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HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

**CERTIFICATE OF FILING OF BY-LAWS OF  
CANTEL WEST INDUSTRIAL PARK, INC.**

**THIS CERTIFICATE OF FILING OF BY-LAWS** is executed this 30<sup>th</sup> day of April, 2004, by **CANTEL WEST INDUSTRIAL PARK, INC.**, a Florida corporation not-for-profit (the "Association").

**RECITALS**

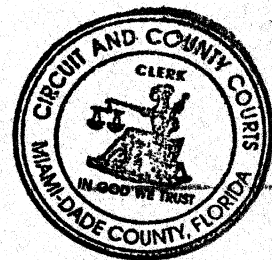
**WHEREAS**, the Association has been established for the operation of Cantel West Industrial Park, in accordance with the Declaration of Covenants, Conditions and Restrictions ("Declaration") and related documents which were recorded on July 30, 1998, in Official Records Book 18214, at Page 748, of the Public Records of Miami-Dade County, Florida and all amendments thereto; and

**WHEREAS**, the Association's By-Laws were adopted at a duly noticed meeting of the Board of Directors on April 22, 2004;

**WHEREAS**, pursuant to its authority as set forth in the Declaration, the Board of Directors desires to record the Association's By-Laws; and

**NOW THEREFORE**, the Association does hereby state as follows:

1. The above Recitals are true and correct and are incorporated herein by reference.
2. The By-Laws of the Association attached hereto as Exhibit "A" shall be recorded in the Official Records of Miami-Dade County, Florida and shall be binding upon all present and future members of the Association.



30<sup>th</sup> IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seal this day of April, 2004.

Witnesses:

[Signature]  
Print Name: Betzgiz Fonseca

[Signature]  
Print Name: Humberto Orroz

[Signature]  
Print Name: Juan Carlos Jimenez

[Signature]  
Print Name: Martha Pena

**CANTEL WEST INDUSTRIAL PARK, INC.  
a Florida corporation not-for-profit**

BY: [Signature]  
Oscar Fonseca, President

BY: [Signature]  
Carlita Almonte, Secretary

(Corporate Seal)

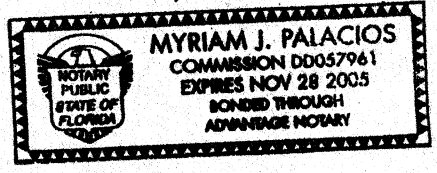
STATE OF FLORIDA    )  
                                  ) SS:  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of April, 2004, by **Oscar Fonseca**, President, and **Carlita Almonte**, Secretary, of **CANTEL WEST INDUSTRIAL PARK, INC.**, a Florida corporation not-for-profit, on behalf of the corporation. They are personally known to me and did not take an oath.

[Signature]

Notary Public - State of Florida  
Print Name: Myriam Palacios  
My Commission Expires: Nov 28, 2005

This instrument prepared by:  
L. Chere Trigg, Esq.  
SIEGFRIED, RIVERA, LERNER  
DE LA TORRE & SOBEL, P.A.  
201 Alhambra Circle, Suite 1102  
Coral Gables, FL 33134  
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**BY-LAWS**  
**OF**  
**CANTEL WEST INDUSTRIAL PARK, INC.**

**ARTICLE I**

**NAME, PRINCIPAL OFFICE, DEFINITIONS, POWERS**

**Section 1. Name.** The name of the Association shall be CANTEL WEST INDUSTRIAL PARK, INC. hereinafter referred to as the "Association."

**Section 2. Principal Office.** The principal office of the Association shall initially be located at: 10675-10400 NW 37th Terrace, Miami, Florida 33178 or subsequently, at such other address as may from time to time be designated by the Board.

**Section 3. Definitions.** Unless the context otherwise requires, the terms used in these By-Laws shall have the same meaning as those set forth in the Declaration of Covenants, Conditions and Restrictions for Cantel West Industrial Park (the "Declaration") as they may be amended, renewed or extended from time to time.

**Section 4. Powers.** The Association shall have all power granted to it by Florida law, the Declaration, and as set forth in Article III of the Articles.

**ARTICLE II**

**MEMBERSHIP MEETINGS, QUORUM, VOTING, PROXIES**

**Section 1. Membership.** The Association shall have two (2) classes of voting Members whose voting rights shall be as more particularly set forth in Article IV of the Articles and Article II of the Declaration, the terms of which are specifically incorporated in these Bylaws.

**Section 2. Annual Meetings.** The annual meeting of the Members shall be held in each year beginning in the year in which the Declaration is recorded, at such time, date and place as shall be determined by the Board, but no later than thirteen (13) months from the date of the previous annual meeting.

**Section 3. Special Meetings.** Special meetings of the Members for any purpose may be called at any time by the President, the Vice President, the Secretary or the Treasurer, by any two or more members of the Board or upon written request of the Members who have a right to vote not less than twenty-five percent (25%) of all the votes of the membership.

**Section 4. Notice of Membership Meetings.** Notice concerning meetings of Members

shall be given to the Members by sending a copy of the notice by mail, postage fully paid, to the addresses appearing on the records of the Association. Each Member shall register his address with the Secretary, and notice of meetings shall be mailed to him at such address. Notice shall be served not less than fourteen (14) nor more than thirty (30) days before a meeting, unless otherwise provided in these Bylaws. Notice shall be posted in a conspicuous place on the Common Area at least fourteen (14) days in advance of the meeting and shall set forth the general nature of the business to be transacted provided, however, that if any business of any meeting shall involve any action governed by the Articles or Declaration notice shall be given or sent as therein provided. Recitation in the minutes of a meeting that the meeting was held pursuant to notice properly given shall be evidence that such notice was given.

**Section 5. Waiver of Notice.** Waiver of notice of any meeting of the Members shall be deemed the equivalent of proper notice. Any Member may, in writing, waive notice of any meeting of the Members, either before or after such meeting. Attendance at a meeting by a Member, whether in person or by proxy, shall be deemed waiver by such Member of notice of the time, date, and place thereof, unless such Member specifically objects to lack of proper notice at the time the meeting is called to order. Attendance at a special meeting shall also be deemed waiver of notice of all business transacted thereat unless objection to the calling or convening of the meeting, of which proper notice was not given, is raised before any business is put to a vote.

**Section 6. Adjournment of Meetings.** If any meetings of the Association cannot be held because a quorum is not present, a majority of the Members who are present at such meeting, either in person or by proxy, may adjourn the meeting to a time not less than five (5) nor more than thirty (30) days from the time the original meeting was called. Notice of the time and place for the recalled meeting shall be posted in a conspicuous place in the Common Area of the Association. At such adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting originally called may be transacted. If a time and place for the adjourned meeting is not fixed by those in attendance at the original meeting or if, for any reason, a new date is fixed for the adjourned meeting after adjournment, notice of the time and place of the adjourned meeting shall be given to Members in the manner prescribed for annual meetings.

The Members present at a duly called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the withdrawal of enough Members to leave less than a quorum, provided that any action taken shall be approved by at least a majority of the Members required to constitute a quorum. In the event that a meeting is recessed for any reason, no additional notice shall be required.

**Section 7. Voting.** Voting rights of the Members shall be as set forth in Article IV of the Articles and Article II of the Declaration, the terms of which are specifically incorporated in these By-Laws.

**Section 8. Proxies.** At all meetings of Members, each Member may vote in person or by proxy. Any Member may give to a specified Director or to any other Member a proxy to vote on behalf of the absent Member at any meeting. The proxy shall be effective only for the specific meeting for which it is originally given and any lawfully adjourned meeting thereof. In no event shall any proxy be valid for a period of longer than ninety (90) days after the date of the first meeting for which it was given.

All proxies shall be in writing and filed with the Secretary at least twenty-four (24) hours before the appointed time of each meeting. Proxies which are filed without designating the name of the proxy holder shall be considered null and void. Every proxy shall be revocable at any time at the pleasure of the Member executing it and shall automatically cease upon conveyance by the Member of his or her property within Cantel West Industrial Park or, in the case of a Member holding title as an individual, upon receipt of notice by the Secretary of the Board of the death or judicially declared incompetence of that Member.

**Section 9. Approval by a Majority.** 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 Owners for all purposes except where otherwise provided by law, the Declaration, the Articles, or these By-Laws. As used in these By-Laws, the terms "majority of the Owners" and "majority of the Members" shall mean those Owners having more than fifty (50%) percent of the then total votes present in person or by proxy and voting at any meeting of the Owners and at which a quorum shall have been attained.

**Section 10. Quorum.** Except as otherwise provided in these By-Laws or in the Declaration, the presence in person or by proxy at the meeting of Members entitled to cast thirty-three and one-third percent (33-1/3%) of the total votes of the Association shall constitute a quorum for any action governed by these By-Laws.

**Section 11. Conduct of Meetings.** The President shall preside over all meetings of the Association, and the Secretary shall keep the minutes of the meeting and records in a minute book all resolutions adopted at the meetings, as well as a record of all transactions occurring at the meetings. In the event that the President is unavailable, the President shall appoint another Director to act in his place and stead.

**Section 12. Action Without A Meeting.** Any action which may be taken by the vote of Members at an annual or special meeting, except the election of Board members, may be taken without a meeting as and to the extent permitted by Florida law.

### ARTICLE III

#### BOARD OF DIRECTORS; NUMBER, POWERS, MEETING

**Section 1. Governing Body.** The affairs of the Association shall be governed by a Board of Directors. The number of Directors on the Board shall not be less than three (3) persons or more than seven (7) persons.

**Section 2. Election of Directors.** Election of Directors shall be conducted in the following manner:

(a) **Time of Election.** Except as otherwise provided in these By-Laws, election of Directors shall be held at the annual meeting of Members.

(b) **Nominations.** Nominations for Directors and additional directorships created at the meeting may be made from the floor.

**(c) Voting Procedure.** The election shall be by written ballot (unless dispensed with by majority consent of the Lots represented at the meeting) and by a plurality of the votes cast, each person voting being entitled to cast his votes for each of as many nominees as there are vacancies to be filled. There shall be no cumulative voting.

**(d) Vacancies.** Except as to vacancies resulting from removal of Directors by Members, vacancies on the Board occurring between annual meetings of Members shall be filled by the remaining Directors.

**(e) Recall.** Any Director may be recalled and removed from office with or without cause by the vote or agreement in writing by a majority of all Members. A special meeting of the Members to recall a Director or Directors may, be called by ten percent (10%) of the Members giving notice of the meeting as required for a meeting of Members and the notice shall state the purpose of the meeting. The vacancy in the Board so created shall be filled by the Members of the Association at the same meeting.

**Section 3. Organizational Meeting.** The first meeting of the duly elected Board, for the purpose of organization, shall be held promptly after the filing of the Association's Articles of Incorporation, provided the majority of the members of the Board elected are present. Any action taken at such meeting shall be by a majority of the Board members present. If the majority of the members of the Board elected shall fail to elect officers, the meeting of the Board to elect officers shall then be held within thirty (30) days thereafter upon three (3) days' notice in writing to each member of the Board elected stating the time, place and object of such meeting.

**Section 4. Regular Meetings.** Regular meetings of the Board may be held at such time and place as shall be determined, from time to time, by a majority of the Directors. Notice of regular meetings shall be given to each Director, personally or by mail, telephone or telecopy, and shall be transmitted at least three (3) days prior to the meeting. Regular meetings of the Board shall be open to all Members and notice of such meetings shall be posted conspicuously on the Common Areas at least forty-eight (48) hours in advance for the attention of the Members of the Association, except in the event of an emergency, provided that Members shall not be permitted to participate and need not be recognized at any such meeting.

**Section 5. Special Meetings.** Special meetings of the Board of may be called at any time by the President or by any two (2) members of the Board and may be held any place or places within Miami-Dade County, Florida; and at any time. Notice of special meetings shall be given to Members in the manner required for regular meetings, provided that Members shall not be permitted to participate and need not be recognized at any such meeting.

**Section 6. Notice of Special Meetings.** Notice of each special meeting of the Board, stating the time, place and purpose or purposes of the meeting, shall be given by or on behalf of the President or by or on behalf of the Secretary or by or on behalf of any two (2) members of the Board to each member of the Board not less than three (3) days by mail or one (1) day by telephone or telecopy prior to the meeting. Special meetings of the Board may also be held at any place and time without notice to Directors by unanimous waiver of notice by all the Directors.

**Section 7. Waiver of Notice.** Any Director may waive notice of a meeting before or after

the meeting and that waiver shall be deemed equivalent to the receipt by said Director of notice. Attendance by any Director at a meeting shall constitute a waiver of notice of such meeting except when his attendance is for the express purpose of objecting at the beginning of the meeting to the transaction of business because the meeting is not lawfully called.

#### **Section 8. Quorum of Board of Directors.**

(a) **Board Majority.** A quorum at a meeting of the Board of Directors shall consist of a majority of the entire Board. The acts approved by a majority of those present at a meeting at which a quorum is present shall constitute the acts of the Board, except when approval by a greater number of directors is specifically required by the Declaration, the Articles or these By-Laws.

(b) **No Quorum.** If, at any proposed meeting of the Board, there is 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 newly scheduled meeting, any business that might have been transacted at the meeting as originally called may be transacted without further notice.

(c) **Joinder of Director.** The joinder of a Director in the action of a meeting by signing and concurring in the minutes of that meeting shall constitute the presence of that Director except for the purpose of constituting a quorum.

**Section 9. Conduct of Meetings.** The presiding officer at a meeting of the Board of Directors shall be the Chairman of the Board, if such an officer has been elected; and if none, the President shall preside (or may designate any other person to preside). In the absence of the presiding officer, the Directors present may designate any person to preside.

**Section 10. Compensation.** No Director may receive compensation from the Association for acting in such capacity or capacities unless approved by a majority of the Board at a regular or special meeting.

**Section 11. Executive Session.** The Board may adjourn a meeting and reconvene in executive session to discuss and vote upon personnel matters, litigation in which the Association is or may become involved, and orders of business of a similar confidential nature.

**Section 12. Action Without A Formal Meeting.** Any action to be taken at a meeting of the Board or any action that may be taken at a meeting of the Board may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the Directors. An explanation of the action taken shall be posted at a prominent place or places within the Common Area within three (3) days after the written consents of all the Board members have been obtained, except for items discussed in executive session.

**Section 13. Powers and Duties.** The Board of Directors shall be responsible for the affairs of the Association and shall have all of the powers and duties necessary for the administration of the Association's affairs and, as provided by law, may do all acts and things as are not by the Declaration, Articles, or these By-Laws directed to be done and exercised exclusively by the Members.



In addition to the duties imposed by these By-Laws or by any resolution of the Association that may be hereafter adopted, the Board of Directors shall have the power to and be responsible for the following, by way of explanation, but not limitation:

(a) preparation and adoption of an annual budget in which there shall be established the contribution of each Member to the maintenance expenses ("Maintenance Expenses") all in accordance with the provisions of the Declaration;

(b) making general, special and emergency special Assessments to defray the Maintenance Expenses, establishing the means and methods of collecting such Assessments, and establishing the period of the installment payments of such Assessments, as more particularly set forth in the Declaration. (Unless otherwise determined by the Board of Directors, the annual Assessment against the proportionate share of the Maintenance Expenses shall be due and payable by each Member in monthly installments.)

(c) collecting the assessments, depositing the proceeds thereof in a financial institution which it shall approve, and using the proceeds to administer the Association;

(d) opening of bank accounts on behalf of the Association and designating the signatories required;

(e) providing for the operation, care, upkeep, and maintenance of all of the Common Areas;

(f) designating, hiring, and dismissing the personnel for the Association necessary for its maintenance, operation, repair, and replacement of the Common Areas and, where appropriate, providing for the compensation of such personnel and for the purchase of equipment, supplies, and material to be used by such personnel in the performance of their duties;

(g) making and amending Rules and Regulations;

(h) making or contracting for the making of repairs, additions, and improvements to or alterations of the Common Areas in accordance with the other provisions of the Declaration and these By-Laws after damage or destruction by fire or other casualty;

(i) enforcing by legal means the provisions of the Declaration, these By-Laws, and any Rules and Regulations adopted by it and bringing any proceedings which may be instituted by the Association on behalf of or against the Members or Owners;

(j) obtaining and carrying insurance against casualties and liabilities, as may be available, and paying the premium cost thereof; and

(k) keeping books with detailed accounts of the receipts and expenditures affecting the Association and its administration, specifying the maintenance and repair expenses and any other expenses incurred. The said books and vouchers accrediting the entries thereupon shall be available for examination by the Members, Owners and their mortgagees, their duly authorized agents, accountants, or attorneys, during reasonable business hours on working days as may be determined by the Board of Directors. All books and records shall be kept in accordance with



generally accepted accounting practices.

**Section 14. Accounts and Reports.** The following management standards of performance will be followed unless the Board by resolution specifically determines otherwise:

(a) accrual accounting, as defined by generally accepted accounting principles, shall be employed;

(b) accounting and controls should conform with established American Institute of Certified Public Accountants (AICPA) guidelines and principles. A segregation of accounting duties should be maintained, and disbursements by check shall require two (2) signatures, unless otherwise determined by the Board. Cash disbursements shall be limited to amounts of fifty (\$50.00) dollars and under;

(c) cash accounts of the Association shall not be commingled with any other accounts;

(d) annual financial reports shall be prepared for the Board of the Association containing a balance sheet as of the last day of the Association's fiscal year, and an income statement for said fiscal year, which shall be distributed to the Board within sixty (60) days after the close of the fiscal year;

**Section 15. Borrowing.** The Board of Directors shall have the power to borrow money for the purpose of repair or restoration of the Common Areas and facilities without the approval of the Members of the Association.

**Section 16. Contractual Rights.** With respect to the Common Areas or other Association responsibilities, and in accordance with the Articles of Incorporation and the Declaration, the Association shall have the right to contract with any person or entity for the performance of various duties and functions.

#### ARTICLE IV

#### OFFICERS

**Section 1. Officers.** The officers of the Association shall be a President, Vice-President, Secretary and Treasurer. The Board may elect such other officers, including one or more Assistant Secretaries and one or more Assistant Treasurers, as it shall deem desirable, such officers to have the authority and to perform the duties prescribed from time to time by the Board. Any two or more officers may be held by the same person, excepting the offices of President and Secretary.

**Section 2. Election, Term of Office Vacancies.** The officers of the Association shall be elected annually by the Board at the first meeting of the Board following each annual meeting of the Members. A vacancy in any office arising because of death, resignation, removal, or otherwise may be filled by the Board for the unexpired portion of the term.

**Section 3. Removal.** Any officer may be removed at any time by the affirmative vote of a majority of the Board at any duly called regular or special meeting of the Board.

**Section 4. Powers and Duties.** The officers of the Association shall each have such powers and duties as generally pertain to their respective offices, as well as such powers and duties as may from time to time be specifically conferred or imposed upon them by the Board. The President shall be the chief executive officer of the Association. The Treasurer shall have primary responsibility for the preparation of the budget as provided for in the Declaration and may delegate all or part of the preparation and notification duties to a finance committee, management agent or in such other manner as deemed appropriate by the Board.

**Section 5. Execution of Documents.** All agreements, contracts, deeds, leases, and other instruments of the Association shall be executed by at least two (2) officers or by such other person or persons as may be designated by resolution of the Board.

**Section 6. Compensation.** No officer shall receive any compensation from the Association for acting in such capacity or capacities, unless approved by a majority vote of the Board at a regular or special meeting.

**Section 7. Resignation, Vacancy, Removal.**

(a) **Resignation.** Any Director or officer of the Association may resign at any time, by instrument in writing. Resignations shall take effect at the time specified in such resignation and if no time is specified at the time of receipt by the President or Secretary of the Association. The acceptance of a resignation shall not be necessary to make it effective.

(b) **Vacancy of the Board.** When a vacancy occurs on the Board, the vacancy shall be filled by the remaining members of the Board at their next meeting by electing a person who shall serve until the next annual meeting of Members at which time a Director will be elected to complete the remaining portion of the unexpired term.

(c) **Vacancy in an Office.** When a vacancy occurs in an office for any cause before an officer's term has expired, the office shall be filled by the Board at its next meeting by electing a person to serve for the unexpired term or until a successor has been elected by the Association.

(d) **Removal of an Officer.** A majority of the Members of the Association present at any regular meeting or special meeting duly called at least in part of the purpose and at which a quorum is present may remove any Director or officer for cause affecting his ability or fitness to perform his duties.

**ARTICLE V**

**COMMITTEES**

Committees to perform such tasks and to serve for such periods as may be designated by a resolution adopted by a majority of the Directors present at a meeting at which a quorum is present are hereby authorized. Such committees shall perform such duties and have such powers as may be provided in the resolution. Each committee shall be composed as required by law and shall operate in accordance with the terms of the resolution of the Board of Directors designating the committee or with rules adopted by the Board of Directors. Such committees shall be in

addition to those hereinafter described.

## ARTICLE VI

### BOOKS AND RECORDS; DEPOSITORIES; FISCAL YEAR

**Section 1. Inspection.** The books, records and papers of the Association shall be subject to the inspection of any Member of the Association during normal business hours within ten (10) business days of prior written request therefor.

**Section 2. Depositories.** The funds of the Association shall be deposited in a bank or banks or in a state or federal savings bank in Miami-Dade County, Florida. Such deposits shall be to an account of the Association under resolutions approved by the Board and the funds deposited shall be withdrawn only over the signature of the Treasurer and countersigned by the President or Vice President. Said funds shall be used only for Association purposes.

**Section 3. Accounting Records.** The Association shall maintain accounting records according to generally accepted accounting principles. Such records shall include an account of receipts and expenditures; an account for each Owner which shall designate the name and address of the Owner, the amount of each Assessment or fee, the due dates and amount of each Assessment or fee, the amounts paid upon the account and the balance due; and a register for the names of any mortgage holders or lien holders who have notified the Association of their liens, and to which lien holders the Association will give notice of default upon request by such lien holders. The Association shall furnish a reasonable written summary of the foregoing to each Owner at least annually. The Board shall present at each annual meeting of the Members a full and clear statement of the business and condition of the Association.

**Section 4. Copy of By-Laws.** The Association shall keep in its office for the transaction of business the original or a copy of these By-Laws as amended or otherwise altered to date certified by the Secretary, which shall be open to inspection by the Owners and all Institutional Mortgagees at all reasonable times during Association office hours.

**Section 5. Record of Addresses.** The Association shall keep and maintain in its office for the transaction of business a book containing the name and address of each Member. Termination or transfer of ownership of any Lot by an Owner shall be recorded in the book, together with the date on which such ownership was transferred.

**Section 6. Fiscal Year.** The fiscal year of the Association shall be determined by the Board and having been so determined, is subject to change from time to time as the Board shall determine.

## ARTICLE VII

### ADMINISTRATIVE RULES AND REGULATIONS

The Board may from time to time adopt rules and regulations governing the details of the operation of and as are designed to prevent unreasonable interference with the use of the Property by the Members.

## ARTICLE VIII

### VIOLATIONS AND DEFAULTS

In the event of a violation (other than non-payment of an Assessment or fee by a Owner) of any of the provisions of the Declaration, these By-Laws, the Articles or any rules and regulations of the Association, the Association shall, after reasonable notice to cure not to exceed fifteen (15) days, have all rights and remedies provided by law and in the Declaration including without limitation the right to sue for damages, the right to injunctive relief and, in the event of a failure to pay Assessments or fees, the right to foreclose its lien as provided in the Declaration. In every such proceeding the Owner at fault shall be liable for court costs and the Association's reasonable attorney's fees. If the Association elects to enforce its lien by foreclosure, the Owner shall be required to pay a reasonable rent for his Lot during the litigation and the Association shall be entitled to the appointment of a receiver to collect such rent. A suit to collect unpaid Assessments or fees may be prosecuted by the Association without waiving the lien securing such unpaid Assessments or fees.

## ARTICLE IX

### OBLIGATIONS OF OWNERS

**Section 1. Assessments.** All Owners are obligated to pay, in accordance with the provisions of the Declaration, all Assessments imposed by the Association to meet all expenses of the Association, which may include, without limitation, liability insurance policy premiums and insurance premiums for policies to cover repair and reconstruction work in case of hurricane, fire, flood or other hazard, as more fully provided in the Declaration.

**Section 2. Delinquent Assessments.** All delinquent Assessments shall be enforced, collected or foreclosed in the manner provided in the Declaration.

## ARTICLE X

### AMENDMENT OF BY-LAWS

Except where the Declaration or the Articles provides otherwise, these By-Laws may be amended in the following manner:

(a) **Notice.** Notice of the subject matter of a proposed amendment shall be included in the notice of a meeting at which a proposed amendment is to be considered.

(b) **Resolution.** A resolution for the adoption of a proposed amendment may be proposed either (a) by the affirmative vote or written consent of the Owners holding not less than fifty-one percent (51%) of the voting power of the Members; or (b) by a majority of the Board of Directors. Members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, provided that such approval is delivered to the Secretary prior to the commencement of the meeting. The approval must be by not less than sixty-six and two-thirds percent (66 2/3%) of the total votes of the Members of the Association.

(c) **Prohibited Amendments.** No amendment may be adopted which would eliminate, modify, prejudice, abridge or otherwise adversely affect any rights benefits, privileges or priorities granted or reserved to the Developer or the holder of an Institutional Mortgage of Parcel without the consent of the Developer and such holder of an Institutional Mortgage in each instance. No amendment shall be made that is in conflict with the Articles or the Declaration.

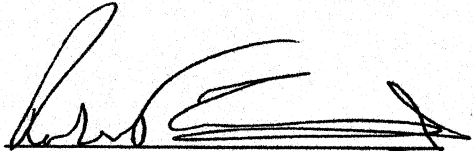
(d) **Certificate.** A copy of each amendment shall be attached to a certificate certifying that the amendment was duly adopted as an amendment of the By-Laws which certificate shall be executed by the President or Vice-President and attested by the Secretary or Assistant Secretary of the Association with the formalities of a deed. The amendment shall be effective when stated therein.

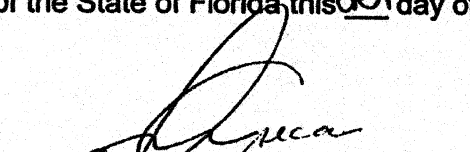
**ARTICLE XI**

**CONFLICTING PROVISIONS**

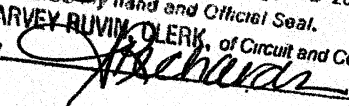
In case any of these By-Law conflict with any provisions of the laws of the State of Florida, such conflicting By-Laws shall be null and void upon final court determination to such effect, but all other By-Laws shall remain in full force and effect. In case of any conflict between the Articles and these By-Laws, the Articles shall control; and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

The foregoing were adopted as the By-Laws of CANTEL WEST INDUSTRIAL PARK, INC., a Florida corporation not-for-profit, under the laws of the State of Florida this 23 day of April, 2007

  
Secretary

  
President

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STATE OF FLORIDA, COUNTY OF DADE  
I HEREBY CERTIFY that this is a true copy of the  
original filed in this office on 4 day of  
May, A.D. 2007  
WITNESS my hand and Official Seal.  
HARVEY RUVIN, CLERK, of Circuit and County Courts  
By  D.C.





This instrument prepared by:

Juan T. O'Naghten  
Coffey, Diaz & O'Naghten  
Suite 1100  
2665 South Bayshore Drive  
Miami, Florida 33133  
(305) 285-0800

## CANTEL WEST INDUSTRIAL PARK

### DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

Cantel West Industrial Park, a general partnership organized under the laws of the State of Florida, ("Declarant"), is the owner in fee simple of certain real property located in Dade County, Florida and more particularly described on the attached Exhibit A (the "Project"). For the purpose of enhancing and protecting the value, attractiveness and desirability of the Lots constituting the Project, Declarant states that all of the real property comprising the Project and each part thereof shall be held, sold, and conveyed only subject to the following easements, covenants, conditions, and restrictions, which shall constitute covenants running with the land and shall be binding on all parties having any right, title, or interest in the above described property or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

#### I. DEFINITIONS

**Section 1.** "Association" shall mean and refer to Cantel West Industrial Park, Inc., its successors and assigns.

**Section 2.** "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the Owners and more particularly described. The Common Area to be owned by the Association at the time of conveyance of the first Lot is described on the attached Exhibit B.

