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BREVARD COUNTY, FLA.

OFFERING CIRCULAR
FOR
ROYAL MANSION, A CONDOMINIUM

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DECLARATION OF CONDOMINIUM

OF

ROYAL MANSION, A CONDOMINIUM

FUSCANA INTERNATIONAL, INC., a Florida corporation, hereinafter called "Developer," does hereby make, declare, and establish this Declaration of Condominium (hereinafter sometimes called "this Declaration"), as and for a plan of condominium apartment ownership for ROYAL MANSION, A CONDOMINIUM, consisting of real property and improvements thereon as hereinafter described.

All restriction, reservations, covenants, conditions and easements contained herein shall constitute covenants running with the land or equitable servitudes upon the land, as the case may be, and shall rule perpetually unless terminated as provided herein and shall be binding upon all parties or persons subsequently owning property in said condominium, and in consideration of receiving and by acceptance of a conveyance, grant, devise, lease, or mortgage, all grantees, devisees, lessees, and assigns and all parties claiming by, through or under such persons, agree to be bound by all provisions hereof. Both the burdens imposed and the benefits shall run with each unit and the interests in the common property as herein defined.

I

ESTABLISHMENT OF CONDOMINIUM

The Developer is the owner of the fee simple title to that certain real property situated in the County of Brevard, and State of Florida, which property is more particularly described as follows; to-wit:

SEE EXHIBIT "A-1," SHEETS 1 AND 2 THEREOF

and on which property the Developer owns three (3) four-story apartment buildings containing a total of one hundred and eight (108) apartments, and other appurtenant improvements as hereinafter described. The Developer does hereby submit the above described real property, together with the improvements thereon, to condominium ownership pursuant to the Florida Condominium Act, and hereby declares the same to be known and identified as ROYAL MANSION, A CONDOMINIUM, hereinafter referred to as the "condominium."

The provisions of the Florida Condominium Act are hereby adopted herein by express reference and shall govern the condominium and the rights, duties and responsibilities of apartment owners hereof, except where permissive variance

therefrom appear in the Declarations and the by-Laws and Articles of Incorporation of ROYAL MANSION CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit.

The definitions contained in the Florida Condominium Act shall be the definition of like terms as used in this Declaration and exhibits hereto unless other definitions are specifically set forth. As the term is used herein and in exhibits hereto, "apartment" shall be synonymous with the term "unit" as defined in said Act, and the term "apartment owner" synonymous with the term "unit owner" as defined therein.

II

SURVEY AND DESCRIPTION OF IMPROVEMENTS

A. Attached hereto and made a part hereof, and marked Exhibit "A", consisting of 195 pages is a graphic description of the improvements in which apartments are located, and plot plan thereof, identifying the apartments, the common elements and the limited common elements, and their respective locations and dimensions.

Said graphic descriptions and plot plans were prepared by:

Bussen Engineering Group, Inc. By: Brian J. Bussen
Professional Land Surveyor
No. 3525, State of Florida

and have been certified in the manner required by the Florida Condominium Act. Each unit is identified and designated by a specific letter, number or combination thereof. No unit bears the same numerical designation as any other unit. Also attached hereto as part of Exhibit "A" and marked Exhibit "A-1" is a two sheet legal description and boundary survey of the Condominium Property. Said Exhibit "A," including Exhibit "A-1," is hereby incorporated by this reference.

III

OWNERSHIP OF APARTMENTS AND APPURTENANT SHARE IN COMMON ELEMENTS AND COMMON SURPLUS, AND SHARE OF COMMON EXPENSES

Each apartment shall be conveyed as an individual property capable of independent use and fee simple ownership and the owner or owners of each apartment shall own, as an appurtenance to the ownership of each said apartment, an undivided share of all common elements of the condominium, which includes, but is not limited to, ground support area, walkways, yard area, parking areas, foundations, etc., and substantial portions of the exterior walls, floors, ceiling and wall between units. The space within any of the units and common property shall not be

further subdivided. Any undivided interest in the common property is hereby declared to be appurtenant to each unit and such undivided interest shall not be separate from the unit and such interest shall be deemed conveyed, devised, encumbered or otherwise included with the unit even though such interest is not expressly mentioned or described in the conveyance, or other instrument. Any instrument, whether a conveyance, mortgage or otherwise, which describes only a portion of the space within any unit shall be deemed to describe the entire unit owned by the person executing such instrument and an undivided interest in all common elements of the condominium. The undivided share of the common element appurtenant to each unit is set out in this Article III below.

The Developer hereby, and each subsequent owner of any interest in a unit and in the common property, by acceptance of a conveyance or any instrument transferring an interest, waives the right of partition of any interest in the common property under the laws of the State of Florida as it exists now or hereafter until this condominium apartment project is terminated according to the provisions hereof or by law. Any owner may freely convey an interest in a unit together with an undivided interest in the common property subject to the provisions of this Declaration. No unit shall be partitioned or subdivided. The common property shall not be abandoned, subdivided, sold or transferred. The granting of easements across, over and under the common property for public purposes consistent with the intended use of the common property or for public utilities shall not be considered to be a "transfer" as that term is used in the foregoing sentence. Except as may be otherwise permitted by the Condominium Act or herein, no Unit Owner shall seek by act or omission to abandon or terminate the Condominium or his individual Unit.

All owners of units shall have as an appurtenance to their units a perpetual easement of ingress to and egress from their units over walks, terraces and other common property from and to the public highways bounding the condominium complex, and the perpetual right or easement, in common with all persons owning an interest in any unit in the condominium complex, to the use and enjoyment of all public portions of the buildings and to other common facilities (including but not limited to facilities as they now exist) located in the common property.

All property covered by the exhibits hereto shall be subject to a perpetual easement for encroachments which now exist or hereafter may exists caused by settlement or movement of the buildings, and such encroachments shall be permitted to remain undisturbed and such easement shall continue until such encroachment no longer exists.

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All units and the common property shall be subject to a perpetual easement in gross granted to ROYAL MANSION CONDOMINIUM ASSOCIATION, INC.,a Florida Not-for-Profit Corporation (hereinafter: the "Association") and its successors, for ingress and egress for the purpose of having its employees and agents perform all obligations and duties of the Association set forth herein. The Association shall have the right to grant utility easements under, through or over the common elements. A ten (10) foot wide easement is reserved to the Association and the Developer across the western most ten (10) feet of the Condominium Property parallel to and along Ridgewood Avenue and the Northern and Southernmost boundaries of the Condominium, all as such boundaries are depicted in Exhibit "A". Said easement may be assigned at any time by the Developer. The easement shall be for the purpose of erecting a barrier wall or guardhouse and shall be for the purpose of stopping any persons or vehicles to determine whether said persons or vehicles are entering upon the Condominium Property at the request of or as guests of Unit Owners, the Developer and its assigns, the Association, or tenants of any of the foregoing. Ingress or egress to Unit Owners, assigns of the Developer, or tenants of Unit Owners shall in no way be restricted other than for reasonable short periods of time for the purpose of ascertaining the identity of such persons.

The common expenses shall be shared and the common surplus shall be owned in the same proportion as each such unit owner's share of the ownership of the common elements; as set out herein:

Types of Units	No. of Units	Percent of Ownership
Villa Type A Units	36	.00851705
Villa Type B Units	36	.00689293
Villa Type C Units (except for Unit #314)	35	.01236780
Unit 314	1	.01236772

IV

APARTMENT BOUNDARIES, COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS

The apartments of the condominium consist of that volume of space which is contained within the decorated or finished exposed interior surfaces of the perimeter walls, floors (excluding carpeting and other floor coverings) and ceilings of the apartments, the boundaries of which apartments are more specifically shown on Exhibit "A", attached hereto. The dark

solid lines on the floor plans hereinabove mentioned represent the perimetrical boundaries of the apartments, while the upper and lower boundaries of the apartments, relating to the elevations of the apartments, are shown in notes on said plan.

There are limited common elements appurtenant to each of the units in this condominium, as shown and reflected by the plot plans, including but not limited to balconies or patios. These limited common elements are reserved for the use of the units appurtenant thereto, to the exclusion of the other units, and there shall pass with a unit, as an appurtenance thereto, the exclusive right to use the limited common elements so appurtenant.

Expenses of maintenance, repair or replacement relating to the limited common elements shall be treated as and paid for as a part of the common expenses of the Associations, except the expenses of maintenance relating to the floor, ceiling and inside walls surfaces of the balcony or patio areas, shall be borne by the assessed against the individual unit owner. However, the expense of maintenance, repair or replacement made necessary by the act or any unit owner shall be borne by said unit owner.

The common elements of the condominium unit consist of all of the real property, improvements and facilities of the condominium other than the apartments and the limited common elements as the same are hereinabove defined, and shall include easements through the apartments for conduits, pipes, ducts, plumbing, wiring and other facilities for the furnishing of utility services to the apartments, limited common elements and common elements and easements of support in every portion of an apartment which contributes to the support of improvements and shall further include all personal property held and maintained for the joint use and enjoyment of all the owners of the apartments.

There are located on the common grounds of the condominium property sale areas for the purpose of water retention and these areas are to be perpetually maintained by the Association so that they will continue to function as water retention areas.

V

ADMINISTRATION OF CONDOMINIUM BY ROYAL MANSION CONDOMINIUM ASSOCIATION, INC.

The operation and management of the condominium shall be administered by the Association. The Association shall make available to unit owners, lenders and the holders and insurers of the first mortgage on any unit, current copies of the declaration, bylaws and other rules governing the condominium,

and other books, records and financial statements of the Association. The Association also shall be required to make available to prospective purchasers current copies of the declaration, bylaws, other rules governing the condominium, and the most recent annual audited financial statement, if such is prepared. "Available" shall at least mean available for inspection upon request, during normal business hours or under other reasonable circumstances.

The Association, upon written request from any of the agencies or corporation which have an interest or prospective interest in the condominium, shall prepare and furnish within a reasonable time a financial statement of the Association for the immediately preceding fiscal year.

The Association shall have all of the powers and duties set forth in the Florida Condominium Act and, where not inconsistent therewith, those powers and duties set forth in this Declaration, Articles of Incorporation and By-Laws of the Associations. True and correct copies of the Articles of Incorporation and the By-Laws are attached hereto, made a part hereof, and marked Exhibit "B" and Exhibit "C", respectively.

The owners shall place members on the Board or Administration in accordance with the schedule as follows: Except as otherwise set forth herein, the Developer shall be entitled to appoint, remove, and replace all members of the Board of Administration, also known as the Association Board of Directors. When unit owners other than the Developer own fifteen percent (15%) or more of the units, the unit owners shall be entitled to elect not less than one-third (1/3) of the members of the Board of Administration. Until one of the events set forth below in this paragraph occurs, the Developer shall be entitled to appoint, remove, and replace two-thirds (2/3) of the Board of Administration. Thereafter, unit owners other than the Developer shall be entitled to elect not less than a majority of the members of the Board of Administration: (a) Three years after fifty (50%) percent of the units that will be operated ultimately by the Association have been conveyed to the purchasers; (b) three (3) months after the date by which ninety (90%) percent of the units that will be operated ultimately by the Associations have been conveyed to purchaser; (c) when all the units that will be operated ultimately by the association have been completed, some of them have been conveyed to purchasers, and none of the others are being offered for sale by the developer in the ordinary course of business; or (d) when some os the units have been conveyed to purchasers and none of the others are being constructed or offered for sale by the developer in the ordinary course of business, whichever shall occur first. The Developer is entitled to elect at least one member to the Board of Administration of the association as long as the Developer holds

for sale in the ordinary course of business at least 5 percent of the units in the condominium.

VI

MEMBERSHIP AND VOTING RIGHTS

The Developer and all persons hereafter owning a vested present interest in the fee title to any one of the units shown on the exhibits hereto and which interest is evidenced by recordation of a proper instrument in the Public Records of Brevard County, Florida, shall automatically be members and their memberships shall automatically terminate when they no longer own such interest.

There shall be a total of one-hundred and eight votes to be cast by the owners of the condominium units. Such votes shall be apportioned and cast as follows: The owner of each condominium unit (designated as such on the exhibits attached to this Declaration) shall be entitled to cast one (1) vote. Where the condominium unit is owned by the Association, no vote shall be allowed for such condominium unit. Where a condominium unit is owned by more than one (1) person, all the owners thereof shall be collectively entitled to the vote assigned to such unit and such owners shall, in writing designate an individual who shall be entitled to cast the vote on behalf of the owners of such condominium unit of which he is a part until such authorization shall have been changed in writing. The term, "owner," as used herein, shall be deemed to include the Developer.

All of the affairs, policies, regulations and property of the corporation shall be controlled and governed by the Board of Administration of the corporation who are all to be elected annually by the members entitled to vote, as provided in the By-Laws of the corporation. Each director shall be the owner of a condominium unit (or a partial owner of a condominium unit where such unit is owned by more than one (1) individual), or if a unit is owned by a corporation, including the Developer, any duly elected officer or officers of an owner corporation may be elected a director or directors).

VII

COMMON EXPENSE, ASSESSMENTS, COLLECTION LIEN AND ENFORCEMENT, LIMITATIONS

The Board of Administration of the Association shall propose annual budgets in advance for each fiscal year which shall contain estimates of the cost of performing the functions of the Association, including but not limited to the common expense budget, which shall include, without limitation, the generality of the foregoing, the estimated amounts necessary for maintenance, and operation of common elements and limited common

elements, landscaping, street and walkways, office expense, utility services, replacement and operating reserve, casualty insurance, liability insurance, administration and salaries. Failure of the Board to include any item in the annual budget shall not preclude the Board from levying an additional assessment in any calendar year for which the budget has been projected. Each apartment owner shall be liable for the payment to the Association of its share of the common expenses as determined in said budget.

After adoption of the budget and determination of the annual assessment per unit, as provided in the bylaws, the Association shall assess such sum by promptly notifying all owners by delivering or mailing notice thereof to the voting member representing each unit at such member's most recent address as shown by the books and records of the Association.

Each initial unit owner shall pay at closing a contribution to the Association's operating account in an amount at least equal to two months assessments for the unit. This contribution shall not be credited against the regular assessments for the unit.

Special assessments may be made by the Board of Administration from time to time to meet other needs or requirements of the Association in the operation and management of the condominium and to provide for emergencies, repairs or replacements, and infrequently recurring items of maintenance. However, any special assessment which is not connected with an actual operating, managerial or maintenance expense of the condominium, shall not be levied without the prior approval of the members owning a majority of the apartments in the condominium.

The liability for any assessment or portion thereof may not be avoided by an apartment owner or waived by reason of such apartment owner's waiver of the use and enjoyment of any of the common elements of the condominium or by his abandonment of his apartment.

The record owners of each unit shall be personally liable, jointly and severally, to the Association for the payment of all assessments, regular or special, made by the Association and for all costs of collection of delinquent assessments. In the even assessments against a unit are not paid within thirty (30) days after their due date, the Association shall have the right to foreclose its lien for such assessments. Assessments that are unpaid for over thirty (30) days after due date shall bear interest at the maximum rate permitted by law per annum until paid.

The Association shall have a lien on each condominium parcel (the term "condominium parcel" shall include the condominium unit and the interest in the common elements) for any unpaid assessments, interest, costs and reasonable attorney's fees which are due and which may accrue subsequent to the recording of the claim of lien and prior to entry official judgment of foreclosure. The said lien shall be effective from and after the time of recording in the Public Records of Brevard County, Florida (the same being the county in which the subject condominium is located) of a claim of lien stating the description of the condominium parcel, the name of the record owner, the amount due and the date when due, and the said lien shall continue in effect until all sums secured by the lien shall have been fully paid. All such claims of lien shall include only assessment which are due and payable when the said claim of lien is recorded and all such claims of lien shall be signed and verified by the officer or agent of the corporation. where any such lien shall have been paid, the party making payment thereof shall be entitled to receive a satisfaction of such lien in such form that it may be recorded in the Public Records of Brevard County, Florida. By recording a notice in substantially the following form, a unit owner or his agent or attorney may require the Association to enforce a recorded claim of lien against his condominium parcel:

Notice of Contest of Lien

TO: ROYAL MANSION CONDOMINIUM ASSOCIATION, INC. Cape Canaveral, Florida 32920

You are notified that the undersigned contests the claim of lien filed by you on _____, 19__, and recorded in Official Records _____ at page _____ of the Public Records of Brevard County, Florida, and that the time within which you may file suit to enforce your lien is limited to ninety (90) days from the date of service of this notice.

Executed this _____ day of _____, 19____.

Signed:_____
Owner, Agent or Attorney

After service of a copy of the Notice of Contest of Lien, the Association shall have ninety (90) days in which to file an action to enforce the lien, and if the action is not filed within that ninety (90) day period, the lien is void.

The Association may bring an action in its name to foreclose a lien for assessment in the manner a mortgage or real property is foreclosed and may also bring an action to recover a money

Judgment for the unpaid assessments without waiving any claim of lien.

No foreclosure judgment may be entered until at least thirty (30) days after the Association gives written notice to the unit owner of its intention to foreclose its lien to collect the unpaid assessments. If this notice is not given at least thirty (30) days before the foreclosure action is filed, and if the unpaid assessments, including those coming due after the claim of lien is recorded, are paid before the entry of a final judgment of foreclosure, the Association shall not recover attorney's fees or costs. The notice must be given by delivery of a copy of it to the unit owner or by certified mail, return receipt requested, addressed to the unit owner. If after diligent search and inquiry the Association cannot find the unit owner or a mailing address at which the unit owner will receive the notice, the court may proceed with the foreclosure action and may award attorney's fees and costs as permitted by law. The notice requirements of this subsection are satisfied if the unit owner records a Notice of Contest of Lien as provided in Section 718.116(4).

If the unit owner remains in possession of the unit and the claim of lien is foreclosed, the court in its discretion may require the unit owner to pay a reasonable rental for the unit and the Association is entitled to the appointment of a receiver to collect the rent.

The provisions of Section 718.116 of the Florida Condominium Act are incorporated herein by reference and made a part hereof, and the Association shall have all of the powers and duties as set forth in said Section 718.116, as well as all the powers and duties set forth in this Article VII of this Declaration, where the same are not in conflict with or limited by Section 718.116. The Association has the power to purchase the condominium parcel at the foreclosure sale and to hold, lease, mortgage and convey it.

When the mortgagee of a first mortgage of record, or other purchaser, of a condominium unit obtains title to the condominium parcel as a result of foreclosure of the first mortgage, or as the result of a deed given in lieu of foreclosure, such acquirer of title and his successor and assigns shall not be liable for the share of common expenses or assessments by the Association pertaining to the condominium parcel or chargeable to the former unit owner of the parcel which became due prior to acquisition to title as a result of the foreclosure, unless the share is secured by a claim of lien for assessments that is recorded prior to the recording of the foreclosed mortgage. The unpaid share of common expenses or assessments are common expenses collectible from all of the unit owners, including such acquirer, his successors and assigns. The foregoing provision may apply to any mortgages of

record and shall not be restricted to the first mortgage(s) of record. A first mortgagee acquiring title to a condominium parcel as a result of foreclosure, or a deed in lieu of foreclosure, may not during the period of its ownership of such parcel, whether or not such parcel is unoccupied, be excused from the payment of some or all of the common expenses coming due during the period of such ownership.

Any unit owner has the right to require from the Association a certificate showing the amount of unpaid assessments against him with request to his condominium parcel. The holder of a mortgage or other lien of record has the same right as to any condominium parcel upon which he has a lien.

Any first mortgagee may make use of any unit acquired as may facilitate its sale including, but not limited to, the showing of the property and the display of "For Sale" signs and neither the other apartment owners nor the corporation shall interfere with the sale of such apartments.

As to priority between the lien of a recorded mortgage and the lien for any assessment, the lien for assessment shall be subordinate and inferior to any recorded mortgage, unless the assessment is secured by a claim of lien which is recorded prior to the recording of the mortgage.

Any person purchasing or encumbering a unit shall have the right to rely upon any statement made in writing by an officer of the Association regarding assessments against units which have already been made and which are due and payable to the Association, the Association and the member shall be bound thereby. No action or suit shall be brought to enforce foreclosure of any lien arising under this Declaration after two (2) years from the date of any unpaid assessment.

The Association may at any time require owners to maintain a minimum balance on deposit with the Association to cover future assessments. Said deposit shall in no event exceed three (3) months' assessment.

A unit owner, regardless of how title is acquired, including without limitation a purchase at a judicial sale, shall be liable for all assessments coming due when he is an owner of a unit. In a voluntary conveyance, the grantee shall be jointly and severally liable with the grantor for all unpaid assessments against the latter of his share of the common expenses up to the time of such voluntary conveyance, without prejudice to the rights of the grantee to recover from the grantor the amount paid by the grant therefor.

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VIII

INSURANCE COVERAGE, USE AND DISTRIBUTION OF PROCEEDS, REPAIR OR RECONSTRUCTION AFTER CASUALTY

A. Type and Scope of Insurance Coverage Required

1. Insurance for Fire and Other Perils

The Association shall obtain, maintain, and pa# the premiums upon, as a common expense, a "master or "blanket" type policy of property insurance covering all of the common elements and limited common elements, (except land, foundation and excavation costs) including fixture, to the extent they are part of the common elements of the condominium, building service equipment and supplies, and other common personal property belonging to the Association. All references herein to a "master" or "blanket" type policy of property insurance shall denote single entity condominium insurance coverage. In addition, any fixtures, equipment or other property within the units (regardless of whether or not such property is a part of the common elements) shall be covered in such "master" or "blanket" policy.

The "master" policy shall be in an amount equal to one hundred (100%) percent of current replacement cost of the condominium, exclusive of land, foundation, excavation and other items normally excluded from coverage.

The policies may also be issued in the name of an authorized representative of the Association, including any insurance trustee with whom the Association has entered into an insurance trust agreement, or any successor trustee, as insured, for the use and benefit of the individual owners. Loss payable shall be in favor of the Association or insurance trustee, as a trustee, for each unit owner and each such owner's mortgagee. The Association or insurance trustee, if any, shall hold any proceeds of insurance in trust for unit owners and their first mortgage holders, as their interest may appear. Each unit owner and each unit owner's mortgage, if any, shall be beneficiaries of the policy in the fraction of common ownership set forth in this Declaration. Certificates of insurance shall be issued to each unit owner and mortgagee upon request. Such policies shall contain the standard mortgage clause, or equivalent endorsement (without contribution), which is commonly accepted by private institutional mortgage investors in the Brevard County area and shall name any holder of first mortgages on units within the condominium. Such policies shall provide that they may not be cancelled or substantially modified, without at least ten (10) days' prior written notice to the Association and to each holder

of a first mortgage listed as a scheduled holder of a first mortgage in the policies.

Policies are unacceptable where: (i) under the terms of the insurance carrier's charter, bylaws, or policy, contributions or assessments may be made against borrowers, FEDERAL HOME LOAN MORTGAGE CORPORATION, hereinafter referred to as FHLMC, FEDERAL NATIONAL MORTGAGE ASSOCIATION, hereinafter referred to as FNMA, of the designee of FHLMC or FNMA; or (ii) by the terms of the carrier's charter, bylaws or policy, loss payments are contingent upon action by the carrier's board of directors, policyholders, or members, or (iii) the policy includes any limiting clauses (other than insurance conditions) which could prevent FNMA, FHLMC, or the borrowers from collecting insurance proceeds.

The policies shall also provide for the following: recognition of any insurance trust agreement; a waiver of the right of subrogation against unit owners individually; that the insurance is not prejudiced by any act or neglect of individual unit owners which is not in the control of such owners collectively; and that the policy is primary in the event the unit owner has other insurance covering the same loss.

The insurance policy shall afford, as a minimum, protection against the following:

(a) Loss or damage by fire and other perils normally covered by the standard extended coverage endorsement; and

(b) in the event the condominium contains a steam boiler, loss or damage resulting from steam boiler equipment accidents in an amount not less than $50,000 per accident per location (or such greater amount as deemed prudent based on the nature of the property); and

(c) all other perils which are customarily covered with respect to condominiums similar in construction, located and use, including all perils normally covered by the standard "all-risk" endorsement.

In addition, such policies shall include an "Agreed Amount Endorsement" and, if available, an "Inflation Guard Endorsement."

The Association shall provide, on an individual case basis, if required by the holder of first mortgages on individual units, construction code endorsements (such as a Demolition Cost Endorsement, a Contingent Liability from Operation of Building Laws Endorsement and an Increased Cost of

Construction Endorsement) if the condominium is subject to a construction code provision which would become operative and require changes to undamaged portions of the building(s), thereby imposing significant costs in the event of partial destruction of the condominium by an insured hazard.

2. Liability Insurance

The Association shall maintain comprehensive general liability insurance coverage covering all of the common elements, commercial space owned and leased by the Association, and public ways of the condominium proJect. Coverage limits shall be for at least $1,000,000 for bodily injury, including deaths of persons and property damage arising out of a single occurrence. Coverage under this policy shall include, without limitation, legal liability of the insured for property damage, bodily injuries and deaths of persons in connection with the operation, maintenance or use of the common elements, and legal liability arising out of lawsuits related to employment contracts of the Association. Such policies shall provide that they may not be cancelled or substantially modified, by any party, without at least ten (10) days' prior written notice to the Association and to each holder of a first mortgage on any unit in the condominium which is listed as a scheduled holder of a first mortgage in the insurance policy. The Association shall provide, if required by the holder of first mortgages on individual units, such coverage to include protection against such other risks as are customarily covered with respect to condominiums similar in construction, location and use, including but not limited to, host liquor liability, employers liability insurance, contractual and all written contract insurance, and comprehensive automobile liability insurance.

3. Flood Insurance

If the condominium is located within an area which has been officially identified by the Secretary of Housing and Urban Development as having special flood hazards and for which floor insurance has been made available under the National Flood Insurance Program (NFIP), the Association shall obtain and pay the premiums upon, as a common expense, a "master" or "blanket" policy of flood insurance on the buildings and any other property covered by the required form of policy (herein insurable property), in an amount deemed appropriate by the Association, but not less than the following:

The lesser of: (a) the maximum coverage available under the NFIP for all buildings and other insurable property within the condominium to the extent that such buildings and other insurable property are within an area having special flood

hazards; or (b) one hundred (100%) percent of current "replacement cost" of all such buildings and other insurable property within such area.

Such policy shall be in a form which meets the criteria set forth in the most current guidelines on the subject issued by the Federal Insurance Administrator.

4. Fidelity Bonds

Blanket Fidelity bonds shall be maintained by the Association for all officers, directors, and employees of the Association and all other persons handling, or responsible for, funds of or administered by the Association. If a management agent has the responsibility for handling or administering funds of the Association, the management agent shall maintain fidelity bond coverage for its officers, employees and agents handling or responsible for funds of, or administered on behalf of, the Association. Such fidelity bonds shall name the Association as an obligee and shall not be less than the estimated maximum of funds, including reserve funds, in the custody of the Association or the management agent, as the case may be, at any given time during the term of each bond. However, in no event may the aggregate amount of such bonds be less than a sum equal to three (3) months' aggregate assessments on all units plus reserve funds. The bonds shall contain waivers by the issuers of the bonds of all defenses based upon the exclusion of persons serving without compensation from the definition of "employees" or similar terms or expressions. The premiums of all bonds required hereby, except those maintained by the management agent, shall be paid by the Association as a common expense. The bonds shall provide that they may not be cancelled or substantially modified (including cancellation for non-payment of premium) without at least ten (10) days' prior written notice to the Association, insurance trustee and the Federal National Mortgage Association, if applicable. Under no circumstances shall the principal sum of the bonds be less than $10,000 for each officer, director or employee.

5. Insurance Trustees; Power of Attorney

The Association may name as an insured, on behalf of the Association, the Association's authorized representative, including any trustee with whom the Association may enter into any insurance trust agreement or any successor to such trustee (each of whom shall be referred to herein as "insurance trustee"), who shall have exclusive authority to negotiate losses under any policy providing such property or liability insurance and to perform such other functions as are necessary to accomplish this purpose.

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Each unit owner by acceptance of a deed conveying a unit in the condominium to the unit owner hereby appoints the Association, or any insurance trustee or substitute insurance trustee designated by the Association, as attorney-in-fact for the purpose of purchasing and maintaining such insurance, including: The collection and appropriate disposition of the proceeds thereof; and negotiation of losses and execution of releases or inability; the execution of all documents; and the performance of all other acts necessary to accomplish such purpose.

6. Qualifications of Insurance Carriers

The Association shall use generally acceptable insurance carriers. Only those carries meeting the specific requirements regarding the qualifications of insurance carriers as set forth in the Federal National Mortgage Association Conventional Home Mortgage Selling Contract Supplements and the FHLMC Sellers Guide shall be used.

7. Condemnation and Total or Partial Loss or Destruction

The Association shall represent the unit owners in the condemnation proceedings or in negotiations, settlements and agreements with the condemning authority for acquisition of the common elements, or part thereof, by the condemning authority. Each unit owner hereby appoints the Association as attorney-in-fact for such purpose.

The Association may appoint a trustee to act on behalf of the unit owners, in carrying out the above functions, in lieu of the Association.

In the event of a taking or acquisition of part or all of the common elements by a condominium authority, the award or proceeds of settlement shall be payable to the Association, or any trustee, to be held in trust for unit owners and their first mortgage holders as their interests may appear.

In the event any loss, damage or destruction to the insured premises is not substantial (as such term "substantial" is hereinafter defined), and such loss, damage or destruction is replaced, repaired or restored with the Association's funds, the first mortgagees which are named as payees upon the draft issued by the insurance carrier shall endorse the draft and deliver the s#me to the Association, provided, however, that any repair and restoration on account of physical damage shall restore the improvements to substantially the same condition as existed prior to the casualty.

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Substantial loss, damage or destruction as the term is herein used, shall mean any loss, damage or destruction sustained to the insured improvements which would require an expenditure of sums in excess of ten (10%) percent of the amount of coverage under the Association s casualty insurance policy or policies then existing, in order to restore, repair or reconstruct the loss, damage or destruction sustained.

In the event the Association chooses not to appoint an insurance trustee, any casualty insurance proceeds becoming due by reason of substantial loss, damage or destruction sustained to the condominium improvements shall be payable to the Association and all first mortgagees which shall have been issued loss payable mortgagee endorsements, and such proceeds shall be made available to the first mortgagee which shall hold the greater number of mortgages encumbering the apartments in the condominium, which proceeds shall be held in a construction fund to provide for the payment for all work, labor and materials to be furnished for the reconstruction, restoration and repair of the condominium improvements. Disbursements from such construction fund shall be by usual and customary construction loan procedures. No fee whatsoever shall be charged by such first mortgagee for its services in the administration of the construction loan fund. Any sums remaining in the construction loan fund after the full payment therefore, shall be paid over to the Association and held for, and/or distributed to the apartment owners in proportion to each apartment owner's share of common surplus. If the insurance proceeds payable as the result of such casualty are not sufficient to pay the estimated costs of such restoration, repair and reconstruction, which estimate shall be made prior to proceeding with restoration, repair or reconstruction, the Association shall levy a special assessment against the apartment owners for the amount of such insufficiency, and shall pay said sum into the aforesaid construction loan fund.

Notwithstanding which first mortgagee holds the greater number of mortgages encumbering the apartments, such mortgagees may agree between themselves as to which one shall administer the construction loan fund.

If the damage sustained to the improvements is less than substantial, as heretofore defined, the Board of Administration may determine that it is in the best interests of the Association to pay the insurance proceeds into a construction fund to be administered by an institutional first mortgagee as hereinabove provided. No institutional first mortgagee shall be required to cause such insurance proceeds to be made available to the Association prior to completion of any necessary restoration, repairs or reconstruction, unless arrangements are made by the Association to satisfactorily assure that such restoration, repairs and reconstruction shall be completed. Such assurances

may consist of, without limitation: (1) obtaining a construction loan from other sources; (2) obtaining a binding contract with a contractor or contractors to perform the necessary restoration, repairs and reconstruction; and (3) the furnishing of performance and payment bonds.

Any restoration, repair or reconstruction made necessary though a casualty shall be commenced and completed as expeditiously as reasonably possible, and must substantially be in accordance with the plans and specifications for the construction of the original building. In no event shall any reconstruction or repair change the relative locations and approximate dimensions of the common elements and of any apartment, unless an appropriate amendment be made to this Declaration.

Where physical damage has been sustained to the condominium improvements and the insurance proceeds have not been paid into a construction loan fund as hereinabove more fully provided, and where restoration, repair or reconstruction has not been commenced, an institutional mortgagee who has commenced foreclosure proceedings upon a mortgage encumbering an apartment, shall be entitled to receive that portion of the insurance proceeds apportioned to said apartment in the same share as the share in the common elements appurtenant to said apartment.

All casualty, fire, and peril insurance proceeds payable on account of a substantial loss to the Common Elements shall be utilized solely for the purpose of repairing or reconstructing such Common Elements, unless at least 67% of all of the Unit Owners or Unit first mortgagees agree not to repair the Common Elements. If 67% of the aforesaid Unit Owners or Unit first mortgagees agree not to reconstruct the Common Elements, the Condominium shall be terminated.

IX

RESPONSIBILITY FOR MAINTENANCE AND REPAIRS

A. Each apartment owner shall bear the cost and be responsible for the maintenance, repair and replacement, as the case may be, of all air condition and heating equipment, electrical and plumbing fixtures, kitchen and bathroom fixtures, and all other appliances or equipment, including any fixtures and/or their connections required to provide water, light, power, telephone, sewage and sanitary service to his apartment and which may now or hereafter be affixed or contained within his apartment. Such owner shall further be responsible for maintenance, repair and replacement of any air conditioning equipment servicing his apartment and hot tubs serving said owner's unit, although such equipment not be located in the apartment, and of any and all wall,

ceiling and floor surfaces, painting, decorating and furnishings and all other accessories which such owner may desire to place or maintain therein. Unit owners are responsible for the maintenance, including cleaning, repair or replacement of windows and screening thereon and fixed and sliding glass doors.

B. Except as otherwise provided herein, the Association, at its expense, shall be responsible for the maintenance, repair and replacement of all the common elements and limited common elements, including those portions thereof which contribute to the support of the building, and all conduits, ducts, plumbing, wiring and other facilities located in the common elements, for the furnishing of utility services to the apartments, and including artesian wells, pumps, piping, and fixtures serving individual air conditioning units. Painting and cleaning of all exterior portions of the building, including all exterior doors opening into walkways, but excluding sliding glass doors, and screen windows and screen, shall also be the Association's responsibility. Should any damage be caused to any apartment by reason of any work which may be done by the Association in the maintenance, repair or replacement of the common elements, the Association shall bear the expense of repairing such damage.

C. Where loss, damage or destruction is sustained by casualty to any part of the building, whether interior or exterior, whether inside an apartment or not, whether a fixture or equipment attached to the common elements or attached to and completely located inside an apartment, and such loss, damage or destruction is insured for such casualty under the terms of the Association's casualty insurance policy or policies, but the insurance proceeds payable on account of such loss, damage or destruction are insufficient for restoration, repair and reconstruction, all the apartment owners shall be specially assessed to make up the deficiency, irrespective of a determination as to whether the loss, damage or destruction is to a part of the building, or to fixtures or equipment which it is an apartment owner's responsibility to maintain.

D. In the event owners of a unit fail to maintain it as required herein or make any structural addition or alteration without the required written consent, the Association or an owner with an interest in any unit shall have the right to proceed in a court of equity to seek compliance with the provisions hereof. The Association shall have the right to levy at any time a special assessment against the owners of the unit for the necessary sums to put the improvements within the unit in good condition and repair or to remove any unauthorized

structural addition or alteration. After making such assessment, the Association shall have the right to have its employees and agents enter the unit, as reasonable times, to do such work as deemed necessary by the Board of Administration of the Association to enforce compliance with the provisions hereof.

E. The Board of Administration of the Association may enter into a contract with any firm, person or corporation for the maintenance and repair of the condominium property and may join with other condominium corporation on contracting with the same firm, person or corporation for maintenance and repair.

F. The Association shall determine the exterior color scheme of all buildings and shall be responsible for the maintenance thereof, and no owner shall paint an exterior wall, door, window, patio or any exterior surface, etc., at any time without the written consent of the Association.

X

USE RESTRICTIONS

A. Each apartment is hereby restricted to residential use. There are no restrictions on the number of occupants in each unit or upon children.

B. The apartment may be rented provided the occupancy is only by one (1) lessee and members of his immediate family and guests. No apartment shall be leased more than once a week. No lease of an apartment shall release or discharge the owner thereof of compliance with this Section X or any of his other duties as an apartment owner. Subleasing of apartments is prohibited.

C. No nuisances shall be allowed to be committed or maintained upon the condominium property, nor any use or practice that is the source of annoyance to residents or which interfere with the peaceful possession and proper use of the property by its residents. All parts of the property shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage allowed to accumulate, nor any fire hazard allowed to exist. No apartment owner shall permit any use of his apartment or use of the common elements that will increase the cost of insurance upon the condominium property.

D. No immoral, improper, or offensive use shall be made of the condominium property nor any part thereof, and all laws, zoning ordinances and regulations of all governmental authorities having jurisdiction of the condominium shall be observed.

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E. Reasonable regulations concerning the use of the condominium, property may be made and amended from time to time by the Board of Administration of the Association as provided by its Articles of Incorporation and By-Laws.

F. The Board of Administration or the agents and employees of the Association may enter any unit at reasonable times for the purpose of maintenance, inspection, repair and replacement of the improvements within units of the common property, or for making emergency repairs which are necessary to prevent damage to the common elements or another unit or units.

G. No sign, advertisement or notice of any type shall be shown on the common property or any unit and no exterior antennas and aerials shall be erected except as provided under uniform regulations promulgated by the Association. This subparagraph G shall not apply to the Developer and/or institutional first mortgagees.

H. Any owner shall not place or cause to be placed in the walkways or in or on any other common areas a::d facilities, stairs, or stairwells, any furniture, packages or objects of any kind. Such areas shall be used for no other reason than for normal transit through them.

I. lt is prohibited to hang garments, rugs, etc., from the windows, patios or balconies from any of the facades of the buildings.

J. It is prohibited to dust rugs, etc., from, windows, patios or balconies or to clean rugs, etc., by beating the exterior of the buildings.

K. No auto parking space may be used for any purpose other than parking automobiles which are in operating condition. No other vehicles or objects, including but not limited to trucks, motorcycles, trailers, and boats, will be parked or placed upon such portions of the condominium property unless permitted by the Board of Administration. No parking space shall be used by any other person other than an occupant of the condominium who is as actual resident or by a guest or visitor and by such guest or visitor only when such guest or visitor is, in fact, visiting and upon the premises.

L. Until the Developer has closed all the sale of the apartments in the condominium, neither the other apartment owners nor the Association shall interfere with the sale of such apartments. The Developer may make such use of the unsold units and common elements as may facilitate its sales, including but not limited to maintenance of a sales

office, model apartments, the showing of the property, and the display of signs.

M. No pets shall be allowed to be kept in the owner's unit.

N. No unit owner shall allow anything whatsoever to fall from the window, patio, balcony, terrace, porch, or doors of the premises, nor shall he sweep or throw from the premises any dirt or other substance into any of the corridors, halls, patios, balconies, terraces or porches, elevators, ventilators, or elsewhere in the building or upon the grounds. A unit owner shall not place, store or use any item, upon any patio, balcony, terrace or porch without the approval of the Association, other than standard patio chairs, tables and furnishings.

O. No charcoal or gas grills shall be used in any balcony or patio.

XI

LIMITATIONS UPON RIGHT OF OWNER TO ALTER OR MODIFY APARTMENT

No owner of an apartment shall make any structural modifications or alterations of the apartment. Further, no owner shall cause any improvements or changes to be made on or to the exterior of the apartment buildings, including painting or other decoration, the installation of awning, shutters, electrical wiring, air conditioning units and other things which might protrude through or be attached to the walls of the apartment of any portion of the apartment building not wholly within the boundaries of his apartment.

XII

ADDITIONS, ALTERATIONS OR IMPROVEMENTS BY ASSOCIATION

Whenever in the judgment of the Board of Administration the condominium property shall require additions, alterations or improvements (in the excess of the usual items of maintenance), and the making of such additions, alterations or improvements shall have been approved by written approval of a majority of the apartment owners, the Board of Administration shall proceed with such additions, alterations or improvements and shall specially assess all apartment owners or the cost thereof as a common expense.

XIII

AMENDMENT OF DECLARATION

These restrictions, reservations, covenants, conditions and easements may be modified or amended by recording such modifications in the Public Records of Brevard County, Florida, provided the amendment is approved by the owners of sixty-seven (67%) percent of the units whose votes were cast in person or by proxy at the meeting duly held in accordance with the By-Laws and Articles of Incorporation of the Association, and, provided further, no amendment to this Declaration shall be adopted which would operate to affect the validity or priority of any mortgage held by an institutional first mortgagee or which would alter, amend or modify, in any manner whatsoever, the rights, powers and privileges granted are reserved herein in favor of any institutional first mortgagee or in favor of the Developer without the consent of all such mortgagees or the Developer, as the case may be. There shall be no amendment adopted altering the share of ownership in the common elements or surplus, or altering the share of common expenses, except by the unanimous vote of all members in the Association and approved by their respective institutional first mortgages.

The Association shall provide a holder, insurer or guarantor of a first mortgagee, upon written request (such request to state the name and address of such holder, insurer or guarantor and the unit number) timely notice of:

A. Any proposed amendment of the condominium instruments effecting a change in (i) the boundaries of any unit or the exclusive easement rights appertaining thereto; (ii) the interests in the general or limited common elements appertaining to any unit or the liability for common expenses appertaining thereto; (iii) the number of votes in the owners association appertaining to any unit; or (iv) the purposes to which any unit or the common elements are restricted;

B. Any proposed termination of the condominium regime;

C. Any condemnation loss or any casualty loss which affects a material portion of the condominium or which affects any unit on which there is a first mortgage held, insured or guaranteed by such eligible holder;

D. Any delinquency in the payment of assessments or charges owned by an owner of a unit subject to the mortgage of such eligible holder, insurer or guarantor, where such delinquency has continued for a period of 60 days;

E. Any lapse, cancellation or material modification of any insurance policy maintained by the Association.

Notwithstanding anything to the contrary contained in this Declaration, the Developer expressly reserves the right to amend the Declaration so as to correct any legal description contained herein, which legal description or descriptions may have been incorrect by reason of a scrivener's or surveyor's error. The Developer may amend this Declaration as aforedescribed by filing an amended legal description (or descriptions) as an amendment to the Declaration among the Public Records of Brevard County, Florida, which amendment (or amendments) shall expressly described that legal description which is being corrected (by reference to the exhibit containing said legal description or otherwise), in addition to the corrected legal description. Such amendments need be executed and acknowledged only by the Developer and need not be approved by the Association, unit owner, lienors and mortgagees of units of the condominium whether or not elsewhere required for amendments. As part and parcel of any such amendment as provided for in this subparagraph, however, there shall be attached thereto an affidavit of the individual or individuals responsible for the original incorrect legal description, whether he be scrivener or surveyor, which affidavit shall set forth (1) that said individual made an error in the legal description, (2) that the error is corrected by the description contained in the amendment, and (3) that it was the intent at the time of the incorrect original legal description to make that description such as is contained in the new amendment. In the event the party responsible for the original incorrect legal description has died, or is not available, then in that event, any other party having personal knowledge of the incorrect legal description by reason of the scrivener's or surveyor's error may execute the required affidavit for the amendment provided herein.

In the event it shall appear that there is an error or omission in this Declaration or exhibits thereto, then and to that event the Association may correct such error and/or omission by an amendment to this Declaration in the manner hereinafter described to effectuate an amendment for the purpose of curing defects, efforts or omissions. Such an amendment shall not require a vote of approval as provided above but shall require a vote in the following manner:

(a) Notice of the subject matter of a proposed amendment to cure a defect, error or omission shall be included in the notice of any meeting at which such proposed amendment is to be considered.

(b) A resolution for the adoption of such a proposed amendment may be proposed by either the Board of Administration of the Association or by the members of the

Association, and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be either by:

(i) Not less than thirty-three and one-third (33 1/3%) percent of the Board of Directors and by not less than ten (10%) percent of the votes of the entire membership of the condominium; or

(ii) Not less than twenty-five (25%) percent of the votes of the entire membership of the Association; or

(iii) In the alternative, an amendment may be made by an agreement signed and acknowledged by all unit owners in the manner required for the execution of a deed, and such amendment shall be effective when recorded in the Public Records of Brevard County, Florida.

(c) That the amendment made pursuant to this paragraph need only be executed and acknowledged by the Developer or the Association and by no other parties whatsoever.

Notwithstanding anything to the contrary contained in this Declaration, the Developer reserves the right to change the interior designs and arrangement of all units and to alter the boundaries between units, as long as the Developer owns the units so altered; however, no such change shall increase the number of units nor alter the boundaries of the common elements, except the party wall between any units, without amendment of this Declaration in the manner hereinbefore set forth. If the Developer shall make any changes in units, as provided in this paragraph, such changes shall be reflected such authorized alteration of units, and said amendment need only be executed and acknowledged by the Developer and any holders of institutional mortgages encumbering the said altered units. The survey shall be certified in the manner required by the Condominium Act. If more than one (1) unit is concerned, the Developer shall not apportion between the units the shares in the common elements, common expenses and common surplus of the units concerned and such shares of common elements, common expenses and common surplus shall remain unchanged in the amendment of this Declaration unless all unit owners approve the amendment changing the shares.

This Declaration of Condominium may be amended as follows:

1. Until the election of a majority of the Board of Directors by the Owners and except as provided in Article II, this Declaration may be amended by vote of all the Directors provided that the amendment does not increase the numbers of

Units nor alter the boundaries of the Common Elements. In those events, the amendment must be approved by two-thirds of the votes of the Owners regardless of whether the Owners have elected a majority of the Board of Directors.

2. After the election of a majority of the Board of Directors by the Owners, this Declaration may be amended at a meeting of the members of the Association. Amendments may be proposed by the Board of Directors or by individual members of the Association. Proposals shall be submitted in writing to the President of the Association who, upon receipt, shall call a meeting of the Association to consider the proposed amendment. The meeting shall be held within thirty (30) days after receipt by the President of the proposed amendment. Notice of the meeting specifying the proposed amendment shall be furnished in accordance with the By-Laws of the Association. At the meeting, the proposed amendment shall be adopted if approved by not less than two-thirds of the votes of the entire membership of the Association.

After adoption of any amendment pursuant to this Article, the officers of the Association shall execute and record in the public records of the county in which the Property is located, a certificate that the amendment was duly adopted. The amendment shall be effective when the certificate and a copy of the amendment are duly recorded.

Invalidation of any one (1) or more of these restrictions, reservations, covenants, conditions and easements, or any provision contained in this Declaration, or in a conveyance of unit by the Developer, by judgment, court order, or law, shall in nowise affect any of the other provision which shall remain in full force and effect.

In the event that any court should hereafter determine that any provision, as originally drafted herein, violates the rule against perpetuities or any other rule of law because of the duration of the period involved, the period specified in this Declaration shall not thereby become invalid, but instead shall be reduced to the maximum period allowed under such rule of law, and for such purpose, measuring life shall be that of the youngest incorporator of the Association.

These restrictions, reservations, covenants, conditions and easements shall be binding upon the inure to the benefit of all property owners and their grantees, heirs, personal representatives, successors and assigns, and all parties claiming by, through or under any member.

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XIV

TERMINATION OF CONDOMINIUM

Except as otherwise provided in Article VIII of this Declaration, the condominium created and established hereby may only be terminated upon the vote of members of the Association owning sixty-seven (67%) of the apartments in the condominium, provided that the written consent to such termination is obtained from all institutional first mortgagees holding mortgages encumbering the apartments.

Immediately after the required vote of consent to terminate, each and every unit owner shall immediately convey by warranty deed to the Association all of said unit owners' right, title and interest to any unit and to the common property, provided the Associations' officers and employees handling funds have been adequately bonded and the Association or any member shall have the right to enforce such conveyance by specific performance in a court of equity.

The Board of Administration of the Association shall then sell all of the property at public or private sale upon terms approved in writing by all of the institutional first mortgagees. Upon the sale of said property, the cost, fees and charges for affecting said sale, the cost of liquidation and dissolution of the Association and all obligations incurred by the Association in connection with the management and operation of the property up to and including the time when distribution is made to the unit owners, shall be paid out of the proceeds of said sale, and the remaining balance (hereinafter referred to as "net proceeds of sale") shall be distributed to the unit owners in the manner now about to be set forth.

The distributive share of each unit owner in the next proceeds of sale, though subject to the provisions hereinafter contained, shall be his proportionate share in all liquid assets of the Association.

Upon the determination of each unit owner's share as above provided for, the Association shall pay out of each unit owner's share all mortgages and other liens encumbering said unit in accordance with their priority, and upon such payment being made, all mortgagees and lienors shall execute and record satisfactions or releases of their liens against said unit or units, regardless of whether the same are paid in full. Thereupon, the directors of the Association shall proceed to liquidate and dissolve the Association, and distribute the remaining portion of each distributive share, if any, to the owner or owners entitled thereto. If more than one person has an interest in a unit, the Association shall pay the remaining distributive shall allocable to said unit to the various owners of such unit, excepting that

if there is a dispute as to the validity, priority or amount of mortgages or liens encumbering a unit, then payment shall be made to the owner and/or owners of such unit and to the owners and holders o the mortgages and liens encumbering said unit.

As evidence of the members' resolution to abandon passed by the required vote or written consent of the members, the President and Secretary of the Association shall effect the place in the Public Records of Brevard County, Florida, an affidavit stating that such resolution was properly passed so approved by the members and also shall record the written consents, if any, of institutional first mortgagees to such abandonment. After such an affidavit has been recorded and all owners have conveyed their interest in the condominium parcel to the Association and the Association to the purchaser, the title to said property thereafter shall be free and clear from all restrictions, reservations, covenants, conditions and easements set forth in this Declaration, and the purchaser and subsequent grantees of any of said property shall receive title to said lands free and clear thereof.

ENCROACHMENTS

If any portion of the common elements now encroaches upon any apartment, or if any apartment now encroaches upon any other apartment or upon any portion o# the common elements, or if any encroachment shall hereafter occur as the result of settling of the building, or alteration to the common elements made pursuant to the provisions herein, or as the result of repair and restoration, a valid easement shall exist for the continuance of such encroachment for so long as the same shall exist.

XVI

ASSOCIATION TO MAINTAIN REGISTER OF OWNERS AND MORTGAGES

The Association shall at all times maintain a register setting forth the names of all owners of apartments in the condominium, and any purchaser or transferee of an apartment shall notify the Association of the names of any party holding a mortgage upon any apartment and the name of all lessees in order that the Association may keep a record of same.

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XVII

ESCROW FOR INSURANCE PREMIUMS

Any institutional first mortgagee holding a mortgage upon an apartment in the condominium shall have the right to cause the Association to create and maintain an escrow account for the purpose of assuring the availability of funds with which to pay premiums due from time to time on casualty insurance policy or policies which the Association is required to keep in existence, it being understood that the Association shall deposit in an escrow depository satisfactory to such institutional first mortgagee or institutional first mortgagees a monthly sum equal to one-twelfth (1/12) of the annual amount of such insurance expense, and to contribute such other sum as may be required therefor to the end that there shall be on deposit in said escrow account at least one (1) month prior to the due date for payment of such premium or premiums, a sum which will be sufficient to make full payment therefor.

XVIII

REAL PROPERTY TAXES
DURING INITIAL YEAR OF CONDOMINIUM

In the event that during the year in which condominium is established, real property taxes are assessed against the condominium property as a whole, such taxes will be a common expense.

XIX

RESPONSIBILITY OF APARTMENT OWNERS

The owner of each apartment shall be governed by and shall comply with the provisions of this Declaration as well as the By-Laws and Articles of Incorporation of the Association. Any apartment owner shall be liable for the expense of any maintenance, repair or replacement made necessary by his act, neglect or carelessness, or by that of any members of his family, or his or their guests, employees, agents or lessees, but only to the extent that such expense is not met by the proceeds of insurance carried by the Association. Such liability for damages shall include any increase in fire insurance rates occasioned by use, misuse, occupancy, or abandonment of an apartment. Nothing herein contained, however, shall be construed so as to modify any waiver of rights or subrogation by insurance companies.

In any action brought against an apartment owner by the Association for damages, or injunctive relief due to such apartment owner's failure to comply with the provisions of this Declaration or By-Laws of the Association, the prevailing party

shall be entitled to court costs, reasonable attorney's fees and expenses incurred in connection with the prosecution of such action.

XX

WAIVER

The failure of the Association, an apartment owner or institutional first mortgagee to enforce any right, provision, covenant or condition which may be granted herein, or in the By-Laws and Articles of Incorporation of the Association, or the failure to insist upon the compliance with same, shall not constitute a waiver of the Association, such apartment owner or institutional first mortgage to enforce such right, provision, covenant or condition, or insist upon the compliance with same, in the future.

No breach of any of the provisions contained herein shall defeat or adversely affect the lien of any mortgage at any time made in good faith and for a valuable consideration upon said property, or any part thereof, and made by a bank, savings and loan association, or insurance company authorized to transact business in the State of Florida and engage in the business of making loans constituting a first lien upon real property, but the rights and remedies herein granted to the Developer, the Association, and the owner or owners of any part of said condominium, may be enforced against the owner of the part of said property subject to such mortgage, notwithstanding such mortgage. The purchaser at any sale upon foreclosure shall be bound by all of the provisions herein contained, unless said purchaser be an institutional first mortgagee which had a mortgage on said unit at the time of the institution of said foreclosure action, or the Developer.

XXI

CONSTRUCTION

The provision of this Declaration shall be literally construed so as to effectuate their purposes. The invalidity of any provision herein shall not be deemed to impair or affect in any manner the validity, enforceability or effect of the remainder of this Declaration.

XXII

GENDER

The use of the masculine gender in this Declaration shall be deemed to refer to the feminine or neuter gender, and the use of

the singular or plural shall be taken to mean the other whenever the context may require.

XXIII

CAPTIONS

The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of this Declaration nor the intent of any provisions hereof.

XXIV

REMEDIES FOR VIOLATIONS

For violation or a breach of any provisions of this Declaration, Articles and By-Laws of the Association by any unit owner or any authorized occupant, the Association, and the members thereof, or an institutional first mortgagee, or any of them severally, shall have the right to proceed at law for damages or injunctive relief to compel compliance with the terms hereof or to prevent the violation or breach of any of them, or for such other relief as may be appropriate. The failure promptly to enforce any of the provisions of this Declaration shall not bar their subsequent enforcement. In any proceeding arising because of an alleged violation by an apartment owner, the prevailing party shall be entitled to recover the costs of the proceeding and such reasonable attorney fees as may be awarded by the court, and in any supplemental proceedings and appellate proceedings pursuant thereto, the prevailing party shall be entitled to attorney's fees for said proceedings subsequent to final judgment as the appropriate judicial body may award.

XXV

FINES

The Association may levy reasonable fines not to exceed the amount permitted under Chapter 718, Florida Statutes, and any amendments thereto for failure 01 the owner of the unit or its occupant, licensee, or invitee to comply with any provision of the Declaration, the Association by-laws, or reasonable rules of the Association. No fine shall become a lien against a unit. No fine shall be levied except after giving ten (10) days notices for a hearing to the unit owner and, if applicable, its licensee or invitee. This Article shall not apply to unoccupied units.

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XXVI

SIGNAGE

The Association through its Board of Administration shall have the right to determine the type, style and location of all signage associated with the condominium property.

IN WITNESS WHEREOF, the above-stated Developer has caused these presents to be signed and sealed on this 19th day of April, 1988.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

FUSCANA INTERNATIONAL, INC., a Florida corporation

By: _____ (Seal)
EDWARD A. POWIS, President

STATE OF FLORIDA)
) ss:
COUNTY OF ORANGE)

I HEREBY CERTIFY that on this 19 day of April, A.D. 1988, before me personally appeared EDWARD A. POWIS, President of FUSCANA INTERNATIONAL, INC., a corporation under the laws of the State of Florida, to be known to be the persons described in and who executed the foregoing and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the same instrument is the act and deed of said corporation

WITNESS my signature and official seal at Orlando, Florida, in the State and County last aforesaid on the day and year last aforesaid.

