Property and improvements located thereon, or for any other risk insured against by such policies

which the Association, in its sole discretion, determines to insure against. Each policy purchased by the Association shall have limits of not less than \$1,000,000.00 (adjusted for a cost of living increase annually) covering all claims for personal injury and property damage arising out of a single occurrence. The liability coverage shall include protection against liability for non-owned and hired automobiles, and liability of hazards related to usage. All such policies will name the Association (and Developer until the Transfer Date), as their respective interests may appear, as insured parties under such policy or policies. The original of each policy shall be held by the Board or in the office of the "Insurance Trustee" (as hereinafter defined).

4. All insurance shall be issued by a company authorized to do business in the State of Florida.

5. The named insured shall be the Association individually and as trustee for the Owners covered by the policy without naming them, and shall include Institutional Mortgagees who hold mortgages upon Office Suite Units covered by the policy whether or not the Institutional Mortgagees are named. The Board may authorize an Insurance Trustee to maintain the policies and receive any proceeds of such policies.

6. Premiums on policies purchased by the Association shall be paid as an Association Expense. However, if the amount of a premium is increased because an Office Suite Unit or its appurtenances is misused or abandoned, then the Owner of such Office Suite Unit is liable for the amount of such increase. The Association will furnish evidence of premium payment to each Institutional Mortgagee upon request.

7. All insurance policies purchased by the Association shall be for the benefit of the Association and the Owners and their Institutional Mortgagees as their interests may appear, and shall provide that all proceeds covering property losses shall be paid to the Association as trustee or to such institution in Florida with trust powers as may be designated as Insurance Trustee by the Board. The Association or Insurance Trustee, as the case may be, shall hold the proceeds for the benefit of the Owners and their Institutional Mortgagees in the following shares:

A. An undivided share for each Owner, that share being the same as such Owner's undivided share in the Association Expenses assuming all Office Suite Units have been conveyed by Developer.

B. If a master insurance policy is procured for the Office Suite Units and if an Institutional Mortgagee endorsement has been issued as to such policy, the share of the Owner shall be held in trust by the Insurance Trustee if such be serving and if not by the Association for the Institutional Mortgagee, the Association and such Owner, as their interests may appear; however, no Institutional Mortgagee shall have the right to determine that any Office Suite Unit, Building and/or Association Property shall be reconstructed or repaired nor shall any Institutional Mortgagee have the right to apply insurance proceeds to repayment of its loan.

8. This Article is additionally for the benefit of first mortgagees of Office Suite Units and may not be amended without the consent of a majority of all such mortgagees.

9. The Association is irrevocably appointed agent for each Owner and for each Institutional Mortgagee or the holder of any other lien on an Office Suite Unit, and for each owner of any other interest in the Committed Property, to adjust all claims arising under insurance policies purchased by the Association and to execute and deliver releases upon payment of claims.

ARTICLE XVI

ESTABLISHMENT AND ENFORCEMENT OF LIENS

1. All Assessments for Association Expenses, including Special Assessments for same, and all installments thereof, (collectively, the "Assessments") with interest thereon and costs of collection, including reasonable attorneys' fees at trial level, appellate level, or otherwise, are hereby declared to be a charge and a continuing lien upon the Office Suite Unit against which such Assessments are made. Each Assessment against an Office Suite Unit, together with such interest thereon at the highest rate allowed by law and costs of collection thereof, including attorney's fees, shall be the personal obligation of the person, persons or entity owning the Office Suite Unit assessed. Said lien shall be effective only from and after the time of recordation amongst the Public Records of the County, of a written, acknowledged statement by the Association setting forth the amount due to the Association as of the date the statement is signed. Upon full payment of all sums secured by that lien and costs and fees accrued, the party making payment shall be entitled to a recordable Satisfaction of Lien. When any first mortgagee obtains title to an Office Suite Unit as a result of a foreclosure or deed in lieu of foreclosure, such acquirer of title, its successors and assigns, shall not be liable for the share of Assessments pertaining to such Office Suite Unit or chargeable to the former Owner thereof which became due prior to the acquisition of title as a result of the foreclosure or deed in lieu of foreclosure, unless such share is secured by a claim of lien for Assessments which was recorded prior to the recordation of the mortgage. Such unpaid share of Assessment for which a claim of lien has not been recorded prior to the recording of the foreclosed mortgage or deed given in lieu of foreclosure shall be deemed to be Assessments collectible from all other Office Suite Units, as the necessity may arise in the discretion of the Board.

2. In the event any Owner shall fail to pay Assessments or any installment thereof charged to his/her/its Office Suite Unit within fifteen (15) days after the same becomes due, the Association, through its Board, shall have all of the following remedies to the extent permitted by law:

A. To accelerate the entire amount of any Assessments, notwithstanding any provisions for the payment thereof in installments, for a period of twelve (12) consecutive months. If such twelve (12) month period extends into the next fiscal year, it will be assumed that the Budget remains the same for the next fiscal year for purposes of such acceleration but the Owner shall remain obligated for any increases in the Budget.

B. To advance on behalf of said Owner funds to accomplish the needs of the Association and the amount or amounts of money so advanced, including reasonable attorney's fees and expenses which might have been reasonably incurred because of or in connection with

such advance, including costs and expenses of the Association if it must borrow to pay expenses because of said Owner, together with interest at the highest rate allowable by law, may thereupon be collected or enforced by the Association and such advance or loan by the Association shall not waive the default.

C. To file an action in equity to foreclose its lien at any time after the effective date thereof. The lien may be foreclosed by an action in the name of the Association in a like manner as the foreclosure of a mortgage on real property.

D. To file an action at law to collect said Assessments, plus interest at the highest rate allowable by law plus court costs and other expenses of collection, without waiving any lien rights and/or rights of foreclosure by the Association.

E. To assess late charges against the Office Suite Unit in accordance with Article XIV.4 hereof.

ARTICLE XVII

AMENDMENTS

1. Until control of the Association is turned over by Developer to the Owners on the Transfer Date, any amendment to this Declaration may be made by Developer without the consent of the Association.

2. After the Transfer Date, this Declaration may be amended only by consent of 51% of the voting interests of all Owners.

3. Notwithstanding the foregoing, no amendment to Articles XIV or XV hereof and no other amendment shall be effective which shall, in a material fashion impair or prejudice the rights or priorities of Developer or any Institutional Mortgagee under this Declaration without the specific written approval of the Developer or Institutional Mortgagee affected thereby.

4. Prior to the Transfer Date, Developer may amend this Declaration in order to correct a scrivener's error or other defect or omission without the consent of the Owners or the Association. Such amendment shall be signed by Developer alone and a copy of the amendment shall be furnished to each Owner, the Association and any Institutional Mortgagees as soon after recording thereof amongst the Public Records of the County, as is practicable.

5. An amendment to this Declaration shall become effective upon the recordation amongst the Public Records of the County.

ARTICLE XVIII

CONVEYANCES

In order to assure a commercial community of congenial owners, lessees, employees,

customers, contractors, and thus protect the value of the Office Suite Units and to further the continuous development of the Committed Property, the sale or lease of Office Suite Units shall be subject to the following provision:

1. The Owner shall notify the Association in writing of his/her/its intention to sell or lease his/her/its Office Suite Unit and furnish with such notification a copy of the contract for sale (and after closing, the buyer shall furnish a copy of the deed) or lease, whichever is applicable. No approval of such transaction is required by the Association. The purpose of this requirement is to keep the Association informed of ownership and occupancy of all Office Suite Units.

2. Any and all lease agreements between an Owner and a lessee of such Owner's Office Suite Unit shall be in writing, shall provide for a term of not less than one (1) year, and must provide that the lessee shall be subject in all respects to the terms and provisions of this Declaration and that any failure by the lessee under such lease agreement to comply with such terms and conditions shall be a material default and breach of the lease agreement. The lease agreement shall also state who will be responsible for the Assessments due the Association as stated above, and it shall be the obligation of all Owners to supply the Board with a copy of said written agreement prior to the lessee occupying the premises. Unless provided to the contrary in a lease agreement, an Owner, by leasing his/her/its Office Suite Unit, automatically delegates his/her/its right of use and enjoyment of the Association Property and facilities to his/her/its lessee; and in so doing, said Owner relinquishes said rights during the term of the lease agreement.

3. Upon receipt of a copy of the contract for sale or lease, the Association shall, within ten (10) business days issue a Certificate, in recordable form, acknowledging receipt of such contract for sale or lease. In the event of a sale it shall then be the responsibility of the purchaser of the Office Suite Unit to furnish the Association with a recorded copy of the deed of conveyance indicating the new Owner's mailing address for all future assessment notices and other correspondence from the Association. Provided, however, prior to the issuance by the Association of a Certificate acknowledging receipt of such contract for sale or lease, the purchaser or lessee shall be required to execute a copy of this Declaration and the Rules and Regulations of the Association acknowledging that he/she/it takes title subject to this Declaration and the Rules and Regulations which he/she/it agrees to abide by. The Association shall then retain one signed copy in the Association's records, and furnish one copy to the purchaser or lessee.

4. Except as provided in paragraph 5 below it is not the intention of this Article to grant to the Association a right of approval or disapproval of purchasers or lessees. It is, however, the intent of this paragraph to impose an affirmative duty on the Owners to keep the Association fully advised of any changes in occupancy or ownership for the purposes of facilitating the management of the Association's membership records. As this Article is a portion of this Declaration which runs with the land, any transaction which is conducted without compliance with this Article may be voidable by the Association.

5. Notwithstanding the provisions of Article XVIII, paragraph 3 above, in the event

that an Owner is delinquent in paying any Assessment, or the Owner or his/her/its buyer, family, guests, agents, licensees or invitees are not in compliance with any provisions of this Declaration, the Association has the right to disapprove of any sale; and in the case of a lease, the right to disapprove of and to void any lease at any time prior to or during the leasehold tenancy until any delinquent Assessment is paid and/or until any violation of any provision of this Declaration is corrected.

ARTICLE XIX

TERMINATION

1. This Declaration may be terminated upon the affirmative written consent of eighty percent (80%) of the voting interests of all Owners, and upon the affirmative written consent of eighty percent (80%) of all Institutional Mortgagees holding mortgages encumbering Office Suite Units.

2. If this Declaration is terminated in accordance herewith, it is hereby declared by Developer, and each and every Owner of an Office Suite Unit by acquiring title to his/her/its Office Suite Unit covenants and agrees, that the termination documents shall require:

A. That all Office Suite Units shall continue to be used for the business uses prescribed in the appropriate zoning code for the governmental agency having jurisdiction over its respective use.

B. Upon termination of the Association, all Association Property shall be owned and held in undivided pro rata shares as provided in Article XIV.3.B hereof by the Owners as tenants in common.

3. The Owners and their grantees, successors, and assigns by acquiring title to an Office Suite Unit covenant and agree that no termination of this Declaration shall be made for a period of 25 years from the date of recordation of this Declaration.

ARTICLE XX

MANAGEMENT

The Association, may enter into a management agreement with the Master Association to manage the Association and maintain the Association Property and Common Structural Elements in accordance with this Declaration. The fees and costs associated with any such management agreement shall be deemed Association Expenses.

ARTICLE XXI

MISCELLANEOUS

1. The failure of Developer, the Association, or any Owner to object to an Owner's

or other person's failure to comply with the covenants or restrictions contained herein shall in no event be deemed a waiver of any right to object to same and to seek compliance therewith in accordance with the provisions herein.

2. Articles and paragraph captions inserted throughout this Declaration are intended only as a matter of convenience and for reference only and in no way shall such captions or headings define, limit or in any way affect any of the terms and provision of this Declaration.

3. Whenever the context requires, any pronoun used herein may be deemed to mean the corresponding masculine, feminine or neuter form thereof and the singular form of any nouns or pronouns herein may be deemed to mean the corresponding plural form thereof and vice versa.

4. In the event any one of the provisions of this Declaration shall be deemed invalid by a court of competent jurisdiction, said judicial determination shall in no way affect any of the other provisions, hereof, which shall remain in full force and effect.

5. The Association hereby agrees to pay all attorneys fees, court costs, and other such expenses incurred by Developer in the event it becomes necessary for Developer to defend any threatened, pending or completed action, suit or other proceeding, whether or not Developer is found liable as a result of such an action. In the event Developer advances any funds to the Association in order for the Association to discharge its obligations required under this Declaration, Developer shall be reimbursed by the Association immediately when the funds are available.

IN WITNESS WHEREOF, this Declaration has been signed by Developer and joined in by the Association on the day and year first above set forth. Developer has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officer thereunto duly authorized.

CORAL SPRINGS PROFESSIONAL CAMPUS LLC, a Florida limited liability company

By: INTERCONTINENTALINVESTMENTS, LLC, a Florida limited liability company, Managing Member

Nelly Rodriguez
Signature
Print Name: Nelly Rodriguez

By: GLOBAL GROUP INVESTMENTS, INC., a Florida corporation, Managing Member

Dawn Holcomb
Signature
Print Name: Dawn Holcomb

By: [Signature]
Name: David Ortiz, President

(SEAL)

Joined in by:

CORAL SPRINGS PROFESSIONAL CAMPUS SUB-ASSOCIATION I, INC.

By: [Signature]
David Ortiz, President

Nelly Rodriguez
Signature
Print Name: Nelly Rodriguez

Dawn Holcomb
Signature
Print Name: Dawn Holcomb

(SEAL)

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by DAVID ORTIZ, the President of GLOBAL GROUP INVESTMENTS, INC., a Florida corporation, Managing Member of INTERCOUNTINENTAL INVESTMENTS, LLC, a Florida limited liability company, Managing Member of CORAL SPRINGS PROFESSIONAL CAMPUS, LLC, a Florida limited liability company, freely and voluntarily under authority duly vested in him by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation. He is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of March, 2004.

Linda C. Mullis
Notary Public, State of Florida at Large
LINDA C. Mullis
Typed, Printed or Stamped Name of Notary Public

My Commission Expires:



STATE OF FLORIDA)
)
) SS:
COUNTY OF BROWARD)

I HEREBY CERTIFY, that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared David Ortiz, President of CORAL SPRINGS PROFESSIONAL CAMPUS SUB-ASSOCIATION I, INC., a Florida not for profit corporation, who is personally known to me to be the officer described in and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State aforesaid this 8th day of March, 2004.

Linda C. Mullis

Notary Public, State of Florida

My Commission Expires:



Linda C. Mullis
Commission # DD125294
Expires July 17, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

SCHEDULE OF EXHIBITS

Exhibit A	Legal Description of Total Property
Exhibit B	Legal Description of Committed Property
Exhibit C	Site Plan
Exhibit D	Legal Description of Association Property
Exhibit E	Legal Description of Office Suite Units
Exhibit F	Square Footage Schedule
Exhibit G	Articles of Incorporation of Coral Springs Professional Campus Sub-Association I, Inc.
Exhibit H	Bylaws of Coral Springs Professional Campus Sub-Association I, Inc.