**Section 3.** "Declarant" shall mean Cantel West Industrial Park, a general partnership organized under the laws of the State of Florida, and heirs, successors, and assigns provided such successors or assigns acquire more than one undeveloped Lot from Declarant for the purpose of development.

**Section 4.** "Lot" shall mean each plot of land shown on the surveys attached hereto as Exhibit C (the "Survey"), other than the Common Area.

**Section 5.** "Maintenance" shall mean the exercise of reasonable care to keep buildings, roads, landscaping, lighting, and other related improvements and fixtures in a condition comparable to their original condition, normal wear and tear excepted. Maintenance of landscaping shall further mean the exercise of generally accepted garden management practices necessary to promote a healthy, weed-free environment for optimum plant growth.

**Section 6.** "Member" shall mean every person or entity who holds membership in the Association.

**Section 7.** "Mortgage" shall mean a conventional mortgage or a deed of trust held by a governmental agency or bank, savings and loan association, insurance company or other financial institution which lends money secured by real estate in the ordinary course of business.

**Section 8.** "Mortgagee" shall mean a holder of a Mortgage.

*Go Page 2  
216.50*



**Section 9.** "Owner" shall mean the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is part of the property, and shall include contract sellers, but shall not include those holding title merely as security for performance of an obligation.

**Section 10.** "Project" shall mean the subdivided real property herein described and such additions thereto as may be brought within the jurisdiction of the Association as herein provided.

**II.  
MEMBERSHIP IN ASSOCIATION; VOTING RIGHTS**

**Section 1.** Every Owner of a Lot shall be a Member of the Association; membership shall be appurtenant to and may not be separated from ownership of a Lot.

**Section 2.** The Association shall have two classes of voting Members as follows:

**Class A.** Class A Members shall all be Owners, with the exception of Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in a given lot, all such persons shall be Members and the vote for such lot shall be exercised as they may determine among themselves. In no event shall more than one vote be cast with respect to any Lot owned by Class A Members.

**Class B.** The Class B Member shall be Declarant, who shall be entitled to exercise three votes for each Lot owned. Class B membership shall cease and be converted to Class A membership when Declarant has sold 19 Lots or on July 1, 2001, whichever first occurs.

**III.  
ASSESSMENTS**

**Section 1 - Lien and Personal Obligation of Assessments.** Declarant covenants for each Lot within the Project, and each Owner of a Lot is hereby deemed to covenant by acceptance of the deed for such Lot, whether or not it shall be so expressed in the deed, to pay to the Association (1) annual assessments and (2) special assessments for capital improvements. Such assessments will be established and collected as herein provided. The annual and special assessments, together with interest, costs, and reasonable attorney fees, shall be a charge on the land and a continuing lien on each Lot against which such an assessment is made. Each such assessment, together with interest, costs, and reasonable attorney fees shall also be the personal obligation of the person or persons who owned the Lot at the time the assessment fell due, but such personal obligation shall not pass to the successors in title of such person or persons unless expressly assumed by the them.

**Section 2 - Purpose of Annual Assessments.** The annual assessments levied by the Association shall be used exclusively to promote the health, safety and welfare of the Members and for the improvement and maintenance of the Common Areas and of the improvements situated within the Project, including but not limited to the following:

- (a) Maintenance and repair of the Common Area.
- (b) Water, sewer, garbage, electrical, lighting, telephone, gas, and other necessary utility service for the Common Area.
- (c) Acquisition of furnishings and equipment for the Common Area as may be determined by the Association.
- (d) Maintenance and repair of all storm drains, sanitary sewers, and private streets within the confines of the Common Areas.
- (e) Insurance covering the full insurable replacement value of the Common Area with extended coverage.

(f) Liability insurance insuring the Association against any and all liability to the public, to any Owner, or to the invites or tenants of any Owner arising out of their occupation and/or use of the Common Area. The policy limits shall be set by the Association, and shall be reviewed at least annually and increased or decreased in the discretion of the Association.

(g) Workmen's compensation insurance to the extent necessary to comply with applicable law, and any other insurance deemed necessary by the board of directors of the Association.

(h) A standard fidelity bond covering all Members of the board of directors of the Association and all other employees of the Association in an amount to be determined by the board of directors.

(i) Any other materials, supplies, furniture, labor, services, maintenance, repairs, structural alterations, insurance, taxes, or assessments which the Association is required to secure or pay pursuant to the terms of this declaration or by law, or which shall be necessary or proper in the opinion of the board of directors of the Association for the operation of the Common Areas, for the benefit of Lot Owners, or for the enforcement of these restrictions.

(j) In addition to maintenance of the Common Area, the Association shall provide exterior maintenance for the landscaping of each Lot. In the event the need for maintenance or repair is attributable to the wilful or negligent act of Owner of a Lot, or the owner's family, guests, or invites, the cost of such maintenance or repairs shall be added to and become part of the assessment to which such Lot is subject.

**Section 3 - Annual Assessment.** The board of directors of the Association shall fix the annual assessment for each Lot, which amount shall not exceed, with respect to each Lot, an amount equal to the aggregate annual assessments for all Lots comprising the Project multiplied by the Percentage Participation set forth on the attached Exhibit D. Annual Assessments for the year in which the first Lot is sold by Declarant to an Owner shall be determined as of the first day of the month in which such sale occurs and shall be prorated for that number of months remaining in such calendar year. Thereafter, the board of directors of the Association shall determine the annual assessment on a calendar year basis.

**Section 4 - Special Assessments for Capital Improvements.** In addition to the annual assessments authorized above, the Association may levy in any assessment year a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair, or replacement of a capital improvement on the Common Area, including fixtures and personal property related thereto. Any such assessment must be approved by a majority of each class of Members.

**Section 5 - Notice and Quorum for Action Authorized under Sections 3 and 4.** Written notice of any meeting called for the purpose of taking any action authorized by Section 3 or 4 shall be sent to all Members not less than 10 nor more than 60 days in advance of such meeting. In the event the proposed action is favored by a majority of the votes cast at such meeting, but less than the requisite majority of each class of Members, Members who were not present in person or by proxy may give their assent in writing within 30 days after the date of such meeting.

**Section 6 - Commencement and Collection of Annual Assessments.** The annual assessments provided for herein shall commence as to all Lots on the first day of the month following the conveyance of the Common Area. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The board of directors shall fix the amount of the annual assessment against each Lot at least 30 days in advance of the due date thereof and shall fix the dates such amounts become due. Assessments may be payable monthly or such other longer periodic interval as the board of directors may determine. Notice of the annual assessments shall be sent to every Owner subject thereto. The Association shall, on demand and for a reasonable charge, furnish a certificate signed thereto. The Association shall, on demand and for a reasonable charge, furnish a certificate signed by an officer of the Association, setting forth whether the assessment against a specific Lot has been paid and how much remains due.

**Section 7 - Effect of Nonpayment of Assessments; Remedies of the Association.**

Any assessment not paid within 15 days after the due date shall be deemed in default, shall constitute a lien against the Lot with respect to which such assessment has been made and shall bear interest from the due date at the rate of eighteen percent (18%) per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or may foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Area or abandonment of the owner's Lot.

**Section 8 - Subordination of Assessment Lien to Mortgages.**

The assessment lien provided for herein shall be subordinate to the lien of any first mortgage. A sale or transfer of any Lot shall not affect the assessment lien; however, the sale or transfer of any Lot pursuant to a mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the assessment lien as to payments that become due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

#### IV. PROPERTY RIGHTS

**Section 1 - Owner's easements of Enjoyment.** Every Owner of a Lot shall have a right and easement of enjoyment in and to the Common Area, which right shall be appurtenant to and shall pass with the title to such Lot, subject to the following rights of the Association:

(a) The right to charge reasonable fees for the use of any facility, other than access easement and parking, situated within the Common Area;

(b) The right to suspend the right of use of facilities (other than access easements and parking) and the voting rights of any Owner for periods during which assessments against the Lot remain unpaid, and the right, after hearing by the board of directors, to suspend such rights for a period not exceeding 180 days for any infraction of the published rules and regulations of the Association;

(c) The right to dedicate or transfer all or any part of the Common Area to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed on by the Members. No such dedication or transfer shall be effective unless an instrument executed by two-thirds of each class of Members agreeing to such dedication or transfer has been duly recorded.

**Section 2 - Easements of Encroachment.** There shall exist reciprocal appurtenant easements as between adjacent Lots and between each Lot and any portion or portions of the Common Area adjacent thereto for any encroachment due to the unwilful placement, settling, or shifting of the improvements constructed, reconstructed, or altered thereon, provided such construction, reconstruction, or alteration is in accordance with the terms of this declaration. Such easement shall exist to a distance of not more than one foot as measured from any point on the common boundary between adjacent Lots, and between each Lot and any adjacent portion of the Common Area, along a line perpendicular to such boundary at such point. No easement for encroachment shall exist as to any encroachment occurring due to the wilful conduct of an Owner.

**Section 3 - Party Wall Agreements.**

(a) Some of the structures on the Lots are constructed such that they are connected to each other. Any wall which is constructed (or is intended to be constructed) on the boundary between two Lots and which serves as a wall which is shared by structures on both Lots shall be deemed a "Party Wall."

(b) The Owner of each Lot on which is constructed a Party Wall shall have the full right to use the Party Wall to support structural members of any structure erected on his Lot, and to use the Party Wall as a wall of such building. However, such use shall not injure the adjoining structure and shall not impair the party-wall support to which the adjoining structure is entitled. In the event

any structure(s) is constructed on one Lot so as to be connected in any manner to a structure constructed on another Lot, then there shall be (and there is hereby declared) cross-easements of support for each such structure(s) as well as for the installation, maintenance, repair and replacement of all utility lines and equipment serving the adjacent structure (provided that the use of this easement shall not unreasonably interfere with the structure, operation or use of the Project, the Common Area or the other Lots).

(c) When the need arises for repair or other maintenance of any part of a Party Wall, the cost of such repair shall be divided equally between the parties as to parts of the Party Wall then being used by both Owners. As to any remaining portion, the entire cost shall be borne by the Owner using that portion. If the Party Wall is totally or partially destroyed by fire or any other cause, both Owners on whose Lots whereon the Party Wall is constructed shall have the obligation to replace the Party Wall. The cost of replacement shall be borne solely by the party carrying, shall be divided equally between the Owners on whose Lots the Party Wall is constructed.

#### Section 4 - Other Easements.

(a) Easements for installation and maintenance of utilities and drainage facilities are shown on the surveys attached as Exhibit E. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may damage, interfere with, or change the direction of flow of drainage facilities in the easements. The easement area of each Lot and all improvements therein shall be continuously maintained by the Owner of such Lot, except for improvements for maintenance of which a public authority or utility company is responsible.

(b) No structure of any kind shall be built, erected, or maintained on any such easement, reservation, or right of way, and such easements, reservations, and rights of way shall at all times be open and accessible to public and quasi-public utility corporations, their employees and contractors, and shall also be open and accessible to Declarant, its successors and assigns, all of whom shall have the right and privilege of doing whatever may be necessary in, on, under, and above such locations to carry out any of the purposes for which such easements, reservations, and rights of way are reserved.

(c) There shall exist appurtenant easements of access to all private streets within the Project to Dade County for the use of County personnel and equipment on County business.

(d) If (i) any improvement constructed on the Common Area encroaches upon any Lot, (ii) any improvement constructed on a Lot encroaches upon any other Lot or upon any portion of the Common Area; or (iii) any encroachment shall hereafter occur as a result of (A) construction of improvements; (B) settling or shifting of improvements; (C) any alteration or repair to the Common Area made by or with the consent of the Association or Declarant, as appropriate, or (D) any repair or restoration of the Project (or any portion thereof) or any Lot after damage by fire or other casualty or any taking by condemnation or eminent domain proceedings of all or any portion of any Lot or the Common Area, then, in any such event, a valid easement shall exist for such encroachment and for the maintenance of same as long as its improvements, the affected Common Area or the relevant "improvements" of another Lot shall stand.

#### V. USE RESTRICTIONS

The Project shall be occupied and used only as follows:

**Section 1.** Each Lot shall be used for commercial and industrial purposes; provided, however, that no lot or any improvement thereon may be used for the operation of a massage parlor, adult book store or any other store involved in the sale, distribution, lease or exhibition of pornographic materials.

**Section 2.** No noxious or offensive activity shall be carried on in or on any Lot with the exception of the business of Declarant and the transferees of Declarant in developing all of the Lots as provided in Section 11.

**Section 3.** No sign of any kind shall be displayed to public view on a Lot or the Common Area without the prior written consent of the Association, except customary name and address signs which shall comply with such design and construction criteria as may be established from time to time by the Architectural Control Committee. Notwithstanding the foregoing, Declarant shall be entitled, for so long as it owns a Lot, to place such signs as it deems necessary to advertise for the sale and development its Lots.

**Section 4.** Nothing shall be done or kept on a Lot or on the Common Area that would increase the rate of insurance relating thereto without the prior written consent of the Association, and no Owner shall permit anything to be done or kept on the owner's Lot or the Common Area that would result in the cancellation of insurance on any structure or on any part of the Common Area, or which would be in violation of any law.

**Section 5.** No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot or on the Common Area. However, dogs, cats, and other household pets may be kept on Lots subject to such rules and regulations as may be adopted by the Association, so long a they are not kept, bred, or maintained for commercial purposes.

**Section 6.** No rubbish, trash, garbage, or other waste material shall be kept or permitted on any Lot or on the Common Area except in sanitary containers located in appropriate areas concealed from public view. No tank for the storage of oil or other fluids may be maintained on any of the Lots above the surface of the ground without written consent of the parties.

**Section 7.** No fence, hedge, wall, or other dividing instrumentality shall be constructed or maintained on any Lot, except that Declarant and the transferees of Declarant may construct fences in accordance with existing architectural plans.

**Section 8.** No outbuilding, basement, tent, shack, garage, trailer, shed, or temporary building of any kind shall be placed on any Lot.

**Section 9.** Nothing shall be altered in, construed on, or removed from the Common Area except on the written consent of the Association.

**Section 10.** No building, fence, wall, driveway, patio, patio enclosure, swimming pool, doghouse, tree house, television antenna, radio antenna, flagpole or other external improvement above or below the surface of the ground shall be erected, placed, altered, or permitted to remain on any Lot, nor shall any grading, excavation or tree removal be commenced, until the construction plan and specifications, a site grading plan and a plot plan, as may be required by the Architectural Control Committee, showing the location of the structure or improvement have been approved in writing by the Architectural Control Committee. The Architectural Control Committee shall consider such plans and specifications with regard to type, quality and use of exterior material, exterior design, location of improvements on the building plot, and proposed finished grades. The Architectural Control Committee shall consist initially of 3 persons. The Architectural Control Committee shall be appointed by majority vote of the Class B Members until such time a there are no Class B Members; thereafter, the Architectural Control Committee shall be appointed by majority vote of the board of directors of the Association. On the resignation or termination for any reason of one of the Architectural Control Committee members, the remaining members of the Architectural Control Committee shall promptly appoint a replacement, and until such appointment has been made, the remaining members shall exercise the Architectural Control Committee authority. If the licensed architect or registered engineer ceases for any reason to serve on the Architectural Control Committee, any replacement must be agreed on by a majority of the remaining members. The approval or disapproval of the Architectural Control Committee as required in these covenants shall be in writing. Written approval or disapproval must be signed by a majority of the Architectural Control Committee members and mailed or delivered to the applicant's last known address. In case

of disapproval, the Architectural Control Committee shall include a statement of the reasons for disapproval and shall indicate in a general way the kind of plans and specifications which the Architectural Control Committee to give either written approval or written disapproval of a submitted plan within 30 days after submission of the plan, by mailing such written approval or disapproval to the last known address of the applicant for approval as shown on the submitted plan, shall operate to release such building plot from the Architectural Control Committee provisions of these restrictions in regard to the submitted plan.

**Section 11.** Declarant or the transferees of Declarant shall undertake the work of developing all Lots included within the Project. The completion of that work, and the sale, rental, or other disposal of developed Lots is essential to the establishment and welfare of the Project as an ongoing community. In order that such work may be completed and the Project be established as a fully occupied community as soon as possible, nothing in this declaration shall be understood or construed to:

(a) Prevent Declarant, Declarant's transferees, or the employees, contractors, or subcontractors of Declarant or Declarant's transferees from going on any part or parts of the Project owned or controlled by Declarant or Declarant's transferees or their representatives, whatever they determine may be reasonably necessary or advisable in connection with the completion of such work;

(b) Prevent Declarant, Declarant transferees, or the employees, contractors, or subcontractors of Declarant or Declarant's transferees from constructing and maintaining on any part or parts of the Project owned or controlled by Declarant, Declarant's transferees, or their representatives, such structures as may be reasonably necessary for the completion of such work, the establishment of the Project as an industrial/commercial community, and the disposition of Lots by sale, lease, or otherwise;

(c) Prevent Declarant, Declarant's transferees, or the employees, contractors, or subcontractors of Declarant or Declarant's transferees from conducting on any part or parts of the Project property owned or controlled by Declarant or Declarant's transferees or their representatives, the business of completing such work, of establishing the Project as a industrial/commercial community, and of disposing of Lots by sale, lease, or otherwise; or

(d) Prevent Declarant, Declarant's transferees, or employees, contractors, or subcontractors of Declarant or Declarant's transferees from maintaining such sign or signs on any of the Lots owned or controlled by any of them as may be necessary in connection with the sale, lease, or otherwise of Project Lots.

As used in this section, the words "its transferees" specifically shall apply only to the transferee of Declarant pursuant to a specific assignment of Declarant's rights under the terms of this instrument.

#### **VI. OWNERS' OBLIGATION TO REPAIR**

Each owner shall, at such owner's sole cost and expense, repair the improvements located on such Owner's Lot, keeping the same in a condition comparable to the condition of such improvements at the time of its initial construction, excepting only normal wear and tear.

#### **VII. OWNERS' OBLIGATION TO REBUILD**

If all or any portion of any improvements located on a Lot is damaged or destroyed by fire or other casualty, it shall be the duty of the owner of such Lot, with all due diligence, to rebuild, repair, or reconstruct such improvements in a manner which will substantially restore it to its appearance and condition immediately prior to the casualty. Reconstruction shall be commenced



within three months after the damage by causes beyond the control of the Owner or Owners, provided that the Owner or Owners shall diligently prosecute the reconstruction.

**VIII.  
ANNEXATION OF ADDITIONAL PROPERTY**

Additional property and Common Area may be annexed to the Project with the consent of two-thirds of each class of Members.

**IX.  
GENERAL PROVISIONS**

**Section 1 - Enforcement.** Declarant, the Association, or any Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, easements, reservations, liens, and charges now or hereafter imposed by the provisions of this declaration. Failure by Declarant, the Association, or by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

**Section 2 - Severability.** Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions, which shall remain in full force an effect.

**Section 3 - Amendments.** Covenants and restrictions of this declaration may be amended by recording an instrument executed and acknowledged by not less than two-thirds of each class of Members; provided, however, that Developer may, without the consent of any other Member, vary the legal description of Lots owned by Developer (provided that he shall not affect the legal description, size, or configuration of the Common Areas or any Lot not owned at that time by Developer) by recording an instrument executed solely by Developer.

**Section 4 - Subordination.** No breach of any of the conditions herein contained or reentry by reason of such breach shall defeat or render invalid the lien of any mortgage made in good faith and for value as to the Project or any Lot therein; provided, however, that such conditions shall be binding on any Owner whose title is acquired by foreclosure, trustee's sale, or otherwise.

**Section 5 - Duration.** The covenants and restrictions of this declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Association or any Member thereof for a period of 30 years from the date hereof, and thereafter shall continue automatically in effect for additional periods of 10 years, unless otherwise agreed to in writing by the then Owners of at least two-thirds of the Project Lots.

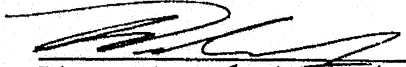
[signatures continued on next page]

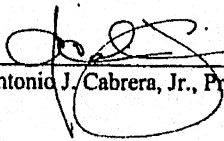
EXECUTED at Miami, Florida on July 22, 1998.

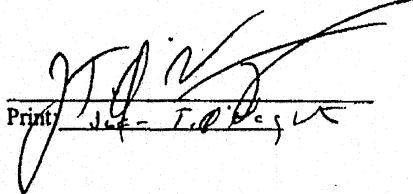
Signed, sealed and delivered  
in the presence of:

CANTEL WEST INDUSTRIAL PARK, a  
Florida general partnership

By: Cantel Warehouse Venture II, Inc., a  
general partner

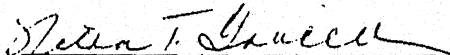
  
Print: Rubens D. Torres

By:   
Antonio J. Cabrera, Jr., President

  
Print: John F. DeS...

STATE OF FLORIDA     )  
COUNTY OF DADE     )

The foregoing instrument was acknowledged before me this 22nd day of July, 1998, by Antonio J. Cabrera Jr., as President of Cantel Warehouse Venture II, Inc., a general partner and on behalf of Cantel West Industrial Park, who is personally known to me and who did not take an oath.

  
Name:  
Notary Public, State of Florida

NOTARY PUBLIC - STATE OF FLORIDA  
NILDA T. GARCELL  
COMMISSION # CC902161  
EXPIRES 7/9/2001  
BONDED THRU ASA 1-866-NOTARY1

JOINDER BY MORTGAGEE

The undersigned SunTrust Bank, Miami, a National Association and Mortgagee under that certain mortgage from Cantel West Industrial Park, a Florida general partnership, dated February 19, 1997, recorded February 20, 1997, under Clerk's File No, 97R-75129, in Official Records Book 17535, at Page 2547, of the Public Records of Dade County, Florida, encumbering the property described in the foregoing agreement, does hereby acknowledge that the terms of this agreement are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, these presents have been executed this \_\_\_\_\_ day of July, 1998.

Witnesses:

SunTrust Bank, Miami, a National Association

*[Signature]*  
Name: *Roberto V. ...*  
*[Signature]*  
Name: *Juan T. O'Naghten*

By: *[Signature]*  
Name: *Robert Pedron*  
Title: *Vice President*  
Address:  
777 Brickell Avenue  
Miami, Florida 33133

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me by *Robert Pedron* the *Vice President* of SunTrust Bank, Miami, a National Association, on behalf of the bank. He/She is personally known to me or has produced *Photo Driver License* as identification.

Witness my signature and official seal this *22* day of July, 1998, in the County and State aforesaid.

*[Signature]*  
Notary Public in and for the State of Florida  
JUAN T O'NAGHTEN  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC669320  
MY COMMISSION EXP. AUG. 6.2001

My Commission Expires:

OFF. REC. 132110758

**EXHIBIT "A"**

**Tract 29, of FLORIDA FRUITLAND COMPANY'S SUBDIVISIONS in Section 29,  
Township 53 South, Range 40 East, according to the Plat thereof, recorded in Plat Book 2,  
Page 17, of the Public Records of Dade County, Florida, less the West 75 feet thereof.**

OFF. REC. 13211 PD759

EXHIBIT "B"

**LEGAL DESCRIPTION:**

A portion of Tract 29 of, Florida Fruit Land Company's Subdivision No. 1, of Section 29, Township 53 East, Range 40 South, according to the Plat thereof, as recorded in Plat Book 2, at Page 17 of the Public Records of Dade County Florida, being more particularly described as follows:  
 Commence at the Northwest corner of the N.W. 1/4 of said Section 29, thence S01deg44min50secE along the west line of N.W. 1/4 of said Section 29 for 990.48 feet to the Northwest corner of said Tract 29; thence N89deg42min50secE along the North line of said Tract 29 for 75.02 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence S01deg44min50secE along a line parallel with and 75.00 feet East of the west line of said Section 29 for 330.16 feet; to a Point on the South line of said Tract 29; thence N89deg43min16secE along the South line of said Tract 29 for 25.01 feet; thence N01deg44min50secW along a line parallel with and 100.00 feet East of the West line of said Section 29 for 147.19 feet; thence N89deg43min12secE for 1155.27 feet to a point of curvature of a circular curve to the right, being concave to the southwest, having a radius of 45.00 feet and a central angle of 44deg31min23sec. for an arc distance of 34.97 feet to a point; thence N01deg45min07secW along a line parallel with and 30.00 feet West of the East line of said Tract 29 for 58.51 feet to a point on a circular curve to the right, concave the Northwest having a radius of 45.00 feet, where the radial bears S42deg18min59secE; thence Southwesterly along said curve through a central angle of 44deg03min08sec for an arc distance of 34.60 feet to a point of tangency; thence S89deg43min12secW for 1155.32 feet; thence N01deg44min50secW along a line parallel with and 100.00 feet East of the West line of said Section 29 for 146.97 feet to a Point on the North line of said Tract 29; thence S89deg42min50secW along said North line of Tract 29 for 25.01 feet to the POINT OF BEGINNING. Containing 50997.18 Sq Ft, 1.17 Acres more less.

**SURVEYOR'S NOTES:**

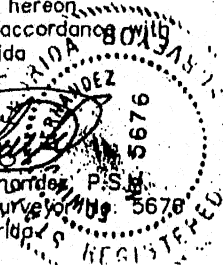
- This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- North arrow direction and bearings shown hereon are based on the West Line of the NW 1/4 of Section 39-53-40 (S01°44' 50"E)
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing parties.

**SURVEYOR'S CERTIFICATE:**

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon. I further certify that this sketch was prepared in accordance with the applicable provisions of chapter 61G17-6, Florida Administrative Code  
 Ford, Armenteros & Manucy, Inc.