My commission expires:

Notary Public, State of Florida at Large
My Commission expires Nov. 19, 1990

Sandra K. Sandman
Notary Public, State of Florida at Large

C:®wp®dec.roy

OFF. REC. 2899 PAGE 0833

EXHIBIT "A"

TO THE

DECLARATION OF CONDOMINIUM

FOR

ROYAL MANSION, A CONDOMINIUM

PLOT PLAN, SURVEY AND FLOOR PLAN

ROYAL MANSION

A CONDOMINIUM

CERTIFICATION

FOR

ROYAL MANSION,

A CONDOMINIUM

STATE OF FLORIDA

COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED BRIAN J BUSSEN, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSED AND SAYS ON OATH AS FOLLOWS TO-WIT:

I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A", INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, UTILITY SERVICES, ACCESS TO UNITS, AND COMMON ELEMENT FACILITIES, ARE SUBSTANTIALLY COMPLETE AND THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A" TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM ESTABLISHING "ROYAL MANSION," A CONDOMINIUM; IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE COMPLETED IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 18 DAY OF April, 1988.

STATE OF FLORIDA NOTARY PUBLIC LISA F. MAYER

BUSSEN ENGINEERING GROUP, INC.

BY: Brian J Bussen

BRIAN J BUSSEN
PROFESSIONAL LAND SURVEYOR
NO. 3525, STATE OF FLORIDA

REGISTERED LAND SURVEYOR NO. 3525 STATE OF FLORIDA

SWORN AND SUBSCRIBED BEFORE ME,
THIS 18 DAY OF APRIL,
1988.

Lisa F. Mayer
NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE

MY COMMISSION EXPIRES:
Notary Public, State of Florida at Large
My Commission Expires August 13, 1989
BONDED THRU HUCKLEBERRY, SIBLEY & HARVEY INSURANCE AND BONDS, INC.

EXHIBIT "A"

SHEET 1 OF 196

BUSSEN ENGINEERING GROUP INC.

100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

OFF. REC. 2899 PAGE 0835

ROYAL MANSION

A CONDOMINIUM

CONDOMINIUM NOTES:

1. ROYAL MANSION, A CONDOMINIUM, CONTAINS 3 - 4 STORY VILLA BUILDINGS, AS SHOWN ON SITE PLAN, SHEET 3, EXHIBIT "A", AND AS SUCH ARE FOR MULTI-FAMILY USE.

2. BUILDINGS "1" THROUGH "3", INCLUSIVE, AS SHOWN ON SHEET 3, ARE ALL 4 STORY BUILDINGS AND CONTAIN A TOTAL OF 108 UNITS.

3. ALL OPEN AREAS, DRIVEWAYS, PARKING AREAS, WALKS, STAIRWAYS, SWIMMING POOLS AND ANY OTHER AREAS, EXCLUSIVE OF THE INDIVIDUAL UNITS AND ADJACENT PATIOS, AS SHOWN ON SHEET 3, EXHIBIT "A", ARE COMMON ELEMENTS OF THE CONDOMINIUM.

4. ALL PATIOS IMMEDIATELY ADJACENT TO UNITS ARE LIMITED COMMON ELEMENTS OF THOSE UNITS.

5. FOR THE LOCATION OF THE INDIVIDUAL UNITS WITHIN THE RESPECTIVE BUILDINGS, SEE SHEETS 4 THROUGH 15, INCLUSIVE, EXHIBIT "A".

6. THE BOUNDARY INFORMATION SHOWN ON THE SITE PLAN, SHEET 3, EXHIBIT "A", IS BASED ON THE BOUNDARY SURVEY AS SHOWN ON SHEETS 1 AND 2, EXHIBIT "A1", PREPARED BY JOHN R. CAMPBELL, P.L.S. NO. 2351: DATED: 8/13/86 REVISED MARCH 16, 1988.

7. ELEVATIONS AS SHOWN REFER TO NATIONAL GEODETIC VERTICAL DATUM.

8. ALL SIDEWALKS SHOWN ON SHEET 3, ARE 4 FEET WIDE.

9. A TYPICAL PARKING SPACE CONTAINS 200 SQUARE FEET(MORE OR LESS) AND IS 10 FEET BY 20 FEET 90° PARKING, AS SHOWN ON SHEET 3, EXHIBIT "A".

10. BUILDING WALL DIMENSIONS SHOWN ON SHEET 3 of 105 ARE OUTSIDE WALL DIMENSIONS.

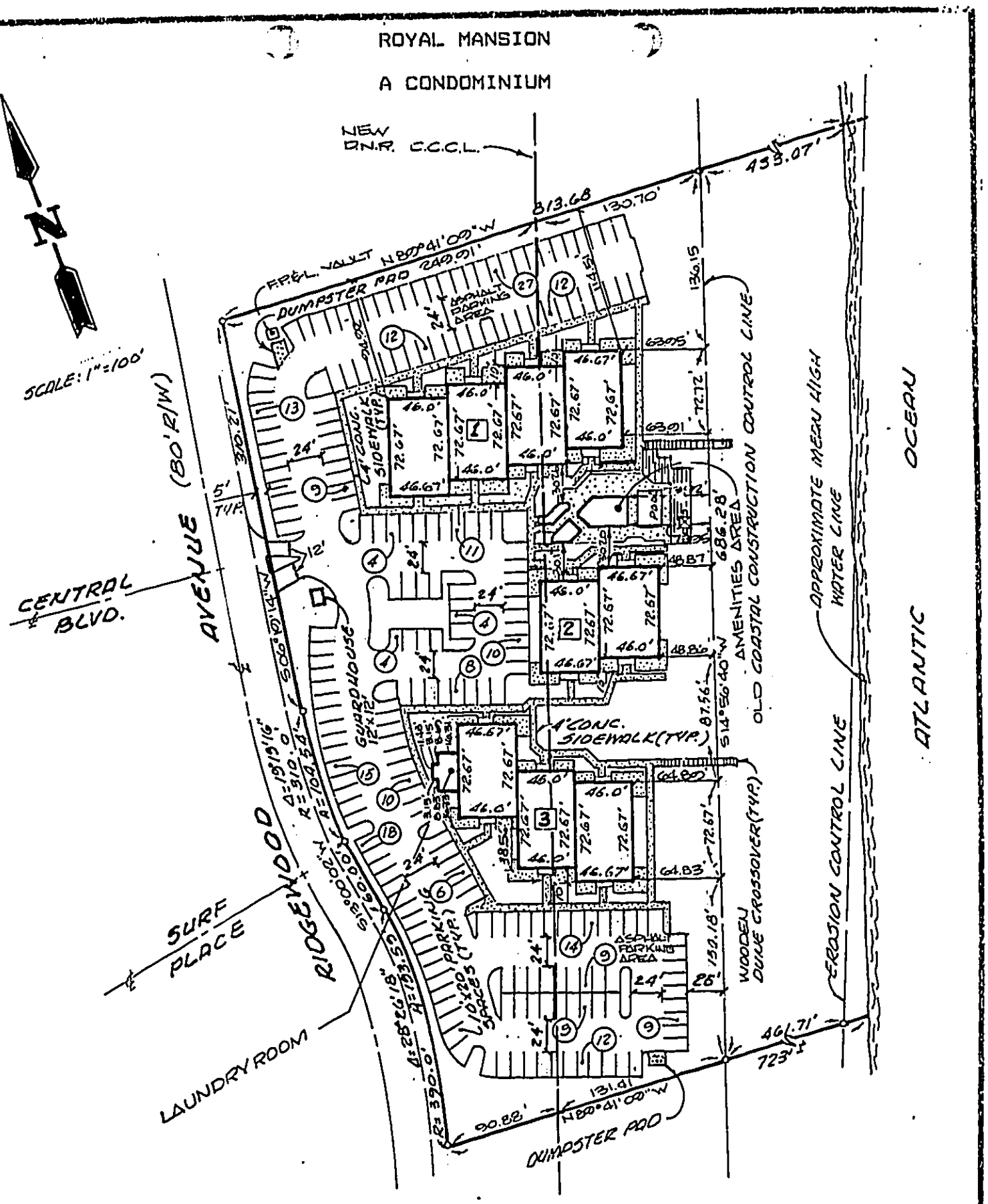
BUSSEN ENGINEERING GROUP INC.

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ROYAL MANSION

A CONDOMINIUM



□ DENOTES BUILDING No.
○ DENOTES # OF PARKING SPACES.

NOTE! 1) THE 6192 S.F.± AMENITIES AREA CONSISTS OF A SOCIAL ROOM, OFFICE, LOBBY, RESTROOMS, POOL, AND CONCRETE/WOOD DECK.

2) ALL PARKING AREAS ARE ASPHALT.

3) ALL BUILDINGS ARE CONCRETE BLOCK STRUCTURES.

HUSSEN ENGINEERING GROUP INC.

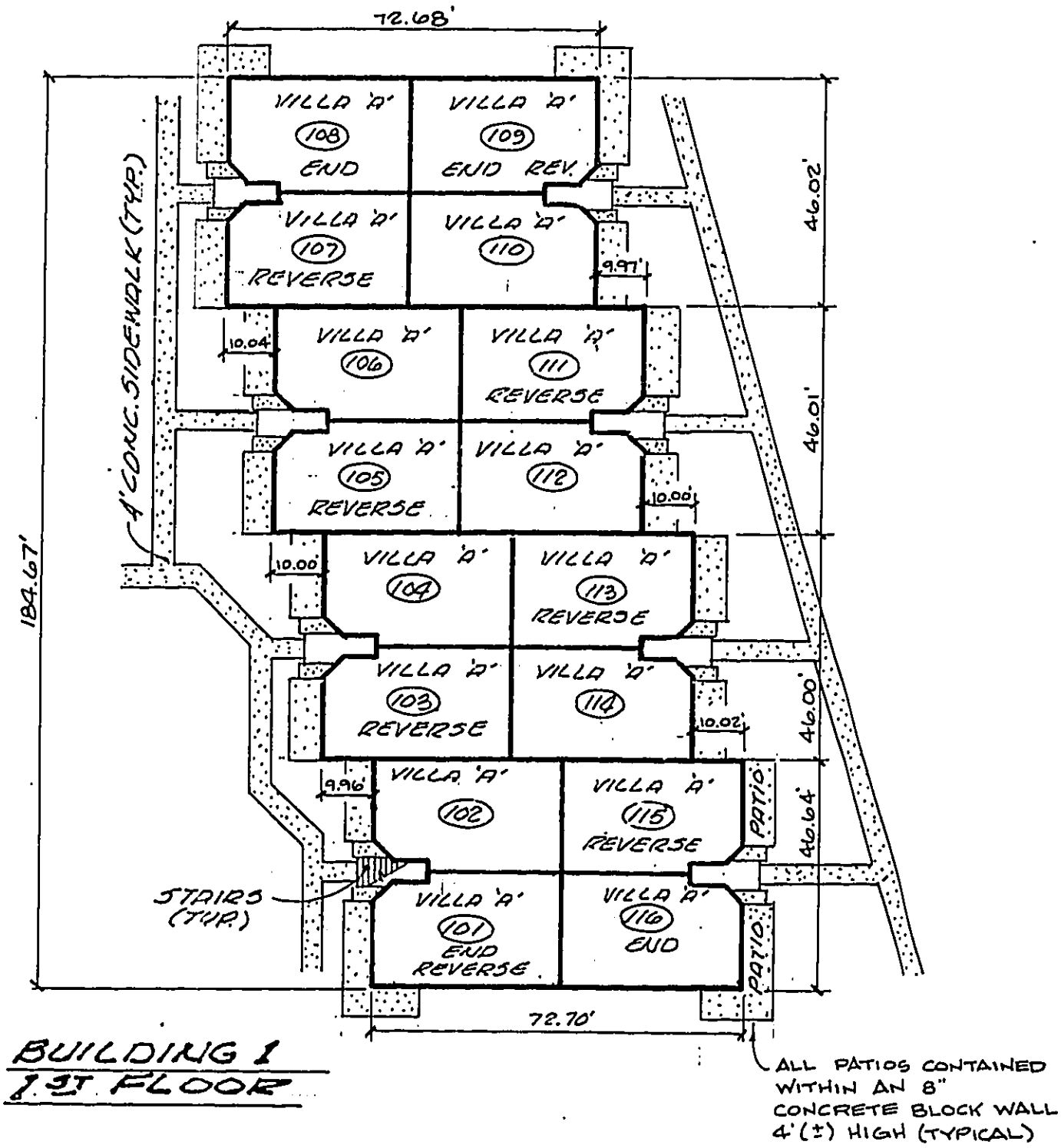
100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) PAGE 3-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

EXHIBIT "A" OFF. REC.

SHEET 3 OF 195 2899 0837

ROYAL MANSION

A CONDOMINIUM



BUILDING 1
1ST FLOOR

ALL PATIOS CONTAINED WITHIN AN 8" CONCRETE BLOCK WALL 4' (±) HIGH (TYPICAL)

NOTES:

1. BUILDING 1 , CONTAINS 48 UNITS.
2. ◯ INDICATES UNIT NUMBER.
3. SEE SHEETS 16 THROUGH 31 INCLUSIVE, EXHIBIT "A" FOR UNIT FLOOR PLANS.
4. SCALE: 1" = 30'

BUSSEN ENGINEERING GROUP INC.

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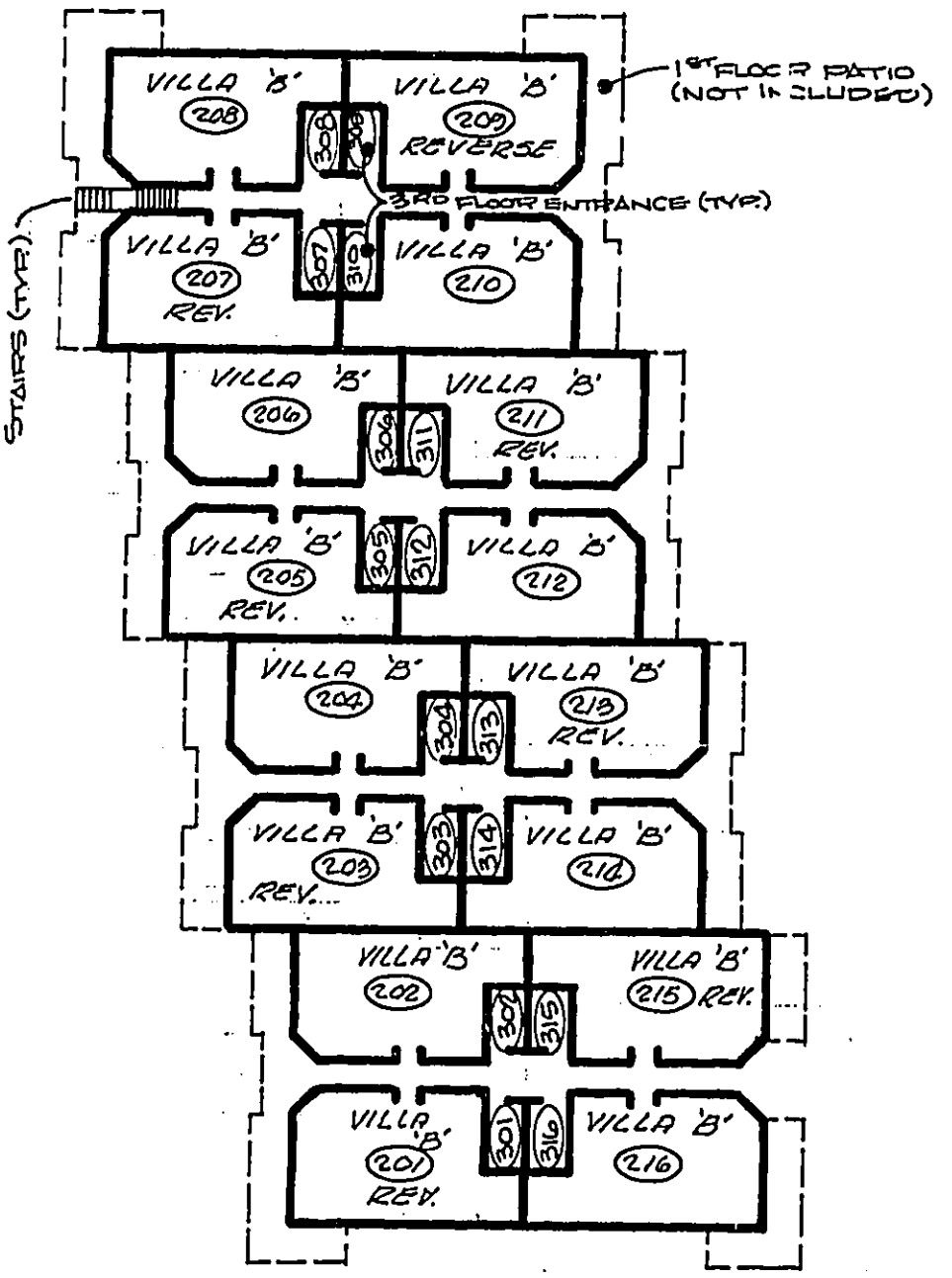
EXHIBIT "A"

SHEET 4 OF 195

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ROYAL MANSION

A CONDOMINIUM



BUILDING 1
2ND FLOOR

NOTES:

1. BUILDING 1 , CONTAINS 48 UNITS.
2. ◯ INDICATES UNIT NUMBER.
3. SEE SHEETS 32 THROUGH 47 INCLUSIVE, EXHIBIT "A" FOR 201-216 UNIT FLOOR PLANS.
4. SCALE: 1"=30'
5. SEE SHEETS 48 THROUGH 95 EXHIBIT 'A' FOR 301-316 UNIT FLOOR PLANS.

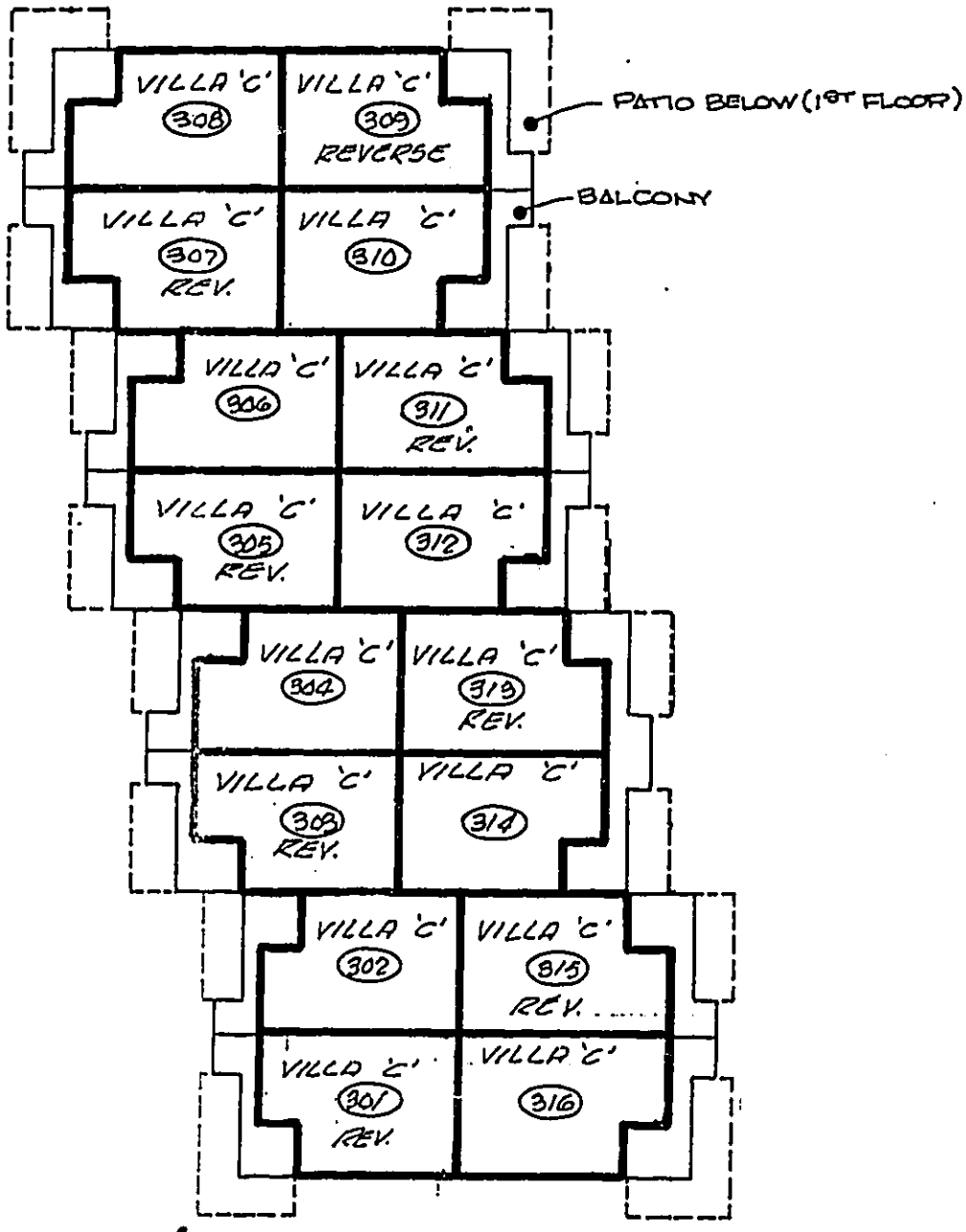
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ROYAL MANSION

A CONDOMINIUM



BUILDING 1
3RD FLOOR

NOTES:

1. BUILDING 1 , CONTAINS 48 UNITS.
2. ◯ INDICATES UNIT NUMBER.
3. SEE SHEETS 48 THROUGH 95 INCLUSIVE, EXHIBIT "A" FOR UNIT FLOOR PLANS.
4. SCALE: 1"=30'

BUSSEN ENGINEERING GROUP INC.

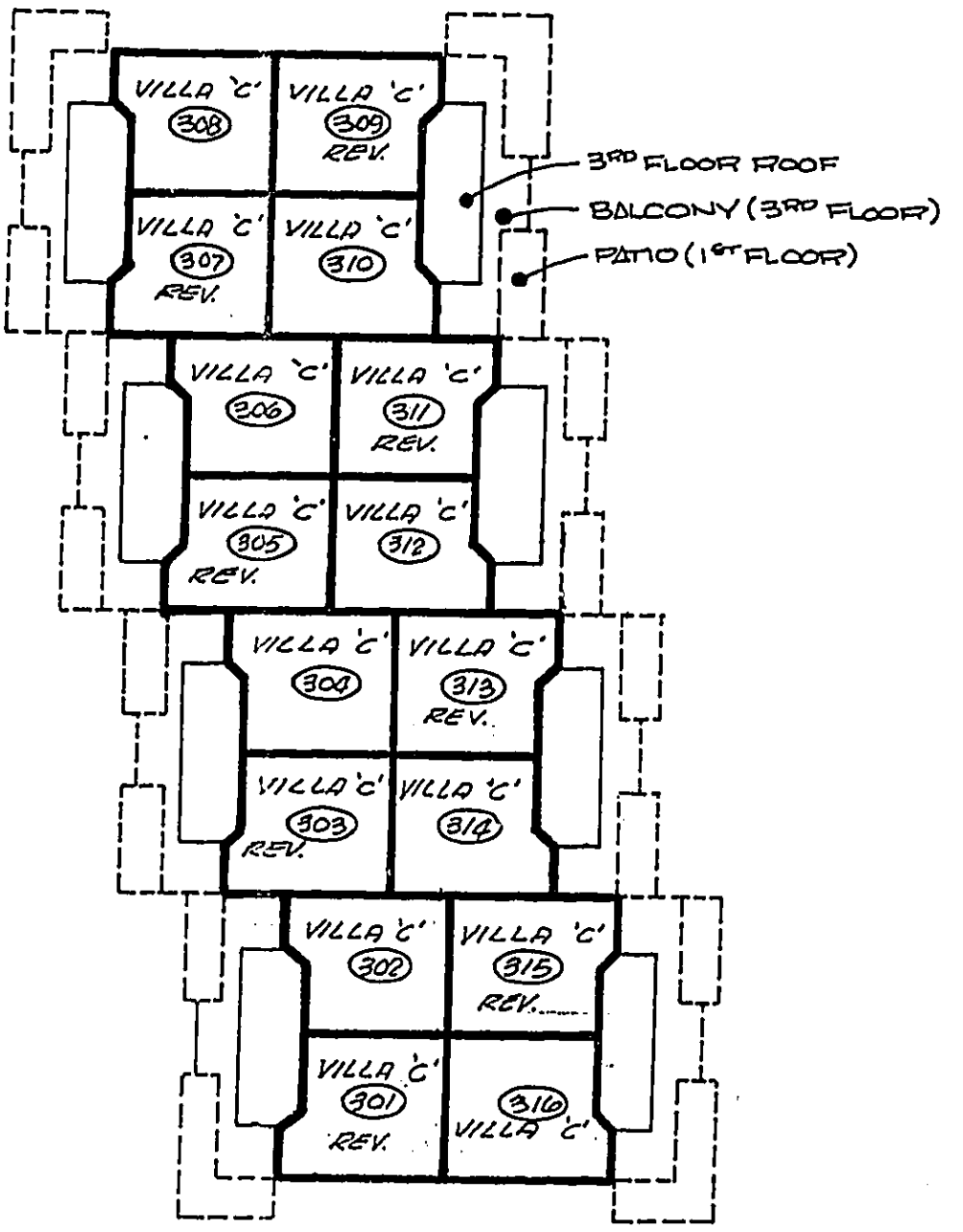
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EXHIBIT "A"

SHEET 6 OF 195

ROYAL MANSION

A CONDOMINIUM



BUILDING 1
4TH FLOOR

NOTES:

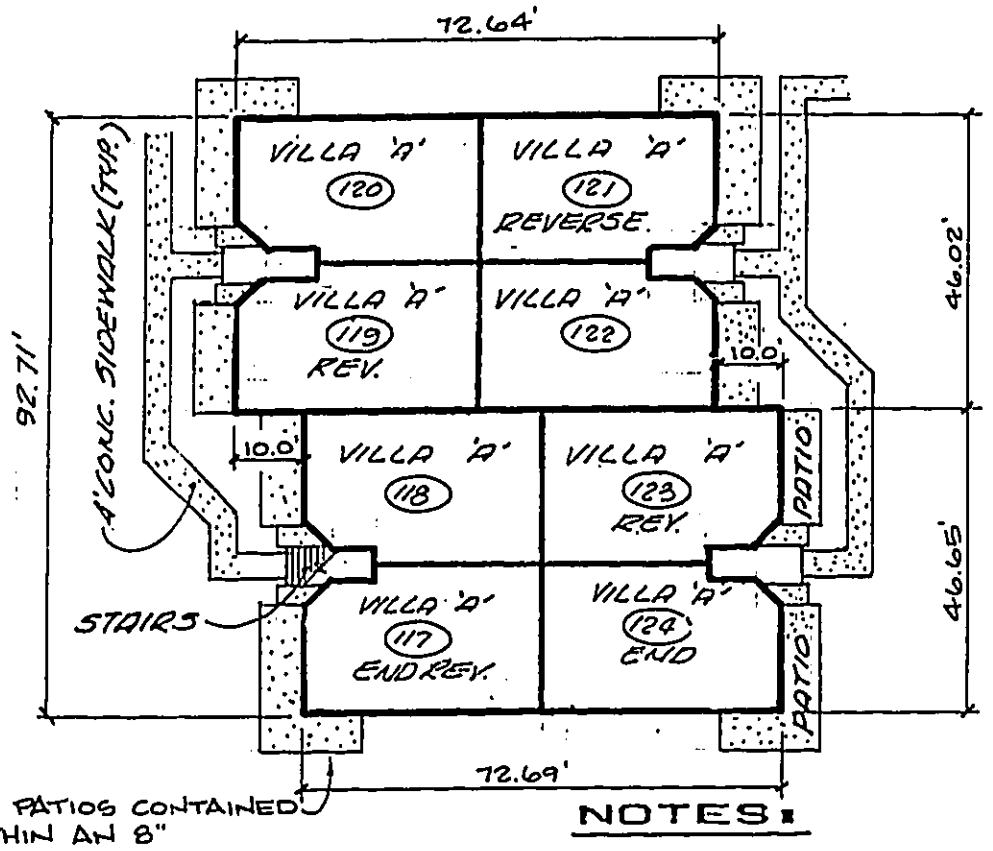
1. BUILDING 1 , CONTAINS 48 UNITS.
2. ◯ INDICATES UNIT NUMBER.
3. SEE SHEETS 48 THROUGH 95 INCLUSIVE, EXHIBIT "A" FOR UNIT FLOOR PLANS.
4. SCALE: 1"= 30'

BUSSEN ENGINEERING GROUP INC.

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ROYAL MANSION

A CONDOMINIUM



ALL PATIOS CONTAINED WITHIN AN 8" CONCRETE BLOCK WALL, 4' (±) HIGH (TYPICAL)

BUILDING 2
1ST FLOOR

NOTES:

1. BUILDING 2 , CONTAINS 24 UNITS.
2. ◯ INDICATES UNIT NUMBER.
3. SEE SHEETS 96 THROUGH 103 INCLUSIVE, EXHIBIT "A" FOR UNIT FLOOR PLANS.
4. SCALE: 1" = 30'

EXHIBIT "A"

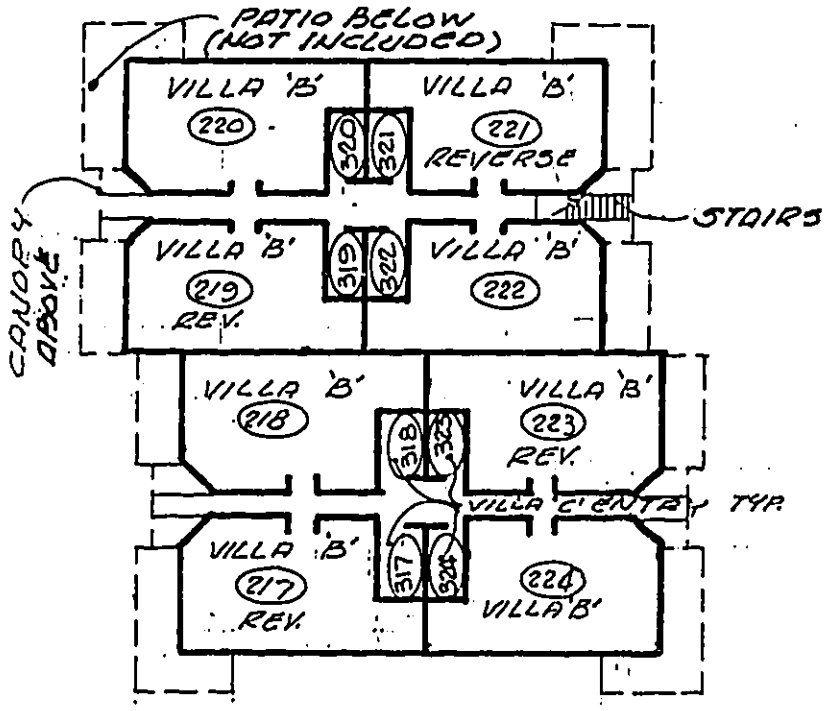
SHEET 8 OF 195

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BUSSEN ENGINEERING GROUP INC.
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ROYAL MANSION

A CONDOMINIUM



BUILDING 2
2ND FLOOR

NOTES:

1. BUILDING 2 , CONTAINS 24 UNITS.
2. ◯ INDICATES UNIT NUMBER.
3. SEE SHEETS 104 THROUGH 111 INCLUSIVE, EXHIBIT "A" FOR 217-224 UNIT FLOOR PLANS.
4. SCALE: 1" = 30'
5. SEE SHEETS 112 THROUGH 135 EXHIBIT 'A' FOR 317-324 UNIT FLOOR PLANS.

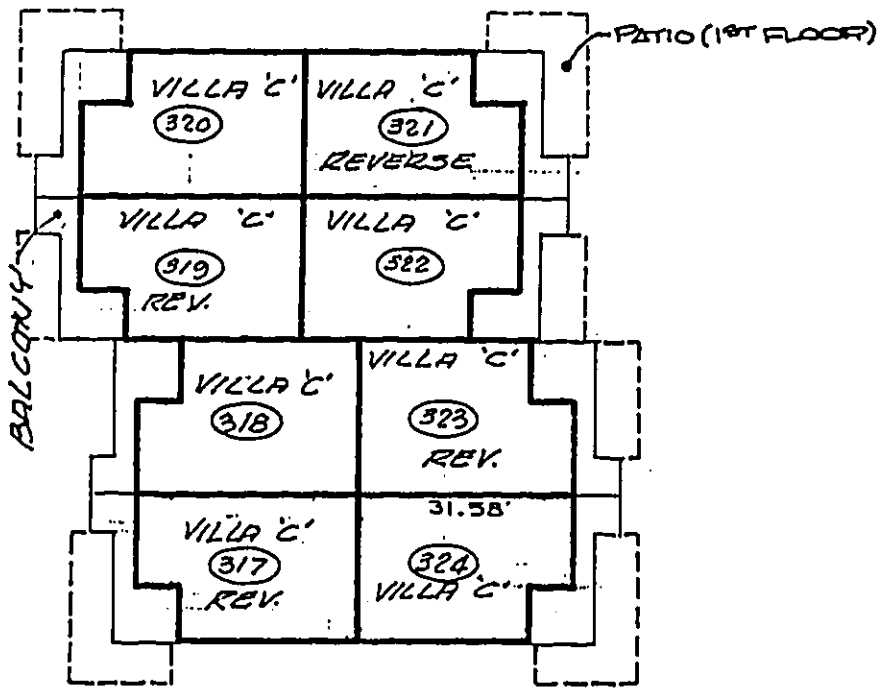
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ROYAL MANSION

A CONDOMINIUM



BUILDING 2
3RD FLOOR

NOTES:

1. BUILDING 2 , CONTAINS 24 UNITS.
2. ◯ INDICATES UNIT NUMBER.
3. SEE SHEETS 112 THROUGH 135 INCLUSIVE, EXHIBIT "A" FOR UNIT FLOOR PLANS.
4. SCALE: 1"=30'

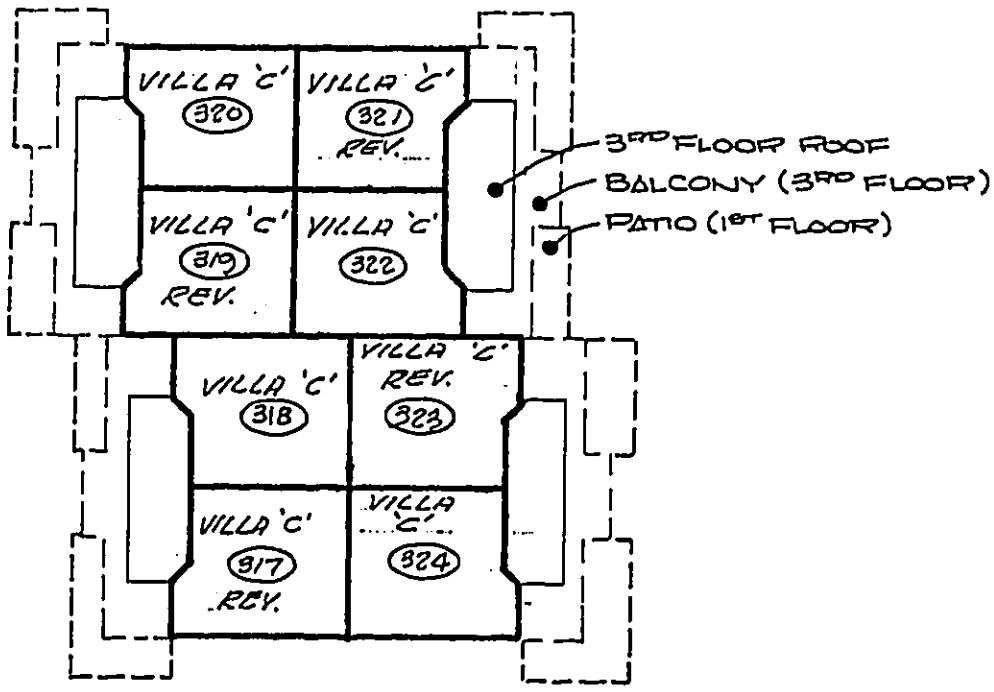
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ROYAL MANSION

A CONDOMINIUM

N



BUILDING 2
4TH FLOOR

NOTES:

1. BUILDING 2 , CONTAINS 24 UNITS.
2. ⬭ INDICATES UNIT NUMBER.
3. SEE SHEETS 112 THROUGH 135 INCLUSIVE, EXHIBIT "A" FOR UNIT FLOOR PLANS.
4. SCALE: 1"=30'

BUSSEN ENGINEERING GROUP INC.

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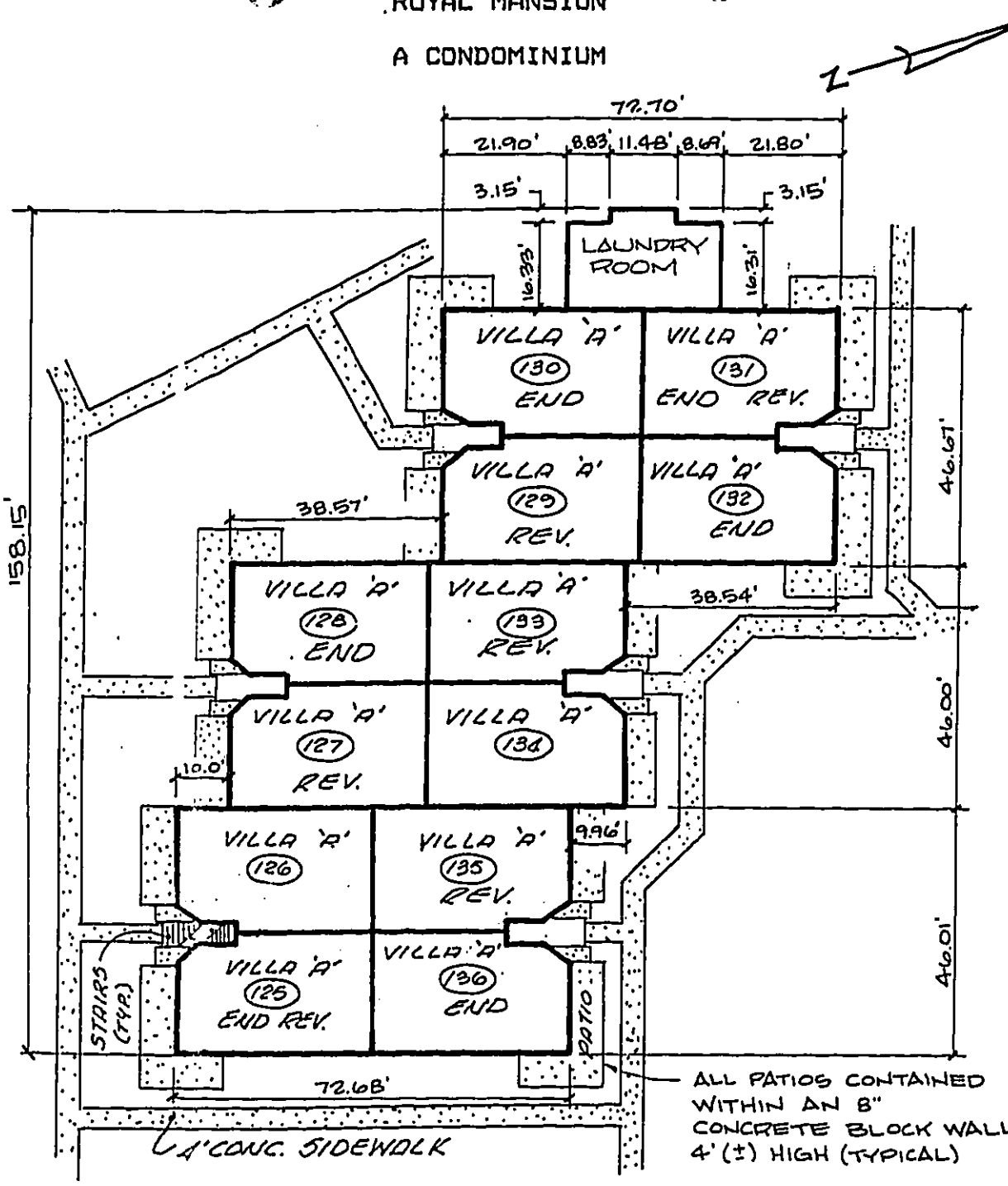
EXHIBIT "A"

SHEET 11 OF 195

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ROYAL MANSION

A CONDOMINIUM



BUILDING 3
FIRST FLOOR

NOTES:

1. BUILDING 3 , CONTAINS 36 UNITS.
2. ◯ INDICATES UNIT NUMBER.
3. SEE SHEETS 136 THROUGH 147 INCLUSIVE, EXHIBIT "A" FOR UNIT FLOOR PLANS.
4. SCALE: 1"=30'

BUSSEN ENGINEERING GROUP INC.

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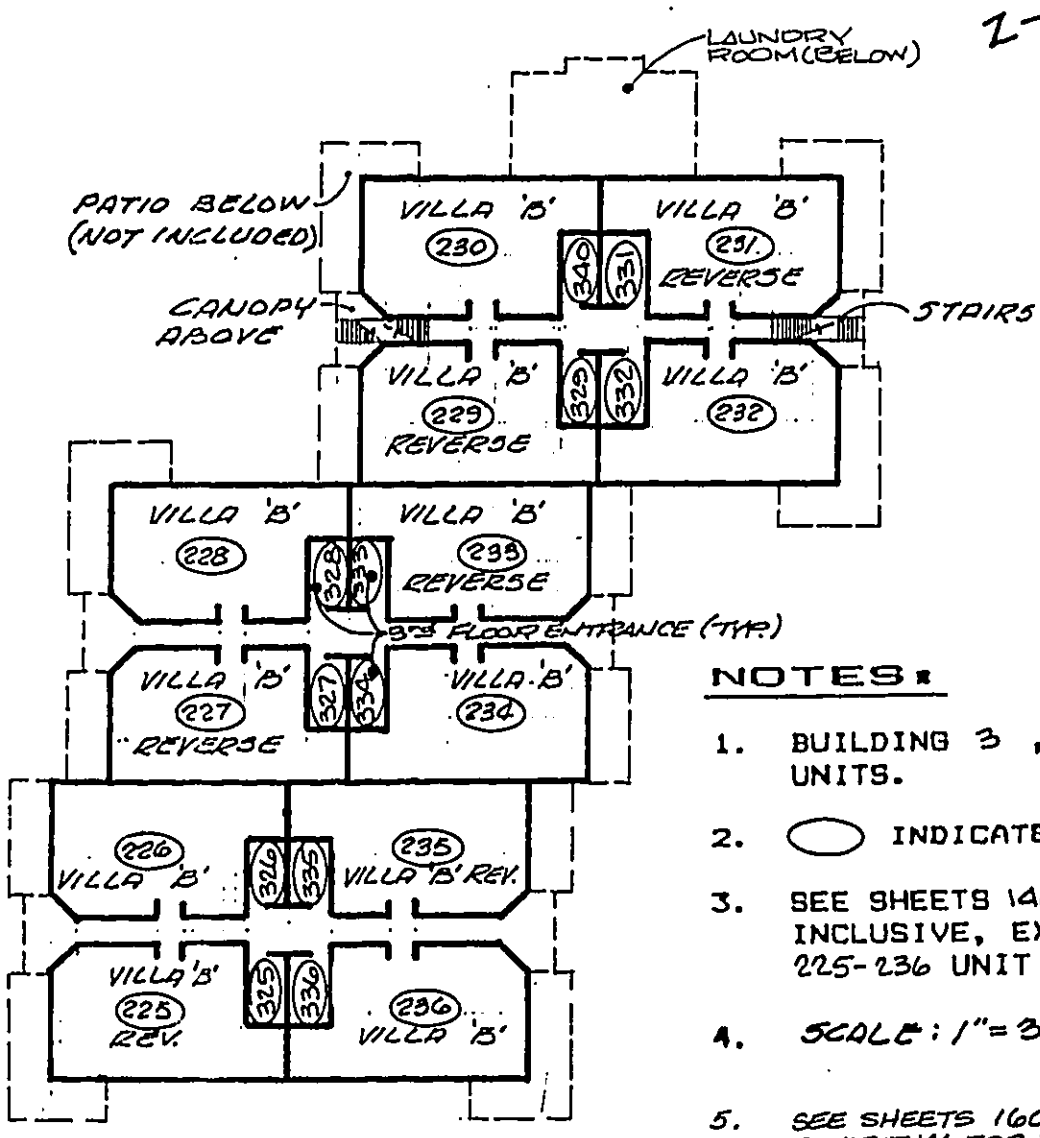
EXHIBIT "A"

SHEET 12 OF 195

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ROYAL MANSION

A CONDOMINIUM



NOTES:

1. BUILDING 3 , CONTAINS 36 UNITS.
2. ⬭ INDICATES UNIT NUMBER.
3. SEE SHEETS 148 THROUGH 159 INCLUSIVE, EXHIBIT "A" FOR 225-236 UNIT FLOOR PLANS.
4. SCALE: 1"=30'
5. SEE SHEETS 160 THROUGH 195 EXHIBIT 'A' FOR 325-336 UNIT FLOOR PLANS.

BUILDING 3
2ND FLOOR

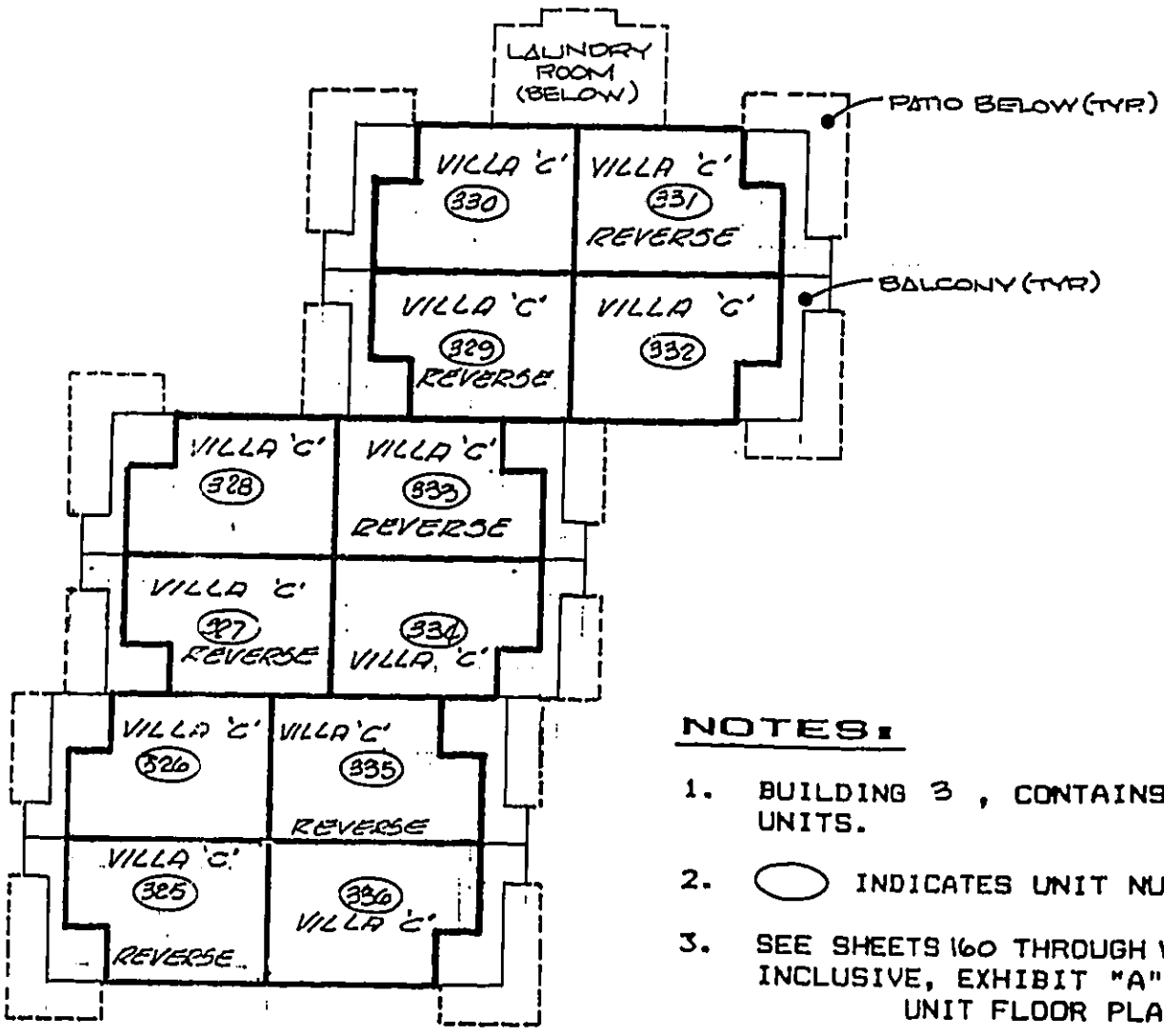
EXHIBIT "A" OFF. REC.

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BUSSEN ENGINEERING GROUP INC.
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PH. NO. (305) 453-0010, ZIP CODE 32953
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ROYAL MANSION

A CONDOMINIUM



NOTES:

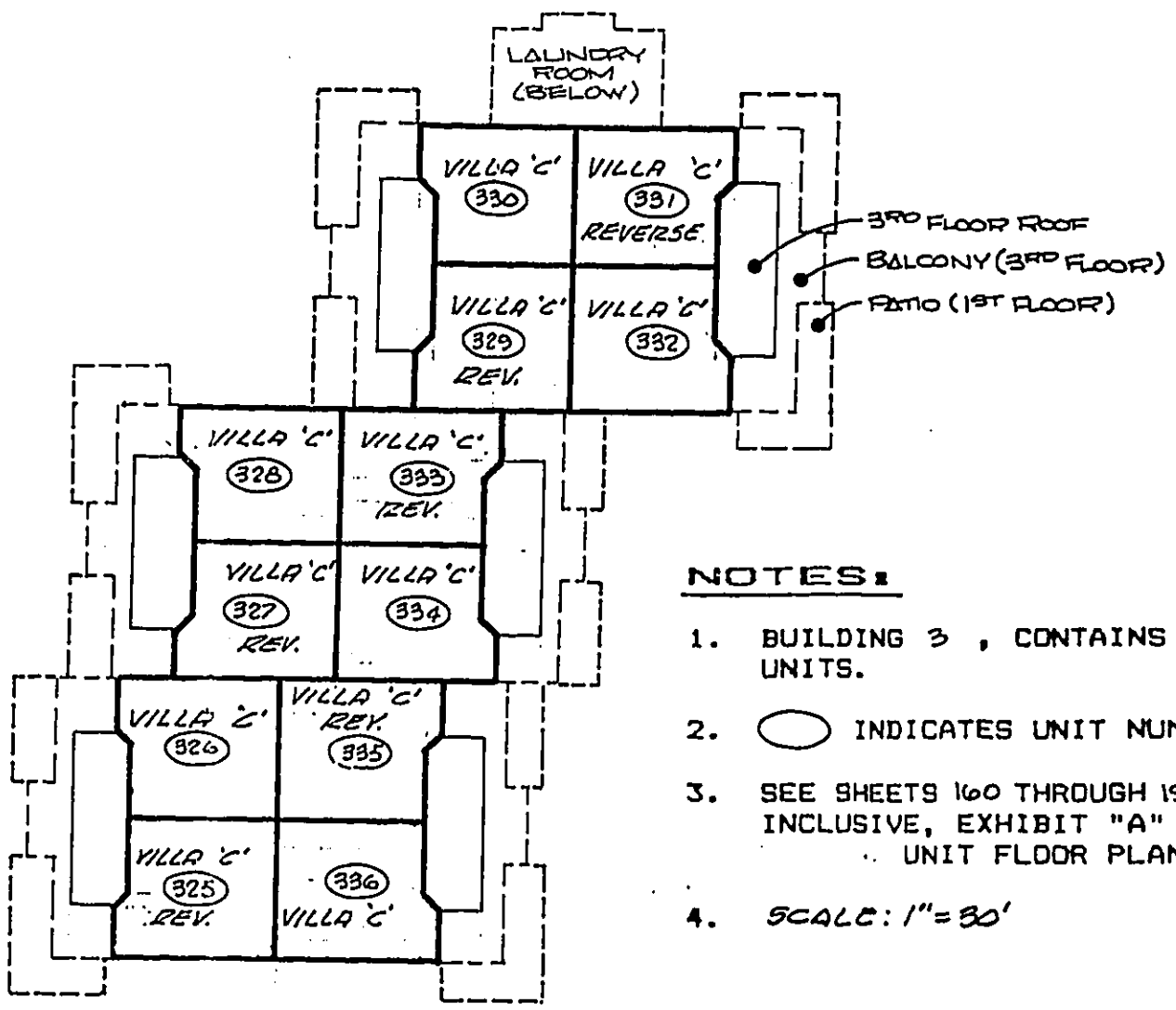
1. BUILDING 3 , CONTAINS 36 UNITS.
2. ⬭ INDICATES UNIT NUMBER.
3. SEE SHEETS 160 THROUGH 195 INCLUSIVE, EXHIBIT "A" FOR UNIT FLOOR PLANS.
4. SCALE: 1"=30'

BUILDING 3
3RD FLOOR

BUSSEN ENGINEERING GROUP INC.
100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1864, MERRITT ISLAND)

ROYAL MANSION

A CONDOMINIUM



NOTES:

1. BUILDING 3 , CONTAINS 36 UNITS.
2. ⬭ INDICATES UNIT NUMBER.
3. SEE SHEETS 160 THROUGH 195 INCLUSIVE, EXHIBIT "A" FOR UNIT FLOOR PLANS.
4. SCALE: 1"=30'

BUILDING 3
4TH FLOOR

BUSSEN ENGINEERING GROUP INC.

