

REC: 1808400490

93R201969 1998 APR 30 15:12

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM
HARBIE CENTER CONDOMINIUM

This First Amendment to Declaration of Condominium, is made this 30th day of April, 1998, by Harbie Development, Inc., a Florida corporation (the "Developer").

PREAMBLE

The Harbie Center Condominium (the "Condominium") was created by the Declaration of Condominium thereof (the "Declaration"), recorded in Official Records Book 17902, Page 1172, of the Public Records of Dade County, Florida. Developer is the present owner of all of the condominium units in the Condominium and in control of the Board of Directors of the Harbie Center Condominium Association, Inc, a Florida corporation not for profit.

Developer desires to amend Exhibit A to the Declaration.

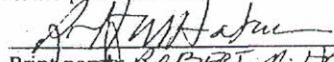
NOW, THEREFORE, Developer hereby amends the Declaration as follows:

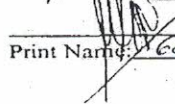
1. Exhibit A to the Declaration is hereby deleted in its entirety and substituted by Exhibit A attached hereto in order to evidence the legal description of the real property set forth in the Certification made by Danial & Associates, Inc. dated March 18, 1998, which Certification is attached hereto as Exhibit 1.

2. Except as hereinabove provided all of the terms and provisions of the Declaration and of all of the Exhibits thereto shall be and remain in force and effect.


IN WITNESS WHEREOF the Developer has caused this First Amendment to Declaration of Condominium to be executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:


Print Name: ROBERT M. HARBER


Print Name: ROBERT M. HARBER

HARBIE DEVELOPMENT, INC., a Florida
corporation

By: 
Joseph Harbie, President

[CORPORATE SEAL]

1998

REC: 1808400492

EXHIBIT A.

-to-

DECLARATION OF CONDOMINIUM

LEGAL DESCRIPTION OF CONDOMINIUM PROPERTY

Lots 1, 2, 16 and 17, Block 2, WESTWOOD BUSINESS CENTER, according to the Plat thereof, as recorded in Plat Book 140, at Page 51 of the Public Records of Dade County, Florida.

is also known as

Lots 1A, 2A, 16A and 17A, Block 2, WESTWOOD BUSINESS CENTER AMENDED, according to the Plat thereof, as recorded in Plat Book 141, at Page 34, of the Public Records of Dade County, Florida.

E:\DATA\WP7\CLIENTS\HARBIE MR\CTR\CONDO EXA-AMD.WPD

OFF. REC. 18084 PD0493

DANIAL & ASSOCIATES, INC.

ENGINEERS - LAND SURVEYORS - PLANNERS

P.O. BOX 432156
S. MIAMI, FL 33243-2156

9900 SW 168TH ST., SUITE 7
MIAMI, FLORIDA 33157
(305) 251-2600

EXHIBIT 1

MARCH 17, 1998

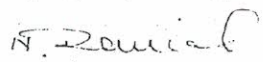
TO WHOM IT MAY CONCERN

THIS IS TO CERTIFY THAT THE FOLLOWING LEGAL DESCRIPTION
OF **HARBIE CENTER CONDOMINIUM**

LOTS 1, 2, 16, AND 17, BLOCK 2, **WESTWOOD BUSINESS CENTER**,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT
BOOK 140, AT PAGE 51 OF THE PUBLIC RECORDS OF DADE
COUNTY, FLORIDA.

IS ALSO KNOWN AS

LOTS 1A, 2A, 16A, AND 17A, BLOCK 2, **WESTWOOD BUSINESS
CENTER AMENDED**, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 141, AT PAGE 34 OF THE PUBLIC
RECORDS OF DADE COUNTY, FLORIDA.



NAGUIB F. DANIAL
PROFESSIONAL SURVEYOR AND MAPPER # 3937
STATE OF FLORIDA

RECORDED IN OFFICIAL RECORDS DEPARTMENT
OF DADE COUNTY, FLORIDA
RECORDS VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT

OFF. REC. 1808400494

98R201970 1998 APR 30 15:23

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
HARBIE CENTER CONDOMINIUM

This Second Amendment to Declaration of Condominium, is made this 30th day of April, 1998, by Harbie Development, Inc., a Florida corporation (the "Developer").

PREAMBLE

The Harbie Center Condominium (the "Condominium") was created by the Declaration of Condominium thereof (the "Declaration"), recorded in Official Records Book 17902, Page 1172, and amended by First Amendment to Declaration of Condominium, recorded under Clerk's File No. 98R_____, both of the Public Records of Dade County, Florida. Developer is the present owner of all of the condominium units in the Condominium and in control of the Board of Directors of the Harbie Center Condominium Association, Inc. a Florida corporation not for profit.

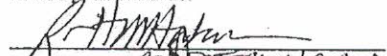
Developer desires to amend Exhibit B and Exhibit C to the Declaration.

NOW, THEREFORE, Developer hereby amends the Declaration as follows:

1. Exhibit B to the Declaration is hereby deleted in its entirety and substituted by Exhibit B attached hereto.
2. Sheets 2 and 6 of Exhibit C to the Declaration are hereby deleted in their entirety and substituted by the revised Sheets 2 and 6 of Exhibit C attached hereto. This amendment subdivides Unit A to create Unit A-108 with a corresponding reduction in the size of Unit A.
3. Except as hereinabove provided, all of the terms and provisions of the Declaration and of all of the Exhibits thereto shall be and remain in force and effect.


IN WITNESS WHEREOF the Developer has caused this Second Amendment to Declaration of Condominium to be executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:


Print name: ROBERT M. HARBER

Print Name: George Edward D. Collins

HARBIE DEVELOPMENT, INC., a Florida
corporation

By: 
Joseph Harbie, President

[CORPORATE SEAL]

1808400494

OFF. REC. 18084PG0496

EXHIBIT B

SCHEDULE OF PERCENT OF UNDIVIDED INTEREST IN COMMON ELEMENTS
AND COMMON SURPLUS AND SHARE OF COMMON EXPENSES

<u>UNIT</u>	<u>PERCENT</u>
A	25.641 %
101	6.119 %
A-108	2.810 %
110	5.500 %
111	6.736 %
112	15.802 %
113	15.802 %
114	6.736 %
M1	2.661 %
M2	2.340 %
B	2.102 %
B-201	1.603 %
B-203	1.273 %
C	4.875 %

100.000 %

REC: 18084PC0498

CLERK NOTE:
FOR CONDOMINIUM UNIT # A-108
RECORDS CONFORMING TO SECTION 303, PAGE 73

HARVEY RUVIN, CLERK
CIRCUIT & COUNTY COURTS
BY *Edward J. Ryan* D. C.

DANIEL & ASSOCIATES, INC.
ENGINEERS - LAND SURVEYORS - PLANNERS
7900 SW 42ND STREET, SUITE 1
MIAMI, FLORIDA 33155
TEL (305) 351-2600
FAX (305) 351-0377

MAQUIN F. DANIEL, P.L.S. #3937
(for the firm)

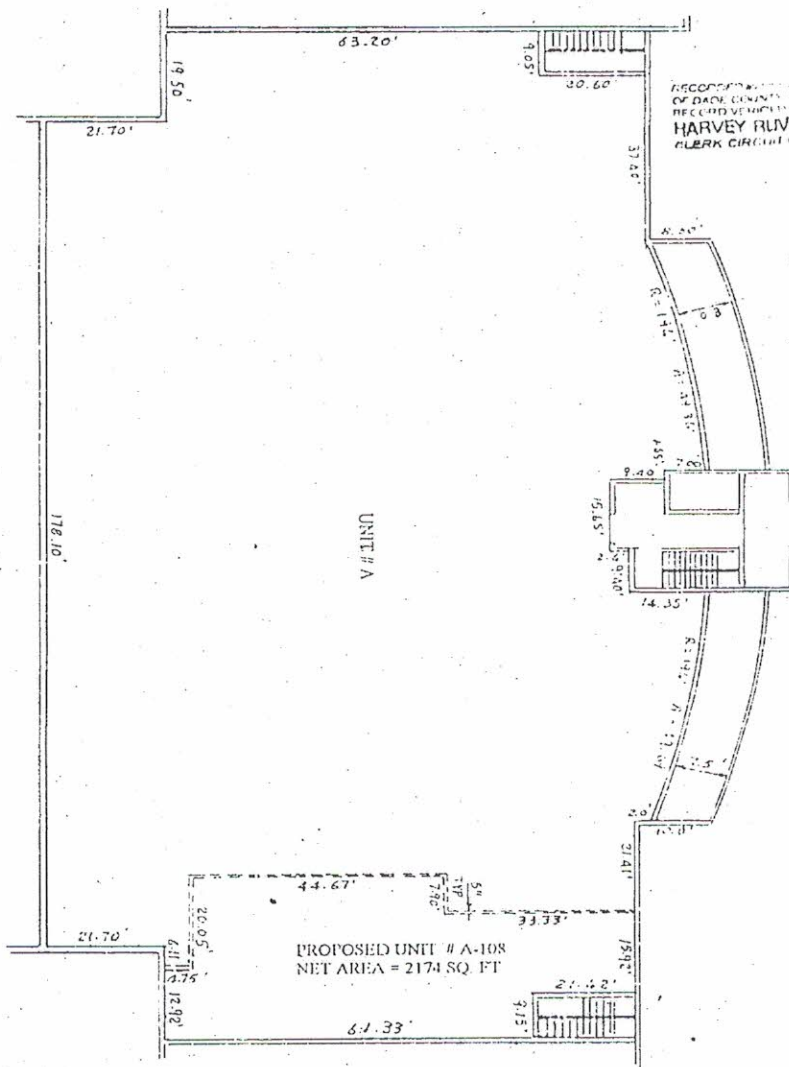
449/98 (REVISED)

NOTE:
DIMENSIONS OF PROPOSED UNIT # A-108 MAY
CHANGE SLIGHTLY DURING CONSTRUCTION

FIRST FLOOR

0 5 10 20 30 40 FT

SHEET 6 OF 14



RECORDS SECTION
OF DADE COUNTY IN THE
RECORDS SECTION
HARVEY RUVIN
CLERK CIRCUIT COURT

HARBIE CENTER CONDOMINIUM

A PROFESSIONAL PLAN FOR REGISTRATION OF GOVERNMENT
A PROFESSIONAL PLAN FOR REGISTRATION OF GOVERNMENT
A PROFESSIONAL PLAN FOR REGISTRATION OF GOVERNMENT
A PROFESSIONAL PLAN FOR REGISTRATION OF GOVERNMENT
A PROFESSIONAL PLAN FOR REGISTRATION OF GOVERNMENT
A PROFESSIONAL PLAN FOR REGISTRATION OF GOVERNMENT
A PROFESSIONAL PLAN FOR REGISTRATION OF GOVERNMENT
A PROFESSIONAL PLAN FOR REGISTRATION OF GOVERNMENT

OFF. REC. 18277 PC0133

98R458793 1998 SEP 16 10:54

THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM
HARBIE CENTER CONDOMINIUM

This Third Amendment to Declaration of Condominium, is made this 31st day of August, 1998, by Harbie Development, Inc., a Florida corporation (the "Developer").

PREAMBLE

The Harbie Center Condominium (the "Condominium") was created by the Declaration of Condominium thereof (the "Declaration"), recorded in Official Records Book 17902, Page 1172, and amended by First Amendment to Declaration of Condominium, recorded in Official Records Book 18084, Page 490, and further amended by the Second Amendment to Declaration of Condominium, recorded in Official Records Book 18084, Page 494, all of the Public Records of Miami-Dade County, Florida. Developer is the present owner of Unit 101 in the Condominium and in control of the Board of Directors of the Harbie Center Condominium Association, Inc. a Florida corporation not for profit.

Developer desires to amend Exhibit B and Exhibit C to the Declaration.

NOW, THEREFORE, Developer hereby amends the Declaration as follows:

1. Exhibit B to the Declaration is hereby deleted in its entirety and substituted by Exhibit B attached hereto.
2. Sheets 2 and 7 of Exhibit C to the Declaration are hereby deleted in their entirety and substituted by the revised Sheets 2 and 7 of Exhibit C attached hereto. This amendment subdivides Unit 101 to create Units A-101, A-102 and A-103.
3. Except as hereinabove provided, all of the terms and provisions of the Declaration and of all of the Exhibits thereto shall be and remain in force and effect.

IN WITNESS WHEREOF the Developer has caused this Third Amendment to Declaration of Condominium to be executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

HARBIE DEVELOPMENT, INC., a Florida
corporation

Print Name: ROBERT M. HARBER

By: Joseph Harbie, President

Print Name: HANI STADACK

[CORPORATE SEAL]

3752

OFF. REC. 18277PC0135

EXHIBIT B**SCHEDULE OF PERCENT OF UNDIVIDED INTEREST IN COMMON ELEMENTS
AND COMMON SURPLUS AND SHARE OF COMMON EXPENSES**

<u>UNIT</u>	<u>PERCENT</u>
A	21.105 %
A-101	4.105 %
A-102	1.011 %
A-103	1.003 %
A-104	4.536 %
A-108	2.810 %
A-109	2.939 %
A-110	0.972 %
A-111	1.589 %
111	6.736 %
112	15.802 %
113	15.802 %
114	6.736 %
M1	2.661 %
M2	2.340 %
B	2.102 %
B-201	1.603 %
B-203	1.273 %
C	4.875 %
	<hr/>
	100.000 %

OFF. REC. 1827700136

DANIAL & ASSOCIATES, INC.

ENGINEERS - LAND SURVEYORS - PLANNERS

P.O. BOX 432158
S. MIAMI, FL 33243-2158

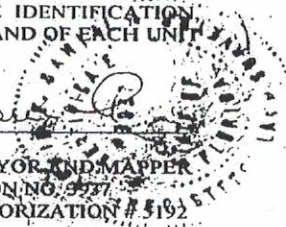
9900 SW 188TH ST. SUITE 7
MIAMI, FLORIDA 33157
TEL (305) 251-2600
FAX (305) 251-0277

CERTIFICATION:

I, NAGUIB F. DANIAL, A SURVEYOR AND MAPPER AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT ON THIS 28TH DAY OF AUGUST, 1998, THIS CERTIFICATE IS MADE PURSUANT TO THE PROVISIONS OF SECTION 718.104(4)(c) FLORIDA STATUTES; THAT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE PRESENTATION OF THE PROPOSED LOCATION AND DIMENSIONS OF THE IMPROVEMENTS KNOWN AS UNITS A-101, A-102 AND A-103, SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

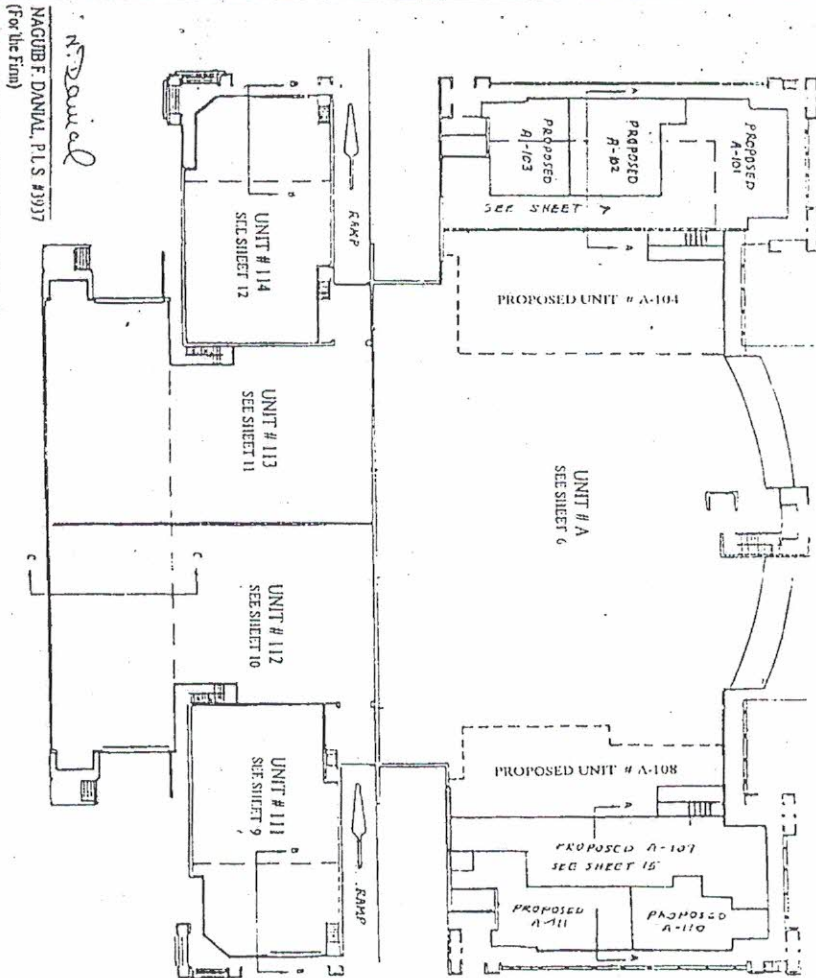
FOR THE FIRM

N. F. DANIAL
NAGUIB F. DANIAL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5977
CERTIFICATE OF AUTHORIZATION # 5192



OFF. REC. 18277 P0137

HARBIE CENTER CONDOMINIUM



N. Daniel
 DANIEL & ASSOCIATES, INC.
 ENGINEERS - LAND SURVEYORS - PLANNERS
 9900 SW 16TH STREET, SUITE 7
 MIAMI, FLORIDA 33157 FAX (305) 331-1000
 LD 0001197 FAX (305) 331-0277

8-28-98 REVISED
 6-01-98 REVISED
 3-06-98 REVISED
 4-05-98 REVISED

FIRST FLOOR UNITS
 NOT TO SCALE

CLERK NOTE:
 FOR DECLARATION OF CONDOMINIUM
 SEE OFFICIAL RECORD BK. 8222 PG. 0133

30.17'	19.16'	27.13' Second Floor Elev
7.29.77'		
19.21' Mechanical Elev		
9.17' First Floor Elev		
SEC A - A		
7.40.36'		
28.85' Mechanical Elev		
28.35'		
12.25' First Floor Elev		
SEC B - B		
7.43.86'		
28.50' Mechanical Elev		
28.40'		
12.27' First Floor Elev		
SEC C - C		

ELEVATIONS

SHEET 2 OF 14

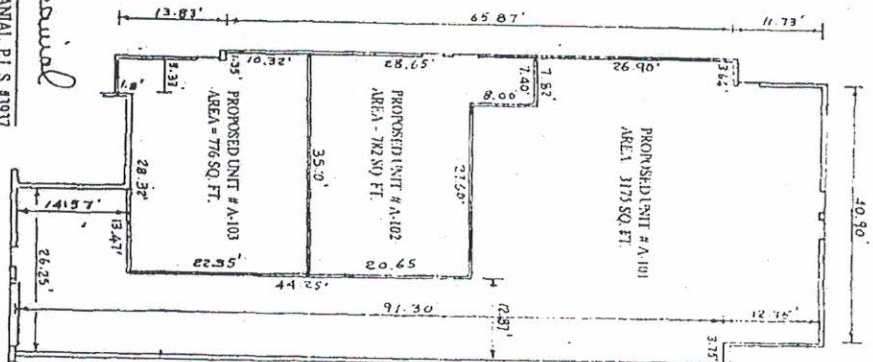


OFF. REC. 18277 P0138

DANIAL & ASSOCIATES, INC.
ENGINEERS - LAND SURVEYORS - PLANNERS
9900 SW 18TH STREET, SUITE 7
MIAMI, FLORIDA 33156
TEL (305) 311-2600
FAX (305) 311-0377

MAJID F. DANIAL, P.L.S. #19977
(For the Firm)

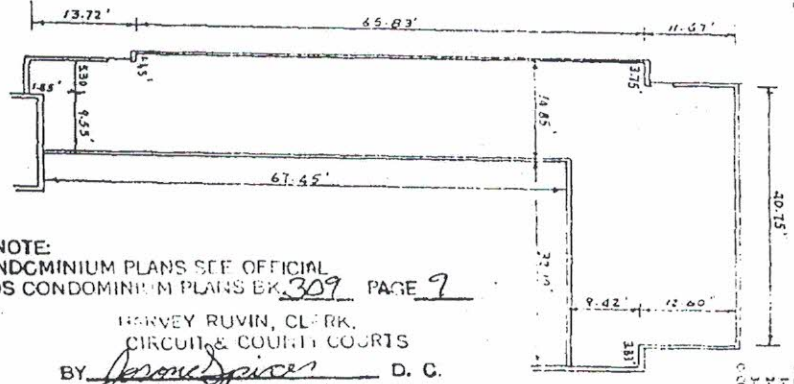
N. Samuel



8-28-98 REVISED

FIRST FLOOR

HARBIE CENTER CONDOMINIUM



MEZZANINE FLOOR

UNIT #M1

CLERK NOTE:
FOR CONDOMINIUM PLANS SEE OFFICIAL
RECORDS CONDOMINIUM PLANS BK. 309 PAGE 9

HARVEY RUVIN, CLERK,
CIRCUIT & COUNTY COURTS
BY *Harvey Ruvin* D. C.



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



- NOTES
- A. CONDOMINIUM UNIT FILE DECLARATION OF CONDOMINIUM
 - B. LIMITED COMMON ELEMENTS INCLUDE
 - 1. ASSIGNED PARKING SPACES
 - 2. BALCONY
 - 3. COMMON ELEMENTS, DECKS AND STAIRS
 - C. COMMON ELEMENTS ARE DECLARATION OF CONDOMINIUM

SHEET 7 OF 14

OFF. REC. 18288 0150

98R472470 1998 SEP 23 13146

FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM
HARBIE CENTER CONDOMINIUM

This Fourth Amendment to Declaration of Condominium, is made this 11th day of September, 1998, by Harbie Development, Inc., a Florida corporation (the "Developer").

PREAMBLE

The Harbie Center Condominium (the "Condominium") was created by the Declaration of Condominium thereof (the "Declaration"), recorded in Official Records Book 17902, Page 1172, of the Public Records of Miami-Dade County, Florida, and all amendments thereto. Developer is the present owner of Unit 110 in the Condominium and in control of the Board of Directors of the Harbie Center Condominium Association, Inc, a Florida corporation not for profit.

Developer desires to amend Exhibit B and Exhibit C to the Declaration.

NOW, THEREFORE, Developer hereby amends the Declaration as follows:

1. Exhibit B to the Declaration is hereby deleted in its entirety and substituted by Exhibit B attached hereto.
2. All reference to Unit 110 on Sheets 2 and 8 of Exhibit C to the Declaration are hereby deleted in their entirety and substituted by the revised Sheets 2 and 8 of Exhibit C attached hereto. Sheet 15 attached hereto is added to Exhibit C. This amendment subdivides Unit 110 to create Units A-109, A-110 and A-111.
3. Except as hereinabove provided, all of the terms and provisions of the Declaration and of all of the Exhibits thereto and all prior Amendments to said Declaration and Exhibits thereto shall be and remain in force and effect.

IN WITNESS WHEREOF the Developer has caused this Fourth Amendment to Declaration of Condominium to be executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

HARBIE DEVELOPMENT, INC., a Florida
corporation

[Signature]
Print name: ROBERT H. HABER

By: [Signature]
Joseph Harbie, President

[Signature]
Print Name: LINDA J. HUNNICUTT

[CORPORATE SEAL]

33

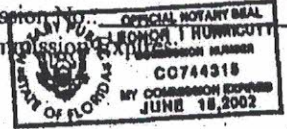
OFF. REC. 18288P(0151

STATE OF FLORIDA :
: ss.
COUNTY OF MIAMI-DADE :

The foregoing instrument was acknowledged before me this 11th day of September, 1998, by JOSEPH HARBIE, as President of HARBIE DEVELOPMENT, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.