Date: DECEMBER 09, 1997  
 Revision 1:  
 Revision 2:

*Edwin J. Fernandez*  
 Edwin J. Fernandez, P.S.M.  
 Reg. Land Surveyor No. 5676  
 State of Florida



**CANTEL WEST (INGRESS/EGRESS & LANDS CAPE EASEMENT)**

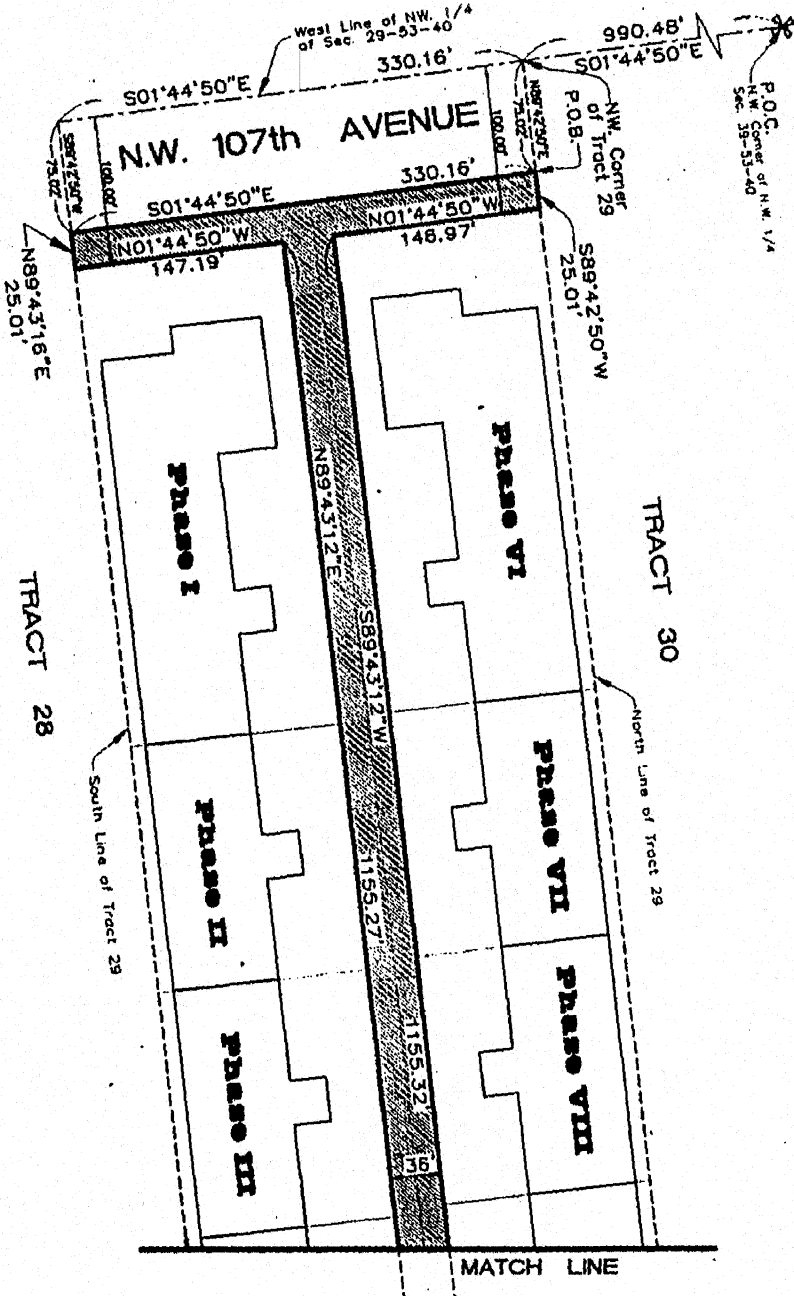


FORD, ARMENTEROS & MANUCY, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL			
SHEET NAME: NOTE			
PREPARED FOR: THE EPOCH CORPORATION			
DESIGNED BY: N/A	DATE: 5-22-1998	SHEET	
DRAWN BY: R. CABRERA	SCALE: 1" = 100'	1 of 3 SHEETS	
CHECKED BY: E. FERNANDEZ	PROJECT No: 98-099		



OFF. REC. 1821100761

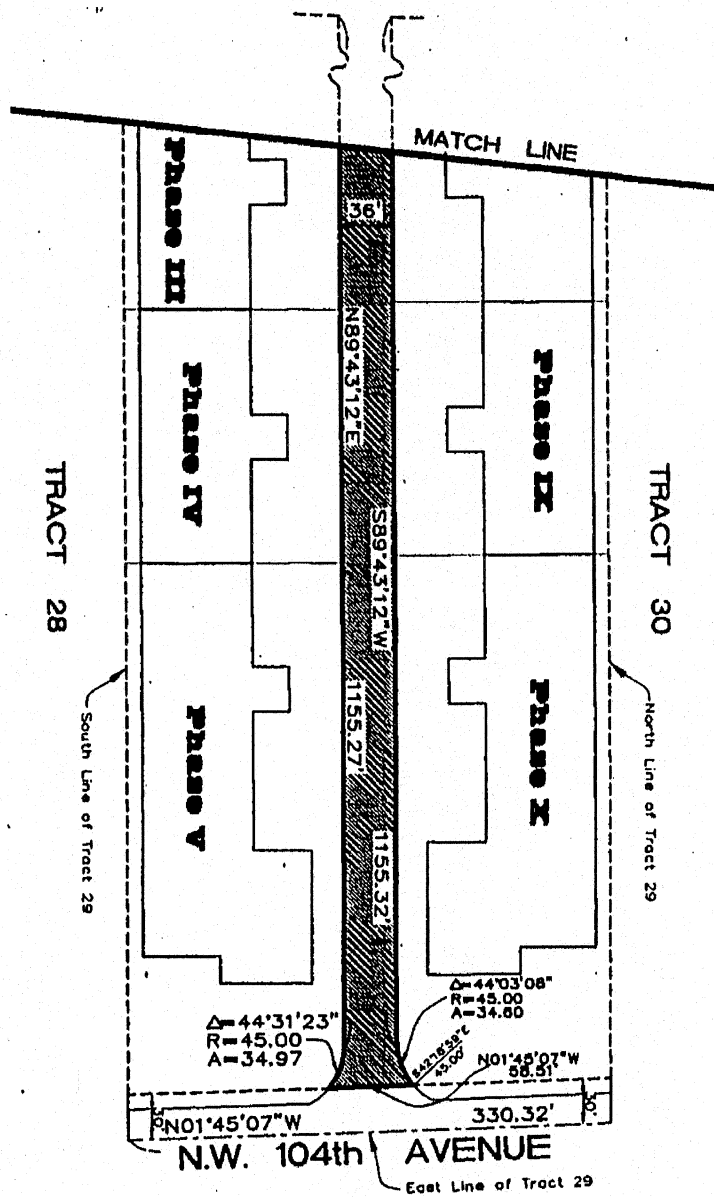


**CANTEL WEST (INGRESS/EGRESS & LANDS CAPE EASEMENT)**



FORD, ARMENTEROS & MANUCY, INC.  
 1850 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL		SHEET: 2 of 3 SHEETS
SHEET NAME: SKECH		
PREPARED FOR: THE EPOCH CORPORATION	DATE: 5-22-1998	
DESIGNED BY: N/A	SCALE: 1" = 100'	
DRAWN BY: R. CABRERA	PROJECT No: 88-089	
CHECKED BY: E. FERNANDEZ		



**LEGEND**

- P.O.C. = POINT OF COMMENCE
- P.O.B. = POINT OF BEGINNING
- P.B. = PLAT BOOK
- PG. = PAGE
- ⊕ = CENTER LINE



**CANTEL WEST (INGRESS/EGRESS & LANDS CAPE EASEMENT)**

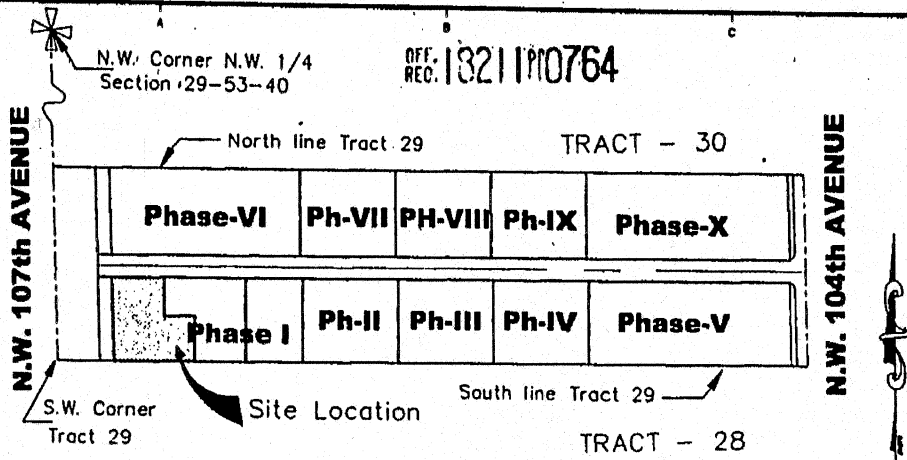


**FORD, ARMENTEROS & MANUCY, INC.**  
 1850 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL		
SHEET NAME: SKECH		
PREPARED FOR: THE EPOCH CORPORATION		
DESIGNED BY: N/A	DATE: 5-22-1998	SHEET: <b>3</b> of 3 SHEETS
DRAWN BY: R. CABRERA	SCALE: 1" = 100'	
CHECKED BY: E. FERNANDEZ	PROJECT No: 98-099	

OFF. REC. 1821110763

EXHIBIT "C"



**LOCATION MAP  
N.T.S.**

**LEGAL DESCRIPTION**

A portion of tract 29 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE of Section 29, Township 53 South, Range 40 East, according to the Plat thereof as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida. Being more particularly described as follows:

Commence at the Northwest corner of Northwest 1/4 of said Section 29; thence S01deg44min50segE along the West line of said Section 29 for 1320.64 feet to the Southwest corner of the aforementioned Tract 29; thence N89deg43min16segE along the South line of said Tract 29 for 100.03 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue N89deg43min16secE along said South line for 185.02 feet; thence N00deg16min44segW for 85.69 feet; thence S89deg43min12segW for 25.45 feet; thence N01deg16min44segW for 61.45 feet; thence S89deg43min12secW for 163.33 feet; thence S01deg44min50secE for 147.19 feet TO THE POINT OF BEGINNING Containing 25,937.55 Sq. Ft. 0.59 Acres more or less.

**SURVEYOR'S NOTES:**

- This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- Bearings shown hereon are based on an assumed value of S 01°44'50" E along The West line of N.W. 1/4, Sec. 29-53-40.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

**SURVEYOR'S CERTIFICATE:**

I hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

FORD ARMENTEROS & MANUCY, INC.

EDWIN A. FERNANDEZ, R.S.M.  
 Reg. Surveyor and Mapper LS# 5676  
 State of Florida

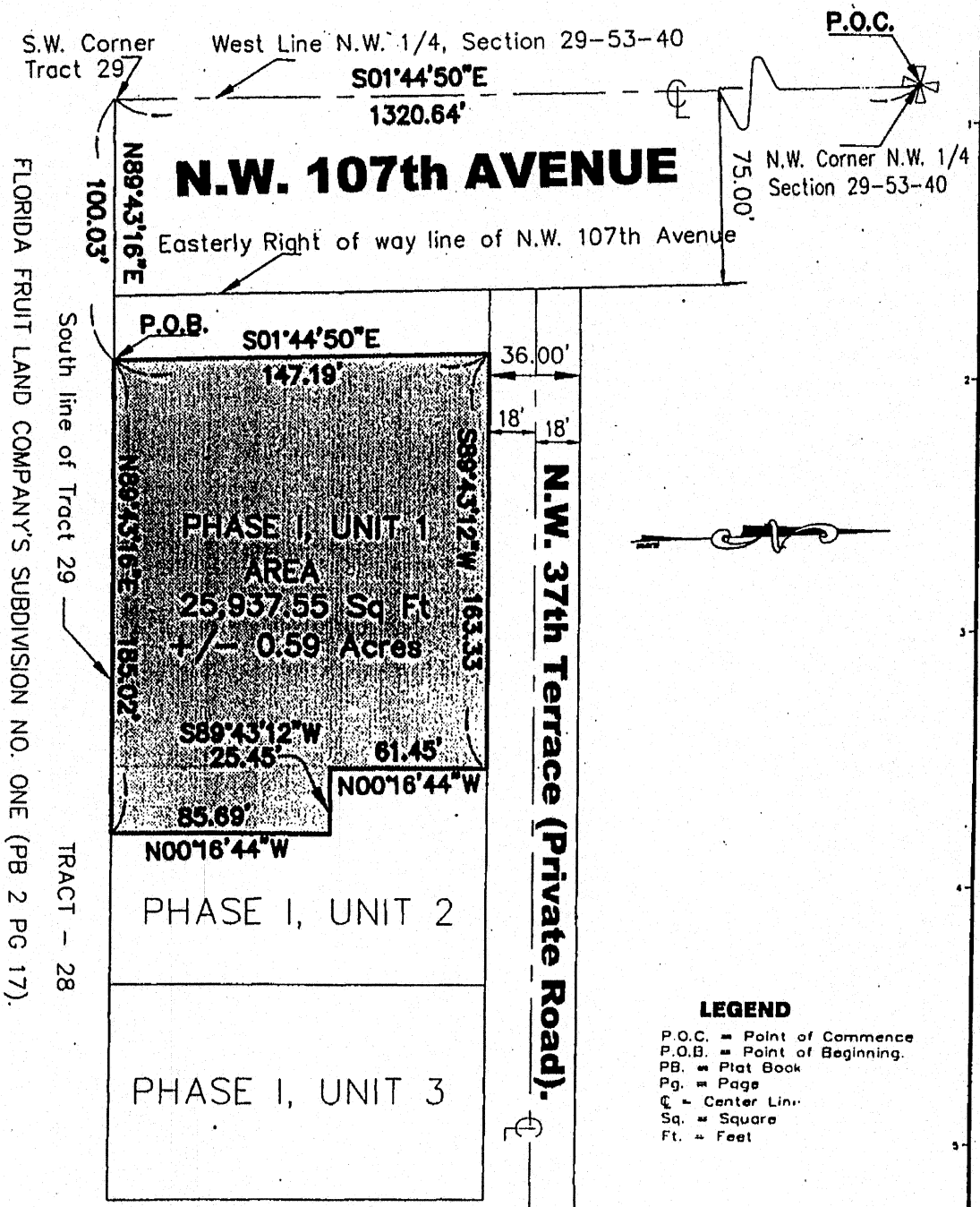
**CANTEL WEST (PHASE I - UNIT 1)**



FORD, ARMENTEROS & MANUCY, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-6472  
 FAX (305) 470-2805

TYPE OF PROJECT		SKETCH & LEGAL DESCRIPTION	
SHEET NAME		LOCATION MAP & LEGAL DESCRIPTION	
PREPARED FOR			
EPOCH CORPORATION			
DESIGNED BY:	N/A	DATE:	7-20-1998
DRAWN BY:	R. CABRERA	SCALE:	N/A
CHECKED BY:	E. FERNANDEZ	PROJECT No:	98-099
			1 of 2 SHEETS

C:\VERMINGS\98-099



FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE (PB 2 PG 17).  
TRACT - 28

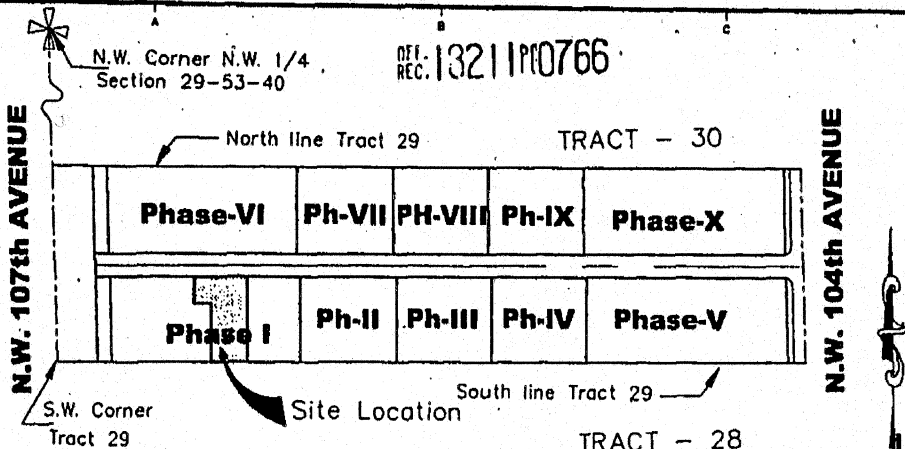
**CANTEL WEST (PHASE I - UNIT 1)**



**FORD, ARMENTEROS & MANUCY, INC.**  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION			
SHEET NAME: SKETCH			
PREPARED FOR: EPOCH CORPORATION			
DESIGNED BY: N/A	DATE: 7-20-1998	SHEET: 2	
DRAWN BY: R. CABRERA	SCALE: 1" = 50'	OF 2 SHEETS	
CHECKED BY: E. FERNANDEZ	PROJECT No: 88-089		

68-56153-101-076



**LOCATION MAP  
N.T.S.**

**LEGAL DESCRIPTION**

A portion of tract 29 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE of Section 29, Township 53 South, Range 40 East, according to the Plat thereof as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida. Being more particularly described as follows:

Commence at the Northwest corner of Northwest 1/4 of said Section 29; thence S01deg44min50segE along the West line of said Section 29 for 1320.64 feet to the Southwest corner of the aforementioned Tract 29; thence N89deg43min16segE along the South line of said Tract 29 for 285.05 feet to the POINT OF BEGINNING of the hereinafter described parcel of land ; thence continue N89deg43min16secE along said South line for 58.51 feet; thence N00deg16min44segW for 147.14 feet; thence S89deg43min12segW for 83.96 feet; thence S00deg16min44segE for 61.45 feet; thence N89deg43min12segE for 25.45 feet; thence S00deg16min44secE for 85.69 feet to the POINT OF BEGINNING. Containing 10,173.26 Sq. Ft. 0.23 Acres more or less.

**SURVEYOR'S NOTES:**

- This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- Bearings shown hereon are based on an assumed value of S 01°44'50" E along The West line of N.W. 1/4, Sec. 29-53-40.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

**SURVEYOR'S CERTIFICATE:**

I hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

FORD ARMENTEROS & MANUCY, INC.

*Edwin J. Fernandez*  
 EDWIN J. FERNANDEZ, P.S.M.  
 Reg. Surveyor and Mapper LS# 5676  
 State of Florida

**CANTEL WEST (PHASE I - UNIT 2)**



FORD, ARMENTEROS & MANUCY, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-6472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION		SHEET <b>1</b>
SHEET NAME: LOCATION MAP & LEGAL DESCRIPTION		
PREPARED FOR: EPOCH CORPORATION		
DESIGNED BY: N/A	DATE: 7-20-1998	of 2 SHEETS
DRAWN BY: R. CABRERA	SCALE: N/A	
CHECKED BY: E. FERNANDEZ	PROJECT No: 98-099	

C:\DRAWINGS\98-099



S.W. Corner Tract 29

West Line N.W. 1/4, Section 29-53-40

P.O.C.

S01°44'50"E  
1320.64'

**N.W. 107th AVENUE**

N.W. Corner N.W. 1/4 Section 29-53-40

Easterly Right of way line of N.W. 107th Avenue

FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE (PB 2 PG 17).

N89°43'16"E

South line of Tract 29

285.05'

N89°43'16"E

TRACT - 28

36.00'

18' 18'

PHASE I, UNIT 1

**N.W. 37th Terrace (Private Road)**

N89°43'12"E

25.45'

S00°16'44"E

61.45'

P.O.B.

S00°16'44"E

85.89'

PHASE I, UNIT 2

AREA

10,173.26 Sq Ft

+/- 0.23 Acres

N00°16'44"W 147.14'

PHASE I, UNIT 3

S89°43'12"W

83.96'

**LEGEND**

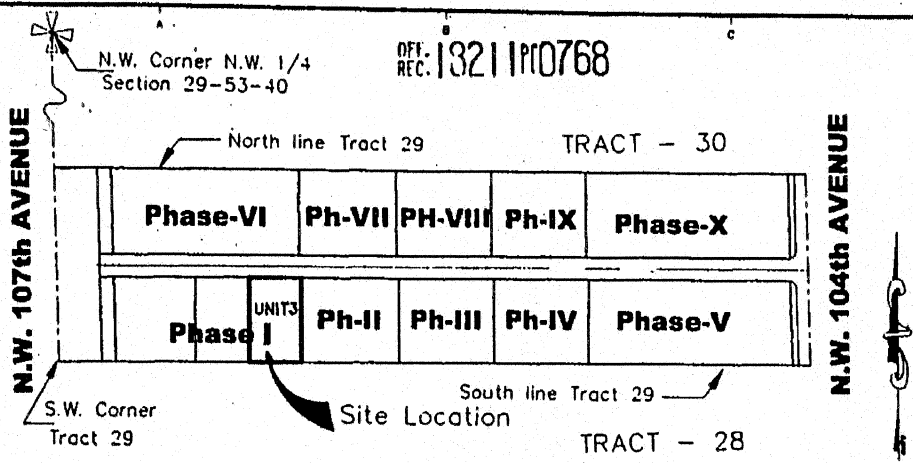
- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning.
- PB. = Plat Book
- Pg. = Page
- CL = Center Line
- Sq. = Square
- Ft. = Feet

**CANTEL WEST (PHASE I - UNIT 2)**



FORD, ARMENTEROS & MANUCY, INC.  
1950 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH. (305) 477-6472  
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION		SHEET: <b>2</b> of 2 SHEETS
SHEET NAME: SKETCH		
PREPARED FOR: EPOCH CORPORATION		
DESIGNED BY: N/A	DATE: 7-20-1998	
DRAWN BY: R. CABRERA	SCALE: 1" = 50'	
CHECKED BY: E. FERNANDEZ	PROJECT No: 88-099	



**LOCATION MAP  
N.T.S.**

**LEGAL DESCRIPTION**

A portion of tract 29 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE of Section 29, Township 53 South, Range 40 East, according to the Plat thereof as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida. Being more particularly described as follows:

Commence at the Northwest corner of Northwest 1/4 of said Section 29; thence S01deg44min50segE along the West line of said Section 29 for 1320.64 feet to the Southwest corner of the aforementioned Tract 29; thence N89deg43min16segE along the South line of said Tract 29 for 343.56 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue N89deg43min16segE along said South line for 83.96 feet; thence N00deg16min44segW for 147.14 feet; thence S89deg43min12segW for 83.96 feet; thence S00deg16min44segE for 147.14 feet to the POINT OF BEGINNING. Containing 12,355.50 Sq. Ft. 0.28 Acres more or less.

**SURVEYOR'S NOTES:**

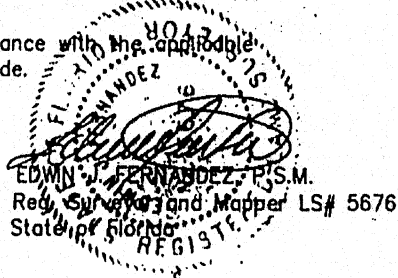
- This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- Bearings shown hereon are based on an assumed value of S 01°44'50" E along The West line of N.W. 1/4, Sec. 29-53-40.
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**SURVEYOR'S CERTIFICATE:**

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I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

FORD ARMENTEROS & MANUCY, INC.



**CANTEL WEST (PHASE I - UNIT 3)**



FORD, ARMENTEROS & MANUCY, INC.  
1950 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH. (305) 477-8472  
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION		SHEET <b>1</b> of 2 SHEETS
SHEET NAME: LOCATION MAP & LEGAL DESCRIPTION		
PREPARED FOR: EPOCH CORPORATION		
DESIGNED BY: N/A	DATE: 7-20-1998	
DRAWN BY: R. CABRERA	SCALE: N/A	
CHECKED BY: E. FERNANDEZ	PROJECT No: 88-099	

C:\DRAWINGS\98-099

OFF. REC 1321110769

S.W. Corner Tract 29

West Line N.W. 1/4, Section 29-53-40

P.O.C.

S01°44'50"E  
1320.64'

# N.W. 107th AVENUE

N.W. Corner N.W. 1/4 Section 29-53-40

Easterly Right of way line of N.W. 107th Avenue

FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE (PB 2 PG 17).

South line of Tract 29  
N89°43'16"E

343.56'

TRACT - 28

N89°43'16"E

PHASE I, UNIT 1

PHASE I, UNIT 2

P.O.B.

S00°16'44"E

147.14'

PHASE I, UNIT 3  
AREA  
12,355.50 Sq Ft  
+/- 0.28 Acres

147.14'

N00°16'44"W

36.00'

18' 18'

N.W. 37th Terrace (Private Road).

S89°43'12"W

83.96'



### LEGEND

- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning.
- PB. = Plat Book
- Pg. = Page
- CL = Center Line
- Sq. = Square
- Ft. = Feet

## CANTEL WEST (PHASE I - UNIT 3)



FORD, ARMENTEROS & MANUCY, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION

SHEET NAME: SKETCH

PREPARED FOR: EPOCH CORPORATION

DESIGNED BY: N/A

DATE: 7-20-1998

SHEET:

DRAWN BY: R. CABRERA

SCALE: 1" = 50'

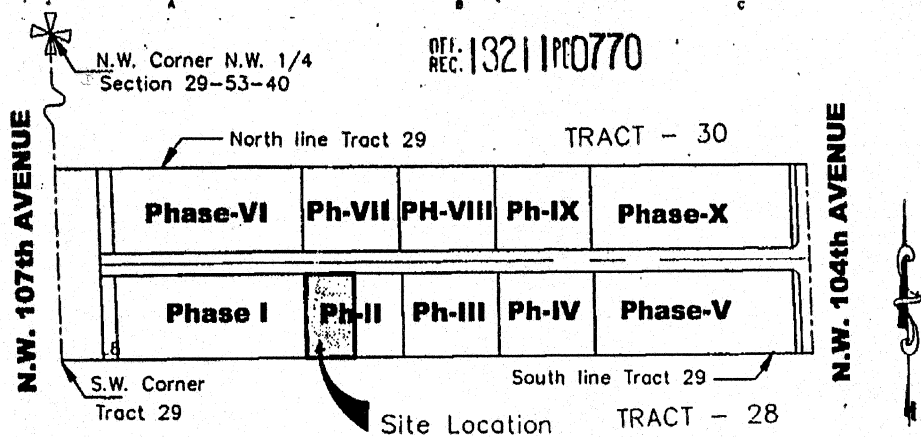
2

CHECKED BY: E. FERNANDEZ

PROJECT No: 98-099

of 2 SHEETS

88-98-98 (S) 10/10/98



**LOCATION MAP  
N.T.S.**

**LEGAL DESCRIPTION**

A portion of tract 29 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO ONE of Section 29, Township 53 South, Range 40 East, according to the Plat thereof as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida. Being more particularly described as follows:

Commence at the Northwest corner of Northwest 1/4 of said Section 29; thence S01deg44min50segE along the West line of said Section 29 for 1320.64 feet to the Southwest corner of the aforementioned Tract 29; thence N89deg43min16segE along the South line of said Tract 29 for 427.52 feet to the POINT OF BEGINNING of the hereinafter described parcel of land ; thence continue N89deg43min16segE along said South line for 83.96 feet; thence N00deg16min44segW for 147.15 feet; thence S89deg43min12segW for 83.96 feet; thence S00deg16min44segE for 147.14 feet to the POINT OF BEGINNING. Containing 12,354.35 Sq. Ft. 0.28 Acres more or less.

**SURVEYOR'S NOTES:**

- This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- Bearings shown hereon are based on an assumed value of S 01'44'50" E along The West line of N.W. 1/4, Sec. 29-53-40.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

**SURVEYOR'S CERTIFICATE:**

I hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

FORD ARMENTEROS & MANUCY, INC.