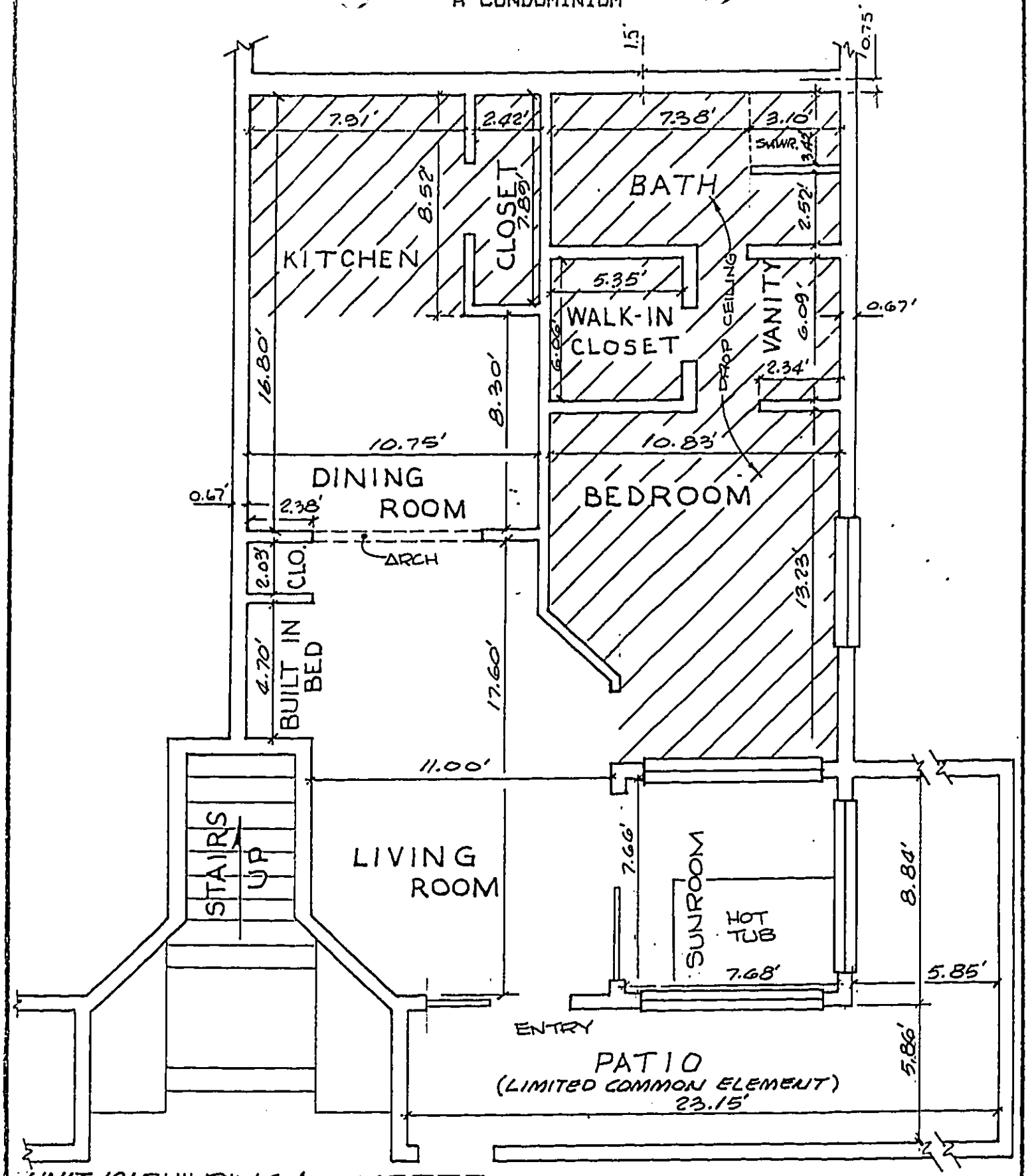
100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1814, MERRITT ISLAND)

EXHIBIT "A"

SHEET 15 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 101 BUILDING 1
VILLA 'A' END REVERSE
1ST FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 4 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 11.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 19.03 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 17.07 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

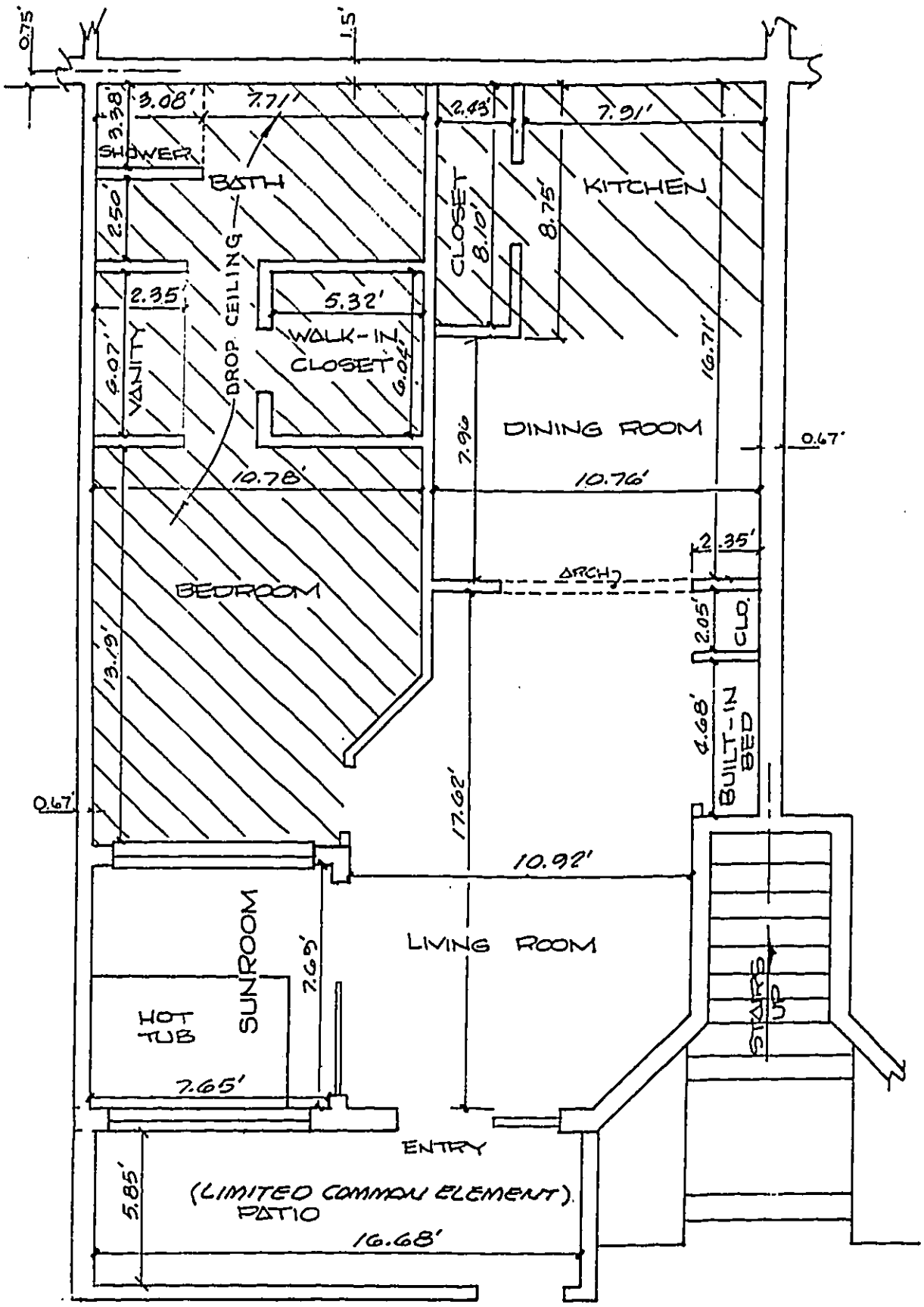
100 PARNELL STREET, MERRITT ISLAND, FL
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EXHIBIT "A"

SHEET 16 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 102 BUILDING 1
VILLA 'D'
1ST FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 4 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 11.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 19.06 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.03 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

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PH. NO. (305)-453-0010, ZIP CODE 32953
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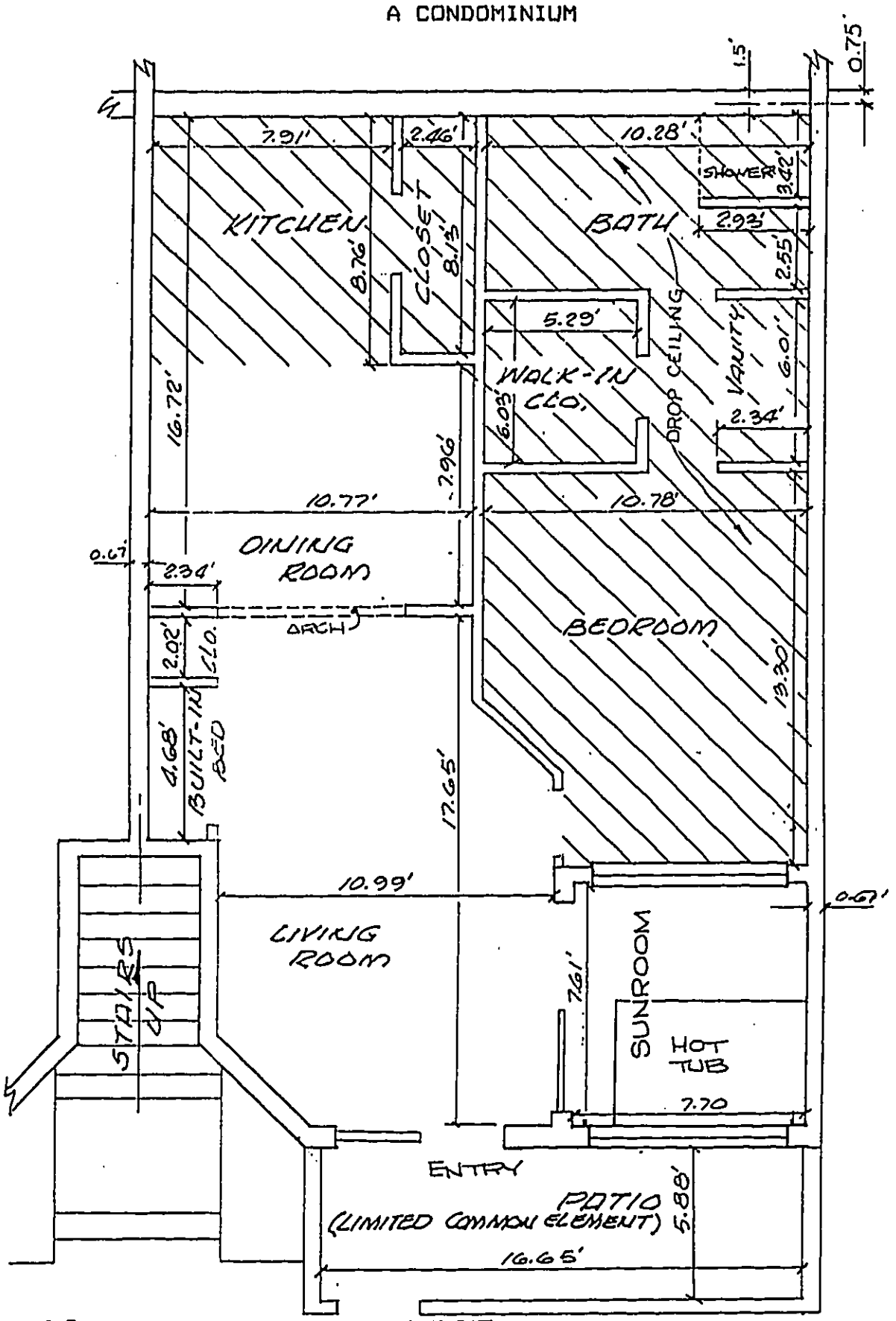
EXHIBIT "A"

SHEET 17 OF 195

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ROYAL MANSION

A CONDOMINIUM



UNIT 103 BUILDING 1
VILLA 'A' REVERSE
1ST FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 4 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 11.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 19.05 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.01 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1714, MERRITT ISLAND)

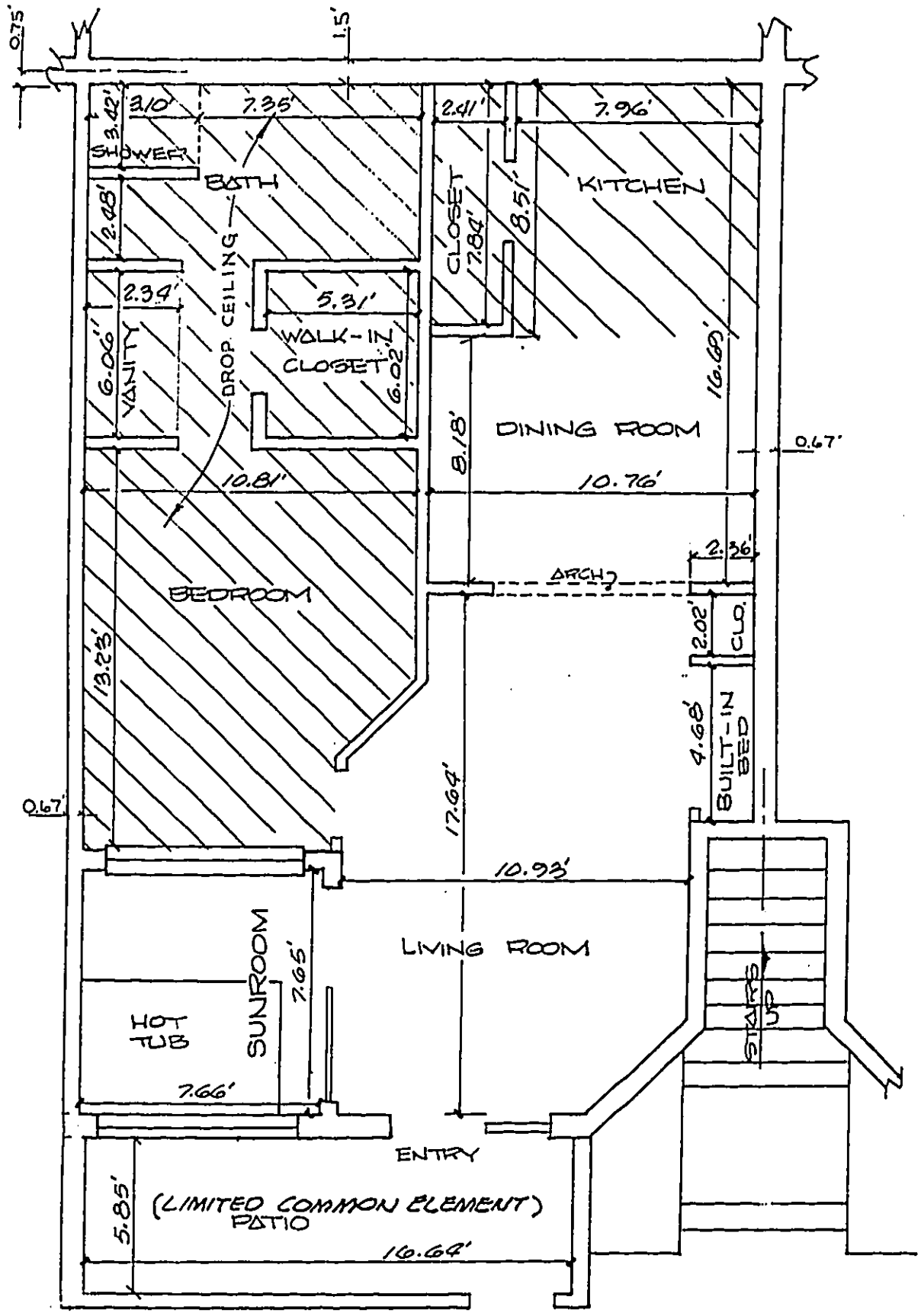
EXHIBIT "A"

SHEET 18 OF 195

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ROYAL MANSION

A CONDOMINIUM



UNIT 104 BUILDING 1
VILLA 'D'
1 ST FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 4 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 11.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 10.12 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.05 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 214, MERRITT ISLAND)

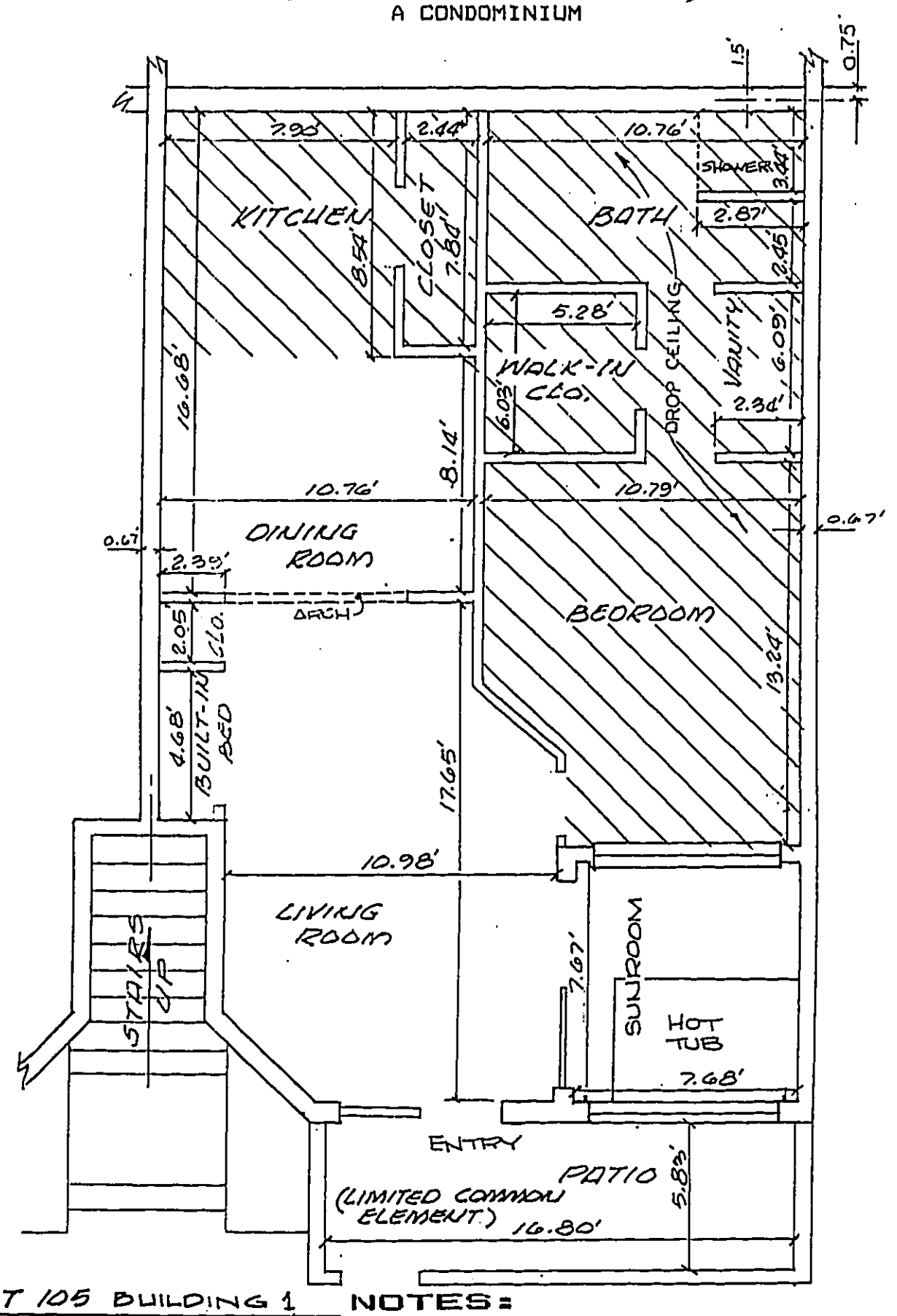
EXHIBIT "A"

SHEET 19 OF 195

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ROYAL MANSION

A CONDOMINIUM



UNIT 105 BUILDING 1
VILLA 'A' REVERSE
1ST. FLOOR
SCALE: 1"= 5'

NOTES:

1. SEE SHEET 4 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 11.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 19.06 FEET (N.G.V.D.)
4. DROP FINISH CEILING - ELEVATION = 18.04 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

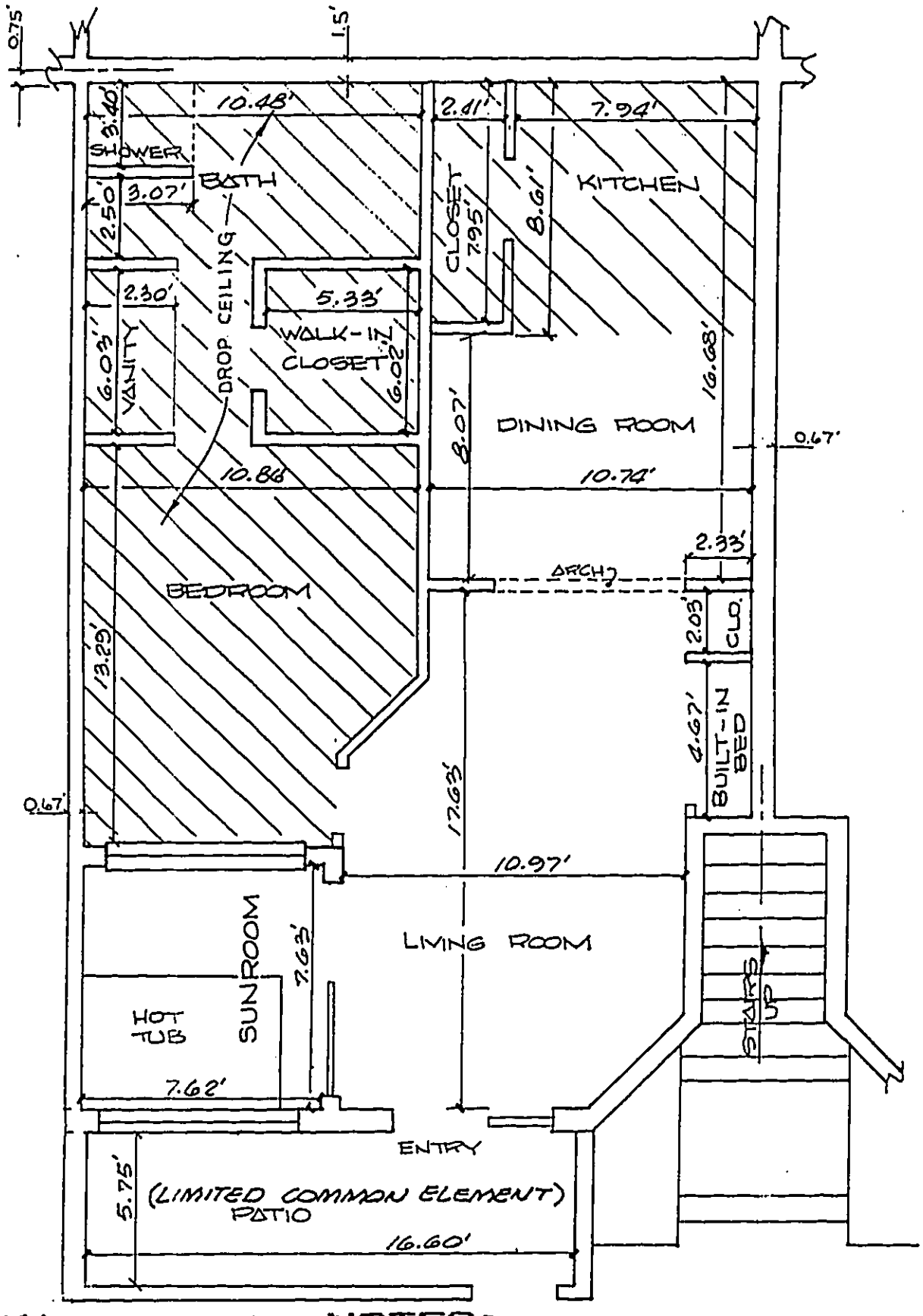
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(P.O. BOX 1914, MERRITT ISLAND)

EXHIBIT "A"

SHEET 20 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 106 BUILDING 1

VILLA 'D'

1ST FLOOR

SCALE: 1"=5'

NOTES:

1. SEE SHEET 4 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 11.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 19.10 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.07 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

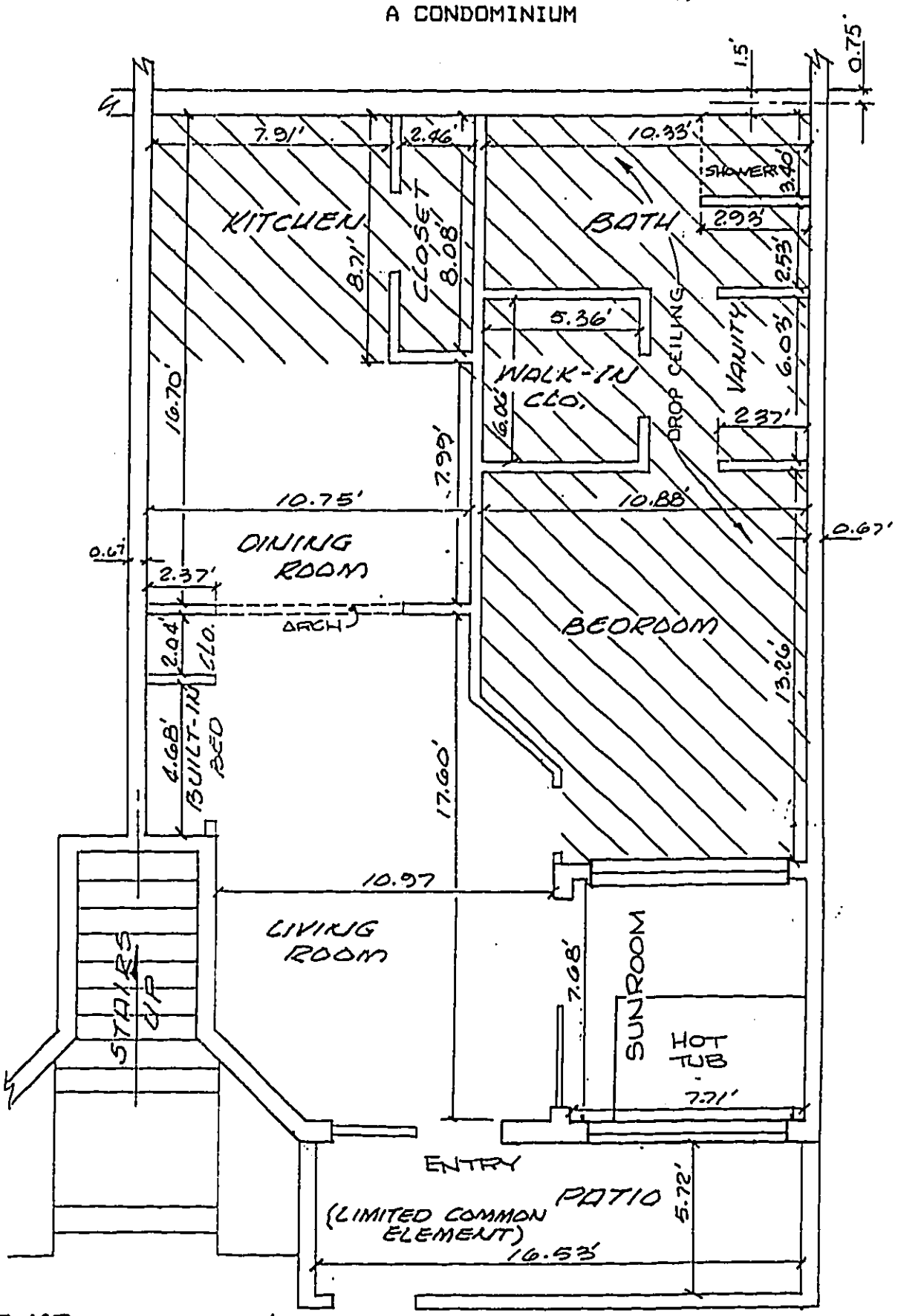
100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

EXHIBIT "A"

SHEET 21 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 107 BUILDING 1
VILLA 'A' REVERSE
1ST. FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 4 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 11.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 19.06 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.02 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

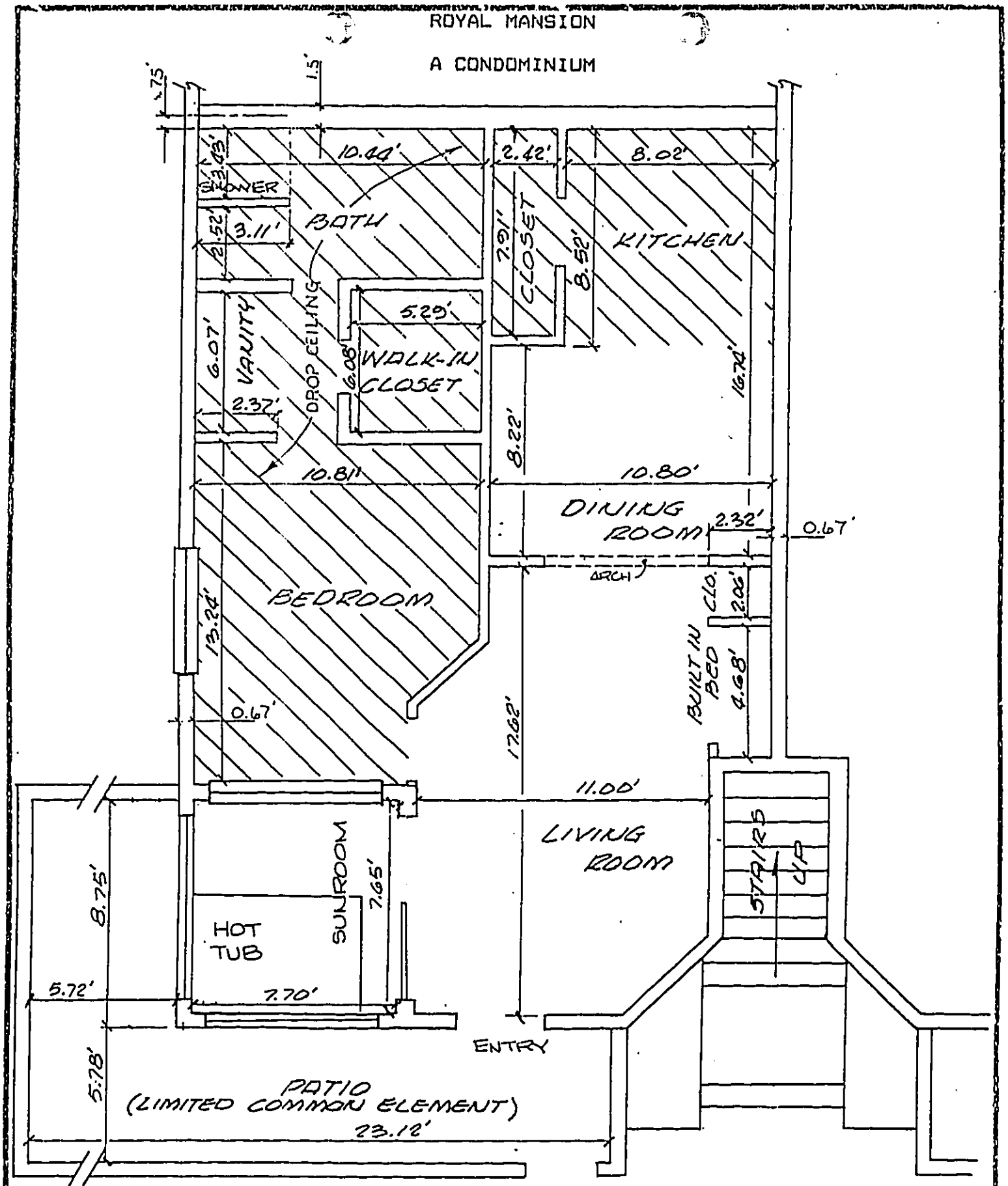
100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

EXHIBIT "A"

SHEET 22 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 108 BUILDING 1
VILLA 'A' END
1ST FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 4 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 11.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 10.00 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.08 FEET (N.G.V.D.)

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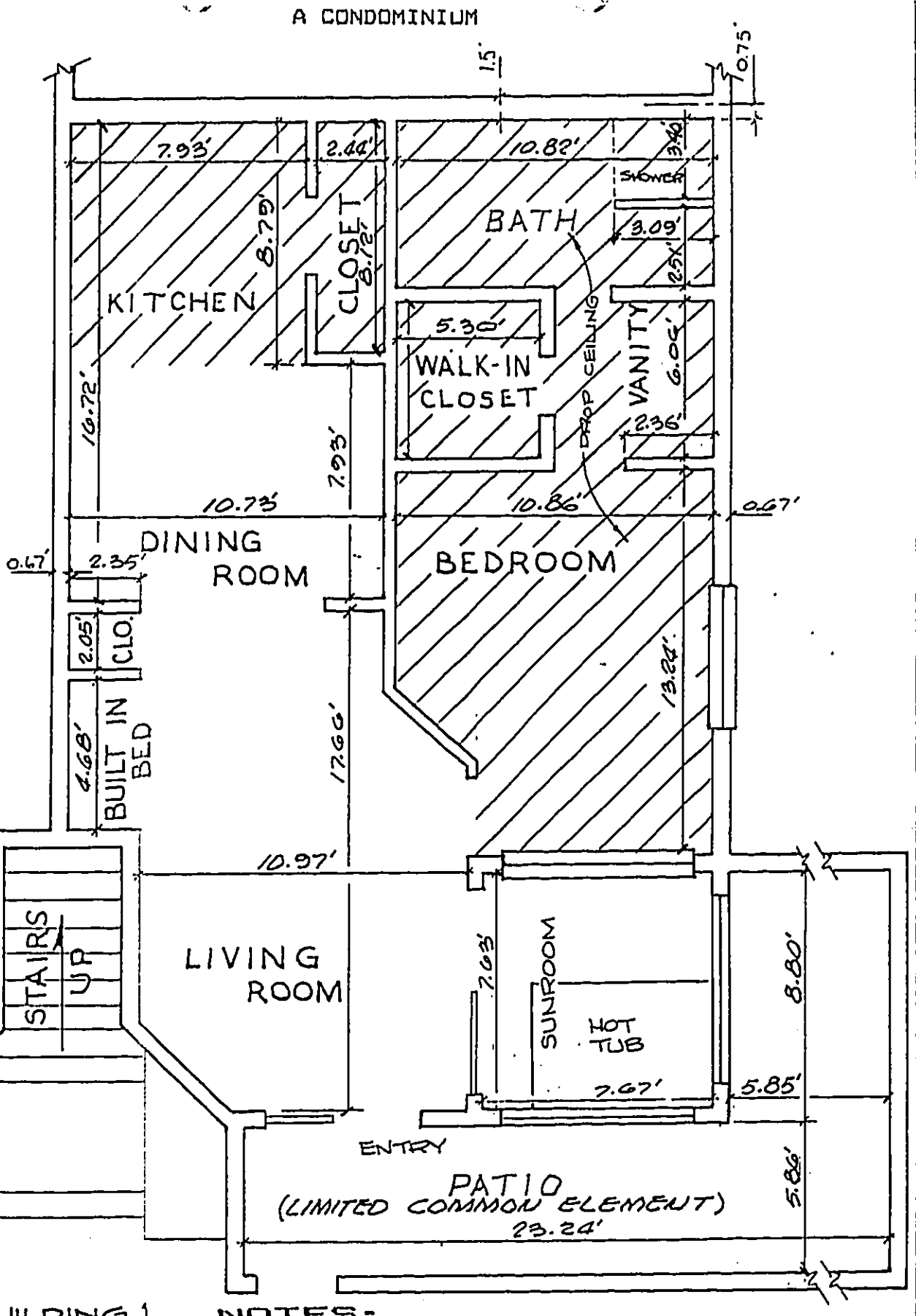
EXHIBIT "A"

SHEET 23 OF 195

OFF. REC. 2899 PAGE 0857

ROYAL MANSION

A CONDOMINIUM



UNIT 109 BUILDING 1
VILLA 'A' END REVERSE
1ST FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 4 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 11.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 19.08 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.05 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

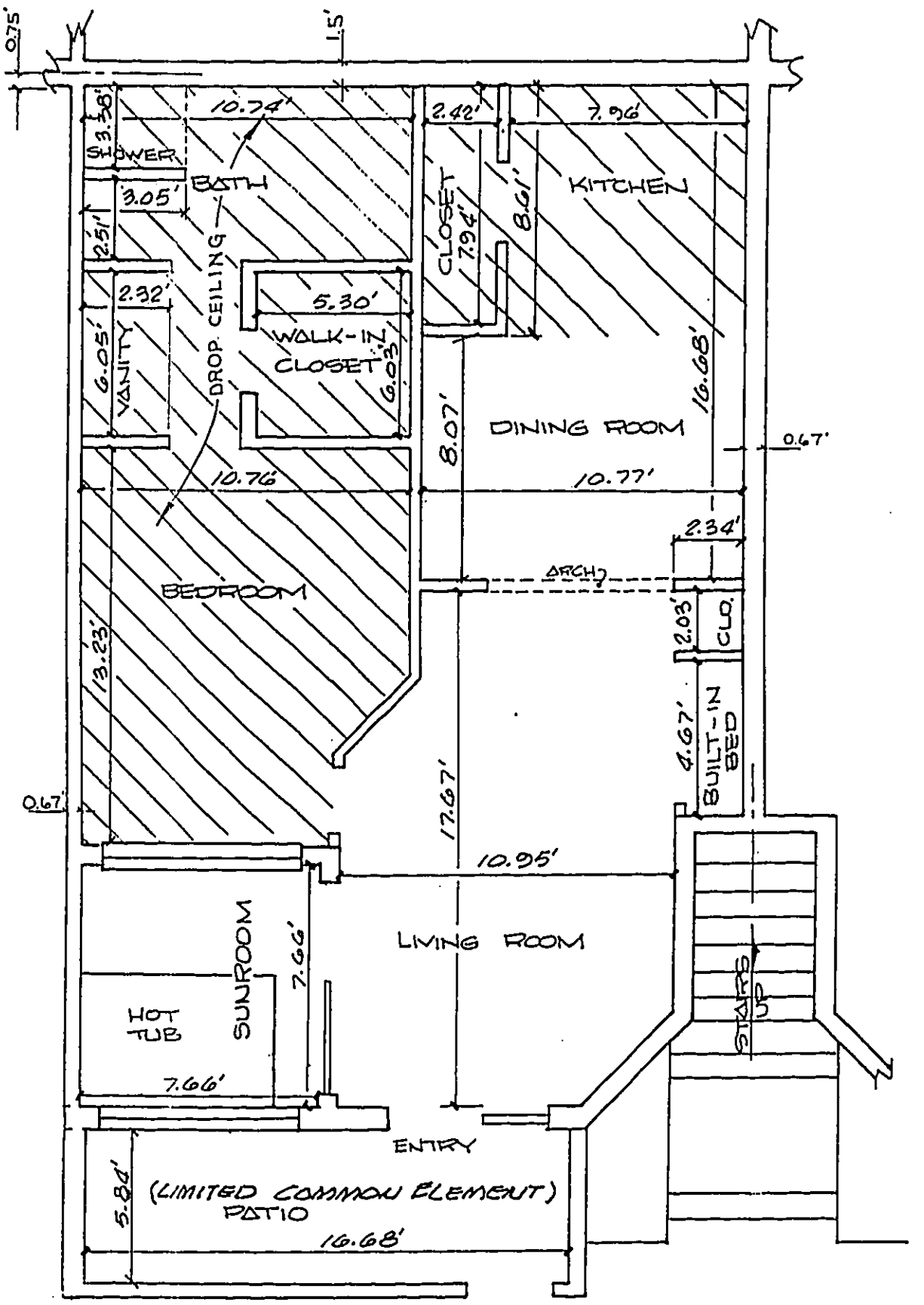
100 PARNELL STREET, MERRITT ISLAND, FL
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EXHIBIT "A"

SHEET 24 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 110 BUILDING 1
VILLA 'D'
1 ST FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 4 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 11.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 19.08 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.05 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

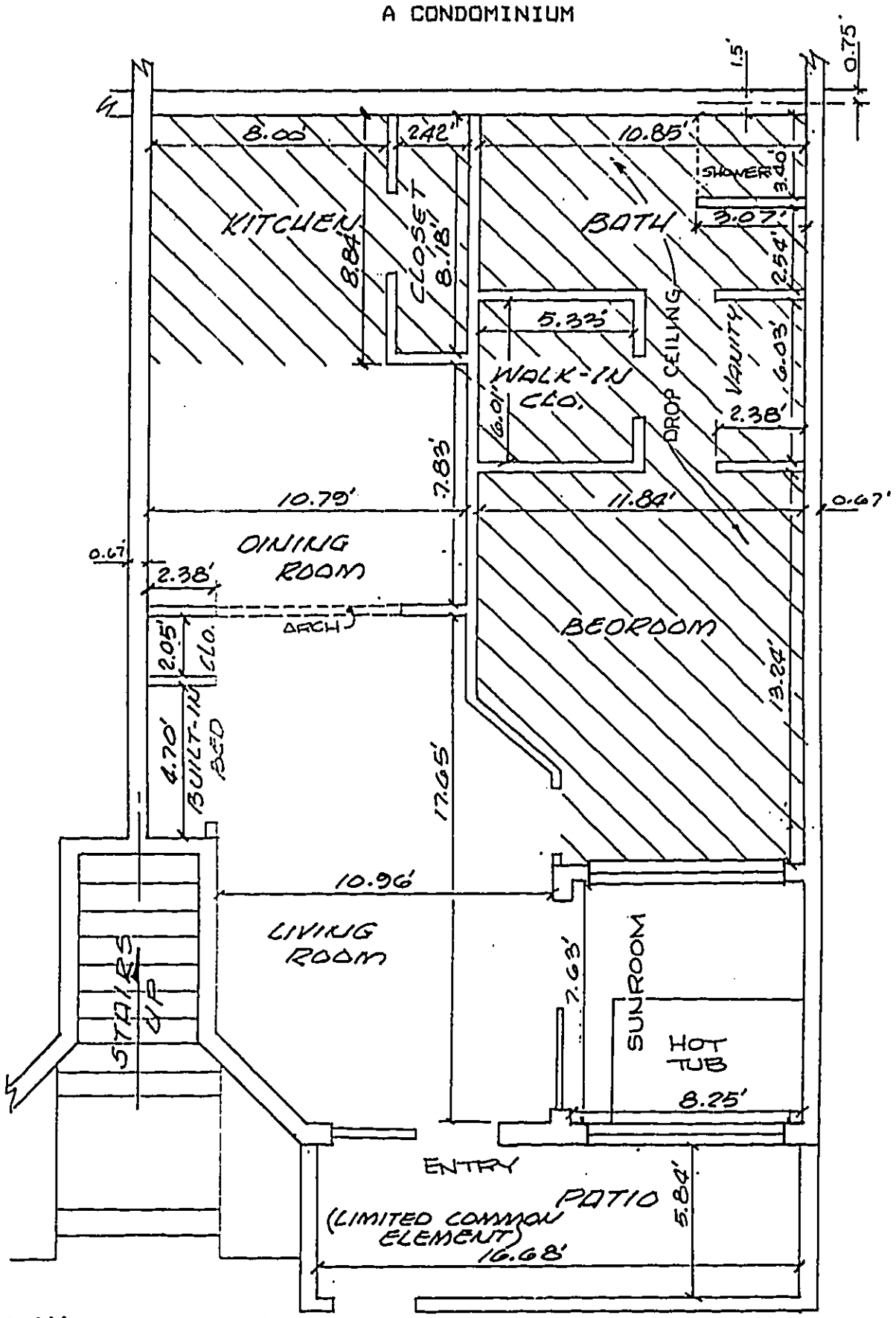
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PH. NO. (305) 453-0010, ZIP CODE 32953
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EXHIBIT "A"

SHEET 25 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 111 BUILDING 1
VILLA 'A' REVERSE
1ST FLOOR
SCALE: 1"= 5'

NOTES:

1. SEE SHEET 4 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 11.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 10.08 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.05 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

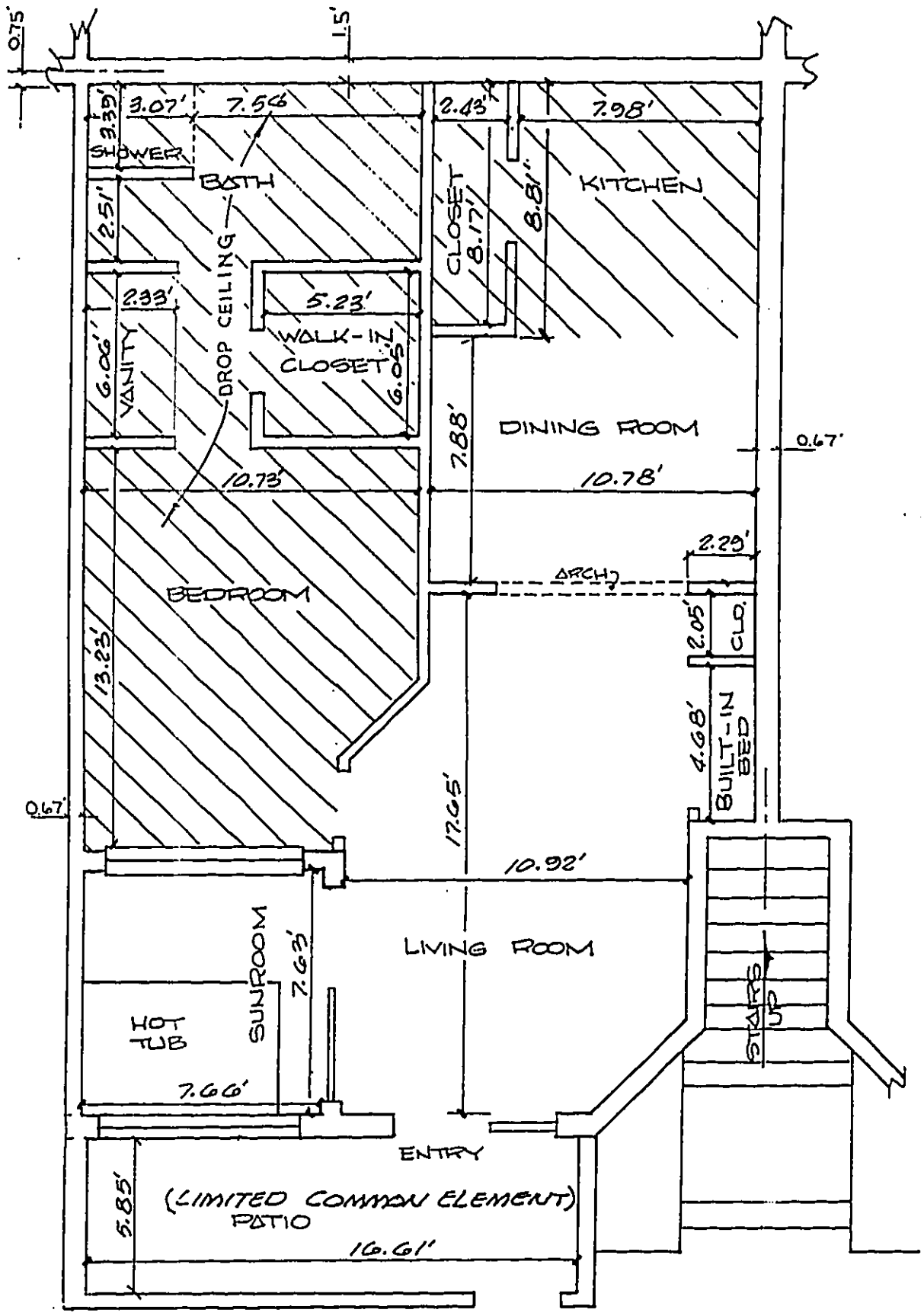
100 PARNELL STREET, MERRITT ISLAND, FL
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EXHIBIT "A"

SHEET 26 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 112 BUILDING 1

VILLA 'D'

1 ST FLOOR

SCALE: 1"=5'

NOTES:

1. SEE SHEET 4 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 11.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 18.10 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.05 FEET (N.G.V.D.)

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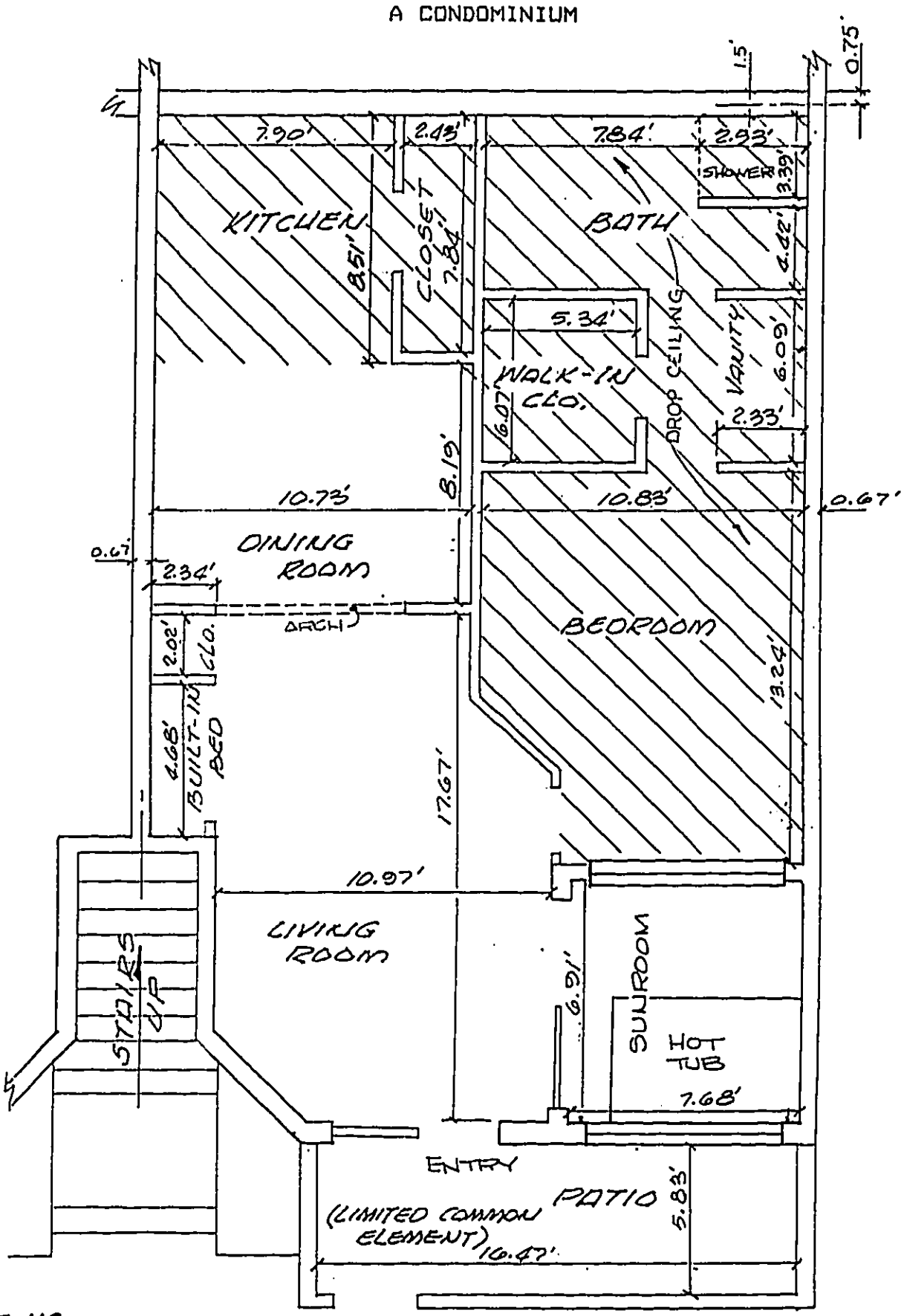
EXHIBIT "A"

SHEET 27 OF 195

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ROYAL MANSION

A CONDOMINIUM



UNIT 113 BUILDING 1
VILLA 'A' REVERSE
1ST. FLOOR
SCALE: 1"= 5'

NOTES:

1. SEE SHEET 4 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 11.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 10.00 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.06 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

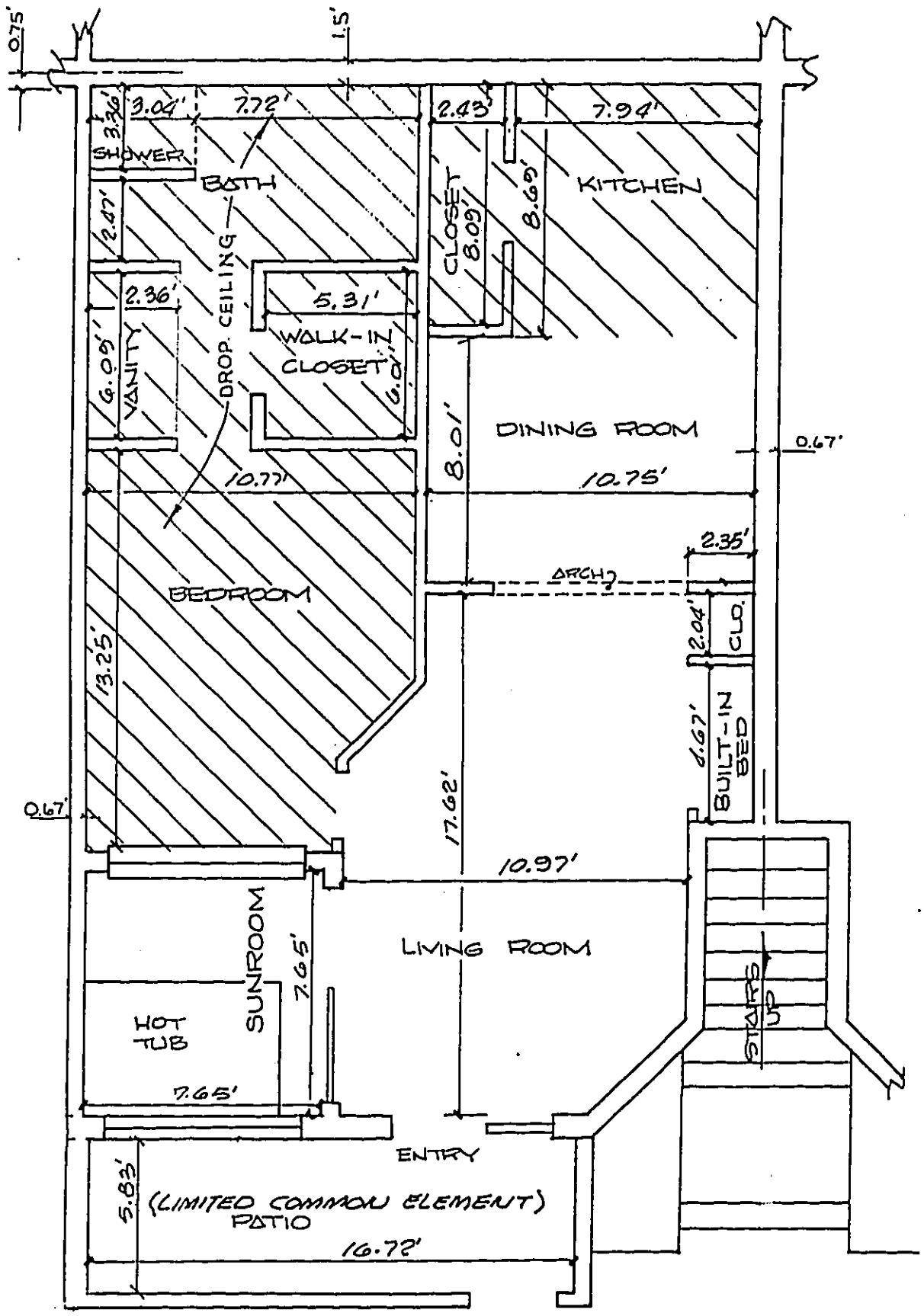
100 PARNELL STREET, MERRITT ISLAND, FL
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EXHIBIT "A"

SHEET 28 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 114 BUILDING 1
VILLA 'D'
1ST FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 4 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 11.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 19.16 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.10 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

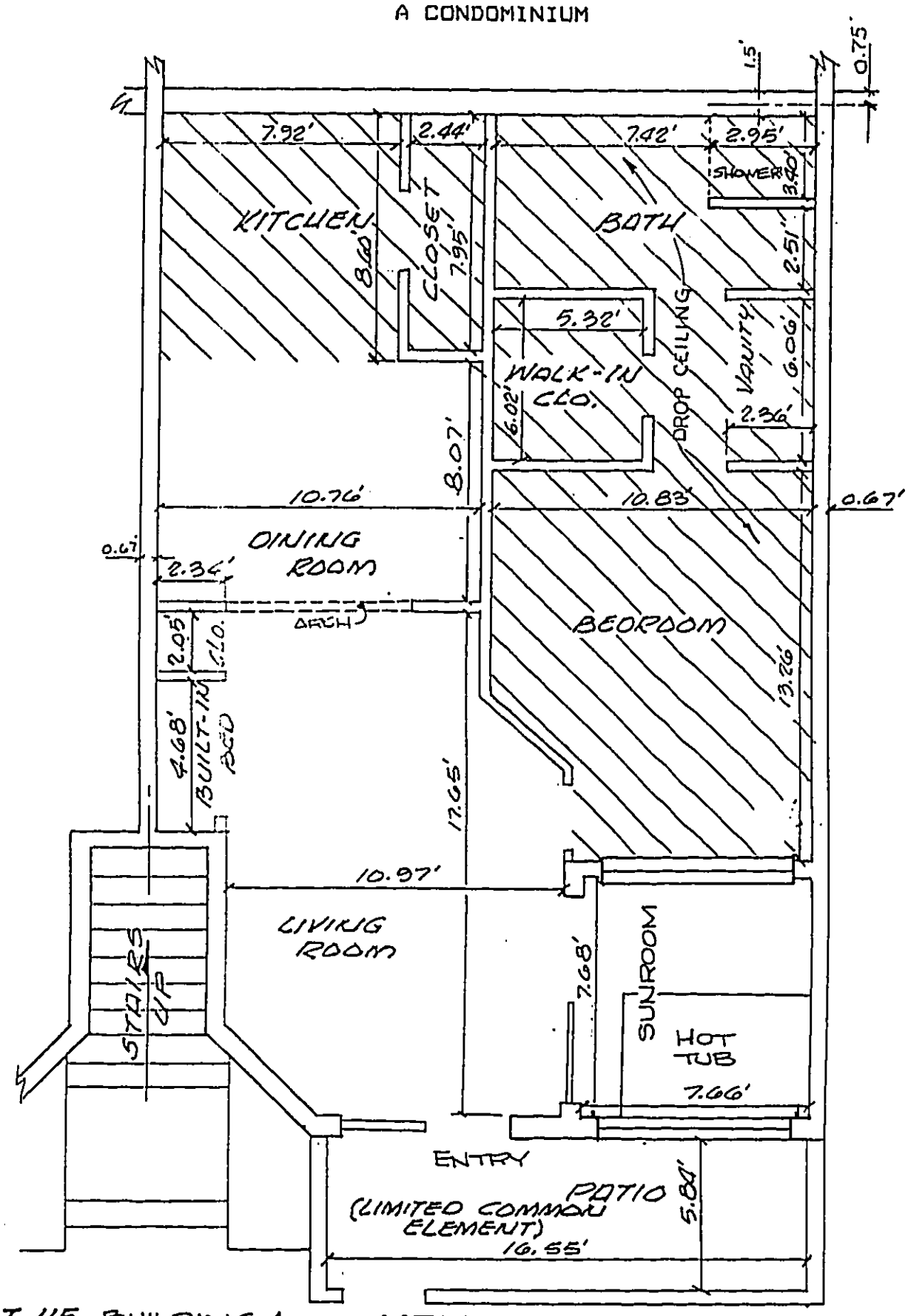
100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

EXHIBIT "A"

SHEET 29 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 115 BUILDING 1
VILLA 'A' REVERSE
1ST. FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 4 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 11.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 19.05 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.05 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

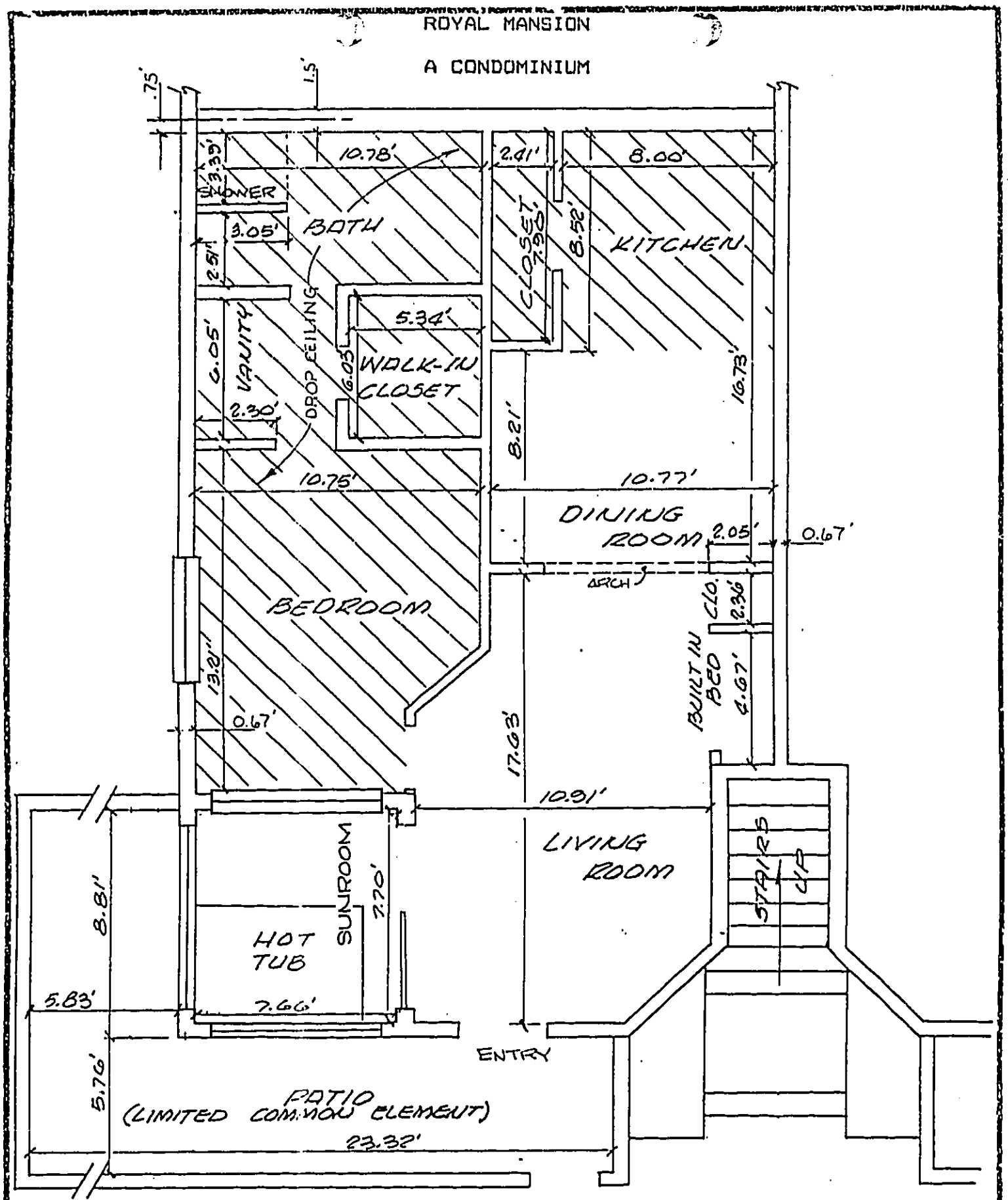
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EXHIBIT "A"

SHEET 30 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 116 BUILDING 1

VILLA 'A' END

1ST FLOOR

SCALE: 1"=5'

NOTES:

1. SEE SHEET 4 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 11.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 19.00 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.05 FEET (N.G.V.D.)