Joseph L. Hurricutt
Notary Public, State of Florida at Large.
Printed Name of Notary: _____

Commission No. _____
My Commission Expires _____



Prepared by and Return to:

Robert M. Haber, Esq.
Freeman, Butterman & Haber, LLP.
520 Brickell Key Drive, Suite O-305
Miami, Florida 33131

PA:DATA\WP7\CLIENTS\HARBIE\MBC\TRG\CONDO\AMDT-4th WPD

OFF. REC. 18288 0152

EXHIBIT B**SCHEDULE OF PERCENT OF UNDIVIDED INTEREST IN COMMON ELEMENTS
AND COMMON SURPLUS AND SHARE OF COMMON EXPENSES**

UNIT	PERCENT
A	21.105%
A-101	4.105%
A-102	1.011%
A-103	1.003%
A-104	4.536%
A-108	2.810%
A-109	2.939%
A-110	0.972%
A-111	1.589%
111	6.736%
112	15.802%
113	15.802%
114	6.736%
M1	2.661%
M2	2.340%
B	2.102%
B-201	1.603%
B-203	1.273%
C	4.875%
	100.000%

P:\DATA\WP\CLERK\RECORDS\DEV\CHID\040606.spd

OFF. REC. 18288P0153

DANIAL & ASSOCIATES, INC.

ENGINEERS - LAND SURVEYORS - PLANNERS

P.O. BOX 432158
S. MIAMI, FL 33243-2158

9900 SW 168TH ST. SUITE 7
MIAMI, FLORIDA 33157
TEL (305) 251-2600
FAX (305) 251-0277

CERTIFICATION:

I, NAGUIB F. DANIAL, A SURVEYOR AND MAPPER AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT ON THIS 30th DAY OF MAY, 1998, THIS CERTIFICATE IS MADE PURSUANT TO THE PROVISIONS OF SECTION 718.104[4][c] FLORIDA STATUTES; THAT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE PRESENTATION OF THE PROPOSED LOCATION AND DIMENSIONS OF THE IMPROVEMENTS KNOWN AS UNITS A-109, A-110 AND A-111, SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

FOR THE FIRM

N. F. Danial
NAGUIB F. DANIAL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 3937
CERTIFICATE OF AUTHORIZATION # 5192

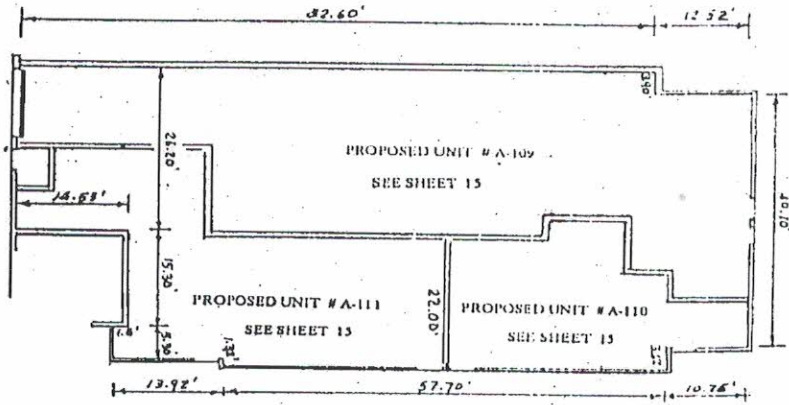
OFF. REC. 18288P0155

DANIEL & ASSOCIATES, INC.
ENGINEERS - LAND SURVEYORS - PLANNERS
7800 SW 148TH STREET, SUITE 1
MIAMI, FLORIDA 33157
LA 0003192 (305) 231-1000
FAX (305) 231-4277

NAGUID F. DANIAL, P.L.S. #9397
(For the Firm)

N. Daniel

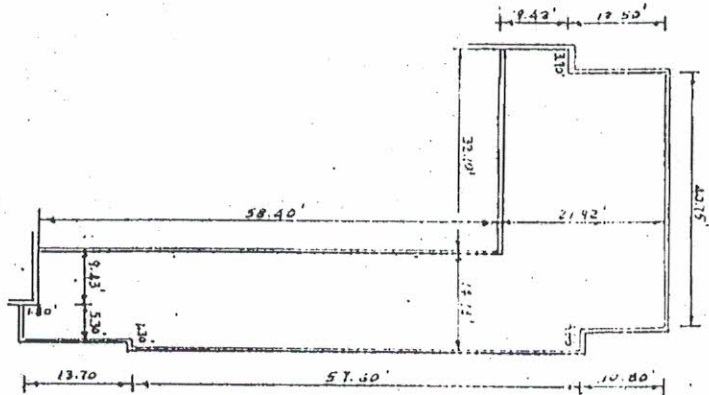
FIRST FLOOR



HARBIE CENTER CONDOMINIUM

MEZZANINE FLOOR

UNIT # MZ



NOTE
 A. CONDOMINIUM UNIT FOR REGISTRATION OF CONDOMINIUM
 B. LIMITED COMMONS ELEMENTS ONLY
 C. COMMONS ELEMENTS ONLY
 1. NOT CONSTRUCTION, SECT. AND SLAB
 2. COMMONS ELEMENTS PRELIMINARY/PROPOSED



SHEET 3 OF 14



OFF. REC. 18288P0156

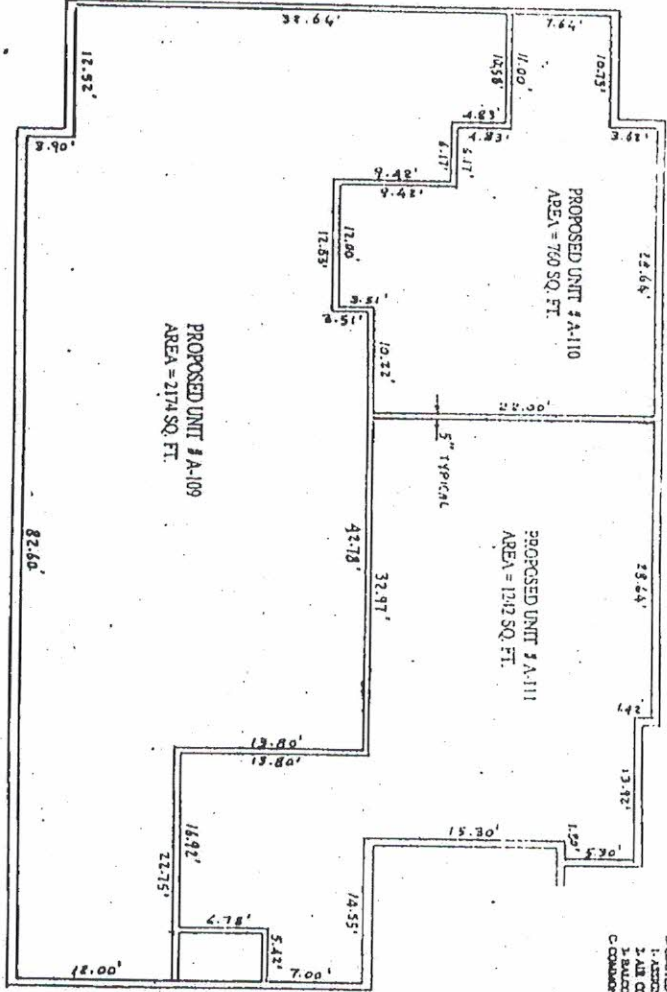
CLERK NOTE:
FOR CONDOMINIUM PLANS SEE OFFICIAL
RECORDS CONDOMINIUM PLANS BK. 309 PAGE 16

HARVEY RUVIN, CLERK
CIRCUIT & COUNTY COURTS
BY *Ed Key* D. C.

DANIAL & ASSOCIATES, INC.
ENGINEERS - LAND SURVEYORS - PLANNERS
7700 SW 14TH STREET, SUITE 1
MIAMI, FLORIDA 33157
TEL: (305) 251-2000
FAX: (305) 251-9771
L8 000197

N. Danial
NAGUID F. DANIAL, P.L.S. #3937
(For the Firm)

HARBIE CENTER CONDOMINIUM



NOTE:
DIMENSIONS OF ALL PROPOSED UNITS MAY
CHANGE SLIGHTLY DURING CONSTRUCTION



- NOTES
- A. CONDOMINIUM UNIT PER DECLARATION OF CONDOMINIUM
 - B. LIMITED COMMON ELEMENTS ENCLAVE
 - C. ASSIGNED PARKING SPACE
 - D. AIR CONDITIONING UNITS AND SLABS
 - E. BALCONIES
 - F. COMMON ELEMENTS PER DECLARATION OF CONDOMINIUM

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VOLUME
HARVEY RUVIN
CLERK

SHEET 15

OFF REC 18534 PG 1418

99R155078 1999 MAR 25 12:36

FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM
HARBIE CENTER CONDOMINIUM

This Fifth Amendment to Declaration of Condominium, is made this 22ND day of March, 1999, by Harbie Development, Inc., a Florida corporation (the "Developer").

PREAMBLE

The Harbie Center Condominium (the "Condominium") was created by the Declaration of Condominium thereof (the "Declaration"), recorded in Official Records Book 17902, Page 1172, and amended by First Amendment to Declaration of Condominium, recorded in Official 18084, at Page 490, and Second Amendment to Declaration of Condominium recorded in Official Records Book 18084, at Page 494; said Amendment was re-recorded May 19, 1998, in Official Records Book 18110, at Page 2895; Third Amendment recorded in Official Records Book 18277, at Page 133, and Fourth Amendment recorded in Official Records Book 18288, at Page 150, all of the Public Records of Dade County, Florida. Developer is in control of the Board of Directors of the Harbie Center Condominium Association, Inc, a Florida corporation not for profit.

Developer desires to amend Exhibit B and Exhibit C to the Declaration.

NOW, THEREFORE, Developer hereby amends the Declaration as follows:

1. Exhibit B to the Declaration is hereby deleted in its entirety and substituted by Exhibit B attached hereto.
2. Sheets 2 and 6 of Exhibit C to the Declaration are hereby deleted in their entirety and substituted by the revised Sheets 2 and 6 of Exhibit C attached hereto. This amendment subdivides Unit A to create Unit A-104 with a corresponding reduction in the size of Unit A.
3. Except as hereinabove provided, all of the terms and provisions of the Declaration and of all of the Exhibits thereto and all Amendments to the Declaration and Exhibits thereto shall be and remain in force and effect.

IN WITNESS WHEREOF the Developer has caused this Fifth Amendment to Declaration of Condominium to be executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

HARBIE DEVELOPMENT, INC., a Florida
corporation

Randi M. Alijandra
Print name: RANDI M. ALIJANDRO

Ledna I. Sumicich
Print Name: LEDNA I. SUMICICH

By: Joe
Joseph Harbie, President

[CORPORATE SEAL]

3750

OFF REC 18534 PG 1419

STATE OF FLORIDA :
: ss.
COUNTY OF MIAMI-DADE :

The foregoing instrument was acknowledged before me this 22nd day of March, 1999, by JOSEPH HARBIE, as President of HARBIE DEVELOPMENT, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.

Leonor I. Hurnicutt

Notary Public, State of Florida at Large
Printed Name of Notary: _____
Commission No.: _____
My Commission Expires:



Prepared by and Return to:
Robert M. Haber, Esq.
Freeman, Butterman & Haber, LLP.
520 Brickell Key Drive, Suite O-305
Miami, Florida 33131

F:\DATA\WP\CLIENTS\HARBIE\MR\CTR\CONDO\AMDT-57LWPD

04/22/99 MON 14:32 FAX 305 374 1150

FREEMAN, BUTLERMAN, HABER

0004

OFF REC 18534 PG 1420

DANIAL & ASSOCIATES, INC.

P.O. BOX 432156
S. MIAMI, FL 33243-2156

ENGINEERS - LAND SURVEYORS - PLANNERS

8900 SW 188TH ST. SUITE 7
MIAMI, FLORIDA 33157
TEL (305) 251-2600
FAX (305) 251-0277

CERTIFICATION:

I, NAGUIB F. DANIAL, A SURVEYOR AND MAPPER AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT ON THIS 15TH DAY OF FEBRUARY 1999, THIS CERTIFICATE IS MADE PURSUANT TO THE PROVISIONS OF SECTION 718.104(4)(e) FLORIDA STATUTES; THAT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE PRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS KNOWN AS UNIT A-104 SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

FOR THE FIRM

N. Danial

NAGUIB F. DANIAL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 3937
CERTIFICATE OF AUTHORIZATION # 5192

OFF REC 18534 PG 1421

EXHIBIT B

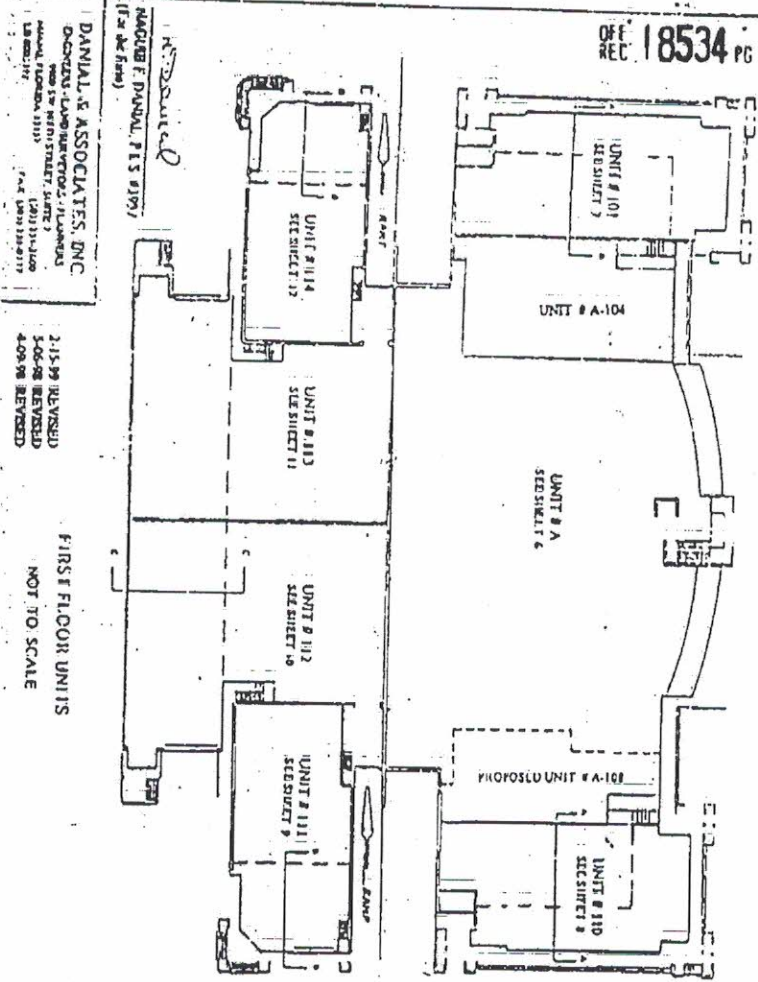
SCHEDULE OF PERCENT OF UNDIVIDED INTEREST IN COMMON ELEMENTS
AND COMMON SURPLUS AND SHARE OF COMMON EXPENSES

<u>UNIT</u>	<u>PERCENT</u>
A	20.996 %
101	6.119 %
A-108	2.810 %
A-104	4.645 %
110	5.500 %
111	6.736 %
112	15.802 %
113	15.802 %
114	6.736 %
M1	2.661 %
M2	2.340 %
B	2.102 %
B-201	1.603 %
B-203	1.273 %
C	4.875 %
	<hr/>
	100.000 %

N. Daniel

REC. 18534 PG 422

HARBIE CENTER CONDOMINIUM



DANIAL S. ASSOCIATES, INC.
 DANIEL S. ASSOCIATES, INC.
 1101 N. MIAMI STREET, SUITE 2
 MIAMI, FLORIDA 33131
 TEL: (305) 371-1100
 FAX: (305) 371-2719

2-15-99 REVISED
 3-06-98 REVISED
 4-09-98 REVISED

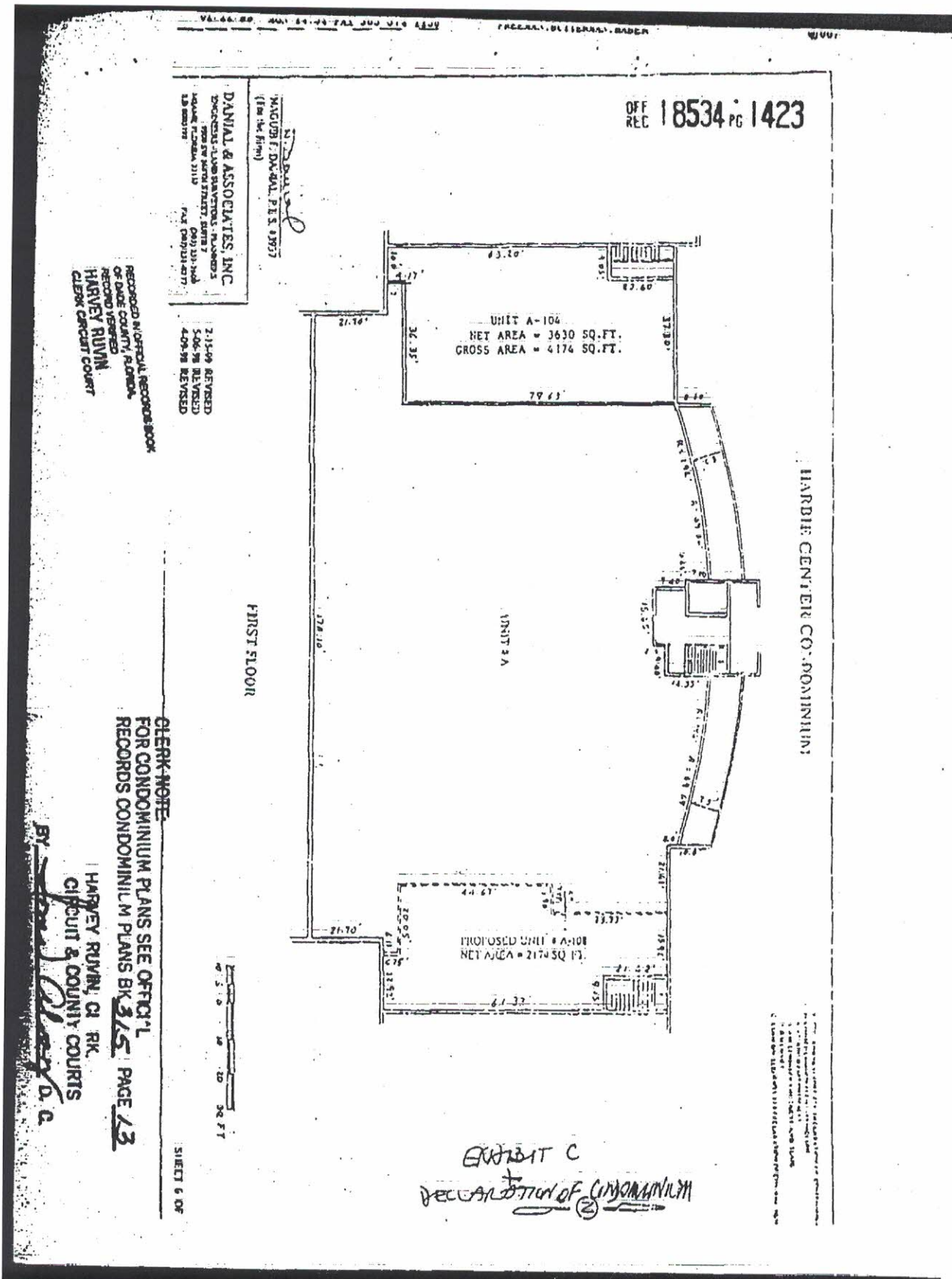
FIRST FLOOR UNITS
 NOT TO SCALE

UNIT # 101	670 sq. ft.	2217 Elevator Level
UNIT # A-104	1927 sq. ft.	017 Elevator Level
UNIT # A	1100 sq. ft.	2487 Elevator Level
UNIT # B-110	2223 sq. ft.	2223 Elevator Level
UNIT # B-103	1700 sq. ft.	2487 Elevator Level
UNIT # B-102	1310 sq. ft.	2487 Elevator Level
UNIT # B-101	1310 sq. ft.	2487 Elevator Level
UNIT # B-104	1310 sq. ft.	2487 Elevator Level

CLERK NOTE:
 FOR DECLARATION OF CONDOMINIUM
 SEE OFFICIAL RECORD BK 18534 PG 422

EXHIBIT C
 to
 DECLARATION OF CONDOMINIUM

SHEET 2 OF 14



OFF. REC. 1869761813

99R367861 1999 JUL 15 15:59

SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM
HARBIE CENTER CONDOMINIUM

This Sixth Amendment to Declaration of Condominium, is made this 14th day of July, 1999, by Harbie Development, Inc., a Florida corporation (the "Developer").

PREAMBLE

The Harbie Center Condominium (the "Condominium") was created by the Declaration of Condominium thereof (the "Declaration"), recorded in Official Records Book 17902, Page 1172, and amended by First Amendment to Declaration of Condominium, recorded in Official 18084, at Page 490, and Second Amendment to Declaration of Condominium recorded in Official Records Book 18084, at Page 494; said Amendment was re-recorded May 19, 1998, in Official Records Book 18110, at Page 2895; Third Amendment recorded in Official Records Book 18277, at Page 133; Fourth Amendment recorded in Official Records Book 18288, at Page 150; and Fifth Amendment recorded in Official Records Book 18534, at Page 1418, all of the Public Records of Miami-Dade County, Florida. Developer is in control of the Board of Directors of the Harbie Center Condominium Association, Inc, a Florida corporation not for profit.

Developer desires to amend Exhibit B and Exhibit C to the Declaration.

NOW, THEREFORE, Developer hereby amends the Declaration as follows:

1. Exhibit B to the Declaration is hereby deleted in its entirety and substituted by Exhibit B attached hereto.
2. Sheets 2, 3, 6, and 14 of Exhibit C to the Declaration are hereby deleted in their entirety and substituted by the revised Sheets 2, 3, 6, and 14 of Exhibit C attached hereto. This amendment subdivides Unit A to create Unit A-100 with a corresponding reduction in the size of Unit A. This amendment also subdivides Unit C to create Units C-202 and C-204 with a corresponding reduction in the size of Unit C.
3. Except as hereinabove provided, all of the terms and provisions of the Declaration and of all of the Exhibits thereto and all Amendments to the Declaration and Exhibits thereto shall be and remain in force and effect.
*Unit A-105, A-106 and A-107.

IN WITNESS WHEREOF the Developer has caused this Sixth Amendment to Declaration of Condominium to be executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Print name: Marco Rojas

[Signature]
Print Name: F. Patrick Dydl

HARBIE DEVELOPMENT, INC., a Florida corporation

By: [Signature]
Joseph Harbie, President

[CORPORATE SEAL]

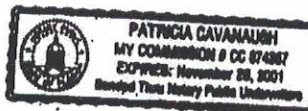
40-20

ST: 1869771814

STATE OF FLORIDA :
COUNTY OF MIAMI-DADE : Broward ss.

The foregoing instrument was acknowledged before me this 14th day of July, 1999, by JOSEPH HARBIE, as President of HARBIE DEVELOPMENT, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced drivers license as identification.