*[Signature]*  
**EDWIN J. FERNANDEZ, P.S.M.**  
 Reg. Surveyor and Mapper LS# 5876  
 State of Florida  
*[Seal]*

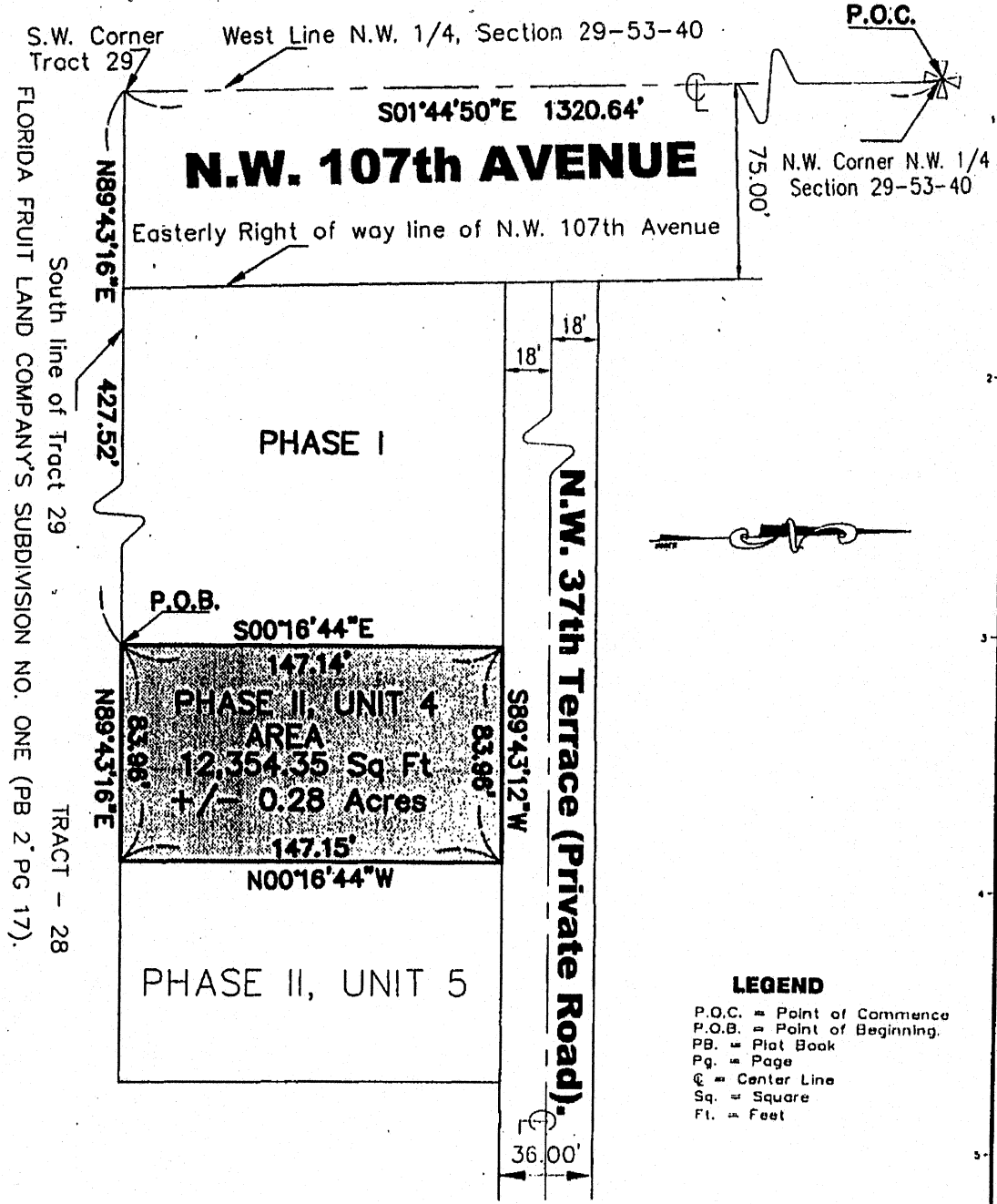
**CANTEL WEST (PHASE II, UNIT 4)**



**FORD, ARMENTEROS & MANUCY, INC.**  
 1950 N.W. 84th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION		
SHEET NAME: LOCATION MAP & LEGAL DESCRIPTION		
PREPARED FOR: EPOCH CORPORATION		
DESIGNED BY: N/A	DATE: 7-20-1988	SHEET: <b>1</b> of 2 SHEETS
DRAWN BY: R. CABRERA	SCALE: N/A	
CHECKED BY: E. FERNANDEZ	PROJECT No: 88-099	

C:\DRAWINGS\88-099



FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE (PB 2 PG 17).  
TRACT - 28

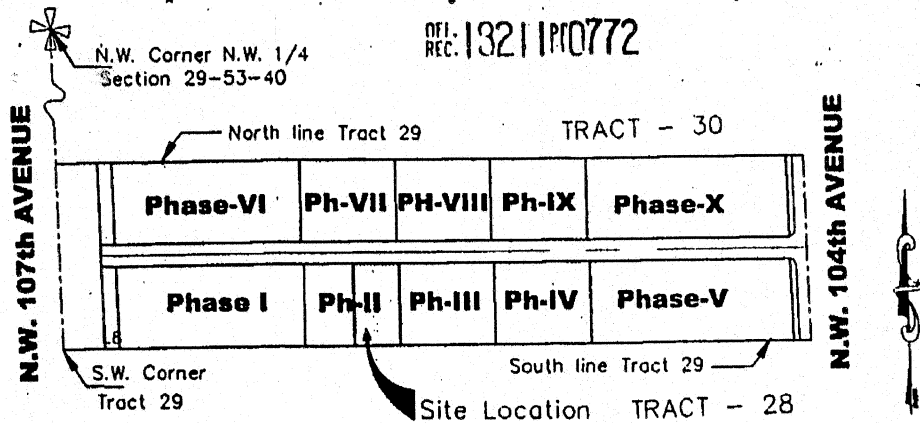
**LEGEND**  
 P.O.C. = Point of Commence  
 P.O.B. = Point of Beginning  
 PB. = Plat Book  
 Pg. = Page  
 CL = Center Line  
 Sq. = Square  
 Ft. = Feet

**CANTEL WEST (PHASE II, UNIT 4)**



FORD, ARMENTEROS & MANUCY, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-6472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION		SHEET <b>2</b> of 2 SHEETS
SHEET NAME: SKETCH		
PREPARED FOR: EPOCH CORPORATION		
DESIGNED BY: N/A	DATE: 7-20-1998	
DRAWN BY: R. CABRERA	SCALE: 1" = 50'	
CHECKED BY: E. FERNANDEZ	PROJECT No: 98-099	



**LOCATION MAP  
N.T.S.**

**LEGAL DESCRIPTION**

A portion of tract 29 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO ONE of Section 29, Township 53 South, Range 40 East, according to the Plat thereof as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida. Being more particularly described as follows:

Commence at the Northwest corner of Northwest 1/4 of said Section 29; thence S01deg44min50segE along the West line of said Section 29 for 1320.64 feet to the Southwest corner of the aforementioned Tract 29; thence N89deg43min16segE along the South line of said Tract 29 for 511.48 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue N89deg43min16secE along said South line for 83.96 feet; thence N00deg16min44segW for 147.15 feet; thence S89deg43min12segW for 83.96 feet; thence S00deg16min44segE for 147.15 feet to the POINT OF BEGINNING. Containing 12,354.50 Sq. Ft. 0.28 Acres more or less.

**SURVEYOR'S NOTES:**

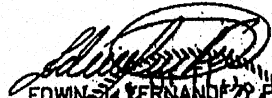
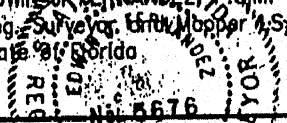
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I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

FORD ARMENTEROS & MANUCY, INC.

  
 EDWIN E. FERNANDEZ, P.E., P.S.M.  
 Reg. Surveyor & Mapper No. 5676  
 State of Florida  


**CANTEL WEST (PHASE II, UNIT 5)**



**FORD, ARMENTEROS & MANUCY, INC.**  
 1950 N.W. 84th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-6472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION		
SHEET NAME: LOCATION MAP. & LEGAL DESCRIPTION		
PREPARED FOR: EPOCH CORPORATION		
DESIGNED BY: N/A	DATE: 7-20-1998	SHEET: 1 of 2 SHEETS
DRAWN BY: R. CABRERA	SCALE: N/A	
CHECKED BY: E. FERNANDEZ	PROJECT No: 88-088	



OFF: 1321110773  
 REC: 1321110773

S.W. Corner  
 Tract 29

West Line N.W. 1/4, Section 29-53-40

P.O.C.

S01°44'50"E 1320.64'

**N.W. 107th AVENUE**

75.00'

N.W. Corner N.W. 1/4  
 Section 29-53-40

Easterly Right of way line of N.W. 107th Avenue

FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE (PB 2 PG 17)

South line of Tract 29

TRACT - 28

N89°43'16"E

511.48'

N89°43'16"E

PHASE I

PHASE II, UNIT 4

P.O.B.

S00°16'44"E

147.15'  
**PHASE II, UNIT 5  
 AREA**  
 12,354.50 Sq. Ft.  
 +/- 0.28 Acres  
 147.15'

N00°16'44"W

PHASE III

18'

18'

N.W. 37th Terrace (Private Road)

S89°43'12"W

36.00'



**LEGEND**

- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning
- PB. = Plat Book
- Pg. = Page
- CL = Center Line
- Sq. = Square
- Ft. = Feet

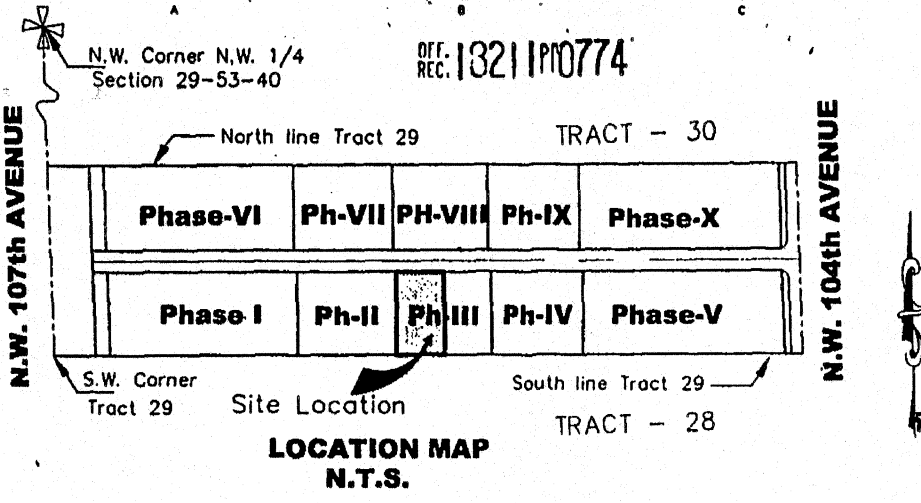
**CANTEL WEST (PHASE II, UNIT 5)**



**FORD, ARMENTEROS & MANUCY, INC.**  
 1950 N.W. 84th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION			
SHEET NAME: SKETCH			
PREPARED FOR: EPOCH CORPORATION			
DESIGNED BY: N/A	DATE: 7-20-1988	SHEET: 2	
DRAWN BY: R. CABRERA	SCALE: 1" = 50'	OF 2 SHEETS	
CHECKED BY: E. FERNANDEZ	PROJECT No: 88-099		

88-099 (SHEET 2 OF 2)



**LEGAL DESCRIPTION**

A portion of tract 29 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO ONE of Section 29, Township 53 South, Range 40 East, according to the Plat thereof as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida. Being more particularly described as follows:

Commence at the Northwest corner of Northwest 1/4 of said Section 29; thence S01deg44min50segE along the West line of said Section 29 for 1320.64 feet to the Southwest corner of the aforementioned Tract 29; thence N89deg43min16segE along the South line of said Tract 29 for 595.44 feet to the POINT OF BEGINNING of the hereinafter described parcel of land ; thence continue N89deg43min16segE along said South line for 83.96 feet; thence N00deg16min44segW for 147.15 feet; thence S89deg43min12segW for 83.96 feet; thence S00deg16min44segE for 147.15 feet to the POINT OF BEGINNING. Containing 12,354.35 Sq. Ft. 0.28 Acres more or less.

**SURVEYOR'S NOTES:**

- This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- Bearings shown hereon are based on an assumed value of S 01'44'50" E along The West line of N.W. 1/4, Sec. 29-53-40.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

**SURVEYOR'S CERTIFICATE:**

I hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

FORD ARMENTEROS & MANUCY, INC.

*[Signature]*  
 EDWIN A. FERNANDEZ, P.E.  
 Reg. Surveyor and Mapper, S# 5676  
 State of Florida  
 RE No. 13  
 No. 5676

**CANTEL WEST (PHASE III, UNIT 6)**

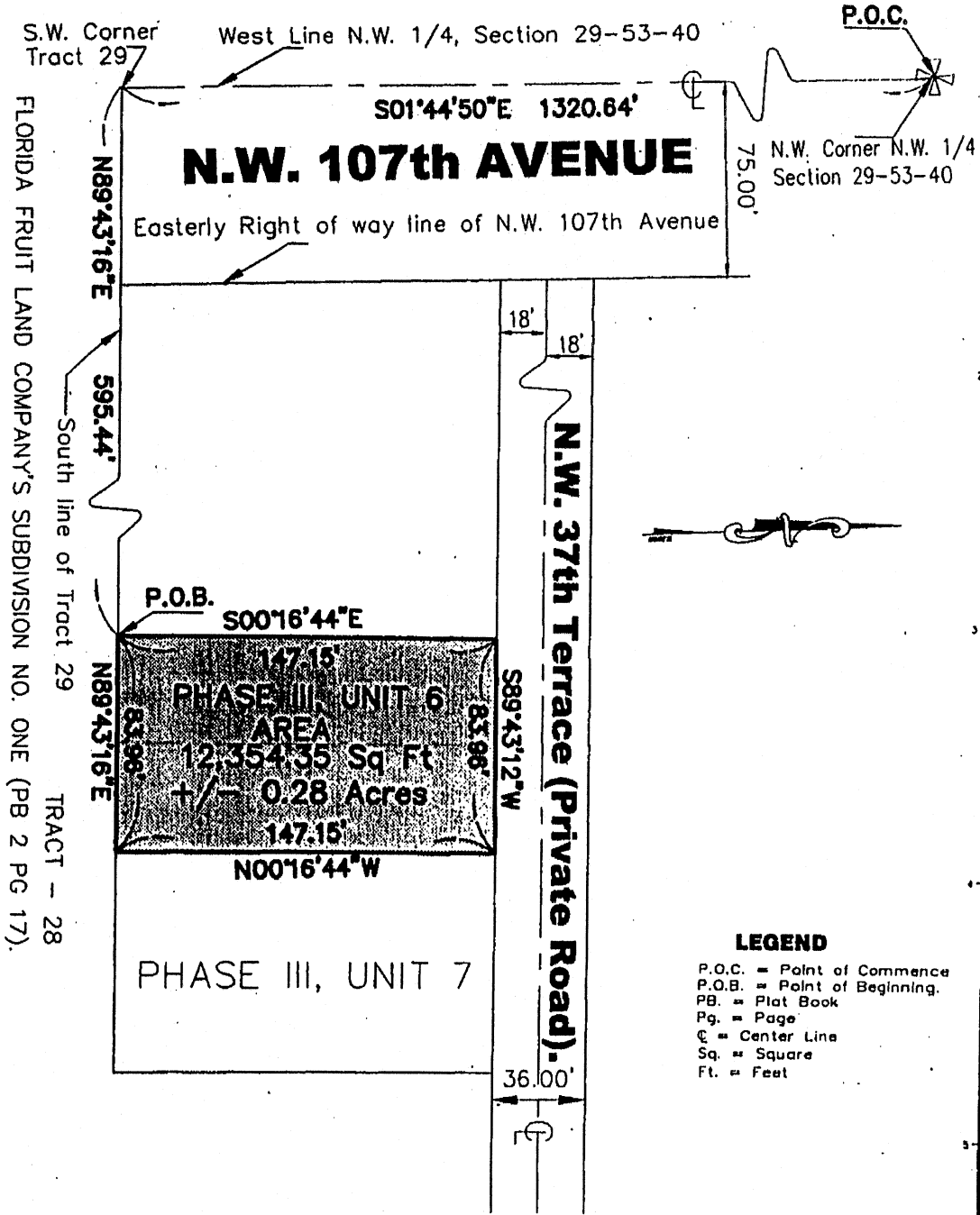


FORD, ARMENTEROS & MANUCY, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-6472  
 FAX (305) 470-2805

TYPE OF PROJECT				SKETCH & LEGAL DESCRIPTION	
SHEET NAME				LOCATION MAP. & LEGAL DESCRIPTION	
PREPARED FOR				EPOCH CORPORATION	
DESIGNED BY:	N/A	DATE:	7-20-1998	SHEET	
DRAWN BY:	R. CABRERA	SCALE:	N/A	1	
CHECKED BY:	E. FERNANDEZ	PROJECT No:	88-098	of 2 SHEETS	

2. URBANICSD-08

OFF. 13211PC0775  
REC. 13211PC0775



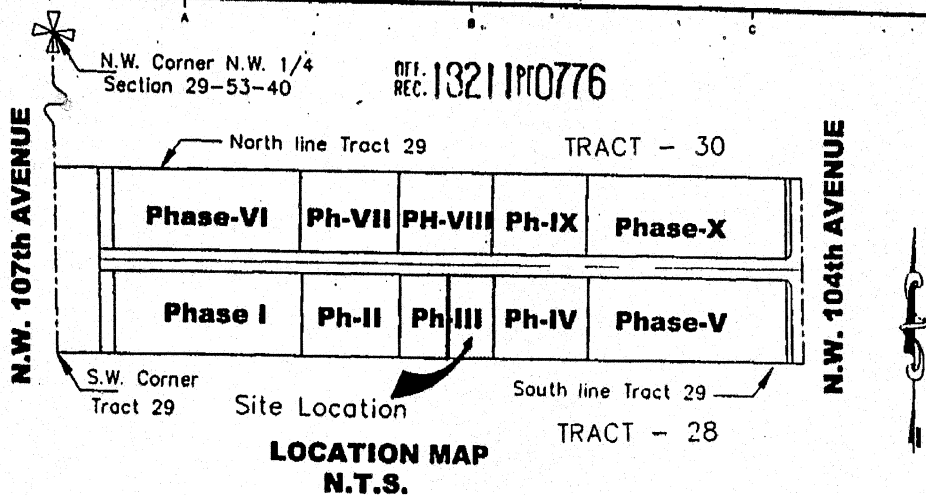
**CANTEL WEST (PHASE III, UNIT 6)**



FORD, ARMENTEROS & MANUCY, INC.  
1950 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH. (305) 477-8472  
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION			
SHEET NAME: SKETCH			
PREPARED FOR: EPOCH CORPORATION			
DESIGNED BY: N/A	DATE: 7-20-1998	SHEET: 2	
DRAWN BY: R. CABRERA	SCALE: 1" = 50'	of 2 SHEETS	
CHECKED BY: E. FERNANDEZ	PROJECT NO: 98-098		

C:\VOLUME3\98-098



**LEGAL DESCRIPTION**

A portion of tract 29 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO ONE of Section 29, Township 53 South, Range 40 East, according to the Plat thereof as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida. Being more particularly described as follows:

Commence at the Northwest corner of Northwest 1/4 of said Section 29; thence S01deg44min50segE along the West line of said Section 29 for 1320.64 feet to the Southwest corner of the aforementioned Tract 29; thence N89deg43min16segE along the South line of said Tract 29 for 679.40 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue N89deg43min16secE along said South line for 83.96 feet; thence N00deg16min44segW for 147.15 feet; thence S89deg43min12segW for 83.96 feet; thence S00deg16min44segE for 147.15 feet to the POINT OF BEGINNING. Containing 12,354.50 Sq. Ft. 0.28 Acres more or less.

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FORD ARMENTEROS & MANUCY, INC.

*[Signature]*  
 EDWIN J. FERNANDEZ, P.S.M.  
 Reg. Surveyor and Mapper, LS# 5676  
 State of Florida  
 No. 5676  
 SURVEYOR

**CANTEL WEST (PHASE III, UNIT 7)**



FORD, ARMENTEROS & MANUCY, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION		
SHEET NAME: LOCATION MAP, & LEGAL DESCRIPTION		
PREPARED FOR: EPOCH CORPORATION		
DESIGNED BY: N/A	DATE: 7-20-1998	SHEET: 1
DRAWN BY: R. CABRERA	SCALE: N/A	1 OF 2 SHEETS
CHECKED BY: E. FERNANDEZ	PROJECT No: 98-099	

C:\DRAWINGS\98-099

OFF. REC. 1821 110777

S.W. Corner Tract 29

West Line N.W. 1/4, Section 29-53-40

P.O.C.

S01°44'50"E 1320.64'

**N.W. 107th AVENUE**

N.W. Corner N.W. 1/4 Section 29-53-40

Easterly Right of way line of N.W. 107th Avenue

FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE (PB 2 PG 17).

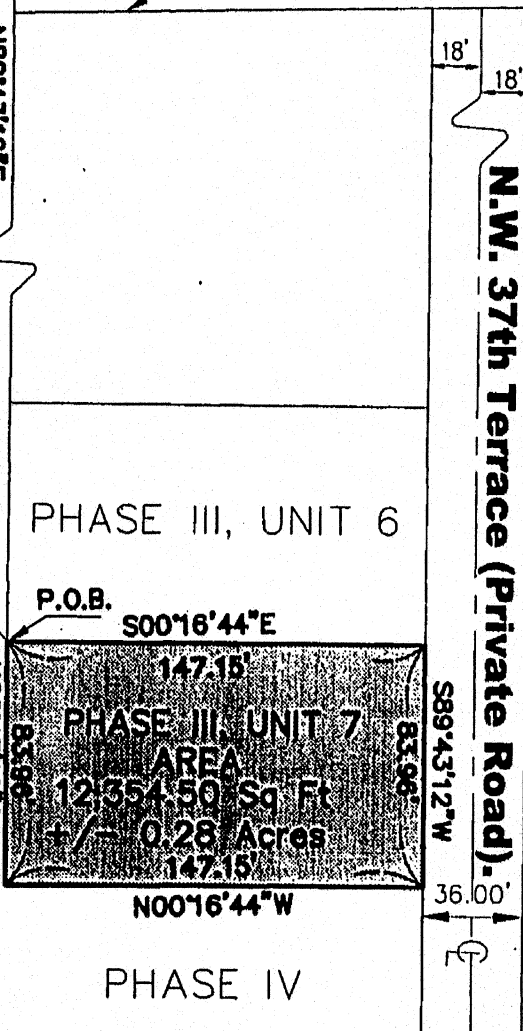
South line of Tract 29

N89°43'16"E

679.40'

TRACT - 28

N89°43'16"E



**LEGEND**

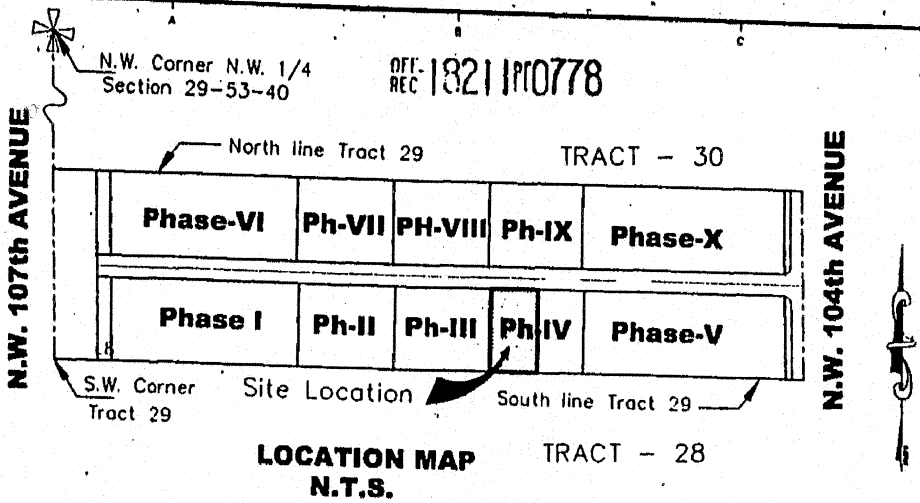
- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning.
- PB. = Plat Book
- Pg. = Page
- CL = Center Line
- Sq. = Square
- Ft. = Feet

**CANTEL WEST (PHASE III, UNIT 7)**



FORD, ARMENTEROS & MANUCY, INC.  
 1950 N.W. 84th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION			
SHEET NAME: SKETCH			
PREPARED FOR: EPOCH CORPORATION			
DESIGNED BY: N/A	DATE: 7-20-1998	SHEET: 2	
DRAWN BY: R. CABRERA	SCALE: 1" = 50'	of 2 SHEETS	
CHECKED BY: E. FERNANDEZ	PROJECT No: 88-098		



N.W. Corner N.W. 1/4 Section 29-53-40 OFF. REC 1821 110778

**LOCATION MAP  
N.T.S.**

**LEGAL DESCRIPTION**

A portion of tract 29 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO ONE of Section 29, Township 53 South, Range 40 East, according to the Plat thereof as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida. Being more particularly described as follows:

Commence at the Northwest corner of Northwest 1/4 of said Section 29; thence S01deg44min50segE along the West line of said Section 29 for 1320.64 feet to the Southwest corner of the aforementioned Tract 29; thence N89deg43min16segE along the South line of said Tract 29 for 763.36 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue N89deg43min16segE along said South line for 83.96' feet; thence N00deg16min44segW for 147.15 feet; thence S89deg43min12segW for 83.96 feet; thence S00deg16min44segE for 147.15 feet to the POINT OF BEGINNING. Containing 12,354.35 Sq. Ft. 0.28 Acres more or less.

**SURVEYOR'S NOTES:**

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**SURVEYOR'S CERTIFICATE:**


I hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

FORD ARMENTEROS & MANUCY, INC.

*Edwin J. Fernandez*  
 EDWIN J. FERNANDEZ, P.S.M.  
 Reg. Surveyor and Mapper LS# 5676  
 State of Florida  
 RE No. 5676

**CANTEL WEST (PHASE IV, UNIT 8)**

 FORD, ARMENTEROS & MANUCY, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
 FAX (305) 470-2805

TYPE OF PROJECT	SKETCH & LEGAL DESCRIPTION		
SHEET NAME	LOCATION MAP & LEGAL DESCRIPTION		
PREPARED FOR	EPOCH CORPORATION		
DESIGNED BY	N/A	DATE	7-20-1998
DRAWN BY	R. CABRERA	SCALE	N/A
CHECKED BY	E. FERNANDEZ	PROJECT No.	88-089
		SHEET	1
			of 2 SHEETS

C:\P\ARMENTEROS\198-089



OFF. REC. 18211P0779

S.W. Corner Tract 29

West Line N.W. 1/4, Section 29-53-40

P.O.C.

S01°44'50"E 1320.64'

53.32'

**N.W. 107th AVENUE**

N.W. Corner N.W. 1/4 Section 29-53-40

Easterly Right of way line of N.W. 107th Avenue

FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE (PB 2 PG 17).

N89°43'16"E

763.36

South line of Tract 29

TRACT - 28

N89°43'16"E

P.O.B.

S00°16'44"E

147.15'

PHASE IV, UNIT 8

AREA

12,354.35 Sq Ft

+/- 0.28 Acres

147.15'

PHASE IV UNIT 9

N.W. 37th Terrace (Private Road)

18'

18'

S89°43'12"W

83.96'

83.96'

36.00'



**LEGEND**

- P.O.C. = Point of Commence
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- PB. = Plat Book
- Pg. = Page
- CL = Center Line
- Sq. = Square
- Ft. = Feet

**CANTEL WEST (PHASE IV, UNIT 8)**



FORD, ARMENTEROS & MANUCY, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION

SHEET NAME: SKETCH

PREPARED FOR: EPOCH CORPORATION

DESIGNED BY: N/A DATE: 7-20-1998

DRAWN BY: R. CABRERA SCALE: 1" = 50'

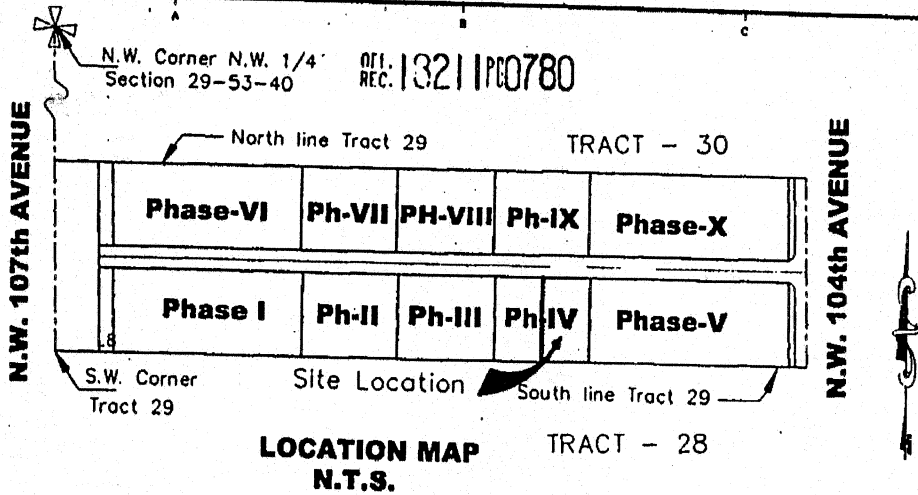
CHECKED BY: E. FERNANDEZ PROJECT No: 88-099

SHEET:

2

of 2 SHEETS

C:\DRAWINGS\98-099



**LEGAL DESCRIPTION**

A portion of tract 29 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO ONE of Section 29, Township 53 South; Range 40 East, according to the Plat thereof as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida. Being more particularly described as follows:

Commence at the Northwest corner of Northwest 1/4 of said Section 29; thence S01deg44min50segE along the West line of said Section 29 for 1320.64 feet to the Southwest corner of the aforementioned Tract 29; thence N89deg43min16segE along the South line of said Tract 29 for 847.32 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue N89deg43min16segE along said South line for 83.96' feet; thence N00deg16min44segW for 147.16 feet; thence S89deg43min12segW for 83.96 feet; thence S00deg16min44segE for 147.15 feet to the POINT OF BEGINNING. Containing 12,354.50 Sq. Ft. 0.28 Acres more or less.