EXHIBIT "A"

LEGAL DESCRIPTION OF TOTAL PROPERTY

FTL:1148666:4

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH EXHIBIT A

LAND DESCRIPTION:

BUILDING 2

A PORTION OF PARCEL A, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 01°40'47", AND AN ARC DISTANCE OF 12.59 FEET;

THENCE SOUTH 88°51'23" WEST, A DISTANCE OF 752.68 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 10°27'47" EAST, A DISTANCE OF 53.33 FEET;

THENCE SOUTH 79°32'13" WEST, A DISTANCE OF 27.33 FEET;

THENCE SOUTH 10°27'47" EAST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 79°32'13" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 10°27'47" WEST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 79°32'13" WEST, A DISTANCE OF 27.33 FEET;

THENCE NORTH 10°27'47" WEST, A DISTANCE OF 53.33 FEET;

THENCE NORTH 79°32'13" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 10°27'47" EAST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 79°32'13" EAST, A DISTANCE OF 77.33 FEET;

THENCE NORTH 10°27'47" WEST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 79°32'13" EAST, A DISTANCE OF 28.67 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA. CONTAINING 7104 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN FEBRUARY, 2004. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON. SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: _____

Richard E. Cousins

RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>RC</i>

LAND DESCRIPTION
 AND SKETCH
 FOR BUILDING 2

PROPERTY ADDRESS :
 5561 N UNIVERSITY DRIVE

SCALE: N/A

SHEET 1 OF 2

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

BUILDING 4

A PORTION OF PARCEL A, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 09°55'34", AND AN ARC DISTANCE OF 74.40 FEET;

THENCE SOUTH 80°36'32" WEST, A DISTANCE OF 924.92 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 19°38'21" EAST, A DISTANCE OF 27.33 FEET;

THENCE NORTH 70°21'39" EAST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 19°38'21" EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 70°21'39" WEST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 19°38'21" EAST, A DISTANCE OF 27.33 FEET;

THENCE SOUTH 70°21'39" WEST, A DISTANCE OF 53.33 FEET;

THENCE NORTH 19°38'21" WEST, A DISTANCE OF 28.67 FEET;

THENCE NORTH 70°21'39" EAST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 19°38'21" WEST, A DISTANCE OF 77.33 FEET;

THENCE SOUTH 70°21'39" WEST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 19°38'21" WEST, A DISTANCE OF 28.67 FEET;

THENCE NORTH 70°21'39" EAST, A DISTANCE OF 53.33 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA. CONTAINING 7104 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN FEBRUARY, 2004. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON. SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: 

RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>REC</i>

LAND DESCRIPTION
 AND SKETCH
 FOR BUILDING 4

PROPERTY ADDRESS :
 5541 N UNIVERSITY DRIVE

SCALE: N/A

SHEET 1 OF 2

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

BUILDING 5

A PORTION OF PARCEL A, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 08°50'34", AND AN ARC DISTANCE OF 66.28 FEET;

THENCE SOUTH 81°41'33" WEST, A DISTANCE OF 827.44 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 10.66 FEET;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 77.33 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 10.66 FEET;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 53.33 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 27.33 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 9.33 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 9.33 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 27.33 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 53.33 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA. CONTAINING 7104 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN FEBRUARY, 2004.
 I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.
 SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: Richard E. Cousins

RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	REC

LAND DESCRIPTION
 AND SKETCH
 FOR BUILDING 5

PROPERTY ADDRESS :
 5531 N UNIVERSITY DRIVE

SCALE: N/A

SHEET 1 OF 2

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

BUILDING 8

A PORTION OF PARCELS A AND C, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 16°07'53", AND AN ARC DISTANCE OF 120.91 FEET;

THENCE SOUTH 74°24'11" WEST, A DISTANCE OF 797.28 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 10.66 FEET;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 77.33 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 10.66 FEET;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 53.33 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 27.33 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 9.33 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 9.33 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 27.33 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 53.33 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA. CONTAINING 7104 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN FEBRUARY, 2004. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON. SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: Richard E. Cousins
 RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>RC</i>

LAND DESCRIPTION
 AND SKETCH
 FOR BUILDING 8

PROPERTY ADDRESS :
 5501 N UNIVERSITY DRIVE

SCALE: N/A

SHEET 1 OF 2

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

BUILDING 9

A PORTION OF PARCELS A AND C, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";
 THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;
 THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 15°53'14", AND AN ARC DISTANCE OF 119.08 FEET;
 THENCE SOUTH 74°38'54" WEST, A DISTANCE OF 598.21 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 27.33 FEET;
 THENCE NORTH 67°15'56" EAST, A DISTANCE OF 9.33 FEET;
 THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 80.00 FEET;
 THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 9.33 FEET;
 THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 27.33 FEET;
 THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 53.33 FEET;
 THENCE NORTH 22°44'04" WEST, A DISTANCE OF 28.67 FEET;
 THENCE NORTH 67°15'56" EAST, A DISTANCE OF 10.66 FEET;
 THENCE NORTH 22°44'04" WEST, A DISTANCE OF 77.33 FEET;
 THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 10.66 FEET;
 THENCE NORTH 22°44'04" WEST, A DISTANCE OF 28.67 FEET;
 THENCE NORTH 67°15'56" EAST, A DISTANCE OF 53.33 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA. CONTAINING 7104 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN FEBRUARY, 2004.
 I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.
 SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: Richard E. Cousins
 RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>REC</i>

LAND DESCRIPTION
 AND SKETCH
 FOR BUILDING 9

PROPERTY ADDRESS :
 5511 N UNIVERSITY DRIVE
 SCALE: N/A
 SHEET 1 OF 2

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

BUILDING 10

A PORTION OF PARCEL C, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 25°59'22", AND AN ARC DISTANCE OF 194.80 FEET;

THENCE SOUTH 64°32'45" WEST, A DISTANCE OF 822.99 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 17°42'08" EAST, A DISTANCE OF 53.33 FEET;

THENCE SOUTH 72°17'52" WEST, A DISTANCE OF 27.33 FEET;

THENCE SOUTH 17°42'08" EAST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 72°17'52" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 17°42'08" WEST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 72°17'52" WEST, A DISTANCE OF 27.33 FEET;

THENCE NORTH 17°42'08" WEST, A DISTANCE OF 53.33 FEET;

THENCE NORTH 72°17'52" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 17°42'08" EAST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 72°17'52" EAST, A DISTANCE OF 77.33 FEET;

THENCE NORTH 17°42'08" WEST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 72°17'52" EAST, A DISTANCE OF 28.67 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA. CONTAINING 7104 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN FEBRUARY, 2004. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON. SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

Richard E. Cousins

FOR THE FIRM, BY: _____

RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>REC</i>

LAND DESCRIPTION
 AND SKETCH
 FOR BUILDING 10

PROPERTY ADDRESS :
 5481 N UNIVERSITY DRIVE

SCALE: N/A

SHEET 1 OF 2

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

BUILDING 11

A PORTION OF PARCEL C, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF ROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 27°02'42", AND AN ARC DISTANCE OF 202.71 FEET;

THENCE SOUTH 63°29'24" WEST, A DISTANCE OF 674.85 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 17°39'31" EAST, A DISTANCE OF 53.33 FEET;

THENCE SOUTH 72°20'29" WEST, A DISTANCE OF 27.33 FEET;

THENCE SOUTH 17°39'31" EAST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 72°20'29" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 17°39'31" WEST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 72°20'29" WEST, A DISTANCE OF 27.33 FEET;

THENCE NORTH 17°39'31" WEST, A DISTANCE OF 53.33 FEET;

THENCE NORTH 72°20'29" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 17°39'31" EAST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 72°20'29" EAST, A DISTANCE OF 77.33 FEET;

THENCE NORTH 17°39'31" WEST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 72°20'29" EAST, A DISTANCE OF 28.67 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA. CONTAINING 7104 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN FEBRUARY, 2004. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON. SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: Richard E. Cousins
 RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>RC</i>

LAND DESCRIPTION
 AND SKETCH
 FOR BUILDING 11

PROPERTY ADDRESS :
 5471 N UNIVERSITY DRIVE

SCALE: N/A

SHEET 1 OF 2

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

BUILDING 12

A PORTION OF PARCEL C, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 28°25'38", AND AN ARC DISTANCE OF 213.07 FEET;

THENCE SOUTH 62°06'31" WEST, A DISTANCE OF 527.33 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 17°39'25" EAST, A DISTANCE OF 53.33 FEET;

THENCE SOUTH 72°20'35" WEST, A DISTANCE OF 27.33 FEET;

THENCE SOUTH 17°39'25" EAST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 72°20'35" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 17°39'25" WEST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 72°20'35" WEST, A DISTANCE OF 27.33 FEET;

THENCE NORTH 17°39'25" WEST, A DISTANCE OF 53.33 FEET;

THENCE NORTH 72°20'35" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 17°39'25" EAST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 72°20'35" EAST, A DISTANCE OF 77.33 FEET;

THENCE NORTH 17°39'25" WEST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 72°20'35" EAST, A DISTANCE OF 28.67 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA. CONTAINING 7104 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN FEBRUARY, 2004. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMYM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON. SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: _____

Richard E. Cousins

RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>REC</i>

LAND DESCRIPTION
 AND SKETCH
 FOR BUILDING 12

PROPERTY ADDRESS :
 5461 N UNIVERSITY DRIVE

SCALE: N/A

SHEET 1 OF 2

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

BUILDING 13

A PORTION OF PARCELS B AND C, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 27°12'04", AND AN ARC DISTANCE OF 203.88 FEET;

THENCE SOUTH 63°20'02" WEST, A DISTANCE OF 352.92 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 31°36'41" WEST, A DISTANCE OF 27.33 FEET;

THENCE SOUTH 58°23'19" EAST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 31°36'41" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 58°23'19" WEST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 31°36'41" WEST, A DISTANCE OF 27.33 FEET;

THENCE NORTH 58°23'19" WEST, A DISTANCE OF 53.33 FEET;

THENCE NORTH 31°36'41" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 58°23'19" EAST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 31°36'41" EAST, A DISTANCE OF 77.33 FEET;

THENCE NORTH 58°23'19" WEST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 31°36'41" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 58°23'19" EAST, A DISTANCE OF 53.33 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA. CONTAINING 7104 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN FEBRUARY, 2004.
 I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.
 SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*

RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>RC</i>

LAND DESCRIPTION
 AND SKETCH
 FOR BUILDING 13

PROPERTY ADDRESS :
 5451 N UNIVERSITY DRIVE

SCALE: N/A

SHEET 1 OF 2

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

BUILDING 14

A PORTION OF PARCEL B, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 19°31'27", AND AN ARC DISTANCE OF 146.34 FEET;

THENCE SOUTH 71°00'41" WEST, A DISTANCE OF 218.66 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 31°36'41" WEST, A DISTANCE OF 27.33 FEET;

THENCE SOUTH 58°23'19" EAST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 31°36'41" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 58°23'19" WEST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 31°36'41" WEST, A DISTANCE OF 27.33 FEET;

THENCE NORTH 58°23'19" WEST, A DISTANCE OF 53.33 FEET;

THENCE NORTH 31°36'41" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 58°23'19" EAST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 31°36'41" EAST, A DISTANCE OF 77.33 FEET;

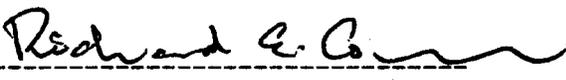
THENCE NORTH 58°23'19" WEST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 31°36'41" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 58°23'19" EAST, A DISTANCE OF 53.33 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA. CONTAINING 7104 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN FEBRUARY, 2004. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON. SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: 

RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>REC</i>

LAND DESCRIPTION
 AND SKETCH
 FOR BUILDING 14

PROPERTY ADDRESS :
 5441 N UNIVERSITY DRIVE

SCALE: N/A

SHEET 1 OF 2

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

BUILDING 15

A PORTION OF PARCEL B, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 02°27'13", AND AN ARC DISTANCE OF 18.39 FEET;

THENCE SOUTH 88°04'56" WEST, A DISTANCE OF 56.72 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 10°27'47" EAST, A DISTANCE OF 27.33 FEET;

THENCE NORTH 79°32'13" EAST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 10°27'47" EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 79°32'13" WEST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 10°27'47" EAST, A DISTANCE OF 27.33 FEET;

THENCE SOUTH 79°32'13" WEST, A DISTANCE OF 53.33 FEET;

THENCE NORTH 10°27'47" WEST, A DISTANCE OF 28.67 FEET;

THENCE NORTH 79°32'13" EAST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 10°27'47" WEST, A DISTANCE OF 77.33 FEET;

THENCE SOUTH 79°32'13" WEST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 10°27'47" WEST, A DISTANCE OF 28.67 FEET;

THENCE NORTH 79°32'13" EAST, A DISTANCE OF 53.33 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA. CONTAINING 7104 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN FEBRUARY, 2004. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON. SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

Richard E. Cousins

FOR THE FIRM, BY: _____

RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>Rac</i>

LAND DESCRIPTION
 AND SKETCH
 FOR BUILDING 15

PROPERTY ADDRESS :
 5421 N UNIVERSITY DRIVE

SCALE: N/A

SHEET 1 OF 2

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

BUILDING 16

A PORTION OF PARCEL B, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 06°41'37", AND AN ARC DISTANCE OF 50.17 FEET;

THENCE SOUTH 83°50'29" WEST, A DISTANCE OF 244.30 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 10°27'47" EAST, A DISTANCE OF 53.33 FEET;

THENCE SOUTH 79°32'13" WEST, A DISTANCE OF 27.33 FEET;

THENCE SOUTH 10°27'47" EAST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 79°32'13" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 10°27'47" WEST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 79°32'13" WEST, A DISTANCE OF 27.33 FEET;

THENCE NORTH 10°27'47" WEST, A DISTANCE OF 53.33 FEET;

THENCE NORTH 79°32'13" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 10°27'47" EAST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 79°32'13" EAST, A DISTANCE OF 77.33 FEET;

THENCE NORTH 10°27'47" WEST, A DISTANCE OF 10.66 FEET;

THENCE NORTH 79°32'13" EAST, A DISTANCE OF 28.67 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA. CONTAINING 7104 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN FEBRUARY, 2004. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON. SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: _____

RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	Rev

LAND DESCRIPTION
 AND SKETCH
 FOR BUILDING 16

PROPERTY ADDRESS :
 5431 N UNIVERSITY DRIVE

SCALE: N/A

SHEET 1 OF 2

EXHIBIT "B"

LEGAL DESCRIPTION OF COMMITTED PROPERTY

FTL:1148666:4

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH EXHIBIT B

LAND DESCRIPTION:

BUILDING 8

A PORTION OF PARCELS A AND C, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 16°07'53", AND AN ARC DISTANCE OF 120.91 FEET;

THENCE SOUTH 74°24'11" WEST, A DISTANCE OF 797.28 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 10.66 FEET;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 77.33 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 10.66 FEET;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 53.33 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 27.33 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 9.33 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 9.33 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 27.33 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 53.33 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA. CONTAINING 7104 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN FEBRUARY, 2004. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON. SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*

RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>RC</i>
ADDED UNITS	02/13/04	N/A	REC	<i>RC</i>