Patricia Cavanaugh
Notary Public, State of Florida at Large
Printed Name of Notary: Patricia Cavanaugh
Commission No.: _____
My Commission Expires: _____



Prepared by and Return to:
Robert M. Haber, Esq.
Freeman, Butterman, Haber & Rojas, LLP.
520 Brickell Key Drive, Suite O-305
Miami, Florida 33131

P:\DATA\WP\CLM\BHT\ALABIE MHC\TRC\0810\04M07-07H.VPD

OFF. REC. 1869711815

DANIAL & ASSOCIATES, INC.

P.O. BOX 432156
S. MIAMI, FL 33243-2156

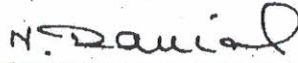
ENGINEERS - LAND SURVEYORS - PLANNERS

6150 SW 63RD COURT
MIAMI, FLORIDA 33143
TEL: (305) 682-2062

CERTIFICATION:

I, NAGUIB F. DANIAL, A SURVEYOR AND MAPPER AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT ON THIS 25TH DAY OF JUNE 1999, THIS CERTIFICATE IS MADE PURSUANT TO THE PROVISIONS OF SECTION 718.104(4)(c) FLORIDA STATUTES; THAT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE PRESENTATION OF THE PROPOSED LOCATIONS AND DIMENSIONS OF THE IMPROVEMENTS KNOWN AS UNITS A-100, A-105, A-106, A-107, C-202 AND C-204 SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

FOR THE FIRM



NAGUIB F. DANIAL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 3937
CERTIFICATE OF AUTHORIZATION # 5192



OFF. REC. 1869781816

EXHIBIT B

SCHEDULE OF PERCENT OF UNDIVIDED INTEREST IN COMMON ELEMENTS AND COMMON SURPLUS AND SHARE OF COMMON EXPENSES

<u>UNIT</u>	<u>PERCENT</u>
A-100	8.345 %
A-104	4.645 %
A-105	5.389 %
A-106	5.489 %
A-107	1.209%
A-108	2.782 %
Corridor	0.392 %
101	6.119 %
110	5.300 %
111	6.736 %
112	15.802 %
113	15.802 %
114	6.736 %
M1	2.661 %
M2	2.340 %
B	2.102 %
B-201	1.603 %
B-203	1.273 %
C-202	2.431 %
C-204	2.444 %
<hr/>	
	100.000 %



BT: 1869761817

HARBIE CENTER CONDOMINIUM

A R E A S

Unit	Ground Floor Sq. Ft.	Mezzanine Floor Sq. Ft.	Total Sq. Ft.	Percentage %
A-100	6,522			8.345
A-104	3,630			4.645
A-105	4,368			5.589
A-106	4,290			5.489
A-107	945			1.209
A-108	2,174			2.782
Corridor	306			0.392
101	4,782			6.119
110	4,298			5.500
111	3,931	+ 1,333	5,264	6.736
112	8,092	+ 4,258	12,350	15.802
113	8,092	+ 4,258	12,350	15.802
114	3,931	+ 1,333	5,264	6.736
<hr/>				
	55,361			
M1		2,080		2.661
M2		1,829		2.340
<hr/>				
		15,091		

Unit	SECOND FLOOR Area Sq. Ft.	Percentage %
B	1,643	2.102
B-201	1,253	1.603
B-203	995	1.273
C-202	1,900	2.431
C-204	1,910	2.444
<hr/>		
	7,701	100.000 %

Total area = 78,153 sq.ft.

Common Elements

Common elements include stairs, storage areas, covered sidewalks, corridors, machine rooms, meter rooms, elevators, etc.

First Floor	=	7,818 sq. ft.
Mezzanine Floor	=	3,149 sq. ft.
Second Floor	=	2,468 sq. ft.
<hr/>		
Total	=	13,435 sq. ft.



OFF. REC. 18697PG1819

N. Daniel

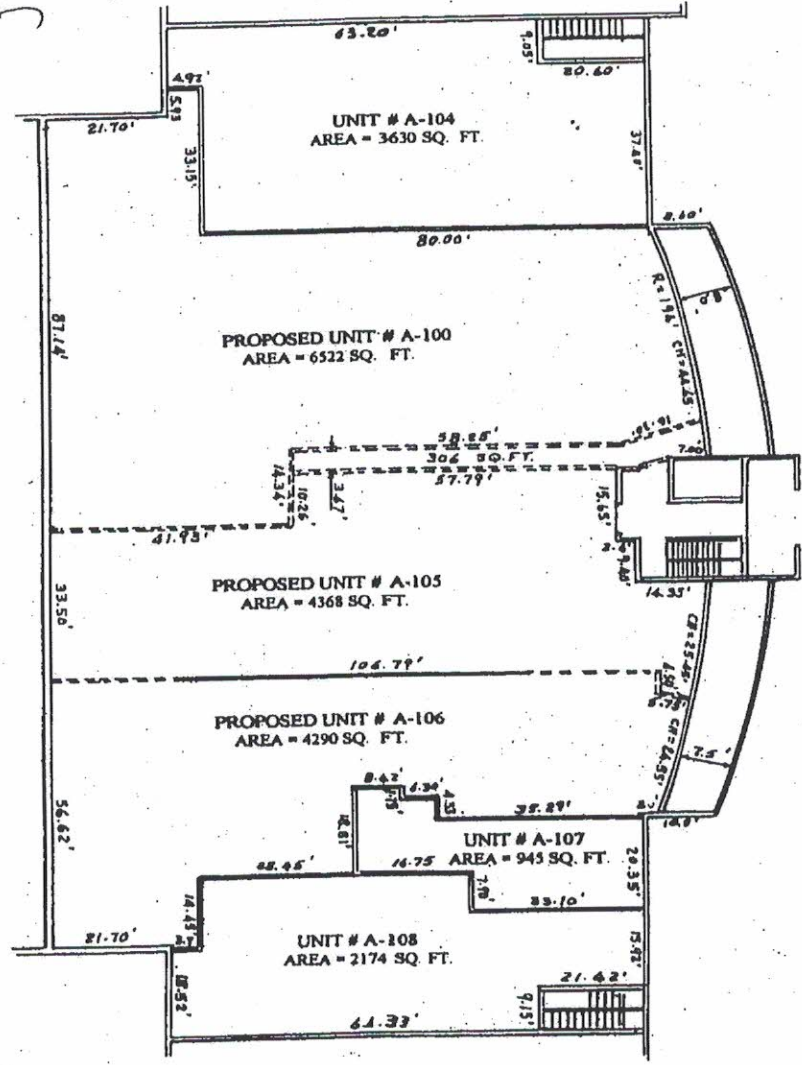
NAQUIM F. DANIAL, P.L.S. #3937
(for the Firm)

DANIAL & ASSOCIATES, INC.
ENGINEER-LAND SURVEYORS, PLANNERS
6150 SW 63RD COURT
MIAMI, FLORIDA 33143 TEL. (305) 662-2062
CERTIFICATE OF AUTHORIZATION # 5192

6-23-99 REVISED
2-15-99 REVISED
5-06-98 REVISED
4-09-98 REVISED

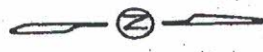
NOTE:
ALL INTERNAL WALLS ARE 7" WIDE
ALL EXTERIOR AND INTERNAL
WALLS BETWEEN UNITS ARE NOT
EXACTLY PARALLEL.

FIRST FLOOR



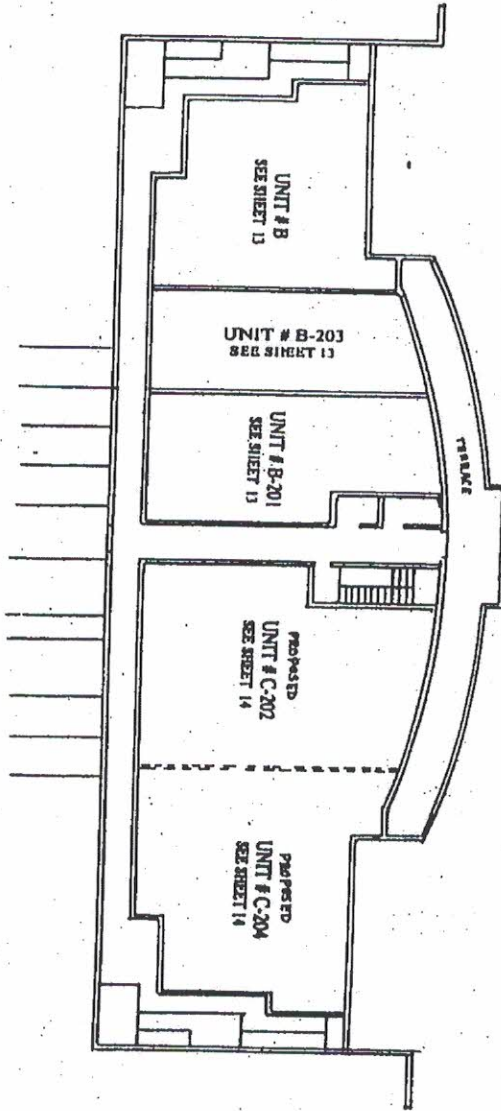
HARBIE CENTER CONDOMINIUM

A. CONFORMANCE UNIT TO REGULATIONS OF CONDOMINIUM
B. UNITING COMMON ELEMENTS
C. UNIT CONSTRUCTION, HEIGHT AND AREA
D. WALLS
E. COMMON ELEMENTS TO DECLARATION OF CONDOMINIUM



OFF. REC. 186971820

HARBIE CENTER CONDOMINIUM



SECOND FLOOR UNITS

6-25-99 REVISED

DANIAL & ASSOCIATES, INC.
 ENGINEERS, LAND SURVEYORS & PLANNERS
 6130 SW 67TH COURT
 MIAMI, FLORIDA 33143 TEL. (305) 662-2062
 CERTIFICATE OF AUTHORIZATION # 5197

N. Danial
 MAGUID F. DANIAL, P.L.S. #3937
 (For the Firm)



SHEET 3 OF 14

OFF-REC: 1869771821

CLERK NOTE:
FOR CONDOMINIUM PLANS SEE OFFICIAL
RECORDS CONDOMINIUM PLANS BK 321 PAGE 5

HARVEY RUVIN, CLERK.
CIRCUIT & COUNTY COURTS
BY *Manuel Betton* D. C.

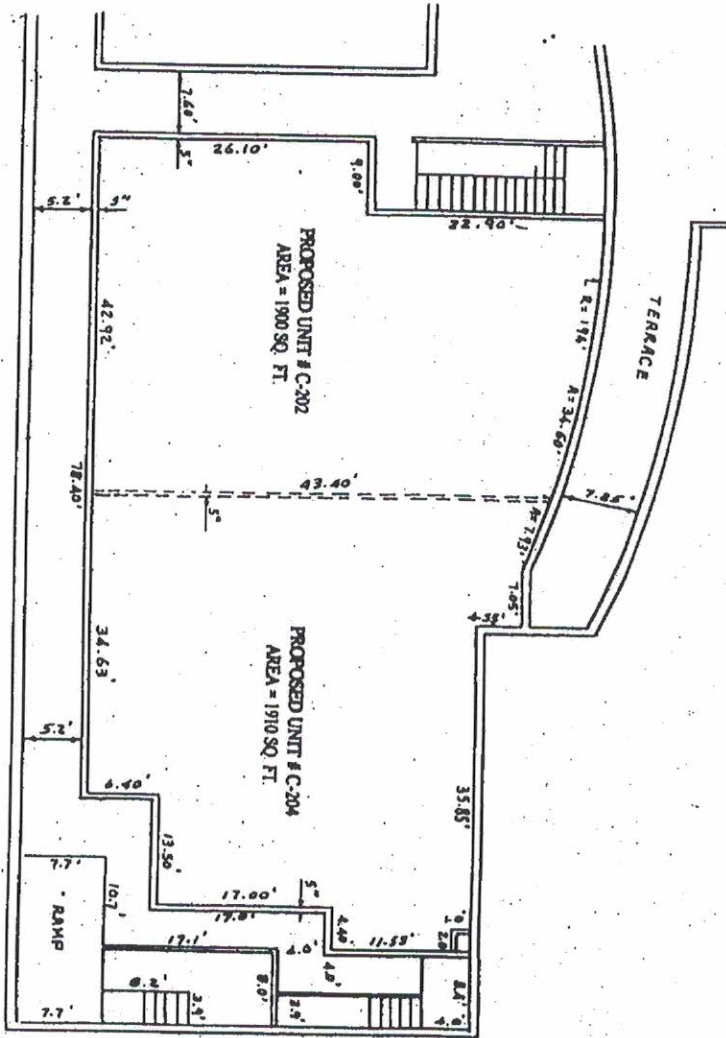
N. David
NAGUID F. DAVID, P.L.S. 03937
(For the Firm)

DANIAL & ASSOCIATES, INC.
ENGINEERS-LAND SURVEYORS-PLANNERS
6150 SW 67th COURT
MIAMI, FLORIDA 33143 TEL (305) 662-2062
CERTIFICATE OF AUTHORIZATION # 5192

6-23-99 REVISED

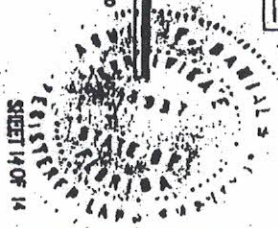
SECOND FLOOR

HARBIE CENTER CONDOMINIUM



- NOTES:
- A. CONDOMINIUM UNIT FOR REGISTRATION OF CONDOMINIUM
 - B. LIMITED COMMON ELEMENTS INCLUDE:
 - 1. AIRPORT PARKING SPACES
 - 2. AIR CONDITIONING, ELECTRIC AND GAS
 - 3. AIRPORT
 - C. DRAWING SUBJECT TO REGULATION OF CONDOMINIUM

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



OFF. REC BK.

20004PG0252

01R613657 2001 NOV 07 12:21

SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM
HARBIE CENTER CONDOMINIUM

This Seventh Amendment to Declaration of Condominium, is made this 24th day of October, 2001, by Harbie Development, Inc., a Florida corporation (the "Developer").

P R E A M B L E

The Harbie Center Condominium (the "Condominium") was created by the Declaration of Condominium thereof (the "Declaration"), recorded in Official Records Book 17902, Page 1172, and amended by First Amendment to Declaration of Condominium, recorded in Official Records Book 18084, at Page 490, and Second Amendment to Declaration of Condominium recorded in Official Records Book 18084, at Page 494; said Amendment was re-recorded May 19, 1998, in Official Records Book 18110, at Page 2895; Third Amendment recorded in Official Records Book 18277, at Page 133; Fourth Amendment recorded in Official Records Book 18288, at Page 150; Fifth Amendment recorded in Official Records Book 18534, at Page 1418; and Sixth Amendment recorded in Official Records Book 18697, at Page 1813, all of the Public Records of Miami-Dade County, Florida. Developer is in control of the Board of Directors of the Harbie Center Condominium Association, Inc. a Florida corporation not for profit.

Developer desires to amend Exhibit B and Exhibit C to the Declaration.

NOW, THEREFORE, Developer hereby amends the Declaration as follows:

1. Exhibit B to the Declaration is hereby deleted in its entirety and substituted by Exhibit B attached hereto.
2. That portion part of Sheet 7 of Exhibit C to the Declaration which depicts and describes Unit M-1 is hereby deleted and substituted by the amendment to Exhibit C attached hereto. This amendment subdivides Unit M-1 to create Units M-1A and M-1B.
3. Except as hereinabove provided, all of the terms and provisions of the Declaration and of all of the Exhibits thereto and all Amendments to the Declaration and Exhibits thereto shall be and remain in force and effect.

IN WITNESS WHEREOF the Developer has caused this Seventh Amendment to Declaration of Condominium to be executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print name: Robert M. Harber
Print Name: Walid Farhat

HARBIE DEVELOPMENT, INC., a Florida
corporation

By: [Signature]
Michael Harbie, President
[CORPORATE SEAL]

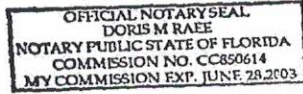
33-

OFF. REC BK.

20004 PG0253

STATE OF FLORIDA :
: ss.
COUNTY OF MIAMI-DADE :

The foregoing instrument was acknowledged before me this 24 day of October, 2001, by MIKHAEL HARBIE, as President of HARBIE DEVELOPMENT, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.



Doris M. Raee
Notary Public, State of Florida at Large
Printed Name: DORIS M. RAE
Commission No.: CC 850614
My Commission Expires: 6/28/2003

Prepared by and Return to:

Robert M. Haber, Esq.
Freeman, Butterman, Haber & Rojas, L.L.P.
520 Brickell Key Drive, Suite O-305
Miami, Florida 33131

F DATA W74 ENTE H HARBIE MIB CTBUCINR) AMDE 71134

OFF. REC BK.

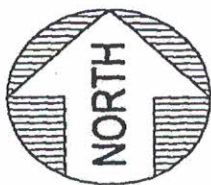
20004PG0254

EXHIBIT BSCHEDULE OF PERCENT OF UNDIVIDED INTEREST IN COMMON ELEMENTS
AND COMMON SURPLUS AND SHARE OF COMMON EXPENSES

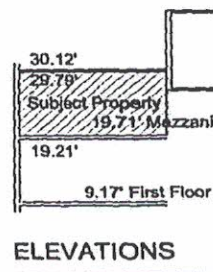
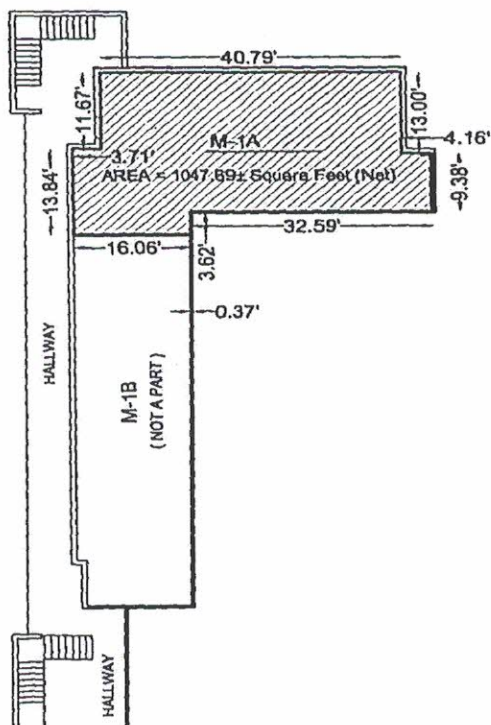
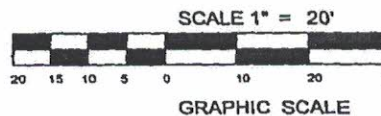
<u>Unit</u>	<u>Percent</u>
A-100	8.3450%
A-104	4.6450%
A-105	5.5890%
A-106	5.4890%
A-107	1.2090%
A-108	2.7820%
101	6.1190%
110	5.5000%
111	6.7360%
112	15.998%
113	15.998%
114	6.7360%
M-1A	1.4031%
M-1B	1.2579%
M2	2.3400%
B	2.1020%
B-201	1.6030%
B-203	1.2730%
C-202	2.4310%
C-204	2.4440%
	100.000%

DATA AT THE END OF EACH PAGE IS THE RESULT OF THE FOLLOWING

20004 PG 0255



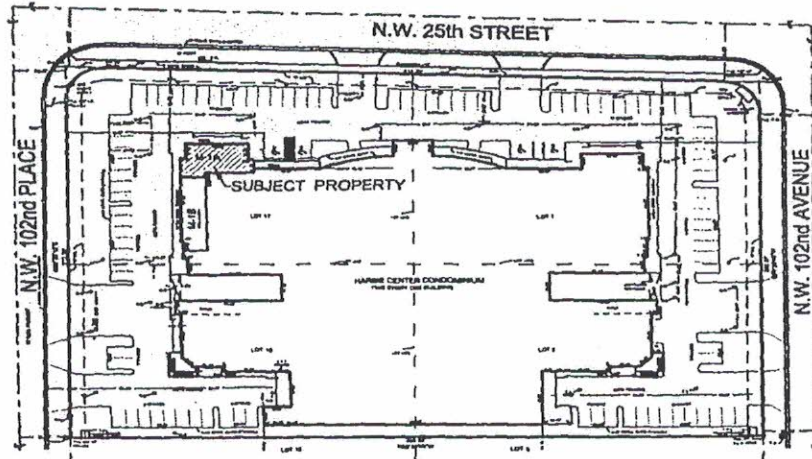
HARBIE CENTER C UNIT NO. 2



CLERK NOTE
 FOR DECLARATION OF CONDOMINIUM
 SEE OFFICIAL RECORD BK 20004 PG 252

CONDOMINIUM

OFF. REC. BK.
20004PG0256



CLERK NOTE:
FOR CONDOMINIUM PLANS SEE OFFICIAL
RECORDS CONDOMINIUM PLANS BK. 352 PAGE 6

HARVEY RUVIN, CLERK,
CIRCUIT & COUNTY COURTS
BY *Xiaohu Li* D. C.

LOCATION SKETCH
SCALE 1" = 100'

AREA		
UNIT	TOTAL SQUARE FEET	PERCENTAGE
M-1	1986.932	2.661
M-1A	1047.69	1.4031
M-1B	939.24	1.2579

3' Second Floor Elevation
Door Elevation

CERTIFIED TO: Rodolfo J. Suarez, and/or assigns; Freeman, Butterman, Haber & Rojas, LLP; First American Title Insurance Company.

PREPARED FOR: Rodolfo J. Suarez, 2500 N.W. 102 Avenue, Unit 207, Miami, FL 33172

Note: 2 Parking Spaces assigned to M-1A.

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

<p>STATE OF FLORIDA No: 5504 NELSON MOJARENA Registered Professional Land Surveyor & Mapper No. 5504 State of Florida</p>	<p>MOJARENA & ASSOCIATES, INC. Land Surveyors & Mappers Certificate of Authorization No. 6698 12925 S.W. 132nd Avenue Miami, Florida 33186 (305) 278-2494</p>		
	<p>DATE: 09-12-01</p>	<p>SHEET 1 OF 1</p>	<p>JOB NO. 01-0957</p>

20312PG3091

EIGHTH AMENDMENT TO DECLARATION OF CONDOMINIUM
HARBIE CENTER CONDOMINIUM

This Eighth Amendment to Declaration of Condominium, is made this 20th day of March, 2002, by Harbie Development, Inc., a Florida corporation (the "Developer").

P R E A M B L E

The Harbie Center Condominium (the "Condominium") was created by the Declaration of Condominium thereof (the "Declaration"), recorded in Official Records Book 17902, Page 1172, and amended by First Amendment to Declaration of Condominium, recorded in Official 18084, at Page 490, and Second Amendment to Declaration of Condominium recorded in Official Records Book 18084, at Page 494; said Amendment was re-recorded May 19, 1998, in Official Records Book 18110, at Page 2895; Third Amendment recorded in Official Records Book 18277, at Page 133; Fourth Amendment recorded in Official Records Book 18288, at Page 150; Fifth Amendment recorded in Official Records Book 18534, at Page 1418; and Sixth Amendment recorded in Official Records Book 18697, at Page 1813, Seventh Amendment recorded in Official Records Book 20004, at Page 252, all of the Public Records of Miami-Dade County, Florida. Developer is in control of the Board of Directors of the Harbie Center Condominium Association, Inc, a Florida corporation not for profit.


Developer desires to amend Exhibit B and Exhibit C to the Declaration.

NOW, THEREFORE, Developer hereby amends the Declaration as follows:

1. Exhibit B to the Declaration is hereby deleted in its entirety and substituted by Exhibit B attached hereto.
2. That part of Sheet 14 of Exhibit C to the Declaration with respect to Unit C-204 is hereby deleted in its entirety and substituted by Sheet 2 of the Survey prepared by AFA & Company, Inc.* This amendment subdivides Unit C-204 to create Unit C-203 with a corresponding reduction in the size of Unit 203. * ATTACHED HERETO
3. Except as hereinabove provided, all of the terms and provisions of the Declaration and of all of the Exhibits thereto and all Amendments to the Declaration and Exhibits thereto shall be and remain in force and effect.