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I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

FORD ARMENTEROS & MANUCY, INC.

*[Signature]*  
 EDWIN J. FERNANDEZ, P.S.M.  
 Reg. Surveyor and Mapper LS# 5676  
 State of Florida  
 No. 5676

**CANTEL WEST (PHASE IV, UNIT 9)**



FORD, ARMENTEROS & MANUCY, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION		
SHEET NAME: LOCATION MAP. & LEGAL DESCRIPTION		
PREPARED FOR: EPOCH CORPORATION		
DESIGNED BY: N/A	DATE: 7-20-1998	SHEET: 1
DRAWN BY: R. CABRERA	SCALE: N/A	1 OF 2 SHEETS
CHECKED BY: E. FERNANDEZ	PROJECT No: 98-099	

C:\DRAWINGS\98-099

REC: 13211P0781

S.W. Corner Tract 29

West Line N.W. 1/4, Section 29-53-40

P.O.C.

S01°44'50"E 1320.64'

53.32'

# N.W. 107th AVENUE

N.W. Corner N.W. 1/4 Section 29-53-40

Easterly Right of way line of N.W. 107th Avenue

75.00'

FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE (PB 2 PG 17).

NB9°43'16"E

South line of Tract 29

847.32'

TRACT - 28

PHASE IV UNIT 8

P.O.B.

S00°16'44"E

NB9°43'16"E

147.15'

**PHASE IV, UNIT 9 AREA**

12,354.35 Sq Ft

± 0.28 Acres

63.98'

N00°16'44"W

SB9°43'12"W

36.00'

N.W. 37th Terrace (Private Road)



### LEGEND

- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning
- PB. = Plat Book
- Pg. = Page
- CL = Center Line
- Sq. = Square
- Ft. = Feet

## CANTEL WEST (PHASE IV, UNIT 9)

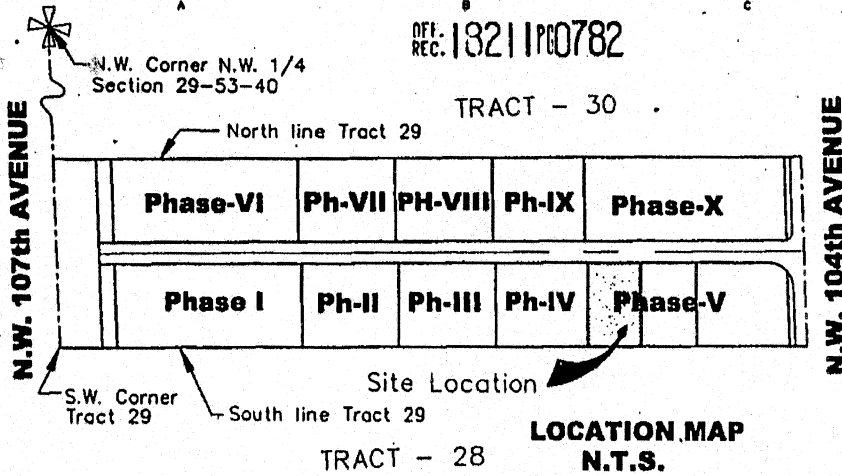


FORD, ARMENTEROS & MANUCY, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION		
SHEET NAME: SKETCH		
PREPARED FOR: EPOCH CORPORATION		
DESIGNED BY: N/A	DATE: 7-20-1998	SHEET: 2
DRAWN BY: R. CABRERA	SCALE: 1" = 50'	2 of 2 SHEETS
CHECKED BY: E. FERNANDEZ	PROJECT NO: 98-089	

98-089-001

OFF. REC. 18211 PG 0782



**LEGAL DESCRIPTION**

A portion of tract 29 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE of Section 29, Township 53 South, Range 40 East, according to the Plat thereof as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida. Being more particularly described as follows:

Commence at the Northwest corner of Northwest 1/4 of said Section 29; thence S01deg44min50segE along the West line of said Section 29 for 1320.64 feet to the Southwest corner of the aforementioned Tract 29; thence N89deg43min16segE along the South line of said Tract 29 for 931.28 feet to the POINT OF BEGINNING of the hereinafter described parcel of land ; thence continue N89deg43min16secE along said South line for 83.96 feet; thence N00deg16min44segW for 147.16 feet; thence S89deg43min12secW for 83.96 feet; thence S00deg16min44secE for 147.16 feet to the POINT OF BEGINNING. containing 12,355.21 Sq Ft 0.28 Acres more or less

**SURVEYOR'S NOTES:**

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FORD ARMENTEROS & MANUCY, INC.

*Edwin A. Fernandez*  
 EDWIN A. FERNANDEZ, P.S.M.  
 Reg. Surveyor and Mapper LS# 5676  
 State of Florida  
 No. 5676

**CANTEL WEST (PHASE V, UNIT 10)**



FORD, ARMENTEROS & MANUCY, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION			
SHEET NAME: LOCATION MAP & LEGAL DESCRIPTION			
PREPARED FOR: EPOCH CORPORATION			
DESIGNED BY: N/A	DATE: 7-20-1998	SHEET: 1	
DRAWN BY: R. CABRERA	SCALE: N/A	of 2 SHEETS	
CHECKED BY: E. FERNANDEZ	PROJECT No: 98-099		

C:\MANUCY\98-099

S.W. Corner Tract 29

West Line N.W. 1/4, Section 29-53-40

P.O.C.

S01°44'50"E 1320.64'

**N.W. 107th AVENUE**

Easterly Right of way line of N.W. 107th Avenue

75.00'

N.W. Corner N.W. 1/4 Section 29-53-40

N89°43'16"E 931.28'

P.O.B.

S00°16'44"E

147.16'

**PHASE V, UNIT 10 AREA**

12,355.21 Sq. Ft

+/- 0.28 Acres

147.16'

N00°16'44"W

FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE (PB 2 PG 17).

TRACT - 28

South line of Tract 29

**N.W. 37th Terrace (Private Road)**

S89°43'12"W

PHASE V UNIT 11

PHASE V UNIT 12

$\Delta = 44'31'23''$   
 $R = 45.00$   
 $A = 34.97$

S49°18'14"E

136.27'

N01°45'07"W

**N.W. 104th AVENUE**

East line of Tract 29



**LEGEND**

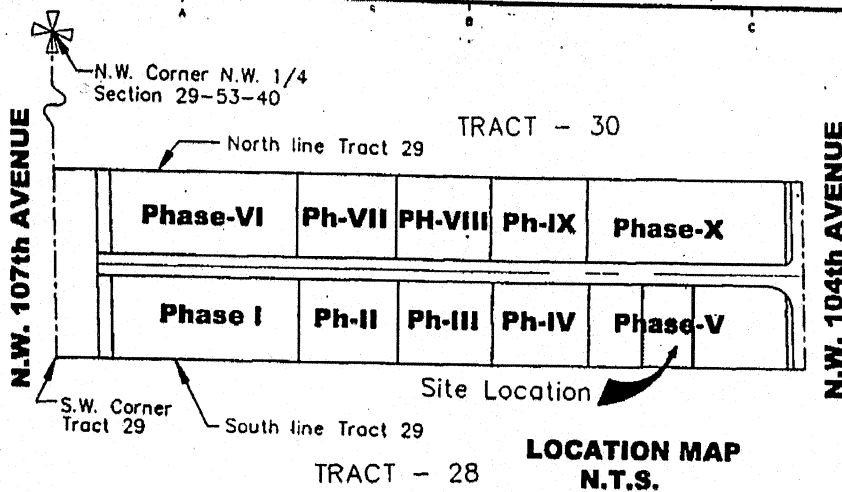
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- PB. = Plat Book
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**CANTEL WEST (PHASE V, UNIT 10)**



**FORD, ARMENTEROS & MANUCY, INC.**  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION			
SHEET NAME: SKETCH			
PREPARED FOR: EPOCH CORPORATION			
DESIGNED BY: N/A	DATE: 7-20-1998	SHEET	
DRAWN BY: R. CABRERA	SCALE: 1" = 50'	<b>2</b> of 2 SHEETS	
CHECKED BY: E. FERNANDEZ	PROJECT No: 88-089		



**LEGAL DESCRIPTION**

A portion of tract 29 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE of Section 29, Township 53 South, Range 40 East, according to the Plat thereof as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida, Being more particularly described as follows:

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FORD ARMENTEROS & MANUCY, INC.

*[Signature]*  
 EDWIN J. FERNANDEZ, P.E.  
 Reg. Surveyor and Mapper L# 5676  
 State of Florida  
 N.J. 5676

**CANTEL WEST (PHASE V, UNIT 11)**



FORD, ARMENTEROS & MANUCY, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION			
SHEET NAME: LOCATION MAP & LEGAL DESCRIPTION			
PREPARED FOR: EPOCH CORPORATION			
DESIGNED BY: N/A	DATE: 7-20-1998	SHEET: 1	
DRAWN BY: R. CABRERA	SCALE: N/A.	OF 2 SHEETS	
CHECKED BY: E. FERNANDEZ	PROJECT No: 88-099		



S.W. Corner Tract 29

West Line N.W. 1/4, Section 29-53-40

P.O.C.

S01°44'50"E 1320.64'

**N.W. 107th AVENUE**

N.W. Corner N.W. 1/4 Section 29-53-40

Easterly Right of way line of N.W. 107th Avenue

N89°43'16"E

75.00'

TRACT - 28

1015.24'

PHASE V UNIT 10

P.O.B.

S00°16'44"E

N89°43'16"E

147.16'

PHASE V UNIT 11 AREA

12,355.55 Sq. Ft.

+/- 0.28 Acres

147.16'

N00°16'44"W

S89°43'12"W

South line of Tract 29

PHASE V UNIT 12

$\Delta = 44^{\circ}31'23"$   
 $R = 45.00$   
 $A = 34.97$

S49°18'14"E

136.27'

N01°45'07"W

**N.W. 104th AVENUE**

East line of Tract 29



**LEGEND**

- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning
- PB. = Plat Book
- Pg. = Page
- CL = Center Line
- Sq. = Square
- Ft. = Feet

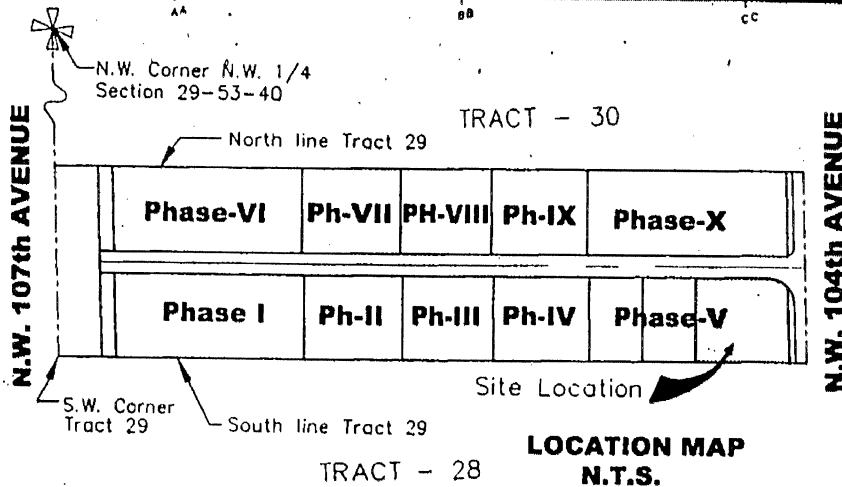
FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE (PB. 2 PG. 17)

**CANTEL WEST (PHASE V, UNIT 11)**



FORD, ARMENTEROS & MANUCY, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION		2 of 2 SHEETS
SHEET NAME: SKETCH		
PREPARED FOR: EPOCH CORPORATION		
DESIGNED BY: N/A	DATE: 7-20-1998	
DRAWN BY: R. CABRERA	SCALE: 1" = 50'	
CHECKED BY: E. FERNANDEZ	PROJECT No: 98-099	



**LEGAL DESCRIPTION**

A portion of tract 29 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE of Section 29, Township 53 South, Range 40 East, according to the Plat thereof as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida. Being more particularly described as follows:

Commence at the Northwest corner of Northwest 1/4 of said Section 29; thence S01deg44min50segE along the West line of said Section 29 for 1320.64 feet to the Southwest corner of the aforementioned Tract 29; thence N89deg43min16segE along the South line of said Tract 29 for 1099.20 feet to the POINT OF BEGINNING of the hereinafter described parcel of land ; thence continue N89deg43min16segE along said South line for 188.15 feet; thence N01deg45min07segW along a line parallel with and 30.00 feet West of the East line of said Tract 29 for 136.27 feet to a point on the arc of a circular curve being concave to the southwest, said point bears S49deg18min14secE; from the center of said curve, having a radius of 45.00 feet thence Northwestly along the arc of said circular curve to the left, through a central angle of 44deg31min23sec for an arc distance of 34.97 feet to a point of tangency; thence S89deg43min12secW for 152.35 feet; thence S00deg16min44secE for 147.16 feet to the POINT OF BEGINNING. Containing 27,311.63 Sq. Ft.=0.63 Acres more or less.

**SURVEYOR'S NOTES:**

- This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- Bearings shown hereon are based on an assumed value of S 01°44'50" E along The West line of N.W. 1/4, Sec. 29-53-40.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

**SURVEYOR'S CERTIFICATE:**

I hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

FORD ARMENTEROS & MANUCY, INC.

*Edwin V. Fernandez*  
 EDWIN V. FERNANDEZ, P.S.M.  
 Reg. Surveyor and Mapper, LS# 5676  
 State of Florida  
 No. 5676

**CANTEL WEST (PHASE V, UNIT 12)**



FORD, ARMENTEROS & MANUCY, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION			
SHEET NAME: LOCATION MAP. & LEGAL DESCRIPTION			
PREPARED FOR: EPOCH CORPORATION			
DESIGNED BY: N/A	DATE: 7-20-1998	SHEET: 1	
DRAWN BY: R. CABRERA	SCALE: N/A.		
CHECKED BY: E. FERNANDEZ	PROJECT No: 98-089	of 2 SHEETS	

S.W. Corner Tract 29

West Line N.W. 1/4, Section 29-53-40

P.O.C.

S01°44'50"E 1320.64'

**N.W. 107th AVENUE**

Easterly Right of way line of N.W. 107th Avenue

75.00'

N.W. Corner N.W. 1/4 Section 29-53-40

FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE (Pgs. 2, Pg. 17)

TRACT - 28

N89°43'16"E

1099.20'

PHASE V UNIT 10

PHASE V UNIT 11

P.O.B.

S00°16'44"E

147.16'

PHASE V UNIT 12

AREA

27,311.65 Sq. Ft.

0.63 Acres

South line of Tract 29

N89°43'16"E

S89°43'12"W

18'

18'

S11°31'23"E  
145.00'

S49°18'14"E  
156.27'

N01°45'07"W

**N.W. 104th AVENUE**

East line of Tract 29



**LEGEND**

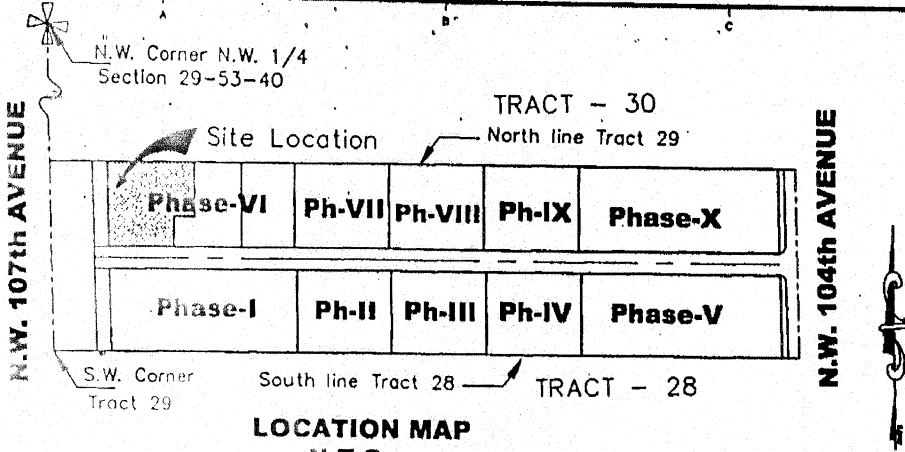
- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning
- P.B. = Plat Book
- Pg. = Page
- CL = Center Line
- Sq. = Square
- Ft. = Feet

**CANTEL WEST (PHASE V, UNIT 12)**



FORD, ARMENTEROS & MANUCY, INC.  
1850 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH: (305) 477-8472  
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION		
SHEET NAME: SKETCH		
PREPARED FOR: EPOCH CORPORATION		
DESIGNED BY: N/A	DATE: 7-20-1988	SHEET: <b>2</b> of 2 SHEETS
DRAWN BY: R. CABRERA	SCALE: 1" = 50'	
CHECKED BY: E. FERNANDEZ	PROJECT No: 88-099	



**LOCATION MAP  
N.T.S.  
LEGAL DESCRIPTION**

A portion of tract 29 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE of Section 29, Township 53 South, Range 40 East, according to the Plat thereof as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida. Being more particularly described as follows:

Commence at the Northwest corner of Northwest 1/4 of said Section 29; thence S 01deg44min50secE along the West line of said Section 29 for 1320.64 feet to the Southwest corner of the aforementioned Tract 29; thence N89deg43min16secE along the South line of said Tract 29 for 1287.35 feet; thence N01deg45min07secW along a line parallel with and 30.00 feet East of the East line of said Tract 29 for 330.30 feet to a point on the North line of said Tract 28; thence S89deg42min50secW along the North line of said Tract 29 for 998.82 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue S89deg42min50secW along said North line of Tract 29 for 188.47 feet; to a Point, said point lying on a line parallel with and 100.00 feet East of the West line of N.W. 1/4 of said Section 29 thence S01deg44min50secE along said line for 146.97 feet; thence N89deg43min12secE for 159.30 feet; thence S01deg17min10secW for 61.25 feet thence S89deg42min50secW for 25.45 feet; thence N01deg17min10secW for 85.69 feet to the POINT OF BEGINNING Containing 25,858.29 Sq Ft 0.59 Acres more or less.

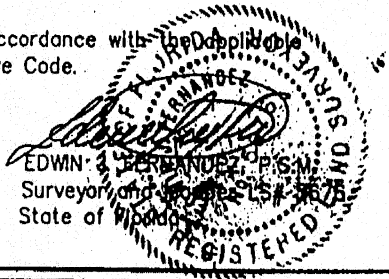
**SURVEYOR'S NOTES:**

- This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- Bearings shown hereon are based on an assumed value of S 01°44'50" E along the West line of N.W. 1/4, Sec. 29-53-40.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

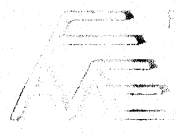
**SURVEYOR'S CERTIFICATE:**

I hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.  
I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

FORD ARMENTEROS & MANUCY, INC.

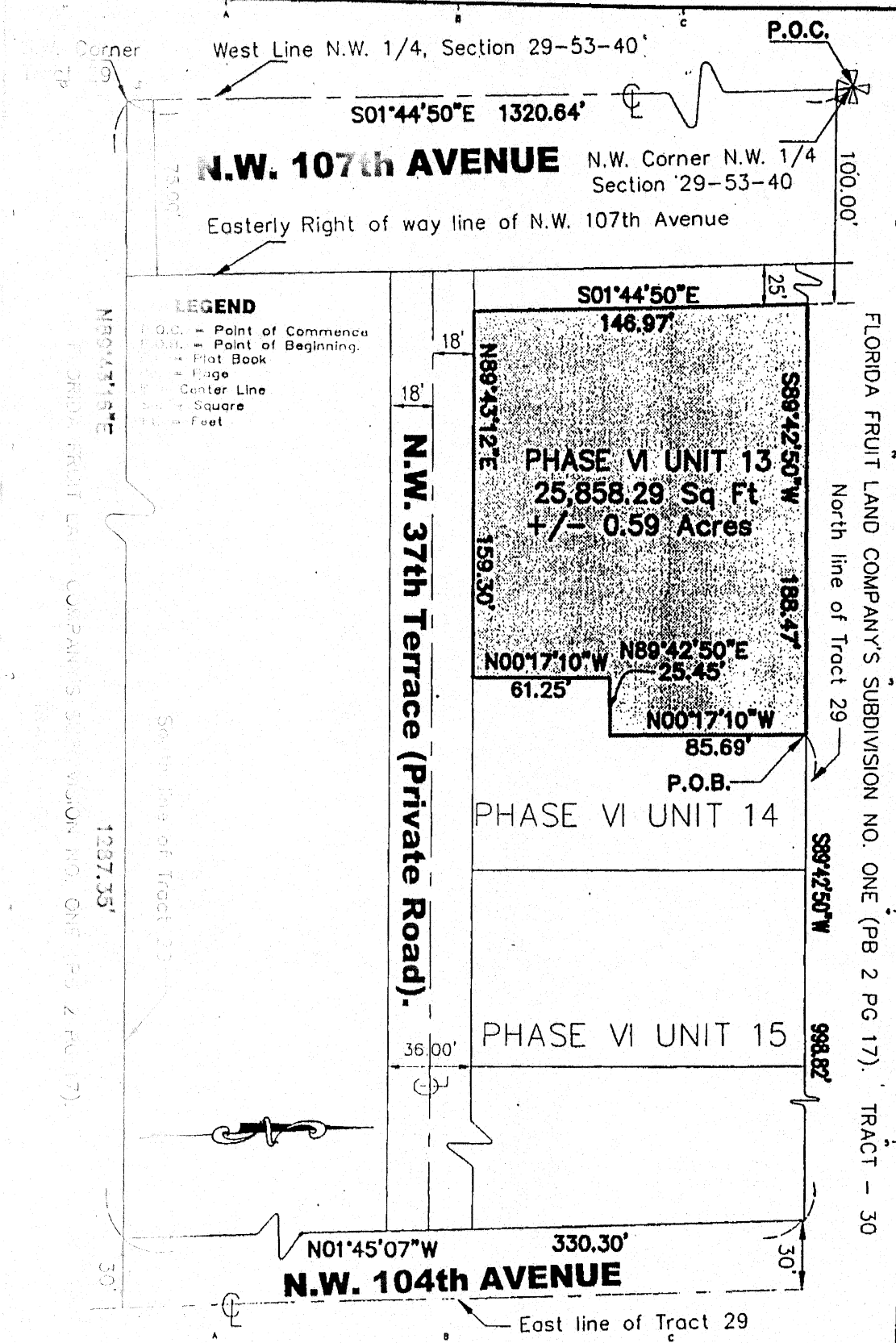


**CANTEL WEST (PHASE VI, UNIT 13)**



FORD, ARMENTEROS & MANUCY, INC.  
1850 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH. (305) 477-6472  
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION			
SHEET NAME: LOCATION MAP & LEGAL DESCRIPTION			
PREPARED FOR: EPOCH CORPORATION			
DESIGNED BY: N/A	DATE: 7-20-1998	SHEET	
DRAWN BY: R. CABRERA	SCALE: N/A	1 of 2 SHEETS	
CHECKED BY: E. FERNANDEZ	PROJECT No: 98-099		



**CANTEL WEST (PHASE VI, UNIT 13)**

**FORD, ARMENTEROS & MANUCY, INC.**  
 1800 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-6472  
 FAX (305) 470-2805

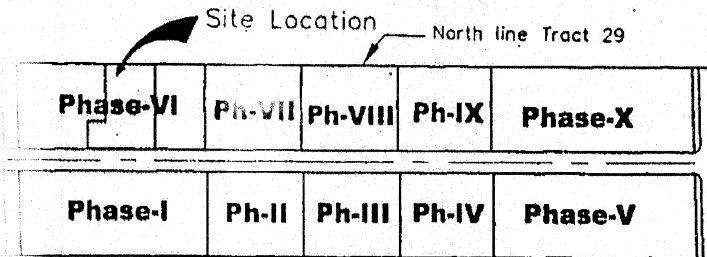
TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION			
SHEET NAME: SKETCH			
PREPARED FOR: EPOCH CORPORATION			
DESIGNED BY: N/A	DATE: 7-20-1998	SHEET	
DRAWN BY: R. CABRERA	SCALE: 1" = 50'	2	
CHECKED BY: E. FERNANDEZ	PROJECT NO: 88-099	or 2 SHEETS	

N.W. Corner N.W. 1/4  
Section 29-53-40

OFF. REC. 1821100790

TRACT - 30

N.W. 94th AVENUE



N.W. 104th AVENUE

N.W. Corner Section 29 South line Tract 28 TRACT - 28

**LOCATION MAP  
N.T.S.**

**LEGAL DESCRIPTION**

A portion of Tract 29 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE of Section 29, Township 23 South, Range 40 East, according to the Plat thereof as recorded in Plat No. 2 of Page 7, of the Public Records of Dade County, Florida. Being more particularly described as follows:

Commence at the Northwest corner of Northwest 1/4 of said Section 29; thence N01deg44'50" E along the West line of said Section 29 for 1320.64 feet to the Southwest corner of the aforementioned Tract 29; thence N89deg43min16sec E along the South line of said Tract 29 for 1287.35 feet; thence N01deg45min07sec W along a line parallel with and 30.00 feet West of the East line of said Tract 29 for 330.30 feet to a point on the North line of said Tract 29; thence S89deg42min50sec W along the North line of said Tract 29 for 940.31 feet to the NW corner of the hereinafter described parcel of land; thence continue S89deg42min50sec W along the North line of Tract 29 for 58.51 feet; thence S00deg17min10sec E for 85.69 feet; thence S89deg42min50sec W for 25.45 feet; thence S00deg17min10sec E for 61.25 feet; thence N01deg44'50" E for 83.96 feet; thence N00deg17min10sec W for 146.95 feet; to the NW corner of said parcel containing 10,156.36 Sq. Ft. , 0.23 Acres more or less.

**SURVEYOR'S NOTES:**

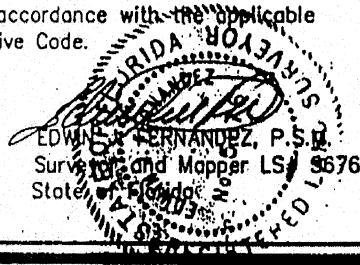
- This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the boundary shown hereon.
- Bearings shown hereon are based on an assumed value of S 01'44'50" E along the West line of N.W. 1/4, Sec. 29-53-40.
- It is not to be used without the signature and the original raised seal of a Florida Licensed Surveyor.
- Any additions or deletions to survey maps or reports by other than the original surveyor or parties is prohibited without written consent of the signing party or parties.

**SURVEYOR'S CERTIFICATE:**

I hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the parcel as described hereon.

I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

EDWARD ARMENTEROS & MANUCY, INC.



**CANTEL WEST (PHASE VI, UNIT 14)**

EDWARD ARMENTEROS & MANUCY, INC.  
1501 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH. (305) 477-8472  
FAX (305) 470-2805

TYPE OF PROJECT			SKETCH & LEGAL DESCRIPTION		
SHEET NAME			LOCATION MAP & LEGAL DESCRIPTION		
PREPARED FOR:			EPOCH CORPORATION		
DESIGNED BY:	N/A	DATE:	7-20-1998	SHEET:	
DRAWN BY:	R. CABRERA	SCALE:	N/A	1	
CHECKED BY:	E. FERNANDEZ	PROJECT NO.:	98-099	of 2 SHEETS	

West Line N.W. 1/4, Section 29-53-40

P.O.C.