LAND DESCRIPTION
 AND SKETCH
 FOR BUILDING 8

PROPERTY ADDRESS :
 5501 N UNIVERSITY DRIVE

SCALE: N/A

SHEET 2 OF 11

EXHIBIT "D"

LEGAL DESCRIPTION OF ASSOCIATION PROPERTY

FTL:1148666:4

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH EXHIBIT D

LAND DESCRIPTION:

BUILDING 8

A PORTION OF PARCELS A AND C, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 16°07'53", AND AN ARC DISTANCE OF 120.91 FEET;

THENCE SOUTH 74°24'11" WEST, A DISTANCE OF 797.28 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 10.66 FEET;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 77.33 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 10.66 FEET;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 53.33 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 27.33 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 9.33 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 9.33 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 27.33 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 53.33 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA. CONTAINING 7104 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN FEBRUARY, 2004. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON. SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: Richard E. Cousins

RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>REC</i>
ADDED UNITS	02/13/04	N/A	REC	<i>REC</i>

LAND DESCRIPTION
 AND SKETCH
 FOR BUILDING 8

PROPERTY ADDRESS :
 5501 N UNIVERSITY DRIVE

SCALE: N/A

SHEET 2 OF 11

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LESS AND EXCEPT THEREFROM:

LAND DESCRIPTION:

UNIT 801

A PORTION OF PARCELS A AND C, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";
 THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;
 THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 16°07'53", AND AN ARC DISTANCE OF 120.91 FEET;
 THENCE SOUTH 74°24'11" WEST, A DISTANCE OF 797.28 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 28.67 FEET;
 THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 10.66 FEET;
 THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 6.82 FEET;
 THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 52.00 FEET;
 THENCE NORTH 22°44'04" WEST, A DISTANCE OF 8.16 FEET;
 THENCE NORTH 67°15'56" EAST, A DISTANCE OF 9.33 FEET;
 THENCE NORTH 22°44'04" WEST, A DISTANCE OF 27.33 FEET;
 THENCE NORTH 67°15'56" EAST, A DISTANCE OF 53.33 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA. CONTAINING 1896 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN FEBRUARY, 2004. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON. SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: Richard E. Cousins
 RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>Rec</i>

LAND DESCRIPTION
 AND SKETCH
 FOR UNIT 801

PROPERTY ADDRESS :
 5501 N UNIVERSITY DRIVE
 SCALE: N/A
 SHEET 1 OF 2

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LESS AND EXCEPT THEREFROM:

LAND DESCRIPTION:

UNIT 802

A PORTION OF PARCEL C, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";
 THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;
 THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 16°07'53", AND AN ARC DISTANCE OF 120.91 FEET;
 THENCE SOUTH 74°24'11" WEST, A DISTANCE OF 797.28 FEET;
 THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 28.67 FEET;
 THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 10.66 FEET;
 THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 6.82 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 38.51 FEET;
 THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 52.00 FEET;
 THENCE NORTH 22°44'04" WEST, A DISTANCE OF 38.51 FEET;
 THENCE NORTH 67°15'56" EAST, A DISTANCE OF 52.00 FEET TO THE POINT OF BEGINNING.
 SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA. CONTAINING 2003 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN FEBRUARY, 2004. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMYM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON. SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: Richard E. Cousins
 RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	REC

LAND DESCRIPTION
 AND SKETCH
 FOR UNIT 802

PROPERTY ADDRESS :
 5501 N UNIVERSITY DRIVE
 SCALE: N/A
 SHEET 1 OF 2

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LESS AND EXCEPT THEREFROM:

LAND DESCRIPTION:

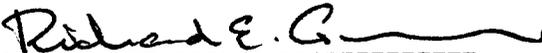
UNIT 803

A PORTION OF PARCEL C, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";
- THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;
- THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 16°07'53", AND AN ARC DISTANCE OF 120.91 FEET;
- THENCE SOUTH 74°24'11" WEST, A DISTANCE OF 797.28 FEET;
- THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 28.67 FEET;
- THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 10.66 FEET;
- THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 45.33 FEET TO THE POINT OF BEGINNING;
- THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 25.17 FEET;
- THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 52.00 FEET;
- THENCE NORTH 22°44'04" WEST, A DISTANCE OF 25.17 FEET;
- THENCE NORTH 67°15'56" EAST, A DISTANCE OF 52.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA. CONTAINING 1309 SQUARE FEET, MORE OR LESS

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN FEBRUARY, 2004.
 I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.
 SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: 

RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	Rac

LAND DESCRIPTION
 AND SKETCH
 FOR UNIT 803

PROPERTY ADDRESS :
 5501 N UNIVERSITY DRIVE

SCALE: N/A

SHEET 1 OF 2

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LESS AND EXCEPT THEREFROM:

LAND DESCRIPTION:

UNIT 804

A PORTION OF PARCEL C, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 16°07'53", AND AN ARC DISTANCE OF 120.91 FEET;

THENCE SOUTH 74°24'11" WEST, A DISTANCE OF 797.28 FEET;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 10.66 FEET;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 70.50 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 6.83 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 10.66 FEET;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 53.33 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 27.33 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 9.33 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 8.16 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 52.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA. CONTAINING 1896 SQUARE FEET, MORE OR LESS

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN FEBRUARY, 2004. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON. SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: 
 RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	

LAND DESCRIPTION
 AND SKETCH
 FOR UNIT 804

PROPERTY ADDRESS :
 5501 N UNIVERSITY DRIVE

SCALE: N/A

SHEET 1 OF 2

EXHIBIT "E"

LEGAL DESCRIPTION OF OFFICE SUITE UNITS

FTL:1148666:4

COUSINS SURVEYORS & ASSOCIATES, INC.

6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

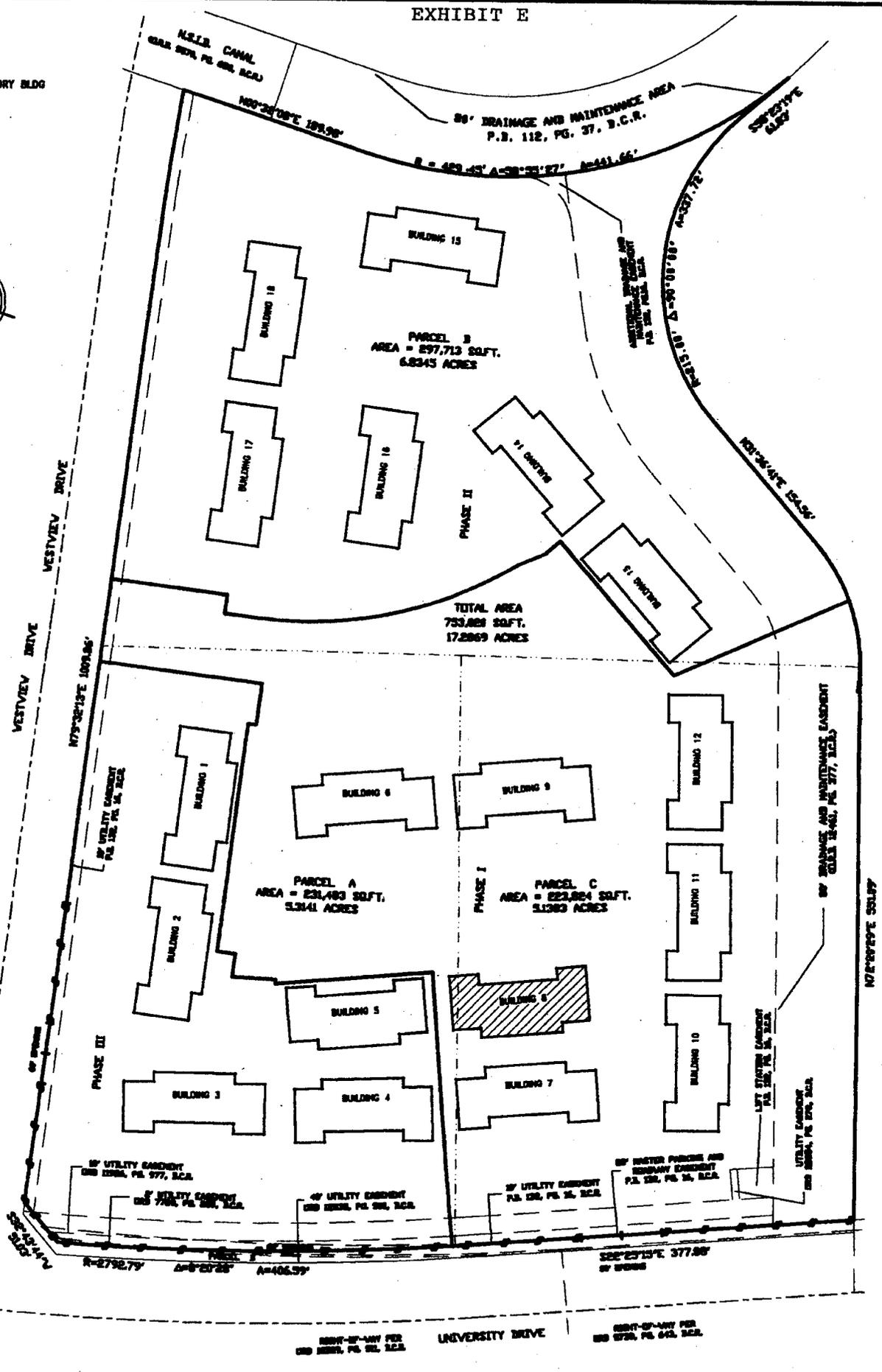
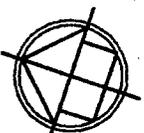
PROJECT NUMBER : 3762-00

CLIENT :
SITE PLAN



EXHIBIT E

LEGEND
 - 1 STORY BLDG



REVISIONS	DATE	FB/PG	DWN	CKD

**CORAL SPRINGS
 PROFESSIONAL
 CAMPUS**

PROPERTY ADDRESS :
 5501 N UNIVERSITY DRIVE
 SCALE: 1" = 130'
 SHEET 1 OF 11

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

BUILDING 8

A PORTION OF PARCELS A AND C, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 16°07'53", AND AN ARC DISTANCE OF 120.91 FEET;

THENCE SOUTH 74°24'11" WEST, A DISTANCE OF 797.28 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 10.66 FEET;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 77.33 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 10.66 FEET;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 53.33 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 27.33 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 9.33 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 9.33 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 27.33 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 53.33 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA. CONTAINING 7104 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN FEBRUARY, 2004. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON. SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: Richard E. Cousins

RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>REC</i>
ADDED UNITS	02/13/04	N/A	REC	<i>REC</i>

LAND DESCRIPTION
 AND SKETCH
 FOR BUILDING 8

PROPERTY ADDRESS :
 5501 N UNIVERSITY DRIVE

SCALE: N/A

SHEET 2 OF 11

COUSINS SURVEYORS & ASSOCIATES, INC.

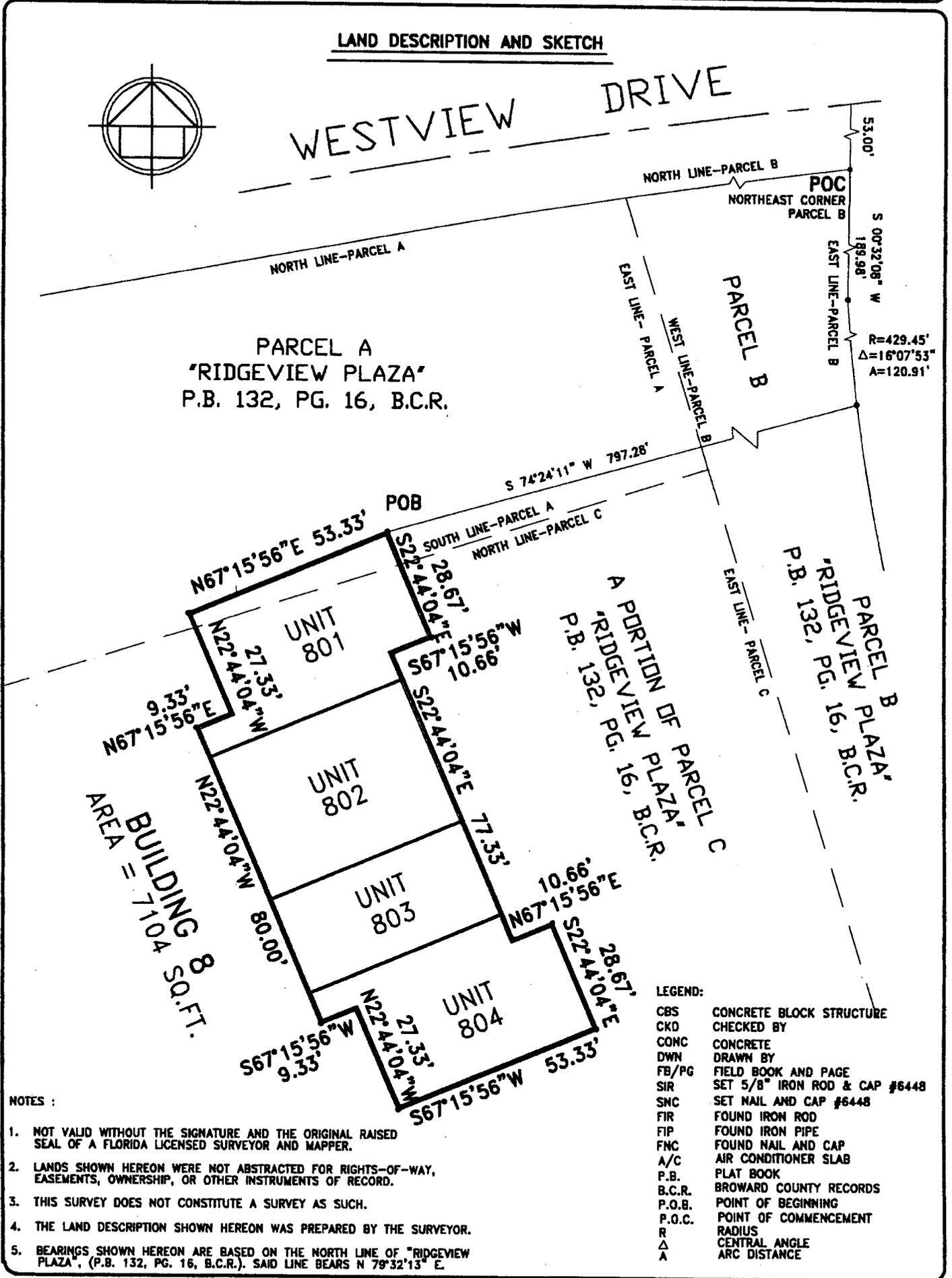


6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH



BUILDING 8
 AREA = 7104 SQ.FT.