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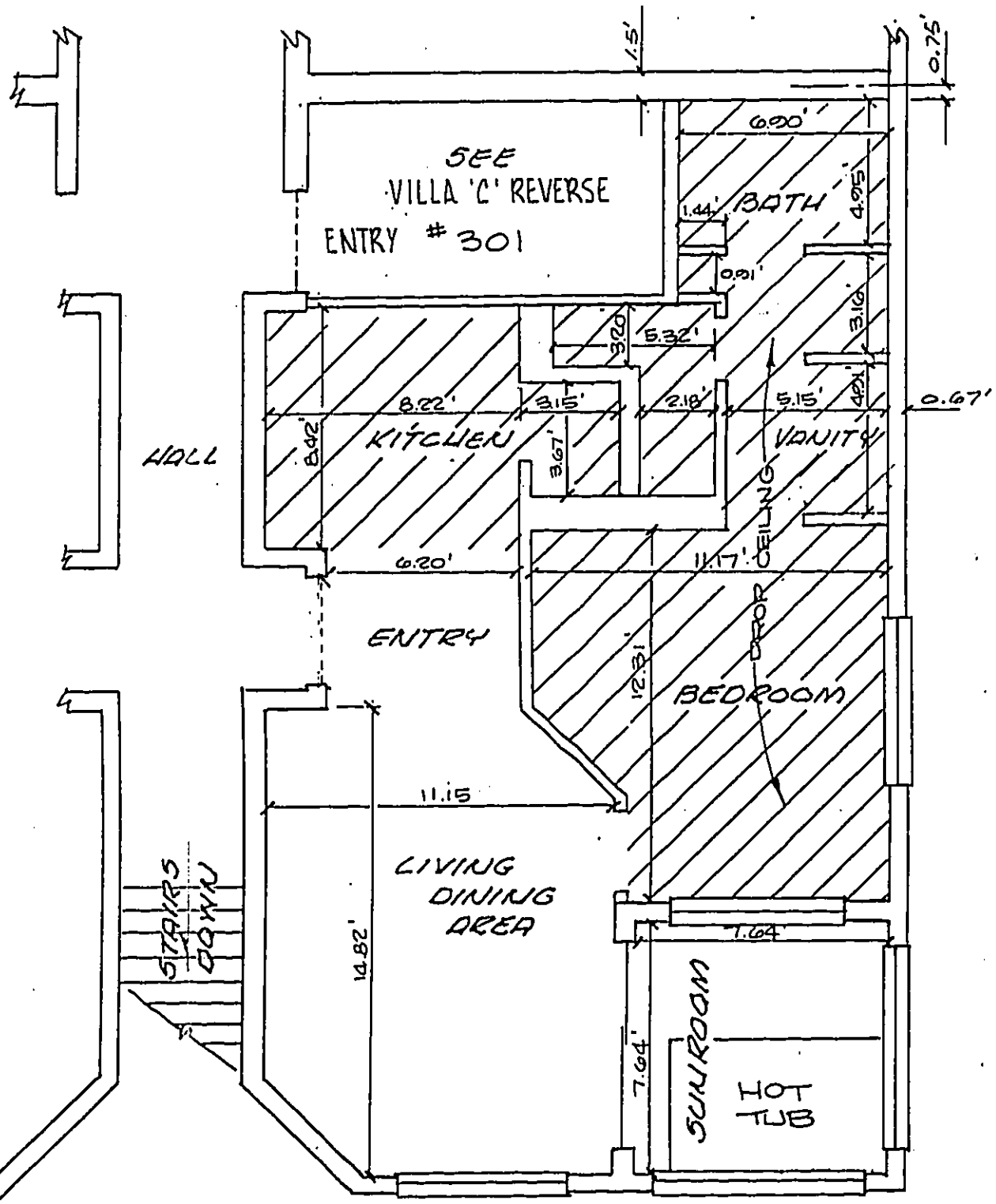
EXHIBIT "A"

SHEET 31 OF 195

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ROYAL MANSION

A CONDOMINIUM



UNIT 201 BUILDING 1
VILLA 'B' REVERSE
2ND FLOOR
SCALE: 1"= 5'

NOTES:

1. SEE SHEET 5 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.06 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 26.11 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.13 FEET (N.G.V.D.)

EXHIBIT "A"

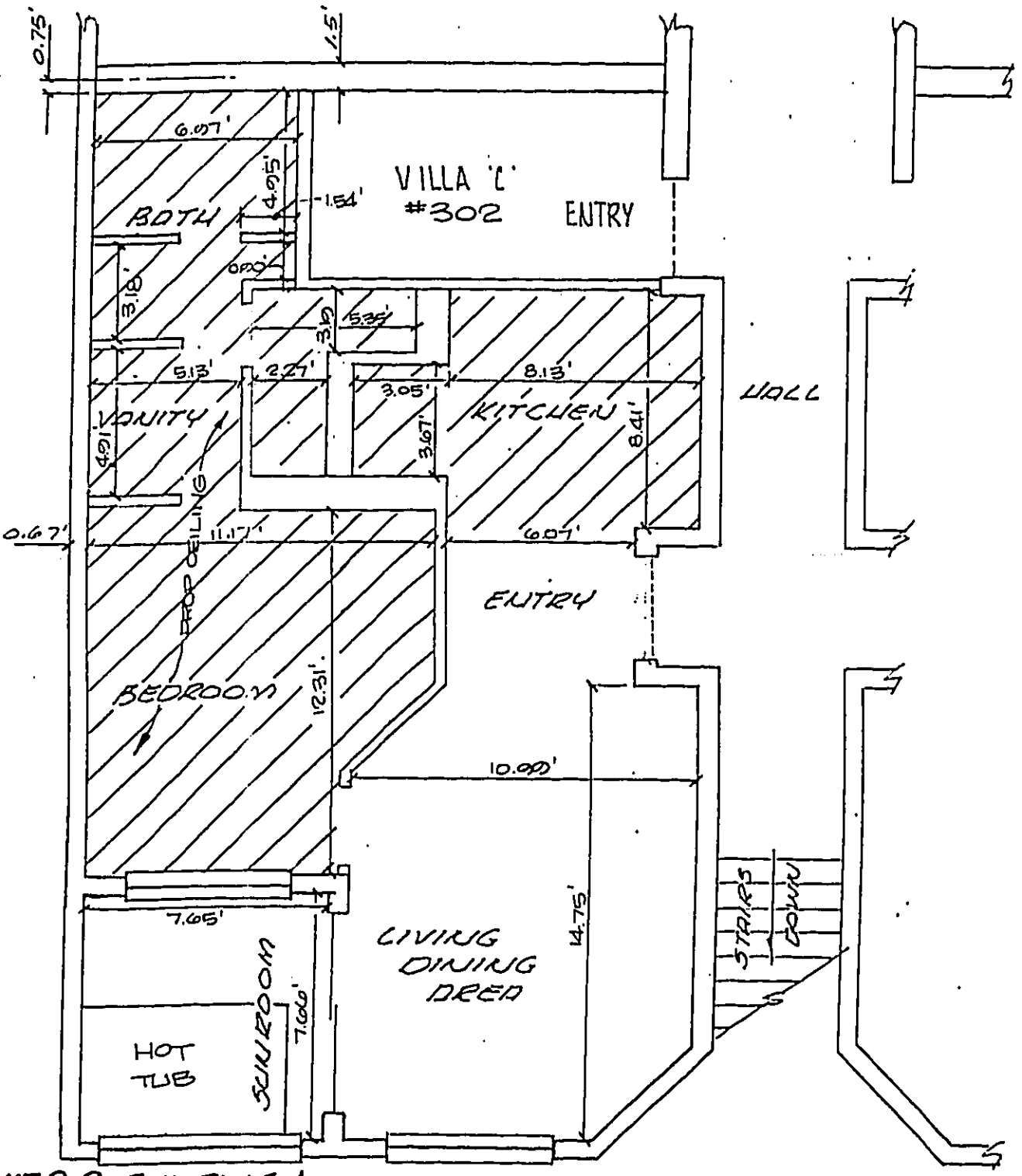
SHEET 32 OF 195

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PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1814, MERRITT ISLAND)

ROYAL MANSION

A CONDOMINIUM



UNIT 202 BUILDING 1
VILLA 'B'
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 6 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.

2. FINISH FLOOR ELEVATION = 20.06 FEET (N.G.V.D.)

3. HIGHEST FINISH CEILING ELEVATION = 28.17 FEET (N.G.V.D.)

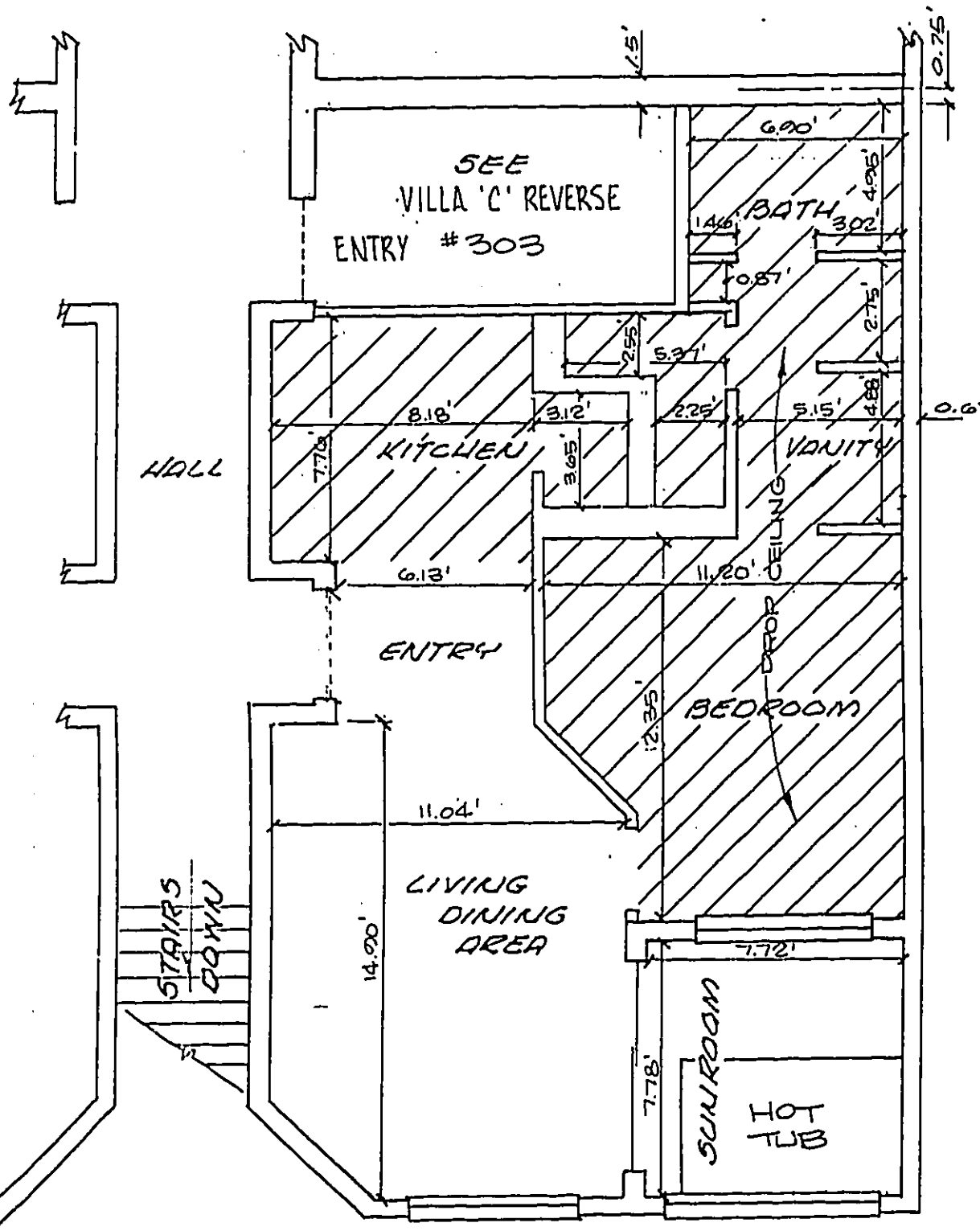
4. DROP FINISH CEILING ELEVATION = 27.20 FEET (N.G.V.D.)

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ROYAL MANSION

A CONDOMINIUM



UNIT 203 BUILDING 1
VILLA 'B' REVERSE
2ND FLOOR
SCALE: 1" = 5'

NOTES:

1. SEE SHEET 5 OF 196 FOR LOCATION OF UNIT WITHIN THE BUILDING.

2. FINISH FLOOR ELEVATION = 20.06 FEET (N.G.V.D.)

3. HIGHEST FINISH CEILING ELEVATION = 28.13 FEET (N.G.V.D.)

4. DROP FINISH CEILING ELEVATION = 27.14 FEET (N.G.V.D.)

EXHIBIT "A"

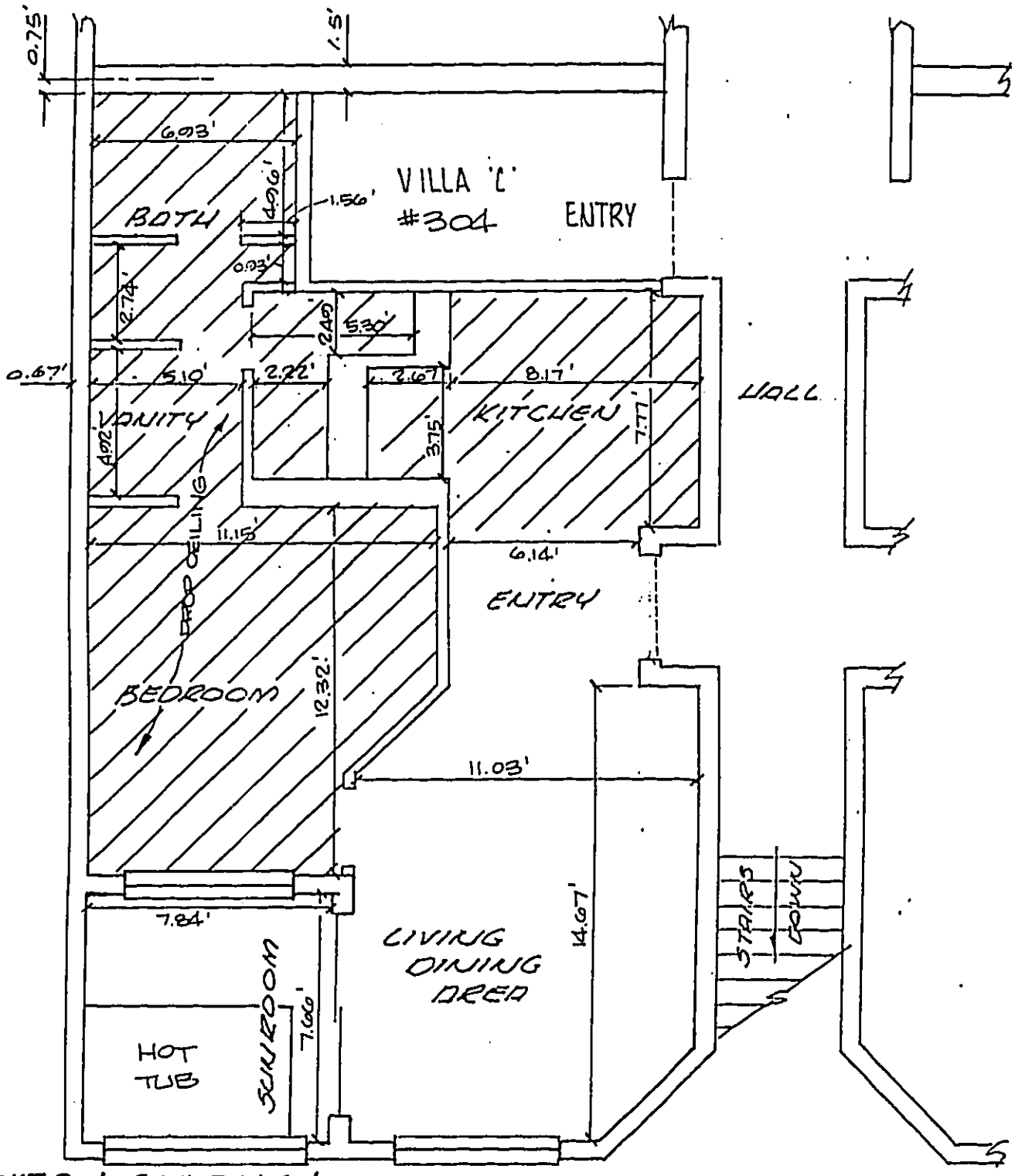
SHEET 3A OF 195

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PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

ROYAL MANSION

A CONDOMINIUM



UNIT 204 BUILDING 1
VILLA 'B'
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 5 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 28.12 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.17 FEET (N.G.V.D.)

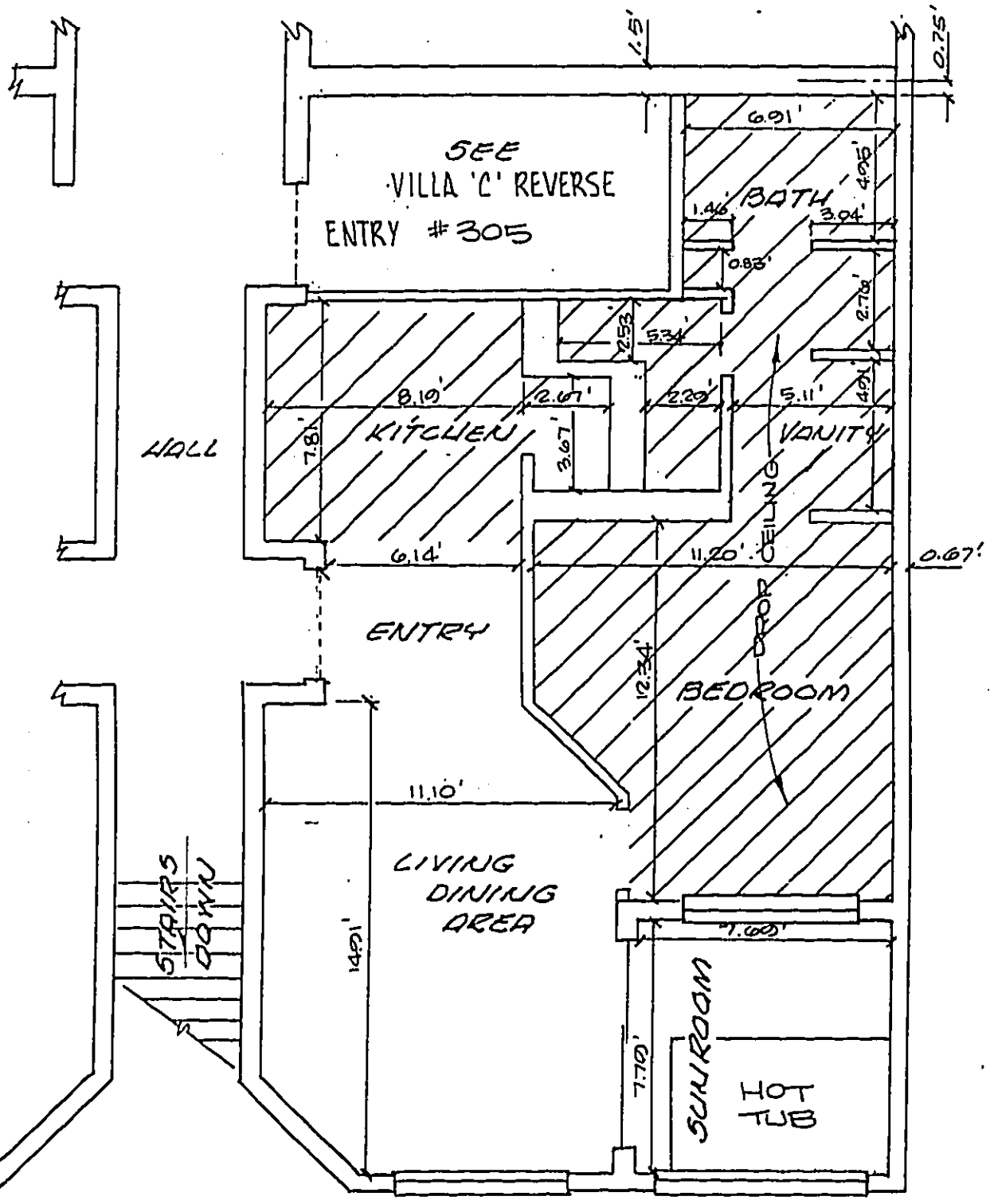
BUSSEN ENGINEERING GROUP INC.
100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

EXHIBIT "A"
SHEET 35 OF 195

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2899
0869

ROYAL MANSION

A CONDOMINIUM



UNIT 205 BUILDING 1
VILLA 'B' REVERSE
2ND FLOOR
SCALE: 1"= 5'

NOTES:

1. SEE SHEET 5 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.06 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 23.16 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 21.14 FEET (N.G.V.D.)

EXHIBIT "A"

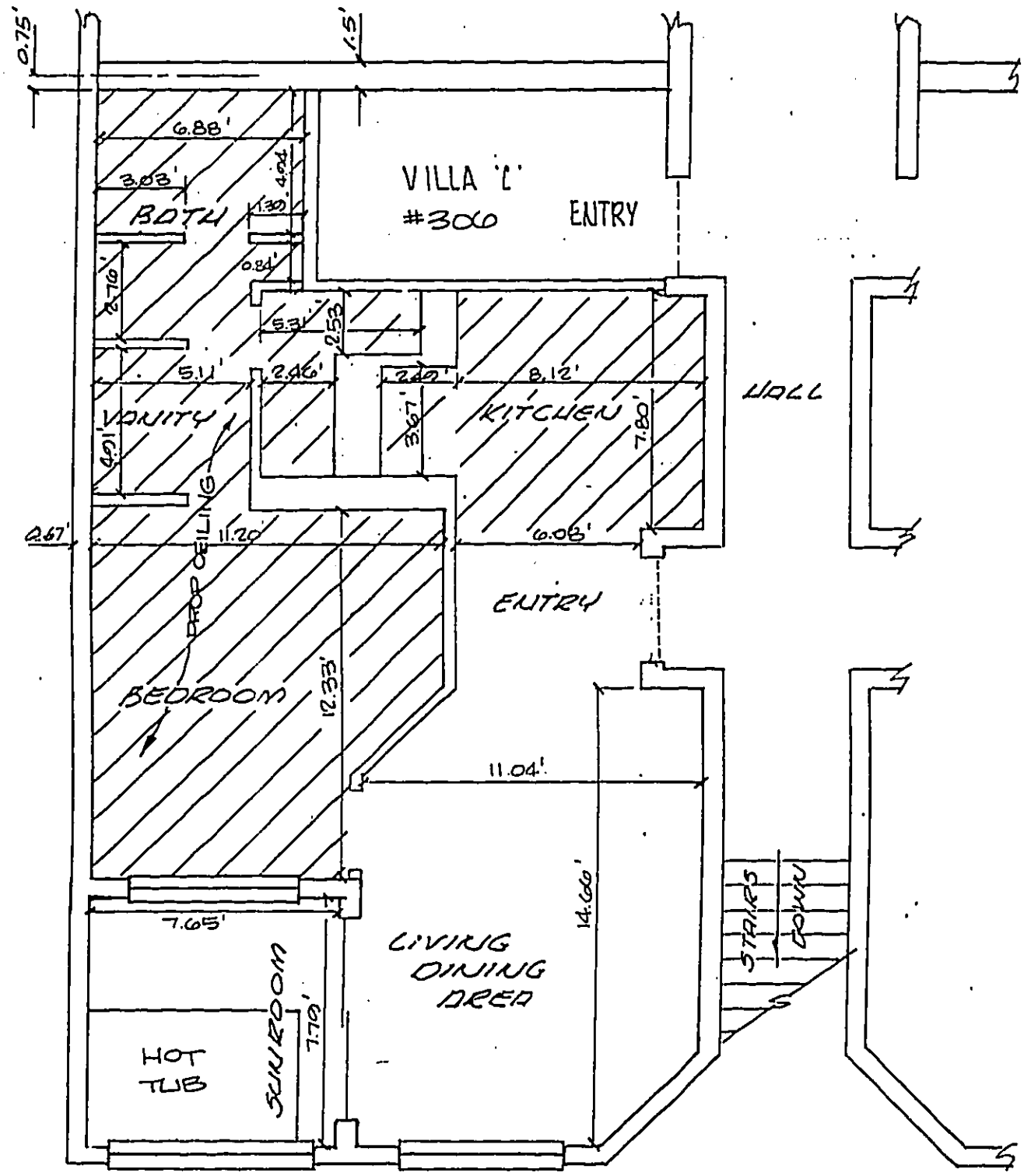
SHEET 36 OF 195

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100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

ROYAL MANSION

A CONDOMINIUM



UNIT 206 BUILDING 1
VILLA 'B'
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 5 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.06 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 28.11 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.14 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

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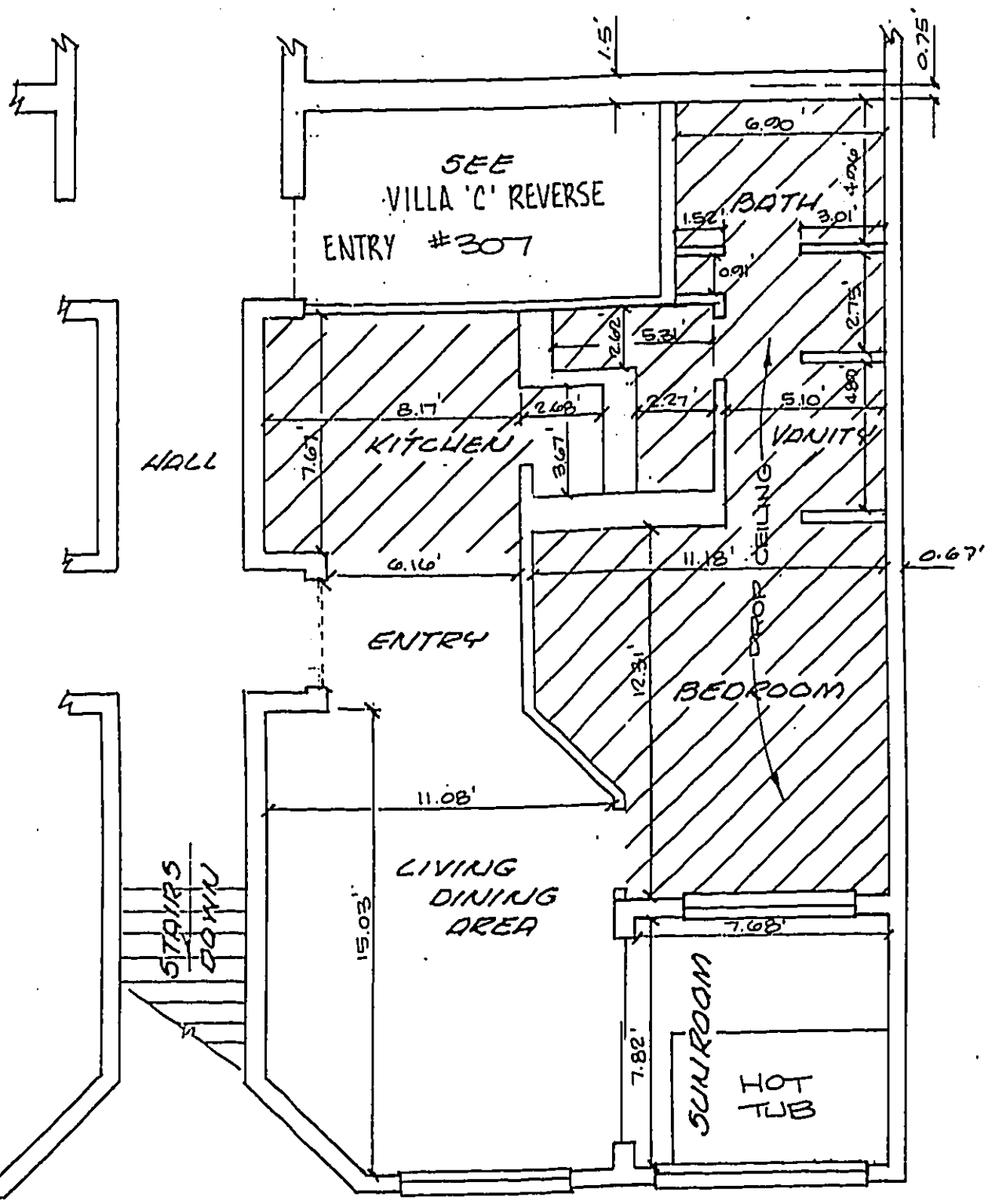
EXHIBIT "A"

SHEET 37 OF 195

OFF. REC.

ROYAL MANSION

A CONDOMINIUM



UNIT 207 BUILDING 1
VILLA 'B' REVERSE
2ND FLOOR
SCALE: 1"= 5'

NOTES:

1. SEE SHEET 5 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 28.12 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.16 FEET (N.G.V.D.)

EXHIBIT "A" OFF. REC.

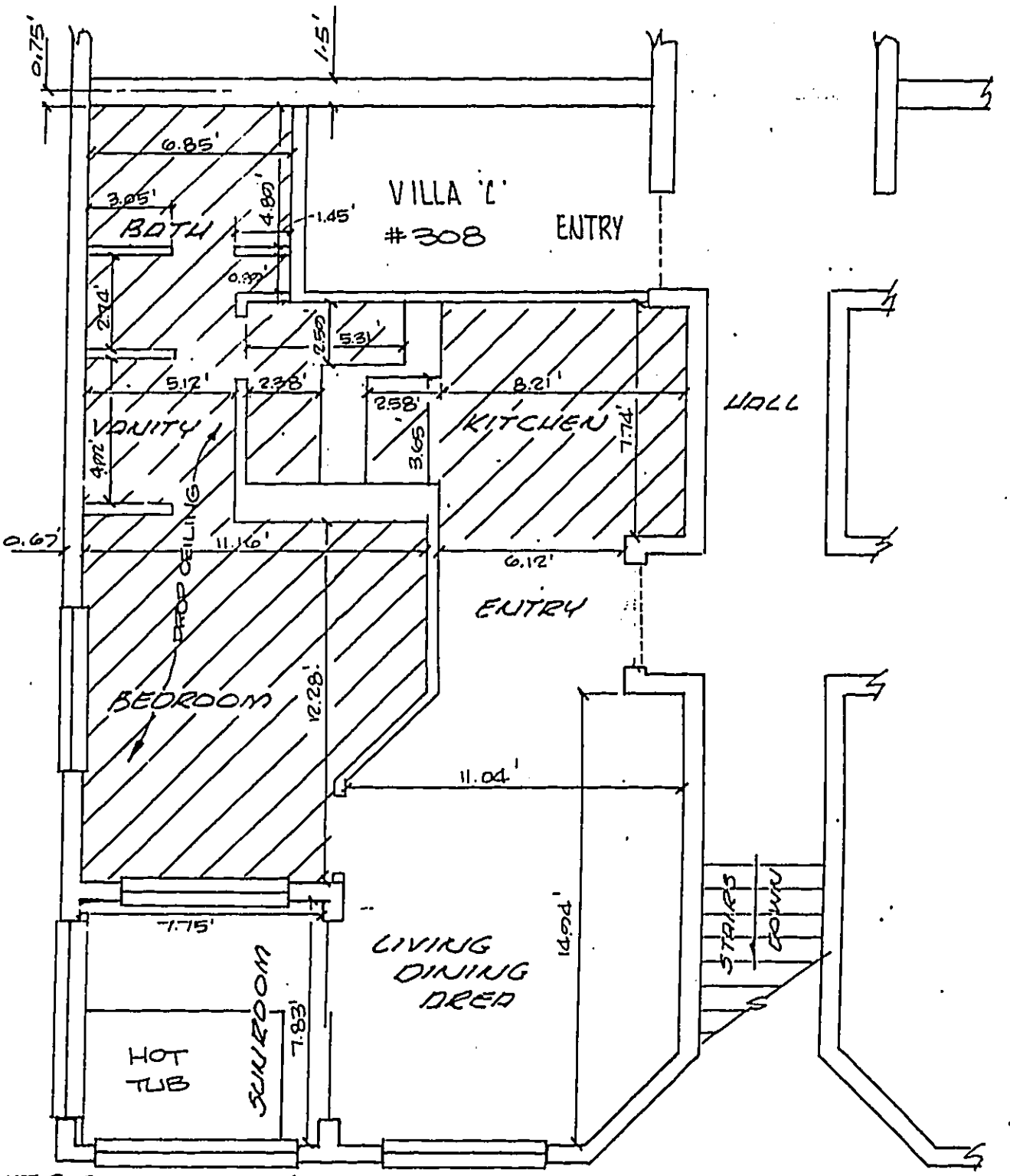
SHEET 38 OF 195 2899 0872

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ROYAL MANSION

A CONDOMINIUM



UNIT 208 BUILDING 1
VILLA 'B'
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 5 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.

2. FINISH FLOOR ELEVATION = 20.06 FEET (N.G.V.D.)

3. HIGHEST FINISH CEILING ELEVATION = 28.13 FEET (N.G.V.D.)

4. DROP FINISH CEILING ELEVATION = 27.11 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

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(P.O. BOX 1914, MERRITT ISLAND)

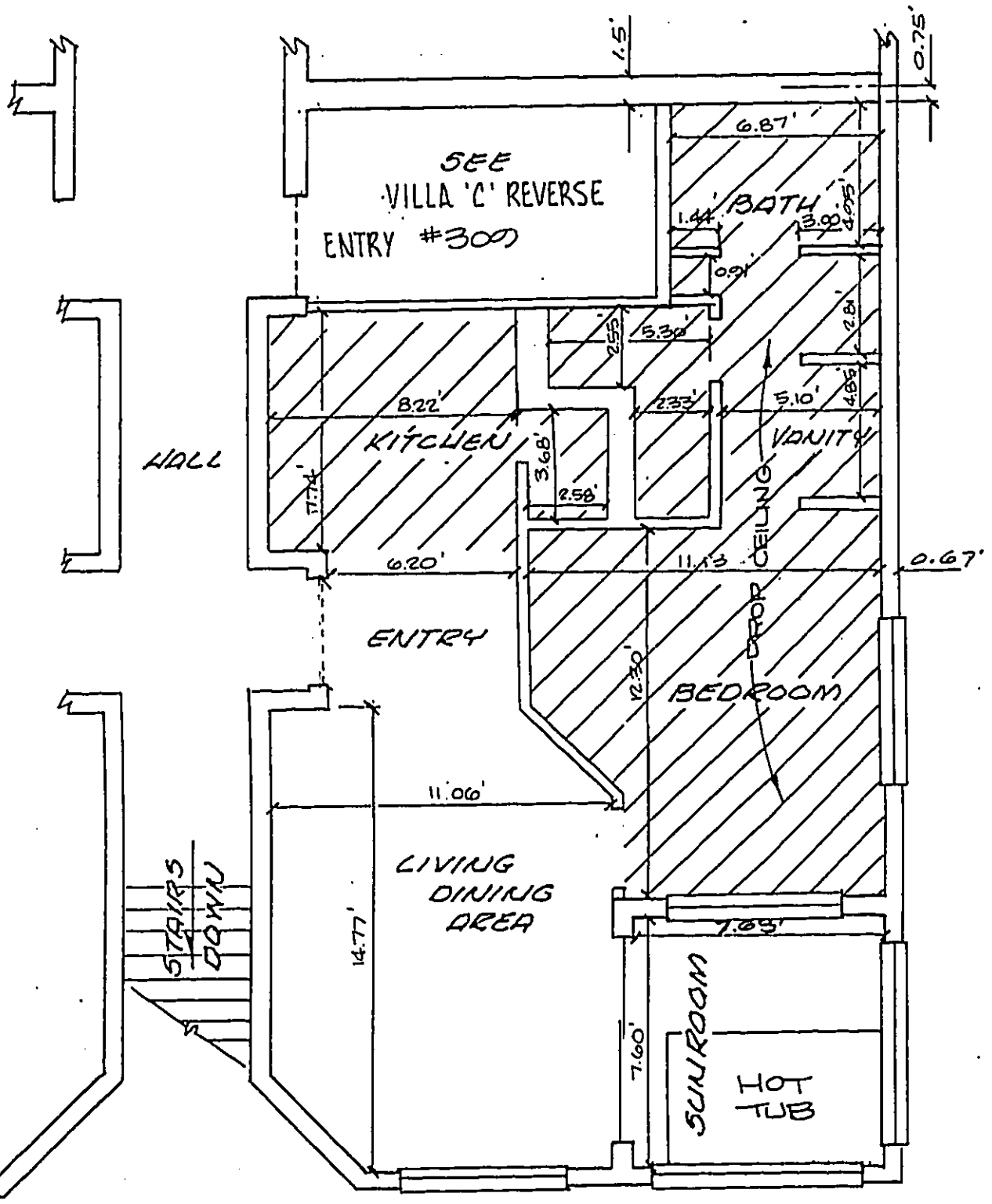
EXHIBIT "A"

SHEET 39 OF 195

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ROYAL MANSION

A CONDOMINIUM



UNIT 200 BUILDING 1
VILLA 'B' REVERSE
2ND FLOOR
SCALE: 1" = 5'

NOTES:

1. SEE SHEET 5 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.06 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 28.15 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.12 FEET (N.G.V.D.)

EXHIBIT "A"

SHEET 40 OF 195

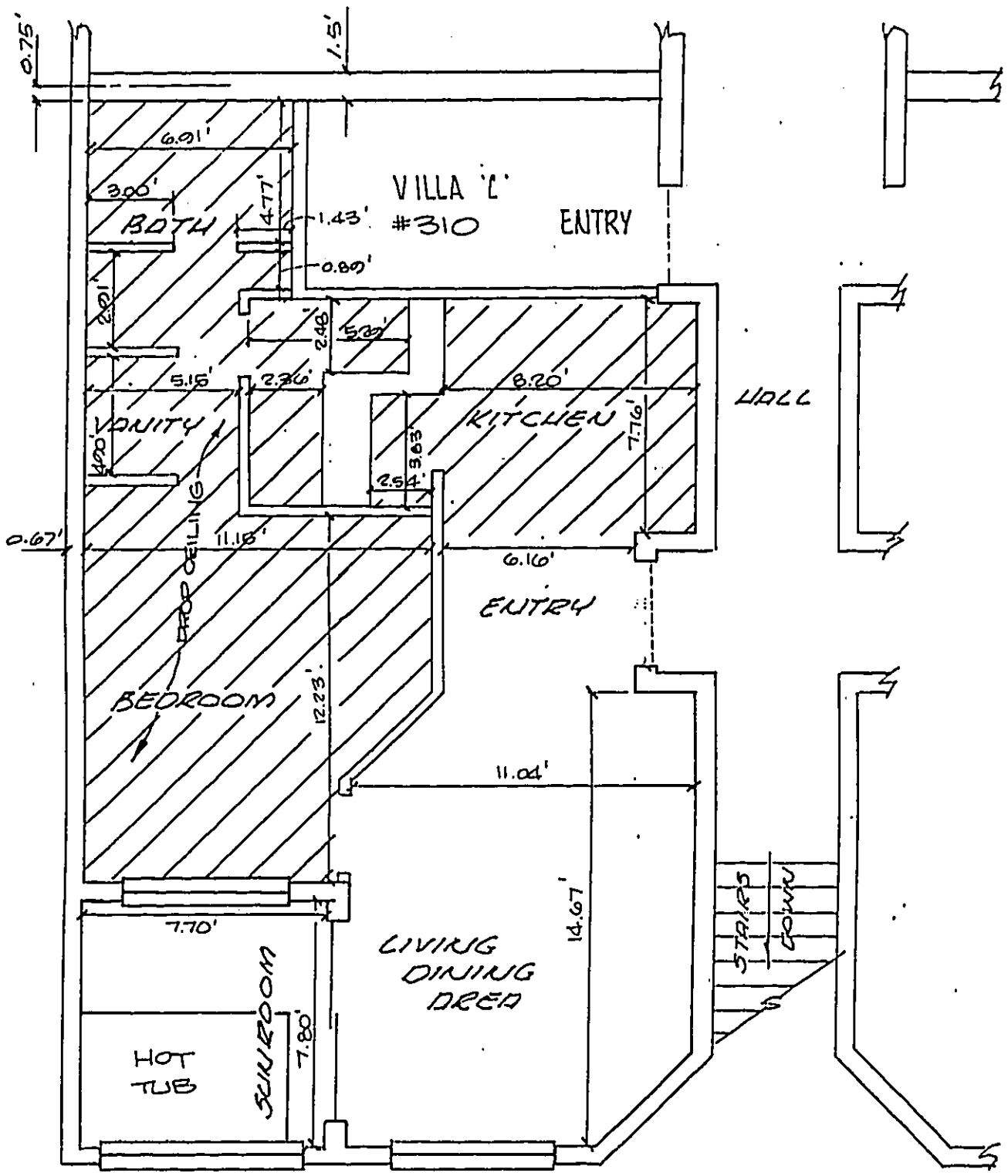
OFF. REC. 2899 PAGE 0874

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ROYAL MANSION

A CONDOMINIUM



UNIT 210 BUILDING 1
VILLA 'B'
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 5 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.

2. FINISH FLOOR ELEVATION = 20.06 FEET (N.G.V.D.)

3. HIGHEST FINISH CEILING ELEVATION = 28.13 FEET (N.G.V.D.)

4. DROP FINISH CEILING ELEVATION = 27.18 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

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(P.O. BOX 1914, MERRITT ISLAND)

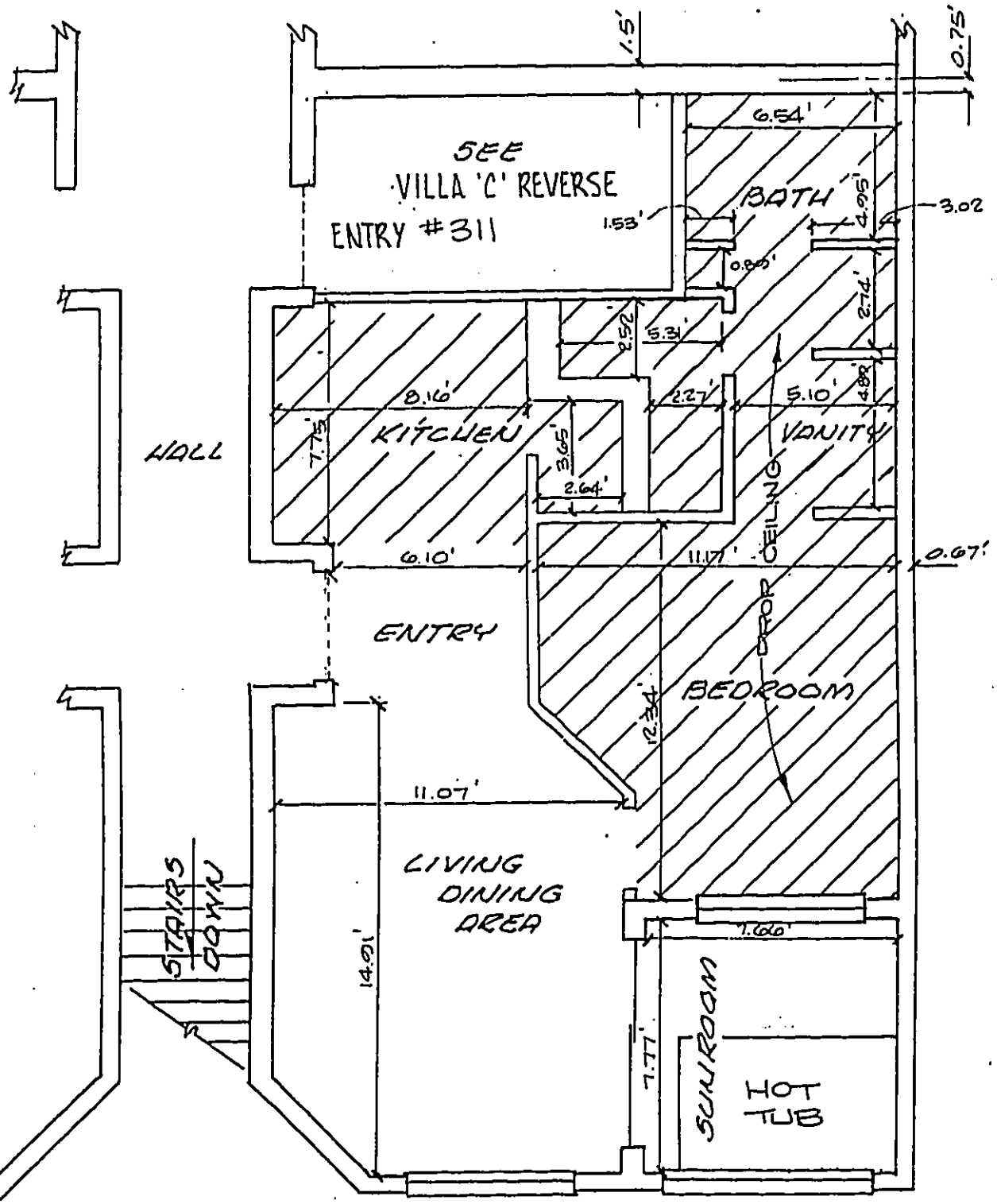
EXHIBIT "A"

SHEET 41 OF 195

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ROYAL MANSION

A CONDOMINIUM



UNIT 211 BUILDING 1
VILLA 'B' REVERSE
2ND FLOOR
SCALE: 1" = 5'

NOTES:

1. SEE SHEET 5 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.

2. FINISH FLOOR ELEVATION = 20.06 FEET (N.G.V.D.)

3. HIGHEST FINISH CEILING ELEVATION = 28.14 FEET (N.G.V.D.)

4. DROP FINISH CEILING ELEVATION = 27.18 FEET (N.G.V.D.)

EXHIBIT "A"

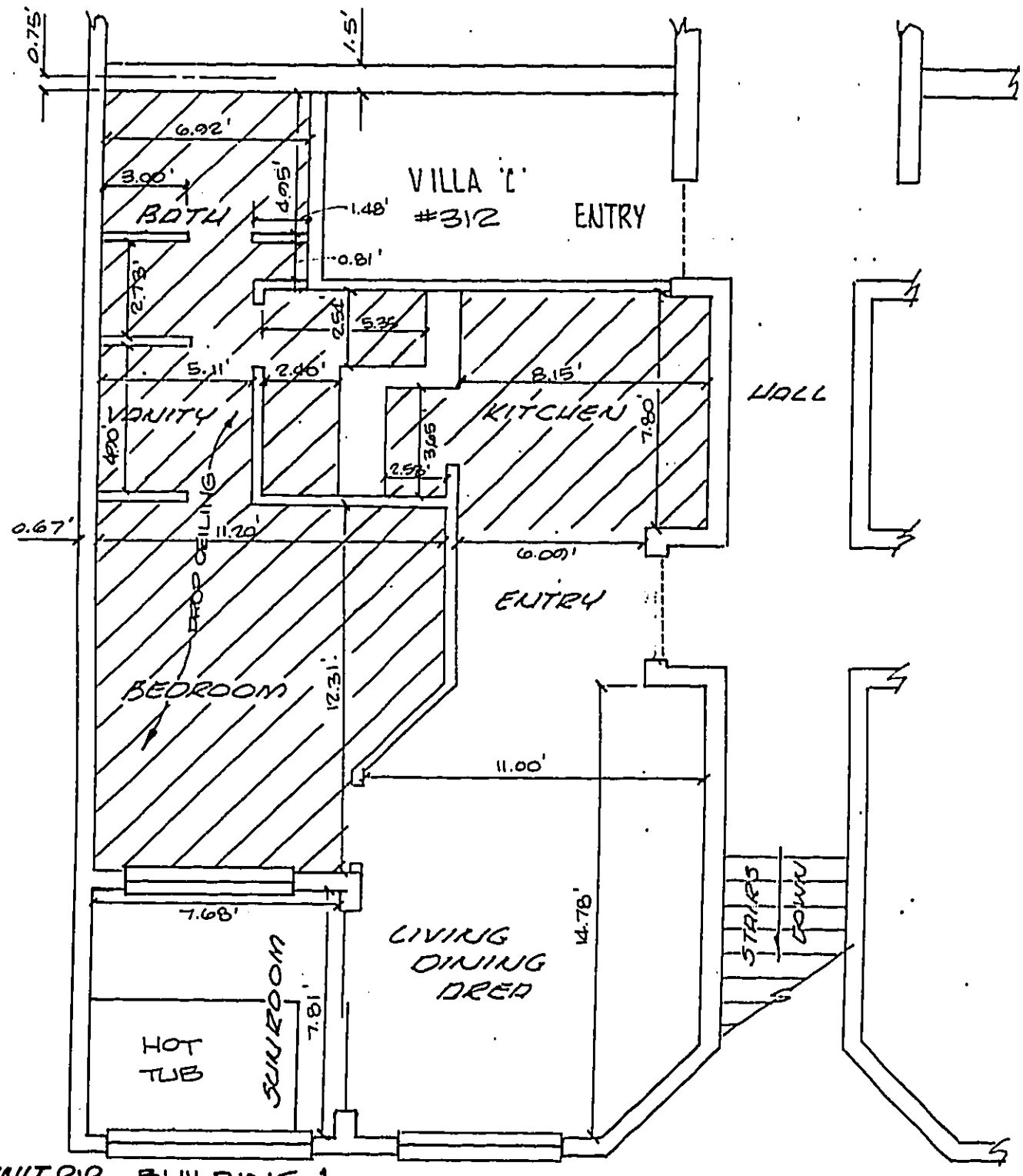
SHEET 42 OF 195

BUSSEN ENGINEERING GROUP INC.

100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

ROYAL MANSION

A CONDOMINIUM



UNIT 212 BUILDING 1
VILLA 'B'
2ND FLOOR
SCALE: 1"=5'

NOTES:

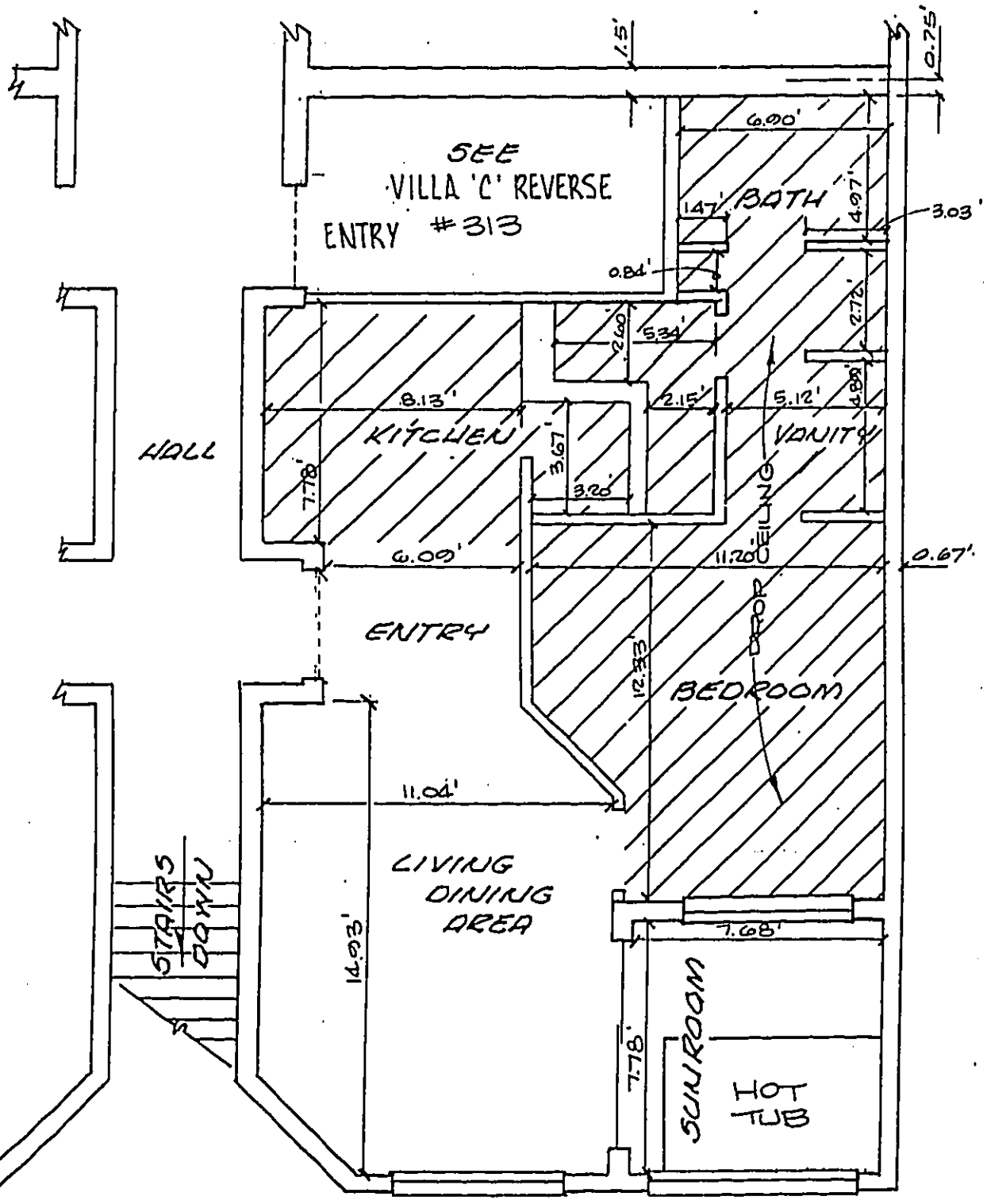
1. SEE SHEET 5 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 28.14 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.17 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

100 PARNELL STREET, MERRITT ISLAND, FL
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ROYAL MANSION

A CONDOMINIUM



UNIT 213 BUILDING 1
VILLA 'B' REVERSE
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 5 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.