IN WITNESS WHEREOF the Developer has caused this Eighth Amendment to Declaration of Condominium to be executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:


 Print name: ROBERT M. HARBIE
 Print Name: DAVIS M. LAEE

HARBIE DEVELOPMENT, INC., a Florida corporation

By: 
Victor Harbie, Vice President

[CORPORATE SEAL]

1

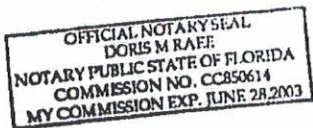
*Approval # 0978
C. M. J. c
2 pl.*

02R209229 2002 APR 04 14:48

20312PG3092

STATE OF FLORIDA :
: ss.
COUNTY OF MIAMI-DADE :

The foregoing instrument was acknowledged before me this 20th day of March, 2002, by Victor Harbie, as Vice President of HARBIE DEVELOPMENT, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.



Doris M. Rafe
Notary Public, State of Florida at Large
Printed Name: DORIS M. RAEF
Commission No.: _____
My Commission Expires: _____

Prepared by and Return to:

Robert M. Haber, Esq.
Freeman, Butterman, Haber, Rojas & Stanham, LLP.
520 Brickell Key Drive, Suite O-305
Miami, Florida 33131

F:\DATA\WP7\CLNTE-H\Harbie, Mikhael\CTRCOND\8th Amendment to Declaration.doc

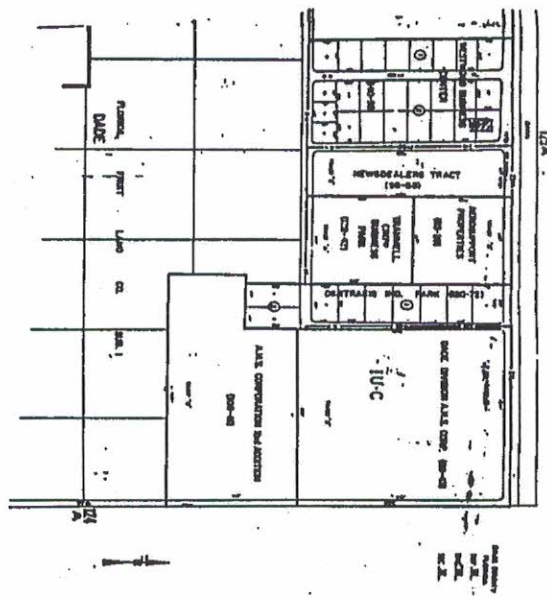
20312PG3093

EXHIBIT BSCHEDULE OF PERCENT OF UNDIVIDED INTEREST IN COMMON ELEMENTS
AND COMMON SURPLUS AND SHARE OF COMMON EXPENSES

<u>Unit</u>	<u>Percent</u>
A-100	8.3450%
A-104	4.6450%
A-105	5.5890%
A-106	5.4890%
A-107	1.2090%
A-108	2.7820%
101	6.1190%
110	5.5000%
111	6.7360%
112	15.998%
113	15.998%
114	6.7360%
M-1A	1.4031%
M-1B	1.2579%
M2	2.3400%
B	2.1020%
B-201	1.6030%
B-203	1.2730%
C-202	2.4310%
C-203	0.6781%
C-204	<u>1.7659%</u>
	100.000%

F:\DATA\WP7\CLNTE-H\Herbie, Mikhael\CTRCONDO\Exhibit B to 8th Amendment.doc

Location Sketch N.T.S.



HARBIE CENTER CONDOMINIUM

Sheet 1 of 2

Property Address:

10200 Northwest 25th Street
Miami, Florida 33172

Elevation Information:

Comm Panel 120835
 Panel # 0160
 Firm Zone : "AF"
 Date of Firm : 03-02-1994
 Base Flood Elev. : 7.00'
 Lowest Fl. Elev. N/A
 Garage Fl. Elev. N/A
 Suffix :
 Elev. Ref to NGVD 1929

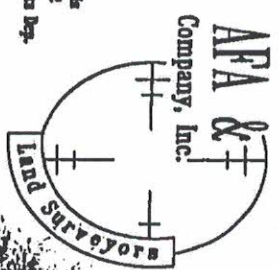
Legal Description:

Portion of Block 2 of "WESTWOOD
 BUSINESS CENTER, according to the
 Plat thereof as recorded in Plat Book 140,
 at Page 51 of the Public records of
 Miami-Dade County, Florida.

CLERK NOTE
FOR DECLARATION OF CONDOMINIUM
SEE OFFICIAL RECORD BK 20312 PG 3094

JOB #	02-159A
DATE	5-19-2002
PB	140/51

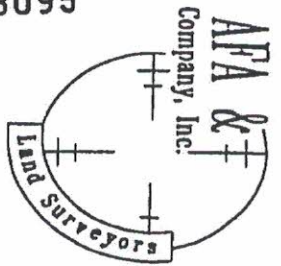
ARMANDO F. ALVAREZ, PROFESSIONAL LAND SURVEYORS AND MAPPERS
 AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HEREBY CERTIFY
 THAT ON THIS 19TH DAY OF MARCH 2002, THIS CERTIFICATE IS MADE PURSUANT
 TO THE PROVISIONS OF SECTION 718.104 (4)(E) FLORIDA STATUTES; THAT THE
 CONSTRUCTION OF THE PROPOSED IMPROVEMENTS IS SUBSTANTIALLY
 COMPLETE SO THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE
 DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE
 REPRESENTATION OF THE PROPOSED LOCATION AND DIMENSIONS OF THE
 IMPROVEMENTS KNOWN AS UNIT C-203 AND C-204 SO THAT THE
 IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS OF
 THE ABOVE DESCRIBED UNITS CAN BE DETERMINED FROM THESE MATERIALS.



- #1 Locate shown herein were not abstracted
- #2 Survey is incomplete without sheets 1 and 2
- #3 Recordants: Miami-Dade County Public Works Dep.
- #4 Bearings as shown herein are based upon
- #5 Please See Abbreviations and Legend
- #6 Scale of bearing: 1" = 15'
- #7 Drawn by: Alford Date: 5-18-2002
- #8 Meticule No. 510
- #9 Seal Number:

Professional
 Surveyors & Mappers ID # 8778
 13050 S.W. 133rd Court
 Miami Florida, 33186
 Ph. # (305) 234-0588
 Fax # (305) 234-0423

Armando F. Alvarez
 Professional Surveyor & Mapper # 8525
 State of Florida
 140 Westwood Blvd
 Miami, Florida 33172



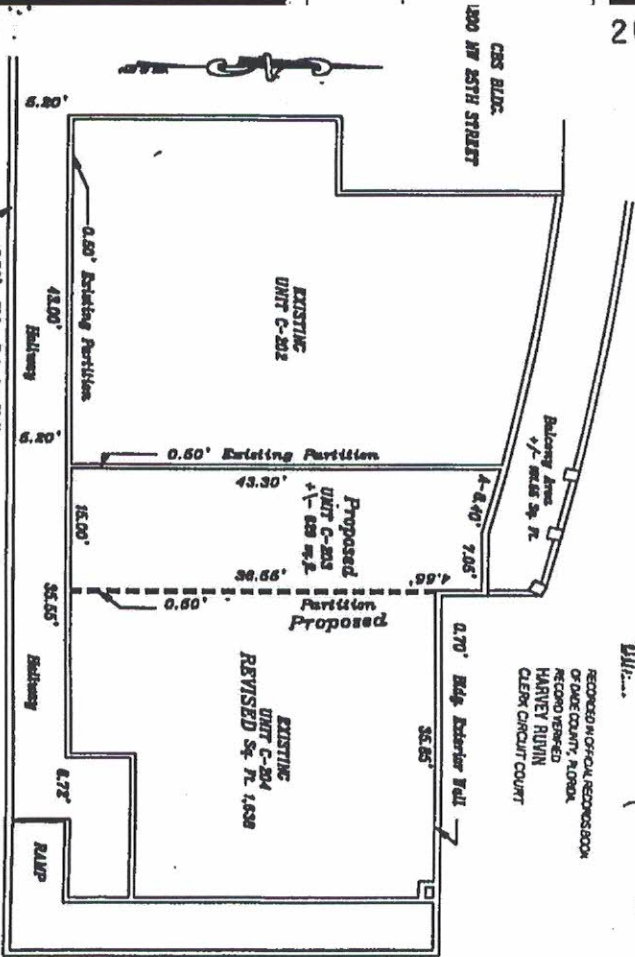
HARBIE CENTER CONDOMINIUM

Scale 1" = 15'

Sheet 2 of 2

20312PG3095

Northwest 25th Street



Parking Area @ 2nd Floor

SECOND FLOOR

CLERK NOTE:
 FOR CONDOMINIUM PLANS SEE OFFICIAL
 RECORDS CONDOMINIUM PLANS BK. 352 PAGE 3
 HARVEY RUVIN, CLERK,
 CIRCUIT & COUNTY COURTS
 B. *Harvey Ruvin*, D. C.

NOTE:
 A- CONDOMINIUM UNIT PER DECLARATION OF CONDOMINIUM
 B- LISTED COMMON ELEMENTS INCLUDED
 C- ASSIGNED PARKING SPACES
 D- AIR CONDITIONING, DUCT AND SLABS
 E- BALCONIES
 F- COMMON ELEMENT PER DECLARATION OF CONDOMINIUM

PLEASE NOTE THAT THE PROPOSED UNIT
 C-203 IS CREATED BY THE EXTRACTION FROM
 UNIT C-204.

UNIT C-204 Area in Sq. Ft. is 2,267 and Existing
 Percentage of Interest is 2.44% as per Letter
 from MACUIB F. DANIAL, Ph. D. O.E., PLS to
 HARBIE CENTER CONDOMINIUM.

The Revised UNIT C-204 Area in Sq. Ft. is 1,538 and
 Revised Percentage of Interest is 1.7659%
 PROPOSED UNIT C-203 Area in Sq. Ft. is 628
 and the Percentage of Interest is 0.7012% proposed.

Armando F. Alvarez
 Armando F. Alvarez, P.E.
 AFA & COMPANY, INC.
 Professional Land Surveyors
 19050 Southwest 133rd Court, MIAMI, FLORIDA 33188
 Tel. 305.234.0588 Fax 305.234.0125

CFN 2003R0637764 DR BK 21599 Pgs 0878 - 8827 (5pgs)
RECORDED 09/02/2003 15:22:08
HARVEY RUVIN, CLERK OF COURT, MIAMI-DADE COUNTY, FLORIDA

NINTH AMENDMENT TO DECLARATION OF CONDOMINIUM
HARBIE CENTER CONDOMINIUM

This Ninth Amendment to Declaration of Condominium, is made as of the 20th day of March, 2002, by Harbie Development, Inc., a Florida corporation (the "Developer").

P R E A M B L E

The Harbie Center Condominium (the "Condominium") was created by the Declaration of Condominium thereof (the "Declaration"), recorded in Official Records Book 17902, Page 1172, and amended by First Amendment to Declaration of Condominium, recorded in Official 18084, at Page 490, and Second Amendment to Declaration of Condominium recorded in Official Records Book 18084, at Page 494; said Amendment was re-recorded May 19, 1998, in Official Records Book 18110, at Page 2895; Third Amendment recorded in Official Records Book 18277, at Page 133; Fourth Amendment recorded in Official Records Book 18288, at Page 150; Fifth Amendment recorded in Official Records Book 18534, at Page 1418; Sixth Amendment recorded in Official Records Book 18697, at Page 1813, Seventh Amendment recorded in Official Records Book 20004, at Page 252, and Eighth Amendment recorded in Official Records Book 21081, at Page 1041, all of the Public Records of Miami-Dade County, Florida. Developer is in control of the Board of Directors of the Harbie Center Condominium Association, Inc, a Florida corporation not for profit.

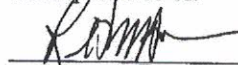
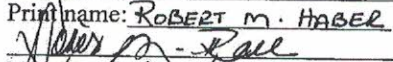
Developer desires to amend Exhibit B and Exhibit C to the Declaration.

NOW, THEREFORE, Developer hereby amends the Declaration as follows:


1. Exhibit B to the Declaration is hereby deleted in its entirety and substituted by Exhibit B attached hereto.
2. That part of Sheet 14 of Exhibit C to the Declaration with respect to Unit C-204 is hereby deleted in its entirety and substituted by Sheet 2 of the Survey prepared by AFA & Company, Inc. attached hereto. This amendment subdivides Unit C-204 to create Unit C-203 with a corresponding reduction in the size of Unit C-204.
3. Except as hereinabove provided, all of the terms and provisions of the Declaration and of all of the Exhibits thereto and all Amendments to the Declaration and Exhibits thereto shall be and remain in force and effect.

IN WITNESS WHEREOF the Developer has caused this Ninth Amendment to Declaration of Condominium to be executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:


 Print name: ROBERT M. HABER

 Print Name: DORIS M. RAE

HARBIE DEVELOPMENT, INC., a Florida corporation

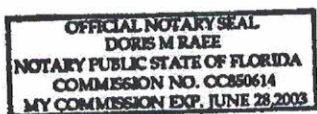
By: 
 Mikhael Harbie, President

1

[CORPORATE SEAL]

STATE OF FLORIDA)
)§
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 23 day of May, 2003 by Mikhael Harbie, as President of HARBIE DEVELOPMENT, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.



Doris M. Rae

Notary Public, State of Florida at Large
Printed Name: DORIS M. RAE
Commission No.: CC850614
My Commission Expires: 6/28/03

Prepared by and Return to:

Robert M. Haber, Esq.
Freeman, Butterman, Haber, Rojas & Stanham, LLP.
520 Brickell Key Drive, Suite O-305
Miami, Florida 33131

F:\DATA\WP7\CLNTE-JH\Harbie, Mikhael\Harbie Center Condominium\Preparation of Condominium Documents\9th Amendment to Declaration.doc

EXHIBIT BSCHEDULE OF PERCENT OF UNDIVIDED INTEREST IN COMMON ELEMENTS
AND COMMON SURPLUS AND SHARE OF COMMON EXPENSES

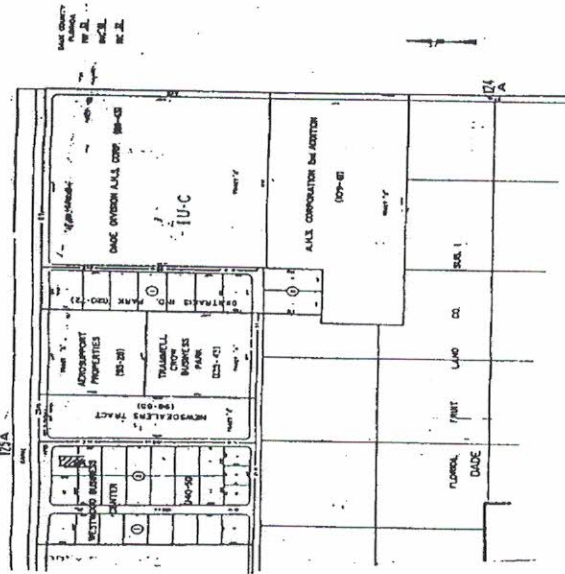
<u>Unit</u>	<u>Percent</u>
A-100	8.3450%
A-104	4.6450%
A-105	5.5890%
A-106	5.4890%
A-107	1.2090%
A-108	2.7820%
101	6.1190%
110	5.5000%
111	6.7360%
112	15.998%
113	15.998%
114	6.7360%
M-1A	1.4031%
M-1B	1.2579%
M2	2.3400%
B	2.1020%
B-201	1.6030%
B-203	1.2730%
C-202	2.4310%
C-203	0.4640%
C-204	<u>1.9800%</u>
	100.000%

F:\DATA\WP7\CLNTE-H\Harbie, Mikhael\Harbie Center Condominium\Preparation of Condominium Documents\Exhibit B to 9th Amendment.doc

HARBIE CENTER CONDOMINIUM

Sheet 1 of 2

Location Sketch N.T.S.



Book21599/Page881

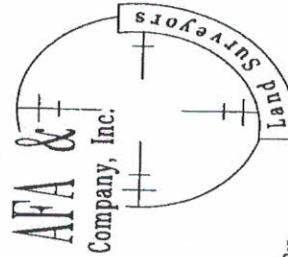
Page 4 of 5

Elevation Information:

Comm Panel 120635
 Panel # 0160
 Firm Zone : "AH"
 Date of Firm : 3-2-1994
 Base Flood Elev. 7.00'
 Lowest Fl. Elev. N/A
 Garage Fl. Elev. N/A
 Suffix : "1"
 Elev. Ref to NGVD 1929

Legal Description:

Portion of Block 2 of 'WESTWOOD BUSINESS CENTER', according to the Plat thereof as recorded in Plat Book 140 at Page 51 of the Public records of Miami-Dade County Florida.



JOB	02-1223
DATE	10-31-2002
PB	140/51

Surveyors Notes:

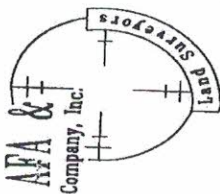
- #1 Lands Shown herein were not abstracted for easement and/or Right of way of records
- #2 Survey is incomplete without sheets 1 and 2
- #3 Benchmark: Miami-Dade County Public Works Dep.
- #4 Bearings as shown herein are Based upon Northwest 25th Street N86°09'44"W
- #5 Please See Abbreviations and Legend
- #6 Scale of Drawing: 1" = 15'
- #7 Drawn By : Abiel Date: 10-31-2002

I, ARMANDO F. ALVAREZ, PROFESSIONAL LAND SURVEYORS AND MAPPERS AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT ON THIS 19TH DAY OF MARCH 2002, THIS CERTIFICATE IS MADE PURSUANT TO THE PROVISIONS OF SECTION 718.104 (4)(E) FLORIDA STATUTES, THAT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE PROPOSED LOCATION AND DIMENSIONS OF THE IMPROVEMENTS KNOWN AS UNIT C-204 SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS OF THE ABOVE DESCRIBED UNITS CAN BE DETERMINED FROM THESE MATERIALS.

This certifies that the survey of the property described herein was made under my supervision & that the survey meets the maximum technical standards set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 61C17-6 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes & That the Sketch, herein is a true and accurate representation thereof to the best of my knowledge and belief, subject to notes and variations shown hereon.

Armando F. Alvarez
 Professional Surveyor & Mapper # 5528

Professional Surveyors & Mappers
 13050 S.W. 133rd Court
 Miami Florida, 33186
 Ph. # (305) 234-0588



Professional Surveyors & Mappers

HARBIE CENTER CONDOMINIUM

Sheet 2 of 2

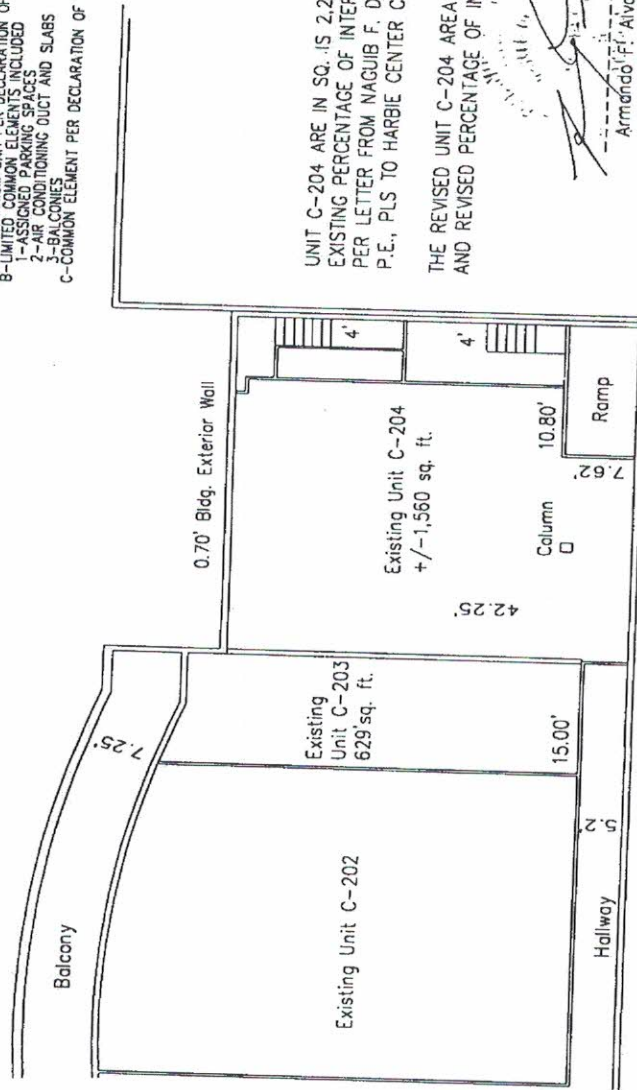
CBS BLDG.
10200 NORTHWEST 25TH STREET
MIAMI FLORIDA 33172

Northwest 25th Street

Book21599/Page882

Page 5 of 5

NOTE:
A-CONDOMINIUM UNIT PER DECLARATION OF CONDOMINIUM
B-LIMITED COMMON ELEMENTS INCLUDED
1-ASSIGNED PARKING SPACES
2-AIR CONDITIONING DUCT AND SLABS
3-BALCONIES
C-COMMON ELEMENT PER DECLARATION OF CONDOMINIUM



UNIT C-204 ARE IN SQ. IS 2,267 AND EXISTING PERCENTAGE OF INTEREST IS 2.86% AS PER LETTER FROM NAGUIB F. DANIAL, PH. D. P.E., PLS TO HARBIE CENTER CONDOMINIUM.

THE REVISED UNIT C-204 AREA IN SQ. FT. IS 1,560 AND REVISED PERCENTAGE OF INTEREST IS 1.98%.

Armando F. Alvarez
Armando F. Alvarez, P.S.M. # 5526

AFA & Company, Inc. LB # 5526
Professional Land Surveyors & Mappers
13050 Southwest 133rd Court, Miami Florida 33186
Tel. 305.234.0588 Fax 305.234.0423

Parking Area @ 2nd Floor Level

SECOND FLOOR

BOOK 21599 PAGE 882

CFN 2003R0710463 DR BK 21678 Pgs 3354 - 3362 (9pgs)
RECORDED 09/24/2003 11:12:09
HARVEY RUVIN, CLERK OF COURT, MIAMI-DADE COUNTY, FLORIDA

TENTH AMENDMENT TO DECLARATION OF CONDOMINIUM
HARBIE CENTER CONDOMINIUM

This Tenth Amendment to Declaration of Condominium, is made this 28th day of August, 2003, by Harbie Center Condominium Association, Inc., a Florida corporation not for profit (the "Association").

PREAMBLE

The Harbie Center Condominium (the "Condominium") was created by the recording of the Declaration of Condominium thereof (the "Declaration"), in Official Records Book 17902, Page 1172, in the Public Records of Miami-Dade County, Florida, and as said Declaration was amended from time to time.

Association, the entity responsible for the operation and management of the Condominium, desires to amend Exhibit B and Exhibit C to the Declaration.