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>PL</i>
ADDED UNITS	02/13/04	N/A	REC	<i>PL</i>

LAND DESCRIPTION AND SKETCH FOR BUILDING 8

PROPERTY ADDRESS :
 5501 N UNIVERSITY DRIVE

SCALE: 1" = 30'

SHEET 3 OF 11

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

UNIT 801

A PORTION OF PARCELS A AND C, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 16°07'53", AND AN ARC DISTANCE OF 120.91 FEET;

THENCE SOUTH 74°24'11" WEST, A DISTANCE OF 797.28 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 10.66 FEET;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 6.82 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 52.00 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 8.16 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 9.33 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 27.33 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 53.33 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA. CONTAINING 1896 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN FEBRUARY, 2004. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON. SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: _____

RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>REC</i>

LAND DESCRIPTION
 AND SKETCH
 FOR UNIT 801

PROPERTY ADDRESS :
 5501 N UNIVERSITY DRIVE

SCALE: N/A

SHEET 4 OF 11

COUSINS SURVEYORS & ASSOCIATES, INC.

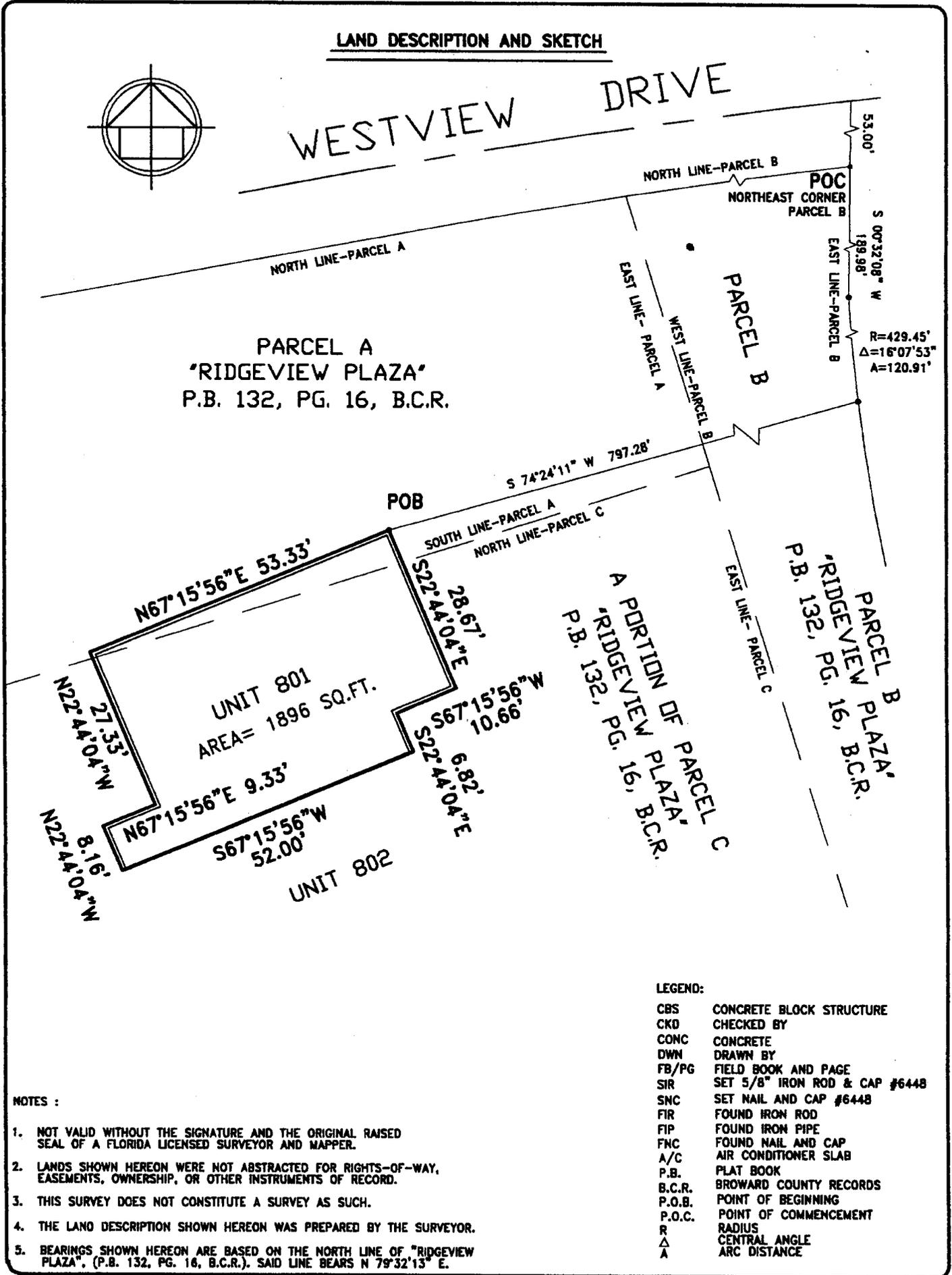


6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH



NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY DOES NOT CONSTITUTE A SURVEY AS SUCH.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF "RIDGEVIEW PLAZA", (P.B. 132, PG. 16, B.C.R.). SAID LINE BEARS N 79°32'13" E.

LEGEND:

- CBS CONCRETE BLOCK STRUCTURE
- CKD CHECKED BY
- CONC CONCRETE
- DWN DRAWN BY
- FB/PG FIELD BOOK AND PAGE
- SIR SET 5/8" IRON ROD & CAP #6448
- SNC SET NAIL AND CAP #6448
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- FNC FOUND NAIL AND CAP
- A/C AIR CONDITIONER SLAB
- P.B. PLAT BOOK
- B.C.R. BROWARD COUNTY RECORDS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R RADIUS
- Δ CENTRAL ANGLE
- A ARC DISTANCE

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>rac</i>

LAND DESCRIPTION
 AND SKETCH
 FOR UNIT 801

PROPERTY ADDRESS :
 5501 N UNIVERSITY DRIVE

SCALE: 1" = 20'

SHEET 5 OF 11

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

UNIT 802

A PORTION OF PARCEL C, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 16°07'53", AND AN ARC DISTANCE OF 120.91 FEET;

THENCE SOUTH 74°24'11" WEST, A DISTANCE OF 797.28 FEET;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 10.66 FEET;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 6.82 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 38.51 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 52.00 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 38.51 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 52.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA. CONTAINING 2003 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN FEBRUARY, 2004. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMYM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON. SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: Richard E. Cousins

RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>RLC</i>

LAND DESCRIPTION
 AND SKETCH
 FOR UNIT 802

PROPERTY ADDRESS :
 5501 N UNIVERSITY DRIVE

SCALE: N/A

SHEET 6 OF 11

COUSINS SURVEYORS & ASSOCIATES, INC.

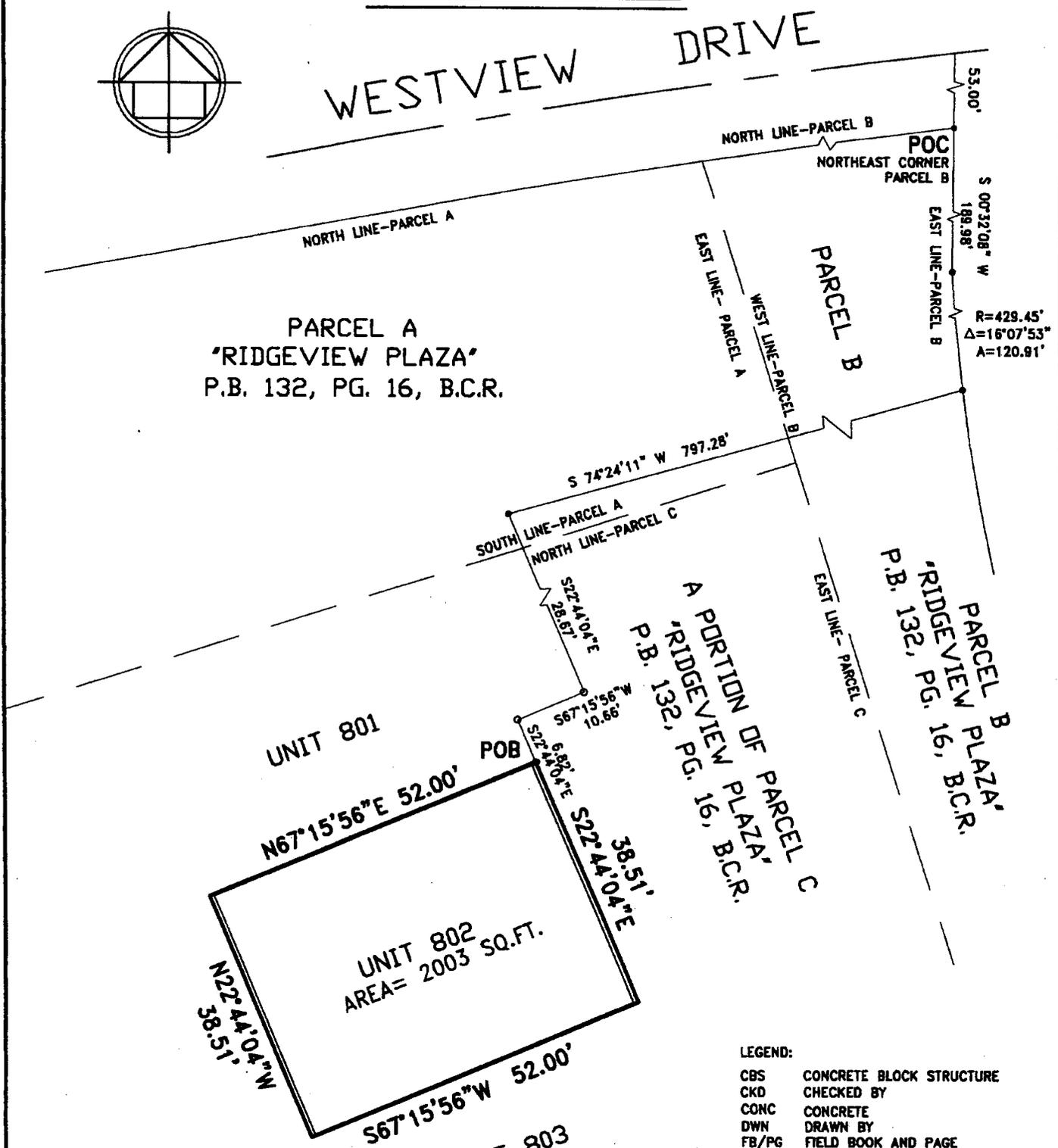


6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH



NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY DOES NOT CONSTITUTE A SURVEY AS SUCH.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF "RIDGEVIEW PLAZA", (P.B. 132, PG. 16, B.C.R.). SAID LINE BEARS N 79°32'13" E.

LEGEND:

- CBS CONCRETE BLOCK STRUCTURE
- CKD CHECKED BY
- CONC CONCRETE
- DWN DRAWN BY
- FB/PG FIELD BOOK AND PAGE
- SIR SET 5/8" IRON ROD & CAP #6448
- SNC SET NAIL AND CAP #6448
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- FNC FOUND NAIL AND CAP
- A/C AIR CONDITIONER SLAB
- P.B. PLAT BOOK
- B.C.R. BROWARD COUNTY RECORDS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R RADIUS
- Δ CENTRAL ANGLE

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>Plan</i>

LAND DESCRIPTION
 AND SKETCH
 FOR UNIT 802

PROPERTY ADDRESS :
 5501 N UNIVERSITY DRIVE

SCALE: 1" = 20'

SHEET 7 OF 11

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

UNIT 803

A PORTION OF PARCEL C, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";

THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 16°07'53", AND AN ARC DISTANCE OF 120.91 FEET;

THENCE SOUTH 74°24'11" WEST, A DISTANCE OF 797.28 FEET;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 28.67 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 10.66 FEET;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 45.33 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 25.17 FEET;

THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 52.00 FEET;

THENCE NORTH 22°44'04" WEST, A DISTANCE OF 25.17 FEET;

THENCE NORTH 67°15'56" EAST, A DISTANCE OF 52.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA. CONTAINING 1309 SQUARE FEET, MORE OR LESS

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN FEBRUARY, 2004.
 I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.
 SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: _____

Richard E. Cousins

RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	Rec

LAND DESCRIPTION
 AND SKETCH
 FOR UNIT 803

PROPERTY ADDRESS :
 5501 N UNIVERSITY DRIVE

SCALE: N/A

SHEET 8 OF 11

COUSINS SURVEYORS & ASSOCIATES, INC.

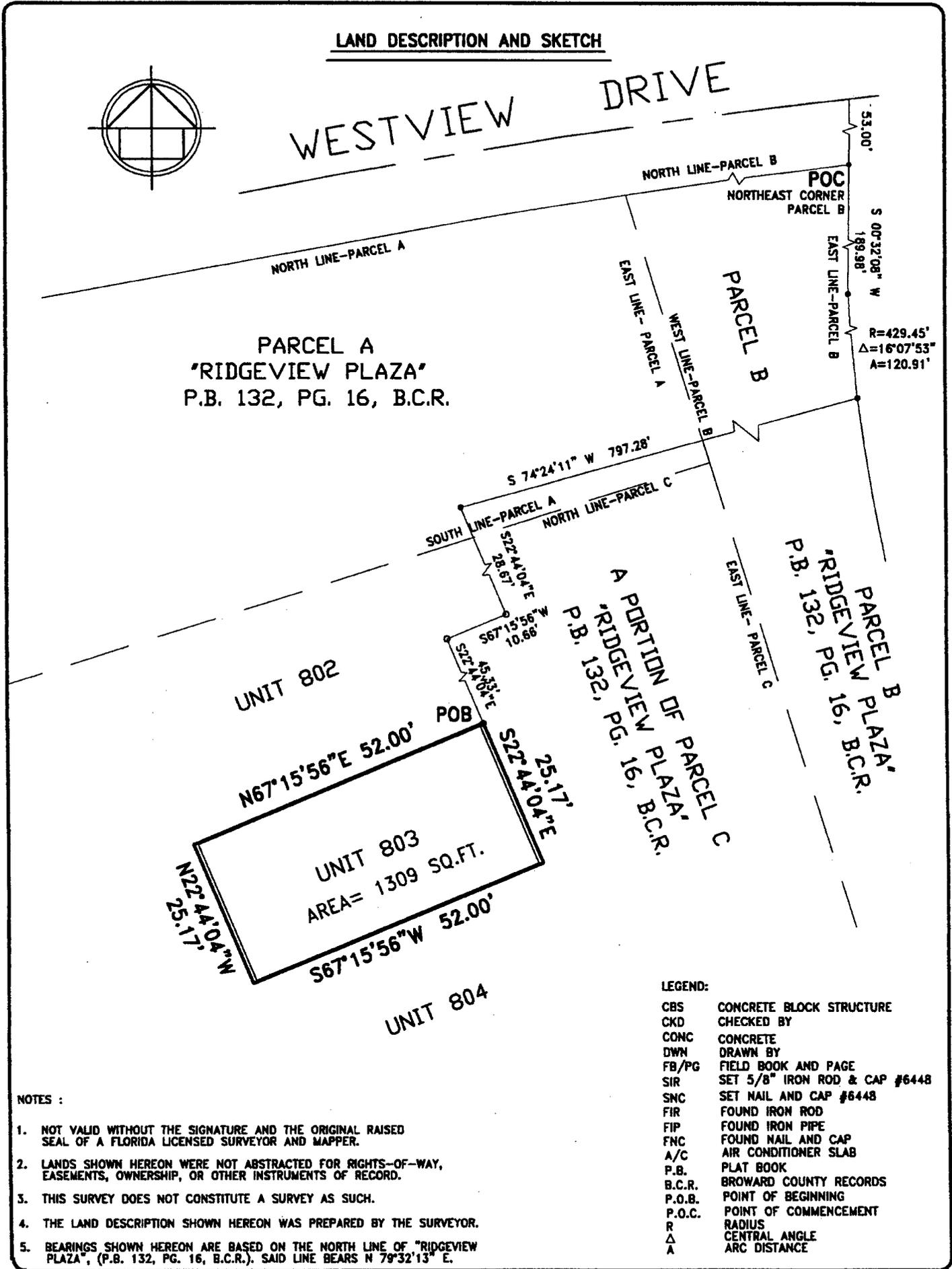


6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH



NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY DOES NOT CONSTITUTE A SURVEY AS SUCH.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF "RIDGEVIEW PLAZA", (P.B. 132, PG. 16, B.C.R.). SAID LINE BEARS N 79°32'13" E.