2. FINISH FLOOR ELEVATION = 20.00 FEET (N.G.V.D.)

3. HIGHEST FINISH CEILING ELEVATION = 28.10 FEET (N.G.V.D.)

4. DROP FINISH CEILING ELEVATION = 27.00 FEET (N.G.V.D.)

EXHIBIT "A"

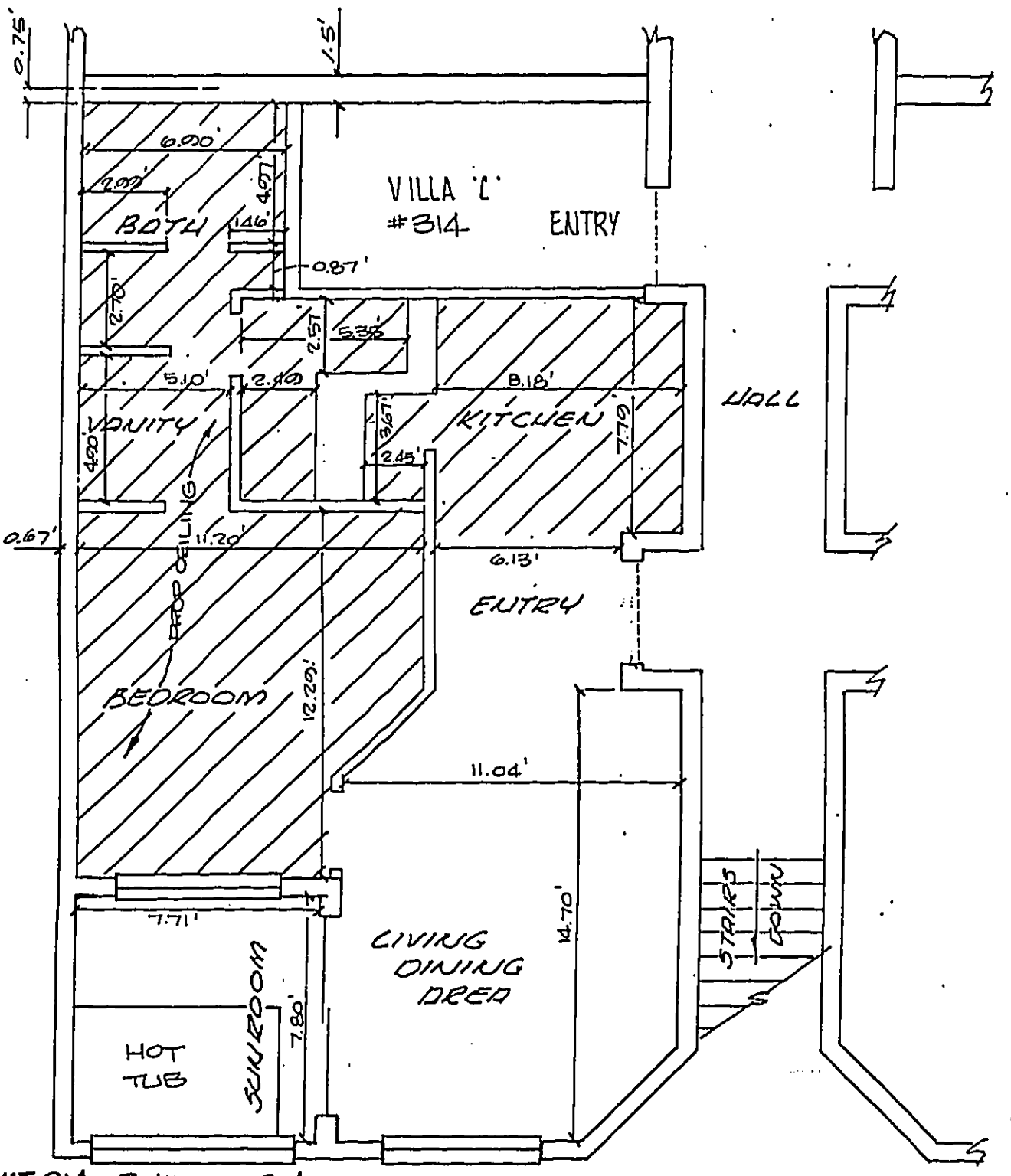
SHEET 44 OF 195

BUSSEN ENGINEERING GROUP INC.

100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

ROYAL MANSION

A CONDOMINIUM



UNIT 214 BUILDING 1
VILLA 'B'
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 5 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.

2. FINISH FLOOR ELEVATION = 20.06 FEET (N.G.V.D.)

3. HIGHEST FINISH CEILING ELEVATION = 28.08 FEET (N.G.V.D.)

4. DROP FINISH CEILING ELEVATION = 27.13 FEET (N.G.V.D.)

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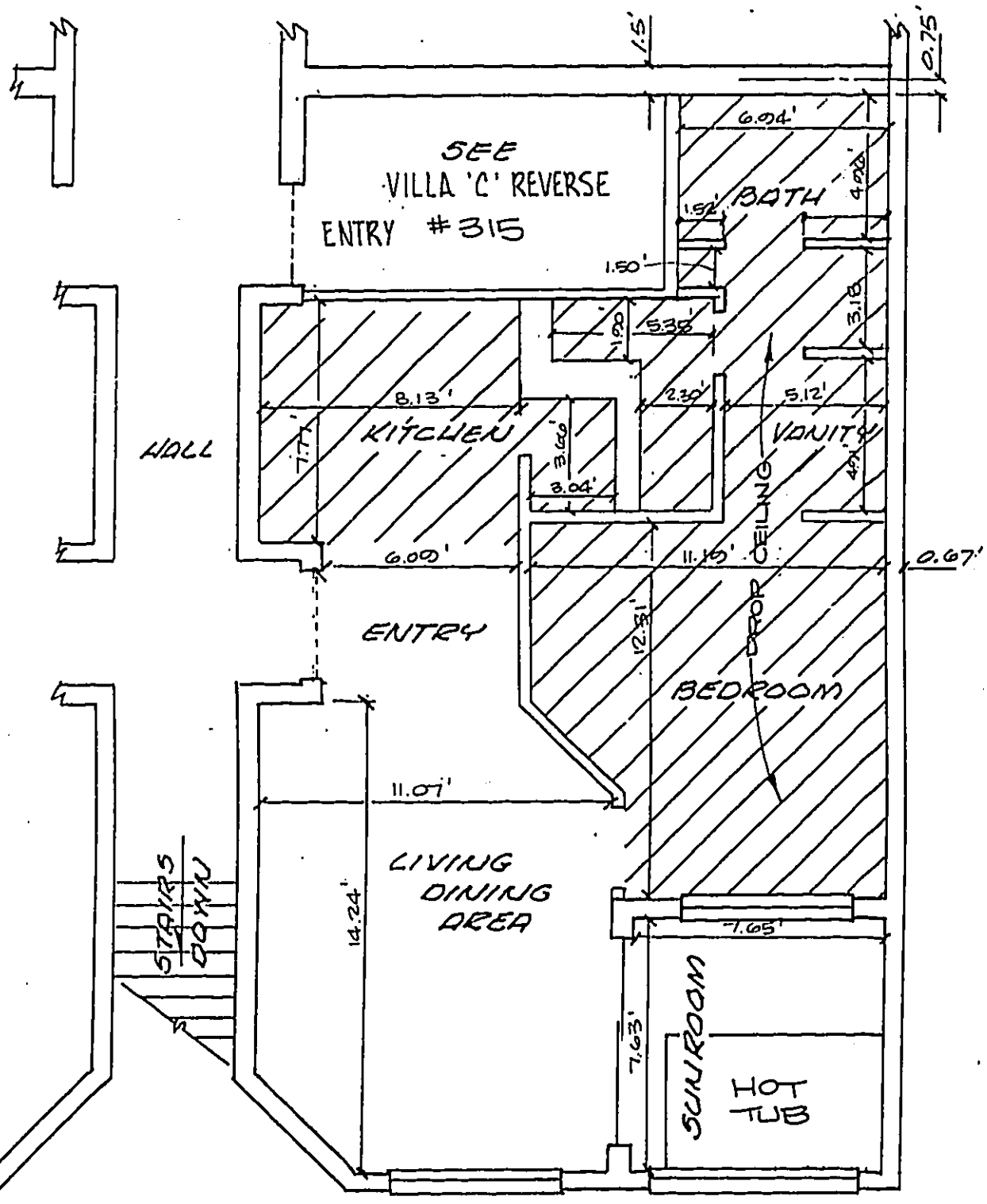
EXHIBIT "A"

SHEET 45 OF 195

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ROYAL MANSION

A CONDOMINIUM



UNIT 215 BUILDING 1
VILLA 'B' REVERSE
2ND FLOOR
SCALE: 1" = 5'

NOTES:

1. SEE SHEET 5 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.06 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 28.11 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.11 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

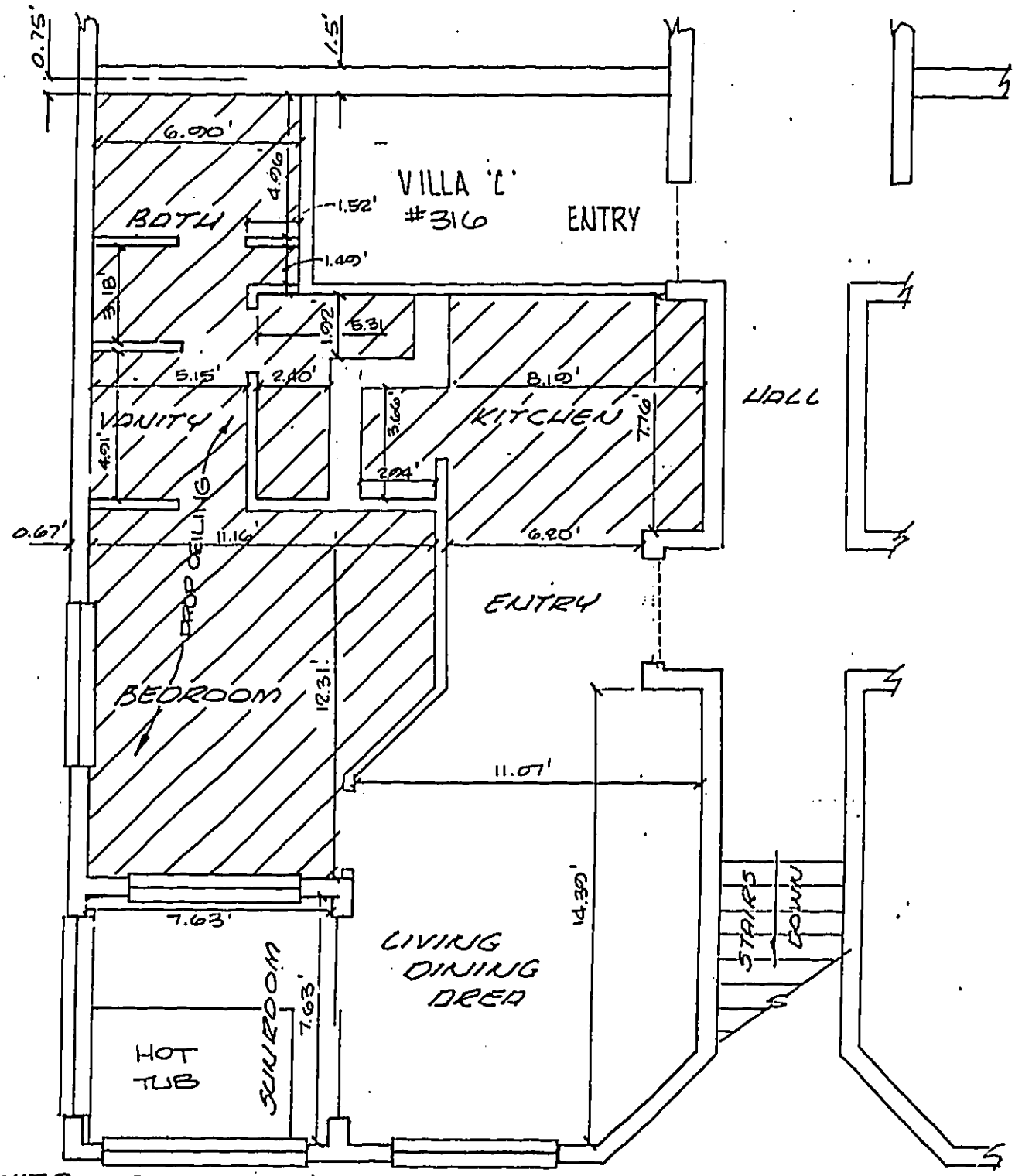
100 PARNELL STREET, MERRITT ISLAND, FL
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EXHIBIT "A"

SHEET 46 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 216 BUILDING 1
VILLA 'B'
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 5 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.06 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 28.12 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.12 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

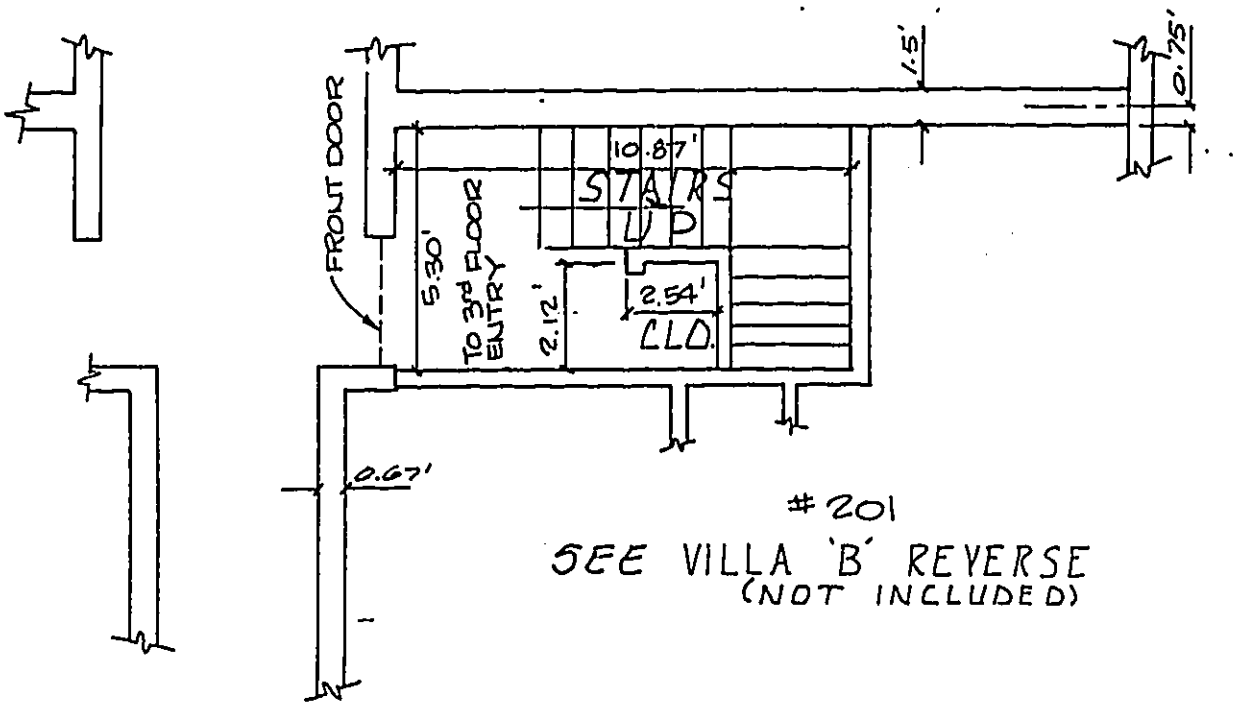
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EXHIBIT "A" OFF. REC.

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ROYAL MANSION

A CONDOMINIUM



UNIT 301 BUILDING 1
VILLA 'C' REVERSE
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 5 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.06 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.92 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.06 FEET (N.G.V.D.)

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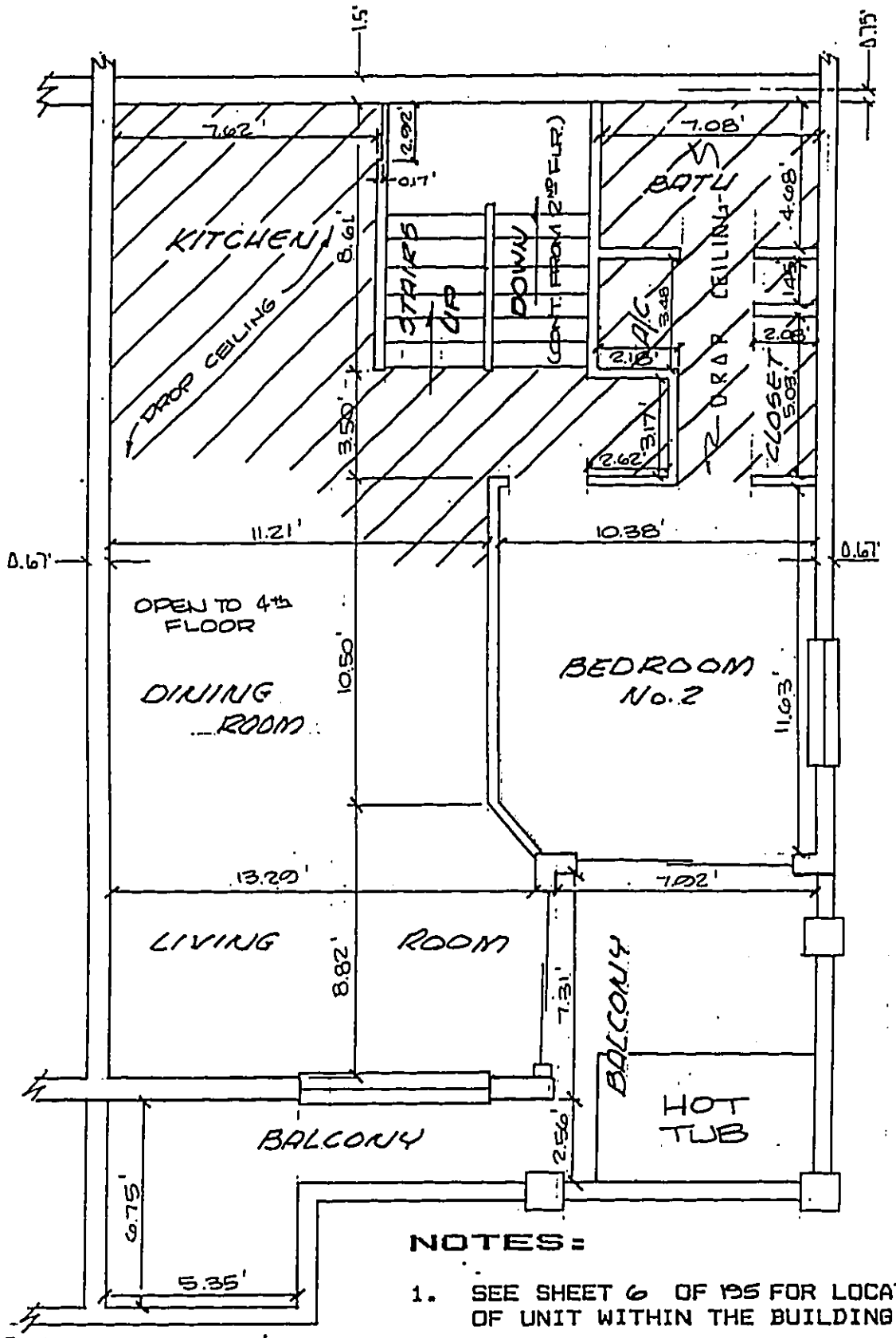
EXHIBIT "A"

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ROYAL MANSION

A CONDOMINIUM



UNIT 301 BUILDING 1
VILLA 'C' REVERSE
LOWER LEVEL
3RD FLOOR
SCALE: 1" = 5'

NOTES:

1. SEE SHEET 6 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.04 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.48 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 36.10 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

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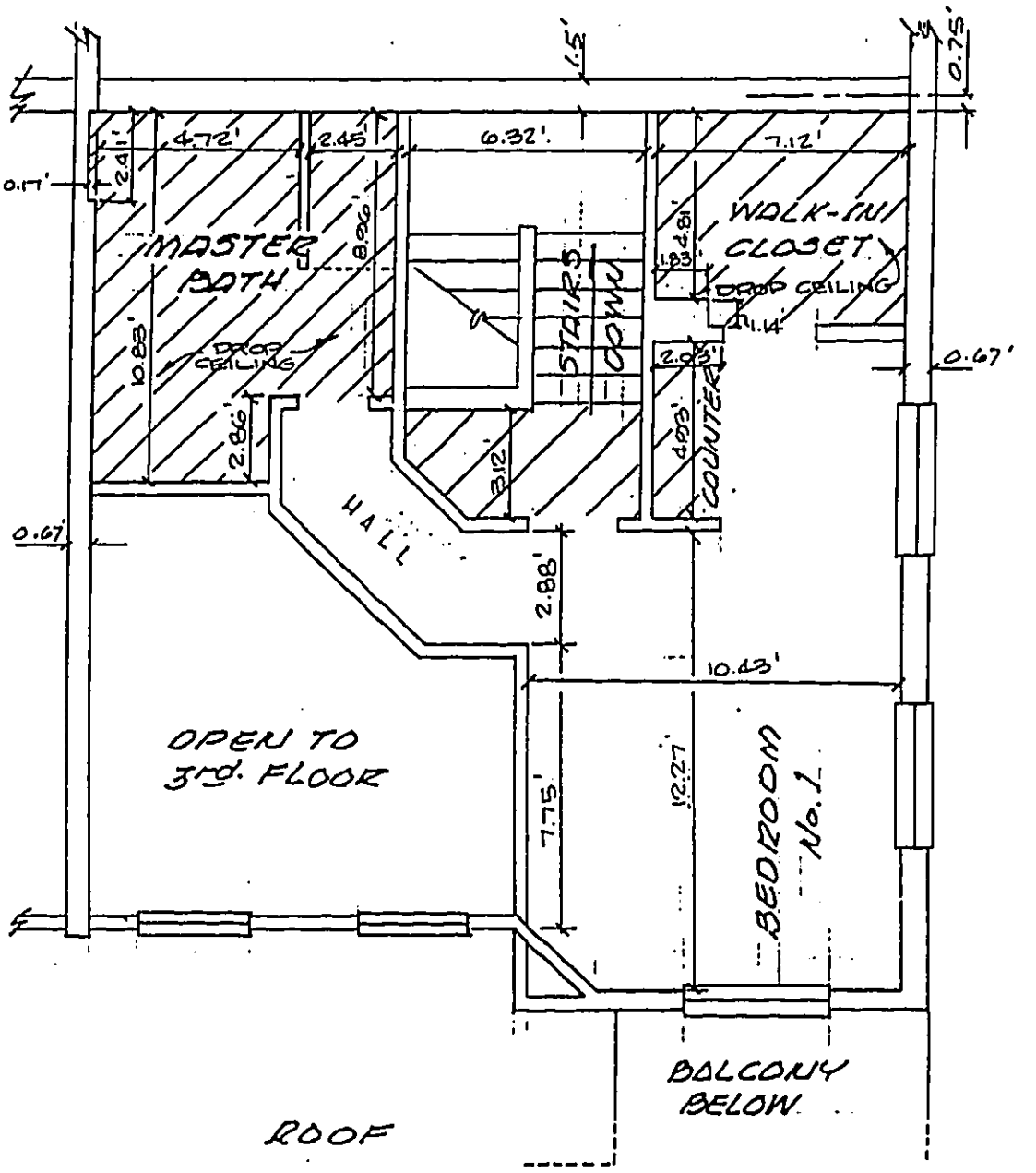
EXHIBIT "A"

SHEET 45 OF 195

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PAGE
0803

ROYAL MANSION

A CONDOMINIUM



UNIT 301 BUILDING 1
VILLA 'C' REVERSE
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 7 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.44 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.48 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.34 FEET (N.G.V.D.)

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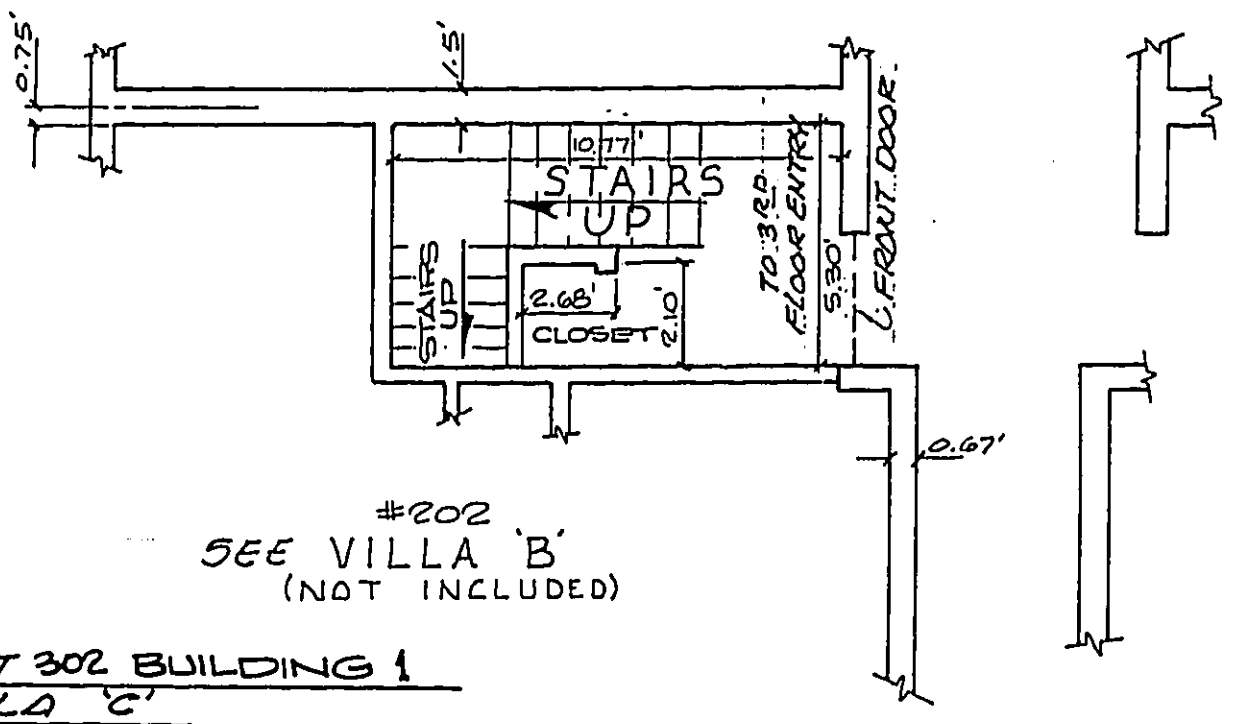
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EXHIBIT "A"

SHEET 50 OF 195

ROYAL MANSION

A CONDOMINIUM



#202
SEE VILLA 'B'
(NOT INCLUDED)

UNIT 302 BUILDING 1
VILLA 'C'
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 5 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.02 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.11 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

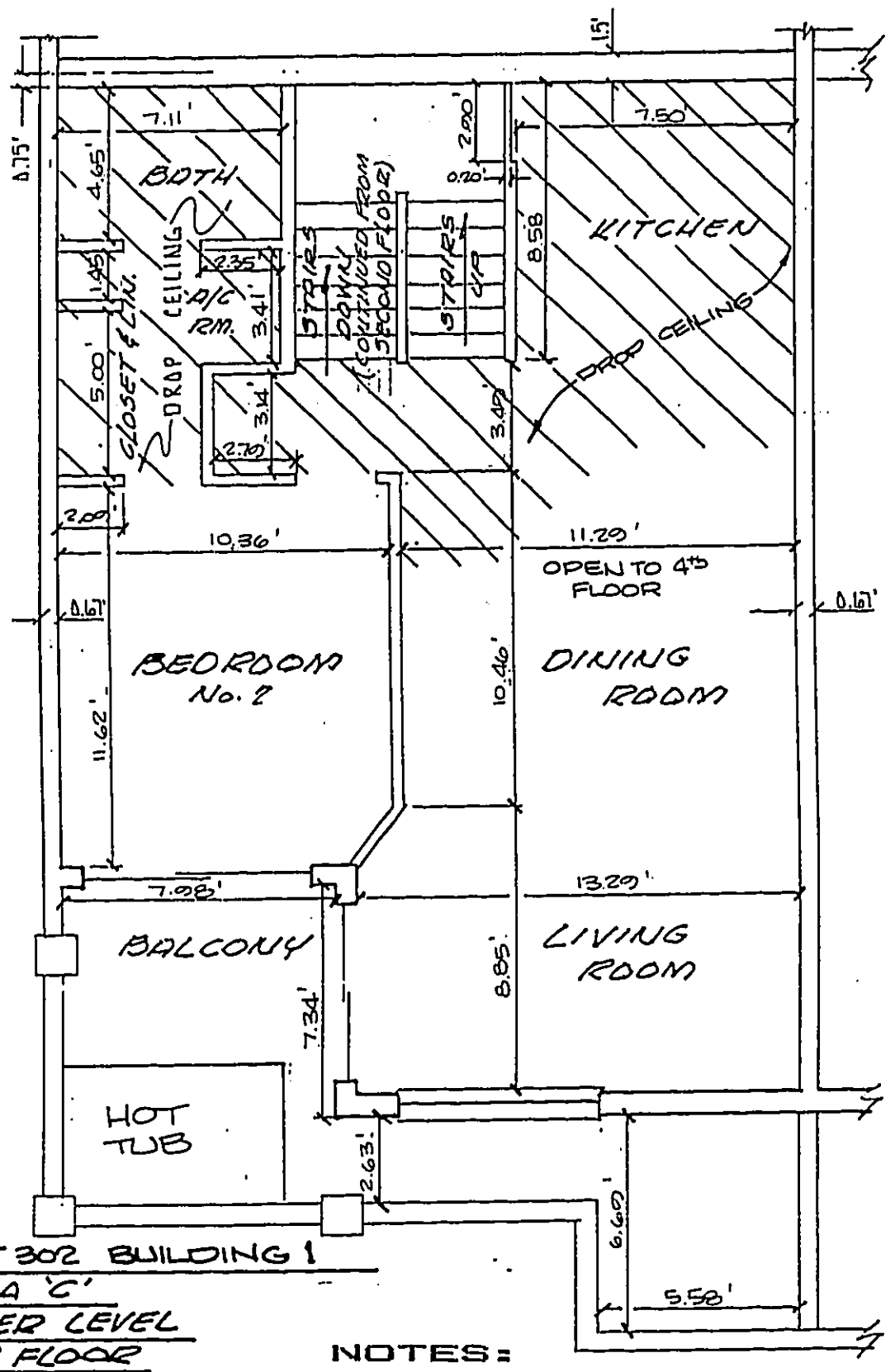
100 PARNELL STREET, MERRITT ISLAND, FL
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EXHIBIT "A"

SHEET 51 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 302 BUILDING 1
VILLA 'C'
LOWER LEVEL
3RD FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 6 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 29.04 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.46 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 36.00 FEET (N.G.V.D.)

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EXHIBIT "A"

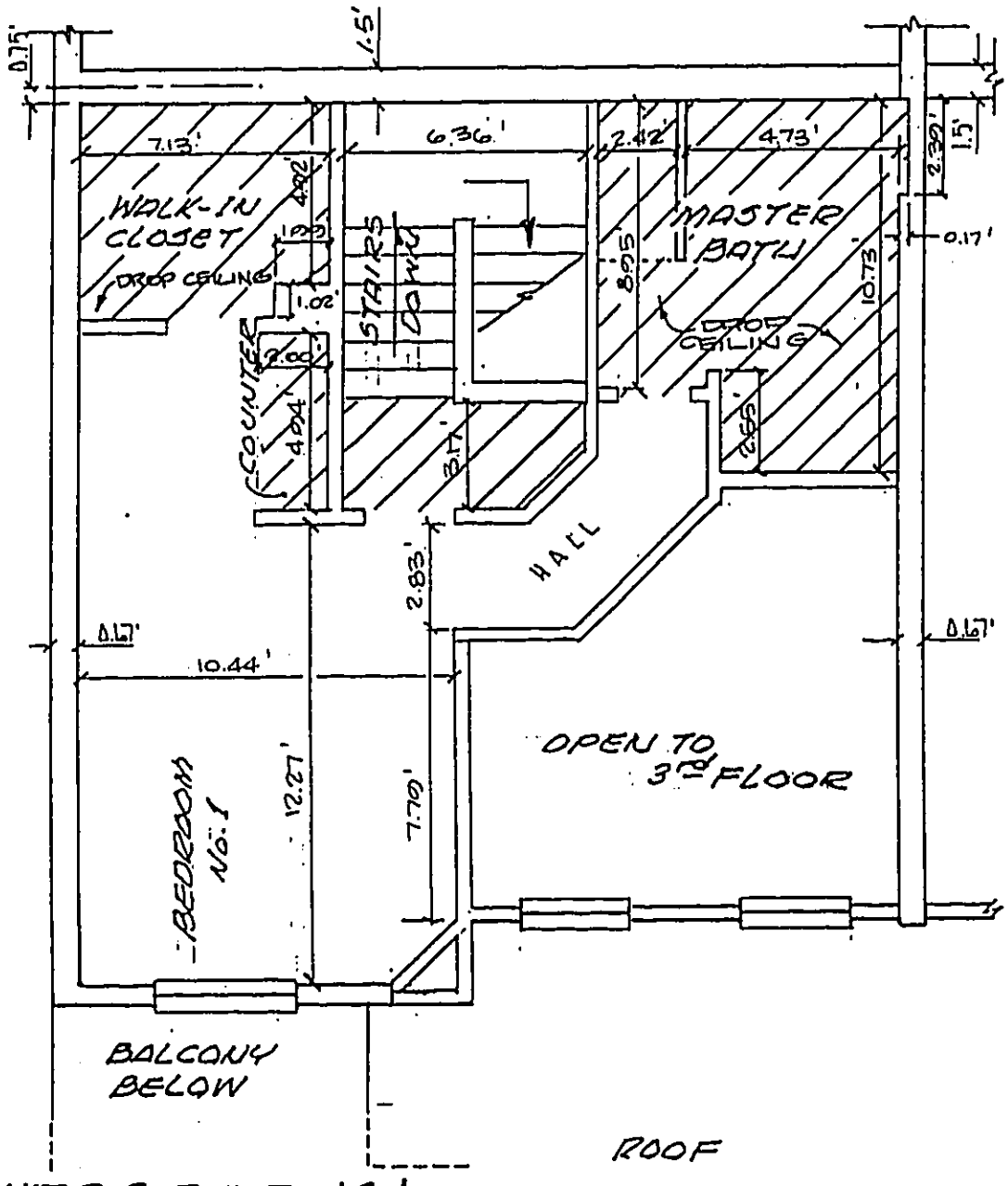
SHEET 52 OF 195

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2899 0886

ROYAL MANSION

A CONDOMINIUM



UNIT 302 BUILDING 1
VILLA 'C'
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 7 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.44 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.46 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.47 FEET (N.G.V.D.)

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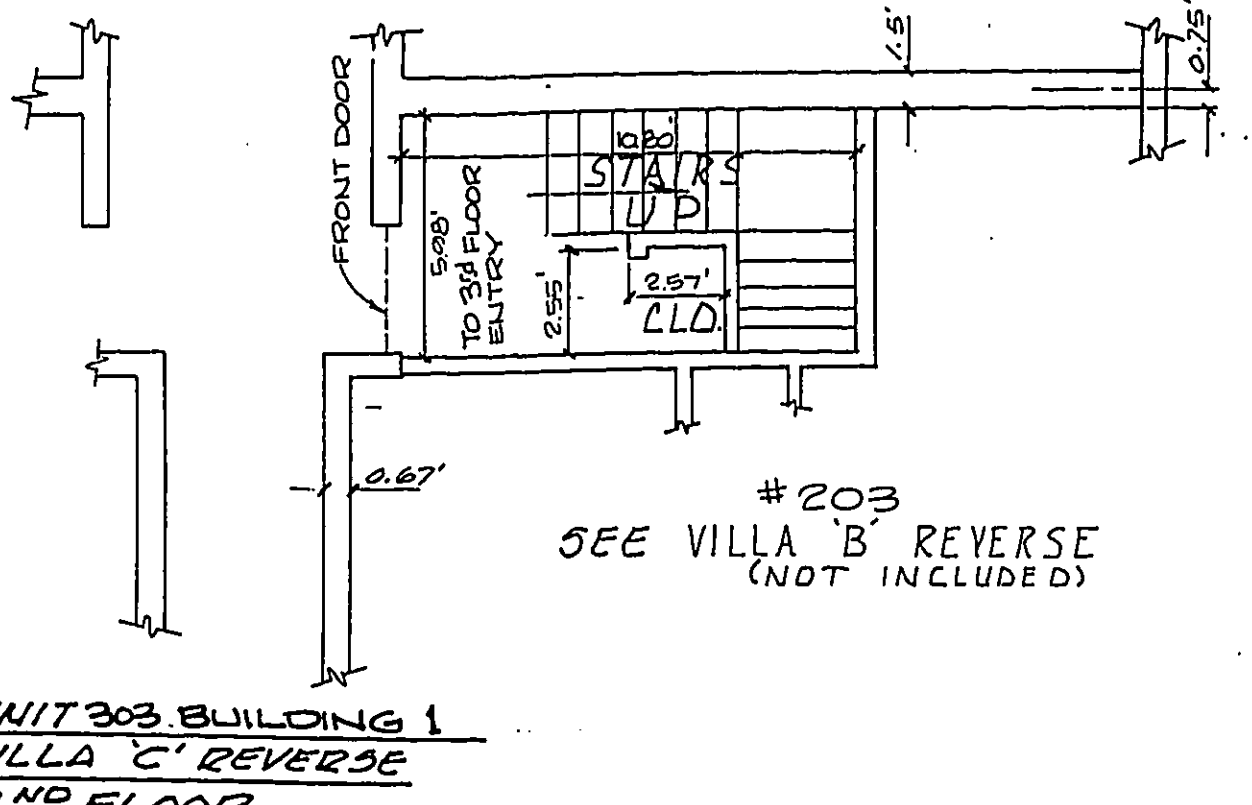
EXHIBIT "A"

SHEET 53 OF 195

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ROYAL MANSION

A CONDOMINIUM



#203

SEE VILLA 'B' REVERSE
(NOT INCLUDED)

UNIT 303 BUILDING 1
VILLA 'C' REVERSE
2ND FLOOR
SCALE: 1"=5'

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OFF. REC. 2899

NOTES:

1. SEE SHEET 5 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.06 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.92 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.14 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

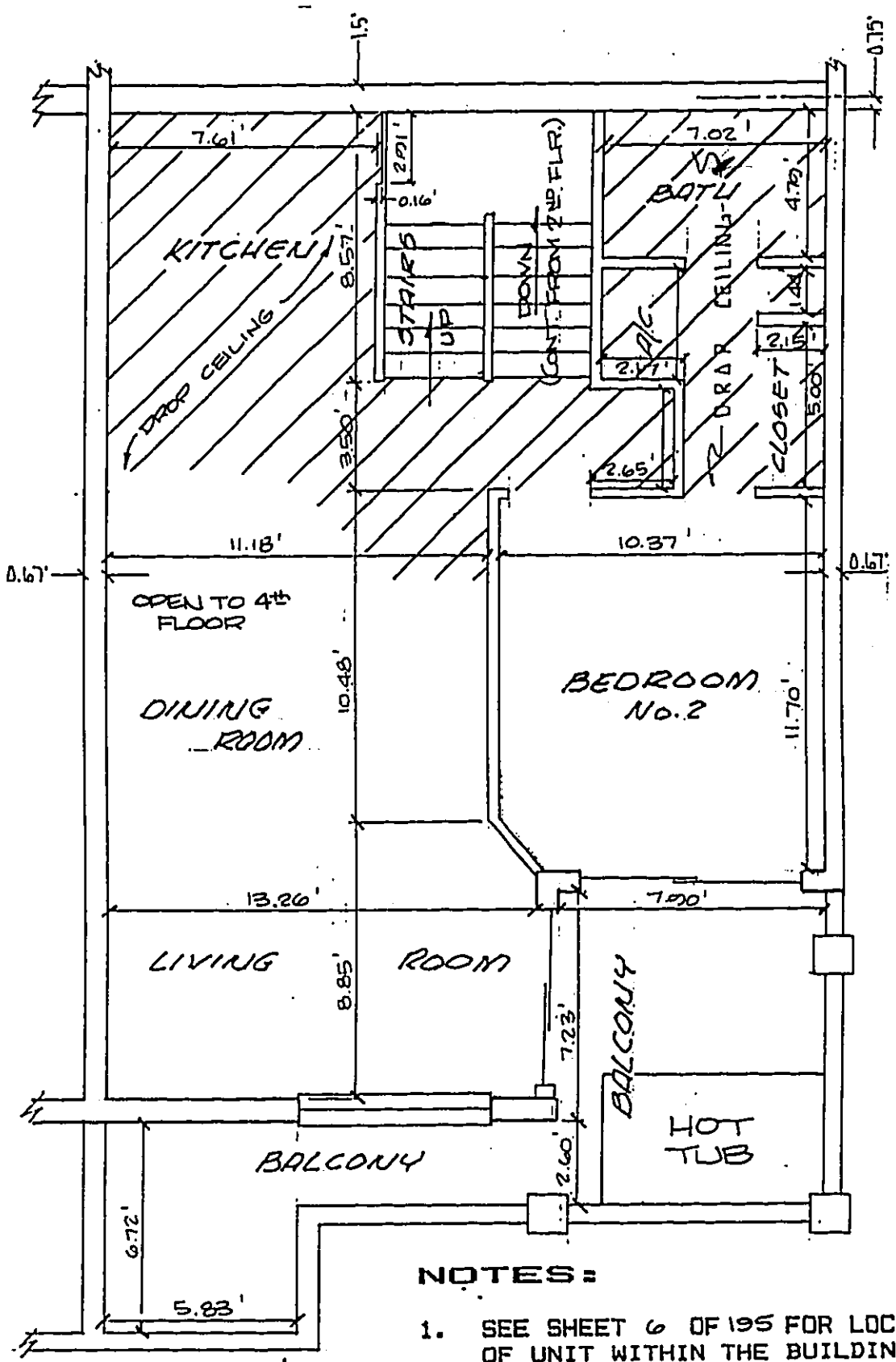
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EXHIBIT "A"

SHEET 54 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 303, BUILDING 1
VILLA 'C' REVERSE
LOWER LEVEL
3RD FLOOR
SCALE: 1" = 5'

NOTES:

1. SEE SHEET 6 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 29.04 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.47 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 36.00 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

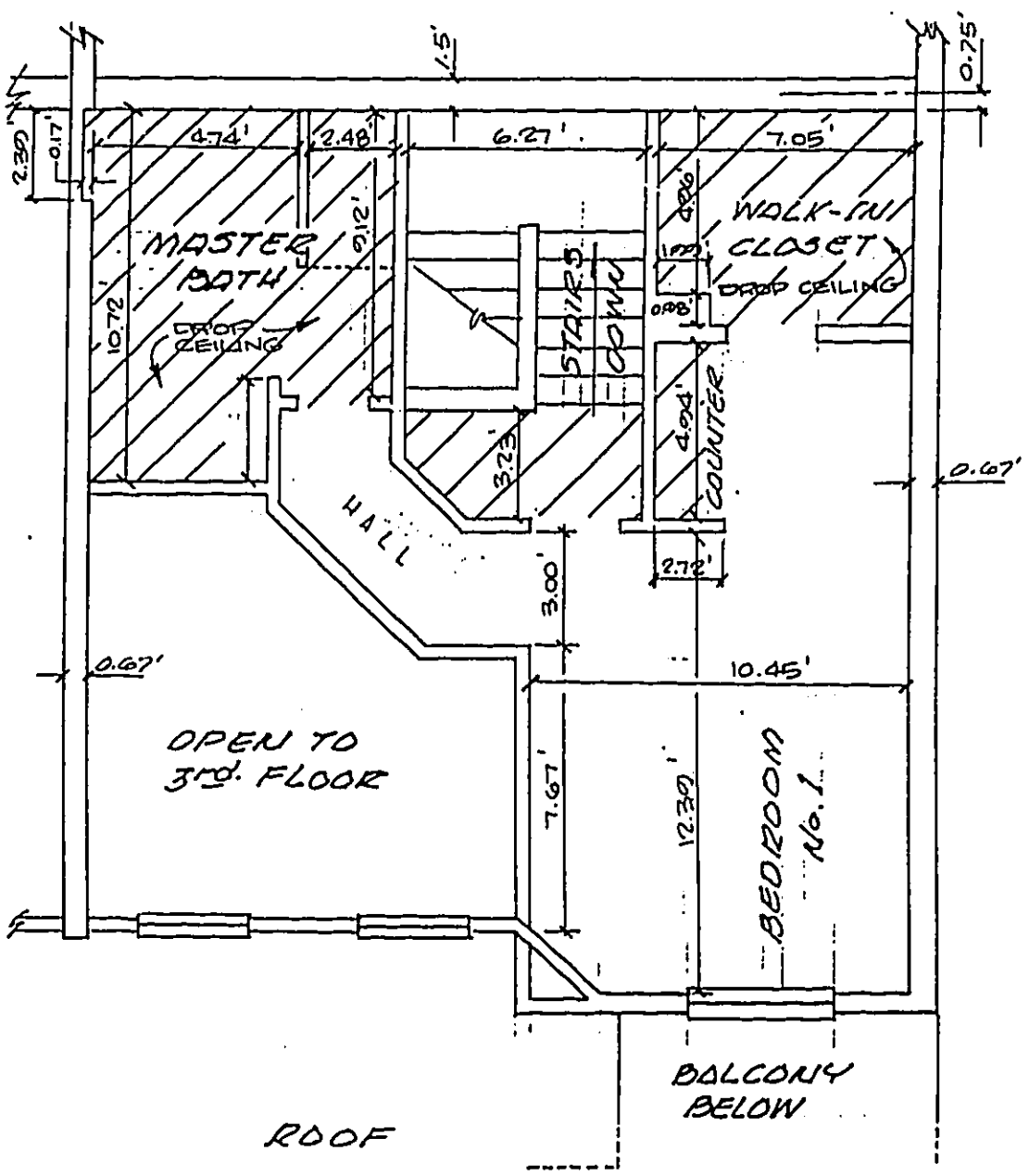
100 PARNELL STREET, MERRITT ISLAND, FL
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EXHIBIT "A"

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ROYAL MANSION

A CONDOMINIUM



UNIT 303 BUILDING 1
VILLA 'C' REVERSE
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 7 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 36.44 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.47 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.57 FEET (N.G.V.D.)

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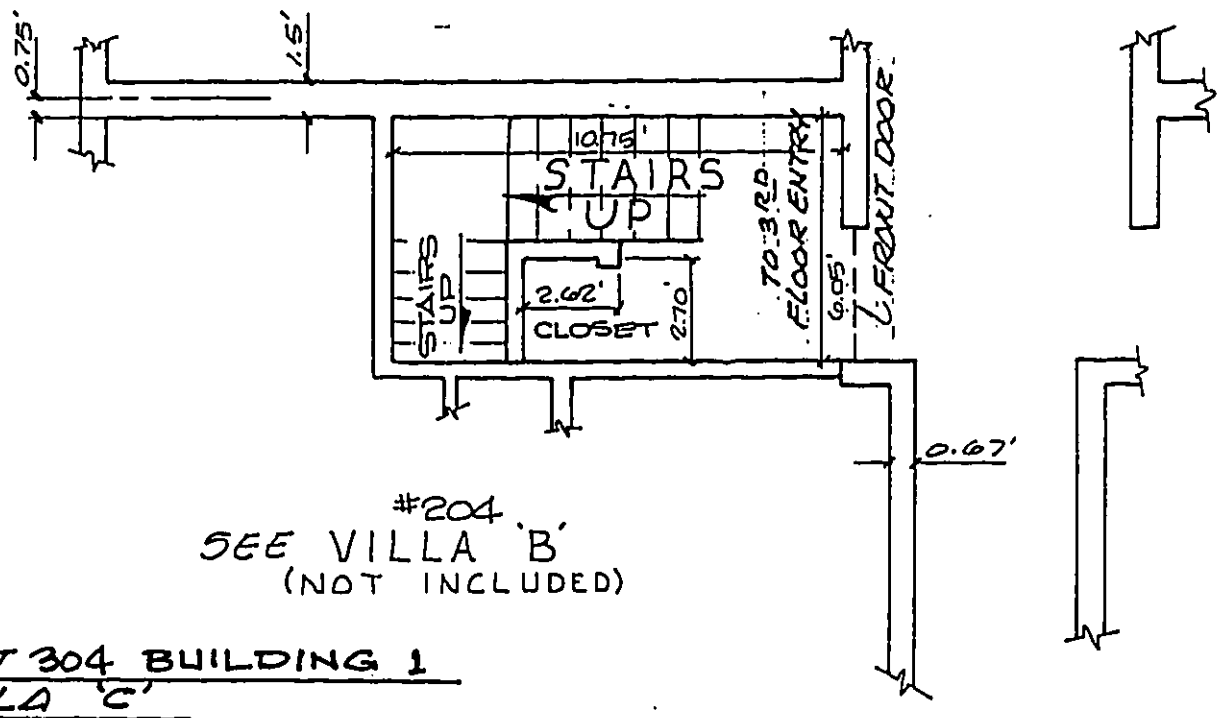
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EXHIBIT "A"

SHEET 56 OF 195

ROYAL MANSION

A CONDOMINIUM



#204
SEE VILLA 'B'
(NOT INCLUDED)

UNIT 304 BUILDING 1
VILLA 'C'
2ND FLOOR
SCALE: 1" = 5'

NOTES:

1. SEE SHEET 5 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.06 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.02 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.11 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

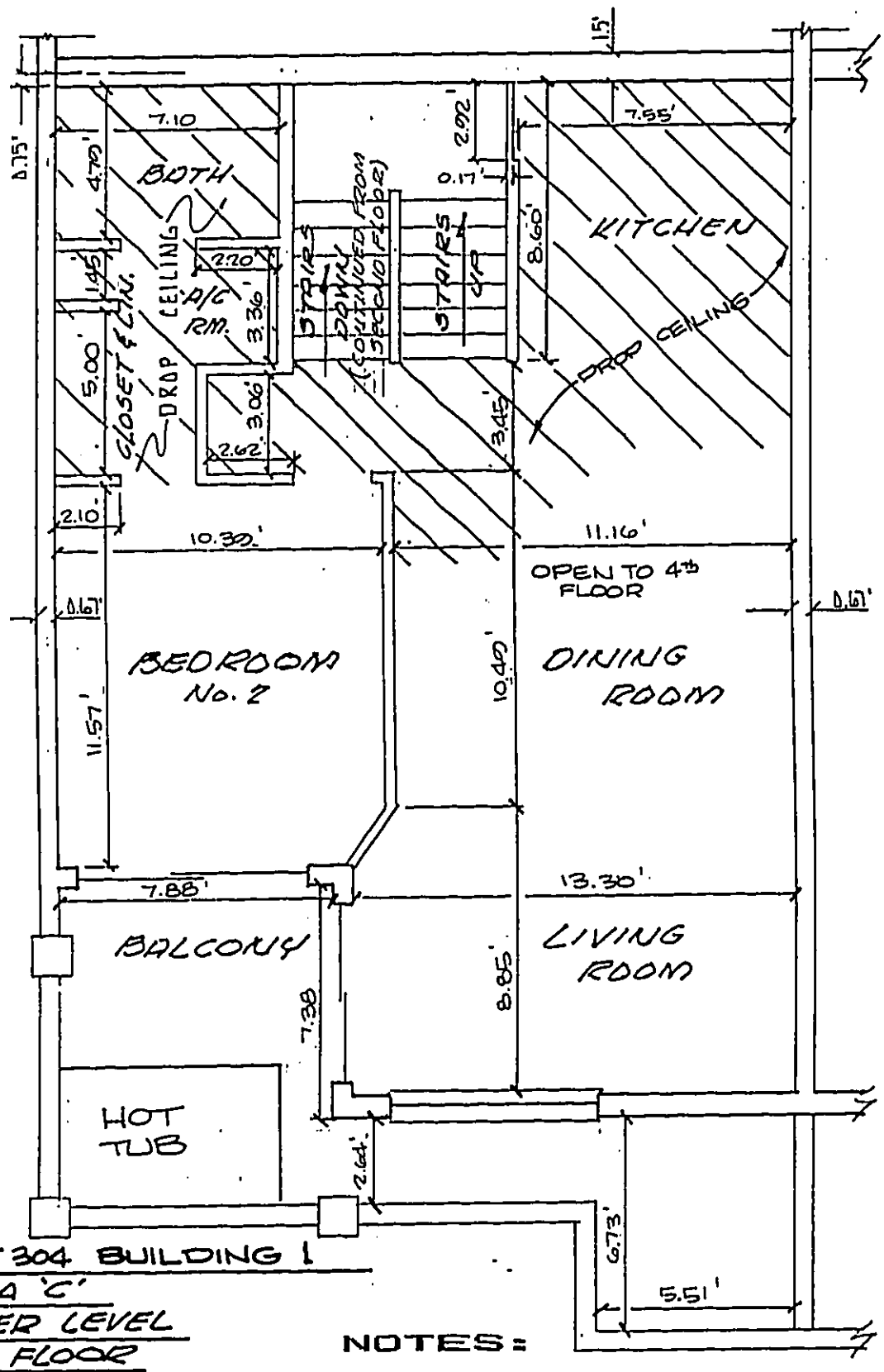
100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
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EXHIBIT "A"

SHEET 57 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 304 BUILDING 1
VILLA 'C'
LOWER LEVEL
3RD FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 6 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.04 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.47 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 36.12 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

100 PARNELL STREET, MERRITT ISLAND, FL
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(P.O. BOX 1914, MERRITT ISLAND)

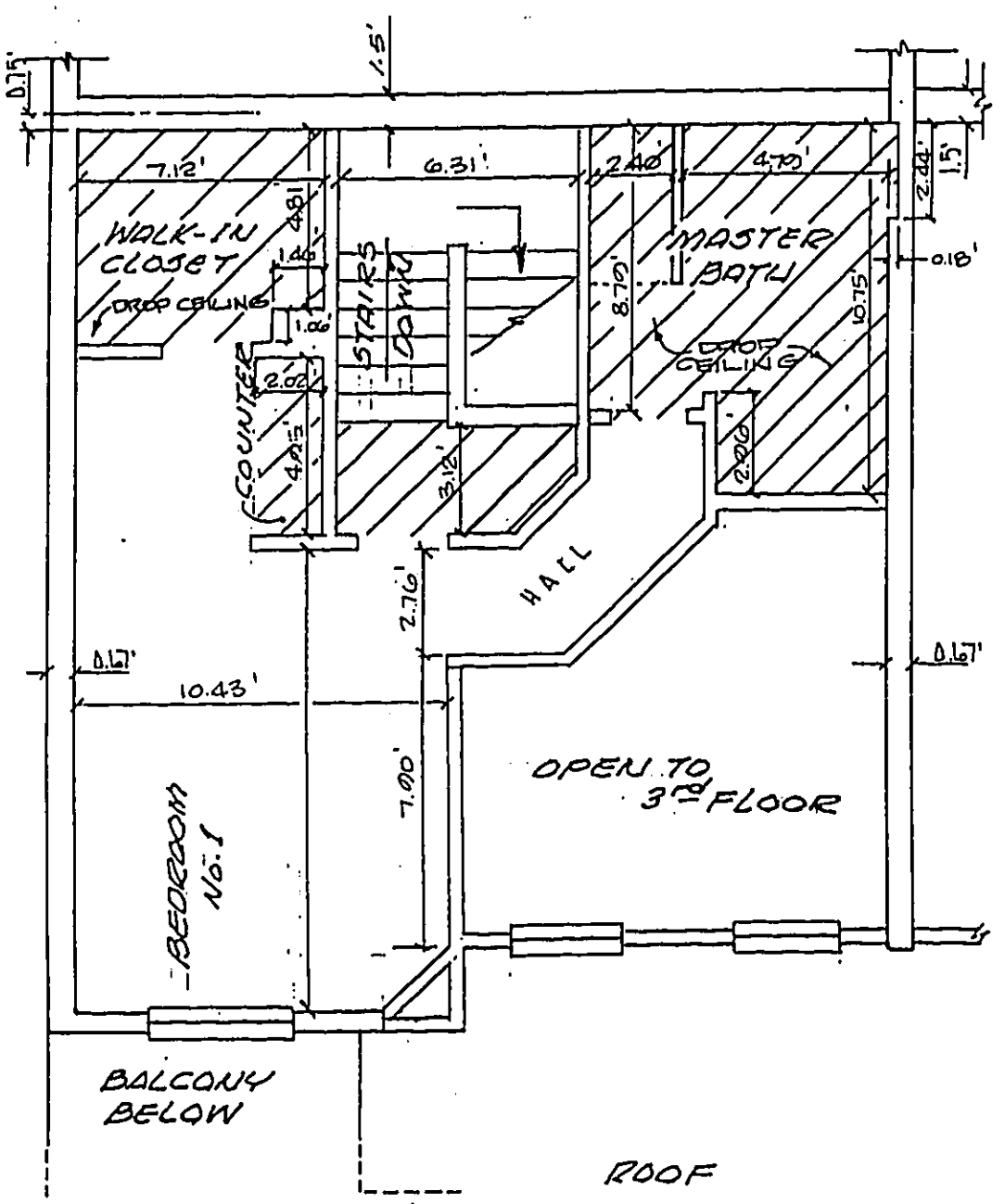
EXHIBIT "A"

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ROYAL MANSION

A CONDOMINIUM



UNIT 304 BUILDING 1
VILLA 'C'
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

ROOF

NOTES:

1. SEE SHEET 7 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.44 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.47 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.58 FEET (N.G.V.D.)