NOW, THEREFORE, Association hereby amends the Declaration as follows:

1. The Board of Directors of the Association unanimously approved this Tenth Amendment.
2. Exhibit B to the Declaration is hereby deleted in its entirety and substituted by Exhibit B attached hereto.
3. That part of Sheet 10 of Exhibit C to the Declaration with respect to Unit 112 is hereby deleted in its entirety and substituted by Sheets 2 and 3 of the Survey prepared by AFA & Company, Inc. attached hereto. This amendment subdivides Unit 112 to create Unit Mezzanine 112 with a corresponding reduction in the size of Unit 112.
4. That part of Sheet 9 of Exhibit C to the Declaration with respect to Unit 111 is hereby deleted in its entirety and substituted by Sheets 2 and 3 of the Survey prepared by AFA & Company, Inc. attached hereto.
5. Except as hereinabove provided, all of the terms and provisions of the Declaration and of all of the Exhibits thereto and all Amendments to the Declaration and Exhibits thereto shall be and remain in force and effect.

IN WITNESS WHEREOF the Developer has caused this Tenth Amendment to Declaration of Condominium to be executed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Print name: ROBERT M. HABER
Print name: DORIS M. RAE

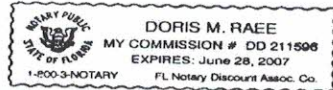
HARBIE CENTER CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit

By: Rodolfo Suarez
Rodolfo Suarez, President

[CORPORATE SEAL]

STATE OF FLORIDA)
)§
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 28 day of August, 2003 by Rodolfo Suarez, as President of HARBIE CENTER CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit, on behalf of the corporation, who is personally known to me or who has produced 5620-130-53-467-0 as identification.



Doris M. Raee
Notary Public, State of Florida at Large
Printed Name: DORIS M. RAE
Commission No.: DD 211596
Commission Expires: 6/28/07

Prepared by and Return to:

Robert M. Haber, Esq.
Freeman, Butterman, Haber, Rojas & Stanham, LLP.
520 Brickell Key Drive, Suite O-305
Miami, Florida 33131

F:\DATA\WP7\CLINTS-H\Harbie, Mikhail\Harbie Center Condominium\Preparation of Condominium Documents\10th Amendment to Declaration.doc

EXHIBIT BSCHEDULE OF PERCENT OF UNDIVIDED INTEREST IN COMMON ELEMENTS
AND COMMON SURPLUS AND SHARE OF COMMON EXPENSES

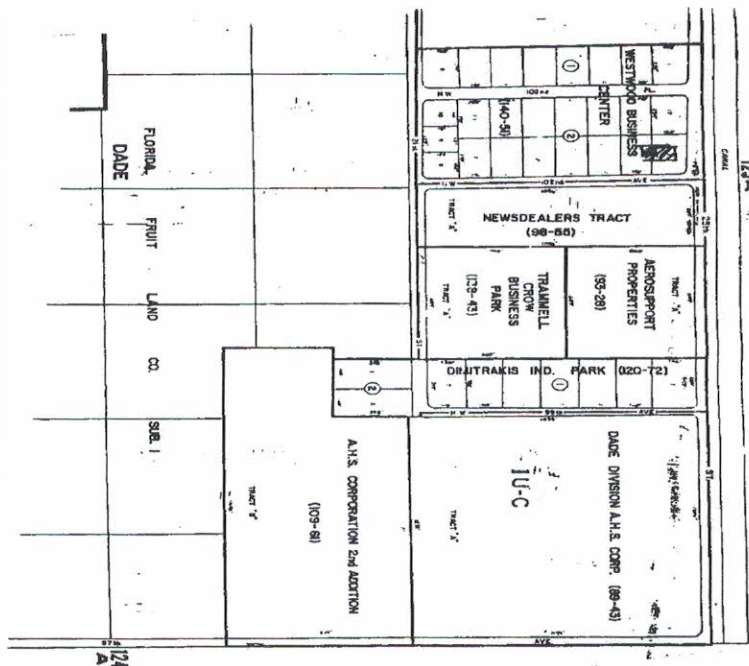
<u>Unit</u>	<u>Percent</u>
A-100	8.3450%
A-104	4.6450%
A-105	5.5890%
A-106	5.4890%
A-107	1.2090%
A-108	2.7820%
101	6.1190%
110	5.5000%
111	5.3100%
112	9.6200%
113	15.998%
114	6.7360%
M-1A	1.4031%
M-1B	1.2579%
M2	2.3400%
MEZZANINE 111	1.4100%
MEZZANINE 112	5.4600%
B	3.0360%
B-201	1.6030%
B-203	1.2730%
C-202	2.4310%
C-203	0.4640%
C-204	<u>1.9800%</u>
	100.000%

F:\DATA\WP7\CLNTE-H\Harbie, Mikhael\Harbie Center Condominium\Preparation of Condominium Documents\Exhibit B to 10th Amendment.doc

HARBIE CENTER CONDOMINIUM

SHEET 1 OF 3

Location Sketch N.T.S.



I, ARMANDO R. AYVAZ, PROFESSIONAL LAND SURVEYOR AND MAPPER, AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT ON THE 4th DAY OF JUNE 2003, THIS CERTIFICATE IS MADE PURSUANT TO THE PROVISIONS OF SECTION 708.04(4)(E) FLORIDA STATUTES, THAT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE PROPOSED LOCATION AND DIMENSIONS OF THE IMPROVEMENTS KNOWN AS UNITS # 112 & 121 AND # 119 SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS OF THE ABOVE DESCRIBED UNITS CAN BE DETERMINED FROM THESE MATERIALS.

Property Address:

10200 Northwest 25th Street
Miami, Florida 33172

Elevation Information:

Comm. Panel 120635
Panel # 0160
Firm Zone: "AF"
Date of Firm: 03-02-1994
Base Flood Elev.: 7.00'
F. Floor Elev. N/A
Garage Fl. Elev. N/A
Suffix: "1"
Elev. Ref to NGVD 1929

Legal Description:

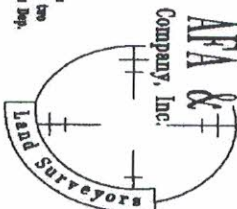
PORTION OF BLOCK 2 OF "WESTWOOD" BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 140 AT PAGE 51 OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA.

JOB #	03-722
DATE	06-04-2003
PP	149/51

- #1 Landa Shows herein were not delineated for easement and/or Right of way of Record
- #2 Survey is done by the Surveyor's Office and the #3 boundary is Miami-Dade County Public Works Dep. N/A
- #4 Bearings as shown herein are based upon Northward 25th Street
- #5 Please see Abbreviations and Legend

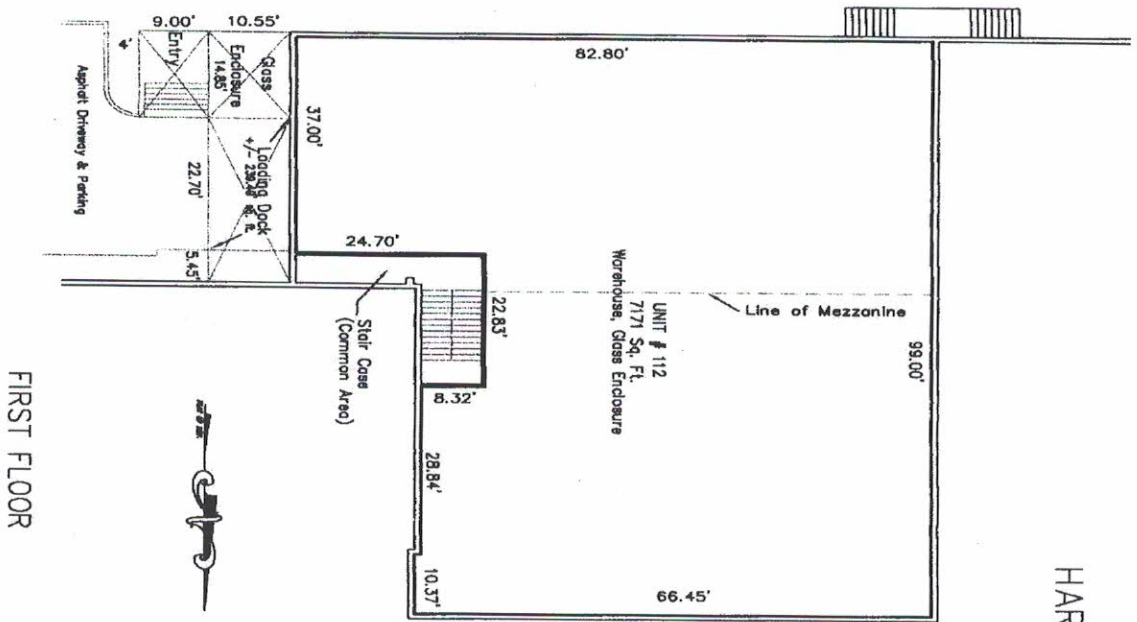
Professional

Surveyors & Mappers LB # 6778
13050 S.W. 133rd Court
Miami Florida, 33186
Ph. # (305) 234-0688
Fax # (305) 234-0423



This certifies that the survey of the property described herein was made under my supervision & that the survey meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 61G17-4 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, & that the State Survey is a true and correct representation and belief, subject to the provisions of my statute and subject to the provisions of my statute herein.

Armando R. Ayva
Armando R. Ayva
Professional Surveyor & Mapper # 6528
State of Florida
This seal shall remain signed & stamped with the Surveyor's Seal



HARBIE CENTER CONDOMINIUM

SCALE 1" = 20'

10200 NORTHWEST 25TH STREET
MIAMI FLORIDA 33172

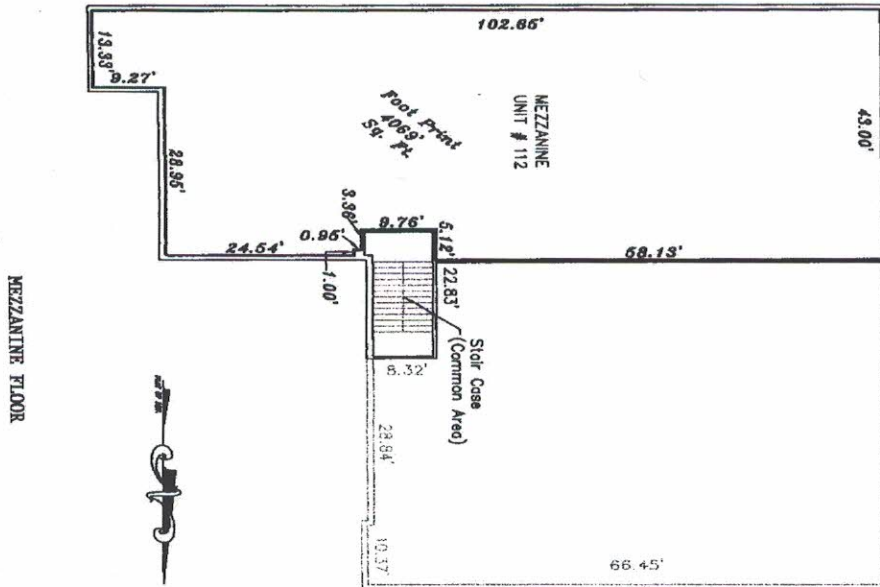
SHEET 2 OF 3

NOTE:
 A- CONDOMINIUM UNIT PER DECLARATION OF CONDOMINIUM
 B- LIMITED COMMON ELEMENTS INCLUDED
 1- ASSIGNED PARKING SPACES
 2- AIR CONDITIONING DUCT AND SLABS
 C- COMMON ELEMENT PER DECLARATION OF CONDOMINIUM

UNIT # 112 SQ. FT. IS 7171 AND
 EXISTING PERCENTAGE OF INTEREST IS 9.62% AS
 PER LETTER FROM NAGLUB F. DANIAL, PH. D.
 P.E., PLS TO HARBIE CENTER CONDOMINIUM.

Armando F. Alvarez
 Armando F. Alvarez, P.S.M. # 5526

AFA & Company, Inc. LB # 6778
 Professional Land Surveyors & Mappers
 13050 Southwest 133rd Court, Miami Florida 33186
 Tel. 305.234.0588 Fax 305.234.0423



MEZZANINE FLOOR

HARBIE CENTER CONDOMINIUM

10200 NORTHWEST 25TH STREET
MIAMI FLORIDA 33172
CSB BLDG.

SHEET 3 OF 3

- NOTE:
- A-CONDOMINIUM UNIT PER DECLARATION OF CONDOMINIUM
 - B-LIMITED COMMON ELEMENTS INCLUDED
 - C-ASSIGNED PARKING SPACES
 - D-AN COMMONHOOD DUCT AND SLABS
 - E-COMMON ELEMENT PER DECLARATION OF CONDOMINIUM

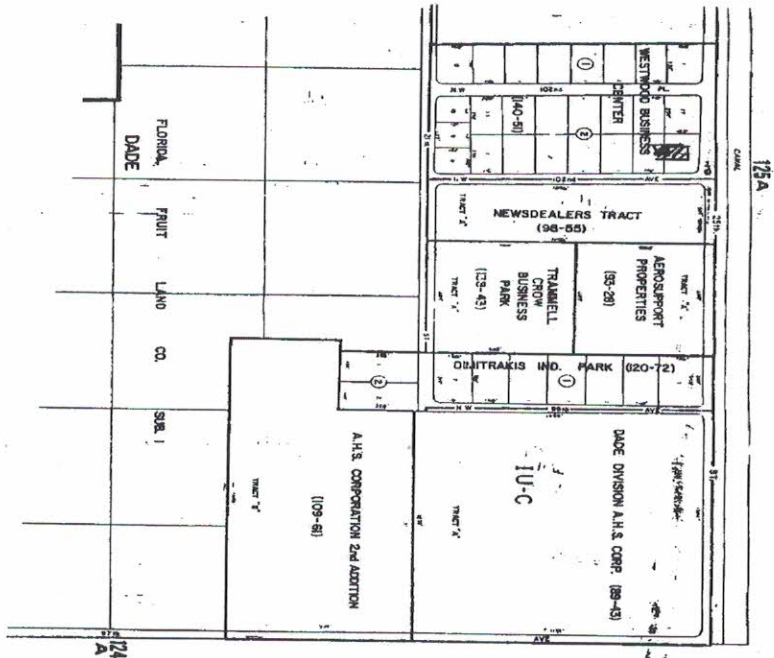
UNIT MEZZANINE # 112 SQ. FT. IS 4069 AND
 EXISTING PERCENTAGE OF INTEREST IS 5.46% AS
 PER LETTER FROM NAGUIB F. DANIAL, PH. D.
 P.E., PLS TO HARBIE CENTER CONDOMINIUM.

Armando F. Alvarez
 Armando F. Alvarez, P.S.M. # 5526

AFA & Company, Inc. LB # 6778
 Professional Land Surveyors & Mappers
 13050 Southwest 133rd Court, Miami Florida 33186
 Tel. 305.234.0588 Fax 305.234.0423

HARBIE CENTER CONDOMINIUM
Location Sketch N.T.S.

SHEET 1 OF 3



Property Address:

10200 Northwest 25th Street
Miami, Florida 33172

Elevation Information:

Comm Panel 120635
 Panel # 0160
 Firm Zone : "A1"
 Date of Firm : 03-02-1994
 Base Flood Elev. : 7.00'
 F. Floor Elev. N/A
 Garage Fl. Elev. N/A
 Suffix: f'
 Elev. Ref to NGVD 1929

Legal Description:

PORTION OF BLOCK 2 OF "WESTWOOD"
 BUSINESS CENTER, ACCORDING TO THE
 PLAT THEREOF AS RECORDED IN PLAT BOOK 140
 AT PAGE 51 OF THE PUBLIC RECORDS OF
 MIAMI - DADE COUNTY, FLORIDA.

JOB #	03-721
DATE	06-04-2003
FB	149/51

Surveyor Notes:

- #1 Level shown herein were not referenced for document, and/or right of way of adjacent property is shown without State use and two #2 boundaries: Miami-Dade County Public Works Dep. N/A
- #4 Boundary as shown herein are based upon Northwest 25th street
- #5 Please See Alterations and Legend
- #6 Scale of Drawing: 1" = 30'
- #7 Drawn By: Allan Date: 05-15-2003
- #8 Date: 06-04-2003
- #9 Last Revised:

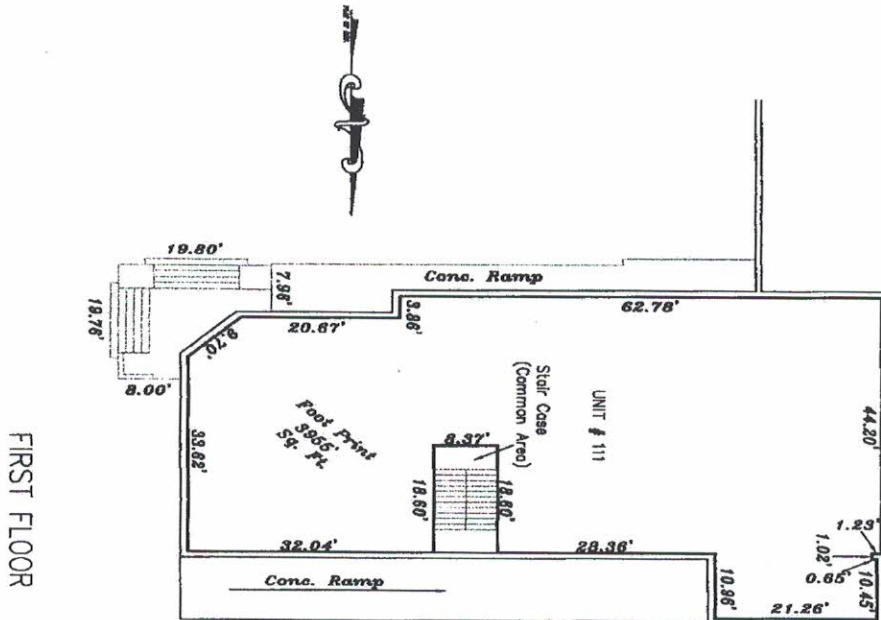
Professional

Surveyors & Mappers IA # 6778
 13050 S.W. 133rd Court
 Miami Florida, 33186
 Ph. # (305) 234-0588
 Fax # (305) 234-0423

This certifies that the survey of the property described herein was made in accordance with the rules and regulations of the Board of Professional Land Surveyors & Mappers in Chapter 11017-8 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, and that the Surveyor herein is a duly qualified and duly licensed professional in the State of Florida and is duly registered with the State of Florida and is duly licensed with the State of Florida.

Armando F. Alvarez
 Professional Surveyor & Mapper # 6528
 State of Florida
 My Seal when signed is stamped with Substantial and

I, ARMANDO F. ALVAREZ, PROFESSIONAL LAND SURVEYOR AND MAPPER, AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT ON THE 4th DAY OF JUNE 2003, THIS CERTIFICATE IS MADE PURSUANT TO THE PROVISIONS OF SECTION 718.04(4)(B) FLORIDA STATUTES, THAT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE PROPOSED LOCATION AND DIMENSIONS OF THE IMPROVEMENTS KNOWN AS UNITS #11 & #12 AND #13, SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS OF THE ABOVE DESCRIBED UNITS CAN BE DETERMINED FROM THESE MATERIALS.



FIRST FLOOR

HARBIE CENTER CONDOMINIUM
 SHEET 2 OF 3
 SCALE 1" = 20'
 CBS BLDG.
 10200 NORTHWEST 25TH STREET
 MIAMI FLORIDA 33172

NOTE:
 A-CONDOMINIUM UNIT PER DECLARATION OF CONDOMINIUM
 B-LIMITED COMMON ELEMENTS INCLUDED
 C-ASSIGNED PARKING SPACES
 D-PAINTING CONTRACT AND SLABS
 E-FIN OWNERS
 F-COMMON ELEMENT PER DECLARATION OF CONDOMINIUM

UNIT # 111 ARE IN SQ. IS 3965 AND EXISTING PERCENTAGE OF INTEREST IS 5.31% AS PER LETTER FROM NAQUIB F. DANIAL, PH. D. P.E., PLS TO HARBIE CENTER CONDOMINIUM.

[Signature]
 Armando F. Alvarez, P.S.M. # 5526

AFA & Company, Inc. LB # 5526
 Professional Land Surveyors & Mappers
 13050 Southwest 133rd Court, Miami Florida 33186
 Tel. 305.234.0588 Fax 305.234.0423

JOINDER AND CONSENT

Harbie Development, Inc., a Florida corporation, the owner of Unit 112 in the Harbie Center Condominium, hereby joins in and consents to the Tenth Amendment.

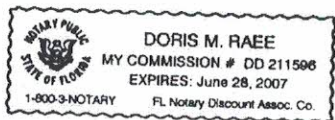
Date: August 28, 2003.

HARBIE DEVELOPMENT, INC., a Florida corporation

By: [Signature]
Mikhael Harbie, President

STATE OF FLORIDA)
)§
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 28 day of August, 2003 by Mikhael Harbie, as President of HARBIE DEVELOPMENT, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.



[Signature]
Notary Public, State of Florida at Large
Printed Name: DORIS M. RAE
Commission No.: DD 211596
My Commission Expires: 6/28/07

Prepared by and Return to:

Robert M. Haber, Esq.
Freeman, Butterman, Haber, Rojas & Stanham, LLP.
520 Brickell Key Drive, Suite O-305
Miami, Florida 33131

**ELEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM
HARBIE CENTER CONDOMINIUM**

This Eleventh Amendment to Declaration of Condominium, is made this _____ day of May, 2005, by Harbie Center Condominium Association, Inc., a Florida corporation not for profit (the "Association").

P R E A M B L E

The Harbie Center Condominium (the "Condominium") was created by the recording of the Declaration of Condominium thereof (the "Declaration"), in Official Records Book 17902, Page 1172, in the Public Records of Miami-Dade County, Florida, and as said Declaration was amended from time to time.

Association, the entity responsible for the operation and management of the Condominium, desires to amend Exhibit B and Exhibit C to the Declaration.

NOW, THEREFORE, Association hereby amends the Declaration as follows:

1. The Board of Directors of the Association unanimously approved this Eleventh Amendment.
2. Exhibit B to the Declaration is hereby deleted in its entirety and substituted by Exhibit B attached hereto.
3. Those parts of Sheets 2 and 3 of Exhibit C to the Declaration with respect to Unit A-106 are hereby deleted in their entirety and substituted by the two Sheets designated "Sheet 1 of 1" of the Survey, prepared by AFA & Company, Inc. attached hereto. This amendment subdivides Unit A-106 to create Unit 106 and Unit 116 with a corresponding reduction in the size of Unit A-106.
4. Except as hereinabove provided, all of the terms and provisions of the Declaration and of all of the Exhibits thereto and all Amendments to the Declaration and Exhibits thereto shall be and remain in force and effect.

IN WITNESS WHEREOF the Developer has caused this Eleventh Amendment to Declaration of Condominium to be executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print name: JAMES ELTAUA
 Print name: SILVIA BECLANGA
[Signature]

HARBIE CENTER CONDOMINIUM
ASSOCIATION, INC., a Florida corporation
not for profit

By: *[Signature]* as President
 John Chapman, President

[CORPORATE SEAL]

STATE OF FLORIDA)
)§
 COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 5th day of May, 2005 by John Chapman, as President of HARBIE CENTER CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit, on behalf of the corporation, who is personally known to me or who has produced Florida DIVER LLC as identification.

FC 155-474-46-3020

Raquel Montero
 Notary Public, State of Florida at Large
 Printed Name: _____
 Commission No.: _____
 Commission Expires: _____

Prepared by and Return to:

Robert M. Haber, Esq.
 Freeman, Haber, Rojas & Stanham, LLP.
 520 Brickell Key Drive, Suite O-305
 Miami, Florida 33131



Raquel Montero
 My Commission DC332437
 Expires August 27 2006

Notary Seal

CFN 2005R0546454 DR BK 23418 Pgs 3119 - 31237 (5pgs)
RECORDED 05/27/2005 11:47:23
HARVEY RUVIN, CLERK OF COURT, MIAMI-DADE COUNTY, FLORIDA

TWELFTH AMENDMENT TO DECLARATION OF CONDOMINIUM
HARBIE CENTER CONDOMINIUM

This Twelfth Amendment to Declaration of Condominium, is made this 13th day of May, 2005, by Harbie Center Condominium Association, Inc., a Florida corporation not for profit (the "Association").