LEGEND:

- CBS CONCRETE BLOCK STRUCTURE
- CKD CHECKED BY
- CONC CONCRETE
- DWN DRAWN BY
- FB/PG FIELD BOOK AND PAGE
- SIR SET 5/8" IRON ROD & CAP #6448
- SNC SET NAIL AND CAP #6448
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- FNC FOUND NAIL AND CAP
- A/C AIR CONDITIONER SLAB
- P.B. PLAT BOOK
- B.C.R. BROWARD COUNTY RECORDS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R RADIUS
- Δ CENTRAL ANGLE
- A ARC DISTANCE

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>RC</i>

LAND DESCRIPTION
 AND SKETCH
 FOR UNIT 803

PROPERTY ADDRESS :
 5501 N UNIVERSITY DRIVE

SCALE: 1" = 20'

SHEET 9 OF 11

COUSINS SURVEYORS & ASSOCIATES, INC.



6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

UNIT 804

A PORTION OF PARCEL C, "RIDGEVIEW PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OF SAID "RIDGEVIEW PLAZA";
 THENCE SOUTH 00°32'08" WEST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 189.98 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;
 THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 429.45 FEET, A CENTRAL ANGLE OF 16°07'53", AND AN ARC DISTANCE OF 120.91 FEET;
 THENCE SOUTH 74°24'11" WEST, A DISTANCE OF 797.28 FEET;
 THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 28.67 FEET;
 THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 10.66 FEET;
 THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 70.50 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 6.83 FEET;
 THENCE NORTH 67°15'56" EAST, A DISTANCE OF 10.66 FEET;
 THENCE SOUTH 22°44'04" EAST, A DISTANCE OF 28.67 FEET;
 THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 53.33 FEET;
 THENCE NORTH 22°44'04" WEST, A DISTANCE OF 27.33 FEET;
 THENCE SOUTH 67°15'56" WEST, A DISTANCE OF 9.33 FEET;
 THENCE NORTH 22°44'04" WEST, A DISTANCE OF 8.16 FEET;
 THENCE NORTH 67°15'56" EAST, A DISTANCE OF 52.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA. CONTAINING 1896 SQUARE FEET, MORE OR LESS

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN FEBRUARY, 2004. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 61G17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON. SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*

RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>RC</i>

LAND DESCRIPTION
 AND SKETCH
 FOR UNIT 804

PROPERTY ADDRESS :
 5501 N UNIVERSITY DRIVE
 SCALE: N/A
 SHEET 10 OF 11

COUSINS SURVEYORS & ASSOCIATES, INC.

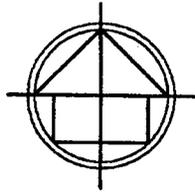


6501 ORANGE DRIVE
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 680-9885 FAX (954) 680-0213

PROJECT NUMBER : 3762-00

CLIENT :
 CORAL SPRINGS PROFESSIONAL
 CAMPUS

LAND DESCRIPTION AND SKETCH

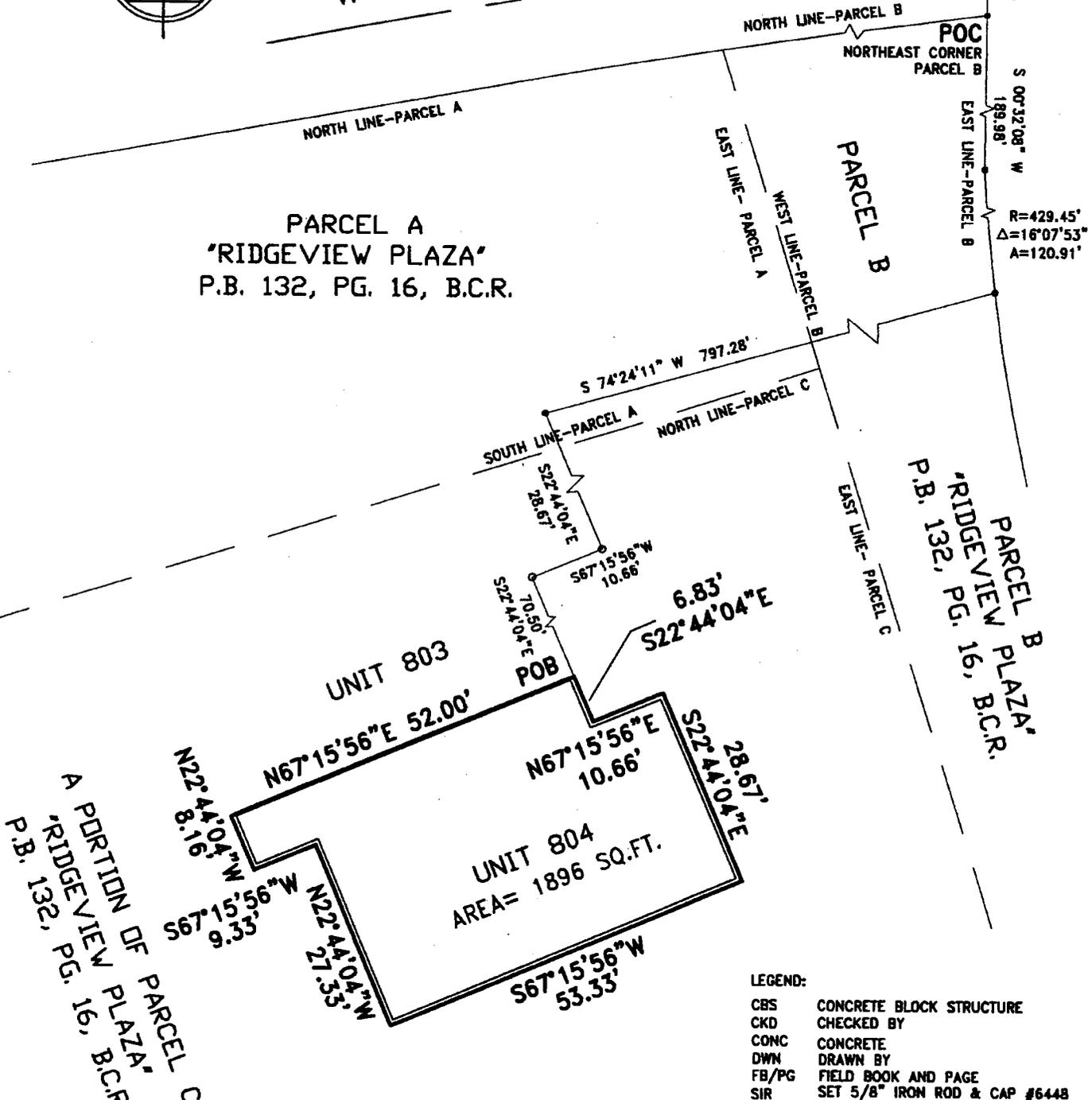


WESTVIEW DRIVE

PARCEL A
 'RIDGEVIEW PLAZA'
 P.B. 132, PG. 16, B.C.R.

PARCEL B

PARCEL B PLAZA
 'RIDGEVIEW PLAZA'
 P.B. 132, PG. 16, B.C.R.



NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY DOES NOT CONSTITUTE A SURVEY AS SUCH.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF "RIDGEVIEW PLAZA", (P.B. 132, PG. 16, B.C.R.), SAID LINE BEARS N 79°32'13" E.

- LEGEND:
- CBS CONCRETE BLOCK STRUCTURE
 - CKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAWN BY
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 - A/C AIR CONDITIONER SLAB
 - P.B. PLAT BOOK
 - B.C.R. BROWARD COUNTY RECORDS
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - R RADIUS
 - Δ CENTRAL ANGLE
 - A ARC DISTANCE

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	02/04/04	N/A	REC	<i>CKD</i>

LAND DESCRIPTION
 AND SKETCH
 FOR UNIT 804

PROPERTY ADDRESS :
 5501 N UNIVERSITY DRIVE

SCALE: 1" = 20'

SHEET 11 OF 11

EXHIBIT "F"

SQUARE FOOTAGE SCHEDULE

<u>Unit #</u>	<u>Square Footage</u>	<u>Pro Rata Share of Association Expenses</u>
801	1896	26.69%
802	2003	28.20%
803	1309	18.42%
804	1896	26.69%

FTL:1148666:4

State of Florida

EXHIBIT G



Department of State

I certify from the records of this office that CORAL SPRINGS PROFESSIONAL CAMPUS SUB-ASSOCIATION I, INC. is a corporation organized under the laws of the State of Florida, filed on March 1, 2004.

The document number of this corporation is N04000002132.

I further certify that said corporation has paid all fees due this office through December 31, 2004, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code, 704A00014402-030304-N04000002132-1/1, noted below.

Authentication Code: 704A00014402-030304-N04000002132-1/1

Given under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the Third day of March, 2004



Glenda E. Hood
Glenda E. Hood
Secretary of State



State of Florida
Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of CORAL SPRINGS PROFESSIONAL CAMPUS SUB-ASSOCIATION I, INC., a Florida corporation, filed on March 1, 2004, as shown by the records of this office.

I further certify the document was electronically received under FAX audit number H04000044242. This certificate is issued in accordance with section 15.16, Florida Statutes, and authenticated by the code noted below

The document number of this corporation is N04000002132.

Authentication Code: 704A00014402-030304-N04000002132-1/1

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Third day of March, 2004



Glenda E. Hood
Glenda E. Hood
Secretary of State

H040000442423

**ARTICLES OF INCORPORATION
OF
CORAL SPRINGS PROFESSIONAL CAMPUS SUB-ASSOCIATION I, INC.
(A Florida Corporation Not For Profit)**

In order to form a corporation not for profit under and in accordance with the provisions of Chapter 617 of the Florida Statutes, the undersigned hereby incorporates this corporation not for profit for the purposes and with the powers hereinafter set forth and, to that end, by these Articles of Incorporation, certifies as follows:

**ARTICLE I
DEFINITIONS**

Capitalized terms used and not otherwise defined in these Articles shall have the meanings ascribed to such terms in that certain Declaration of Covenants, Restrictions and Easements for Coral Springs Professional Campus Sub-Association I ("Declaration") to be recorded in the Public Records of Broward County, Florida.

**ARTICLE II
NAME**

The name of this corporation shall be the CORAL SPRINGS PROFESSIONAL CAMPUS SUB-ASSOCIATION I, INC., a Florida not-for-profit corporation. For convenience, the corporation shall be herein referred to as the Association, whose present address is 1545 North Park Drive, Suite 104, Weston, Florida 33326.

**ARTICLE III
PURPOSE**

The purpose for which the Association is organized is to take title to, operate, administer and maintain the Association Property and to operate administer and maintain the Common Structural Elements in accordance with the terms, provisions and conditions contained in the Declaration and to carry out the covenants and enforce the provisions relative to the Association as set forth in the Declaration and to operate, lease, trade, sell and otherwise deal with the personal and real property of the Association.

**ARTICLE IV
POWERS**

The powers of the Association shall include and be governed by the following provisions:

A. The Association shall have all of the common law and statutory powers of a corporation not for profit, which are not in conflict with the terms of the Declaration or Bylaws.

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B. The Association shall have all of the powers granted to the Association in the Declaration. All of the provisions of the Declaration and Bylaws are incorporated into these Articles for the purpose of establishing the Association's powers necessary for it to act as contemplated by the Declaration.

C. The Association shall have all of the powers reasonably necessary to implement its purpose, including, but not limited to, the following:

1. To perform any act required or contemplated by it under the Declaration;
2. To make, establish, amend abolish (in whole or in part) and enforce reasonable rules and regulations governing the use of the Association Property;
3. To make, levy and collect Assessments for the purpose of obtaining funds from its Members to pay Association Expenses and other costs defined in the Declaration and Master Declaration and costs of collection, and to use and expend the proceeds of such Assessments in the exercise of its powers and duties of the Association;
4. To maintain, repair and replace the Common Structural Elements and to own, maintain, repair, replace, operate and convey the Association Property in accordance with the Declaration;
5. To enforce by legal means the obligations of the membership of the Association and the provisions of the Declaration;
6. To employ personnel, retain independent contractors and professional personnel and enter into service and management contracts to provide for the maintenance, operation, management and administration of the Association Property and to enter into any other agreements consistent with the purposes of the Association;
7. To enter into the Declaration and any amendments thereto and instruments referred to therein; and
8. To provide, to the extent deemed necessary by the Board, any and all services and do any and all things which are incidental to or in furtherance of things listed above or to carry out the Association mandate to keep and maintain the Association Property in a proper and aesthetically pleasing condition.
9. To borrow money and to obtain such financing as is necessary to maintain, repair and replace the Association Property in accordance with the Declaration and, as security for any such loan, to collaterally assign the Association's right to collect and enforce Assessments levied for the purpose of repaying any such loan.

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10. Notwithstanding anything contained herein to the contrary, the Association shall be required to obtain the approval of three-fourths (3/4) of all Members (at a duly called meeting of the Members at which a quorum is present) prior to the engagement of legal counsel by the Association for the purpose of suing, or making, preparing or investigating any lawsuit, or commencing any lawsuit other than for the following purposes:

- (a) the collection of Assessments;
- (b) the collection of other charges which Owners are obligated to pay pursuant to the Declaration;
- (c) the enforcement of any applicable use and occupancy restrictions contained in Declaration;
- (d) dealing with an emergency when waiting to obtain the approval of the Members creates a substantial risk of irreparable injury to the Association Property or to Member(s) (the imminent expiration of a statute of limitations shall not be deemed an emergency obviating the need for the requisite vote of three-fourths (3/4) of the Members); or
- (e) filing a compulsory counterclaim.