S01°44'50"E 1320.64'

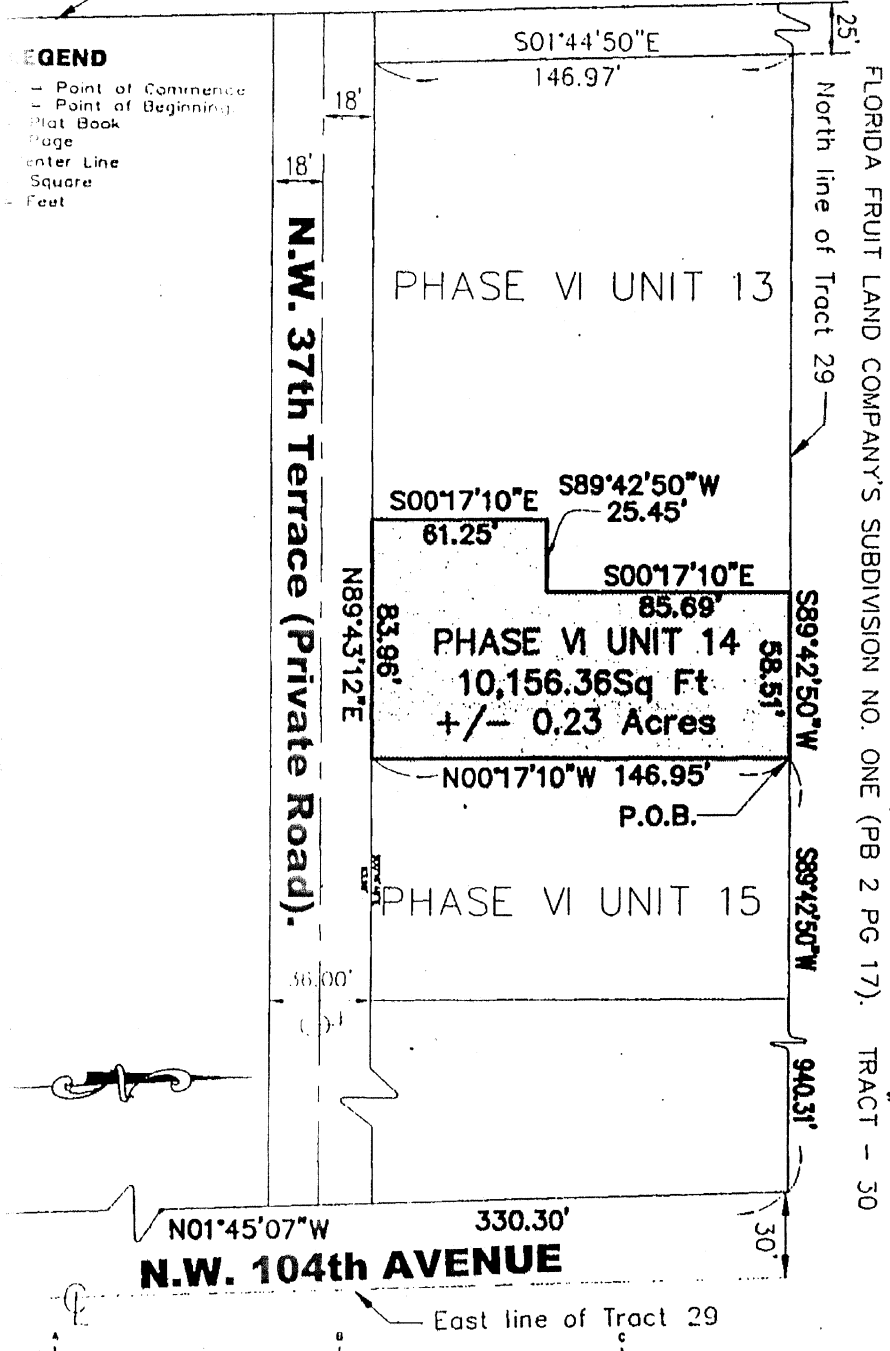
**N.W. 107th AVENUE**

N.W. Corner N.W. 1/4  
Section 29-53-40

Easterly Right of way line of N.W. 107th Avenue

**LEGEND**

- Point of Commence
- Point of Beginning
- Plat Book
- Page
- Center Line
- Square
- Feet



FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE (PB 2 PG 17). TRACT - 30

**CANTEL WEST (PHASE VI, UNIT 14)**

ARMENTEROS & MANUCY, INC.  
N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH. (305) 477-6472  
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION	
SHEET NAME: SKETCH	
PREPARED FOR: EPOCH CORPORATION	DATE: 7-20-1998
DESIGNED BY: N/A	SCALE: 1" = 50'
DRAWN BY: R. CABRERA	PROJECT No: 98-099
CHECKED BY: E. FERNANDEZ	

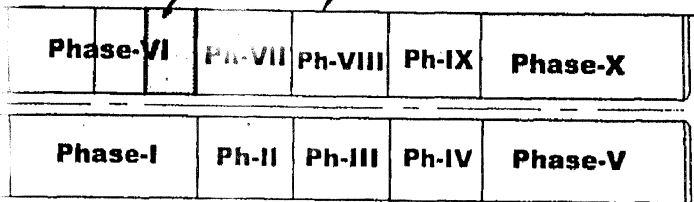
**2**  
of 2 SHEETS



N.W. Corner N.W. 1/4  
Section 29-53-40

OFF. REC. 1321100792

Site Location TRACT - 30  
North line Tract 29



N.W. 104th AVENUE

W. Corner South line Tract 28  
Tract 29 TRACT - 28

**LOCATION MAP  
N.T.S.**

**LEGAL DESCRIPTION**

Tract 29 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE of Section 29 South, Range 40 East, according to the Plat thereof as recorded in Plat No. 17, of the Public Records of Dade County, Florida. Being more particularly as follows:

Beginning at the Northwest corner of Northwest 1/4 of said Section 29; thence S 02degE along the West line of said Section 29 for 1320.64 feet to the Southwest corner of the aforementioned Tract 29; thence N89deg43min16secE along the South line of said Tract 29 for 1287.35 feet; thence N01'45'07"W along a line parallel with and 30.00 feet from the West line of said Tract 29 for 330.30 feet to a point on the North line of said Tract 29; thence S89'42'50"W along the North line of said Tract 29 for 856.35 feet to the beginning of the hereinafter described parcel of land; thence continue S89'42'50"W along the North line of Tract 29 for 83.96 feet; thence S00deg17min10secE for 146.95 feet; thence N12'E for 83.96 feet; thence N00'17'10"W for 146.95 feet to the beginning. Containing 12,337.92 Sq. Ft. , 0.28 Acres more or less.

**SURVEYOR'S NOTES:**

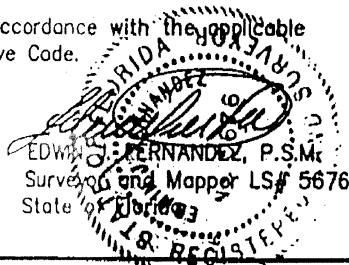
This is a Boundary Survey, but only a GRAPHIC DEPICTION of the boundary is shown hereon. The bearings and distances shown hereon are based on an assumed value of S 01'44'50" E along the West line of N.W. 1/4, Sec. 29-53-40. It is the policy of the Surveyor to not add, delete or modify any additions or deletions to survey maps or reports by other than the Surveyor. Any additions or deletions to survey maps or reports by other than the Surveyor or parties is prohibited without written consent of the signing Surveyor.

**SURVEYOR'S CERTIFICATE:**

I, the undersigned, do hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the parcel of land described herein.

That this sketch was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

ARMENTEROS & MANUCY, INC.



**ANTEL WEST (PHASE VI, UNIT 15)**

ARMENTEROS & MANUCY, INC.  
1000 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH. (305) 477-6472  
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION		SHEET: 1	
SHEET NAME: LOCATION MAP & LEGAL DESCRIPTION		of 2 SHEETS	
PREPARED FOR: EPOCH CORPORATION		DATE: 7-20-1998	
DESIGNED BY: N/A	SCALE: N/A		
DRAWN BY: R. CABRERA	PROJECT NO: 98-099		
CHECKED BY: E. FERNANDEZ			

West Line N.W. 1/4, Section 29-53-40

P.O.C.

S01°44'50"E 1320.64'

**N.W. 107th AVENUE**

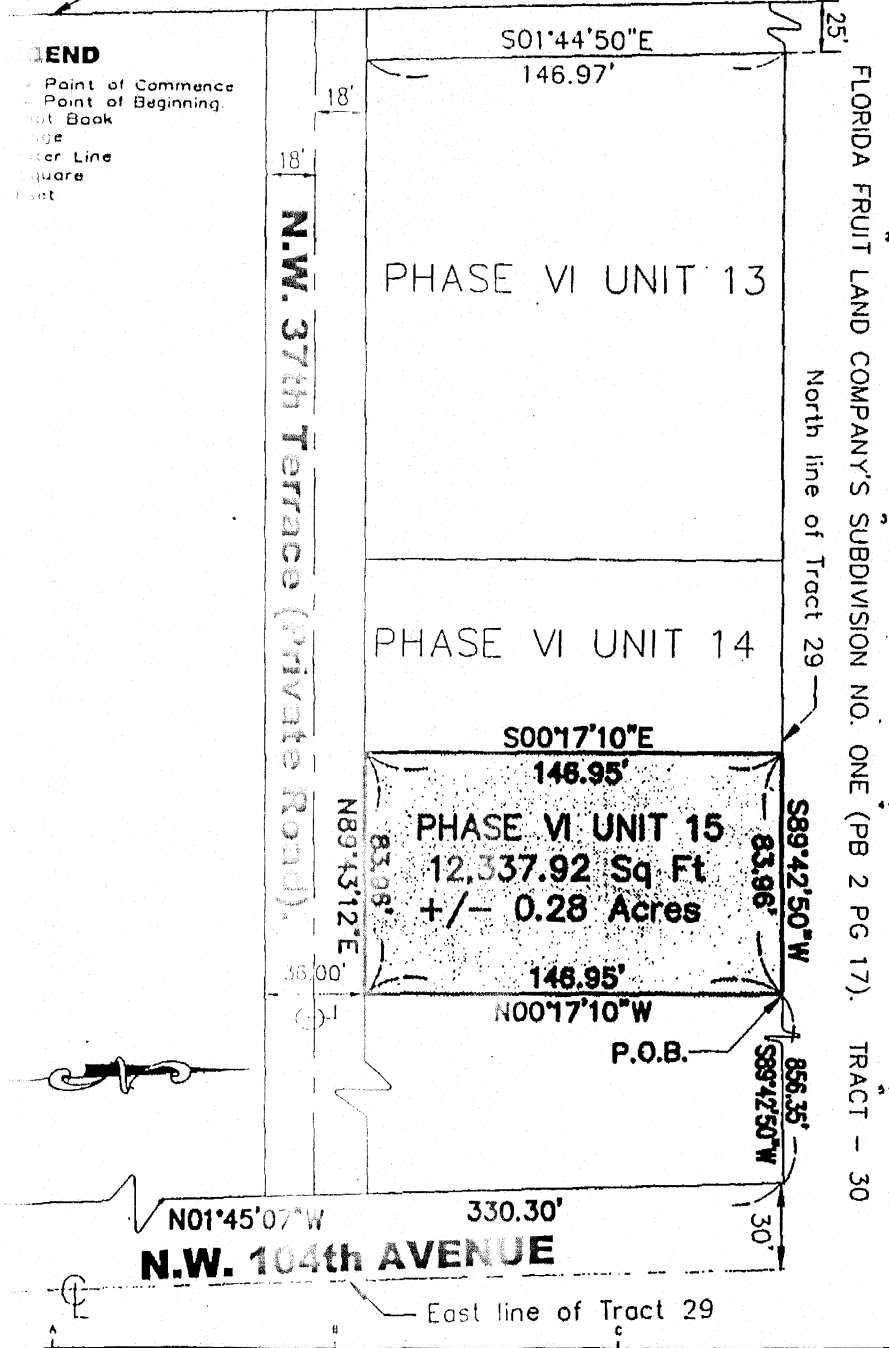
N.W. Corner N.W. 1/4  
Section 29-53-40

Easterly Right of way line of N.W. 107th Avenue

**LEGEND**

- Point of Commence
- Point of Beginning
- Lot Book
- Page
- Center Line
- Square
- Foot

FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE (PB 2 PG 17)  
 TRACT - 29

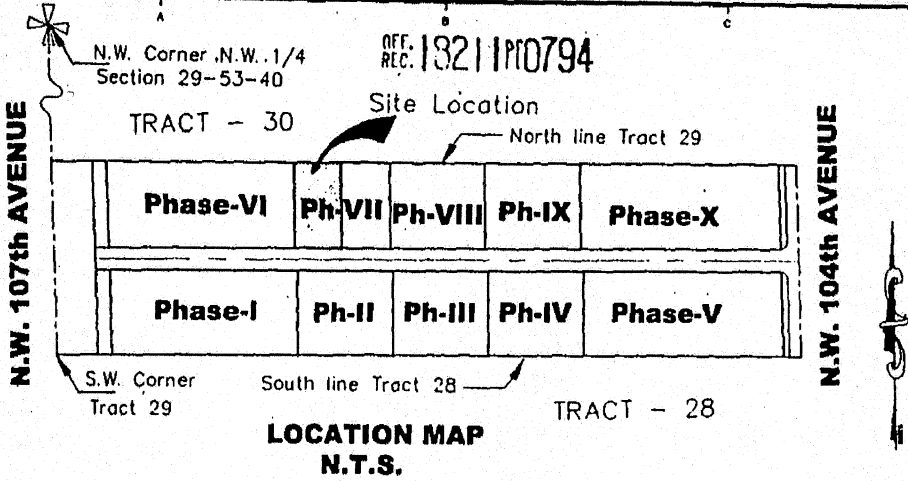


FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE (PB 2 PG 17). TRACT - 30

**CANTEL WEST (PHASE VI, UNIT 15)**

ARMENTEROS & MANUCY, INC.  
 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-6472  
 FAX (305) 470-2805

TITLE OF PROJECT: SKETCH & LEGAL DESCRIPTION		SHEET: 2
SKETCH NAME: SKETCH		
PAYOR/OWNER: EPOCH CORPORATION		of 2 SHEETS
DESIGNED BY: N/A	DATE: 7-20-1998	
DRAWN BY: R. CABRERA	SCALE: 1" = 50'	
CHECKED BY: E. FERNANDEZ	PROJECT No: 98-099	



**LEGAL DESCRIPTION**

A portion of tract 29 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE of Section 29, Township 53 South, Range 40 East, according to the Plat thereof as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida. Being more particularly described as follows:

Commence at the Northwest corner of Northwest 1/4 of said Section 29; thence S01deg44min50segE along the West line of said Section 29 for 1320.64 feet to the Southwest corner of the aforementioned Tract 29; thence N89deg43min16segE along the South line of said Tract 29 for 1287.35 feet; thence N01'45'07"W along a line parallel with and 30.00 feet West of the East line of said Tract 29 for 330.30 feet to a point on the North line of said Tract 29; thence S89'42'50"W along the North line of said Tract 29 for 772.39 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue S89'42'50"W along said North line of Tract 29 for 83.96 feet; thence S00'17'10"E for 146.95 feet; thence N89'43'12"E for 83.96 feet; thence N00'17'10"W for 146.96 feet to the POINT OF BEGINNING. Containing 12,338.00 Sq. Ft. , 0.28 Acres more or less.

**SURVEYOR'S NOTES:**


- This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- Bearings shown hereon are based on an assumed value of S 01'44'50" E along The West line of N.W. 1/4, Sec. 29-53-40.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

**SURVEYOR'S CERTIFICATE:**

I hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

FORD ARMENTEROS & MANUCY, INC.

  
 EDW. FERNANDEZ, P.S.M.  
 Reg. Surveyor and Mapper, S# 5676  
 State of Florida  
 No. 5676

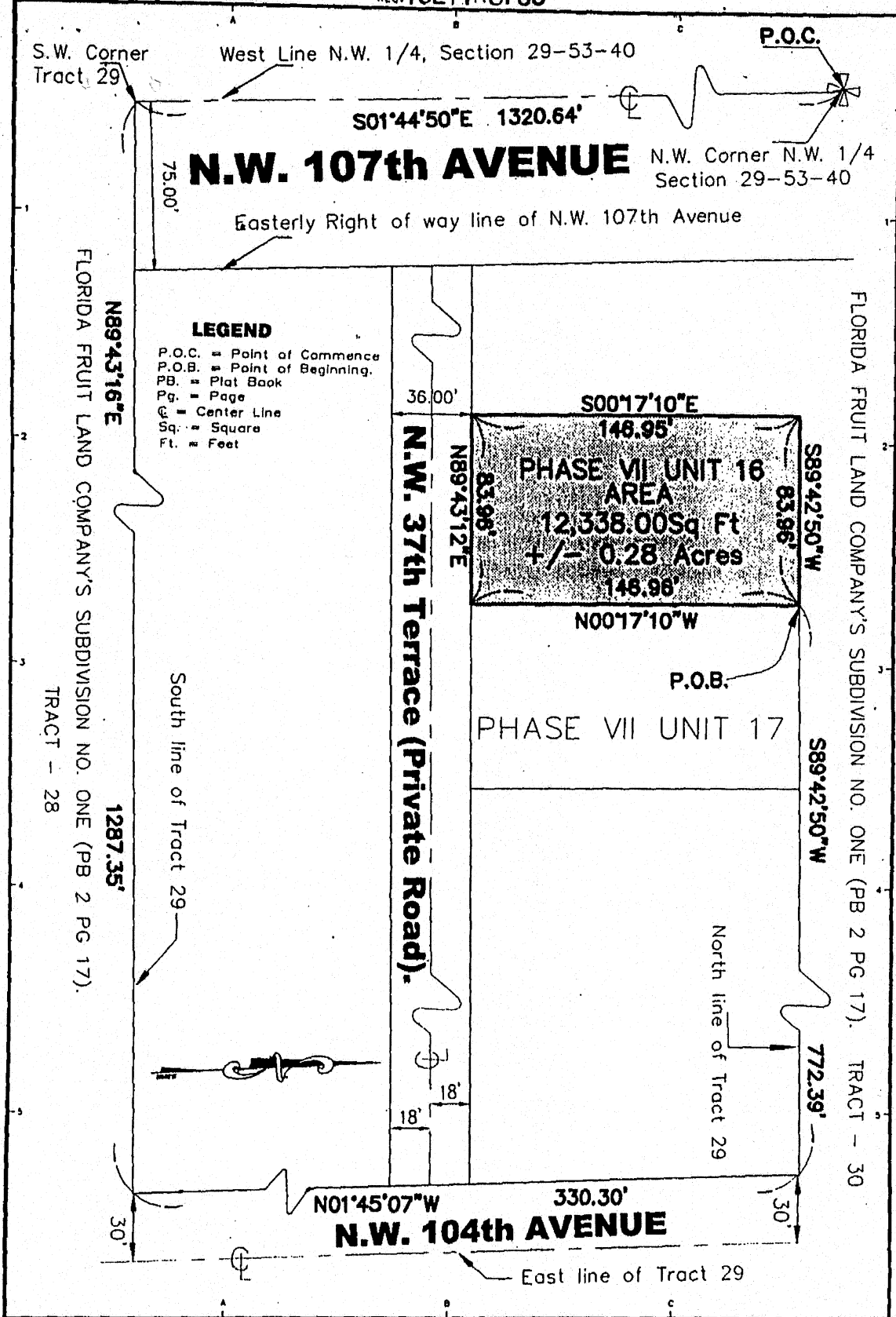
**CANTEL WEST (PHASE VII, UNIT 16)**



FORD, ARMENTEROS & MANUCY, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-6472  
 FAX (305) 470-2805

TYPE OF PROJECT	SKETCH & LEGAL DESCRIPTION		
SHEET NAME	LOCATION MAP & LEGAL DESCRIPTION		
PREPARED FOR	EPOCH CORPORATION		
DESIGNED BY	N/A	DATE	7-20-1998
DRAWN BY	R. CABRERA	SCALE	N/A
CHECKED BY	E. FERNANDEZ	PROJECT NO.	98-099
		SHEET	1
			of 2 SHEETS

C:\DRAWING\515-099



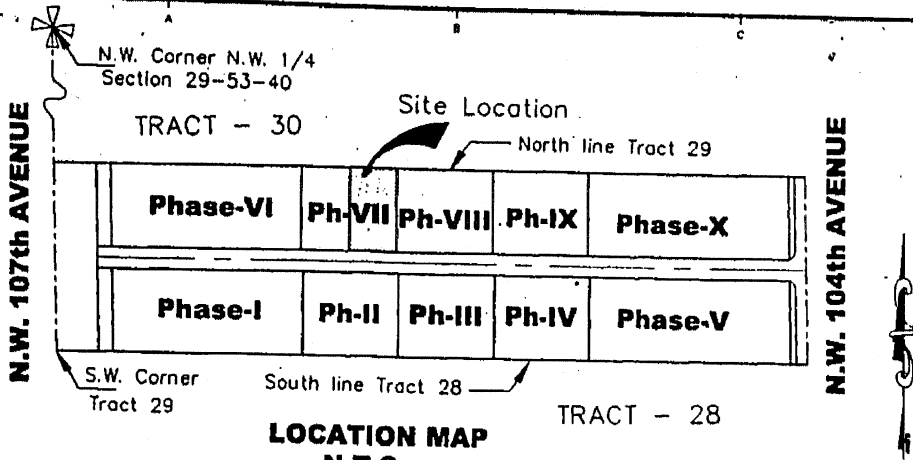
**CANTEL WEST (PHASE VII, UNIT 16)**



**FORD, ARMENTEROS & MANUCY, INC.**  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-6472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION		SHEET: <b>2</b> of 2 SHEETS
SHEET NAME: SKETCH		
PREPARED FOR: EPOCH CORPORATION		
DESIGNED BY: N/A	DATE: 7-20-1998	
DRAWN BY: R. CABRERA	SCALE: 1" = 50'	
CHECKED BY: E. FERNANDEZ	PROJECT No: 98-099	

C:\LAW\98\98-099



**LOCATION MAP  
N.T.S.**

**LEGAL DESCRIPTION**

A portion of tract 29 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE of Section 29, Township 53 South, Range 40 East, according to the Plat thereof as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida. Being more particularly described as follows:

Commence at the Northwest corner of Northwest 1/4 of said Section 29; thence S01deg44min50segE along the West line of said Section 29 for 1320.64 feet to the Southwest corner of the aforementioned Tract 29; thence N89deg43min16segE along the South line of said Tract 29 for 1287.35 feet; thence N01°45'07"W along a line parallel with and 30.00 feet West of the East line of said Tract 29 for 330.30 feet to a point on the North line of said Tract 29; thence S89°42'50"W along the North line of said Tract 29 for 688.43 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue S89°42'50"W along said North line of Tract 29 for 83.96 feet; thence S00°17'10"E for 146.96 feet; thence N89°43'12"E for 83.96 feet; thence N00°17'10"W for 146.97 feet to the POINT OF BEGINNING. Containing 12,338.98 Sq. Ft. , 0.28 Acres more or less.

**SURVEYOR'S NOTES:**

- This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- Bearings shown hereon are based on an assumed value of S 01°44'50" E along The West line of N.W. 1/4, Sec. 29-53-40.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

**SURVEYOR'S CERTIFICATE:**

I hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

FORD ARMENTEROS & MANUCY, INC.

*Edwin J. Fernandez*  
 EDWIN J. FERNANDEZ, P.S.M.  
 Reg. Surveyor and Mapper US# 5676  
 State of Florida  
 No. 5676

**CANTEL WEST (PHASE VII, UNIT 17)**



FORD, ARMENTEROS & MANUCY, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION		
SHEET NAME: LOCATION MAP & LEGAL DESCRIPTION		
PREPARED FOR: EPOCH CORPORATION		
DESIGNED BY: N/A	DATE: 7-20-1998	SHEET: 1 of 2 SHEETS
DRAWN BY: R. CABRERA	SCALE: N/A	
CHECKED BY: E. FERNANDEZ	PROJECT No: 98-099	

C:\P\11\10796-099

S.W. Corner  
Tract 29

West Line N.W. 1/4, Section 29-53-40

P.O.C.

S01°44'50"E 1320.64'

**N.W. 107th AVENUE**

N.W. Corner N.W. 1/4  
Section 29-53-40

Easterly Right of way line of N.W. 107th Avenue

**LEGEND**

- P.O.C. Point of Commence
- P.O.B. Point of Beginning
- P.B. Plat Book
- Pg. Page
- CL Center Line
- Sq. Square
- Ft. Feet

FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE (PB 2 PG 17).  
 TRACT - 28  
 1287.35'  
 South line of Tract 29

N.W. 37th Terrace (Private Road).  
 36.00'  
 18'  
 18'

PHASE VII UNIT 16

S00°17'10"E 146.96'  
**PHASE VII UNIT 17 AREA**  
 12,338.98 Sq Ft  
 +/- 0.28 Acres  
 146.97'

P.O.B.

North line of Tract 29

FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE (PB 2 PG 17). TRACT - 30  
 83.96'  
 83.96'  
 888.43'  
 688.43'

N01°45'07"W 330.30'

**N.W. 104th AVENUE**

East line of Tract 29

**CANTEL WEST (PHASE VII, UNIT 17)**



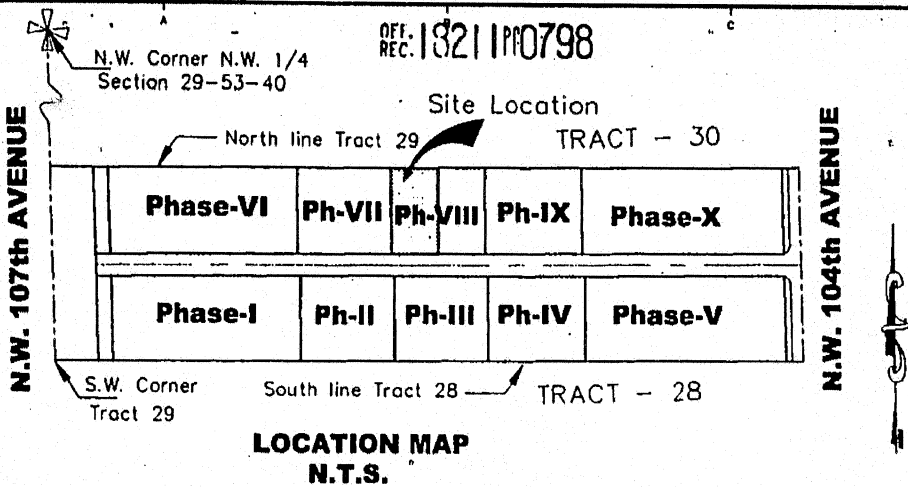
**FORD, ARMENTEROS & MANUCY, INC.**  
 1950 N.W. 84th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-6472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION	
SHEET NAME: SKETCH	
PREPARED FOR: EPOCH CORPORATION	
DESIGNED BY: N/A	DATE: 7-20-1998
DRAWN BY: R. CABRERA	SCALE: 1" = 50'
CHECKED BY: E. FERNANDEZ	PROJECT No: 88-099

2

of 2 SHEETS

689-7813/SM/10/17/98



**LEGAL DESCRIPTION**

A portion of tract 29 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE of Section 29, Township 53 South, Range 40 East, according to the Plat thereof as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida. Being more particularly described as follows:

Commence at the Northwest corner of Northwest 1/4 of said Section 29; thence S01deg44min50segE along the West line of said Section 29 for 1320.64 feet to the Southwest corner of the aforementioned Tract 29; thence N89deg43min16segE along the South line of said Tract 29 for 1287.35 feet; thence N01'45'07"W along a line parallel with and 30.00 feet West of the East line of said Tract 29 for 330.30 feet to a point on the North line of said Tract 29; thence S89'42'50"W along the North line of said Tract 29 for 604.47 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue S89'42'50"W along said North line of Tract 29 for 83.96 feet; thence S00'17'10"E for 146.97 feet; thence N89'43'12"E for 83.96 feet; thence N00'17'10"W for 146.98 feet to the POINT OF BEGINNING. Containing 12,339.68 Sq. Ft. , 0.28 Acres more or less.

**SURVEYOR'S NOTES:**


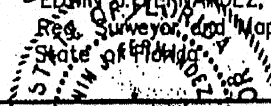
- This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
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**SURVEYOR'S CERTIFICATE:**

I hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

FORD ARMENTEROS & MANUCY, INC.