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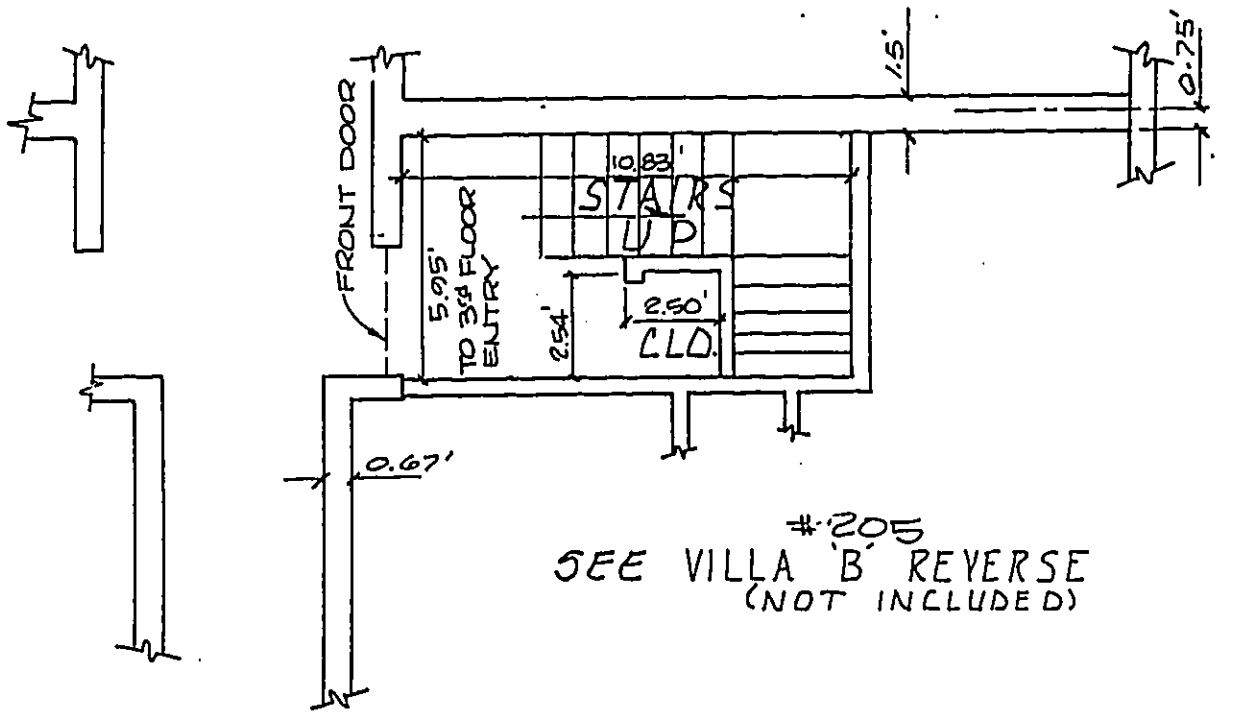
EXHIBIT "A"

SHEET 59 OF 195

BUSSEN ENGINEERING GROUP INC.
100 PARNELL STREET, MERRITT ISLAND, FL
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(P.O. BOX 1914, MERRITT ISLAND)

ROYAL MANSION

A CONDOMINIUM



UNIT 305 BUILDING 1
VILLA 'C' REVERSE
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 5 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.00 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.10 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

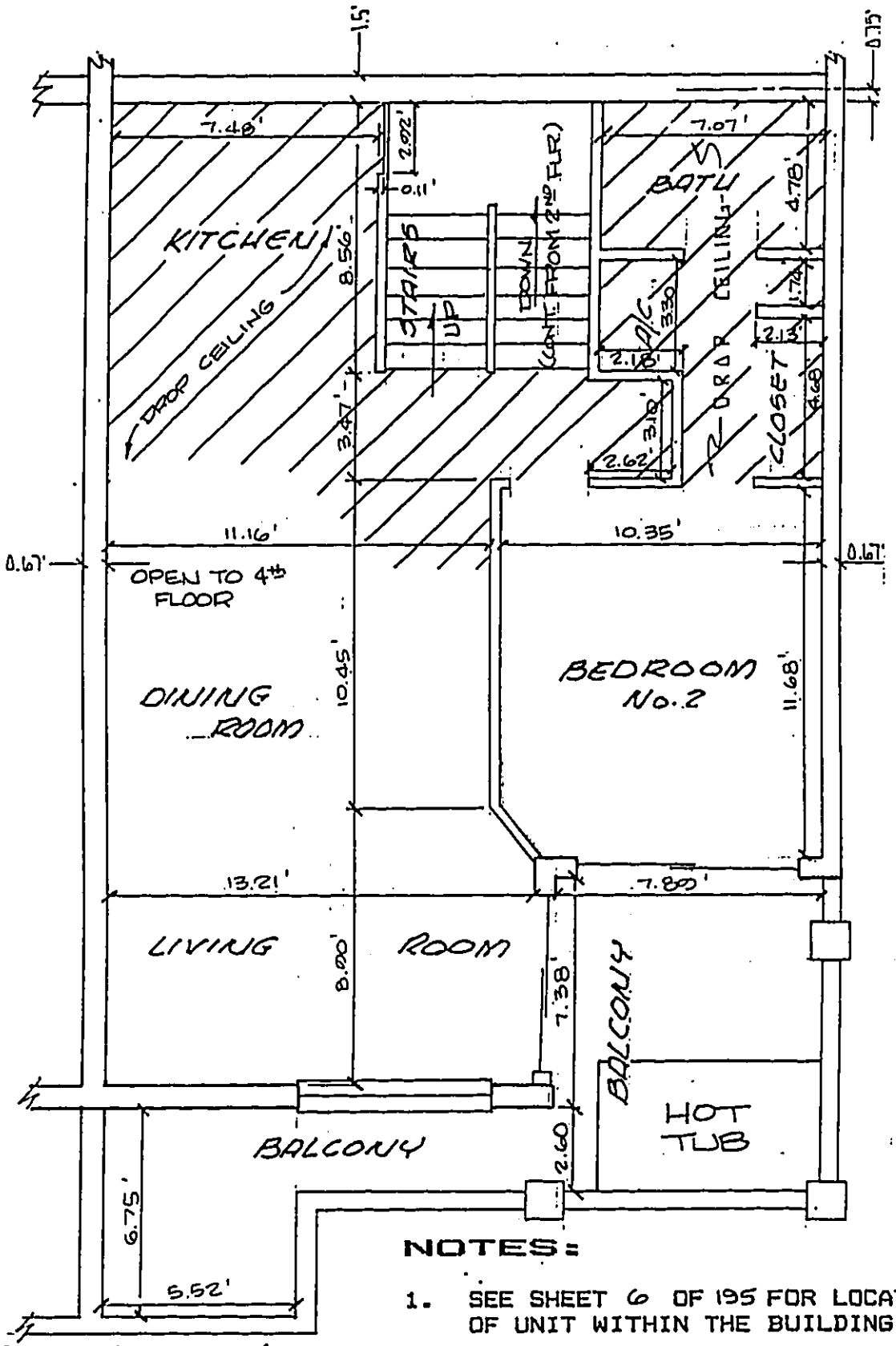
100 PARNELL STREET, MERRITT ISLAND, FL
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EXHIBIT "A"

SHEET 60 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 305 BUILDING 1
VILLA 'C' REVERSE
LOWER LEVEL
3RD FLOOR
SCALE: 1" = 5'

NOTES:

1. SEE SHEET 6 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.04 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.46 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 36.07 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

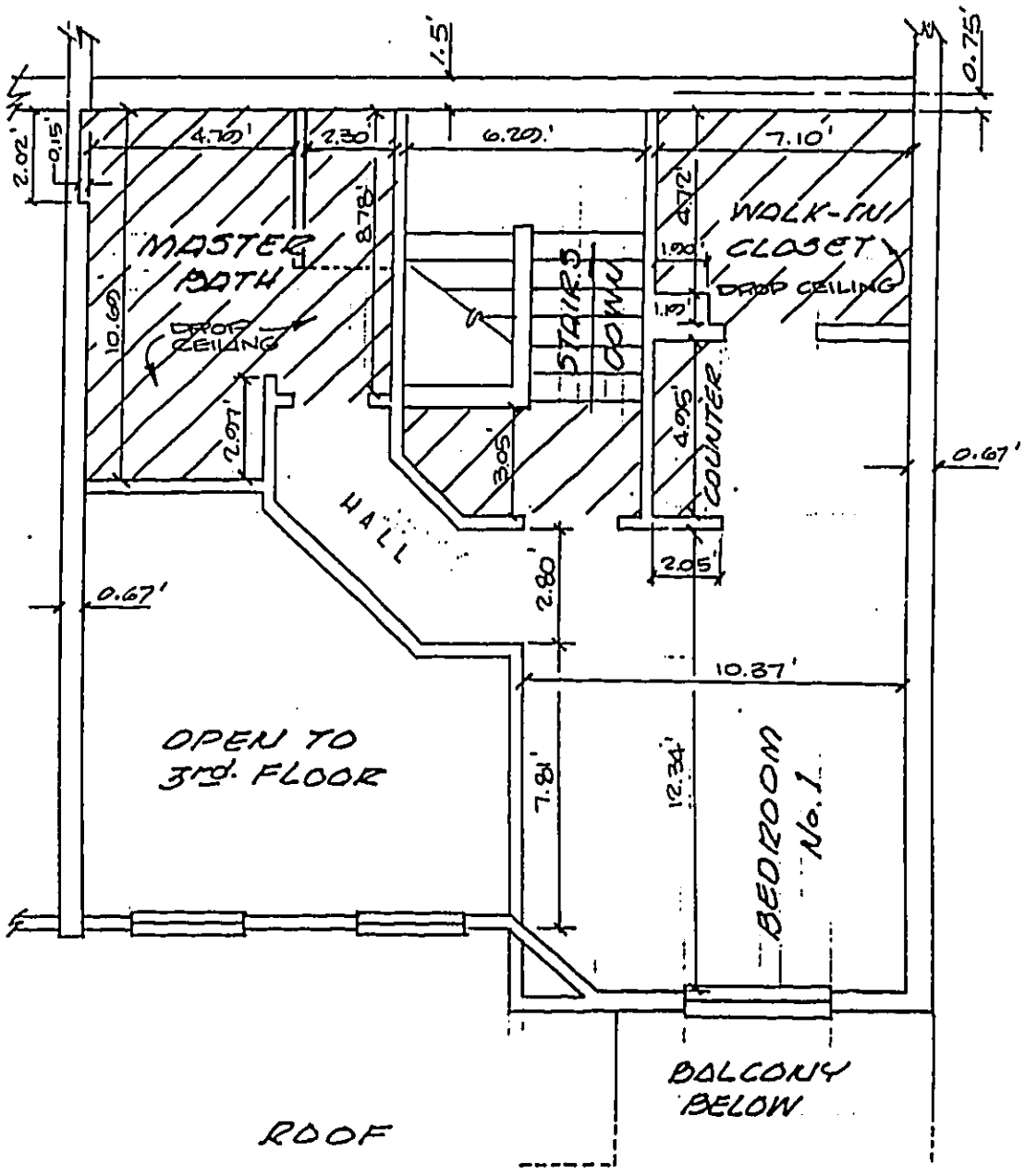
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EXHIBIT "A"

SHEET 61 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 306 BUILDING 1
VILLA 'C' REVERSE
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 7 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.44 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.46 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.56 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

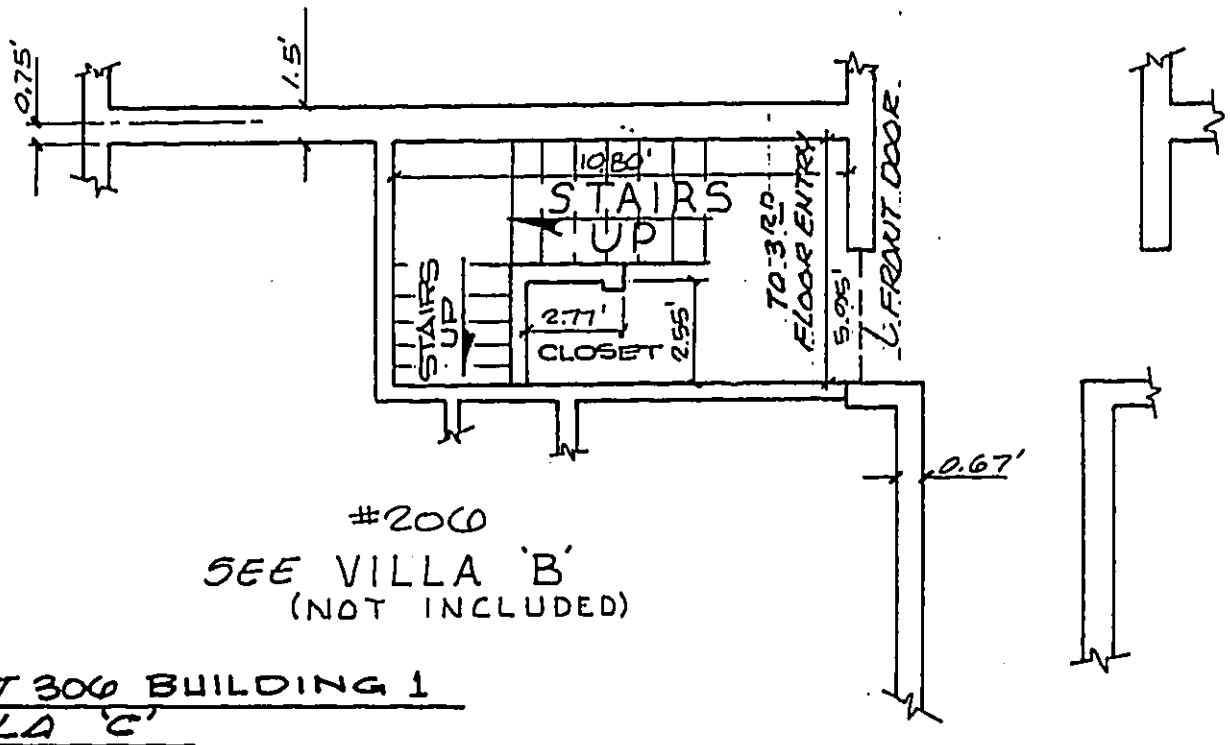
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EXHIBIT "A"

SHEET 62 OF 195

ROYAL MANSION

A CONDOMINIUM



#2060

SEE VILLA 'B'
(NOT INCLUDED)

UNIT 306 BUILDING 1
VILLA 'C'
2ND FLOOR
SCALE: 1"= 5'

NOTES:

1. SEE SHEET 5 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.06 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.89 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.15 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

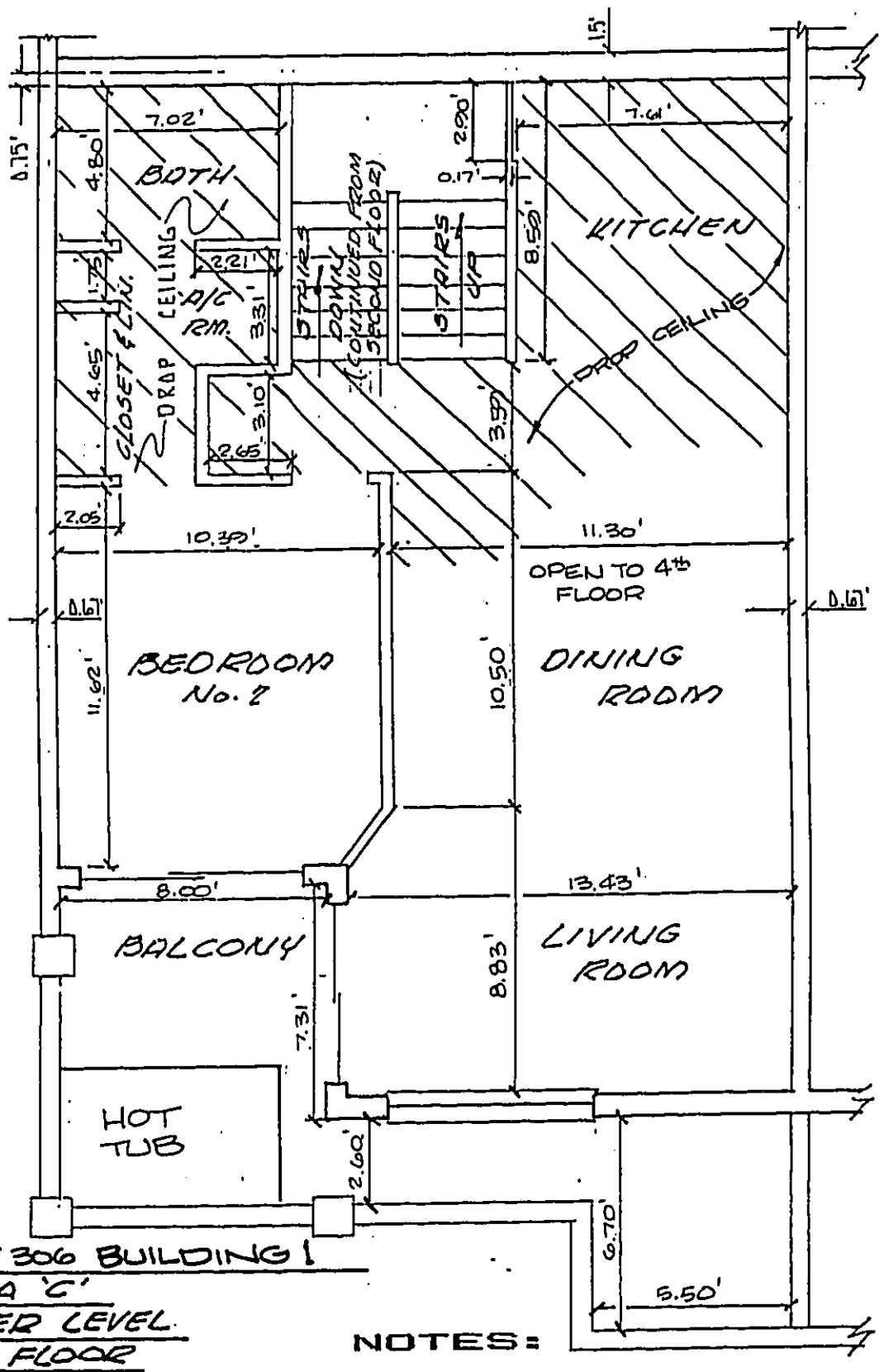
100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
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EXHIBIT "A"

SHEET 63 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 306 BUILDING 1
VILLA 'C'
LOWER LEVEL
3RD FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 6 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.04 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.42 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 36.11 FEET (N.G.V.D.)

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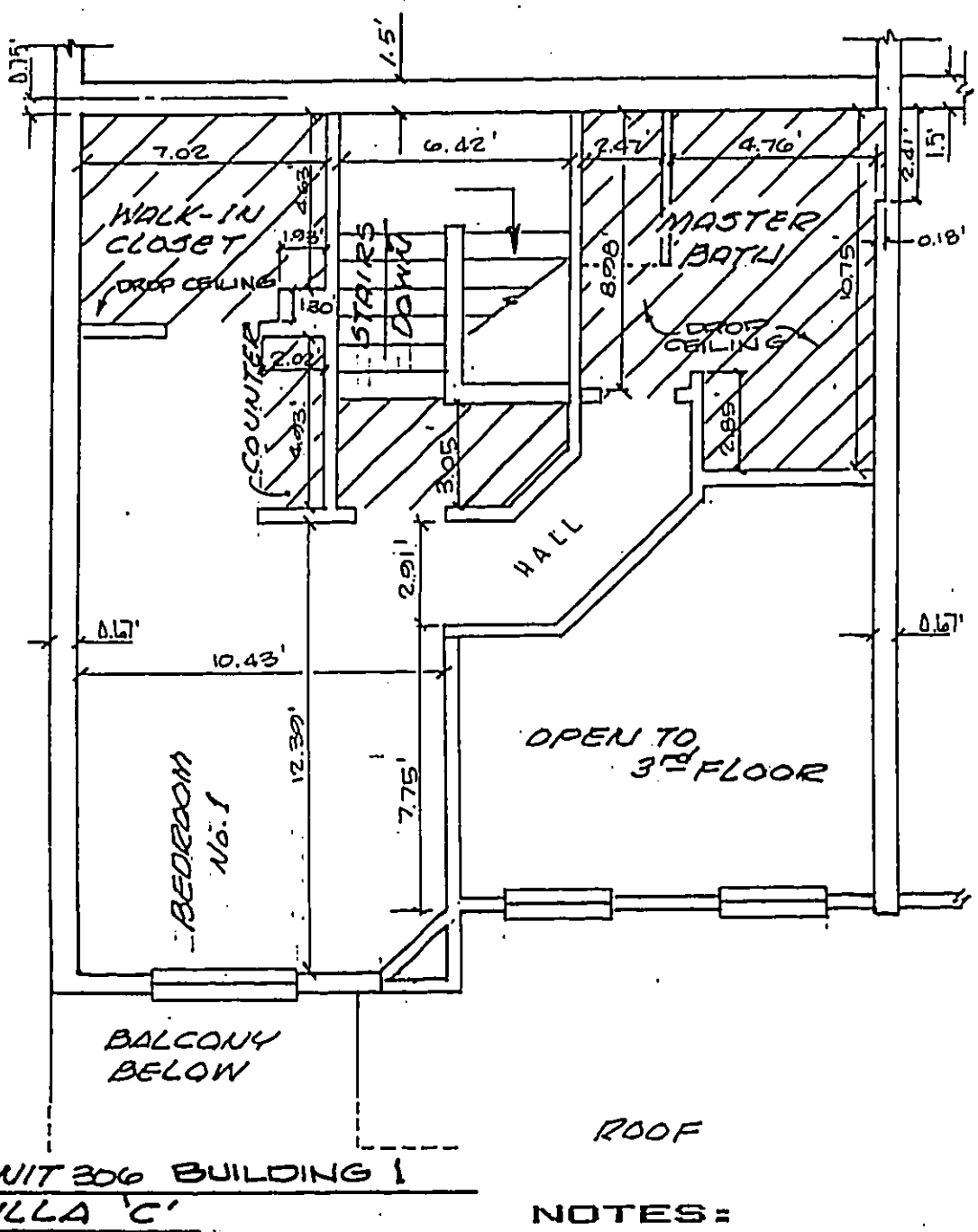
100 PARNELL STREET, MERRITT ISLAND, FL
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EXHIBIT "A"

SHEET 64 OF 195 OFF. REC.

ROYAL MANSION

A CONDOMINIUM



UNIT 306 BUILDING 1
VILLA 'C'
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 7 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.44 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.42 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.50 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

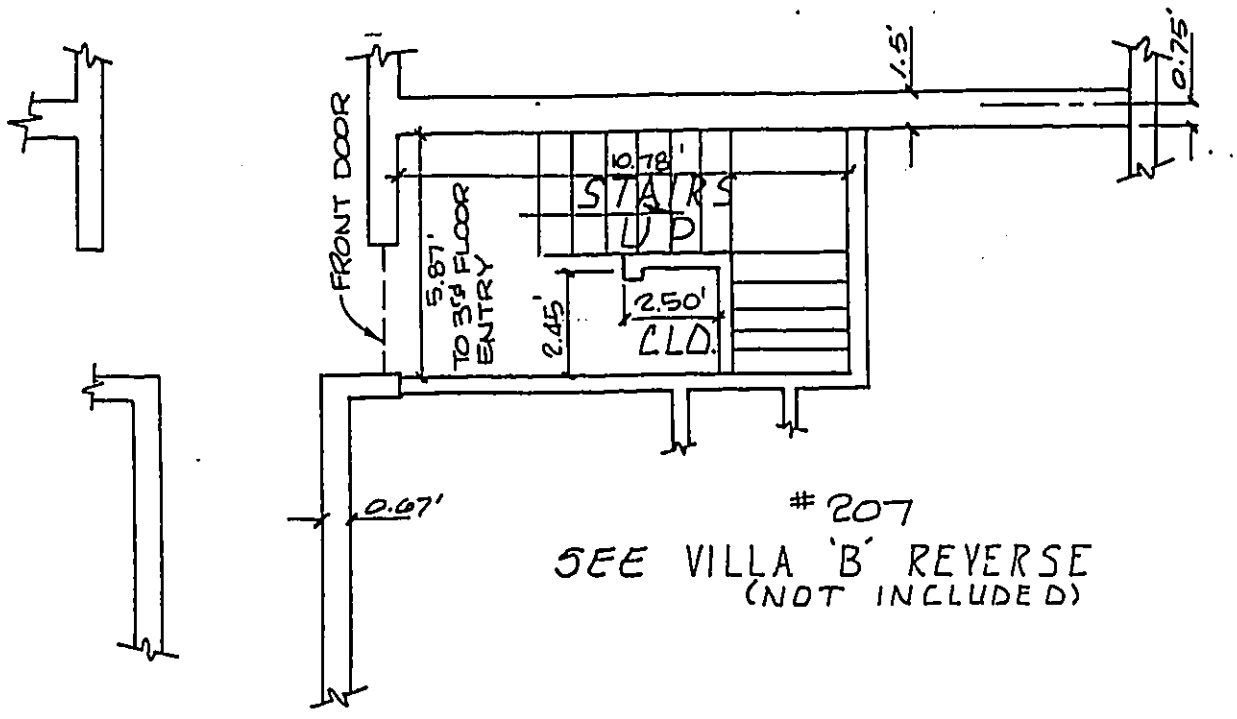
100 PARNELL STREET, MERRITT ISLAND, FL
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EXHIBIT "A"

SHEET 65 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 307 BUILDING 1
VILLA 'C' REVERSE
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 5 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.06 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.89 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.12 FEET (N.G.V.D.)

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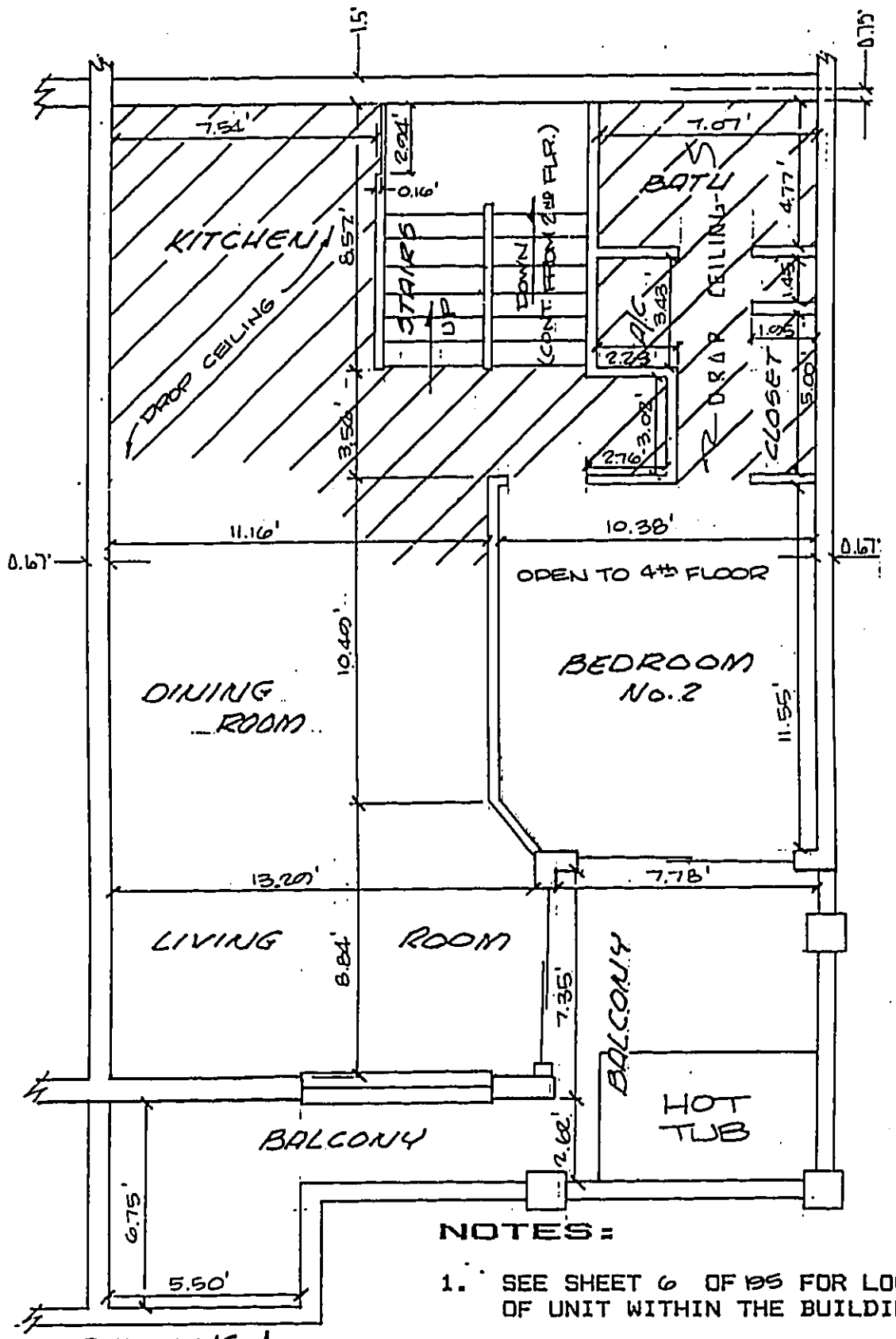
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EXHIBIT "A"

SHEET 66 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 307 BUILDING 1
VILLA 'C' REVERSE
LOWER LEVEL
3RD FLOOR
SCALE: 1" = 5'

NOTES:

1. SEE SHEET 6 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 29.04 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.40 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 36.12 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

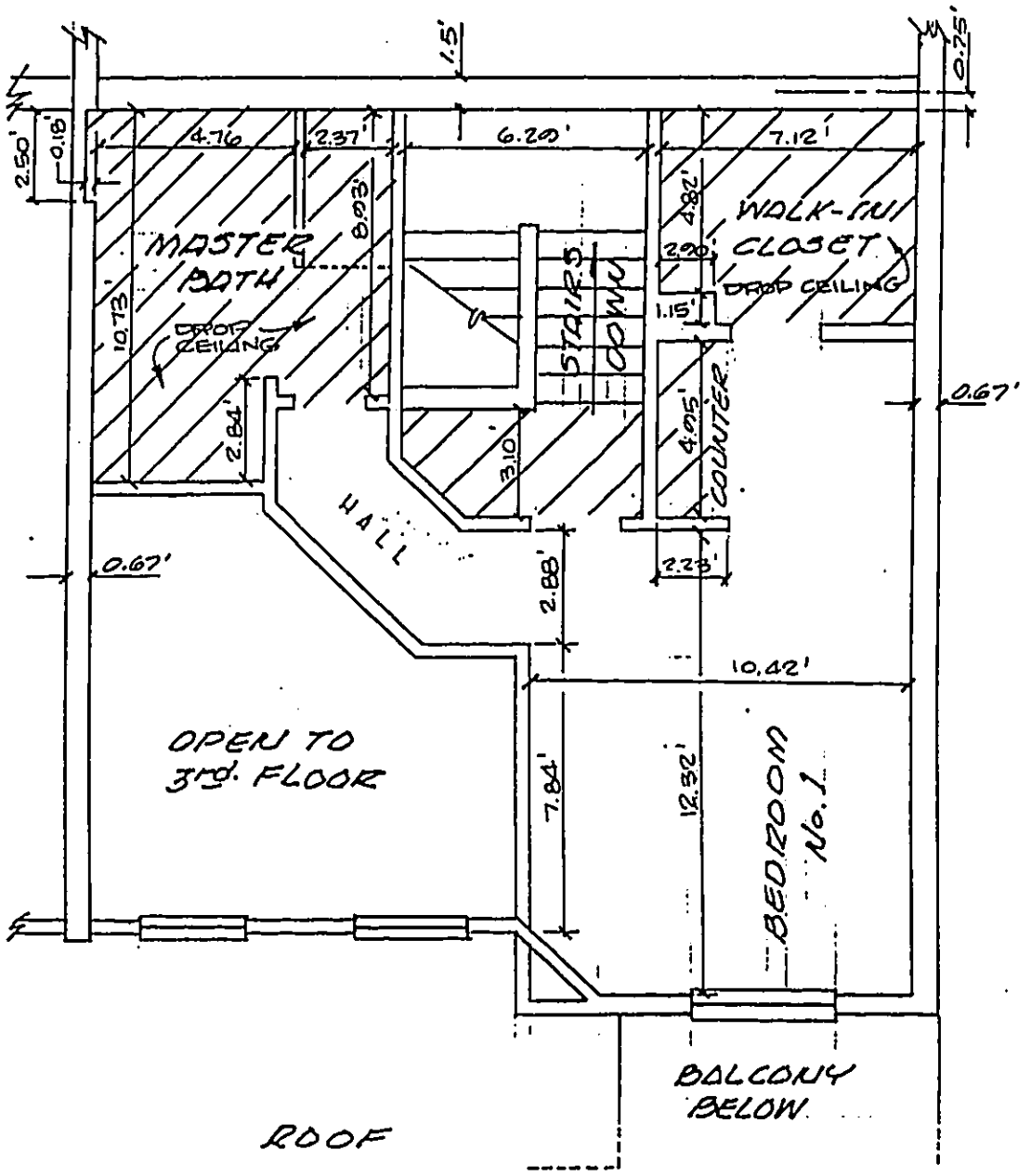
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EXHIBIT "A"

SHEET 67 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 307 BUILDING 1
VILLA 'C' REVERSE
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 7 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.44 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.40 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.48 FEET (N.G.V.D.)

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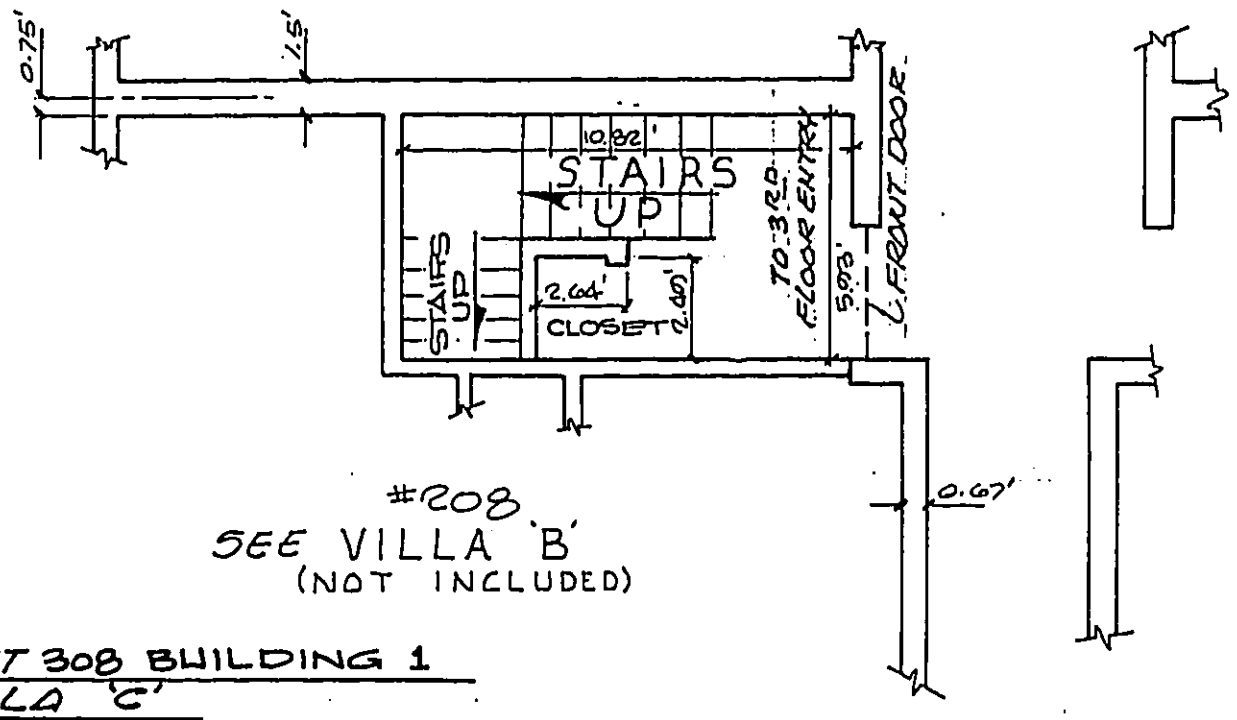
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EXHIBIT "A"

SHEET 68 OF 195

ROYAL MANSION

A CONDOMINIUM



#208
SEE VILLA 'B'
(NOT INCLUDED)

UNIT 308 BUILDING 1
VILLA 'C'
2ND FLOOR
SCALE: 1"= 5'

NOTES:

1. SEE SHEET 5 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.96 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.91 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.11 FEET (N.G.V.D.)

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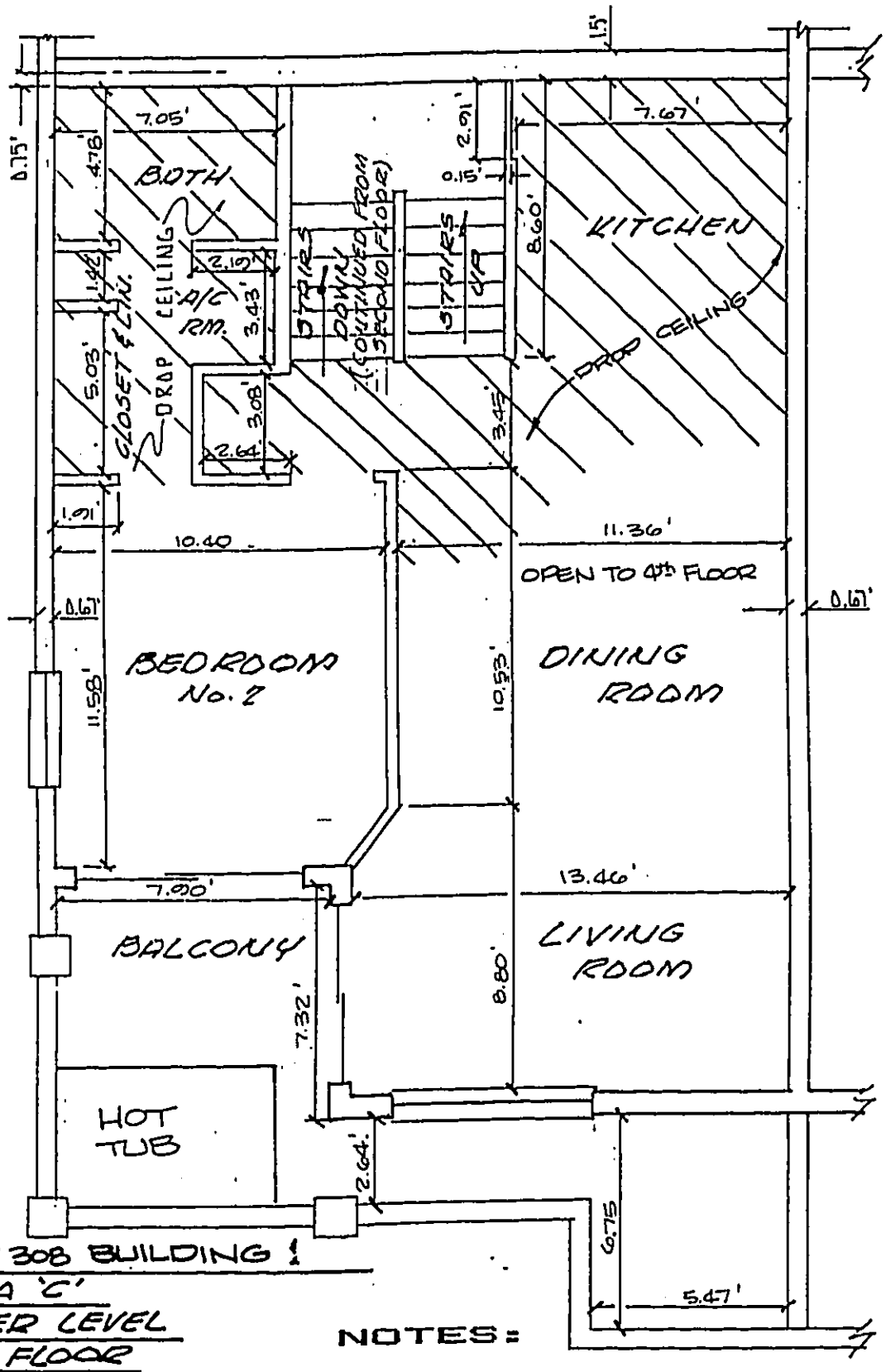
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EXHIBIT "A"

SHEET 69 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 308 BUILDING 1
VILLA 'C'
LOWER LEVEL
3RD FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 6 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 29.04 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.54 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 36.10 FEET (N.G.V.D.)

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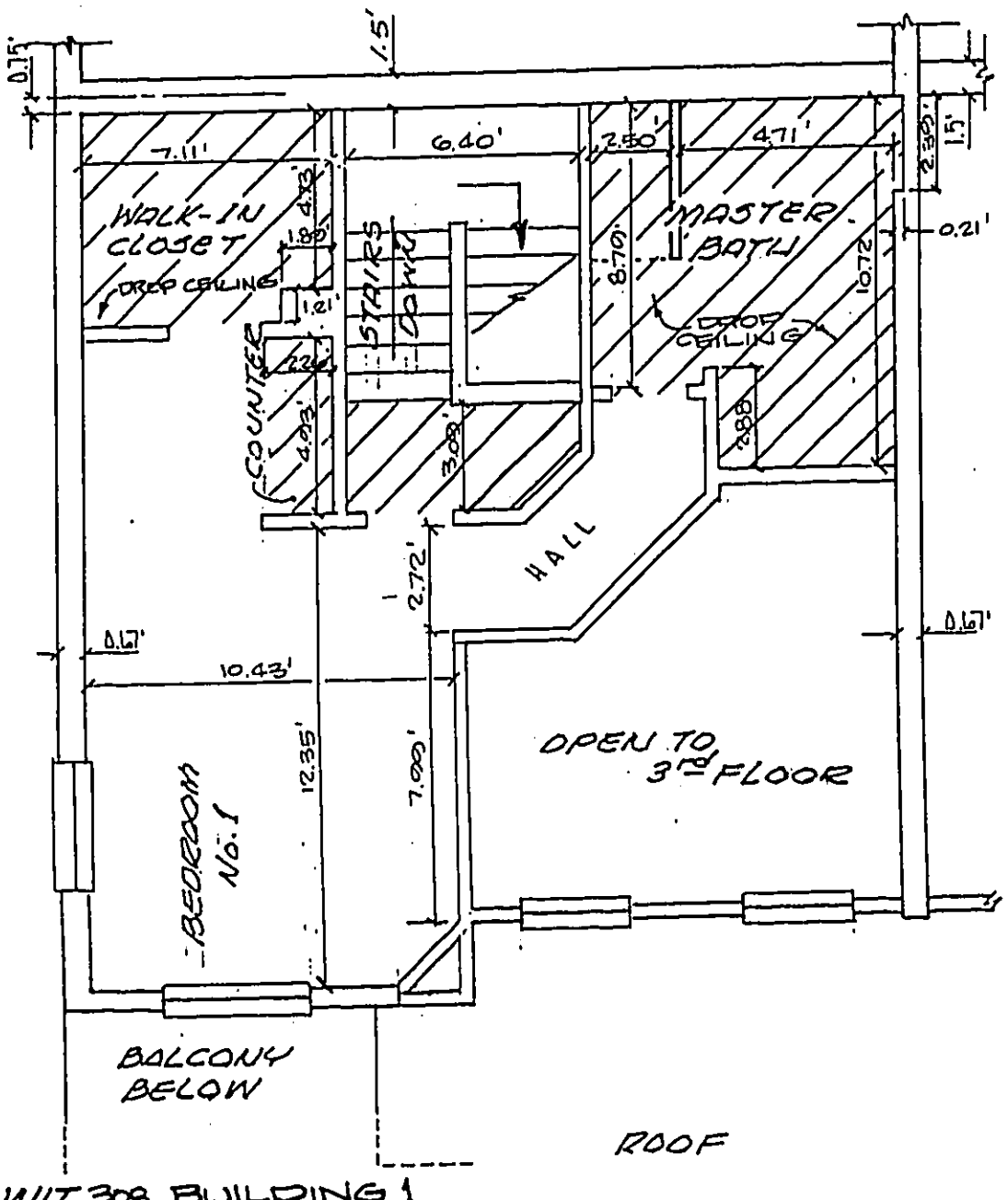
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EXHIBIT "A"

SHEET 70 OF 195 OFF. REC.

ROYAL MANSION

A CONDOMINIUM



UNIT 308 BUILDING 1

VILLA 'C'

UPPER LEVEL

4TH FLOOR

SCALE: 1"=5'

NOTES:

1. SEE SHEET 7 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.44 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.54 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.54 FEET (N.G.V.D.)

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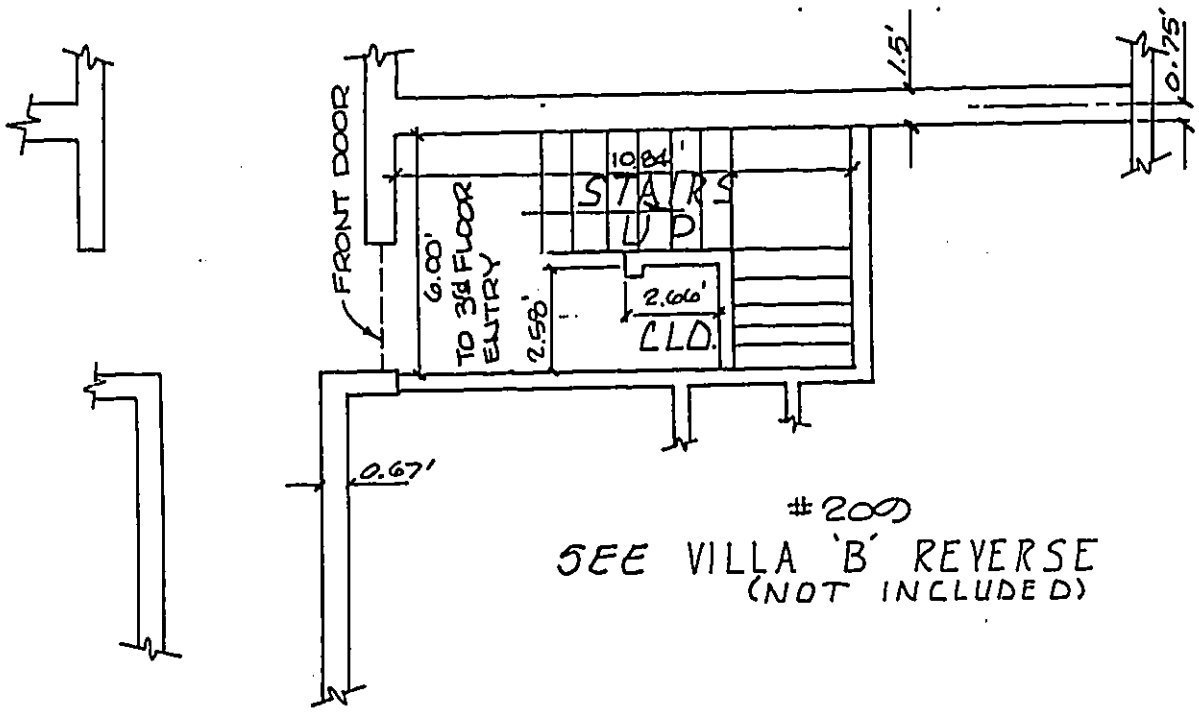
EXHIBIT "A"

SHEET 71 OF 195

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ROYAL MANSION

A CONDOMINIUM



#200

SEE VILLA 'B' REVERSE
(NOT INCLUDED)

UNIT 309 BUILDING 1
VILLA 'C' REVERSE
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 5 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.06 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.01 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.14 FEET (N.G.V.D.)

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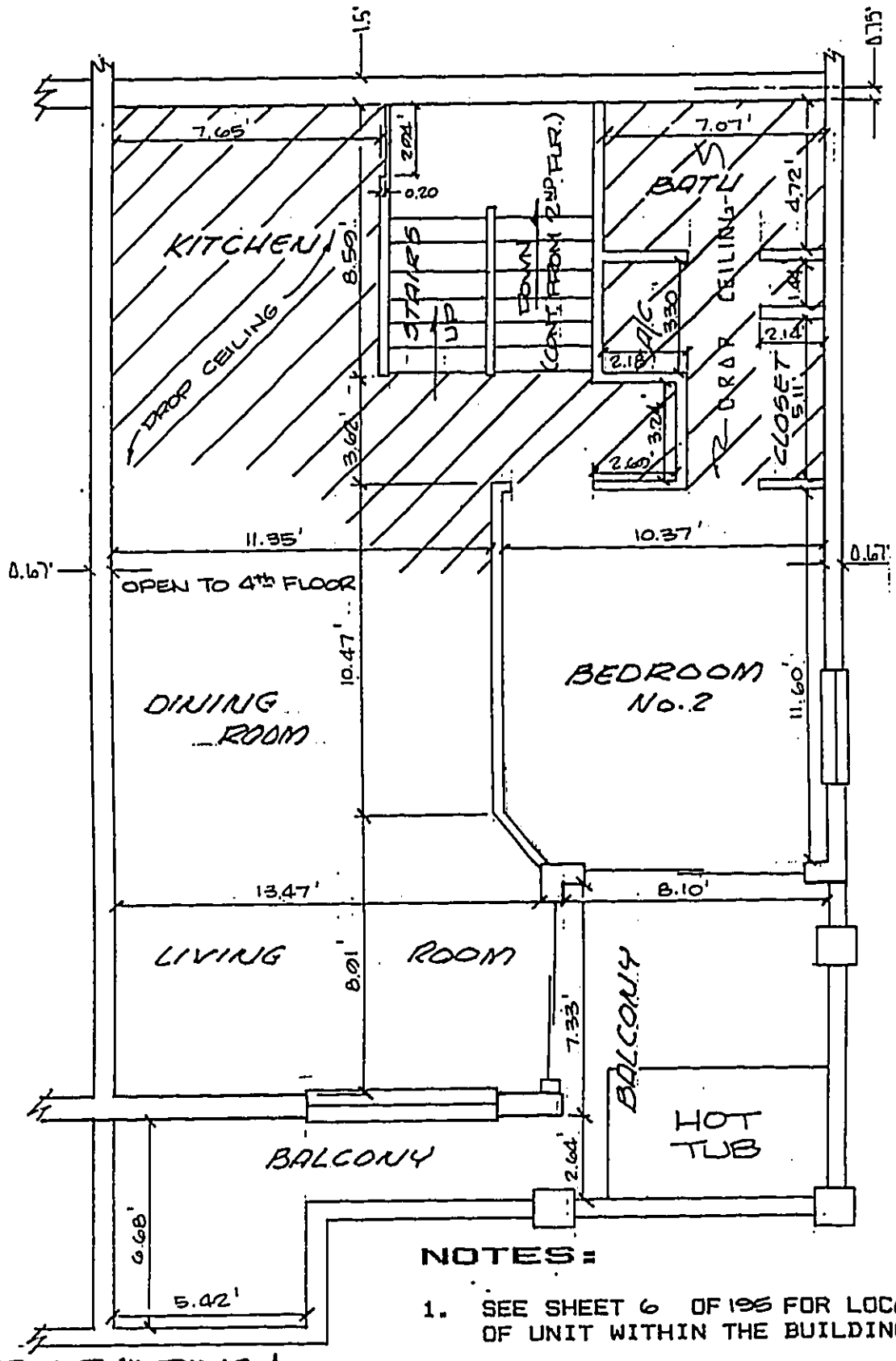
EXHIBIT "A"

SHEET 72 OF 195

[redacted]

ROYAL MANSION

A CONDOMINIUM



UNIT 300 BUILDING 1
VILLA 'C' REVERSE
LOWER LEVEL
3RD FLOOR
SCALE: 1" = 5'

NOTES:

1. SEE SHEET 6 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.04 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.22 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 36.00 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

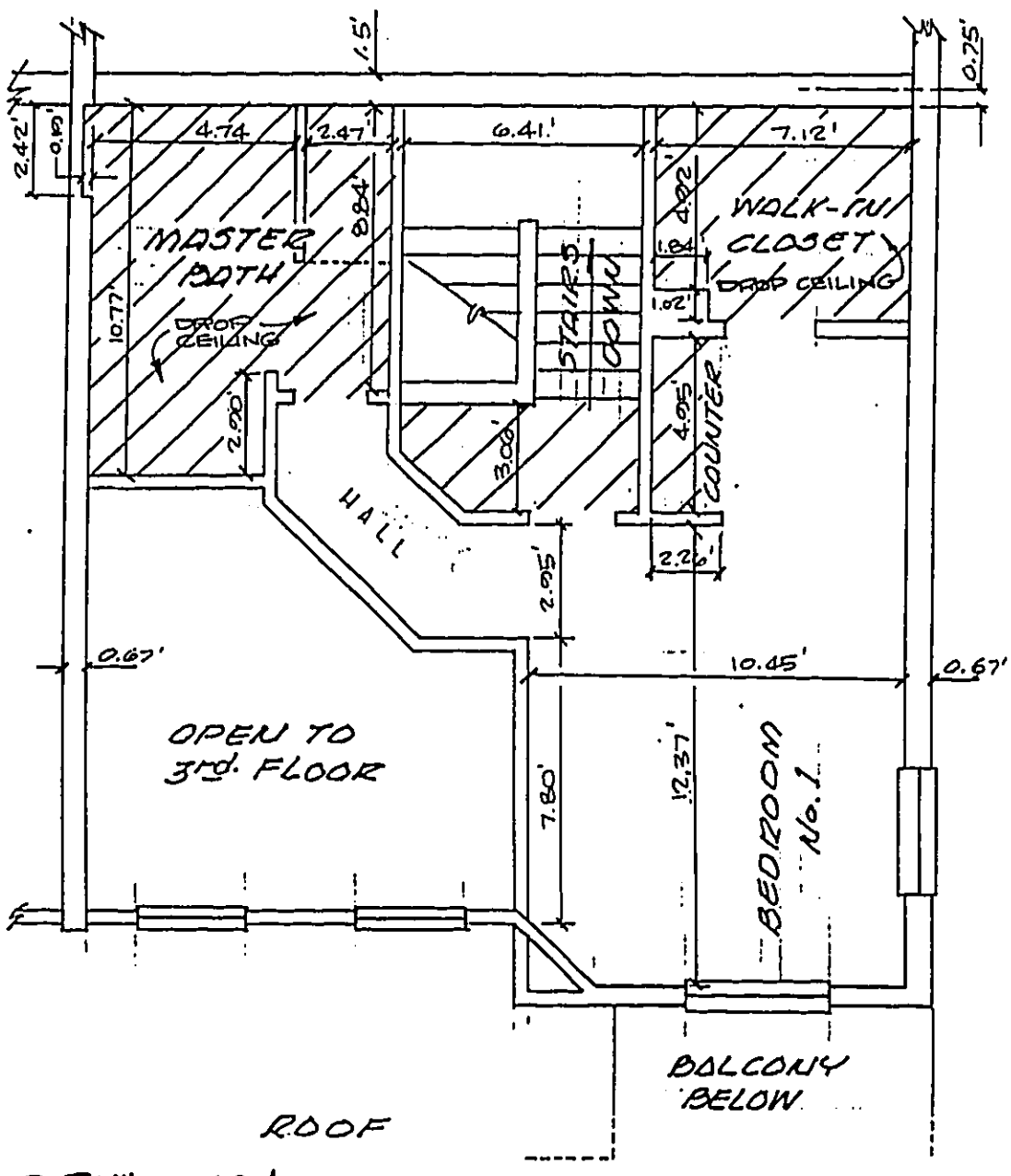
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EXHIBIT "A"

SHEET 73 OF ~~195~~ REC.