ARTICLE V
MEMBERS AND VOTING

The qualification of Members of the Association, the manner of their admission to membership, the manner of the termination of such membership and the manner of voting by Members shall be as follows:

- A. The membership of the Association shall be comprised of the Owners.
- B. Developer shall be a Member of the Association until it no longer owns any portion of the Property. Membership of Owners other than Developer shall be established as follows:
 - 1. Every individual or entity who is a record Owner of an Office Suite Unit other than Developer shall become a Member effective upon and as of the date such individual or entity takes title to an Office Suite Unit.
- C. The Association shall have two (2) classes of voting membership ("Class Members"):
 - 1. "Class A Members" shall be all Members, with the exception of Developer, and shall be entitled to vote as set forth in the Declaration.
 - 2. "Class B Member" shall be Developer and any single successor or assign of Developer which takes title to any part of the Property for the purpose of development and sale, and

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which is designated as such in a recorded instrument executed by Developer. The Class B Member shall be entitled to three times the votes of each Member plus one. Class B membership shall cease and be converted to Class A membership upon the earliest to occur of the following events ("Transfer Date"):

- (i) At such time as Developer, in its discretion, shall designate in writing to the Association; or
- (ii) When Developer shall no longer owns any interest in the Property.

D. The designation of different classes of membership are for purposes of establishing the number of votes applicable to certain Office Suite Units and nothing herein shall be deemed to require voting solely by an individual class on any matter which requires the vote of Members.

E. No Member may assign, hypothecate or transfer in any manner its membership in the Association except as an appurtenance to its Office Suite Unit.

F. Any Member who conveys or loses title to an Office Suite Unit by sale, gift, devise, bequest, judicial decree or otherwise shall, immediately upon such conveyance or loss of title, no longer be a Member with respect to such Office Suite Unit and shall lose all rights and privileges of a Member resulting from ownership of such Office Suite Unit.

G. In any situation where a Member is entitled personally to exercise the votes for its Office Suite Unit and when more than one individual or entity holds the interest in any Office Suite Unit required for membership, the votes for such Office Suite Unit shall be exercised as those Persons themselves determine and advise the Secretary of the Association prior to any meetings. In the absence of such advice, the Office Suite Unit's vote shall be suspended in the event more than one individual or entity seeks to exercise it. Any Owner of an Office Suite Unit which is leased may, in the lease or other written instrument, assign the voting right appurtenant to that Office Suite Unit to the lessee, provided that a copy of such instrument is furnished to the Secretary of the Association prior to any meeting.

H. A quorum of Members shall be attained by the presence either in person or by proxy, of persons entitled to cast one-third (33 1/3%) of the votes of Members.

I. Members shall also be members of the Coral Springs Professional Campus Master Association, Inc., and the Board of the Association shall be entitled to appoint one (1) Director to the Board of Directors of the Coral Springs Professional Campus Master Association, Inc.

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ARTICLE VI
TERM

The term for which this Association is to exist shall be perpetual. In the event of dissolution of the Association (unless same is reinstated), other than incident to a merger or consolidation, all of the assets of the Association shall be conveyed to a similar owners' association or a public agency having a similar purpose, or any Member may petition the applicable Circuit Court of the State of Florida for the appointment of a receiver to manage the affairs of the dissolved corporation and its properties in the place and stead of the dissolved corporation and to make such provisions as may be necessary for the continued management of the affairs of the dissolved corporation and its properties.

ARTICLE VII
INCORPORATOR

The name and address of the Incorporator of these Articles are as follows: Harry M. Rosen, Esquire, Rosen & Eichner, P.A., 2500 Weston Road, Suite 220, Weston, Florida 33331.

ARTICLE VIII
OFFICERS

A. The affairs of the Association shall be managed by the President of the Association, assisted by one or more Vice President(s), the Secretary and the Treasurer, and, if any, by the Assistant Secretary(ies) and Assistant Treasurer(s), subject to the directions of the Board.

B. The Board shall elect the President, Secretary and Treasurer, and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board shall, from time to time, determine. The President shall be elected from amongst the Directors, but no other officer need be a Director. The same person may hold two offices, the duties of which are not incompatible; provided, however, the offices of President and a Vice President shall not be held by the same person, nor shall the offices of President and Secretary or Assistant Secretary be held by the same person.

ARTICLE IX
FIRST OFFICERS

The names of the officers who are to serve until the first election of officers by the Board are as follows:

President	David Ortiz
Vice President	Harry M. Rosen
Secretary/Treasurer	Peter Zoberg

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ARTICLE X
BOARD OF DIRECTORS

A. There shall be three (3) members on the first Board ("First Board") who are to serve until the Transfer Date. The number of members of the Board subsequent to the First Board shall be determined by the Board from time to time, but shall not be less than three (3) Directors. Except for Developer-appointed Directors, Directors must be selected from amongst the Members.

B. The names and street addresses of the persons who are to serve as the First Board are as follows:

<u>NAME</u>	<u>ADDRESS</u>
David Ortiz	1545 North Park Drive, Suite 104 Weston, Florida 33326
Harry M. Rosen	1545 North Park Drive, Suite 104 Weston, Florida 33326
Peter Zoberg	1545 North Park Drive, Suite 104 Weston, Florida 33326

Developer reserves the right to remove members of the First Board and to appoint replacements in the event a vacancy is created on the First Board.

C. The First Board shall be the Board of the Association until the Transfer Date. Upon the Transfer Date, Developer shall cause all of the members of the First Board to resign, whereupon the Members shall elect Directors. Notwithstanding the resignation of the First Board upon the Transfer Date as provided herein, so long as Developer continues to own any interest within the Property, Developer shall be entitled (but not required) to appoint one (1) Director. After the Transfer Date, the Board so selected pursuant to this Paragraph C (including the one Director selected by Developer, if any) shall serve a term of one (1) year and until the annual meeting of Members following the expiration of the one-year term whereupon a new Board shall be elected in the manner provided herein and as set forth in the Bylaws. Vacancies on the Board shall be filled in accordance with the Bylaws.

ARTICLE XI
INDEMNIFICATION AND LIMITED LIABILITY

A. Each and every Director and officer of the Association shall be indemnified by the Association against all costs, expenses and liabilities, including attorney and paralegal fees at all trial and appellate levels and postjudgment proceedings, reasonably incurred by or imposed upon by him or her in connection with any negotiation, proceeding, arbitration, litigation or settlement in which he

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or she may be a party, or in which he or she may become involved, by reason of his or her being or having been a Director or officer of the Association, and the foregoing provision for indemnification shall apply whether or not such person is a Director or officer at the time such cost, expense or liability is incurred, except in such cases wherein the Director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her duties; provided that in the event of a settlement, the indemnification provisions provided in this Article XI shall not be automatic and shall apply only when the Board approves such settlement and reimbursement for the costs and expenses of such settlement as being in the best interest of the Association. The foregoing right of indemnification provided in this Article XI shall be in addition to and not exclusive of any and all rights of indemnification to which a Director or officer of the Association may be entitled by common or statutory law.

B. The Association, the Board of Directors, Developer and any member, agent, or employee of any of the same, shall not be liable to any person for any action or for any failure to act, except to the extent such action or failure to act is found by a court of competent jurisdiction in a non-appealable judgment to have been the result of willful misconduct or gross misconduct.

ARTICLE XII
BYLAWS

The Bylaws of the Association shall be adopted by the First Board and thereafter may be altered, amended or rescinded in the manner provided for in the Bylaws. In the event of any conflict between the provisions of these Articles and the provisions of the Bylaws, the provisions of these Articles shall control.

ARTICLE XIII
AMENDMENTS

A. These Articles may be amended only as follows:

1. (a) The Board shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of Members, which may either be the Annual Members' Meeting or a special meeting. Any number of proposed amendments may be submitted to the Members and voted upon by them at one meeting.

(b) Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each Member within the time and in the manner provided in the Bylaws for the giving of notice of meetings of Members.

(c) At such meeting a vote of the Members shall be taken on the proposed amendment(s). The proposed amendment(s) shall be adopted upon receiving: (i) the affirmative vote of the Members entitled to cast a majority of the votes of the Members of the Association; and (ii) the affirmative vote of a majority of the members of the Board.

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2. An amendment may be adopted by a written statement (in lieu of a meeting) signed by all Members of the Association and all members of the Board setting forth their intention that an amendment to the Articles be adopted.

B. No amendment may be made to the Articles which shall in any manner reduce, amend, affect or modify the terms, conditions, provisions, rights and obligations set forth in the Declaration or any amendments or Supplements thereto.

C. A copy of each amendment shall be filed with and certified by the Secretary of State of the State of Florida. After the Declaration is recorded, a certified copy of each amendment or the Articles as restated to include such amendment shall be recorded amongst the Public Records of the County.

D. Notwithstanding the foregoing provisions of this Article XIII, there shall be no amendment to these Articles which shall abridge, amend or alter the rights of: (i) Developer, including the right to designate and select members of the Board as provided in Article X hereof, without the prior written consent thereto by Developer; or (ii) any Institutional Lender (as defined in the Declaration) without the prior written consent of such Institutional Lender.

ARTICLE XIV
REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of the Association is 2500 Weston Road, Suite 220, Weston, Florida 33331, and the initial registered agent of the Association at that address shall be Harry M. Rosen, Esquire.

IN WITNESS WHEREOF, the Incorporator has hereunto affixed his signature, this 27 day of February, 2004.

Harry M. Rosen
Harry M. Rosen, Esquire, Incorporator

The undersigned hereby accepts the designation of Registered Agent of Coral Springs Professional Campus Sub-Association I, Inc. as set forth in Article XIV of these Articles of Incorporation, and acknowledges that he/she is familiar with and accepts the obligations imposed upon registered agents under, Florida Statutes, Chapter 617.

Harry M. Rosen
Harry M. Rosen, Esquire, Registered Agent

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EXHIBIT H

**BYLAWS
OF
CORAL SPRINGS PROFESSIONAL CAMPUS
SUB-ASSOCIATION I, INC.**

Section 1. Identification of Association

These are the "Bylaws" of CORAL SPRINGS PROFESSIONAL CAMPUS SUB-ASSOCIATION I, INC. ("Association"), as duly adopted by its Board of Directors ("Board"). The Association is a corporation not for profit, organized pursuant to and under Chapter 617, Florida Statutes, for the purpose of managing, operating and administering and maintaining portions of the development known as "Coral Springs Professional Campus Sub-Association I."

1.1 The office of the Association shall be for the present at 1545 North Park Drive, Suite 104, Weston, Florida 33326, and thereafter may be located at any place designated by the Board.

1.2 The fiscal year of the Association shall be the calendar year.

1.3 The seal of the Association shall bear the name of the Association, the word "Florida" and the words "Corporation Not For Profit."

Section 2. Definitions

All terms shall have the meanings set forth in the Articles of Incorporation of the Association ("Articles") as well as in the Declaration of Covenants, Restrictions and Easements for Coral Springs Professional Campus Sub-Association I ("Declaration") which are incorporated herein by reference. All terms defined in the Articles and Declaration shall appear in initial capital letters each time such terms appear in these Bylaws.

Section 3. Membership; Members' Meetings; Voting and Proxies

3.1 The qualification of Members, the manner of their admission to membership in the Association, the manner of termination of such membership and the manner of voting by Members shall be as set forth in the Articles.

3.2 The Members shall meet annually ("Annual Members' Meeting"). The Annual Members' Meeting shall be held on the date, at the place and at the time determined by the Board of Directors from time to time, provided that there shall be an Annual Members' Meeting every calendar year and, to the extent possible, no later than twelve (12) months after the preceding Annual Members' Meeting. Unless changed by the Board, the first Annual Members' Meeting shall be held in the month of December following the recordation of the Declaration. The purpose of the Annual Members' Meeting shall be to hear reports of the officers, elect members of the Board (subject to the provisions of the Articles) and transact any other business authorized to be transacted at such Annual Members' Meeting.

3.3 Special meetings (meetings other than the Annual Members' Meeting) of the Members shall be held at any place within the County whenever called by the President or Vice

President or by a majority of the Board. A special meeting must be called by such President or Vice President upon receipt of a written request from Members having the right to vote at least one-third (1/3) of the total number of votes entitled to be cast by Members at such meeting. The notice of any such special meeting shall state the date, time, and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting except as stated in the notice.

3.4 Except as otherwise provided in the Articles, a written notice of each meetings of Members whether the Annual Members' Meeting or special meetings, shall be given to each Member entitled to vote thereat at his last known address as it appears on the books of the Association unless specifically waived in writing by a Member prior to the required notification period as set forth below. Such notice of an Annual Members' Meeting or special meeting shall be mailed or hand delivered to the said address or electronically transmitted to the location furnished by the Member for that purpose not less than ten (10) days nor more than sixty (60) days prior to the date of the meeting. Proof of such mailing, delivery or electronic transmission shall be given by the Affidavit of the person giving such notice. Any notice given hereunder shall state the time and place of the meeting and the purpose for which the meeting is called. The notice shall be signed by an officer of the Association or reflect a facsimile of such signature. If a meeting of the membership, either Annual or special, is one which, by express provision of the Declaration, permits or requires a greater or lesser amount of time for the mailing, delivery or electronic transmission of such notice than is required or permitted by the provision of this Section 3.4, then the aforesaid express provision shall govern. Notwithstanding any provision herein to the contrary, notice of any Meeting may be waived before, during or after such Meeting by a Member or by the person entitled to vote for such Member by signing a document setting forth the waiver of such notice.

3.5 The Members may, at the discretion of the Board, act by written agreement in lieu of a Meeting, provided written notice of the matter(s) to be agreed upon is given to the Members at the addresses and within the time periods set forth in Section 3.4 hereof or duly waived in accordance with the provisions of these Bylaws. The notice with respect to actions to be taken by written response in lieu of a Meeting shall set forth the time period during which the written responses must be received by the Association.

3.6 A quorum of all meetings of Members, whether the annual Members' Meetings or special meetings, shall be attained by the presence, either in person or by "Proxy" (as hereinafter defined), of persons entitled to cast one-third (1/3) of the votes of Members. A Member may join in the action of a meeting by signing and concurring in the minutes thereof and such a signing shall constitute the presence of such parties for the purpose of determining a quorum. When a quorum is present at any meeting and a question which raises the jurisdiction of such meeting is presented, the holders of a majority of the voting rights present in person shall be required to decide the question unless the question is one upon which an express provision of the Declaration or Articles requires a vote other than the majority vote of a quorum (i.e., consent of Declarant), then such express provision shall govern and control the required vote on the decision of such question. The acts approved by a majority of the votes present in person or by Proxy at a meeting at which a quorum shall have been attained shall be binding upon all Members for all purposes, except where otherwise provided by law, the Declaration, the Articles or these Bylaws. As used in these Bylaws, the Articles or the Declaration, the terms "majority of votes," "majority of the Members" and "majority of the Owners" shall mean a majority of the votes entitled to be cast on behalf of the members and not a majority of the Members themselves and shall further mean more than 50% of the then total

authorized votes present in person or by Proxy and voting at any meeting of the Members at which a quorum shall have been attained. Similarly, if some greater percentage of Members is required herein or in the Declaration or Articles, it shall mean such greater percentage of the votes entitled to be cast on behalf of the Members and not of the Members themselves.