  
 EDWIN P. FERNANDEZ, P.S.M.  
 Reg. Surveyor and Mapper LS# 5676  


**CANTEL WEST (PHASE VIII, UNIT 18)**



FORD, ARMENTEROS & MANUCY, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION			
SHEET NAME: LOCATION MAP & LEGAL DESCRIPTION			
PREPARED FOR: EPOCH CORPORATION			
DESIGNED BY: N/A	DATE: 7-20-1998	SHEET 1	
DRAWN BY: R. CABRERA	SCALE: N/A	or 2 SHEETS	
CHECKED BY: E. FERNANDEZ	PROJECT No: 98-099		



S.W. Corner  
Tract 29

West Line N.W. 1/4, Section 29-53-40

P.O.C.

S01°44'50"E 1320.64'

# N.W. 107th AVENUE

N.W. Corner N.W. 1/4  
Section 29-53-40

Easterly Right of way line of N.W. 107th Avenue

### LEGEND

- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning
- P.B. = Plot Book
- Pg. = Page
- CL = Center Line
- Sq. = Square
- Ft. = Feet

N89°43'16"E  
FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE (PB 2 PG 17).  
TRACT - 28

South line of Tract 29

1287.35'

N.W. 37th Terrace (Private Road).

36.00'  
N89°43'12"E

S00°17'10"E  
148.97'  
**PHASE VIII UNIT 18**  
AREA  
12,339.68 Sq. Ft  
+/- 0.28 Acres  
148.98'

S89°42'50"W  
83.96'

S89°42'50"W  
83.96'

N00°17'10"W

P.O.B.

PHASE VIII UNIT 19

North line of Tract 29

604.47'

N01°45'07"W

330.30'

# N.W. 104th AVENUE

East line of Tract 29

FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE (PB 2 PG 17).  
TRACT - 30

## CANTEL WEST (PHASE VIII, UNIT 18)



**FORD, ARMENTEROS & MANUCY, INC.**  
1950 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH. (305) 477-6472  
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION

SHEET NAME: SKETCH

PREPARED FOR: EPOCH CORPORATION

DESIGNED BY: N/A DATE: 7-20-1998

DRAWN BY: R. CABRERA SCALE: 1" = 50'

CHECKED BY: E. FERNANDEZ PROJECT No: 98-099

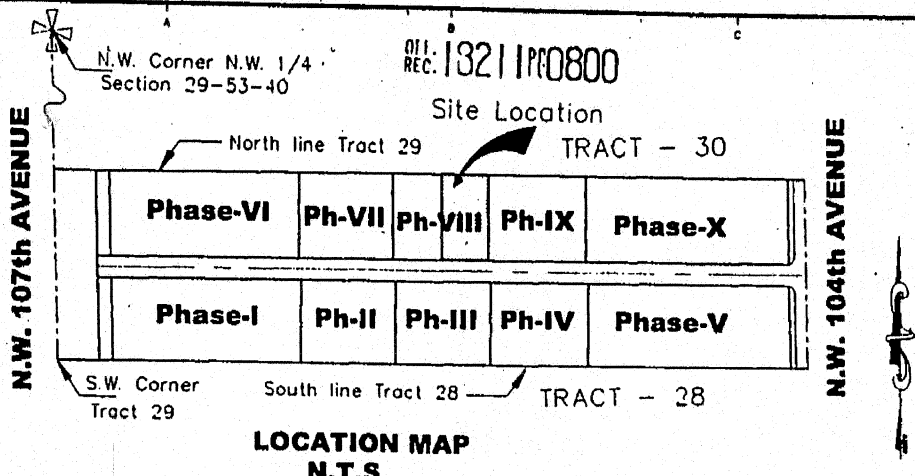
SHEET

2

of 2 SHEETS

66/10/11/28/1 REC.

2 098-53 (CONTRACT)



**LOCATION MAP  
N.T.S.**

**LEGAL DESCRIPTION**

A portion of tract 29 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE of Section 29, Township 53 South, Range 40 East, according to the Plat thereof as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida. Being more particularly described as follows:

Commence at the Northwest corner of Northwest 1/4 of said Section 29; thence S01deg44min50segE along the West line of said Section 29 for 1320.64 feet to the Southwest corner of the aforementioned Tract 29; thence N89deg43min16segE along the South line of said Tract 29 for 1287.35 feet; thence N01'45'07"W along a line parallel with and 30.00 feet West of the East line of said Tract 29 for 330.30 feet to a point on the North line of said Tract 29; thence S89'42'50"W along the North line of said Tract 29 for 520.51 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue S89'42'50"W along said North line of Tract 29 for 83.96 feet; thence S00'17'10"E for 146.98 feet; thence N89'43'12"E for 83.96 feet; thence N00'17'10"W for 146.99 feet to the POINT OF BEGINNING. Containing 12,340.66 Sq. Ft. , 0.28 Acres more or less.

**SURVEYOR'S NOTES:**

- This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- Bearings shown hereon are based on an assumed value of S 01'44'50" E along The West line of N.W. 1/4, Sec. 29-53-40.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

**SURVEYOR'S CERTIFICATE:**

I hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.  
I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

FORD ARMENTEROS & MANUCY, INC.

*[Signature]*  
EDWIN V. FERNANDEZ, P.S.M.  
Reg. Surveyor and Mapper, LS# 5676  
State of Florida  
No. 5676

**CANTEL WEST (PHASE VIII, UNIT 19)**



FORD, ARMENTEROS & MANUCY, INC.  
1950 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH. (305) 477-6472  
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION		SHEET: 1
SHEET NAME: LOCATION MAP & LEGAL DESCRIPTION		
PREPARED FOR: EPOCH CORPORATION		
DESIGNED BY: N/A	DATE: 7-20-1998	of 2 SHEETS
DRAWN BY: R. CABRERA	SCALE: N/A	
CHECKED BY: E. FERNANDEZ	PROJECT No: 88-089	

C:\UPR\105138-089

S.W. Corner  
Tract 29

West Line N.W. 1/4, Section 29-53-40

P.O.C.

S01°44'50"E 1320.64'

# N.W. 107th AVENUE

N.W. Corner N.W. 1/4  
Section 29-53-40

75.00'

Easterly Right of way line of N.W. 107th Avenue

### LEGEND

- P.O.C. Point of Commence
- P.O.B. Point of Beginning
- P.B. Plat Book
- Pg. Page
- CL Center Line
- Sq. Square
- Ft. Feet

N89°43'16"E

FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE (PB 2 PG 17).

TRACT - 28

South line of Tract 29

1287.35'

N.W. 37th Terrace (Private Road).

N89°43'12"E

18'

18'

PHASE VIII UNIT 18

S00°17'10"E

148.98'

PHASE VIII UNIT 19  
AREA  
12,340.66 Sq Ft  
+/- 0.28 Acres

S89°42'50"W

S89°42'50"W

520.51'

P.O.B.

North line of Tract 29

N00°17'10"W

N01°45'07"W

330.30'

# N.W. 104th AVENUE

East line of Tract 29

FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE (PB 2 PG 17).

TRACT - 30

## CANTEL WEST (PHASE VIII, UNIT 19)

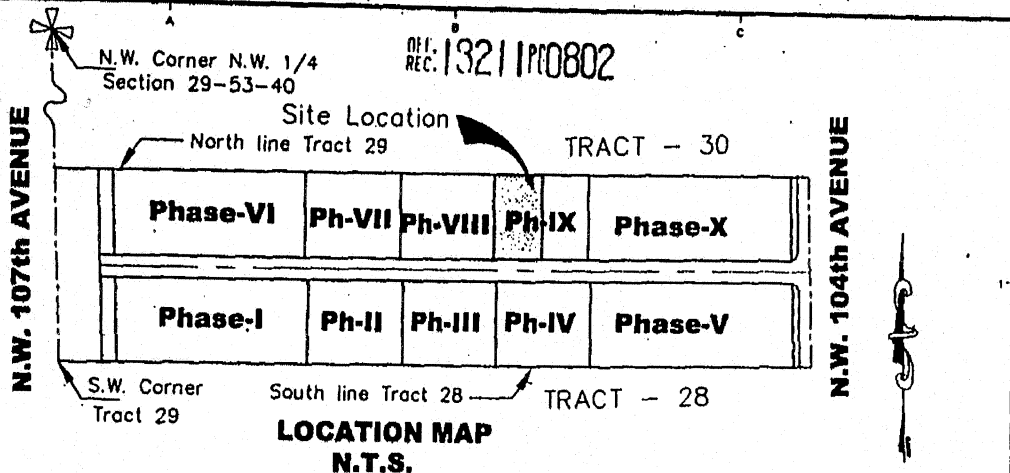


**FORD, ARMENTEROS & MANUCY, INC.**  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-6472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION		SHEET <b>2</b> of 2 SHEETS
SHEET NAME: SKETCH		
PREPARED FOR: EPOCH CORPORATION		
DESIGNED BY: N/A	DATE: 7-20-1998	
DRAWN BY: R. CABRERA	SCALE: 1" = 50'	
CHECKED BY: E. FERNANDEZ	PROJECT NO: 98-099	

OFF REC 1321110801

569-9613 COMM 3



**LEGAL DESCRIPTION**

A portion of tract 29 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE of Section 29, Township 53 South, Range 40 East, according to the Plat thereof as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida. Being more particularly described as follows:

Commence at the Northwest corner of Northwest 1/4 of said Section 29; thence S01deg44min50segE along the West line of said Section 29 for 1320.64 feet to the Southwest corner of the aforementioned Tract 29; thence N89deg43min16segE along the South line of said Tract 29 for 1287.35 feet; thence N01'45'07"W along a line parallel with and 30.00 feet West of the East line of said Tract 29 for 330.30 feet to a point on the North line of said Tract 29; thence S89'42'50"W along the North line of said Tract 29 for 436.55 to the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue S89'42'50"W along said North line of Tract 29 for 83.96 feet; thence S00'17'10"E for 146.99 feet; thence N89'43'12"E for 83.96 feet; thence N00'17'10"W for 147.00 feet to the POINT OF BEGINNING. Containig 12,341.36 Sq. Ft. . 0.28 Acres more or less.

**SURVEYOR'S NOTES:**

- This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- Bearings shown hereon are based on an assumed value of S 01'44'50" E along The West line of N.W. 1/4, Sec. 29-53-40.
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I hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

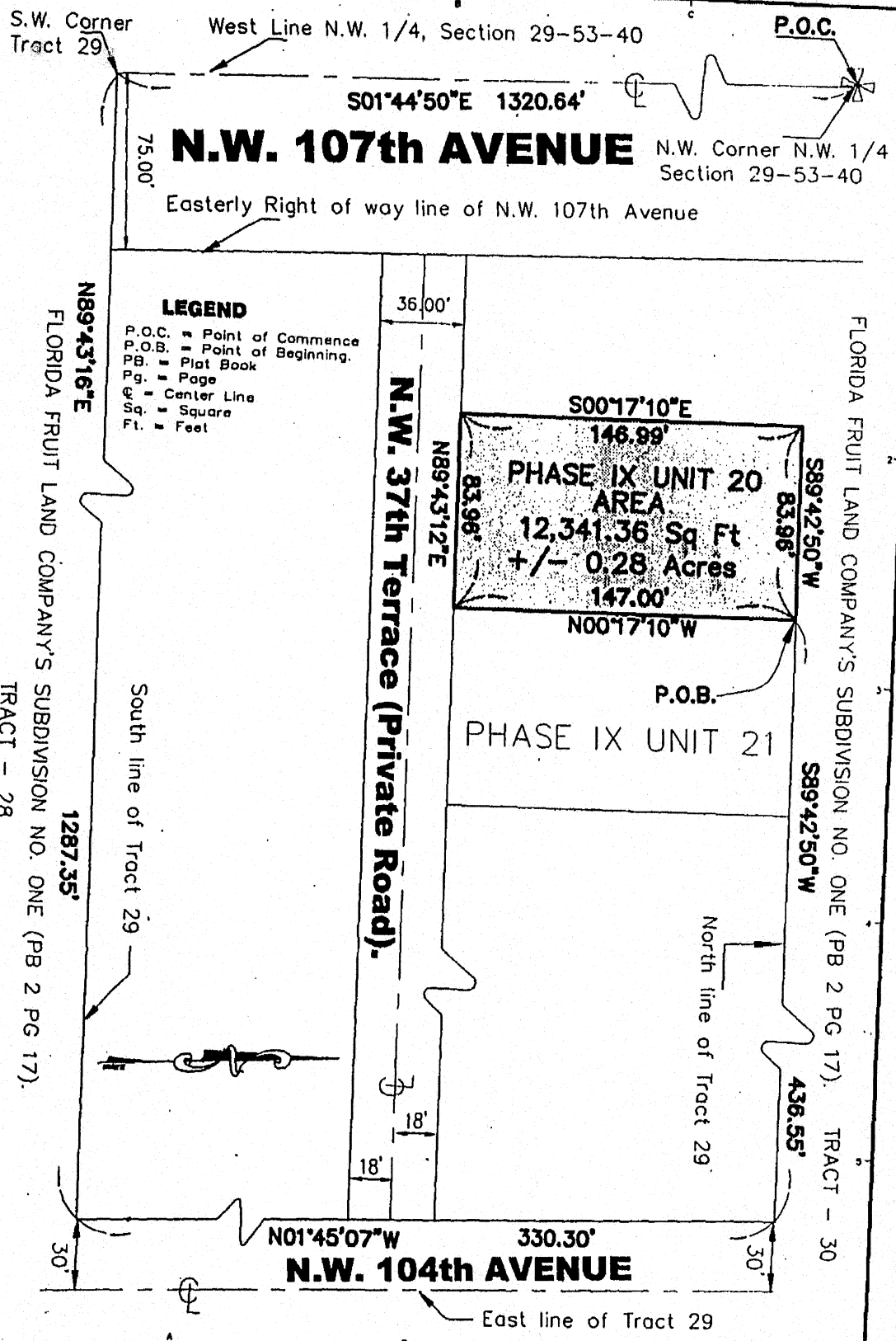
FORD ARMENTEROS & MANUCY, INC.

**CANTEL WEST (PHASE IX, UNIT 20)**



FORD, ARMENTEROS & MANUCY, INC.  
1950 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH. (305) 477-8472  
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION		
SHEET NAME: LOCATION MAP & LEGAL DESCRIPTION		
PREPARED FOR: EPOCH CORPORATION		
DESIGNED BY: N/A	DATE: 7-20-1998	SHEET: 1
DRAWN BY: R. CABRERA	SCALE: N/A	OF 2 SHEETS
CHECKED BY: E. FERNANDEZ	PROJECT No: 98-099	

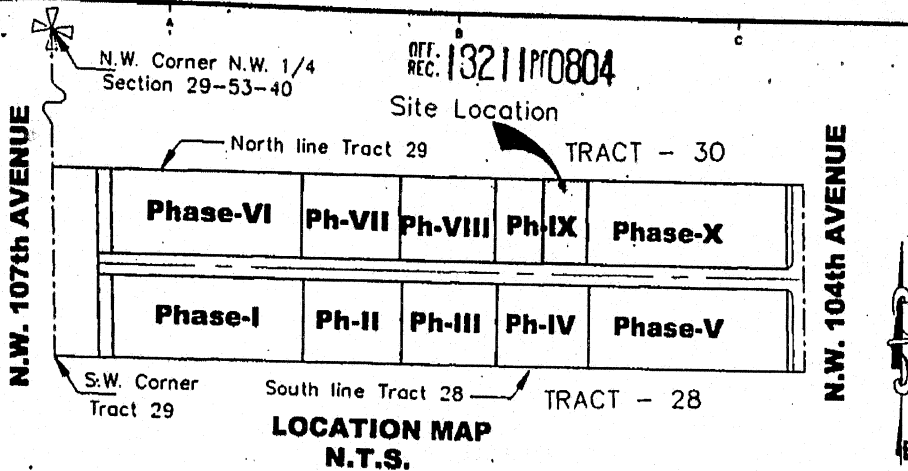


**CANTEL WEST (PHASE IX, UNIT 20)**



**FORD, ARMENTEROS & MANUCY, INC.**  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION		
SHEET NAME: SKETCH		
PREPARED FOR: EPOCH CORPORATION		
DESIGNED BY: N/A	DATE: 7-20-1998	SHEET:
DRAWN BY: R. CABRERA	SCALE: 1" = 50'	2 of 2 SHEETS
CHECKED BY: E. FERNANDEZ	PROJECT No: 88-099	



**LEGAL DESCRIPTION**

A portion of tract 29 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE of Section 29, Township 53 South, Range 40 East, according to the Plat thereof as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida. Being more particularly described as follows:

Commence at the Northwest corner of Northwest 1/4 of said Section 29; thence S01deg44min50segE along the West line of said Section 29 for 1320.64 feet to the Southwest corner of the aforementioned Tract 29; thence N89deg43min16segE along the South line of said Tract 29 for 1287.35 feet; thence N01'45'07"W along a line parallel with and 30.00 feet West of the East line of said Tract 29 for 330.30 feet to a point on the North line of said Tract 29; thence S89'42'50"W along the North line of said Tract 29 for 352.59' to the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue S89'42'50"W along said North line of Tract 29 for 83.96 feet; thence S00'17'10"E for 147.00 feet; thence N89'43'12"E for 83.96 feet; thence N00'17'10"W for 147.01 feet to the POINT OF BEGINNING. Containig 12,342.34 Sq. Ft. , 0.28 Acres more or less.

**SURVEYOR'S NOTES:**


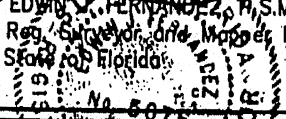
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FORD ARMENTEROS & MANUCY, INC.

  
 EDWIN J. FERNANDEZ, P.S.M.  
 Reg. Surveyor and Mapper, LS# 5676  
 State of Florida  


**CANTEL WEST (PHASE IX, UNIT 21)**



**FORD, ARMENTEROS & MANUCY, INC.**  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-6472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION		
SHEET NAME: LOCATION MAP & LEGAL DESCRIPTION		
PREPARED FOR: EPOCH CORPORATION		
DESIGNED BY: N/A	DATE: 7-20-1998	SHEET: 1
DRAWN BY: R. CABRERA	SCALE: N/A	of 2 SHEETS
CHECKED BY: E. FERNANDEZ	PROJECT No: 98-099	

C:\DRAWINGS\98-099

508011261 REC

S.W. Corner Tract 29

West Line N.W. 1/4; Section 29-53-40

P.O.C.

S01°44'50"E 1320.64'

**N.W. 107th AVENUE**

N.W. Corner N.W. 1/4 Section 29-53-40

Easterly Right of way line of N.W. 107th Avenue

**LEGEND**

- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning
- P.B. = Plat Book
- Pg. = Page
- C.L. = Center Line
- Sq. = Square
- Ft. = Feet

N89°43'16"E  
 FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE (PB 2 PG 17).  
 TRACT - 28  
 1287.35'  
 South line of Tract 29

N89°43'12"E  
**N.W. 37th Terrace (Private Road).**

FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE (PB 2 PG 17), TRACT - 30  
 352.59'  
 589°42'50"W  
 83.98'  
 83.98'  
 589°42'50"W  
 36.00'  
 18'  
 18'  
 30'

PHASE IX UNIT 20

S00°17'10"E

147.00'

**PHASE IX UNIT 21 AREA**

12,342.34 Sq Ft  
+/- 0.28 Acres

147.01'

N00°17'10"W

P.O.B.

North line of Tract 29

N01°45'07"W

330.30'

**N.W. 104th AVENUE**

East line of Tract 29

**CANTEL WEST (PHASE IX, UNIT 21)**



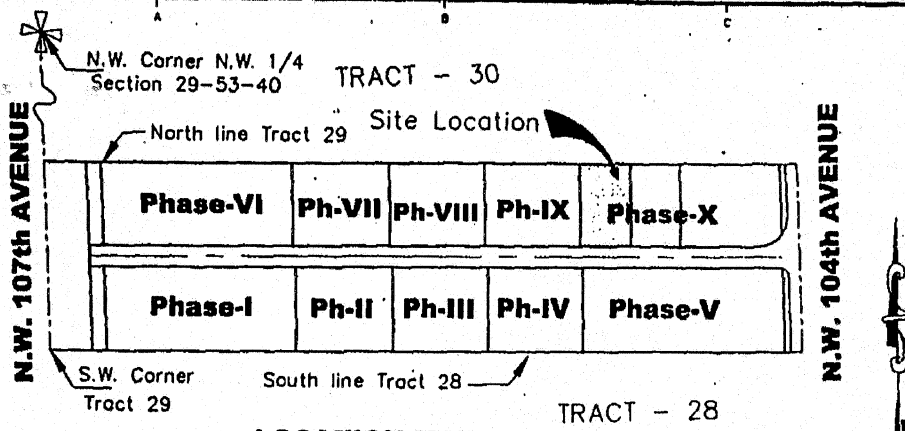
**FORD, ARMENTEROS & MANUCY, INC.**  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-6472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION	
SHEET NAME: SKETCH	
PREPARED FOR: EPOCH CORPORATION	
DESIGNED BY: N/A	DATE: 7-20-1998
DRAWN BY: R. CABRERA	SCALE: 1" = 50'
CHECKED BY: E. FERNANDEZ	PROJECT No: 98-099

2  
of 2 SHEETS

C:\DRAWINGS\98-099





**LOCATION MAP  
N.T.S.**

**LEGAL DESCRIPTION**

A portion of tract 29 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE of Section 29, Township 53 South, Range 40 East, according to the Plat thereof as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida. Being more particularly described as follows:

Commence at the Northwest corner of Northwest 1/4 of said Section 29; thence S01deg44min50segE along the West line of said Section 29 for 1320.64 feet to the Southwest corner of the aforementioned Tract 29; thence N89deg43min16segE along the South line of said Tract 29 for 1287.35 feet; thence N01°45'07"W along a line parallel with and 30.00 feet West of the East line of said Tract 29 for 330.30 feet to a point on the North line of said Tract 29; thence S89°42'50"W along the North line of said Tract 29 for 268.63 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue S89°42'50"W along said North line of Tract 29 for 83.96 feet; thence S00deg17min10secE for 147.01 feet; thence N89°43'12"E for 83.96 feet; thence N00°17'10"W for 147.01 feet to the POINT OF BEGINNING. Containing 12,342.92 Sq. Ft. , 0.28 Acres more or less.

**SURVEYOR'S NOTES:**

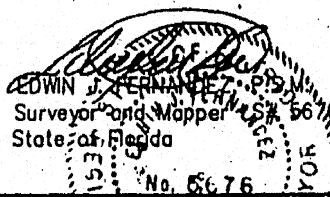
- This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- Bearings shown hereon are based on an assumed value of S 01°44'50" E along The West line of N.W. 1/4, Sec. 29-53-40.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

**SURVEYOR'S CERTIFICATE:**

I hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

FORD ARMENTEROS & MANUCY, INC.



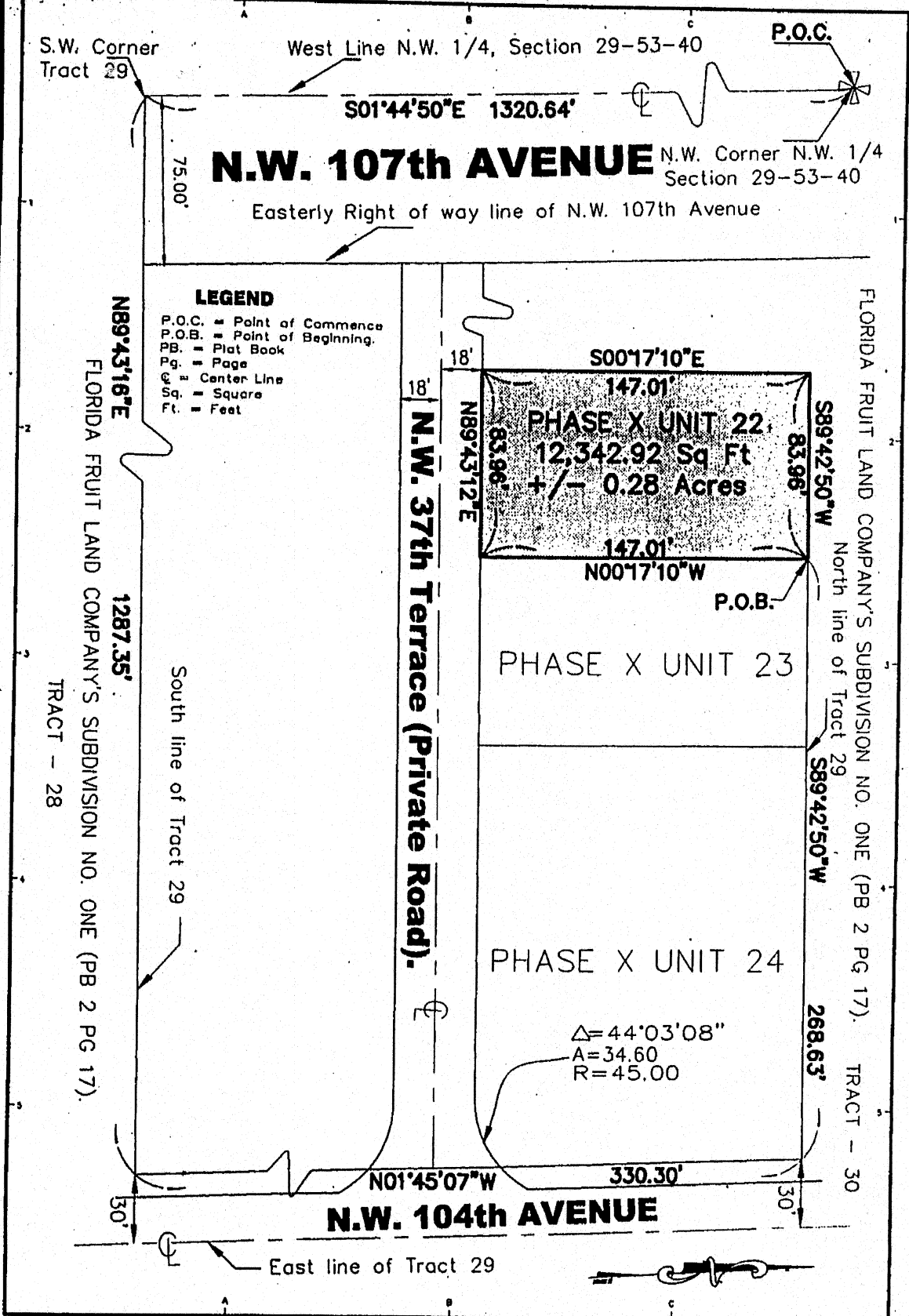
**CANTEL WEST (PHASE X, UNIT 22)**



FORD, ARMENTEROS & MANUCY, INC.  
1950 N.W. 94th AVENUE, 2nd FLOOR  
MIAMI, FLORIDA 33172  
PH. (305) 477-8472  
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION			
SHEET NAME: LOCATION MAP & LEGAL DESCRIPTION			
PREPARED FOR: EPOCH CORPORATION			
DESIGNED BY: N/A	DATE: 7-20-1998	SHEET	
DRAWN BY: R. CABRERA	SCALE: N/A.	1	
CHECKED BY: E. FERNANDEZ	PROJECT No: 88-099		
			of 2 SHEETS

C:\UR\88-099

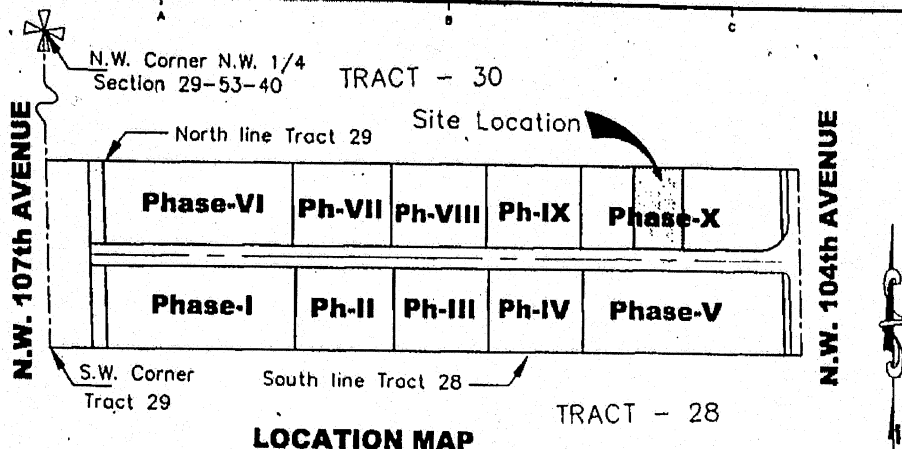


**CANTEL WEST (PHASE X, UNIT 22)**



**FORD, ARMENTEROS & MANUCY, INC.**  
 1950 N.W. 84th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION		
SHEET NAME: SKETCH		
PREPARED FOR: EPOCH CORPORATION		
DESIGNED BY: N/A	DATE: 7-20-1998	SHEET: <b>2</b> of 2 SHEETS
DRAWN BY: R. CABRERA	SCALE: 1" = 50'	
CHECKED BY: E. FERNANDEZ	PROJECT No: 98-099	



**LOCATION MAP  
N.T.S.**

**LEGAL DESCRIPTION**

A portion of tract 29 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE of Section 29, Township 53 South, Range 40 East, according to the Plat thereof as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida. Being more particularly described as follows:

Commence at the Northwest corner of Northwest 1/4 of said Section 29; thence S01deg44min50segE along the West line of said Section 29 for 1320.64 feet to the Southwest corner of the aforementioned Tract 29; thence N89deg43min16segE along the South line of said Tract 29 for 1287.35 feet; thence N01°45'07"W along a line parallel with and 30.00 feet West of the East line of said Tract 29 for 330.30 feet to a point on the North line of said Tract 29; thence S89°42'50"W along the North line of said Tract 29 for 184.67 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue S89°42'50"W along said North line of Tract 29 for 83.96 feet; thence S00deg17min10secE for 147.01 feet; thence N89°43'12"E for 83.96 feet; thence N00°17'10"W for 147.02 feet to the POINT OF BEGINNING. Containing 12,343.66 Sq. Ft. , 0.28 Acres more or less.