ROYAL MANSION

A CONDOMINIUM



UNIT 300 BUILDING 1
VILLA 'C' REVERSE
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 7 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.44 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.22 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.55 FEET (N.G.V.D.)

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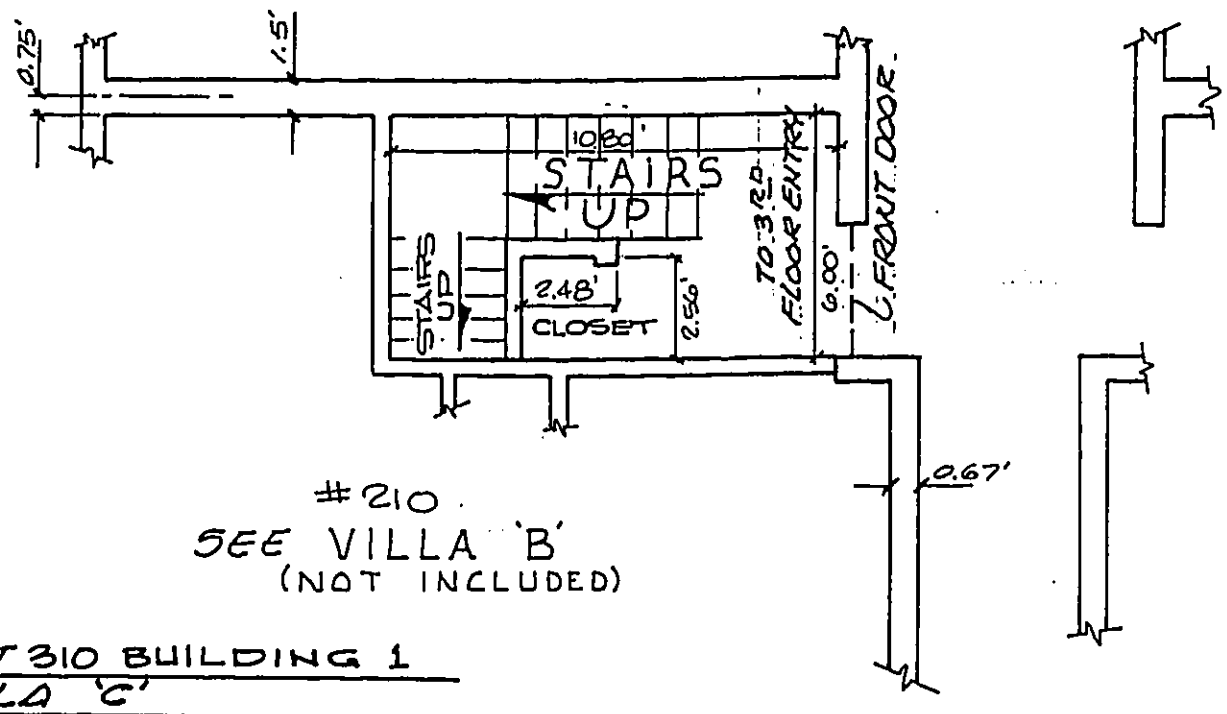
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PH. NO. (305) 453-0010, ZIP CODE 32953
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EXHIBIT "A"

SHEET 74 OF 195

ROYAL MANSION

A CONDOMINIUM



#210
SEE VILLA 'B'
(NOT INCLUDED)

UNIT 310 BUILDING 1
VILLA 'C'
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 5 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.00 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.10 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

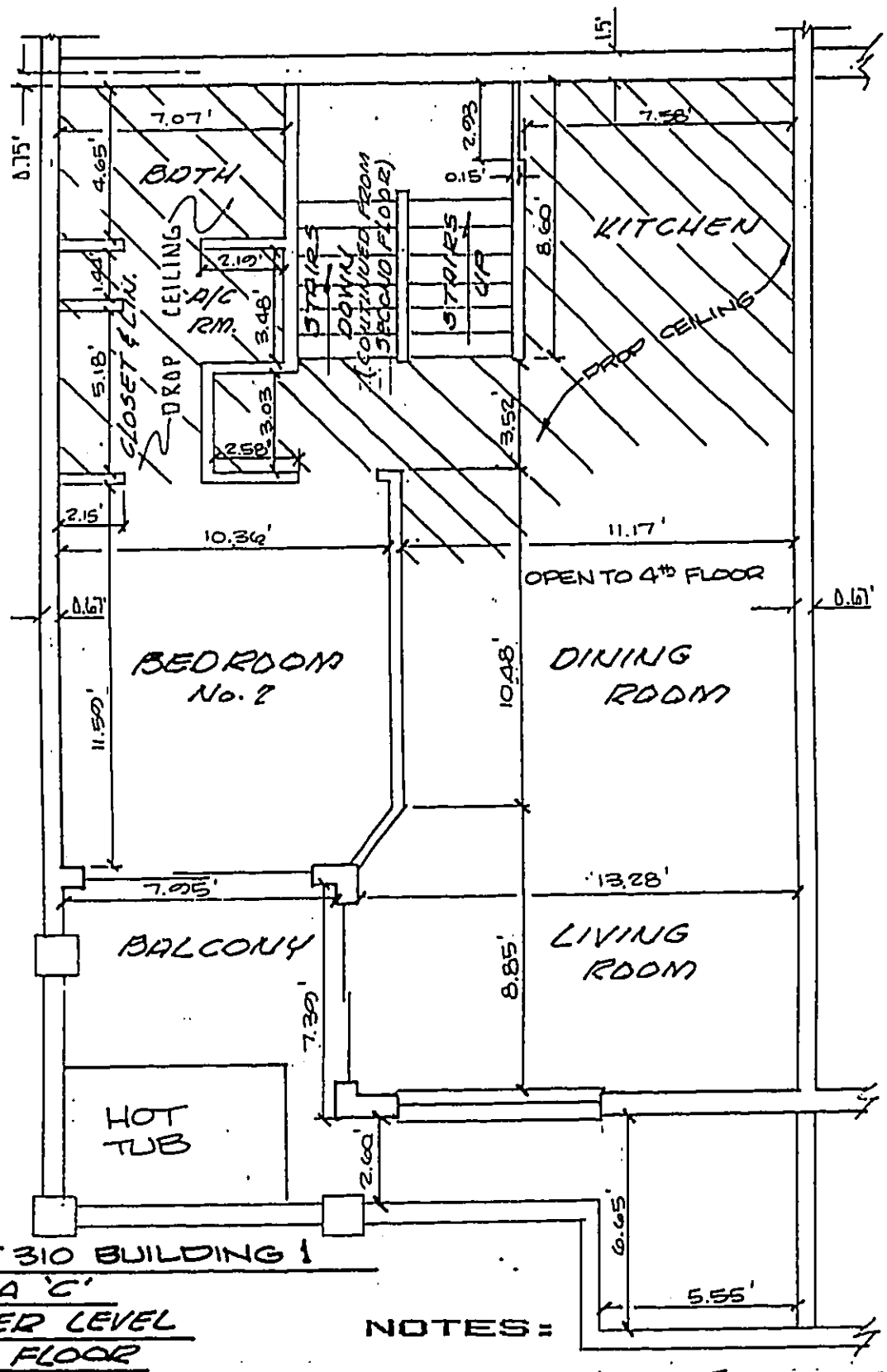
100 PARNELL STREET, MERRITT ISLAND, FL
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EXHIBIT "A"

SHEET 75 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 310 BUILDING 1
VILLA 'C'
LOWER LEVEL
3RD FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 6 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.04 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.14 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 36.11 FEET (N.G.V.D.)

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EXHIBIT "A"

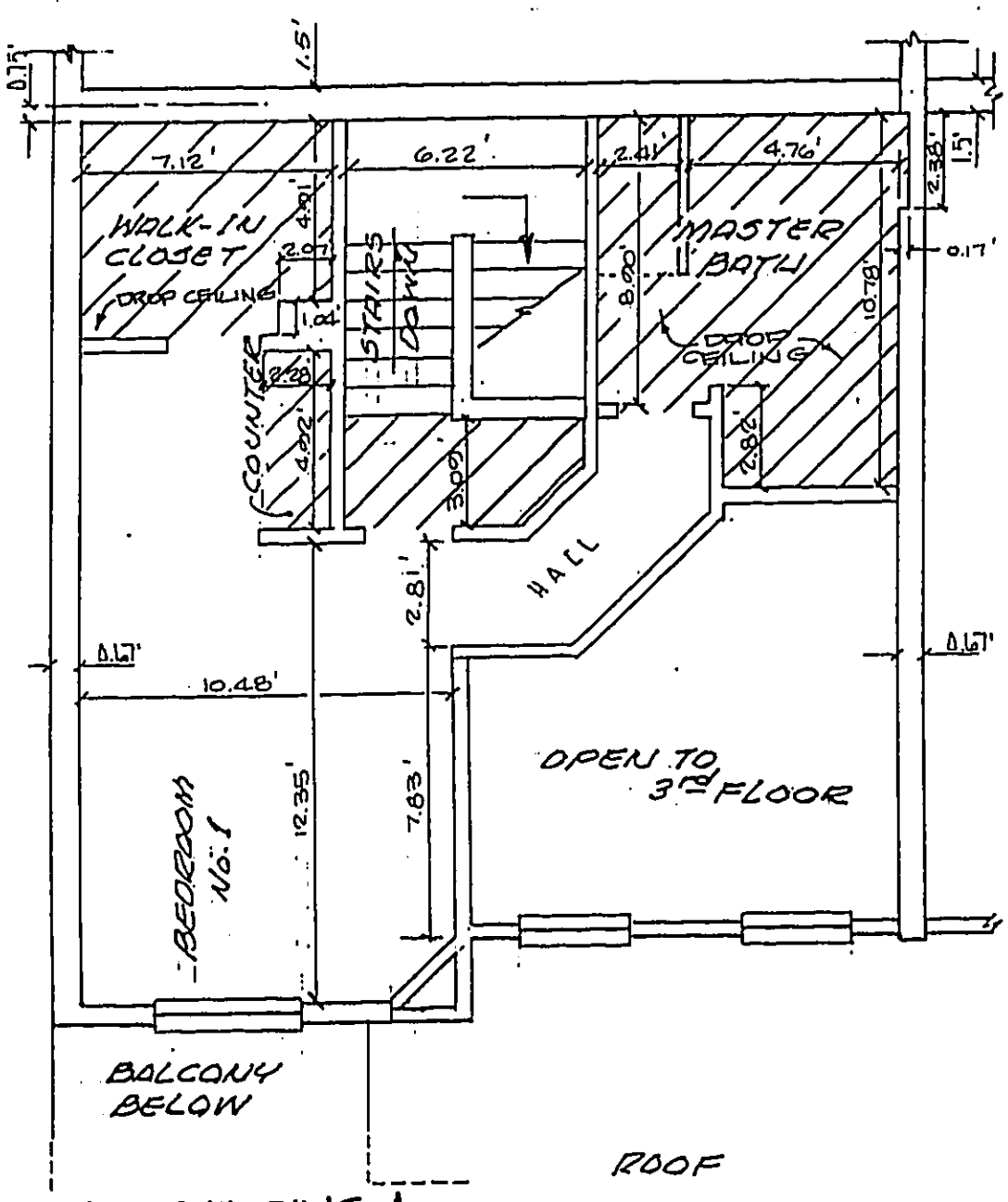
SHEET 76 OF 195

OFF. REC.

2899 0910

ROYAL MANSION

A CONDOMINIUM



UNIT 310 BUILDING 1

VILLA 'C'

UPPER LEVEL

4TH FLOOR

SCALE: 1"=5'

ROOF

NOTES:

1. SEE SHEET 7 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.44 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.14 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.54 FEET (N.G.V.D.)

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EXHIBIT "A"

SHEET 77 OF 195

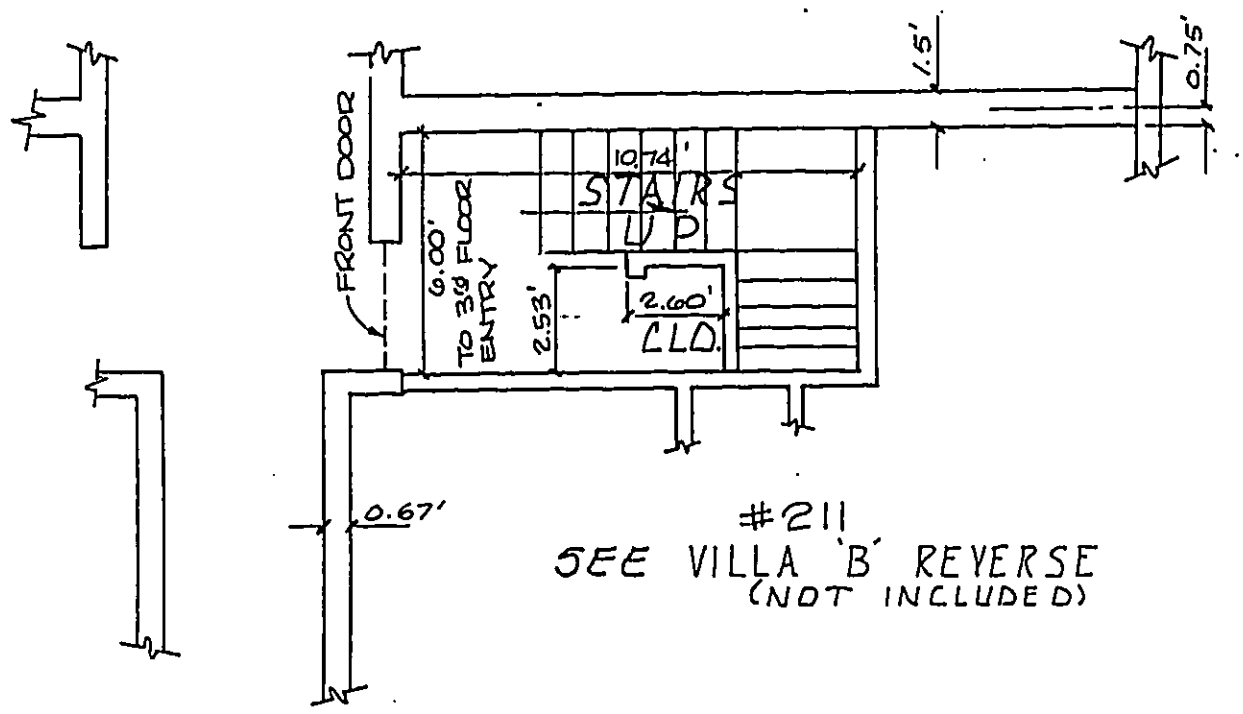
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0911

ROYAL MANSION

A CONDOMINIUM



UNIT 311 BUILDING 1
VILLA 'C' REVERSE
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 5 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.06 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.90 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.16 FEET (N.G.V.D.)

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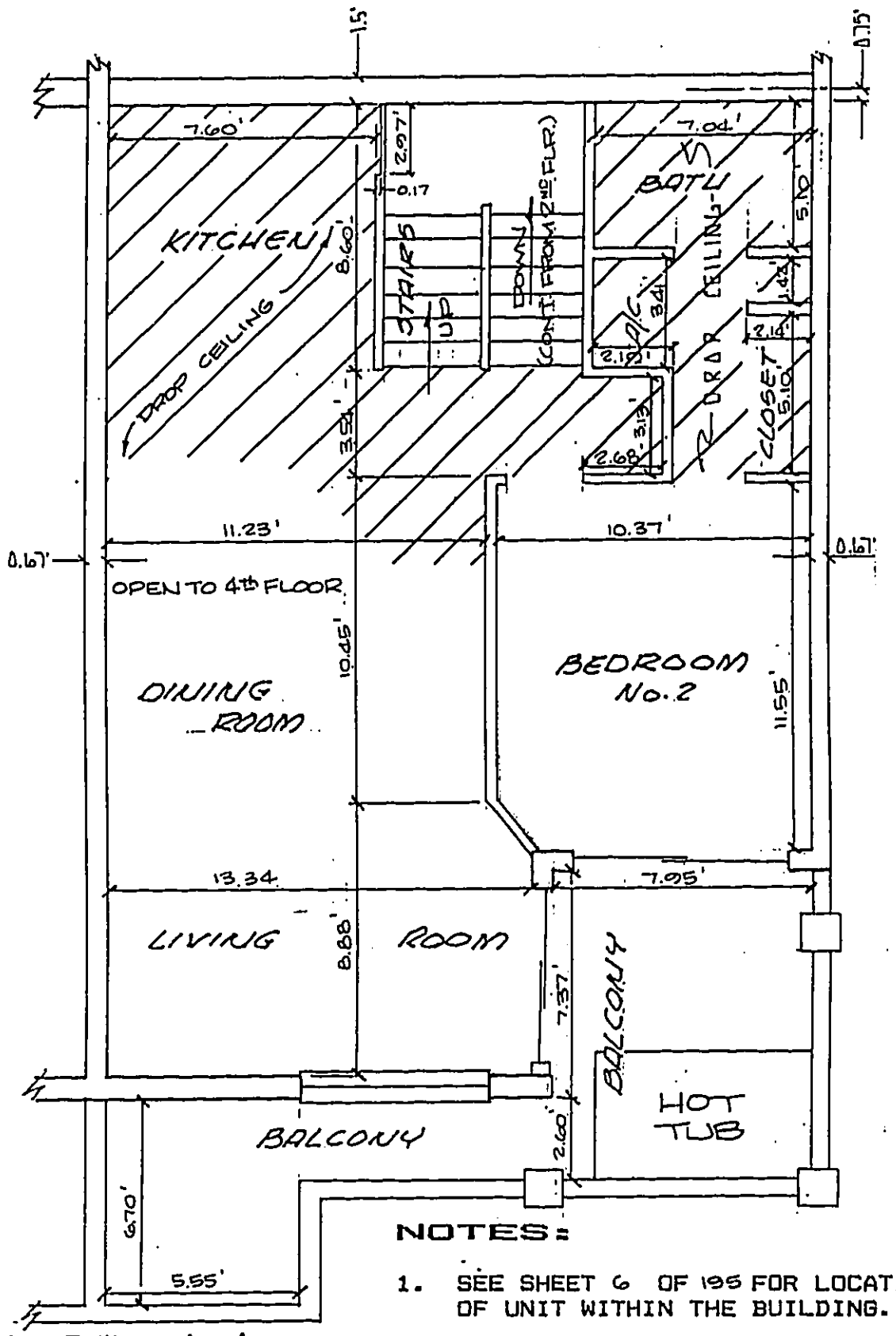
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EXHIBIT "A"
SHEET 78 OF 195

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ROYAL MANSION

A CONDOMINIUM



UNIT 311 BUILDING 1
VILLA 'C' REVERSE
LOWER LEVEL
3RD FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 6 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.04 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.40 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 36.14 FEET (N.G.V.D.)

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EXHIBIT "A"

SHEET 79 OF 195

OFF. REC.

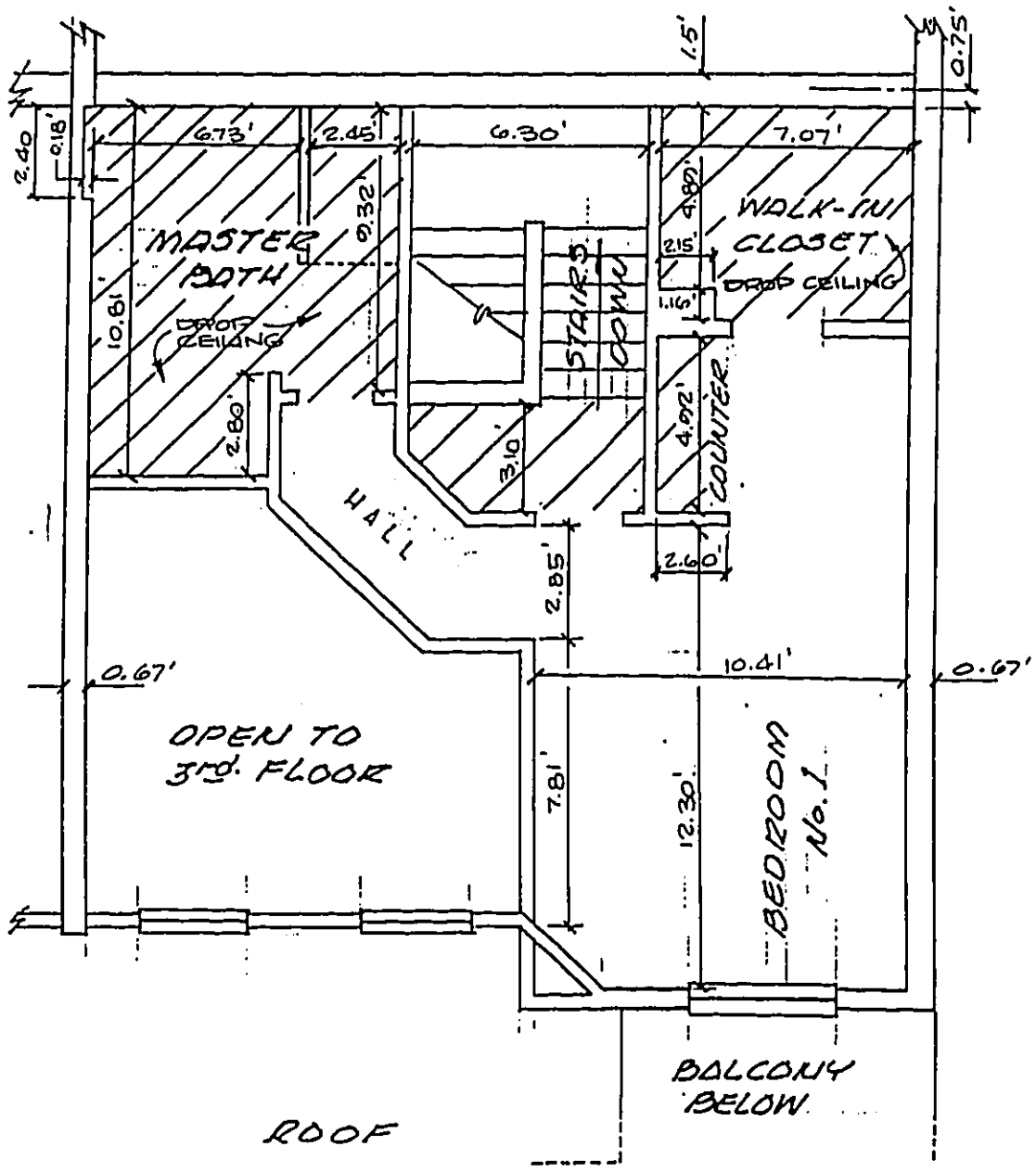
2899

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0913

ROYAL MANSION

A CONDOMINIUM



UNIT 311 BUILDING 1
VILLA 'C' REVERSE
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 7 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.44 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.40 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.50 FEET (N.G.V.D.)

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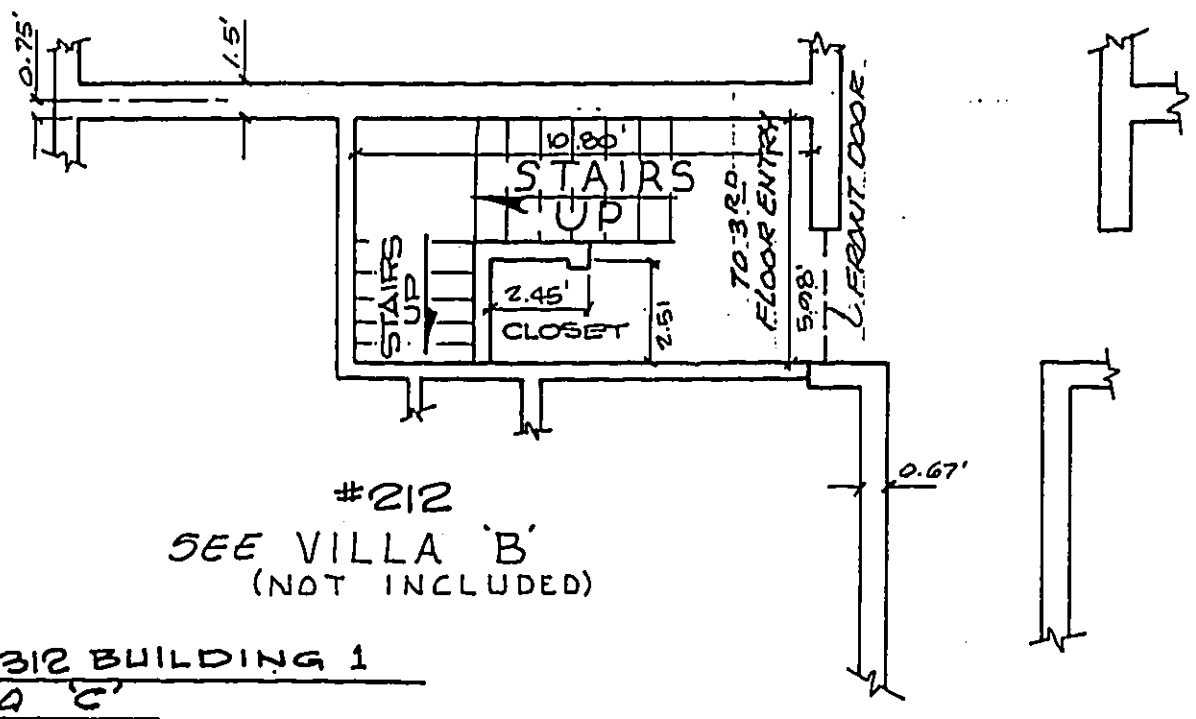
EXHIBIT "A"

SHEET 80 OF 195

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ROYAL MANSION

A CONDOMINIUM



#212

SEE VILLA 'B'
(NOT INCLUDED)

UNIT 312 BUILDING 1
VILLA 'C'
2ND FLOOR
SCALE: 1"= 5'

NOTES:

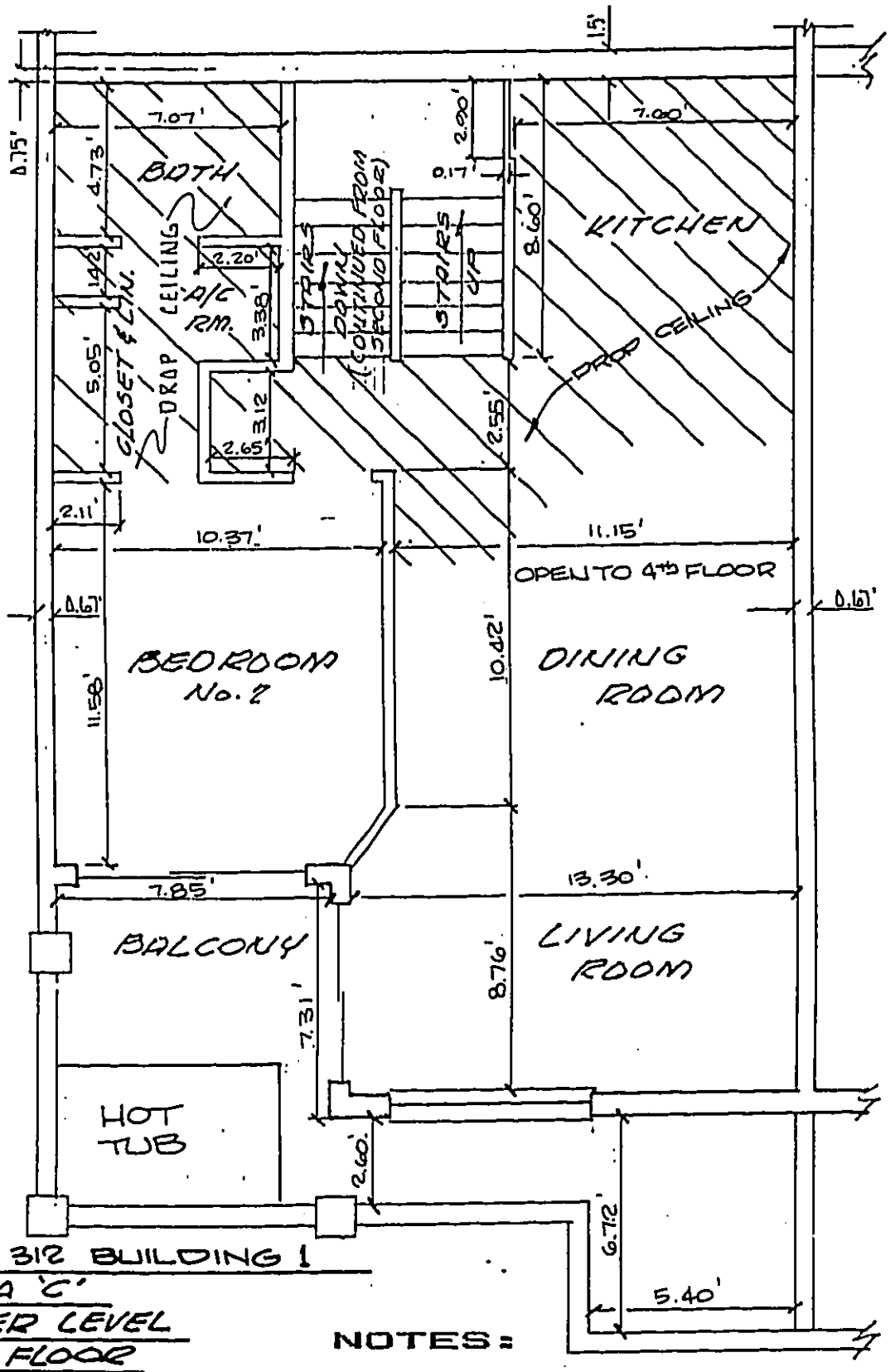
1. SEE SHEET 5 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.06 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.00 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.12 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1714, MERRITT ISLAND)

ROYAL MANSION

A CONDOMINIUM



UNIT 312 BUILDING 1
VILLA 'C'
LOWER LEVEL
3RD FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 6 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.04 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.41 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 36.13 FEET (N.G.V.D.)

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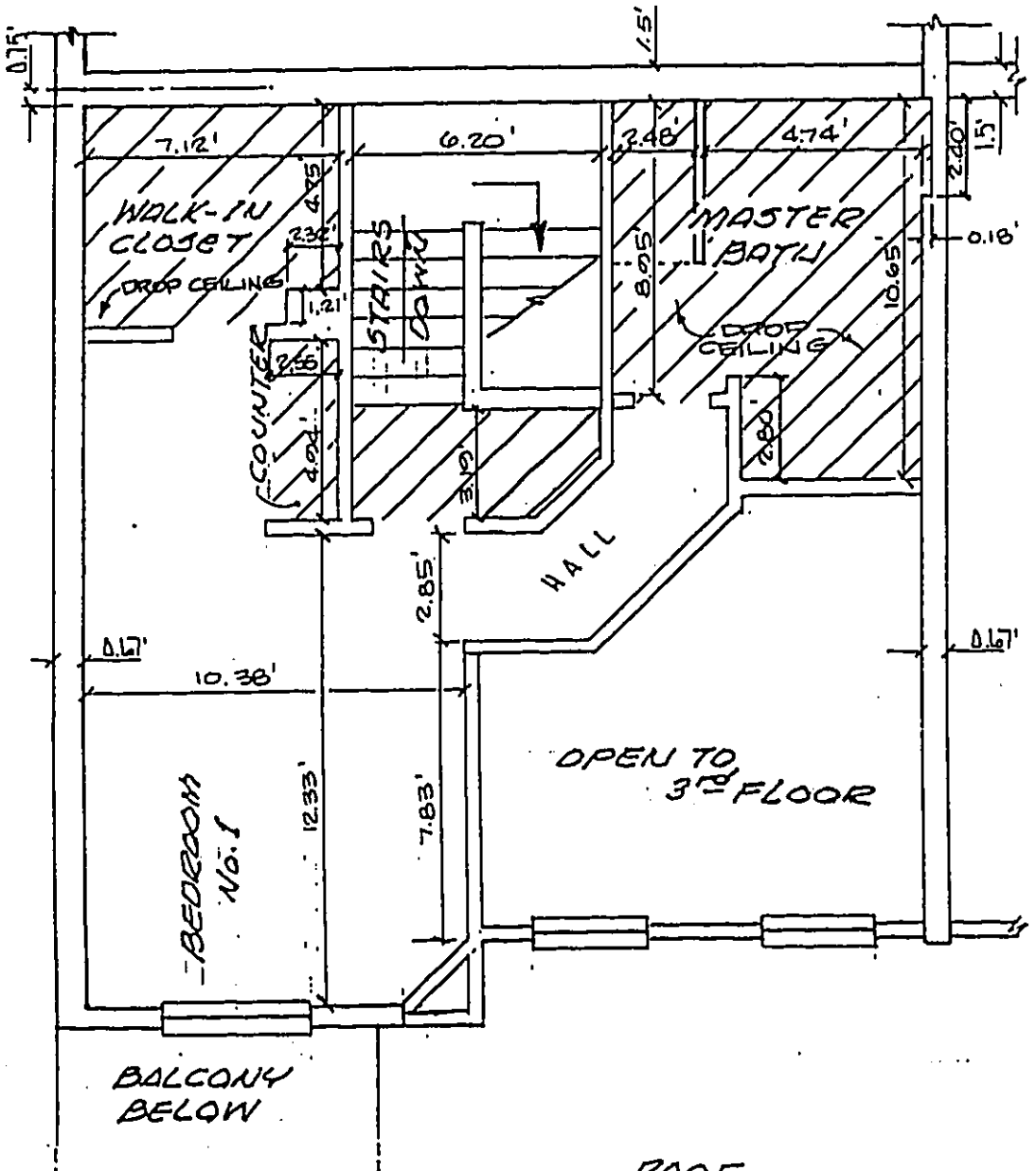
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PH. NO. (305) 453-0010, ZIP CODE 32953
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EXHIBIT "A"

SHEET 82 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 312 BUILDING 1
VILLA 'C'
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 7 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.44 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.41 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.50 FEET (N.G.V.D.)

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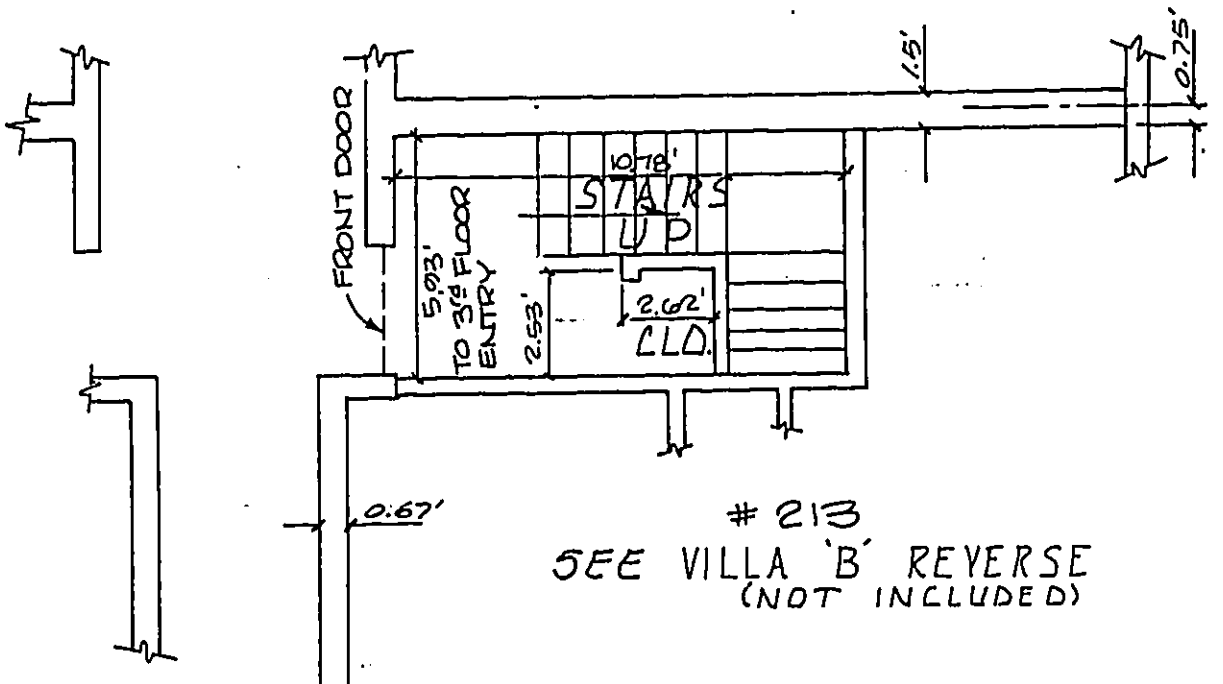
EXHIBIT "A"

SHEET 83 OF 195

BUSSEN ENGINEERING GROUP INC.
100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1041, MERRITT ISLAND)

ROYAL MANSION

A CONDOMINIUM



UNIT 313 BUILDING 1
VILLA 'C' REVERSE
2ND FLOOR
SCALE: 1"=5'

NOTES:

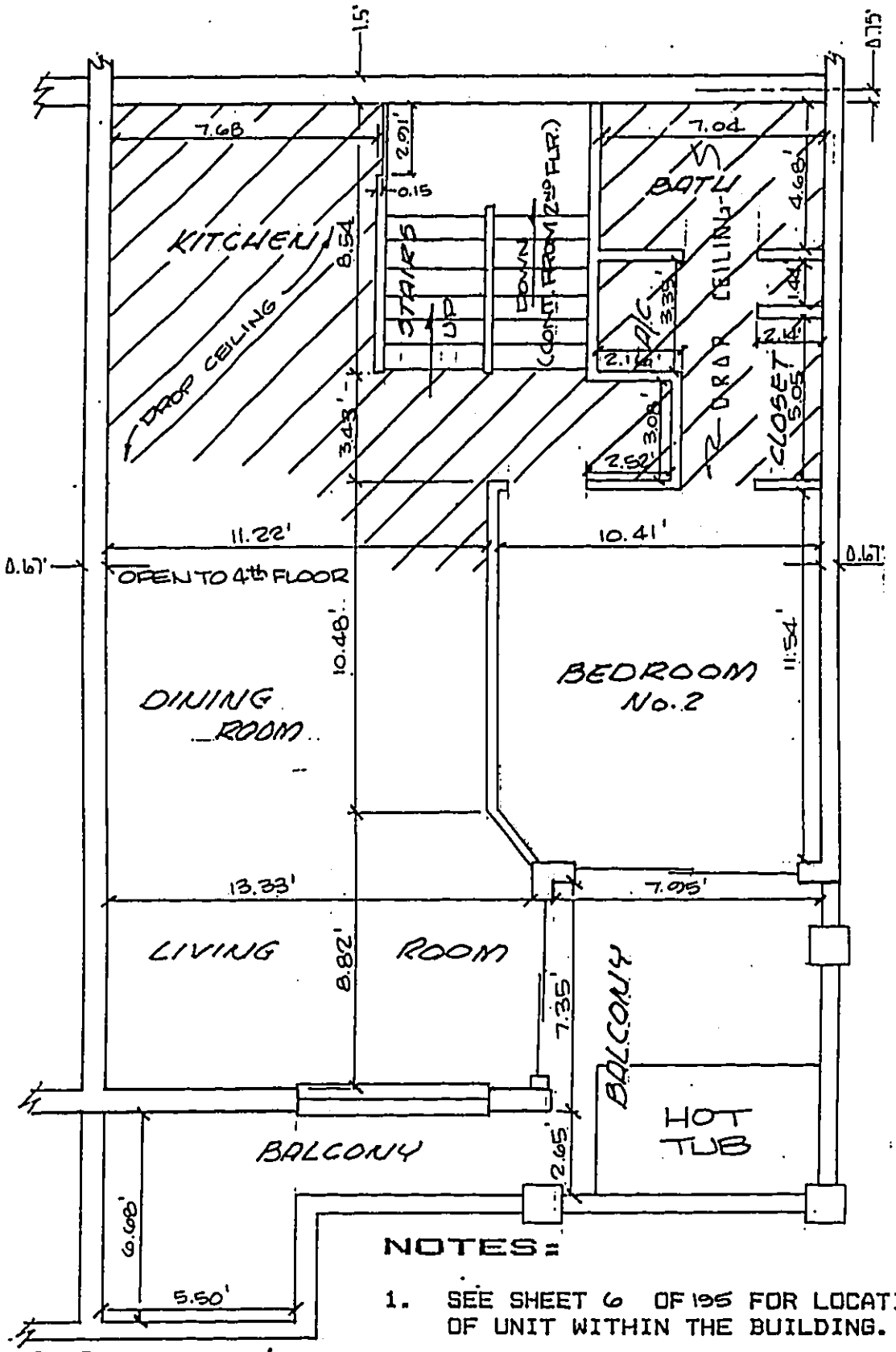
1. SEE SHEET 5 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.03 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.10 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

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(P.O. BOX 1914, MERRITT ISLAND)

ROYAL MANSION

A CONDOMINIUM



UNIT 313 BUILDING 1
VILLA 'C' REVERSE
LOWER LEVEL
3RD FLOOR
SCALE: 1" = 5'

NOTES:

1. SEE SHEET 6 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.04 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.40 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 36.18 FEET (N.G.V.D.)

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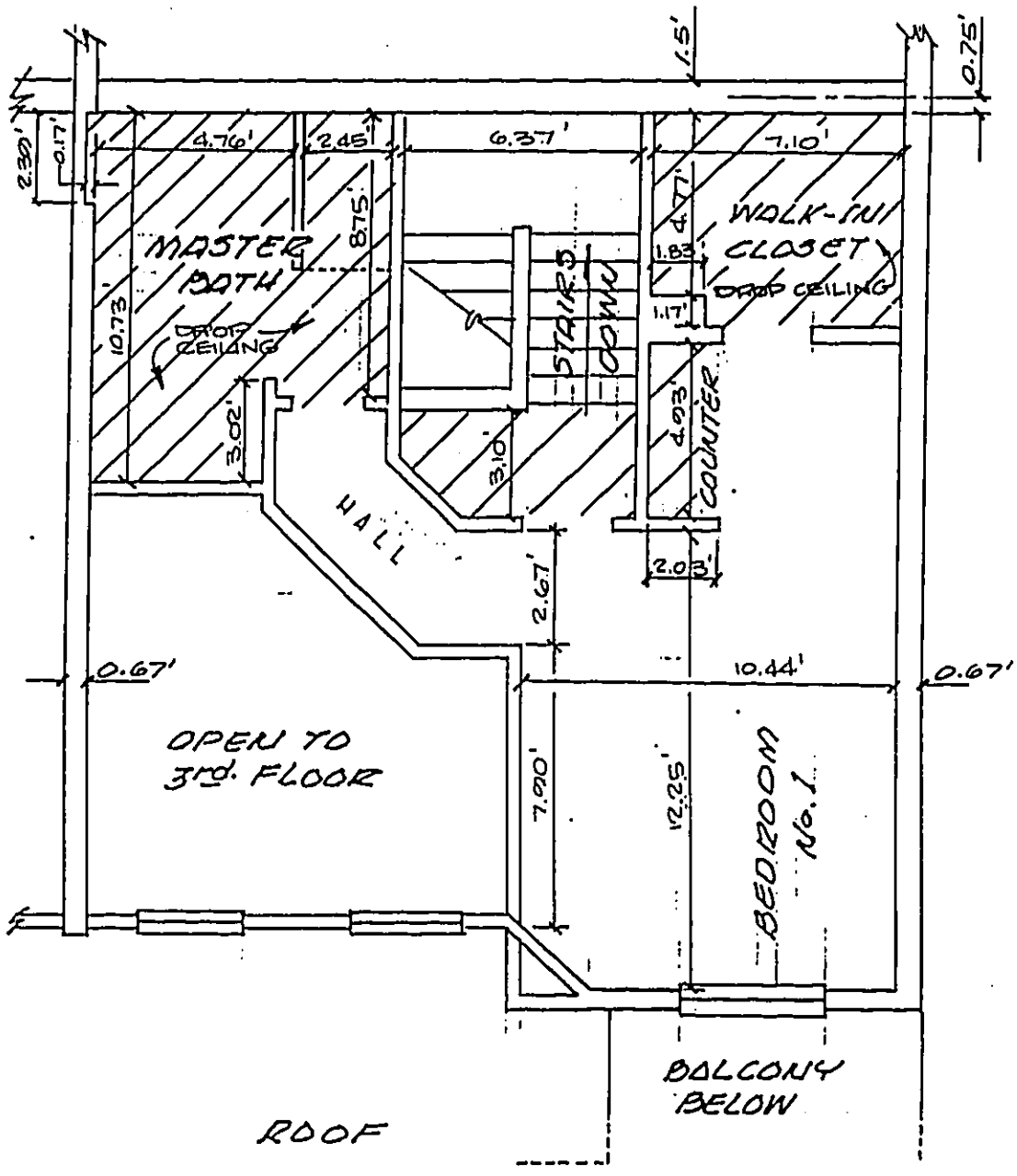
EXHIBIT "A"

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ROYAL MANSION

A CONDOMINIUM



UNIT 313 BUILDING 1
VILLA 'C' REVERSE
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

NOTES:

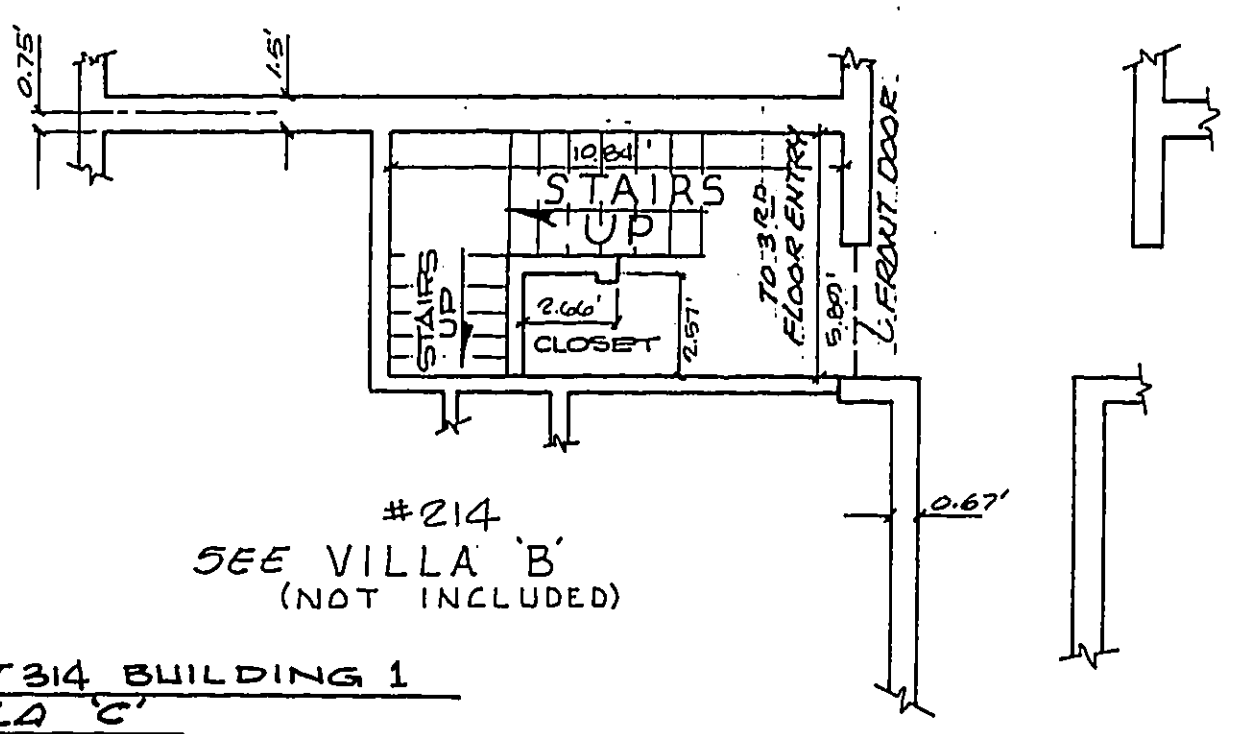
1. SEE SHEET 7 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.44 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.40 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.55 FEET (N.G.V.D.)

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ROYAL MANSION

A CONDOMINIUM



#214
SEE VILLA 'B'
(NOT INCLUDED)

UNIT 314 BUILDING 1
VILLA 'C'
2ND FLOOR
SCALE: 1"= 5'

NOTES:

1. SEE SHEET 5 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.02 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.12 FEET (N.G.V.D.)

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EXHIBIT "A"

SHEET 87 OF 195

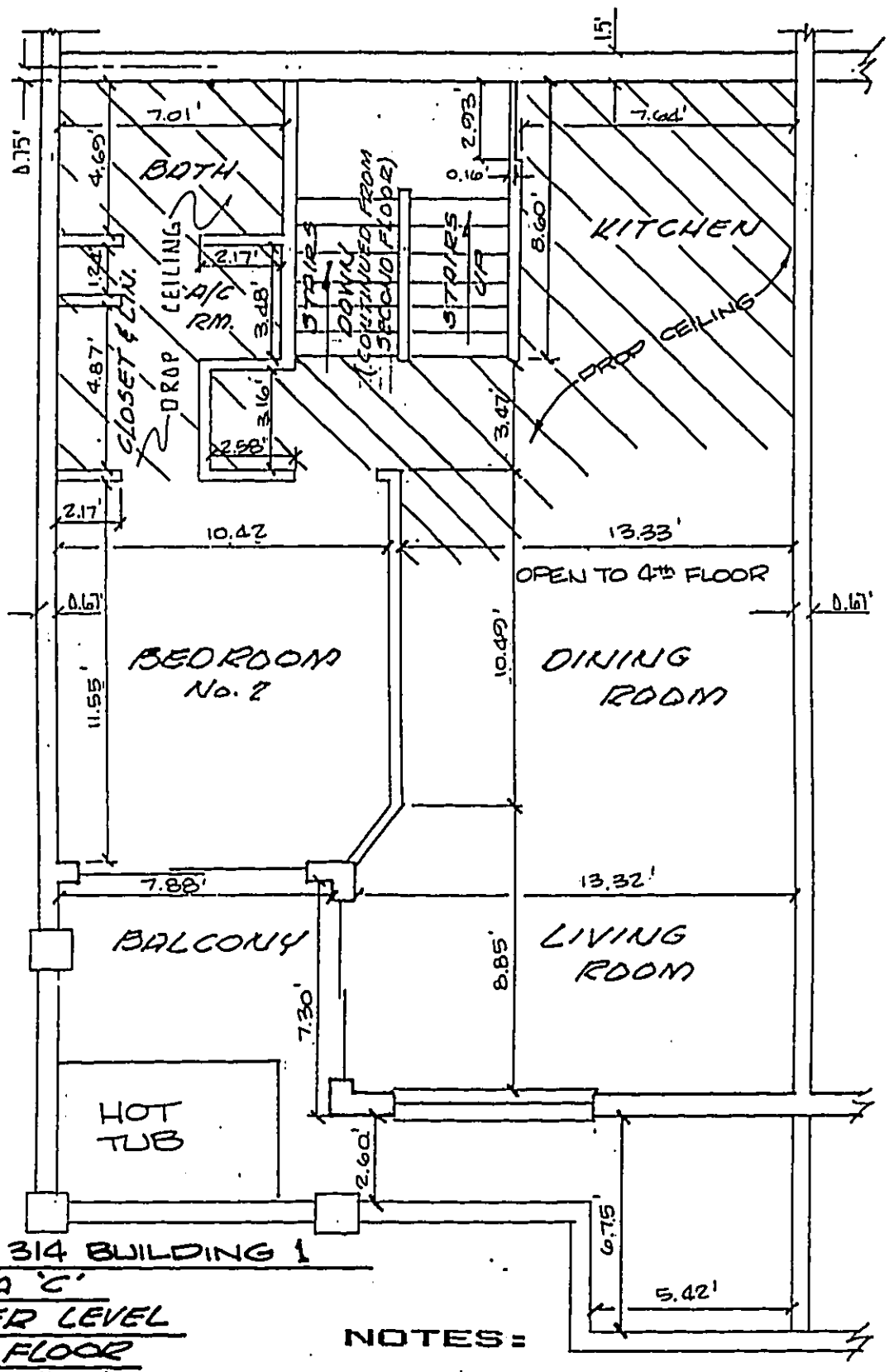
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ROYAL MANSION

A CONDOMINIUM



UNIT 314 BUILDING 1
VILLA 'C'
LOWER LEVEL
3RD FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 6 OF 196 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.04 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.46 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 36.10 FEET (N.G.V.D.)