3.7 At any Annual Members' Meeting when elections of Directors are to occur, written ballots are to be supplied to the Members for such purposes. Members may not vote for Directors by proxy, but may vote by absentee ballot. Furthermore, at any Annual Members' Meeting at which Directors are to be elected, the Board may appoint an election committee consisting of Members of the Association three (3) members to supervise the election, count and verify ballots, disqualify votes if such disqualification is justified under the circumstances and certify the results of the election to the Board (the "Election Committee"). The Election Committee shall be able to determine questions within its jurisdiction by plurality vote of all three (3) members but matters resulting in deadlocked votes of the Election Committee shall be referred to the entire Board for resolution.

3.8 If a quorum is not in attendance at a Meeting, the Members who are present, either in person or by Proxy, may adjourn the Meeting from time to time until a quorum is present with no further notice of such adjourned Meeting being required unless otherwise determined by the Board.

3.9 Minutes of all meetings shall be kept in a businesslike manner and available for inspection by the Members at all reasonable times. The Association shall retain minutes for at least seven (7) years subsequent to the date of the meeting the minutes reflect.

3.10 Voting rights of Members shall be as stated in the Articles with respect to the election of all Boards other than the First Board. Such votes may be cast in person or by absentee ballot. Proxies may be used to vote on other agenda items at meetings at which Directors are to be elected, and may also be used to establish a quorum. "Proxy" is defined to mean an instrument containing the appointment of a person who is substituted in the place and stead of the person or entity entitled to vote. Proxies shall be in writing signed by the person or authorized representative of an entity giving the same and shall be valid only for the particular Meeting designated therein and, if so stated in the Proxy, any adjournments thereof, provided, however, any proxy automatically expires ninety (90) days after the date of the meeting for which it was originally given. A Proxy must be filed with the Secretary of the before the appointed time of the Meeting in order to be valid. Any Proxy prior to the time a vote is cast in accordance with such Proxy. Holders of proxies need not be Owners, but no Person other than Declarant or a designee of Declarant may hold more than three (3) proxies.

3.11 The voting interest of the Owners of any Office Suite Unit owned by more than one (1) person, a corporation or other entity, or by one (1) person and a corporation and/or other entity, or by any combination of the aforesaid, shall be cast by the person ("Voting Member") named in a Proxy signed by all of the Owners of such Office Suite Unit or, if appropriate, by properly designated officers, principals or general partners of the respective legal entity which owns the Office Suite Unit or, if appropriate, by an Owner designated by multiple Owners who own the Office Suite Unit ("Voting Certificate"). In the alternative, a Proxy as to a particular meeting may be executed in the same manner as the Voting Certificate. If neither a Proxy nor a Voting Certificate is on file, the voting interest associated with a Office Suite Unit where the designation of a Voting Member or execution of a Proxy is required shall not be considered in determining the requirement for a quorum or for any other purpose.

3.12 At any time prior to a vote upon a matter at a meeting of the Members as the case may be, any Member or class member may demand the use of a secret written ballot for the voting on such matter. The chairman of the meeting shall call for nominations for inspectors of election to collect and tally written ballots upon the completion of balloting upon the subject matter.

Section 4. Board; Directors' Meetings

4.1 The business and administration of the Association shall be by a Board of not less than three (3) Directors, and in no event an even number of persons.

4.2 The provisions of the Articles setting forth the selection, designation, election and removal of the Directors are hereby incorporated herein by reference.

4.3 Any person elected or designated as a Director shall have all the rights, privileges, duties and obligations of a Director of the Association.

4.4 A Director need not be a resident of the State of Florida or a Member of the Association.

4.5 The term of a Director's service shall be as stated in the Articles and, if not stated, shall extend until the next Annual Members' Meeting and thereafter, until his/her successor is duly elected and qualified or until he/she resigns or is removed in the manner elsewhere provided.

4.6 A Director designated by Declarant as provided in the Articles may be removed only by Declarant in its sole discretion and without any need for a meeting or vote. Declarant shall have the unqualified right to name a successor for any Director designated and thereafter removed by it or for any vacancy on the First Board as to a Director designated by it, and Declarant shall notify the First Board as to any such removal or vacancy and the name of the successor Director and of the commencement date for the term of such successor Director.

4.7 The organizational meeting of the newly elected Board shall be held within ten (10) days of the Annual Members' Meeting at such place and time as shall be fixed by the Directors at the Annual Members' Meeting. No further notice of the organizational meeting shall be necessary, providing that a quorum shall be present at such organizational meeting.

4.8 Regular meetings of the Board may be held at such times and places as shall be determined from time to time by a majority of the Directors. Special meetings of the Board may be called at the discretion of the President or the Vice President of the Association. Special meetings must be called by the Secretary at the written request of one-third (1/3) of the Directors.

4.9 Notice of the time and place of regular and special meetings of the Board, or adjournments thereof, shall be given to each Director personally or by mail, telephone or electronically transmitted if correctly directed to an electronic mail address at which the Director has consented to receive notice at least three (3) days prior to the day named for such meeting unless such notice is waived before, during or after such meeting. Any Director may waive notice of the

meeting in writing before, during or after a meeting and such waiver shall be deemed equivalent to the receipt of notice by such Director.

4.10 A quorum of the Board shall consist of the Directors entitled to cast a majority of the votes of the entire Board. Matters approved by a majority of the Directors present at a meeting at which a quorum is present shall constitute the official acts of the Board, except as may be specifically provided by law, by the Articles or elsewhere herein. If at any meeting of the Board there shall be less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. At any meeting that takes place on account of a previously adjourned meeting any business which might have been transacted at the meeting as originally called may be transacted. In the case of the adjournment of a meeting, no further notice of the adjourned meeting need be given unless otherwise determined by the Board.

4.11 The presiding officer at all Board meetings shall be the President. In the absence of the President, the Directors present shall designate any one of their number to preside.

4.12 Directors' fees, if any, shall be determined by a majority of the Members.

4.13 Minutes of all meetings of the Board shall be kept in a businesslike manner and shall be available for inspection by Members and Directors at all reasonable times. The Association shall retain these minutes for a period of not less than seven years.

4.14 The Board shall have the power to appoint executive committees consisting of not less than two (2) Directors. Executive committees shall have and exercise such powers of the Board as may be delegated to such executive committee by the Board.

4.15 Meetings of the Board shall be open to all Members on such terms as the Board may determine. The Board may also hold closed meetings to the extent permitted by applicable law, including, by way of example but not by way of limitation, when the discussion at a meeting is governed by attorney-client privilege. If a meeting is open, unless a Member serves as a Director or unless he/she has been specifically invited by the Directors to participate in the meeting, no Member shall be entitled to participate in the meeting, but shall only be entitled to act as an observer. In the event a Member not serving as a Director or not otherwise invited by the Directors to participate in a meeting attempts to become more than a mere observer at the meeting or conducts himself/herself in a manner detrimental to the carrying on of the meeting, then any Director may expel said Member from the meeting by any reasonable means which may be necessary to accomplish said Members' expulsion. Also, any Director shall have the right to exclude from any meeting of the Board any person who is not able to provide sufficient proof that he/she is a Member or a duly authorized representative, agent, or proxy holder of a Member, unless said person has been specifically invited by any of the Directors to participate in such meeting.

4.16 Any action required or permitted to be taken at a meeting of the Directors may be taken without a meeting if a consent in writing, specifically setting forth the action to be taken, shall be signed by all the Directors entitled to vote with respect to the subject matter thereof and such consent shall have the same force and effect as a unanimous vote of the Directors, provided, however, whenever Assessments are to be considered, they may be considered only at a meeting of the Directors properly noticed in accordance with Section 720.303(2) of the Florida Statutes.

Section 5. Powers and Duties of the Board of Directors

5.1 All of the powers and duties of the Association shall be exercised by the Board. Such powers and duties of the Board shall include, but not be limited to, all powers and duties set forth in the Declaration and Articles, as well as all of the powers and duties of a director of a corporation not for profit.

5.2 Assessments shall be collected by the Association in payments made directly to it by each Owner as set forth in the Declaration. The Board shall be empowered to levy fines and late charges in order to effectuate the enforcement of the provisions of the Declaration, Articles and Bylaws and the timely payment of all Assessments levied thereunder.

5.3 The Association may employ a manager to perform any of the duties, powers or functions of the Association. Notwithstanding the foregoing, the Association may not delegate to the manager the power to conclusively determine whether the Association should make expenditures for capital additions or improvements chargeable against the Association funds. The members of the Board shall not be personally liable for any omission or improper exercise by the manager of any duty, power or function delegated to the manager by the Association.

Section 6. Officers of the Association

6.1 Executive officers of the Association shall be the President, who shall be a Director, one or more Vice Presidents, a Treasurer and a Secretary, all of whom shall be elected annually as set forth by the Board. Any officer may be removed without cause from office by vote of the Directors at any meeting of the Board. The Board may, from time to time, elect such other officers and assistant officers and designate their powers and duties, as the Board shall find to be required to manage the affairs of the Association. One person may hold any two offices simultaneously, except when the functions of such offices are incompatible, but no person shall hold the office of the President and any of the following offices simultaneously: Vice President, Secretary or Assistant Secretary.

6.2 The President shall be the chief executive officer of the Association. He shall have all of the powers and duties which are usually vested in the office of the President of an association or a corporation not for profit, including, but not limited to, the power to appoint such committees at such times from among the Members as he may in his discretion determine appropriate to assist in the conduct of the affairs of the Association. If in attendance, the President shall preside at all meetings of the Board.

6.3 In the absence or disability of the President, a Vice President shall exercise the powers and perform the duties of the President. The Vice President(s) shall also generally assist the President and exercise such other powers and perform such other duties as shall be prescribed by the Board. In the event there shall be more than one Vice President elected by the Board, then they shall be designated "First," "Second," etc. and shall exercise the powers and perform the duties of the presidency in such order.

6.4 The Secretary shall cause to be kept the minutes of all meetings of the Board and the Members, which minutes shall be kept in a businesslike manner and shall be available for inspection

by Members and Directors at all reasonable times. He shall have custody of the seal of the Association and shall affix the same to instruments requiring a seal when duly signed. He shall keep the records of the Association, except those of the Treasurer, and shall perform all of the duties incident to the office of Secretary of the Association as may be required by the Board or the President. The Assistant Secretary, if any, shall perform the duties of the Secretary when the Secretary is absent and shall assist the Secretary.

6.5 The Treasurer shall have custody of all of the property of the Association, including funds, securities and evidences of indebtedness. He shall keep the assessment rolls and accounts of the Members; he shall keep the books of the Association in accordance with good accounting practices; and he shall perform all of the duties incident to the office of Treasurer. The Assistant Treasurer, if any, shall perform the duties of the Treasurer whenever the Treasurer is absent and shall assist the Treasurer.

6.6 The compensation, if any, of all officers and other employees of the Association shall be fixed by the Board. This provision shall not preclude the Board from employing a Director or an officer as an employee of the Association or preclude the contracting with a Director or an officer for the management of all or any portion of the Association Property.

Section 7. Accounting Records; Fiscal Management

7.1 The Association shall maintain accounting records in accordance with good accounting practices, which shall be open to inspection by Members and Institutional Mortgagees or their respective authorized representatives at reasonable times. Such authorization as a representative of a Member must be in writing and signed by the person giving the authorization and dated within sixty (60) days of the date of the inspection. Written summaries of the accounting records shall be available at least annually to the Members. Such records shall include, but not be limited to, (a) a record of all receipts and expenditures; and (b) an account for each Office Suite Unit which shall designate the name and address of the Owner thereof, the amount of all Assessments charged to the Office Suite Unit, the amounts and due dates for payment of same, the amounts paid upon the account and the balance due.

7.2 The Board shall adopt a Budget (as provided for in the Declaration) of the anticipated Association Expenses of the Association for each forthcoming calendar year (the fiscal year of the Association being the calendar year) at a special meeting of the Board ("Budget Meeting") called for that purpose to be held during the first two weeks of November of the year preceding the year to which the Budget applies. Prior to the Budget Meeting, a proposed Budget for the Association Expenses shall be prepared by or on behalf of the Board. Within thirty (30) days after adoption of the Budget, a copy thereof shall be furnished to each Member and each Owner shall be given notice of the Assessment applicable to his Office Suite Unit(s). The copy of the Budget shall be deemed furnished and the notice of the Assessment shall be deemed given upon its delivery or upon its being mailed to the Member at his last known address as shown on the records of the Association.

7.3 In administering the finances of the Association, the following procedures shall govern: (i) the fiscal year shall be the calendar year; (ii) any income received by the Association in any calendar year may be used by the Association to pay expenses incurred in the same calendar year; (iii) there shall be apportioned between calendar years on a pro rata basis any expenses which are prepaid in any one calendar year for Association Expenses which cover more than such calendar

year; (iv) Assessments shall be made monthly in amounts no less than are required to provide funds in advance for payment of all of the anticipated current Association Expenses and for all unpaid Association Expenses previously incurred; and (v) items of Association Expenses incurred in a calendar year shall be charged against income for the same calendar year regardless of when the bill for such expenses is received.

Notwithstanding the foregoing, the Assessments for Association Expenses and any periodic installments thereof shall be of sufficient magnitude to insure an adequacy and availability of cash to meet all budgeted expenses in any calendar year as such expenses are incurred in accordance with the cash basis method of accounting.

7.4 The Assessments shall be payable as provided for in the Declaration.

7.5 No Board shall be required to anticipate revenue from Assessments or expend funds to pay for Association Expenses not budgeted or which shall exceed budgeted items, and no Board is required to engage in deficit spending. Should there exist any deficiency which results from there being greater Association Expenses than monies from Assessments, then such deficits shall be carried into the next succeeding year's Budget as a deficiency or shall be the subject of an adjustment to the applicable Assessment (e.g., Assessment or Special Assessment).

7.6 The depository of the Association shall be such bank or banks as shall be designated from time to time by the Board in which the monies of the Association shall be deposited. Withdrawal of monies from such account shall be only by checks signed by such persons as are authorized by the Board.

7.7 A complete financial report of actual receipts and expenditures for the immediately preceding fiscal year of the Association shall be made annually and a copy of the report shall be provided to each Member not later than the first day of April of the year following the year for which the report is made. The report shall be deemed to be furnished to the Member upon its delivery or mailing to the Member at the last known address shown on the books and records of the Association. The holder, insurer or guarantor of any first mortgage upon written request therefor, shall receive such financial report of the Association for the prior fiscal year without charge.

Section 8. Rules and Regulations

The Board may adopt rules and regulations or amend, modify or rescind existing rules and regulations for the operation and use of the Association Property; provided such rules and regulations are not inconsistent with the Declaration. Copies of any rules and regulations promulgated, modified, amended or rescinded shall be mailed or delivered to all Owners at the last known address as shown on the books and records of the Association and shall not take effect until forty-eight (48) hours after such mailing or delivery. Notwithstanding the foregoing, where rules and regulations are to regulate the use of specific portions of the Association Property such rules and regulations may be conspicuously posted at such facility and such rules and regulations shall be effective immediately upon such posting.