**SURVEYOR'S NOTES:**

- This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- Bearings shown hereon are based on an assumed value of S 01°44'50" E along The West line of N.W. 1/4, Sec. 29-53-40.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

**SURVEYOR'S CERTIFICATE:**

I hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

FORD ARMENTEROS & MANUCY, INC.

*Edwin J. Fernandez*  
 EDWIN J. FERNANDEZ, P.S.M.  
 Surveyor and Mapper, C.S.# 5676  
 State of Florida

**CANTEL WEST (PHASE X, UNIT 23)**



FORD, ARMENTEROS & MANUCY, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-6472  
 FAX (305) 470-2805

TYPE OF PROJECT	SKETCH & LEGAL DESCRIPTION		
SHEET NAME	LOCATION MAP & LEGAL DESCRIPTION		
PREPARED FOR	EPOCH CORPORATION		
DESIGNED BY	N/A	DATE	7-20-1998
DRAWN BY	R. CABRERA	SCALE	N/A
CHECKED BY	E. FERNANDEZ	PROJECT No	98-099
			SHEET <b>1</b> of 2 SHEETS

S.W. Corner Tract 29

West Line N.W. 1/4, Section 29-53-40

P.O.C.

S01°44'50"E 1320.64'

**N.W. 107th AVENUE**

N.W. Corner N.W. 1/4 Section 29-53-40

Easterly Right of way line of N.W. 107th Avenue

- LEGEND**
- P.O.C. = Point of Commence
  - P.O.B. = Point of Beginning
  - P.B. = Plat Book
  - Pg. = Page
  - CL = Center Line
  - Sq. = Square
  - Ft. = Feet

N89°43'16"E  
 FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE (PB 2 PG 17).  
 TRACT - 28  
 1287.35'  
 South line of Tract 29

18'  
 N.W. 37th Terrace (Private Road).  
 18'

PHASE X UNIT 22

S00°17'10"E  
 147.01'  
 PHASE X UNIT 23  
 12,343.66 Sq Ft  
 +/- 0.28 Acres

147.02'  
 N00°17'10"W  
 P.O.B.

PHASE X UNIT 24

$\Delta = 44'03'08''$   
 $A = 34.60$   
 $R = 45.00$

N01°45'07"W 330.30'

**N.W. 104th AVENUE**

East line of Tract 29

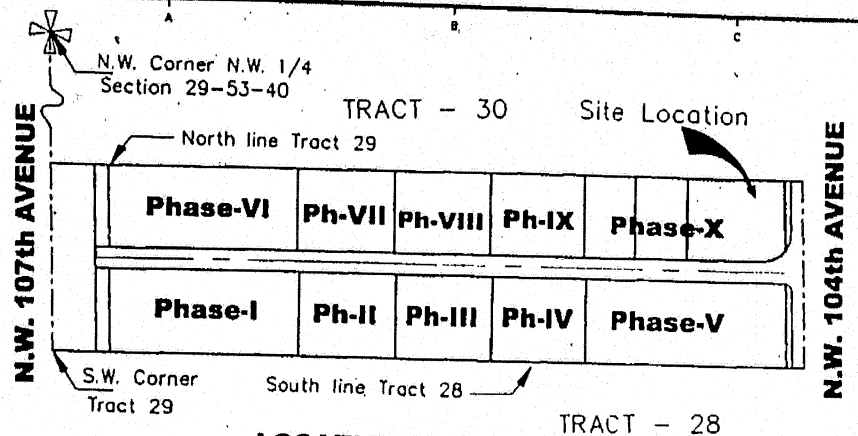
North line of Tract 29  
 FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE (PB 2 PG 17).  
 TRACT - 30  
 589°42'50"W  
 589°42'50"W  
 184.67'

**CANTEL WEST (PHASE X, UNIT 23)**



FORD, ARMENTEROS & MANUCY, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-6472  
 FAX (305) 470-2805

TYPE OF PROJECT		SKETCH & LEGAL DESCRIPTION	
SHEET NAME		SKETCH	
PREPARED FOR		EPOCH CORPORATION	
DESIGNED BY	N/A	DATE	7-20-1998
DRAWN BY	R. CABRERA	SCALE	1" = 50'
CHECKED BY	E. FERNANDEZ	PROJECT No.	98-099
			2 of 2 SHEETS



**LOCATION MAP  
N.T.S.**

**LEGAL DESCRIPTION**

A portion of tract 29 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. ONE of Section 29, Township 53 South, Range 40 East, according to the Plat thereof as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida. Being more particularly described as follows:

Commence at the Northwest corner of Northwest 1/4 of said Section 29; thence S01deg44min50segE along the West line of said Section 29 for 1320.64 feet to the Southwest corner of the aforementioned Tract 29; thence N89deg43min16segE along the South line of said Tract 29 for 1287.35 feet; thence N01'45'07"W along a line parallel with and 30.00 feet West of the East line of said Tract 29 for 194.78 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue N01'45'07"W along the last described line for 135.54 feet; to a point on the North line of said Tract 29; thence S89'42'50"W along said North line of Tract 29 for 184.67 feet; thence S00'17'10"E for 147.02 feet thence N89'43'12"E for 156.41 feet to the Point of tangency of a circular curve to the right being concave to the Northwest, having a radius of 45.00 feet and a central angle of 44deg03min08sec for and arc distance of 34.60 feet to a POINT OF BEGINNING. containing 27,279.27 Sq Ft 0.63 Acres more or less

**SURVEYOR'S NOTES:**

- This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- Bearings shown hereon are based on an assumed value of S 01'44'50" E along The West line of N.W. 1/4, Sec. 29-53-40.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

**SURVEYOR'S CERTIFICATE:**

I hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

FORD ARMENTEROS & MANUCY, INC.

*[Signature]*  
 EDWIN A. FERNANDEZ, P.S.M.  
 Surveyor and Mapper No. 5676  
 State of Florida  
 No. 5676

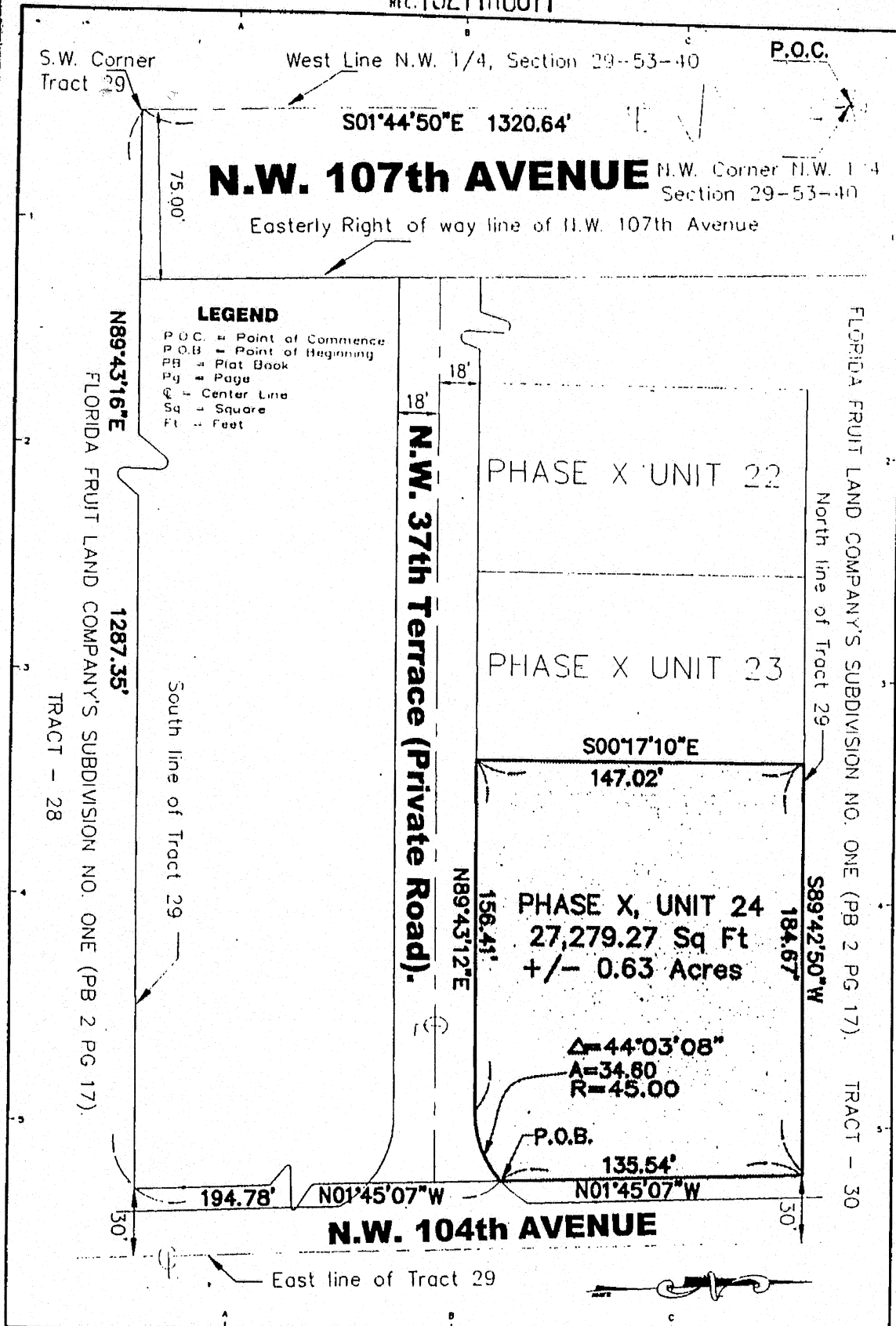
**CANTEL WEST (PHASE X, UNIT 24)**



FORD, ARMENTEROS & MANUCY, INC.  
 1950 N.W. 94th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-8472  
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION			
SHEET NAME: LOCATION MAP & LEGAL DESCRIPTION			
PREPARED FOR: EPOCH CORPORATION			
DESIGNED BY: N/A	DATE: 7-20-1998	SHEET: 1	
DRAWN BY: R. CABRERA	SCALE: N/A	of 2 SHEETS	
CHECKED BY: E. FERNANDEZ	PROJECT No: 98-099		

C:\DRAWINGS\98-099



**CANTEL WEST (PHASE X, UNIT 24)**



FORD, ARMENTEROS & MANUCY, INC.  
 1950 N.W. 84th AVENUE, 2nd FLOOR  
 MIAMI, FLORIDA 33172  
 PH. (305) 477-6472  
 FAX (305) 470-2805

TYPE OF PROJECT	SKETCH & LEGAL DESCRIPTION	
SHEET NAME	SKETCH	
PREPARED FOR	EPOCH CORPORATION	
DESIGNED BY	N/A	DATE: 7-20-1998
DRAWN BY	R. CABRERA	SCALE: 1" = 50'
CHECKED BY	E. FERNANDEZ	PROJECT No: 98-099

**2**  
 of 2 SHEETS

## Exhibit "D"

## PERCENTAGE PARTICIPATION

PHASE & UNIT NO.	BLDG SQ. FT.	PERCENTAGE PARTICIPATION
Ph. 1, Unit 1	11,193	6.2940
Ph. 1, Unit 2	6,653	3.7412
Ph. 1, Unit 3	6,653	3.7412
Ph. 2, Unit 4	6,653	3.7412
Ph. 2, Unit 5	6,653	3.7412
Ph. 3, Unit 6	6,653	3.7412
Ph. 3, Unit 7	6,653	3.7412
Ph. 4, Unit 8	6,653	3.7412
Ph. 4, Unit 9	6,653	3.7412
Ph. 5, Unit 10	6,653	3.7412
Ph. 5, Unit 11	6,653	3.7412
Ph. 5, Unit 12	11,193	6.2940
Ph. 6, Unit 13	13,114	7.3743
Ph. 6, Unit 14	4,732	2.6609
Ph. 6, Unit 15	6,653	3.7412
Ph. 7, Unit 16	6,653	3.7412
Ph. 7, Unit 17	6,653	3.7412
Ph. 8, Unit 18	6,653	3.7412
Ph. 8, Unit 19	6,653	3.7412
Ph. 9, Unit 20	6,653	3.7412
Ph. 9, Unit 21	6,653	3.7412
Ph. 10, Unit 22	6,653	3.7412
Ph. 10, Unit 23	6,653	3.7412
Ph. 10, Unit 24	11,193	6.2940
TOTAL	177,832	100.00



OFF. REC. 1321110813

EXHIBIT "E"

**LEGAL DESCRIPTION:**

A portion of Tract 29 of, Florida Fruit Land Company's Subdivision, of Section 29, Township 53 East, Range 40, according to the Plat thereof, as recorded in Plat Book 2, at Page 17 of the Public Records of Dade County Florida, being more particularly described as follows:  
Commence at the Northwest corner of the N.W. 1/4 of said Section 29, thence S01deg44min50secE along the west line of N.W. 1/4 of said Section 29 for 990.48 feet to the Northwest corner of said Tract 29; thence N89deg42min50secE along the North line of said Tract 29 for 80.03 feet to the POINT OF BEGINNING of a 10.00 foot Utility Easement lying 5.00 feet on each side of the following described centerline (shortening or extending the side thereof, so as to create a continuous strip of land); thence S01deg44min50secE along a line parallel with and 80.00 feet East of the West line of said Section 29 for 139.46 feet to Reference Point "A"; thence continue S01deg44min50secE along said West line for 190.70 feet to the POINT OF TERMINATION.

AND  
BEGIN at Reference Point "A"  
a 15.00 foot Utility Easement lying 7.50 feet on each side of the following described centerline (shortening or extending the side thereof, so as to create a continuous strip of land); thence N89deg43min12secE for 144.43 feet to reference Point "B"; thence continue N89deg43min12secE for 371.00 feet to a reference Point "C"; thence N89deg43min12secE for 336.00 feet to Reference Point "D"; thence N89deg43min12secE for 213.00 feet to Reference Point "E"; thence N89deg43min12secE for 137.98 feet to reference Point "F", also being the Point of termination of the aforementioned centerline.

AND  
BEGIN at the Reference Point "B"; a 10.00' foot Utility Easement lying 5.00 feet on each side of the following described centerline (shortening or extending the side thereof, so as to create a continuous strip of land); thence S00deg16min48secE along the centerline of said 10.00 foot Easement for 53.50 feet to the POINT OF TERMINATION "B" of the aforementioned Centerline.

AND  
BEGIN at the Reference Point "C"; a 10.00' foot Utility Easement lying 5.00 feet on each side of the following described centerline (shortening or extending the side thereof, so as to create a continuous strip of land); thence S00deg16min48secE along the Centerline of said 10.00 foot Easement for 53.50 feet to the POINT OF TERMINATION "C" of the aforementioned Centerline.

AND  
BEGIN of the Reference Point "D"; a 10.00' foot Utility Easement lying 5.00 feet on each side of the following described centerline (shortening or extending the side thereof, so as to create a continuous strip of land); thence S00deg16min48secE along the centerline of said 10.00 foot Easement for 53.50 feet to the POINT OF TERMINATION "D" of the aforementioned centerline.

AND  
BEGIN at the Reference Point "E"; a 10.00' foot Utility Easement lying 5.00 feet on each side of the following described centerline (shortening or extending the side thereof, so as to create a continuous strip of land); thence S00deg16min48secE along the centerline of said 10.00 foot Easement for 53.50 feet to the POINT OF TERMINATION "E" of the aforementioned centerline.

## BELLSOUTH AND F.P.L. EASEMENT



PREPARED BY:  
**FORD, ARMENTEROS & MANUCY, Inc.**  
1950 NW. 94th Ave., 2nd Floor  
MIAMI, FLORIDA, 33172  
PHONE: (305) 477-6472

DATE: DECEMBER 09, 1997

REVISION:

REVISION:

PREPARED FOR:

**CANTEL WEST INDUSTRIAL**

ORDER No. 97176

DRAWN BY: NHM

SHEET 1 of 4

AND  
 BEGIN at the Reference Point "F"; a 10.00' foot Utility Easement lying 5.00 feet on each side of the following described centerline (shortening or extending the side thereof, so as to create a continuous strip of land ); thence S01deg45min07secE along a line parallel with and 35.00 feet west of the East line of said Tract 29 and along the centerline of said 10.00 feet Easement for 190.70 foot to the POINT OF TERMINATION of the aforementioned centerline.

AND  
 BEGIN at the Reference Point "F"; a 10.00' foot Utility Easement lying 5.00 feet on each side of the following described centerline (shortening or extending the side thereof, so as to create a continuous strip of land ); thence S01deg45min07secE along a line parallel with and 35.00 feet west of the East line of said Tract 29 and along the centerline of said 10.00 feet Easement for 139.61 foot to the POINT OF TERMINATION of the aforementioned centerline.

AND  
 The South 30.00 feet of the East 15.00 feet of the West 100.00 feet of said tract 29.

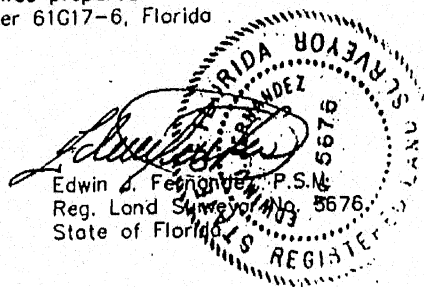
**SURVEYOR'S NOTES:**

- This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- North arrow direction and bearings shown hereon are based on the West Line of the NW 1/4 of Section 39-53-40 (S01'44' 50"E)
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party of parties.

**SURVEYOR'S CERTIFICATE:**

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon. I further certify that this sketch was prepared in accordance with the applicable provisions of chapter 61G17-6, Florida Administrative Code  
 Ford, Armenteros & Manucy, Inc.

Date: DECEMBER 09, 1997  
 Revision 1:  
 Revision 2:  
 Revision 3:  
 Revision 4:  
 Revision 5:



**BELLSOUTH AND F.P.L.  
 EASEMENT**

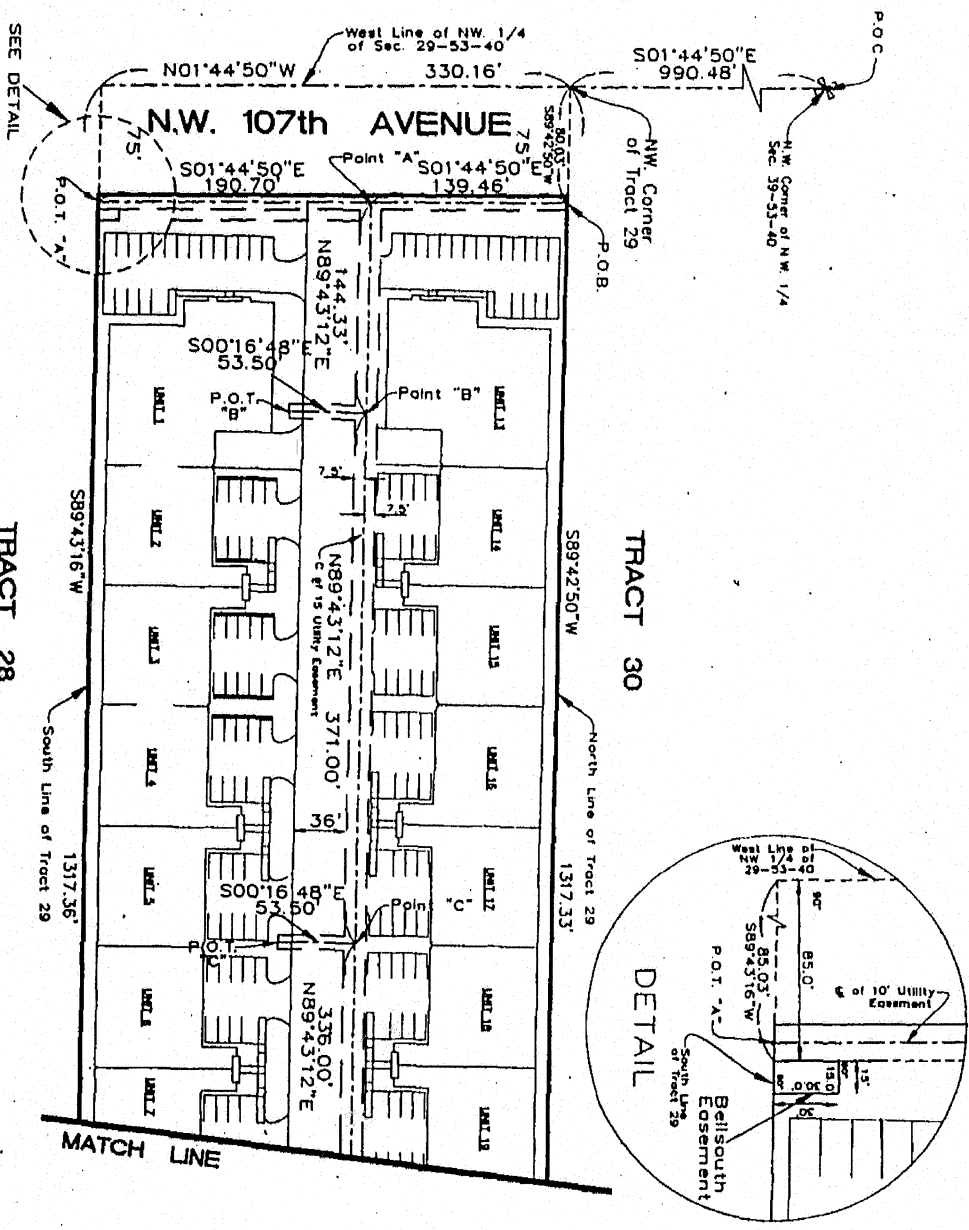


PREPARED BY:  
**FORD, ARMENTEROS & MANUCY, Inc.**  
 1950 NW, 94th Ave., 2nd Floor  
 MIAMI, FLORIDA, 33172  
 PHONE: (305) 477-6472

DATE: DECEMBER 09, 1997  
 REVISION:  
 REVISION:

ORDER No. 97176  
 DRAWN BY: NHM  
 SHEET 2 of 4

PREPARED FOR: **CANTEL WEST INDUSTRIAL**



## BELLSOUTH AND F.P.L. EASEMENT

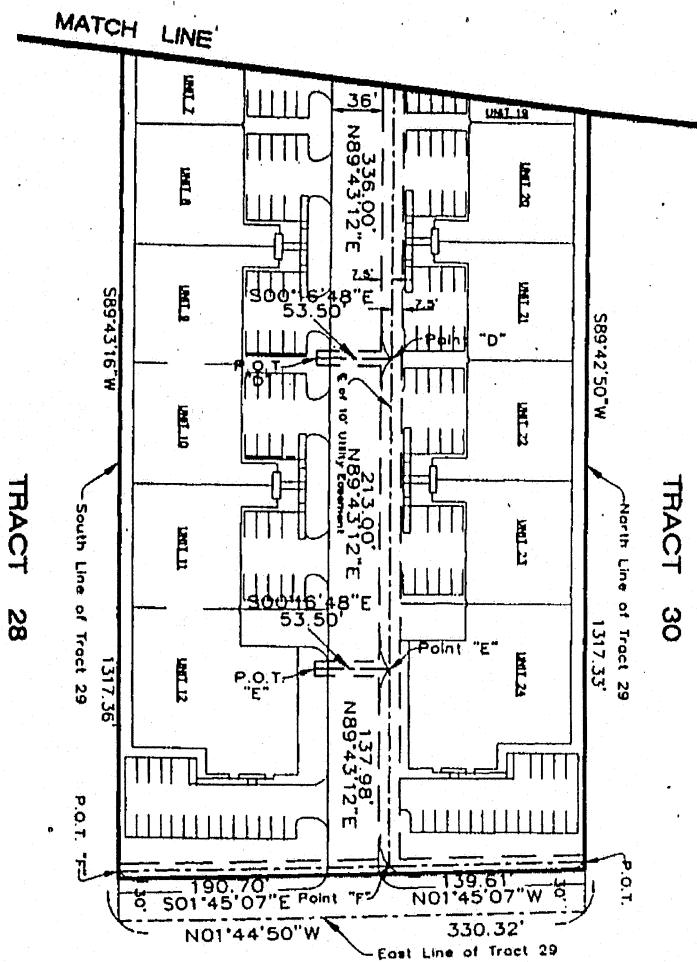


PREPARED BY:  
**FORD, ARMENTEROS & MANUCY, Inc.**  
 1950 NW. 94th Ave., 2nd Floor  
 MIAMI, FLORIDA, 33172  
 PHONE: (305) 477-6472

DATE: DECEMBER 09, 1997  
 REVISION:  
 REVISION:

ORDER No. 97176  
 SCALE: 1" = 100'  
 SHEET 3 of 4

PREPARED FOR: **CANTEL WEST INDUSTRIAL**



**LEGEND**

- P.O.C. = POINT OF COMMENCE
- P.O.B. = POINT OF BEGINNING
- P.O.T. = POINT OF TERMINATION
- P.B. = PLAT BOOK
- PG. = PAGE
- ⊕ = CENTER LINE

N.W. 107th. AVE.		N.W. 41st. ST.	
32	17	32	17
31	18	31	18
30	19	30	19
29	20	29	20
28	21	28	21
27	22	27	22
26	23	26	23
25	24	25	24
N.W. 102th. AVE.		N.W. 33rd. ST.	

RECORDED IN OFFICIAL RECORDS BOOK  
OF DADE COUNTY, FLORIDA  
RECORD VERIFIED  
HARVEY RUVIN  
CLERK OF DISTRICT COURT

N.W. 1/4 SECTION 29-53-40  
**LOCATION MAP**  
NOT TO SCALE

**BELLSOUTH AND F.P.L.  
EASEMENT**



PREPARED BY:  
**FORD, ARMENTEROS & MANUCY, Inc.**  
1950 NW. 94th Ave., 2nd Floor  
MIAMI, FLORIDA, 33172  
PHONE: (305) 477-6472

DATE: DECEMBER 09, 1997  
REVISION:  
REVISION:

ORDER No. 97176  
SCALE: 1" = 100'  
SHEET 4 of 4

PREPARED FOR: **CANTEL WEST INDUSTRIAL**