PREAMBLE

The Harbie Center Condominium (the "Condominium") was created by the recording of the Declaration of Condominium thereof (the "Declaration"), in Official Records Book 17902, Page 1172, in the Public Records of Miami-Dade County, Florida, and as said Declaration was amended from time to time.

Association, the entity responsible for the operation and management of the Condominium, desires to amend Exhibit B and Exhibit C to the Declaration.

NOW, THEREFORE, Association hereby amends the Declaration as follows:

1. The Board of Directors of the Association unanimously approved this Twelfth Amendment.
2. Exhibit B to the Declaration is hereby deleted in its entirety and substituted by Exhibit B attached hereto.
3. Those parts of Sheets 2 and 3 of Exhibit C to the Declaration with respect to Unit A-106 are hereby deleted in their entirety and substituted by the two Sheets designated "Sheet 1 of 1" of the Survey, prepared by AFA & Company, Inc. attached hereto. This amendment subdivides Unit A-106 to create Unit 106 and Unit 116 with a corresponding reduction in the size of Unit A-106.
4. Except as hereinabove provided, all of the terms and provisions of the Declaration and of all of the Exhibits thereto and all Amendments to the Declaration and Exhibits thereto shall be and remain in force and effect.

IN WITNESS WHEREOF the Developer has caused this Twelfth Amendment to Declaration of Condominium to be executed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Print name: William Reeves
William Reeves
Print name: Miguel Lopez
Miguel Lopez

HARBIE CENTER CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit

By: John Chapman as President
John Chapman, President

[CORPORATE SEAL]

STATE OF FLORIDA)
)§
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 13th day of May, 2005 by John Chapman, as President of HARBIE CENTER CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.

Angela Sanchez
Notary Public, State of Florida at Large
Printed Name: ANGELA SANCHEZ
Commission No.: _____
Commission Expires: _____

Prepared by and Return to:

Robert M. Haber, Esq.
Freeman, Haber, Rojas & Stanham, LLP.
520 Brickell Key Drive, Suite O-305
Miami, Florida 33131



C:\Documents and Settings\Wink\My Documents\11210\New\encl\DECLARATION\12-12-05\DECLARATION.doc

JOINDER AND CONSENT

Denver Enterprises Corporation, a Florida corporation, the owner of Unit A-106 in the Harbie Center Condominium, hereby joins in and consents to the Eleventh Amendment.

Date: May 04, 2005.

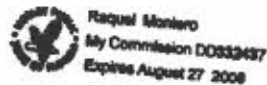
Denver Enterprises Corporation, a Florida corporation

By: [Signature]
Mikhael Harbie, President

STATE OF FLORIDA)
)§
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 5th day of May, 2005 by Mikhael Harbie, as President of Denver Enterprises Corporation, a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced FL. LICENSE as identification. I H 610-540-46-455-0

Raquel Montero
Notary Public, State of Florida at Large
Printed Name: _____
Commission No.: _____
My Commission Expires: _____



Prepared by and Return to:

Robert M. Haber, Esq.
Freeman, Haber, Rojas & Stanham, LLP.
520 Brickell Key Drive, Suite O-305
Miami, Florida 33131

G:\Clients\CLARK-H\Harbie, Mikhael\Denver Enterprises Corp\Sale to Jasper Property Holdings, LLC\Joinder and Consent.doc

EXHIBIT BSCHEDULE OF PERCENT OF UNDIVIDED INTEREST IN COMMON ELEMENTS
AND COMMON SURPLUS AND SHARE OF COMMON EXPENSES

<u>Unit</u>	<u>Percent</u>
A-100	8.3450%
A-104	4.6450%
A-105	5.5890%
A-107	1.2090%
A-108	2.7820%
101	6.1190%
106	2.0190%
110	5.5000%
111	5.3100%
112	9.6200%
113	15.998%
114	6.7360%
116	3.4700%
M-1A	1.4031%
M-1B	1.2579%
M2	2.3400%
MEZZANINE 111	1.4100%
MEZZANINE 112	5.4600%
B	3.0360%
B-201	1.6030%
B-203	1.2730%
C-202	2.4310%
C-203	0.4640%
C-204	<u>1.9800%</u>
	100.000%

G:\Clerks\Clerks-Misc\Bible, Nikhail\Dever Enterprises Corp\Fale to Jasper Property Holdings, 12th Exhibit B to 12th Amendment.doc

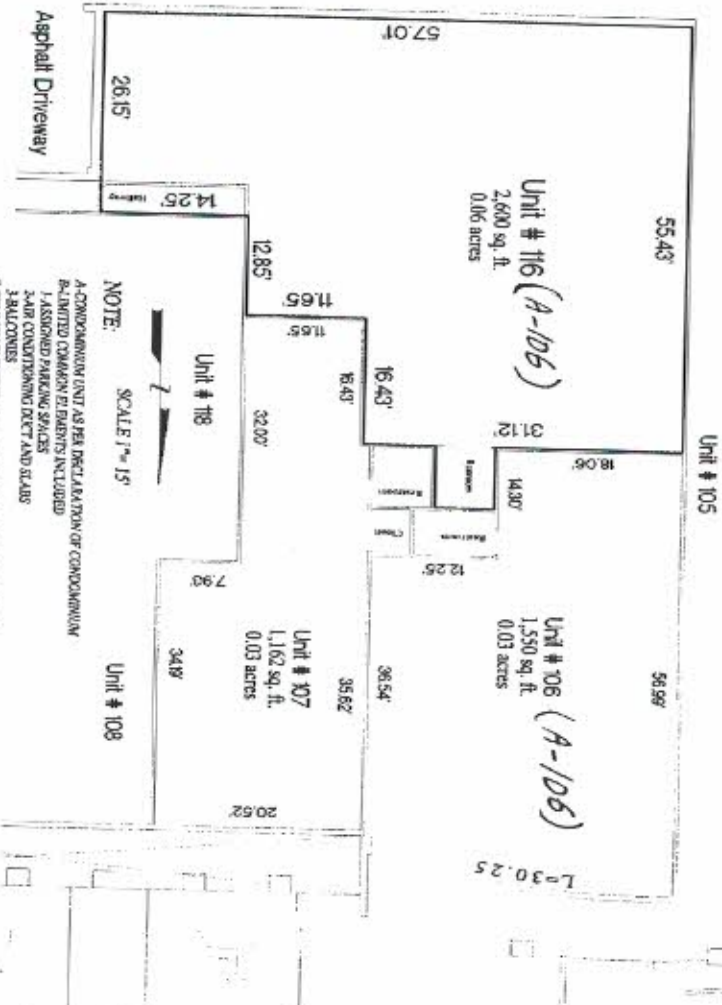
UNIT 116 ARE IN SQ. FT. IS 2,600 AND THE EXISTING PERCENTAGE OF IMPROVEMENT IS 13%, AS PER LETTER FROM MAJOR F. DANIEL, PH.D. P.E., PLS TO HARBE CENTER CONDOMINIUM

HARBIE CENTER CONDOMINIUM

CBS BLDG., 10200 NORTHWEST 25TH STREET
MIAMI FLORIDA 33172

SHEET 1 OF 1

LOCATION SKETCH N.T.S.



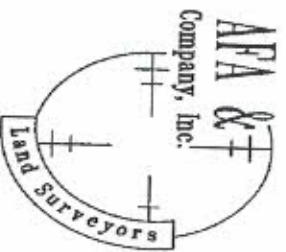
NOTE:
 A CONDOMINIUM UNIT AS PER DECLARATION OF CONDOMINIUM
 PLANNED COMMON ELEMENTS INCLUDED
 1. ASSIGNED PARKING SPACES
 2. AIR CONDITIONING DECK AND SLABS
 3. BALCONIES
 COMMON ELEMENTS AS PER DECLARATION OF CONDOMINIUM
 4. ALL MEASUREMENTS ARE TO THE CENTER OF WALLS

PROPERTY ADDRESS
 10200 NORTHWEST 25TH STREET
 MIAMI, FLORIDA 33172, UNIT # 116

I, ARMANDO F. ALVAREZ, PROFESSIONAL LAND SURVEYOR AND MAPPER AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT ON THE 15TH DAY OF FEBRUARY 2005, THIS CERTIFICATE IS MADE PURSUANT TO THE PROVISIONS OF SECTION 718 (06)(G)(5) FLORIDA STATUTES, THAT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE PROPOSED LOCATION AND DIMENSIONS OF THE IMPROVEMENTS KNOWN AS UNIT # 116 SO THAT THE IDENTIFICATION OF THE LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS OF THE ABOVE DESCRIBED UNITS CAN BE DETERMINED FROM THESE MATERIALS

JOB # 05-203
 DATE 02-17-2005
 PB 140-S1

Surveyor Notes:
 Show a duplicate within sheet one
 Scale of Drawing 1"=15'
 Drawn By: A. Alvarez Date: 2/05
 Date Notes Completed on: 2-15-2005
 Last Revised: 2-18-2005 West Center of West
 APA & COMPANY, INC. L.B.# 6776
 Professional Land Surveyor and Mapper
 1380 SW 12th CT Miami, Florida 33136
 PH: 305-344-0088 FAX: 305-234-0023



ELEVATION INFORMATION
 CHAIN PANEL 12M05
 PANEL # 0180
 PERMZONE: 74P
 DATE OF FIELD: 3-02-1994
 BASE FLOOD ELEV. 7.0P
 SURVEY: 7"
 ELEV. REF. TO NGVD 1929

LEGAL DESCRIPTION:
 PORTION OF BLOCK 7 OF "WESTWOOD BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 140 AT PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

The above plat is the full and correct representation of the plat of improvement shown hereon, and I, the undersigned, certify that it is a true and correct copy of the original plat on file in my office.
 Armando F. Alvarez
 Professional Surveyor & Mapper # 1380
 State of Florida
 My Seal makes Special & Stamped with Acknowledgment Seal

BOOK 23418 PAGE 312

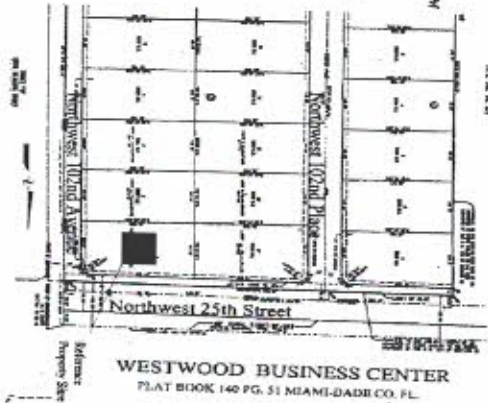
UNIT 106 ARE IN SQ. FT. IS 1,550 AND THE EXISTING PERCENTAGE OF INTEREST IS 100% AS PER LETTER FROM MARCO F. DONALD, JR. D. P.E. PLS TO HARBIE CENTER CONDOMINIUM

HARBIE CENTER CONDOMINIUM

CBS BLDG., 10200 NORTHWEST 25TH STREET
MIAMI FLORIDA 33172

SHEET 1 OF 1

LOCATION SKETCH N.T.S.



NOTE:
 A-CONDOMINIUM UNIT AS PER DECLARATION OF CONDOMINIUM
 B-LIMITED COMMON ELEMENTS INCLUDED
 C-ASSIGNED PARKING SPACES
 D-ALL COMMON WALLS, DOOR AND SLABS
 E-BUILDINGS
 F-COMMON ELEMENT AS PER DECLARATION OF CONDOMINIUM
 G-WALL MEASUREMENT ARE TO THE CENTER OF WALL

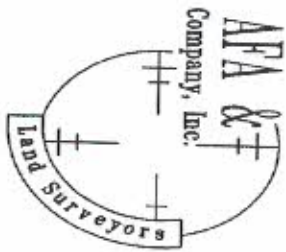


PROPERTY ADDRESS
 10200 NORTHWEST 25TH STREET
 MIAMI, FLORIDA 33172, UNIT # 106

I, ABRAHAMO E. ALVAREZ, PROFESSIONAL LAND SURVEYORS AND MAPPERS AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT ON THE 15TH DAY OF FEBRUARY 2005, THIS CERTIFICATE IS MADE PURSUANT TO THE PROVISIONS OF SECTION 718.106(4)(B) FLORIDA STATUTES THAT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE PRESENTATION OF THE PROPOSED LOCATION AND DIMENSIONS OF THE IMPROVEMENTS KNOWN AS UNIT # 106 SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS OF THE ABOVE DESCRIBED UNITS CAN BE DETERMINED FROM THESE MATERIALS.

JOB # 05-201
 DATE 02-17-2005
 PB 140-51

Surveyor Notes:
 Survey is done by the student and I am the Scale of Drawing 1"=15'
 Done on: Dr. A. Alvarez Date: 4-2005
 Print sheet checked on: 2-11-2005
 Last Revised: 2-18-2004 West Coast of PAAL
 AFA & COMPANY, INC. L.B.# 6778
 Professional Land Surveyors and Mappers
 12899 SW 13th CT Miami, Florida 33186
 P.O. Box 234488 FL 33624-4482



The stated herein is a true and accurate representation thereof to the best of my knowledge and belief. Subject to rules and regulations of the State of Florida.

Abrahamo E. Alvarez
 Professional Land Surveyor & Mapper # 5226
 State of Florida

Marcelo S. Serrano
 State of Florida

Not Valid unless Signed & Sealed with Endorsement Seal

ELEVATION INFORMATION

CORNER PANEL 12063
 PANEL # 0160
 ZONE: VAP
 DATE OF FIRM: 1-02-1994
 BASE FLOOD ELEV. 100'
 SURF.: 7'
 ELEV. REF. TO MVD: 1029'

LEGAL DESCRIPTION:
 PORTION OF BLOCK 2 OF WESTWOOD BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 140 AT PAGE 51 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CFN 2005R1226482
DR Bk 23994 Pgs 2985 - 2991 (7)
RECORDED 11/28/2005 15:48:55
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

**THIRTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM
HARBIE CENTER CONDOMINIUM**

This 13th Amendment to Declaration of Condominium is made this 2nd day of October, 2005, by Harbie Center Condominium Association, Inc., a Florida corporation not for profit (the "Association").

PREAMBLE

The Harbie Center Condominium (the "Condominium") was created by the Declaration of Condominium thereof (the "Declaration"), recorded in Official Records Book 17902, Page 1172, of the Public Records of Miami-Dade County, Florida, and as amended.

This 13th Amendment is made by the Association in accordance with the provisions of Section 7 of the Declaration and Sections 3 and 4 of the Association's Bylaws. Not less than 66 2/3 percent of the members of the Board of Directors and not less than a majority of the voting interests of the members of the Association approved this Eleventh Amendment. The approval of the Board and of the members of the Association was in accordance with the relevant provisions of the condominium documents and Florida law.

Association desires to amend Exhibit B and Exhibit C to the Declaration.

NOW, THEREFORE, Association hereby amends the Declaration as follows:

1. The foregoing recitals are true and corrected and incorporated herein by reference.
2. Exhibit B was amended due to the resurvey of Unit C-204. As a result, the proportion or percentage of and manner of sharing Common Expenses and owning Common Surplus and Common Elements changed for Unit C-204. The ownership share of the Common Elements and Common Surplus and the percentage share of the Common Expenses increased for Unit B-203 and decreased for Unit C-204.
3. The Sheets of the Survey, Exhibit C to the Declaration, that depict Unit C-204 are hereby deleted as to Unit C-204 only, and are substituted by the attached Specific Survey (Job # 05-1256), prepared by AFA & Company, Inc.
4. Except as hereinabove provided, all of the terms and provisions of the Declaration and of all of the Exhibits thereto and all Amendments to the Declaration and Exhibits thereto shall be and remain in force and effect.

IN WITNESS WHEREOF, Association has caused this 13th Amendment to Declaration of Condominium to be executed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Diana Abrams
Print name: Diana Abrams
Angelina Suarez
Print name: Angelina Suarez

Diana Abrams
Print name: Diana Abrams
Angelina Suarez
Print name: Angelina Suarez

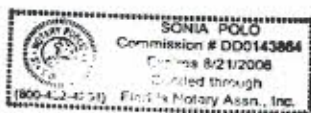
HARBIE CENTER CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit

By: *Rodolfo J. Suarez*
Rodolfo J. Suarez, President

and
By: *Mario Galvan*
Mario Galvan, Vice President
[CORPORATE SEAL]

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

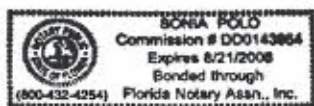
The foregoing instrument was acknowledged before me this 7th October day of ~~September~~, 2005, by Rodolfo J. Suarez, as President of Harbie Center Condominium Association, Inc., a Florida corporation not for profit, on behalf of said corporation. He is personally known to me or has produced _____ as identification.



Sonia Polo
Notary Public, State of Florida at Large
Printed name: SONIA POLO
Commission No.: DD0143864
My Commission Expires: 08-21-2008

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

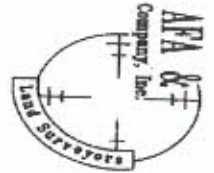
The foregoing instrument was acknowledged before me this 7th October day of ~~September~~, 2005, by MARCIO CABRALHO, as Vice President of Harbie Center Condominium Association, Inc., a Florida corporation not for profit, on behalf of said corporation. He is personally known to me or has produced 614-545-75-018-0 as identification.



Sonia Polo
Notary Public, State of Florida at Large
Printed name: SONIA POLO
Commission No.: DD0143864
My Commission Expires: 08-21-2008

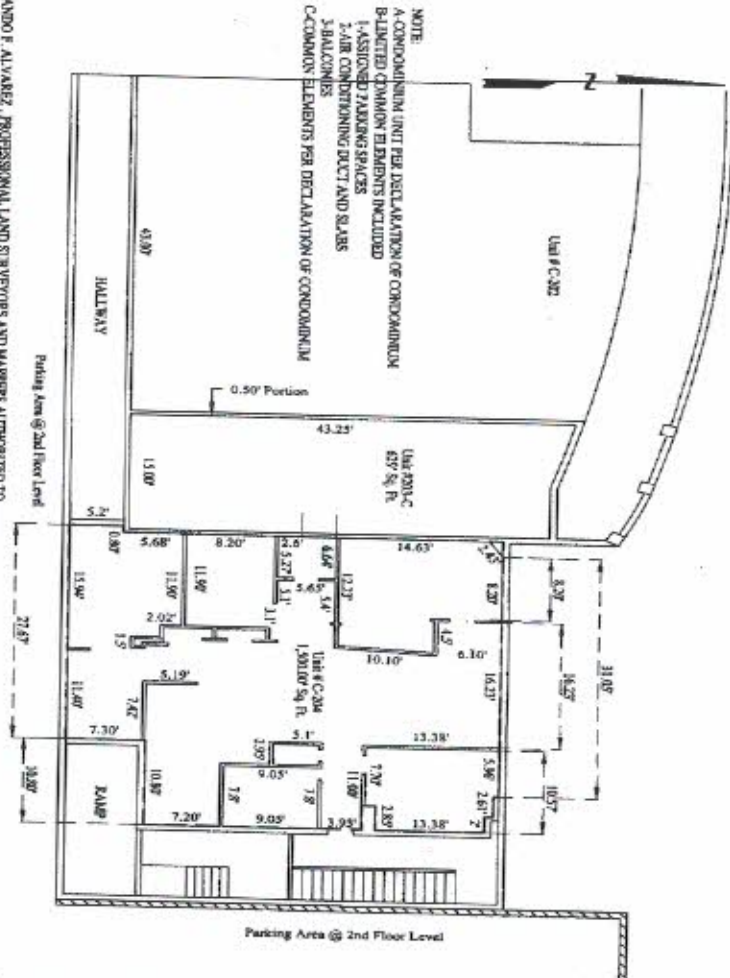
Prepared by and return to:
Robert M. Haber, Esq.
Freeman, Haber & Rojas, LLP.
520 Brickell Key Drive, Suite O-305
Miami, Florida 33131

FIGWTAWFFVCLVTE-HR6666, M8888Harbie Center Condominium Association, Inc. Preparation of Condominium Documents 11th Amendment to Declaration.doc



Specific Survey
Harbie Center Condominium
10200 Northwest 25th Street
Miami, Florida 33172

Northwest 25th Street



NOTE:
A CONDOMINIUM UNIT PER DECLARATION OF CONDOMINIUM
B-LETTERED COMMON ELEMENTS INCLUDED
1-ASSIGNED PARKING SPACES
2-AIR CONDITIONING DUCT AND SLABS
3-BALCONIES
COMMON ELEMENTS PER DECLARATION OF CONDOMINIUM

I AMANDO F. ALVAREZ, PROFESSIONAL LAND SURVEYOR AND MAPPING AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT ON THE 21ST DAY OF SEPTEMBER 2005, THIS CERTIFICATE IS MADE PURSUANT TO THE PROVISIONS OF SECTION 714 (HAWK) FLORIDA STATUTES THAT THE CONSTRUCTION OF THE IMPROVEMENTS ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE PROPOSED LOCATION AND DIMENSIONS OF THE IMPROVEMENTS KNOWN AS UNIT # 204 SO THAT THE IDENTIFICATION AND LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS OF THE ABOVE DESCRIBED UNITS CAN BE DETERMINED FROM THESE MATERIALS.

UNIT C-204 ARE IN SQ. FEET IS 1,500.00 AND EXISTING PERCENTAGE OF INTEREST IS 1.910% AS PER LETTER FROM NAQUOB F. DANIAL, PH. D. P. E. PLUS TO HARBE CENTER CONDOMINIUM.



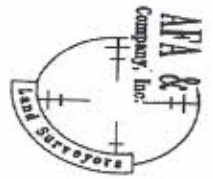
ELEVATION INFORMATION: PROPERTY ADDRESS:
Column Panel: 120635 10200 NW 25TH ST., UNIT 204
Panel #: 0160 Miami, Florida 33172
Firm Zone: "AH"
Date of Firm: 03-02-1994
Base Flood Elev.: 7.00'
Elev. Ref to NGVD 1929

LEGAL DESCRIPTION
PORTION OF BLOCK 2 OF "WESTWOOD" BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 140 AT PAGE 51 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

JOB # 05-1256
DATE 9-27-2005
PB 140-51

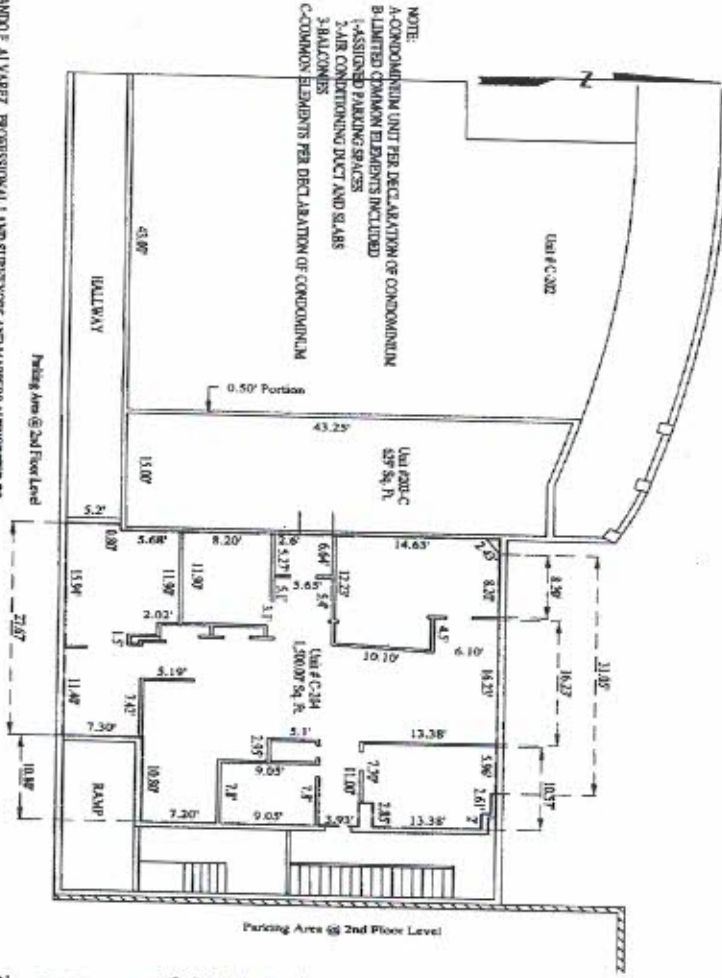
Surveyor Notes:
Survey is complete with sheet one
Scale of Drawing = 1"=10'
Drawn By: A. Alvaraz Date: 9/20/05
Last Revised:
AFA & COMPANY, INC.
Professional Land Surveyors and Mappers
12006 SW 13th CT, Miami, Florida 33186
PH: 305-224-4028 FX: 305-224-4023
New York and/or Florida License # 15333
Amanda F. Alvarez
Professional Surveyor & Mapper
State of Florida
The seal of the State of Florida is hereby acknowledged and the seal of the State of Florida is hereby acknowledged.