Section 9. Parliamentary Rules

The then latest edition of Robert's Rules of Order shall govern the conduct of meetings of the Association when not in conflict with the Articles, these Bylaws, or the Declaration.

Section 10. Roster of Owners

Each Owner shall file with the Association a copy of the deed or other document showing his ownership of his Office Suite Unit. The Association shall maintain such information. The Association shall also maintain the electronic mailing addresses and numbers designated by Owners for receiving notices sent by electronic transmission of those Owners consenting to receive notice by electronic transmission. The electronic mailing address and numbers provided by Owners to receive notice by electronic transmission shall be removed from Association records when consent to receive notice by electronic transmission is revoked. The Association may rely upon the accuracy of such information for all purposes until notified in writing of changes therein. Only Owners of record with the Association on the date notice of any Meeting requiring their vote is given shall be entitled to notice of and to vote at such meeting, unless prior to such meeting other Owners shall produce adequate evidence of their interest and shall waive in writing notice of such meeting.

Section 11. Amendments of the Bylaws

11.1 These Bylaws may be amended as hereinafter set forth:

(a) After the Transfer Date, any Bylaw of the Association may be amended or repealed, and any new Bylaw of the Association may be adopted by either:

(i) majority vote of the Members at any Annual Members' Meeting or any special meeting of the Members called for that purpose or by majority action of the Members who have acted by written response in lieu of a Meeting as permitted by these Bylaws; or

(ii) by the affirmative vote of a majority of the Directors then in office at any regular meeting of the Board or at any special meeting of the Board called for that purpose or by written instrument signed by all of the Directors as is permitted by these Bylaws provided that the Directors shall not have any authority to adopt or amend or repeal any Bylaw if such new Bylaw or such amendment or the repeal of a Bylaw would be inconsistent with any Bylaw previously adopted by the Members.

11.2 Notwithstanding any of the foregoing provisions of this Section 11 to the contrary, until the Transfer Date, all amendments or modifications to these Bylaws and adoption or repeal of Bylaws shall only be made by action of the First Board, which First Board shall have the power to amend, modify, adopt and repeal any Bylaws without the requirement of any consent or approval or vote of the Members.

11.3 Notwithstanding any provision of this Section 11 to the contrary, these Bylaws shall not be amended in any manner which shall amend, modify or affect any provisions, terms, conditions, rights or obligations set forth in the Articles or the Declaration, as the same may be amended from time to time in accordance with the provisions thereof, including, without limitation, any rights of Declarant, or of an Institutional Mortgagee without the prior written consent thereto by Declarant or Institutional Mortgagee, as the case may be.

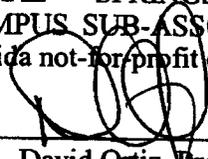
11.4 Any instrument amending, modifying, repealing or adding Bylaws shall identify the particular Section(s) affected and give the exact language of such modification, amendment or addition or of the provisions repealed. A copy of each such amendment, modification, repeal or addition certified to by the Secretary or Assistant Secretary of the Association shall be recorded amongst the Official Records of Broward County.

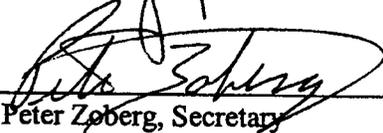
Section 12. Interpretation

In the case of any conflict between the Articles and these Bylaws, the Articles shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control; and in the event of any conflict between the Articles and the Declaration, the Declaration shall control.

The foregoing Bylaws of Coral Springs Professional Campus Sub-Association I, Inc. constitute the Bylaws of the Association duly adopted at the meeting of the Board of Directors of the Association duly held on March 8, 2004.

CORAL SPRINGS PROFESSIONAL
CAMPUS SUB-ASSOCIATION I, INC., a
Florida not-for-profit corporation

By:  _____
David Ortiz, President

Attest:  _____
Peter Zoberg, Secretary

(SEAL)

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by:

Mark F. Grant, Esq.

Address:

Ruden, McClosky, Smith,
Schuster & Russell, P.A.
200 East Broward Boulevard, 15th Floor
Fort Lauderdale, Florida 33301

Property Appraisers Parcel I.D. (Folio) Numbers(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

CONSENT OF MORTGAGEE
TO DECLARATION OF COVENANTS, RESTRICTIONS AND
EASEMENTS

THIS CONSENT OF MORTGAGEE is given this 27th day of February, 2004, by WACHOVIA BANK, NATIONAL ASSOCIATION ("Mortgagee"), having an address of 200 East Broward Boulevard, Suite 200, Fort Lauderdale, Florida 33301, being the owner and holder of the following security instruments executed by CORAL SPRINGS PROFESSIONAL CAMPUS, LLC, a Florida limited liability company ("Mortgagor"): That certain Mortgage and Security Agreement, recorded in Official Records Book 35347, Page 1786 ("Mortgage"); together with that certain Assignment of Unit Sales Contracts, Leases, Rents, Profits, Permits, Deposits, Approvals, Licenses, Warranties and Other Agreements recorded in Official Records Book 35347, Page 1805 ("Assignment"); and that certain UCC-1 Financing Statement recorded in Official Records Book 35347, Page 1818 ("Financing Statement"), all of the Public Records of Broward County, Florida.

WHEREAS, Mortgagor has requested Mortgagee to consent to the recording of the foregoing DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR CORAL SPRINGS PROFESSIONAL CAMPUS SUB-ASSOCIATION I (the "Declaration") to be recorded in the Public records of Broward County, Florida, and to subordinate the lien and operation of the Mortgage, Assignment and Financing Statement to the Declaration.

FTL:1159789:1

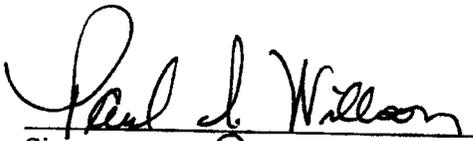
NOW, THEREFORE, Mortgagee consents to the recordation of the Declaration and agrees that the lien and operation of the Mortgage, Assignment and Financing Statement shall be subject to and subordinate to the terms of the Declaration.

Mortgagee makes no warranty or any representation of any kind or nature concerning the Declaration, any of their terms or provisions, or the legal sufficiency thereof, and disavows any such warranty or representation as well as any participation in the development of CORAL SPRINGS PROFESSIONAL CAMPUS SUB-ASSOCIATION I, and Mortgagee does not assume and shall not be responsible for any of the obligations or liabilities of the "Developer" contained in the Declaration or other documents issued in connection with the promotion of CORAL SPRINGS PROFESSIONAL CAMPUS SUB-ASSOCIATION I. None of the representations contained in the Declaration or other documents shall be deemed to have been made by Mortgagee, nor shall they be construed to create any obligation on Mortgagee to any person relying thereon. Nothing contained herein shall affect or impair the rights and remedies of Mortgagee as set forth in the Mortgage, Assignment and Financing Statement.

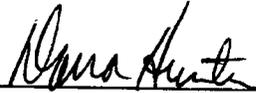
Made as of the day and year first above written.

Witnesses:

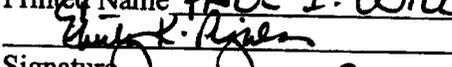
WACHOVIA BANK,
NATIONAL ASSOCIATION



Signature
Printed Name Paul J. Wilson

By: 

Dana Hunter
Senior Vice President


Signature
Printed Name Emily K. Picula

(CORPORATE SEAL)

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by DANA HUNTER, the Senior Vice President of WACHOVIA BANK, NATIONAL ASSOCIATION, freely and voluntarily under authority duly vested in her by said association. She is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of February, 2004.



Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:



Emily K. Pigula
MY COMMISSION # DD113781 EXPIRES
August 30, 2006
BONDED THRU TROY FAIR INSURANCE, INC.

This instrument was prepared by:
LEE H. BURG, ESQ.
Becker & Poliakoff, P.A.
1 East Broward Blvd., Suite 1800
Ft. Lauderdale, FL 33301

**CERTIFICATE OF AMENDMENT TO THE
MASTER DECLARATION OF PROTECTIVE COVENANTS,
RESTRICTIONS AND EASEMENTS
FOR
CORAL SPRINGS PROFESSIONAL CAMPUS**

WHEREAS, the **Master Declaration of Protective Covenants, Restrictions and Easements for Coral Springs Professional Campus** have been duly recorded in the Public Records of Broward County, Florida, in Official Record Book **37116** at Page **333**; and

WHEREAS, at a duly called and noticed meeting of the membership of **Coral Springs Professional Campus Master Association, Inc.**, a Florida not-for-profit corporation, held **September 19, 2017**, the aforementioned Master Declaration of Protective Covenants, Restrictions and Easements was amended pursuant to the provisions of said Master Declaration of Protective Covenants, Restrictions and Easements.

NOW, THEREFORE, the undersigned hereby certify that the following amendments to the Master Declaration of Protective Covenants, Restrictions and Easements are a true and correct copy of the amendment as amended by the membership.

PLEASE SEE ATTACHED

* * * * *

WITNESS my signature hereto this 28th day of September, 2017, at Coral Springs, Broward County, Florida.

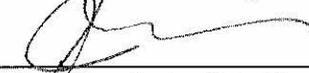
**CORAL SPRINGS PROFESSIONAL CAMPUS
MASTER ASSOCIATION, INC.**



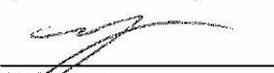
Witness

Howard Morse

(PRINT NAME)

By: 

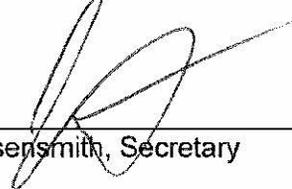
Jay Eisenberg, President



Witness

Howard Morse

(PRINT NAME)

Attest 

Jeff Eisensmith, Secretary

STATE OF FLORIDA :
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 28th day of SEPTEMBER 2017, by Jay Eisenberg and Jeff Eisensmith, as President and Secretary, respectively, of **Coral Springs Professional Campus Master Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me, or have produced _____ as identification and did take an oath.

  RICHARD J. POLL
MY COMMISSION # FF 153396
EXPIRES: December 21, 2018
Bonded Thru Budget Notary Services (Signature)

(Print Name)
Notary Public, State of Florida at Large

AMENDMENT TO
MASTER DECLARATION OF COVENANTS,
RESTRICTIONS AND EASEMENTS
FOR
CORAL SPRINGS PROFESSIONAL CAMPUS

* * *

NOTE: ADDITIONS ARE INDICATED WITH UNDERLINING;

* * *

1. Should Article IX, Section 2 of the Master Declaration of Covenants, Restrictions and Easements be amended as follows:

Section 2. Nuisances. No obnoxious or offensive activity shall be carried on or about the Office Suite Units or in or about any Improvements, or on any portion of the Property nor shall anything be done therein which may be or become an unreasonable annoyance or a nuisance to any Owner. No use or practice shall be allowed in or around the Office Suite Units which is a source of annoyance to Owners or occupants of Office Suite Units or which interferes with the peaceful possession or proper use of the Office Suite Units or the surrounding areas. No loud noises or noxious odors shall be permitted in any Office Suite Unit. Without limiting the generality of any of the foregoing provisions, no horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes), noisy or smoky vehicles, unlicensed off-road motor vehicles or any items which may unreasonably interfere with television or radio reception of any Owner shall be located, used or placed on any Office Suite Unit, or exposed to the view of other Owners without the prior written approval of the Board.

(a) No Office Suite Unit shall be utilized for a Call Center or related activities.

(b) No Office Suite Unit shall be utilized for a Pain Clinic or related activities.

(c) No Office Suite Unit shall be utilized for a House of Worship or related activities.

This document was e-recorded by:
Becker & Poliakoff, P.A.

1 East Broward Blvd., Suite 1800
Fort Lauderdale, FL 33301

ID: 114650127

DATE: 10/9/2017

This instrument was prepared by:
LEE H. BURG, ESQ.

Becker & Poliakoff, P.A.
1 East Broward Blvd., Suite 1800
Ft. Lauderdale, FL 33301

**CERTIFICATE OF AMENDMENT TO THE
MASTER DECLARATION OF PROTECTIVE COVENANTS,
RESTRICTIONS AND EASEMENTS
FOR
CORAL SPRINGS PROFESSIONAL CAMPUS**

WHEREAS, the **Master Declaration of Protective Covenants, Restrictions and Easements for Coral Springs Professional Campus** have been duly recorded in the Public Records of Broward County, Florida, in Official Record Book 37116 at Page 333; and

WHEREAS, at a duly called and noticed meeting of the membership of **Coral Springs Professional Campus Master Association, Inc.**, a Florida not-for-profit corporation, held **September 19, 2017**, the aforementioned Master Declaration of Protective Covenants, Restrictions and Easements was amended pursuant to the provisions of said Master Declaration of Protective Covenants, Restrictions and Easements.

NOW, THEREFORE, the undersigned hereby certify that the following amendments to the Master Declaration of Protective Covenants, Restrictions and Easements are a true and correct copy of the amendment as amended by the membership.

PLEASE SEE ATTACHED

* * * * *

WITNESS my signature hereto this 28th day of September, 2017, at Coral Springs, Broward County, Florida.

**CORAL SPRINGS PROFESSIONAL CAMPUS
MASTER ASSOCIATION, INC.**

Witness _____
HOWARD MORSE
(PRINT NAME)

By: _____
Jay Eisenberg, President

Witness _____
HOWARD MORSE
(PRINT NAME)

Attest _____
Jeff EisenSmith, Secretary

STATE OF FLORIDA :
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 28th day of SEPTEMBER 2017, by Jay Eisenberg and Jeff Eisensmith, as President and Secretary, respectively, of **Coral Springs Professional Campus Master Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me, or have produced _____ as identification and did take an oath.



NOTARY PUBLIC
STATE OF FLORIDA
RICHARD J. POLL
MY COMMISSION # FF 153396
EXPIRES: December 21, 2018
Bonded Thru Budget Notary Services
(Signature)

(Print Name)
Notary Public, State of Florida at Large

AMENDMENT TO
MASTER DECLARATION OF COVENANTS,
RESTRICTIONS AND EASEMENTS
FOR
CORAL SPRINGS PROFESSIONAL CAMPUS

* * *

NOTE: ADDITIONS ARE INDICATED WITH UNDERLINING;

* * *

1. Should Article IX, Section 2 of the Master Declaration of Covenants, Restrictions and Easements be amended as follows:

Section 2. Nuisances. No obnoxious or offensive activity shall be carried on or about the Office Suite Units or in or about any Improvements, or on any portion of the Property nor shall anything be done therein which may be or become an unreasonable annoyance or a nuisance to any Owner. No use or practice shall be allowed in or around the Office Suite Units which is a source of annoyance to Owners or occupants of Office Suite Units or which interferes with the peaceful possession or proper use of the Office Suite Units or the surrounding areas. No loud noises or noxious odors shall be permitted in any Office Suite Unit. Without limiting the generality of any of the foregoing provisions, no horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes), noisy or smoky vehicles, unlicensed off-road motor vehicles or any items which may unreasonably interfere with television or radio reception of any Owner shall be located, used or placed on any Office Suite Unit, or exposed to the view of other Owners without the prior written approval of the Board.

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