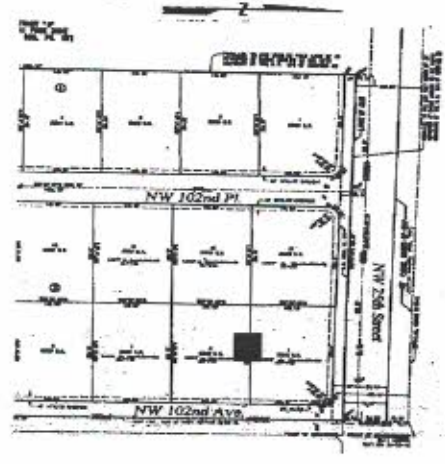


Specific Survey
Harbie Center Condominium
 10200 Northwest 25th Street
 Miami, Florida 33172

Northwest 25th Street



LABRANCO E. ALVAREZ, PROFESSIONAL LAND SURVEYOR AND MAPPING AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, DE HEREDY CERTIFY THAT ON THE 27TH DAY OF SEPTEMBER 2005, THIS CERTIFICATE IS MADE PURSUANT TO THE PROVISIONS OF SECTION 718.104(4)(F) FLORIDA STATUTES THAT THE CONSTRUCTION OF THE IMPROVEMENTS ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE PRESENTATION OF THE PROPOSED LOCATION AND DIMENSIONS OF THE IMPROVEMENTS KNOWN AS UNIT # 204 SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS OF THE ABOVE DESCRIBED UNITS CAN BE DETERMINED FROM THESE MATERIALS.



Location Sketch N.T.S.

ELEVATION INFORMATION:

Common Panel : 120635 PROPERTY ADDRESS: 10200 NW 25TH ST., UNIT 204
 Parcel # : 0160 Miami, Florida 33172
 Firm Zone : "AH"
 Date of Firm : 03-02-1994
 Base Flood Elev. : 7.00'
 Elev. Ref to NGVD 1929

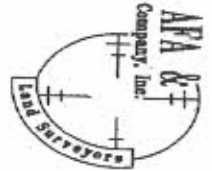
LEGAL DESCRIPTION

PORTION OF BLOCK 2 OF "WESTWOOD" BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 140 AT PAGE 51 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

JOB # 05-1256
DATE 9-27-2005
PREP 140-51

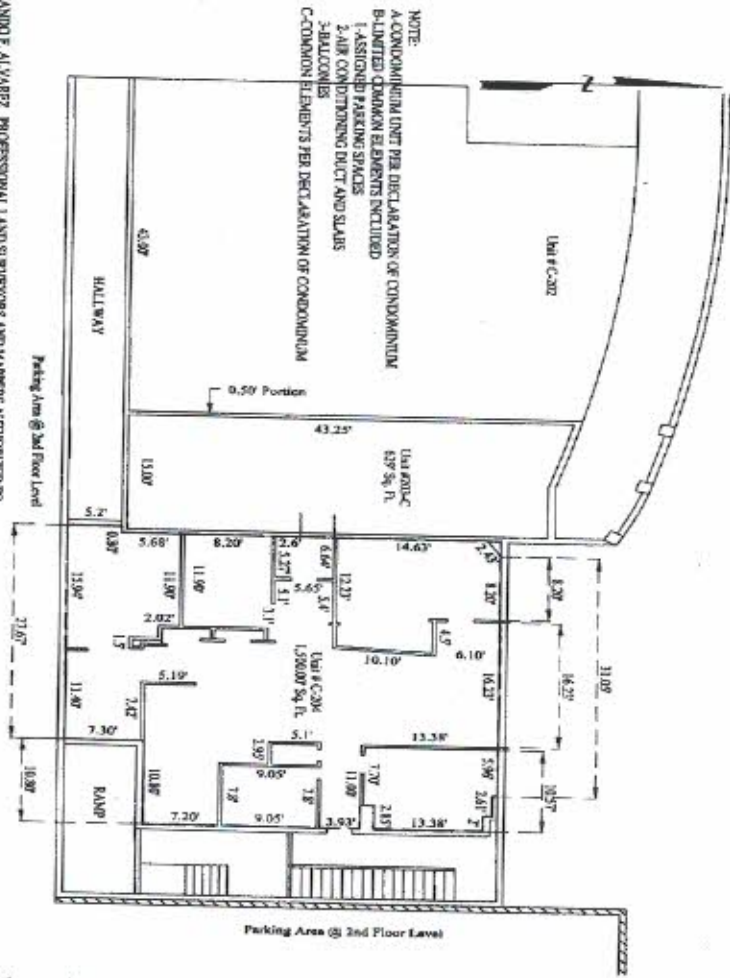
Surveyor Notes:
 Survey is complete with sheet one
 Scale of Drawing: 1"=15'
 Drawn By: A. Mend Date: 8/20/05
 Land Parcel:
 APA & COMPANY, INC.
 Professional Land Surveyors and Mappers
 12800 SW 13th Ct #7 Miami, Florida 33186
 P.E. # 38-234-0282 P.C. # 38-234-0423
 And I hold under Special Reciprocity with Professional Seal





Specific Survey
Harbie Center Condominium
 10200 Northwest 25th Street
 Miami, Florida 33172

Northwest 25th Street



NOTE:
 A CONDOMINIUM UNIT PER DECLARATION OF CONDOMINIUM
 BUILDING COMMON ELEMENTS INCLUDED
 1- ASSIGNED PARKING SPACES
 2- AIR CONDITIONING DUCT AND SLABS
 3- BALCONIES
 C-COMMON ELEMENTS PER DECLARATION OF CONDOMINIUM

UNIT C-204 ARE IN SQ. FEET IS 1,500.00 AND
 EXISTING PERCENTAGE OF INTEREST IS 1.910% AS
 PER LETTER FROM MAURICE F. DANNAI, P.E., D.
 P.E., P.L.S TO HARBE CENTER CONDOMINIUM.



Location Sketch N.T.S.

ELEVATION INFORMATION: **PROPERTY ADDRESS:**

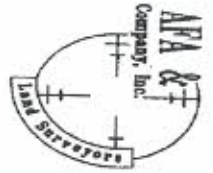
Column Panel 120635 10200 NW 25TH ST., UNIT 204
 Panel # 0160 Miami, Florida 33172
 Film Zone: "A1"
 Date of Film: 03-02-1994
 Base Flood Elev.: 7.00'
 Elev. Ref to NGVD 1929

LEGAL DESCRIPTION:

PORTION OF BLOCK 2 OF "WESTWOOD"
 BUSINESS CENTER, ACCORDING TO THE
 PLAT THEREOF AS RECORDED IN PLAT
 BOOK 140 AT PAGE 51 OF THE PUBLIC RECORDS
 OF MIAMI-DADE COUNTY, FLORIDA.

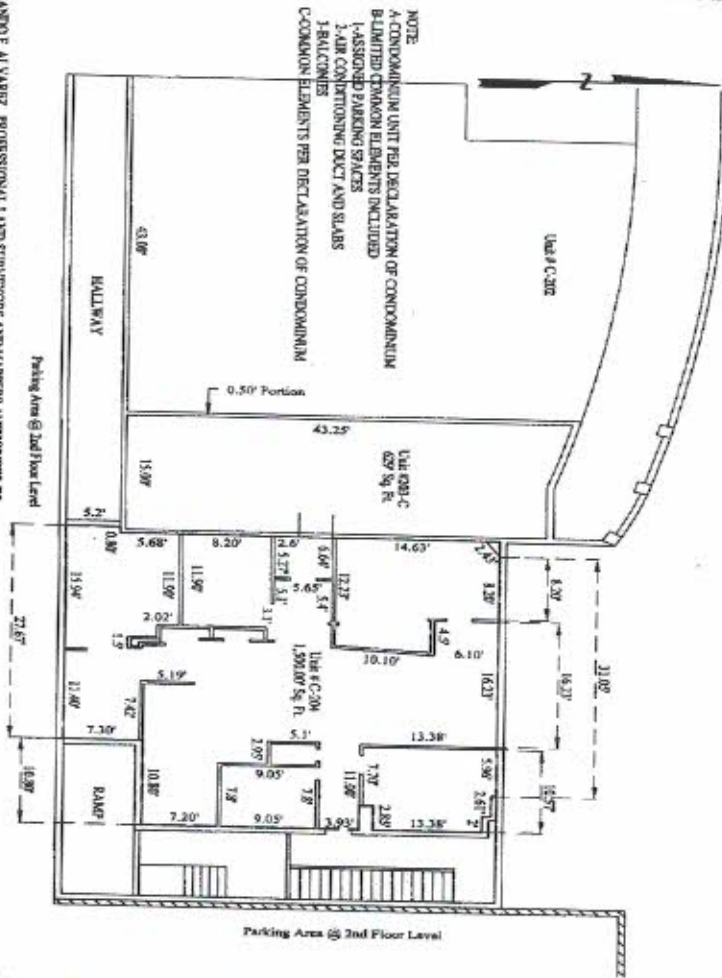
JOB #	05-1256
DATE	9-27-2005
PB	140-51

Surveyor's Notes:
 Survey is complete with sheet on
 Scale of Drawing 1"=10'
 Drawn By: A. Merit Dec # 2005
 Land Record:
 AFA & COMPANY, INC.
 Professional Land Surveyors and Mappers
 1280 SW 13th CT, Miami, Florida 33135
 PB: 305-254-8888 FX: 305-254-0403



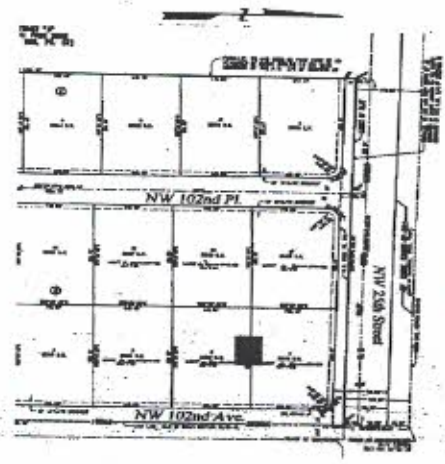
Specific Survey
Harbie Center Condominium
10200 Northwest 25th Street
Miami, Florida 33172

Northwest 25th Street



LABRANCO F. ALVAREZ, PROFESSIONAL LAND SURVEYORS AND MAPPERS AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, DE HEREBY CERTIFY THAT ON THE 27TH DAY OF SEPTEMBER 2005, THIS CERTIFICATE IS MADE, PURSUANT TO THE PROVISIONS OF SECTION 718.104(4) FLORIDA STATUTES, THAT THE CONSTRUCTION OF THE IMPROVEMENTS ARE SUBSTANTIALLY CONFORM TO THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE PROPOSED LOCATION AND DIMENSIONS OF THE IMPROVEMENTS KNOWN AS UNIT # 204 SO THAT THE IDENTIFICATION AND LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS OF THE ABOVE DESCRIBED UNITS CAN BE DETERMINED FROM THESE MATERIALS.

UNIT C-204 ARE IN SQ. FEET IS 1,590.00 AND EXISTING PERCENTAGE OF INTEREST IS 1.910% AS PER LETTER FROM NAIGLUB F. DANIAL, PH. D. P.E., PLS TO HARBE CENTER CONDOMINIUM.



ELEVATION INFORMATION:

Comm Panel: 120635
Panel #: 0160
Firm Zone: *AH*
Date of Firm: 03-02-1994
Base Flood Elev.: 7.00'
Elev. Ref: to NGVD 1929

PROPERTY ADDRESS:

10200 NW 25TH ST., UNIT 204
Miami, Florida 33172

LEGAL DESCRIPTION

PORTION OF BLOCK 2 OF "WESTWOOD" BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 140 AT PAGE 51 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

JOB #	05-1256
DATE	9-27-2005
PB	140-51

Surveyor Notes:

Survey is complete with short cut.
Scale of Drawing: 1"=15'
Drawn By: A. Mendez Date: 7/2005
Law Review:
AFA & COMPANY, INC.
Professional Land Surveyors and Mappers
1289 SW 13TH CT, MIAMI, FLORIDA 33136
PH: 305-254-8888 FAX: 305-254-8423

Aracelis R. Alvarez
Professional Surveyor & Mapper # 5538
State of Florida
New Field notes signed & stamped with Professional Seal



CFN 2011R085032
 OR Bk 27933 Pgs 3854 - 3855 ()
 RECORDED 12/19/2011 16:10:46
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by:

Mark S. Weinberg, Esq.
 GrayRobinson, P.A.
 1221 Brickell Avenue
 Suite 1800
 Miami, Florida 33131

Please Return to:

Harbie Center Condominium Association, Inc.
 C/o Myriam J. Palacios
 MP Property Management, Inc.
 P.O. Box 667808
 Miami, Florida 33168

FOURTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM
HARBIE CENTER CONDOMINIUM

This Fourteenth Amendment to the Declaration of Condominium is made this 16th day of November, 2011, by HARBIE CENTER CONDOMINIUM ASSOCIATION, INC., a Florida Non-Profit Corporation (hereinafter referred to as the "Association").

P R E A M B L E

Whereas, the Harbie Center Condominium (hereinafter referred to as the "Condominium") was created by the Declaration of Condominium thereof (hereinafter referred to as the "Declaration"), recorded in Official Records Book 17902, at Page 1172, of the Public Records of Miami-Dade County, Florida and said Declaration has been amended from time to time.

Whereas, DISCIPLES OF CHRIST CHURCH, INC., a Florida not for profit corporation (herein "Disciples") is the owner in fee simple of Unit 113 of the Condominium which is known as Folio No. 35-3032-027-0060 which includes the mezzanine level which is known as Folio No. 35-3032-027-0061 and is more particularly described in the Declaration as one distinct condominium unit known as condominium unit 113 (herein called "Existing Unit"); and

Whereas, Disciples desires to sell and convey a portion of the Existing Unit to a third party and wishes to subdivide the Existing Unit into two separate and distinct units, whereby Disciples shall retain that portion of the Existing Unit known as Mezzanine Unit 113 and more particularly described in Schedule "A" attached hereto and made a part hereof (hereafter called and known as "Mezzanine Unit 113"), and whereby Disciples desires to sell and convey the remaining part of the Existing Unit known as Unit 113 and more particularly described in Schedule "B" attached hereto and made a part hereof (hereafter called and known as, "Unit 113"); and

\302388\2 - # 588733 v1

Book27933/Page3854 CFN#20110850321

Page 1 of 1

WHEREAS, the Association, the entity responsible for the operation and management of the Condominium, with the consent and joinder of Disciples, and the consent and joinder of SECURITY BANK N.A., desires to modify and amend the Declaration by amending that portion of Exhibit "B" of the Declaration ("Schedule of Percentage of Undivided Interest in the Common Elements and Common Surplus and Share of Common Expenses") and that portion of Exhibit "C" of the Declaration ("Survey, Plot Plan and Graphic Description of Improvements", herein called "Survey Graphics") relating to the subdivided Units described in Exhibits "B" and "C" hereto, upon and subject to the terms and conditions herein set forth;

NOW, THEREFORE, Association hereby amends the Declaration as follows:

1. The Board of Directors unanimously approved this Fourteenth Amendment. The approval of the Board was in accordance with the relevant provisions of the Declaration and Florida law.
2. The Existing Unit is and shall hereafter be deemed subdivided into two separate and distinct units each of which is more particularly described in Schedule "A" and Sheet "A" attached hereto (Mezzanine Unit 113) and Schedule "B" and Sheet "B" attached hereto (Unit 113), with the lawful right and authority of the current and subsequent owners thereof to separately own, sell, transfer, convey, encumber and otherwise dispose of such Units comprising said Mezzanine Unit 113 and Unit 113, independent of the other, subject to all applicable terms, covenants, conditions and other provisions of the Declaration.
3. Exhibit B to the Declaration is hereby deleted in its entirety and substituted by the Exhibit B attached hereto.
4. Those parts of Sheets of Exhibit C to the Declaration with respect to Unit 113 is hereby deleted in its entirety and substituted by the Sheets designated as Sheet "A" and Sheet "B" attached hereto of Surveys prepared by AFA & Company, Inc. Land Surveyors in connection with said Unit 113 known as Job #11-497 and #11-497-A. This Amendment subdivides Unit 113 into two separate and distinct units known as Unit 113 and Mezzanine Unit 113.
5. Except as hereinabove provided, all of the terms and provisions of the Declaration and all of the Exhibits thereto and all Amendments to the Declaration and Exhibits thereto shall be and remain in full force and effect.

IN WITNESS WHEREOF the Association has caused this Fourteenth Amendment to the Declaration of Condominium to be executed as of the day and year first above written.

SIGNATURE AND NOTARY ACKNOWLEDGEMENT APPEAR ON FOLLOWING PAGE

\\302388\2 - # 588733 v1

Book27933/Page3855 CFN#20110850321

Page 2 of 12

Schedule "A"

Legal Description of

Mezzanine Unit 113

Condominium Mezzanine Unit 113, HARBIE CENTER CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Record Book 17902, Page 1172, of the Public Records of Miami-Dade County, Florida.

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Book27933/Page3859 CFN#20110850321

Page 6 of 12

Schedule "B"

Legal Description of

Unit 113

Condominium Unit 113, HARBIE CENTER CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Record Book 17902, Page 1172, of the Public Records of Miami-Dade County, Florida.

\\02388\2 - # 588733 v1

Book27933/Page3860 CFN#20110850321

Page 7 of

EXHIBIT BSCHEDULE OF PERCENT OF UNDIVIDED INTEREST IN COMMON ELEMENTS
AND COMMON SURPLUS AND SHARE OF COMMON EXPENSES

<u>UNIT</u>	<u>PERCENT</u>
A-100	8.3450%
A-104	4.6450%
A-105	5.5890%
A-106	5.4890%
A-107	1.2090%
A-108	2.7820%
101	6.1190%
110	5.5000%
111	5.3100%
112	9.6200%
113	10.2080%
114	6.7360%
M-1A	1.4031%
M-1B	1.2579%
M2	2.3400%
MEZZANINE 111	1.4100%
MEZZANINE 112	5.4600%
MEZZANINE 113	5.7900%
B	3.0360%
B-201	1.6030%
B-203	1.3430%
C-202	2.4310%
C-203	0.4640%
C-204	<u>1.9100%</u>
	100.0000%

\\302388\2 - # 588733 v1

Sheet "A"

Survey of Mezzanine Unit 113

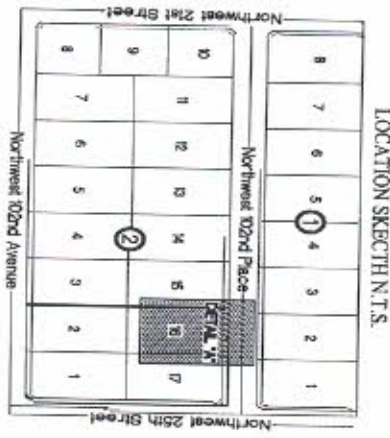
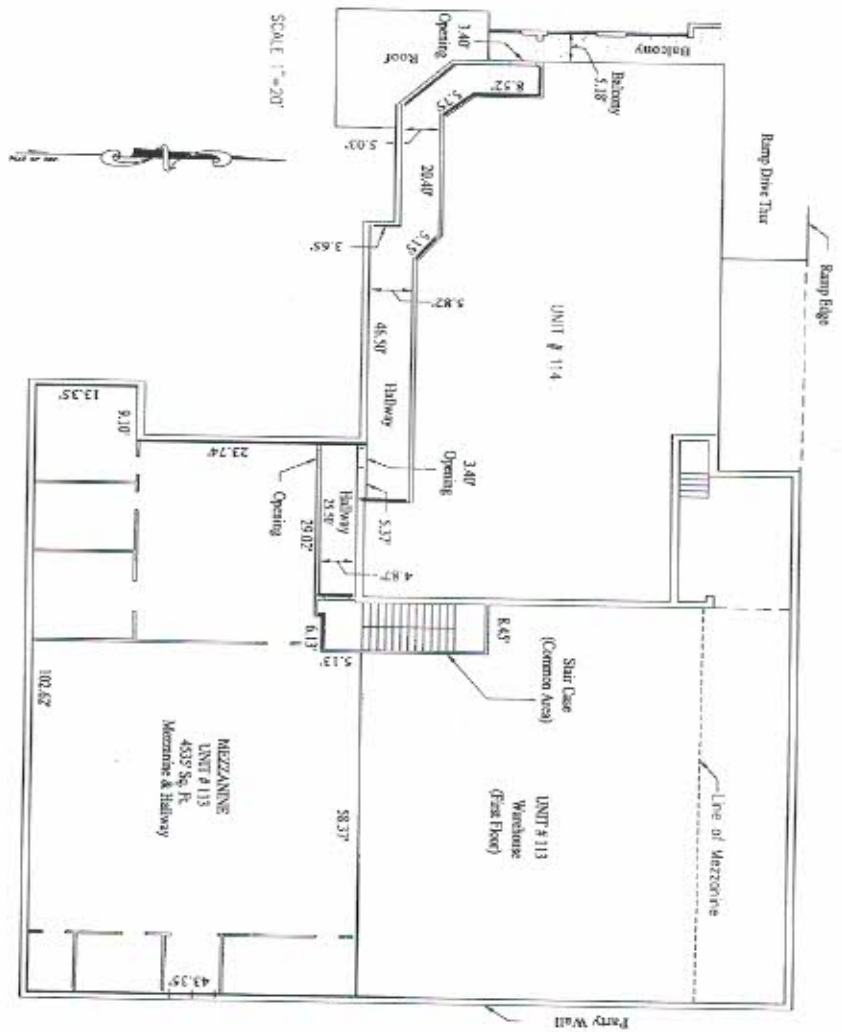
\302388\2 - # 588733 v1

Book27933/Page3862 CFN#20110850321

Page 9 of 12

HARBIE CENTER CONDOMINIUM
CBS BLDG. 10200 Northwest 25th Street, Mezzanine Unit #113, Miami Florida 33172

SHEET 1 OF 1



Sheet "B"

Survey of Unit 113

\302388\2 - H 588733 v1

Book27933/Page3864 CFN#20110850321

Page 11 of



CFN 2014R0170220
 DR Bk 29058 Pgs 3195 - 3202 (8pgs)
 RECORDED 03/07/2014 11:34:00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Please return to:

prepared by.

Harbie Center Condominium Association, Inc.
 C/o Myriam J. Palacios
 MP Property Management, Inc.
 P.O. Box 667808
 Miami, Florida 33166

_____ [Space Above This Line For Recording Data] _____

**FIFTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF HARBIE
 CENTER CONDOMINIUM**

This Fifteenth Amendment to the Declaration of Condominium as of the 22nd day of November, 2011, by HARBIE CENTER CONDOMINIUM ASSOCIATION, INC., a Florida Non-Profit Corporation (hereinafter referred to as the "Association").

P R E A M B L E

Whereas, the Harbie Center Condominium (hereinafter referred to as the "Condominium") was created by the Declaration of Condominium thereof (hereinafter referred to as the "Declaration"), recorded in Official Records Book 17902, at Page 1172, of the Public Records of Miami-Dade County, Florida and said Declaration has been amended from time to time.

Whereas, DISCIPLES OF CHRIST CHURCH, INC., a Florida not for profit corporation (herein "Disciples") is the owner in fee simple of Unit 112 and its mezzanine level known as Unit Mezzanine 112 of the Condominium, both included under the Folio No. 35-3032-027-0050 and more particularly described in the Declaration as two separate and distinct condominium units known as Unit 112 and Unit Mezzanine 112, according to the Tenth Amendment to the Declaration of Condominium recorded in Official Records Book 21678, Page 3354-3362 of the Public Records of Miami- Dade County, Florida (hereinafter called "Existing Units").

Whereas, BANESCO USA, a State chartered bank, successor in interest to Security Bank, N.A., by asset acquisition from the Federal Deposit Insurance Corporation, as Receiver for Security Bank, N.A. ("LENDER") (herein "BANESCO") is the Mortgagee on that certain mortgage loan secured by the Existing Units together with Unit 113, according to the mortgage instrument recorded in Official Records Book 25326, at Page 1435 and in Official Records Book 25326 at Page 1460 and further Modification of Mortgage recorded in Official Records Book 27042, at Page 4266, all of the Public Records of Miami-Dade County, Florida; and

Whereas, Disciples and BANESCO desire to reunify the Existing Units into one single unit, hereafter known as Condominium Unit 112 and more particularly described in Schedule "A" attached hereto and made a part hereof; and

WHEREAS, the Association, the entity responsible for the operation and management of the Condominium, with the consent and joinder of Disciples, and the consent and joinder of BANESCO desires to modify and amend the Declaration by amending that portion of Exhibit "B" of the Declaration ("Schedule of Percentage of Undivided Interest in the Common Elements and Common Surplus and Share of Common Expenses") and that portion of Exhibit "C" of the Declaration ("Survey, Plot Plan and Graphic Description of Improvements"), herein called "Survey"

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Book29058/Page3195 CFN#20140170220

Page 1 of 8


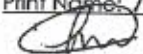
Graphics") relating to said Condominium Unit 112 described in Exhibits "B" and "C" hereto, upon and subject to the terms and conditions herein set forth;

NOW, THEREFORE, Association hereby amends the Declaration as follows:

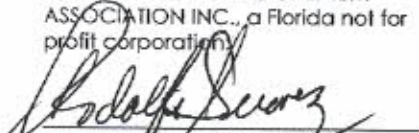
1. The Board of Directors unanimously approved this Fifteenth Amendment. The approval of the Board was in accordance with the relevant provisions of the Declaration and Florida Law.
2. The Existing Units are and shall hereafter be deemed reunified into one single undivided unit which is more particularly described in Schedule "A" and Sheet "A" attached hereto (Condominium Unit 112), with the lawful right and authority of the current and subsequent owners thereof to own, sell, transfer, convey, encumber and otherwise dispose of such Condominium Unit 112 comprising of Unit 112 and its mezzanine level known as Mezzanine Unit 112, subject to all applicable terms, covenants, conditions and other provisions of the Declaration.
3. Exhibit B to the Declaration is hereby deleted in its entirety and substituted by the Exhibit B attached hereto.
4. Those parts of Sheets of Exhibit C to the Declaration with respect to Unit 112 and Mezzanine Unit 112 are hereby deleted in its entirety and substituted by the Sheet designated as Sheet "A" attached hereto of Surveys prepared by DANIAL & ASSOCIATES, INC. in connection with said Condominium Unit 112. This Amendment reunifies Unit 112 and Mezzanine Unit 112 into one reunified and undivided unit known as Condominium Unit 112.
5. Except as hereinabove provided, all of the terms and provisions of the Declaration and all of the Exhibits thereto and all Amendments to the Declaration and Exhibits thereto shall be and remain in full force and effect.

IN WITNESS WHEREOF the Association has caused this Fifteenth Amendment to the Declaration of Condominium to be effective as of the day and year first above written on ___day of February 2014. This document replaces the original document that was lost when sent to the recorder's office.

Signed, sealed and delivered in the presence of:


 Print Name: Roberto J. Suarez

 Print Name: Mitagos Navarr

HARBIE CENTER CONDOMINIUM
 ASSOCIATION INC., a Florida not for
 profit corporation

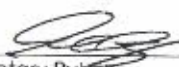

 Rodolfo J. Suarez, President

00169882-2{

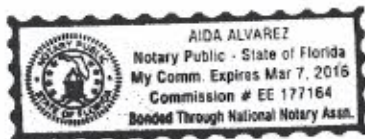
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 21 day of February, 2014 by **RODOLFO J. SUAREZ**, as President of HARBIE CENTER CONDOMINIUM ASSOCIATION, INC., a Florida Non-Profit Corporation, on behalf of said Association, who () is personally known to me or who () has produced his driver's license as identification.

[Notary Seal]



Notary Public
Printed Name: Aida Alvarez
My Commission Expires: March 7, 2016



00169882-2{

Book29058/Page3197 CFN#20140170220


Page 3 of 8

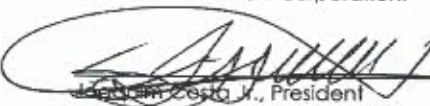
OWNER'S JOINDER AND CONSENT

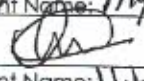
DISCIPLES OF CHRIST CHURCH, INC., a Florida Non-Profit Corporation, as the owner of Unit 112 and Mezzanine Unit 112 in the HARBIE CENTER CONDOMINIUM, hereby joins in and consents to the Fifteenth Amendment of the Declaration of Condominium, effective as of November 22nd, 2011.

Signed, sealed and delivered in the presence of:

DISCIPLES OF CHRIST CHURCH, INC.,
a Florida Non-Profit corporation:


Print Name: Mykiam P. Roberts



Joaquim Costa Jr., President

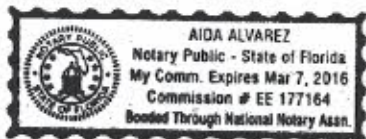

Print Name: Wagner Navarro

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this ___ day of February, 2014 by **JOAQUIM COSTA JR.**, as President of DISCIPLES OF CHRIST CHURCH, INC., a Florida Non-Profit Corporation, on behalf of said Corporation, who () is personally known to me or who () has produced his driver's license as identification. FLORIDA Lic. C232 42057 200-0 BAP 7/20/14

[Notary Seal]


Notary Public
Printed Name: Aida Alvarez
My Commission Expires: March 7, 2016




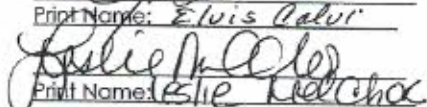
00169882-2{


MORTGAGEE'S JOINDER AND CONSENT

BANESCO USA, a State chartered bank, successor in interest to Security Bank, N.A., by asset acquisition from the Federal Deposit Insurance Corporation, as Receiver for Security Bank, N.A. ("LENDER"), as the Mortgagee under the Mortgage Instruments recorded in Official Records Book 25326, at Page 1435 and in Official Records Book 25326 at Page 1460 and further Modification of Mortgage recorded in Official Records Book 27042 at Page 4266, all of the Public Records of Miami-Dade County, Florida in connection with the Unit 112 and Mezzanine Unit 112 in the HARBIE CENTER CONDOMINIUM, hereby joins in and consents to the Fifteenth Amendment to the Declaration of Condominium, effective as of November 22nd, 2011.

Signed, sealed and delivered in

BANESCO USA, a State chartered bank successor in interest to Security Bank, N.A by asset acquisition from the Federal Deposit Insurance Corporation, as Receiver for Security Bank, N.A.

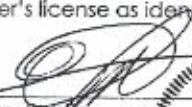


Print Name: Elvis Calvi

Print Name: Estie Melchor

By: 
Alina D. Garcia-Duany, EVP
Chief Lending Officer

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 22th day of February, 2014 by Alina D. Garcia-Duany, as EVP Chief Lending Officer BANESCO USA, a State chartered bank, successor in interest to Security Bank, N.A., by asset acquisition from the Federal Deposit Insurance Corporation, as Receiver for Security Bank, N.A., on behalf of said Bank, who personally known to me or who has produced his driver's license as identification.

[Notary Seal]


Notary Public
Printed Name: _____
My Commission Expires: _____


00169882-2{

Schedule "A"

**Legal Description of
Condominium Unit 112**

Condominium Unit 112, HARBIE CENTER CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Record Book 17902, Page 1172, of the Public Records of Miami-Dade County, Florida.

EXHIBIT BSCHEDULE OF PERCENT OF UNDIVIDED INTEREST IN COMMON ELEMENTS
AND COMMON SURPLUS AND SHARE OF COMMON EXPENSES

<u>UNIT</u>	<u>PERCENT</u>
A-100	8.3450%
A-104	4.6450%
A-105	5.5890%
A-106	5.4890%
A-107	1.2090%
A-108	2.7820%
101	6.1190%
110	5.5000%
111	5.3100%
112	15.0800%
113	10.2080%
114	6.7360%
M-1A	1.4031%
M-1B	1.2579%
M2	2.3400%
MEZZANINE 111	1.4100%
MEZZANINE 113	5.7900%
B	3.0360%
B-201	1.6030%
B-203	1.3430%
C-202	2.4310%
C-203	0.4640%
C-204	<u>1.9100%</u>
	100.0000%



CFN 2015R0403259
OR BK 29668 Pgs 3251-3258 (8Pgs)
RECORDED 06/24/2015 09:18:01
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

**CERTIFICATE OF AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF HARBIE CENTER CONDOMINIUM ASSOCIATION, INC.**

WHEREAS, the Declaration of Condominium of Harbie Center Condominium was duly recorded in Official Records Book 17902 at Page 1172 of the Public Records of Miami-Dade County, Florida; and

WHEREAS, the Articles of Incorporation, By-Laws and Rules and Regulations of Harbie Center Condominium Association, Inc. (the "Association") were attached as Exhibits to the aforementioned Declaration of Condominium; and

WHEREAS, at a duly called and convened special meeting of the membership of the Association held on June 10, 2015, the Seventeenth Amendment To Declaration of Condominium attached hereto and incorporated herein was duly approved by a majority vote of the membership; and

WHEREAS, at a duly called and convened special meeting of the Board of Directors of the Association held on June 10, 2015, the Seventeenth Amendment To Declaration of Condominium attached hereto and incorporated herein was duly approved by a unanimous vote of the Board of Directors.

NOW, THEREFORE, the undersigned hereby certify that the Seventeenth Amendment To Declaration of Condominium attached hereto and incorporated herein is a true copy of the amendment as approved by the requisite percentage of the membership of the Association and Board of Directors.

WITNESS my signature hereto this 22 day of June, 2015 at Miami-Dade County, Florida.

Witness

Harbie Center Condominium Association, Inc.
BY:
Rodolfo Suarez, President

Witness

ATTEST:

Jacob Eliana, Secretary

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 22 day of June, 2015 by Rodolfo J. Suarez, the President of HARBIE CENTER CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification and _____ did take an oath.

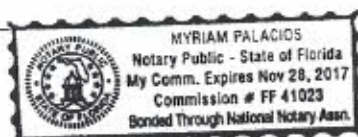
NOTARY PUBLIC
My Commission Expires:



STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 22 day of June, 2015 by Jacob Eliana, the Secretary of HARBIE CENTER CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification and _____ did take an oath.

NOTARY PUBLIC
My Commission Expires:



8
pe
w

Prepared By and Return To:
Stuart J. Nunez, Esq.
Law Office of Stuart J. Nunez, P.A.
10691 N. Kendall Drive
Suite 206
Miami, FL 33176

**SEVENTEENTH AMENDMENT TO DECLARATION OF CONDOMINIUM
OF HARBIE CENTER CONDOMINIUM**

This Seventeenth Amendment to Declaration of Condominium of Harbie Center Condominium is made this 10 day of June, 2015, by Harbie Center Condominium Association, Inc., a Florida non-profit corporation (the "Association").

PREAMBLE

Whereas, Harbie Center Condominium (the "Condominium") was created by the Declaration of Condominium thereof (the "Declaration") recorded in Official Records Book 17902, Page 1172, of the Public Records of Miami-Dade County, Florida, and said Declaration has been amended from time to time; and

Whereas, Association is the entity responsible for the operating and management of the Condominium; and

Whereas, Association desires to amend Exhibit B and Exhibit C to the Declaration.

NOW, THEREFORE, Association hereby amends the Declaration as follows:

1. The foregoing recitals are true and correct and incorporated herein by reference.
2. Exhibit B to the Declaration is hereby deleted in its entirety and substituted by the Exhibit B attached hereto.
3. That part of Sheet 7 of Exhibit C to the Declaration with respect to Unit A-101 is hereby deleted in its entirety and substituted by the Sheets designated as Sheet 1 of 2 and Sheet 2 of 2 of that certain sketch dated May 14, 2015 and which was

Page 1 of 2

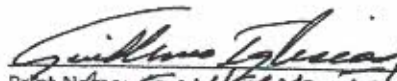
prepared by AFA & Company, Inc., which is attached hereto. This Amendment evidences the correct size and configuration of Unit A-101 of the Condominium.

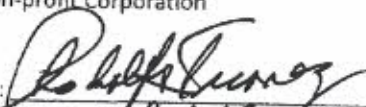
- 4. Except as hereinabove provided, all of the terms and provisions of the Declaration and of all of the Exhibits thereto and all Amendments to the Declaration and Exhibits thereto shall be and remain in full force and effect.

IN WITNESS WHEREOF, the Association has caused this Seventeenth Amendment to the Declaration to be executed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

HARBIE CENTER CONDOMINIUM ASSOCIATION, INC., a Florida non-profit Corporation


 Print Name: GUILLERMO IGLESIAS

By: 
 Print Name: RODOLFO J. SUAREZ
 Title: PRESIDENT


 Print Name: JACQUES BITTNER

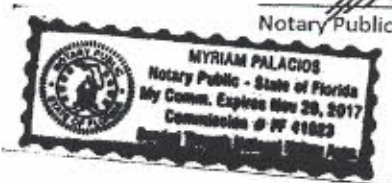
State of Florida

County of Miami-Dade

The foregoing instrument was acknowledged before me this 10 day of JUNE, 2015, by Rodolfo Suarez as _____ of HARBIE CENTER CONDOMINIUM ASSOCIATION, INC., a Florida non-profit Corporation, who () is personally known to me or who () has produced their valid _____ as identification.

Notary Public - State of Florida

My Commission Expires:



S:\Case 291\Harbie Center\Amendments\Amendment 1 final vpd

EXHIBIT B**SCHEDULE OF PERCENT OF UNDIVIDED INTEREST IN COMMON ELEMENTS
AND COMMON SURPLUS AND SHARE OF COMMON EXPENSES**

<u>Unit</u>	<u>Percent</u>
A-100	8.4677%
A-101	5.8485%
A-102	1.0127%
A-103	1.0127%
A-104	4.7129%
A-105	5.6711%
A-106	2.0124%
A-107	1.5087%
A-108	2.8226%
A-109	2.8174%
A-110	0.9867%
A-111	1.6099%
111	5.1349%
MEZZANINE 111	1.3645%
112	14.5932%
113	8.4716%
MEZZANINE 113	5.8879%
114	6.8344%
116	3.3757%
M-1A	1.7058%
M 1B	1.2036%
M-2	2.3746%
B	2.3967%
B-201	1.6268%
B-203	1.2918%
C-202	2.4668%
C-203	0.8166%
C-204	<u>1.9475%</u>
	100.0000%

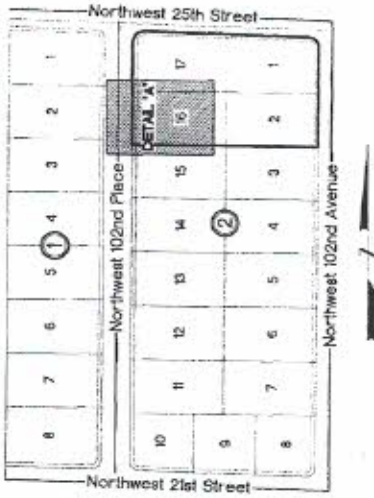
HARBIE CENTER CONDOMINIUM

CBS BLDG. 10200-NORTHWEST 25TH STREET
MIAMI FLORIDA 33172

SHEET 2 OF 2

- NOTE:**
- A-CONDOMINIUM UNIT AS PER DECLARATION OF CONDOMINIUM
 - B-LIMITED COMMON ELEMENTS INCLUDED
 - C-ASSIGNED PARKING SPACES
 - D-AIR CONDITIONING DUCT AND SLABS
 - E-BALCONIES
 - F-COMMON ELEMENT AS PER DECLARATION OF CONDOMINIUM
 - G-ALL MEASUREMENT ARE TO THE CENTER OF WALLS

LOCATION SKETCH N.T.S.



ELEVATION INFORMATION

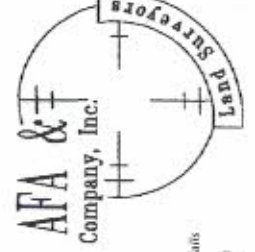
COM. PANEL: 12063F
 PANEL #: 0286
 FIRM ZONE: "AH"
 DATE OF FIRM: 06-11-2009
 BASE FLOOD ELEV.: 9.00'
 SUPPLY: "L"
 ELEV. REF. TO NGVD: 1929

LEGAL DESCRIPTION:

Legal Description:
 Condominium Unit A-101, HARBIE CENTER CONDOMINIUM, together with an undivided 5.8485% interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 17902, Page 1172, of the Public Records of Miami-Dade County, Florida.

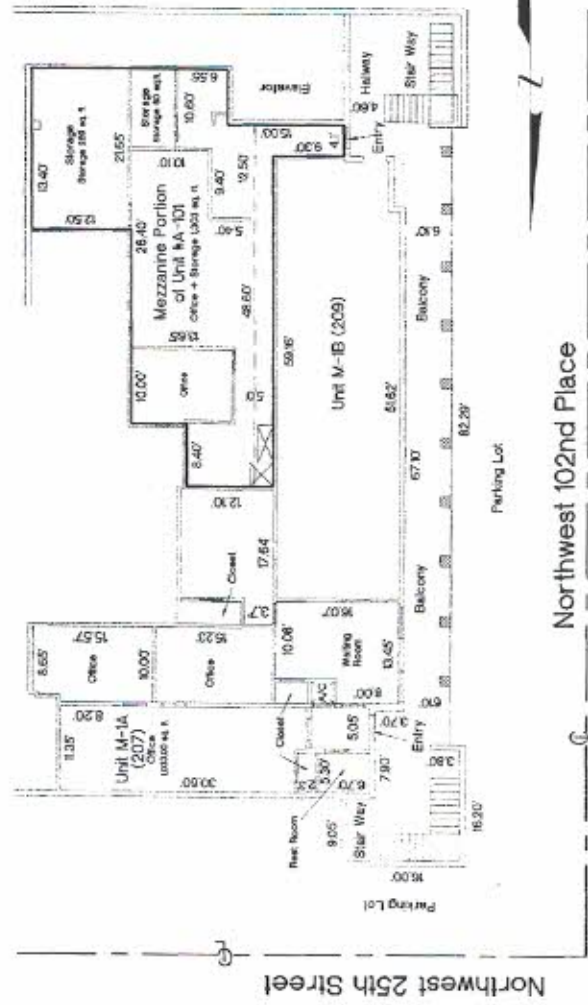
The sketch herein is a true and accurate representation thereof to the best of my knowledge and belief. Subject to rules and Statutes that may hereafter be enacted.

Professional Surveyor & Mapper # 5126
 State of Florida



JOB # 15-499
 DATE 05-14-2015
 PB 140-51

Surveyor Notes:
 Survey is incomplete without sheet one
 Scale of Drawing 1"=15'
 Drawn By: A. Tames Draw 02/01/15
 Field Notes Concluded on 05-12-2015
 Last Revised: 05-14-2015 Meas. Center of Walls
 AFA & COMPANY, INC. LB # 709
 Professional Land Surveyors and Mappers
 12859 SW 133rd CT Miami, Florida 33186



SCALE 1" = 20'

PROPERTY ADDRESS
 10200-NORTHWEST 25TH STREET
 MIAMI, FLORIDA 33172, UNIT 6A-101

JARAMANCO F. ALVAREZ, PROFESSIONAL LAND SURVEYORS AND MAPPERS AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT ON THE 14TH DAY OF MAY 2015, THIS CERTIFICATE IS MADE PURSUANT TO THE PROVISIONS OF SECTION 718, (MICHIE) FLORIDA STATUTES; THAT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE PROPOSED LOCATION AND DIMENSIONS OF THE IMPROVEMENTS KNOWN AS MEZZANINE PORTION OF UNIT #A-101, SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS OF THE CONDOMINIUM PROPERTY CAN BE IDENTIFIED AND LOCATED AS SHOWN ON THESE MAPS.

Prepared by:
Gregory R. Fishman, Esq.
Gregory R. Fishman, PA
2750 NE 185 Street, Suite 204
Aventura, FL 33180

PURCHASER AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MIAMI-DADE:

BEFORE ME, the undersigned authority, personally appeared Gregory R. Fishman, Authorized Representative of LAMA DORAL LLC, a Florida limited liability company, ("Affiant"), who is well known to me who, after being duly sworn and cautioned upon his/her oath, said as follows:

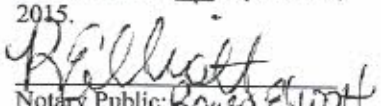
- 1) Affiant is the purchaser of Harbie Center Condominium Unit A-101 which is located at 10200 Northwest 25th Street, Unit A101, Miami, FL 33172 ("Property").
- 2) The Property is the subject of the Seventeenth Amendment to Declaration of Condominium of Harbie Center Condominium in which its size, dimensions and percentage ownership interest in the common elements and common surplus and the percentage share of common expenses appurtenant to the Property are therein being amended.
- 3) Affiant affirms that no mortgage proceeds will be used to complete the purchase of the Property and as a result, the requirement of mortgagee consent to the Seventeenth Amendment to Declaration of Condominium of Harbie Center Condominium is herein waived.
- 4) Accordingly, this affidavit is given for the purpose of providing assurance to the Board of Directors and unit owners at Harbie Center Condominium that the execution of the Seventeenth Amendment to Declaration of Condominium of Harbie Center Condominium without joinder of mortgagee consent will not be in violation of the subject Declaration of Condominium.

YOUR AFFIANT FURTHER SAYETH NOT.



 Gregory R. Fishman, Authorized
 Representative of LAMA DORAL LLC, a
 Florida limited liability company

Sworn to and Subscribed
Before me this 10 day of June,
2015.


 Notary Public: Raven Elliott
 My Commission Expires: 4/08/19