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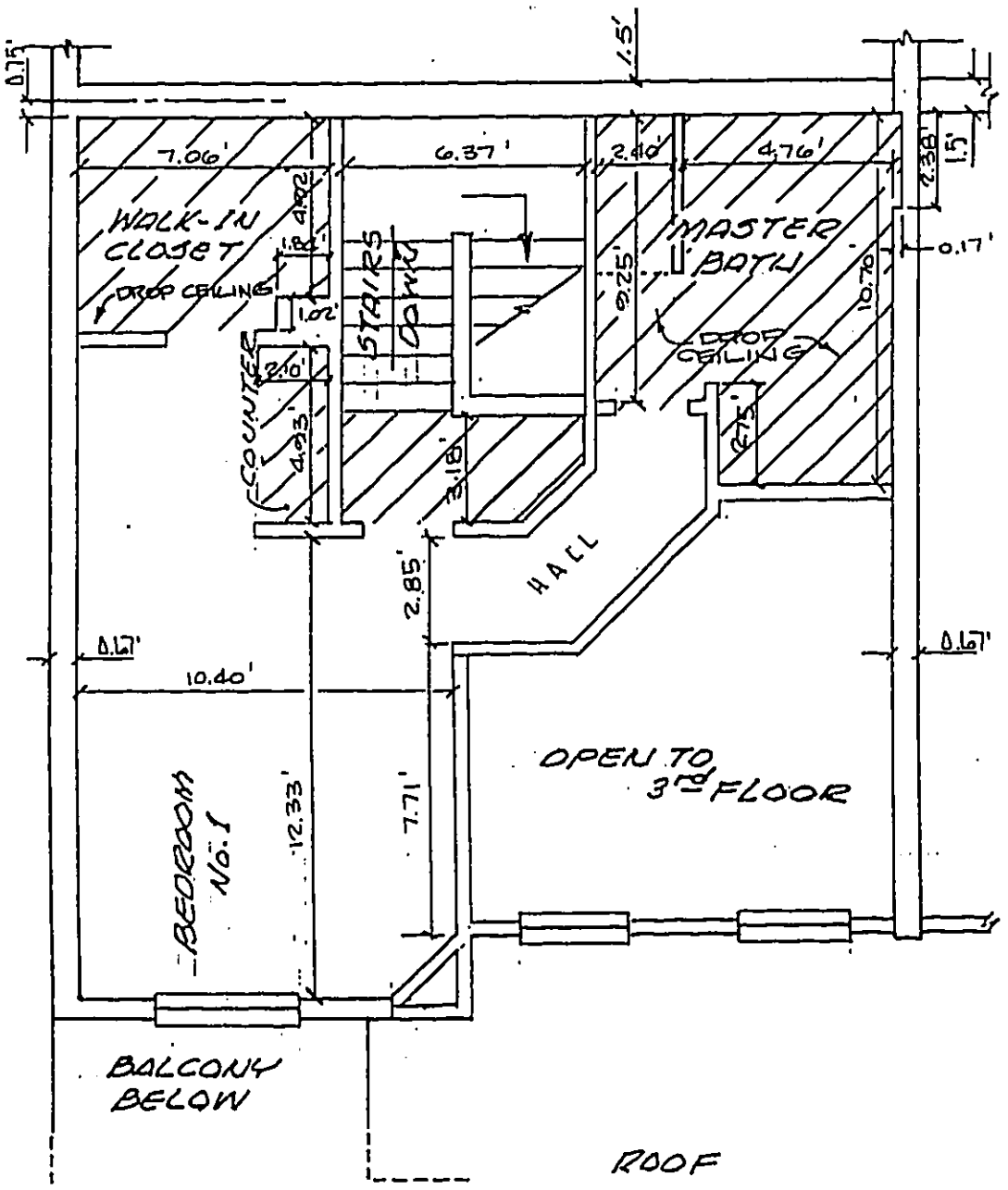
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ROYAL MANSION

A CONDOMINIUM



UNIT 314 BUILDING 1
VILLA 'C'
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

ROOF

NOTES:

1. SEE SHEET 7 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.44 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.46 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.51 FEET (N.G.V.D.)

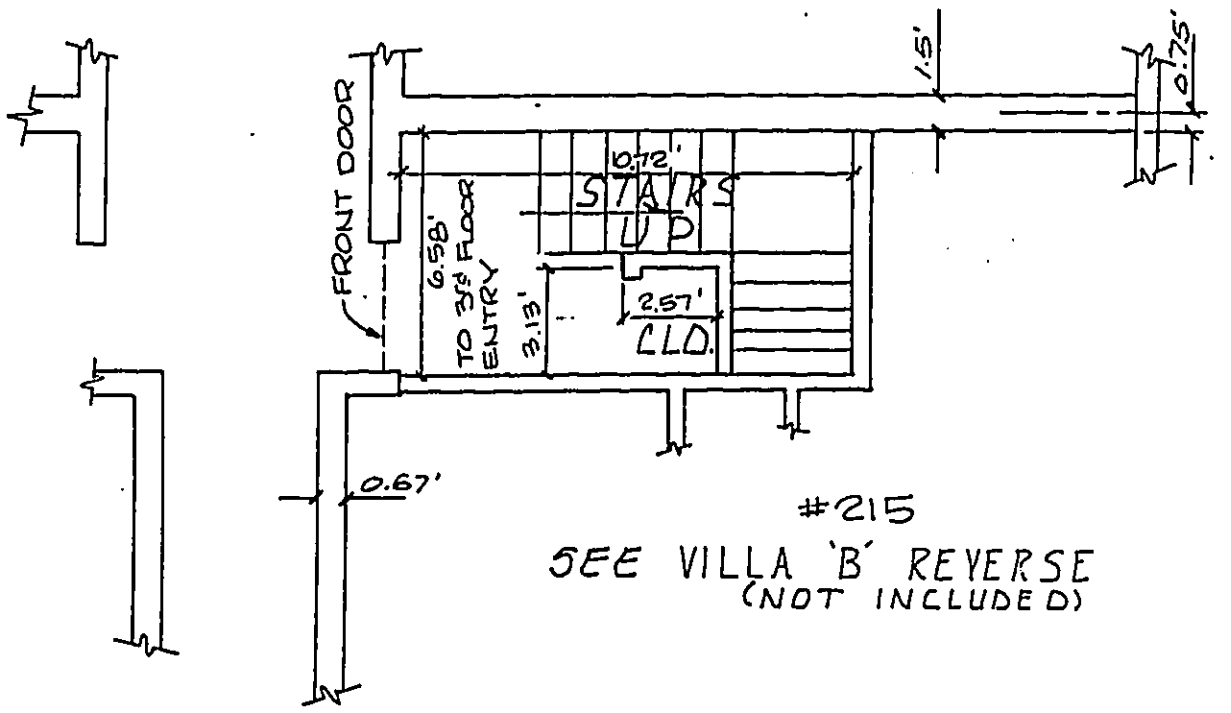
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EXHIBIT "A"

SHEET 89 OF 195

ROYAL MANSION

A CONDOMINIUM



#215

SEE VILLA 'B' REVERSE
(NOT INCLUDED)

UNIT 315 BUILDING 1
VILLA 'C' REVERSE
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 5 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.04 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.00 FEET (N.G.V.D.)

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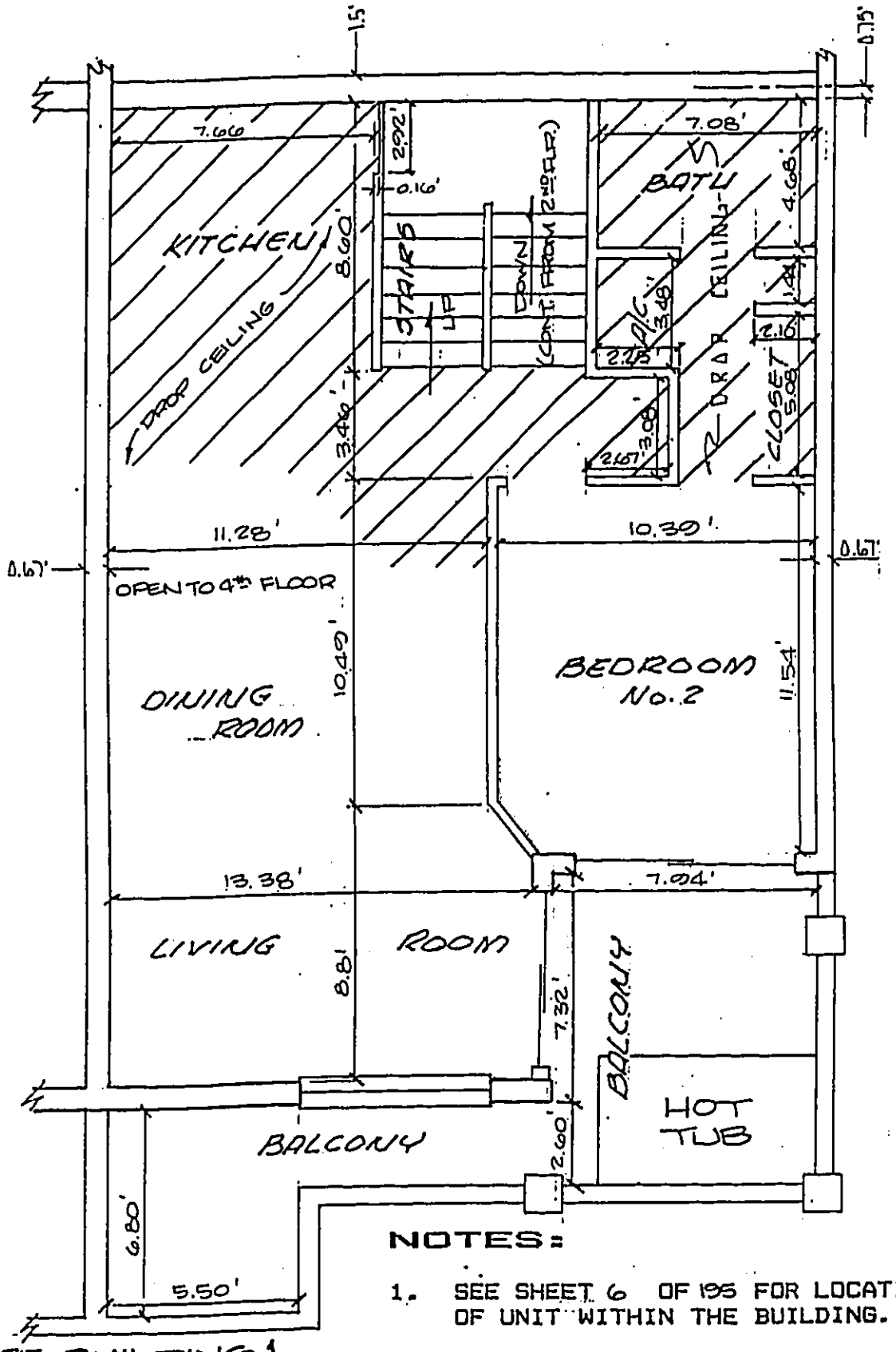
EXHIBIT "A"

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ROYAL MANSION

A CONDOMINIUM



UNIT 315 BUILDING 1
VILLA 'C' REVERSE
LOWER LEVEL
3RD FLOOR
SCALE: 1" = 5'

NOTES:

1. SEE SHEET 6 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.04 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.20 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 36.12 FEET (N.G.V.D.)

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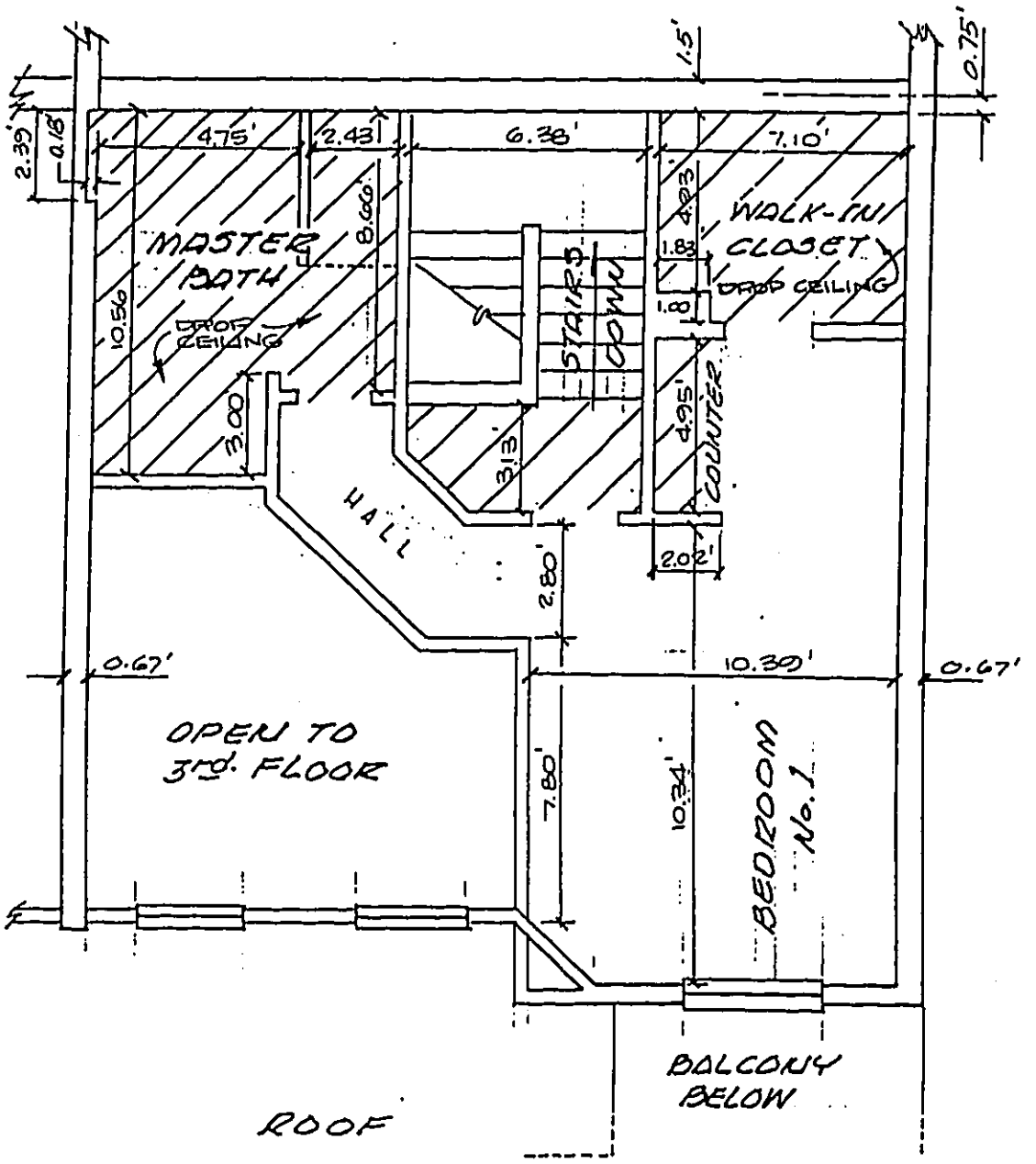
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PH. NO. (305) 453-0010, ZIP CODE 32953
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EXHIBIT "A"

SHEET 91 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 315 BUILDING 1
VILLA 'C' REVERSE
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 7 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.44 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.20 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.54 FEET (N.G.V.D.)

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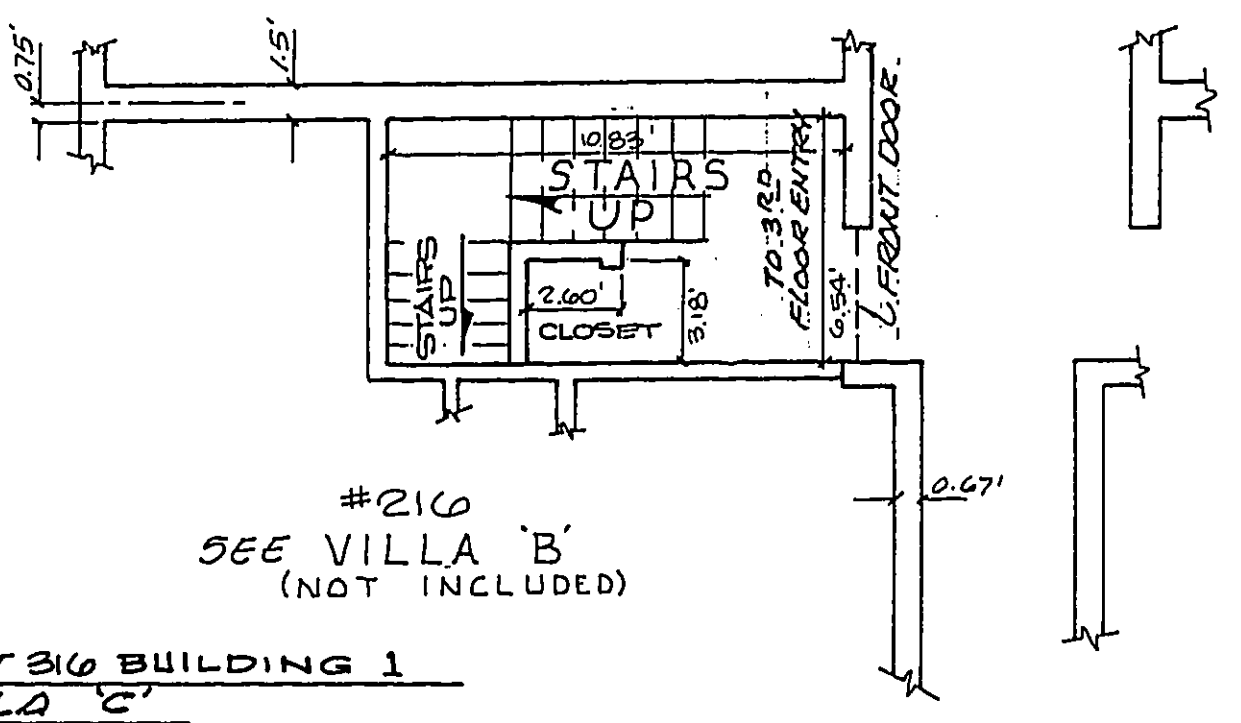
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EXHIBIT "A"

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ROYAL MANSION

A CONDOMINIUM



#216
SEE VILLA 'B'
(NOT INCLUDED)

UNIT 316 BUILDING 1
VILLA 'C'
2ND FLOOR
SCALE: 1" = 5'

NOTES:

1. SEE SHEET 5 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.80 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.04 FEET (N.G.V.D.)

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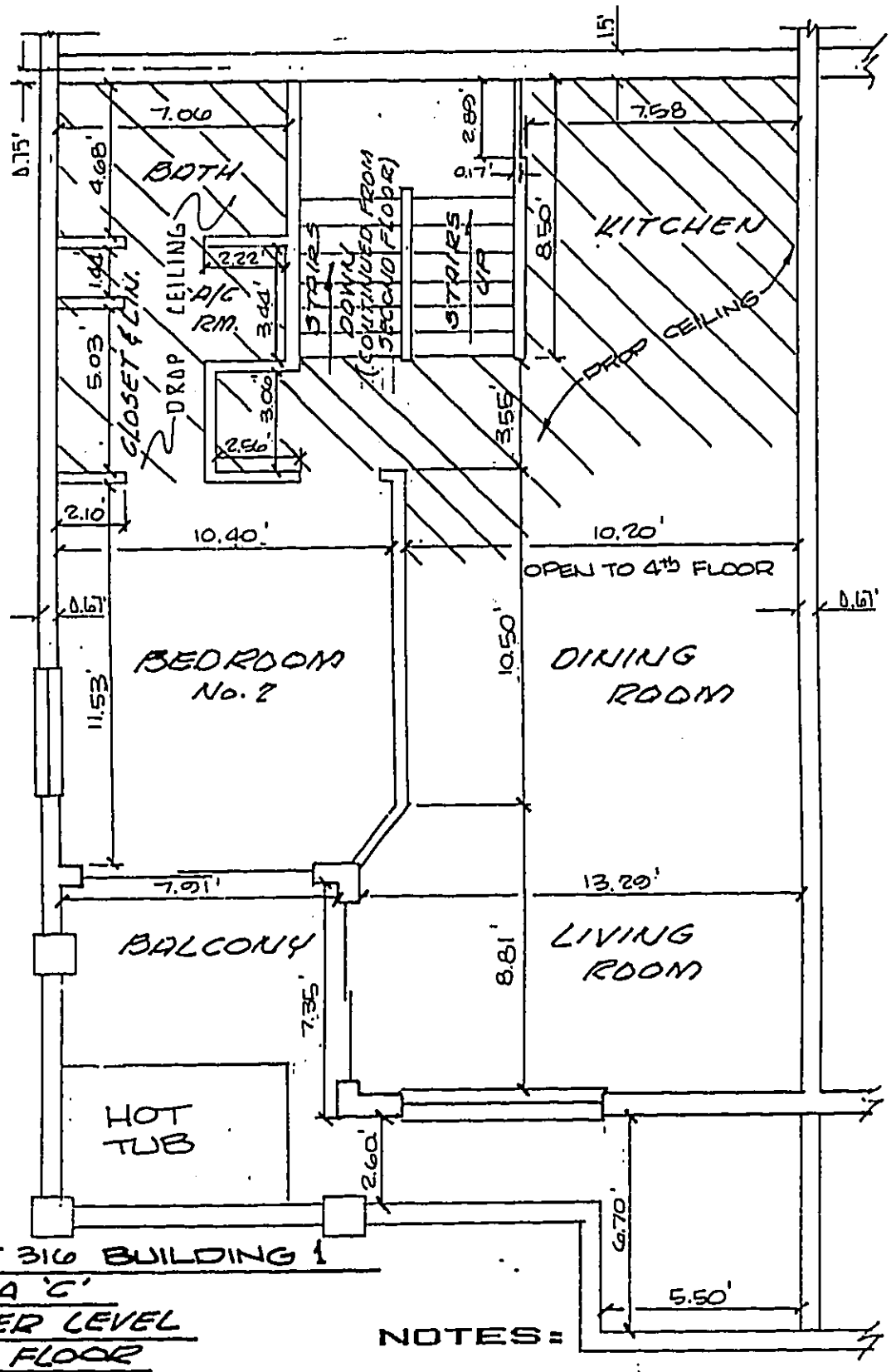
EXHIBIT "A"

SHEET 93 OF 195

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ROYAL MANSION

A CONDOMINIUM



UNIT 316 BUILDING 1
VILLA 'C'
LOWER LEVEL
3RD FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 6 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 29.04 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.22 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 36.09 FEET (N.G.V.D.)

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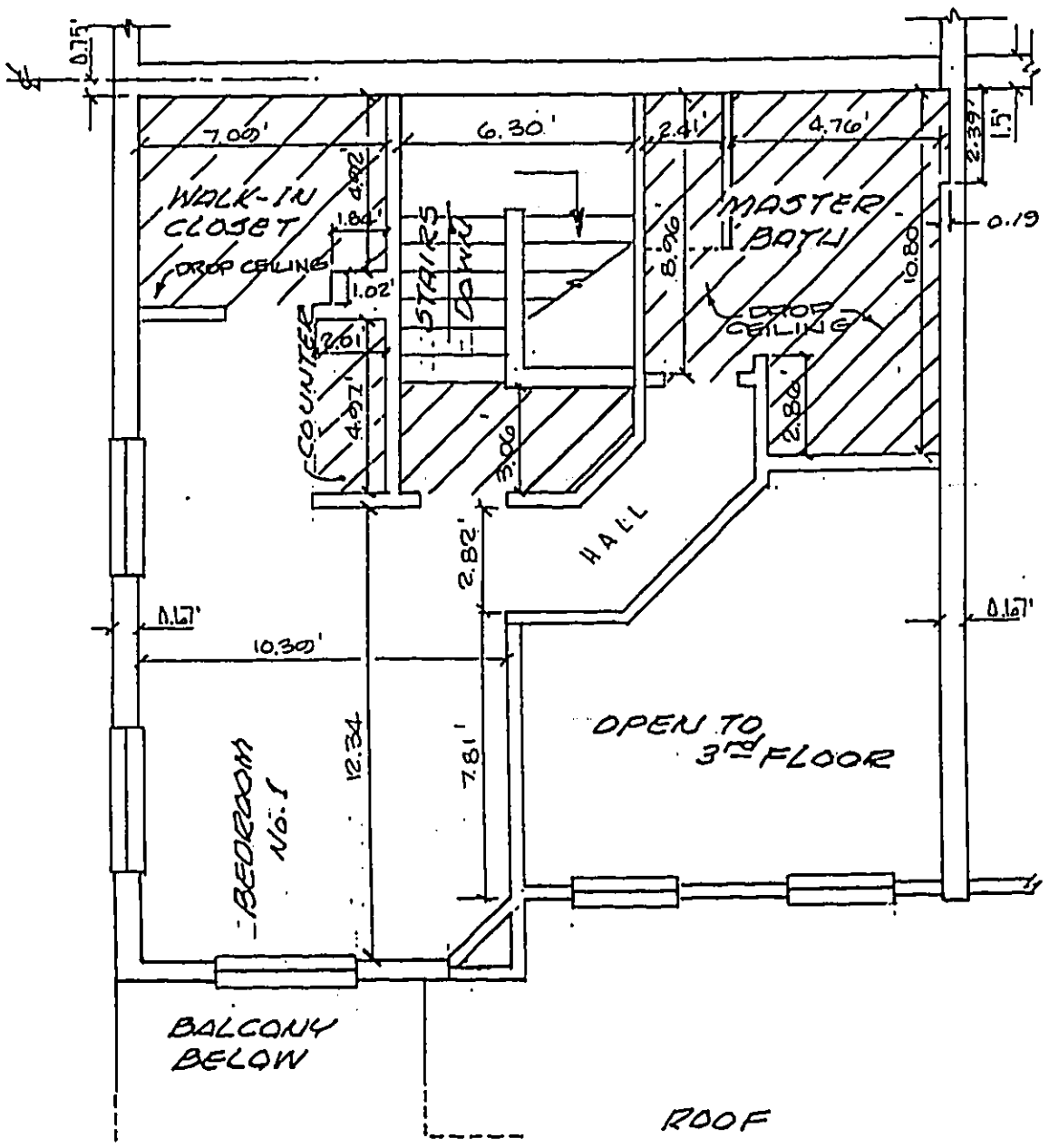
EXHIBIT "A"

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ROYAL MANSION

A CONDOMINIUM



UNIT 316 BUILDING 1
VILLA 'C'
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 7 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.44 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.22 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.52 FEET (N.G.V.D.)

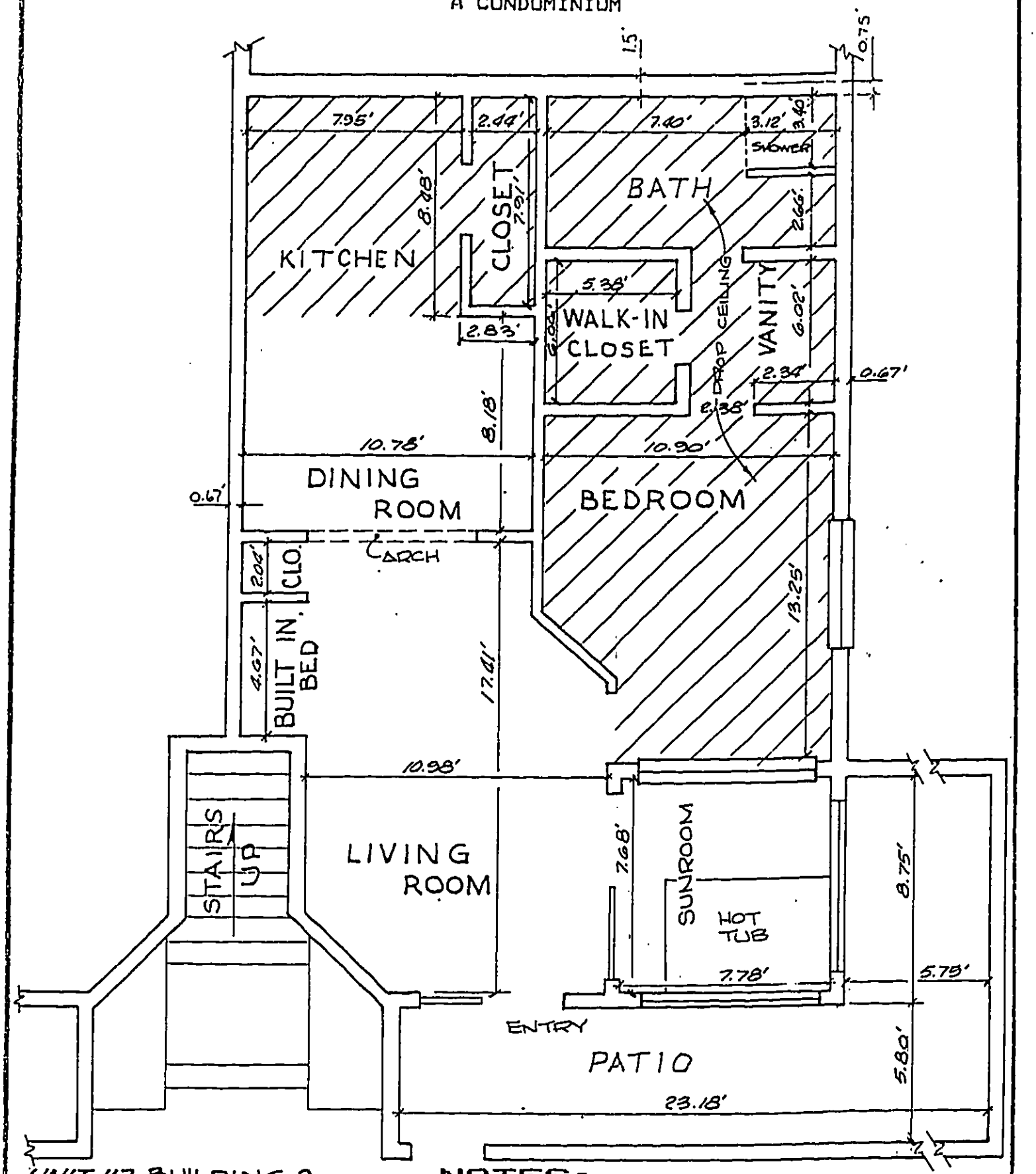
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PH. NO. (305) 453-0010, ZIP CODE 32953
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EXHIBIT "A"

SHEET 95 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 117 BUILDING 2
VILLA 'A' END REVERSE
1ST FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 8 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.98 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 19.08 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.11 FEET (N.G.V.D.)

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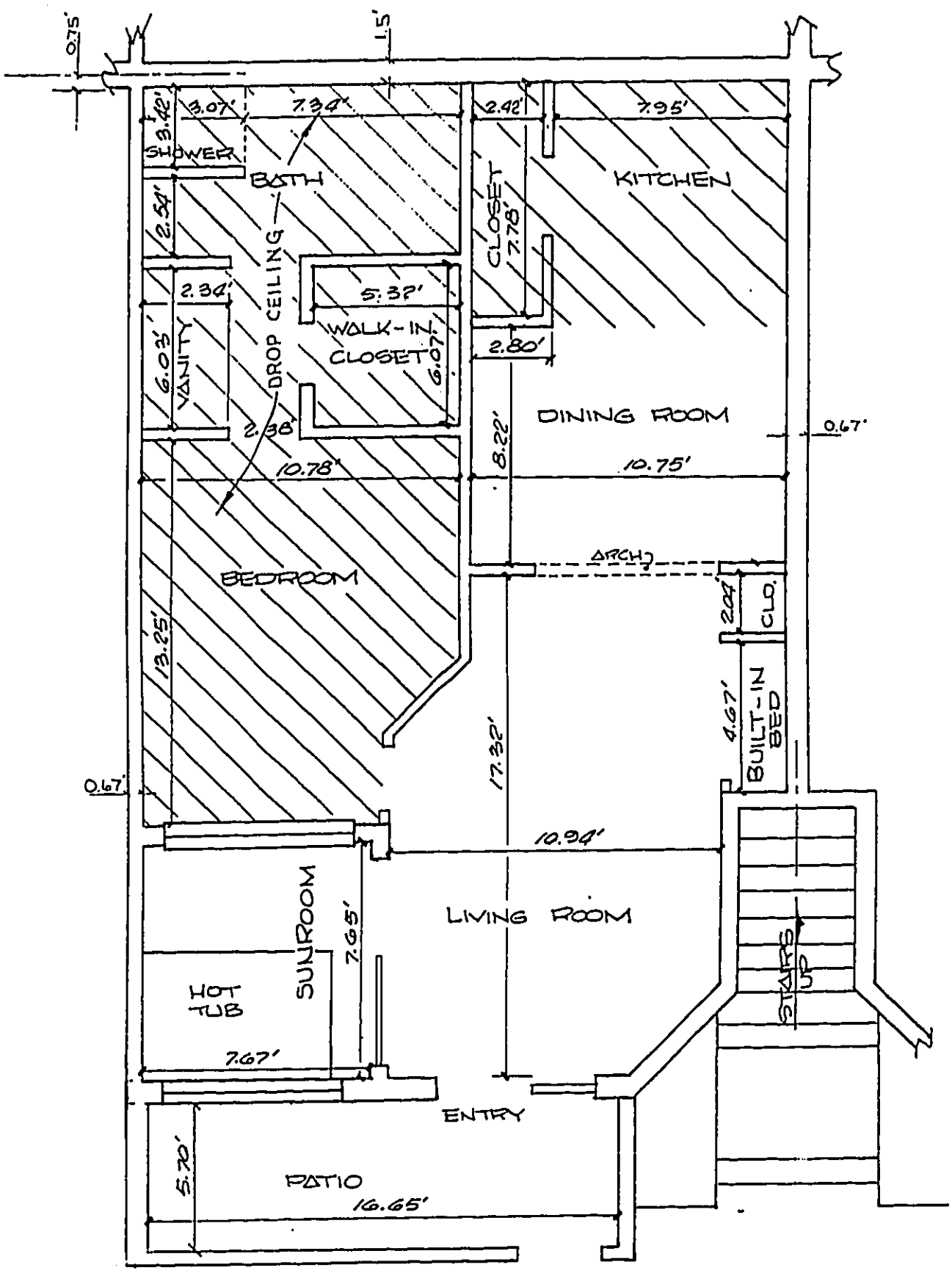
EXHIBIT "A"

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ROYAL MANSION

A CONDOMINIUM



UNIT 118 BUILDING 2
VILLA 'D'
1 ST FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 8 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.98 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 19.08 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.10 FEET (N.G.V.D.)

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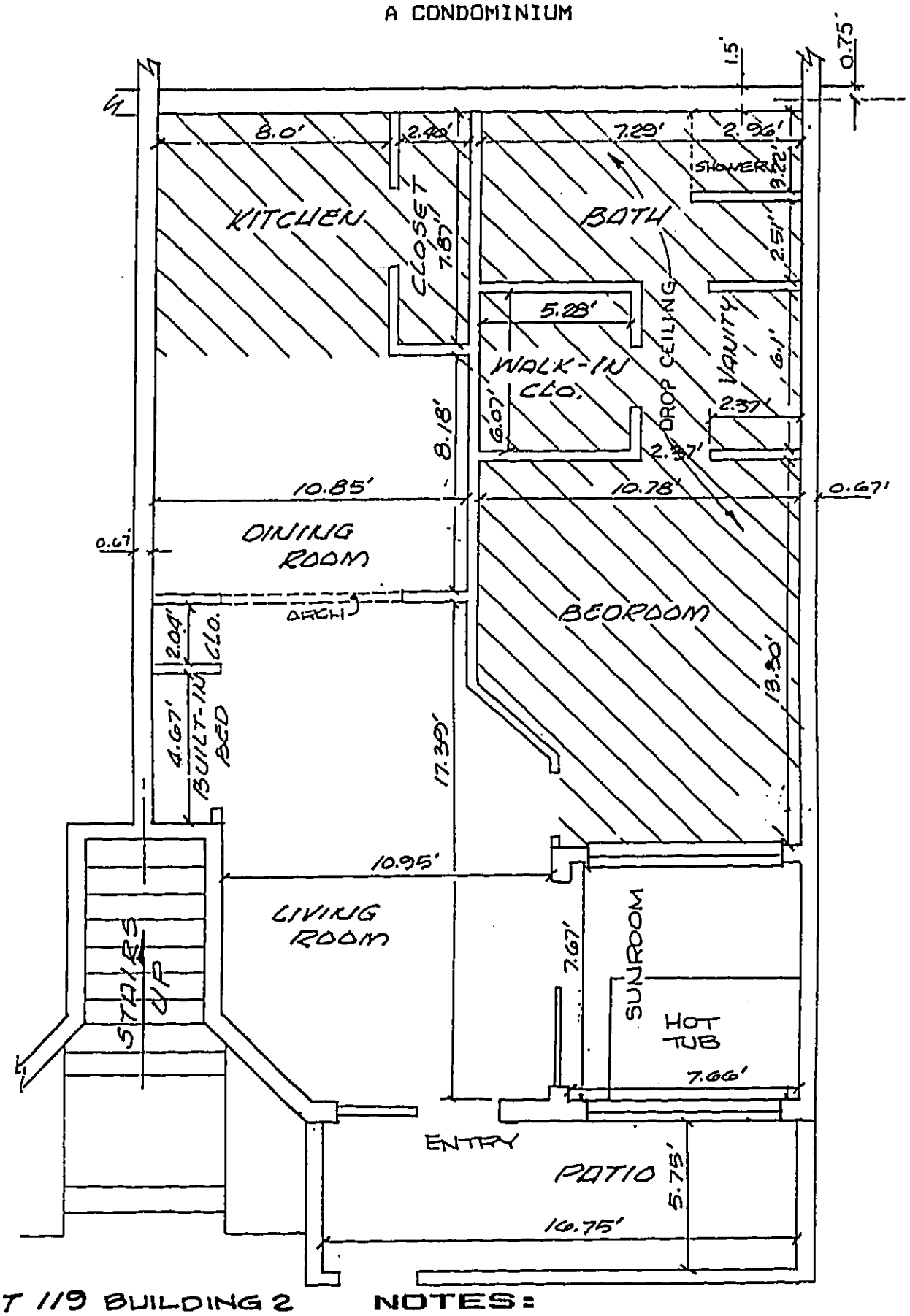
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ROYAL MANSION

A CONDOMINIUM



UNIT 119 BUILDING 2
VILLA 'A' REVERSE
1ST. FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 8 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.98 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 19.04 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.06 FEET (N.G.V.D.)

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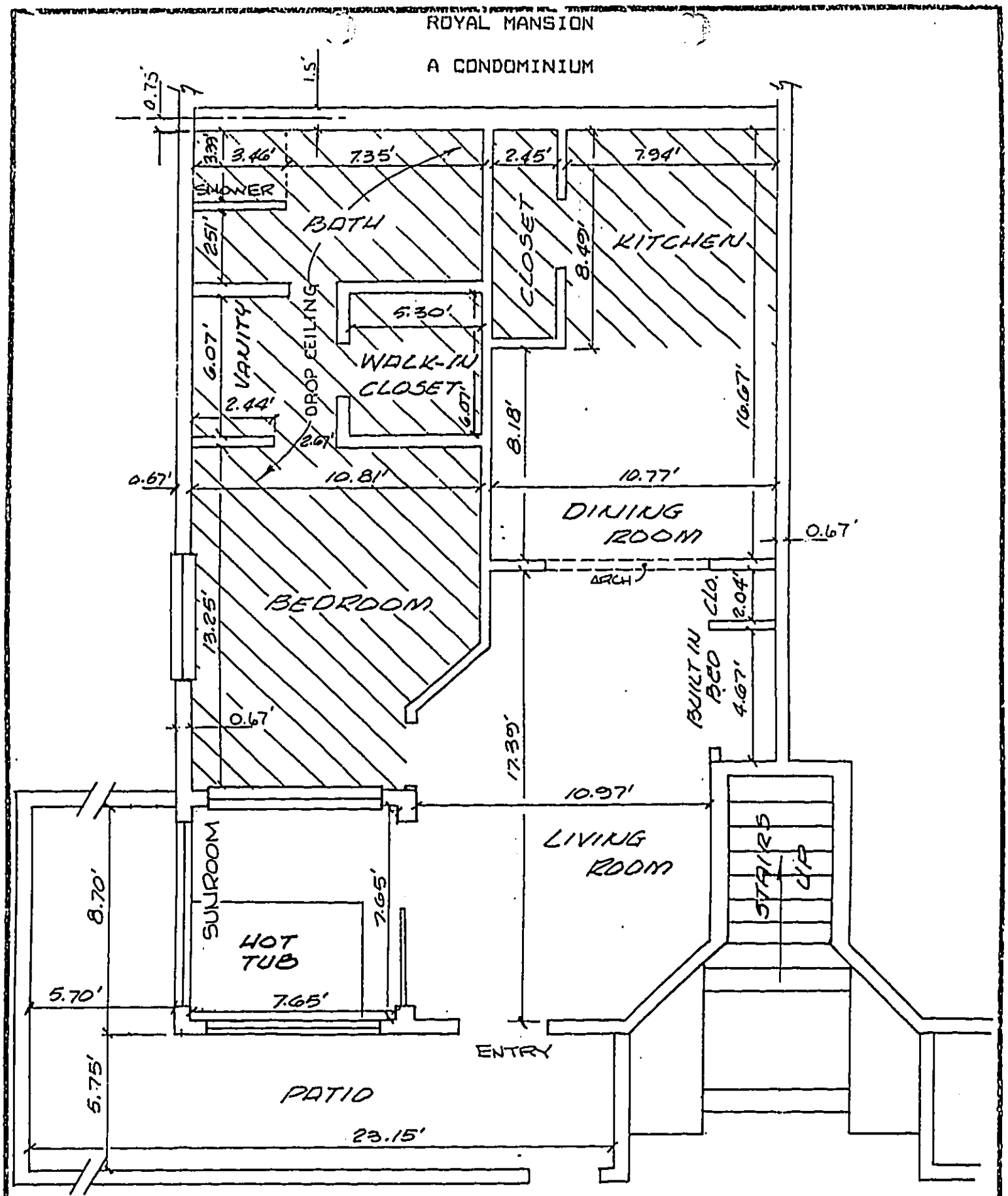
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EXHIBIT "A"

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ROYAL MANSION

A CONDOMINIUM



UNIT 120 BUILDING 2

VILLA 'A' END

1ST FLOOR

SCALE: 1"=5'

NOTES:

1. SEE SHEET 8 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.98 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 19.05 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.10 FEET (N.G.V.D.)

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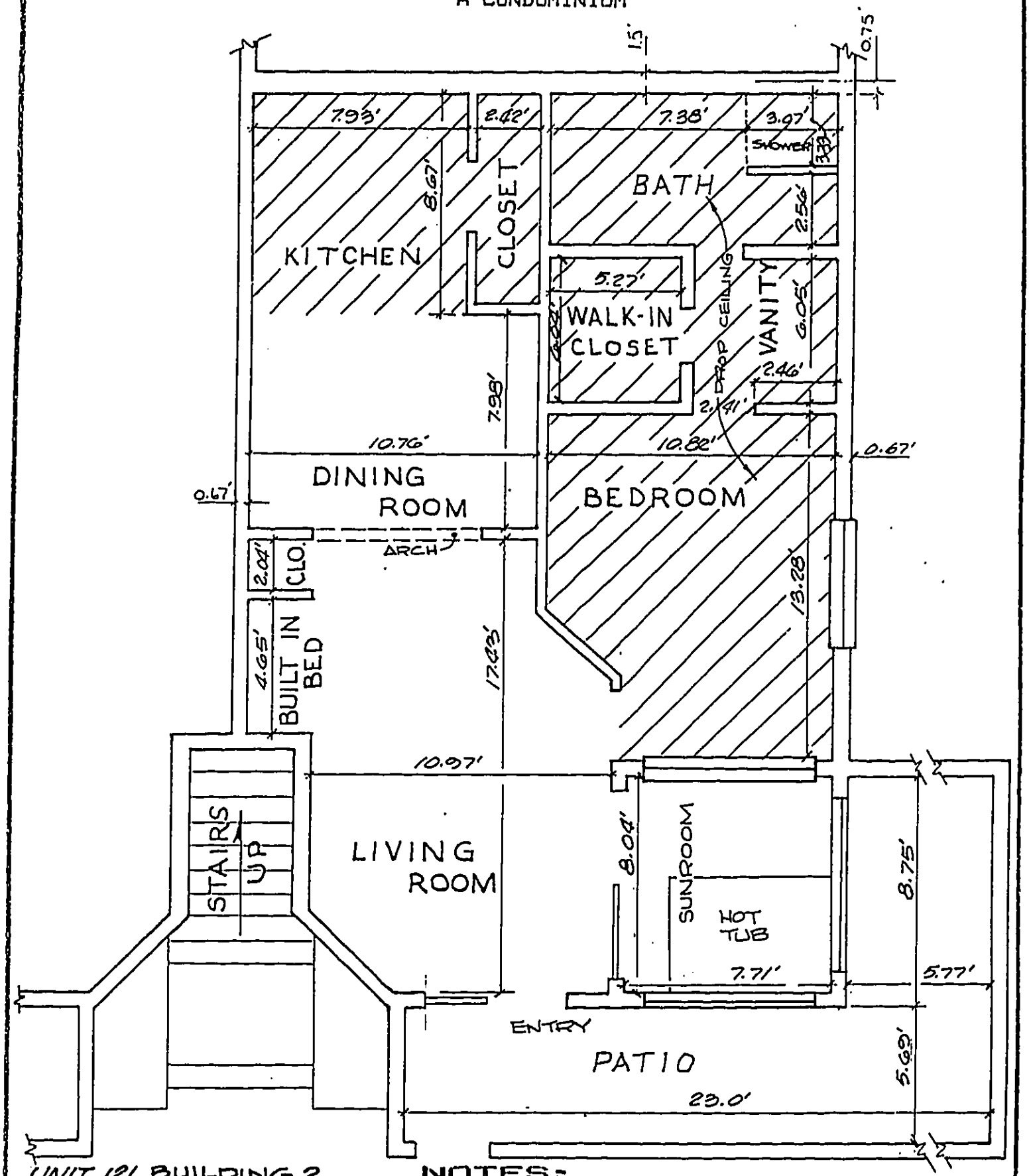
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ROYAL MANSION

A CONDOMINIUM



UNIT 121 BUILDING 2
VILLA 'A' END REVERSE
1ST FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 8 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.98 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 19.02 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 17.98 FEET (N.G.V.D.)

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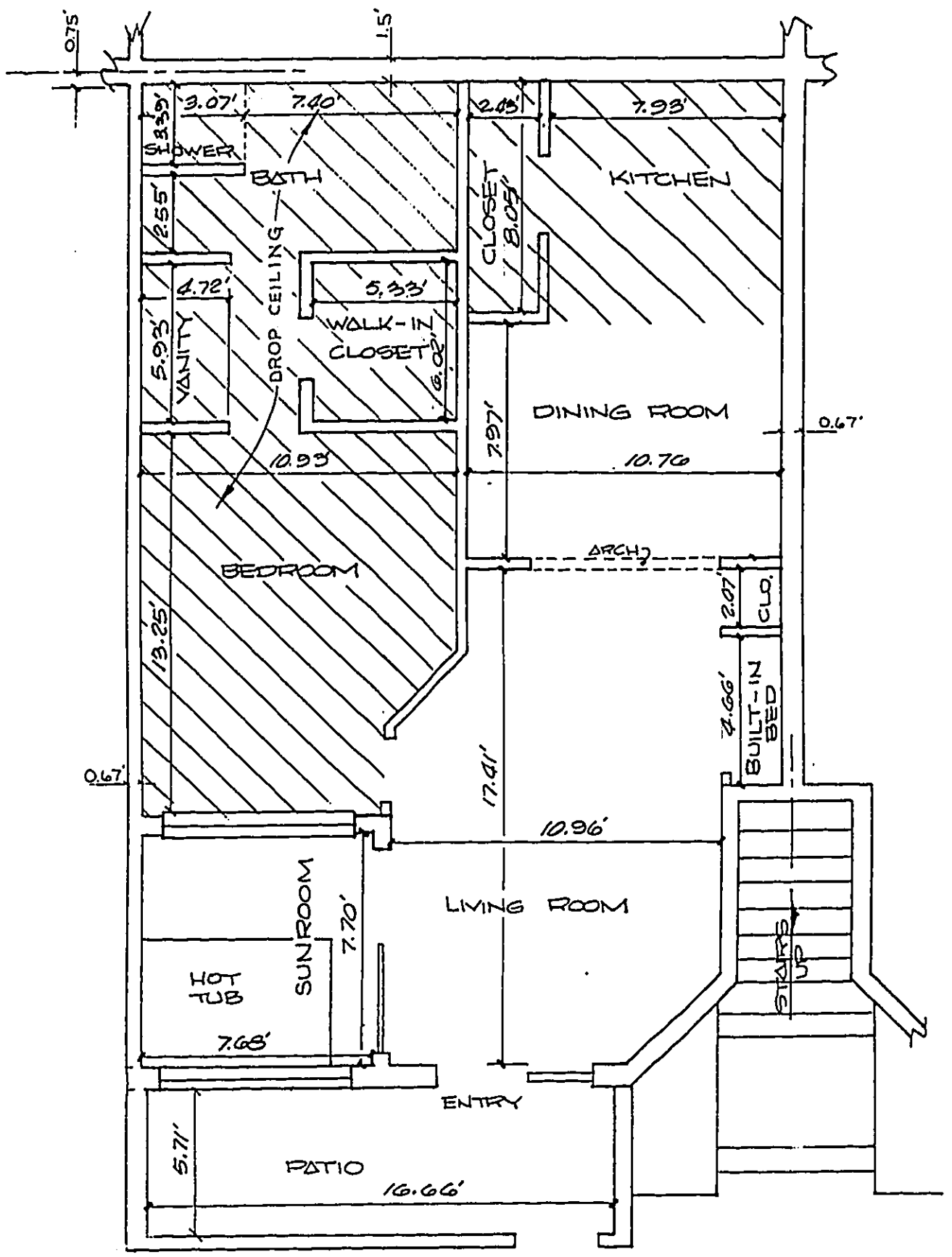
EXHIBIT "A"

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ROYAL MANSION

A CONDOMINIUM



UNIT 122 BUILDING 2
VILLA 'D'
1 ST FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 8 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.98 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 19.02 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.04 FEET (N.G.V.D.)

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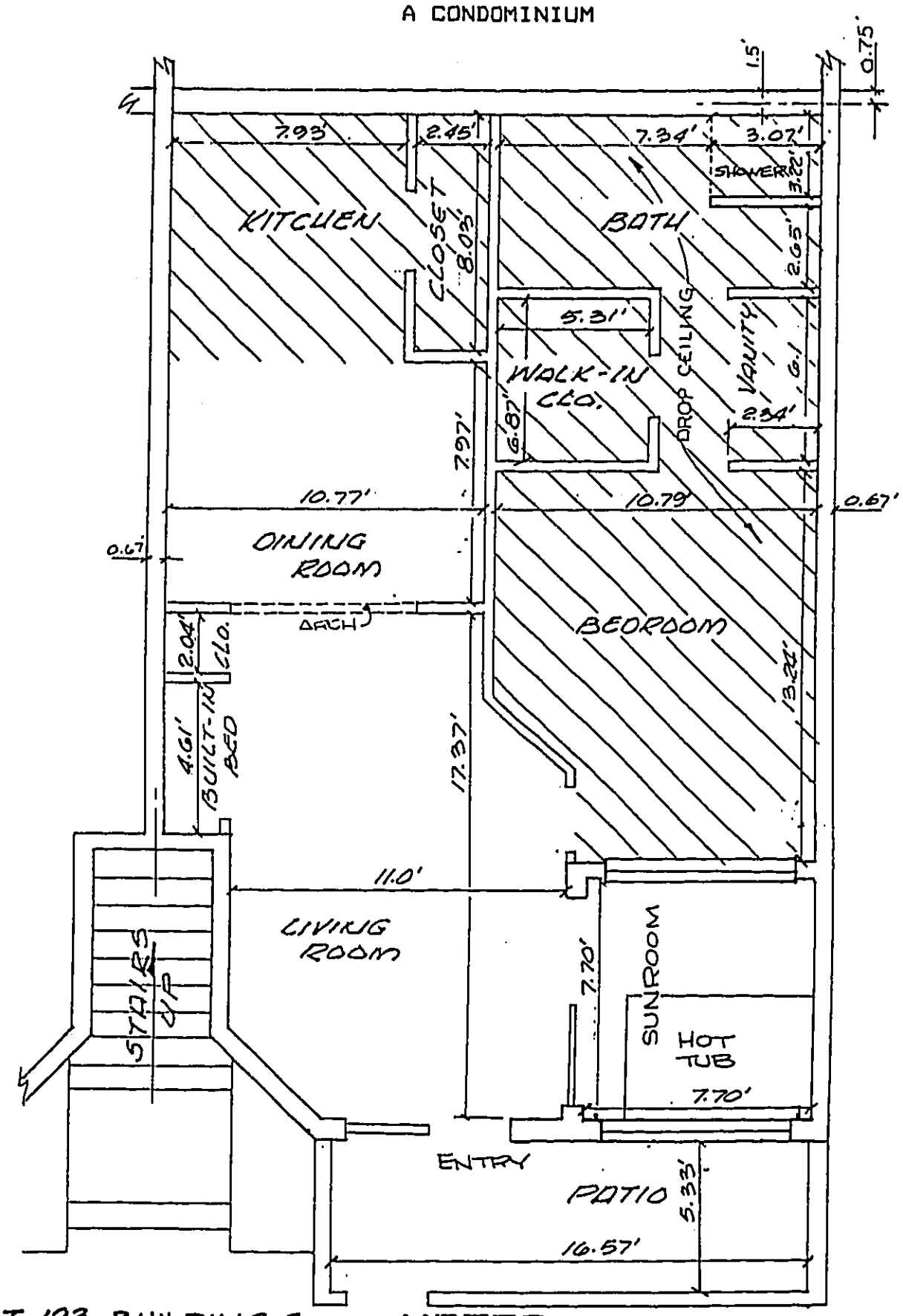
EXHIBIT "A"

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0935

ROYAL MANSION

A CONDOMINIUM



UNIT 123 BUILDING 2
VILLA 'A' REVERSE
1ST. FLOOR
SCALE: 1"= 5'

NOTES:

1. SEE SHEET 8 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.98 FEET. (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 19.03 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.03 FEET (N.G.V.D.)

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EXHIBIT "A"

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OFF. REC.

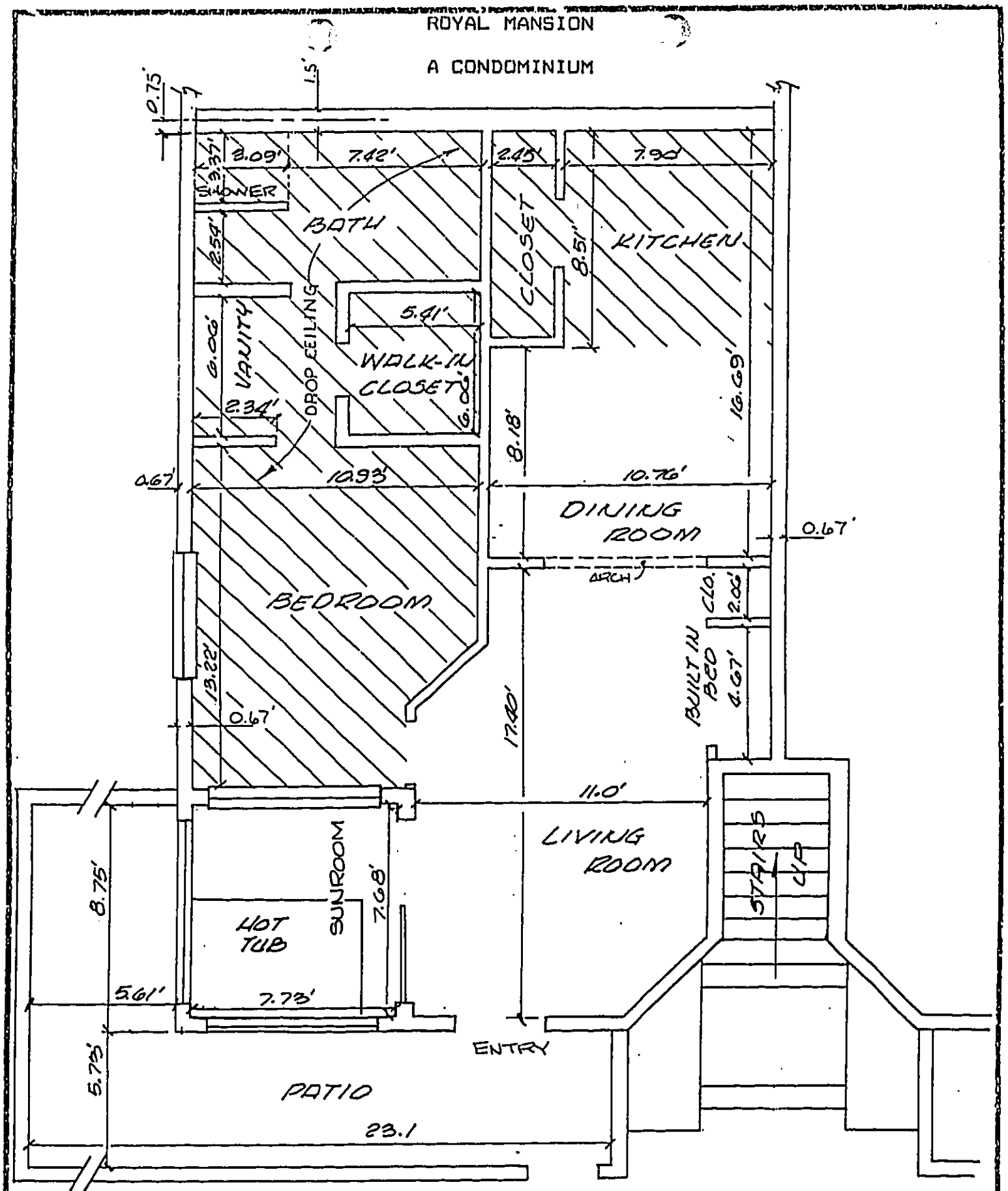
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ROYAL MANSION

A CONDOMINIUM



UNIT 124 BUILDING 2
VILLA 'A' ENJO
1ST FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 8 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.98 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 19.08 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.13 FEET (N.G.V.D.)

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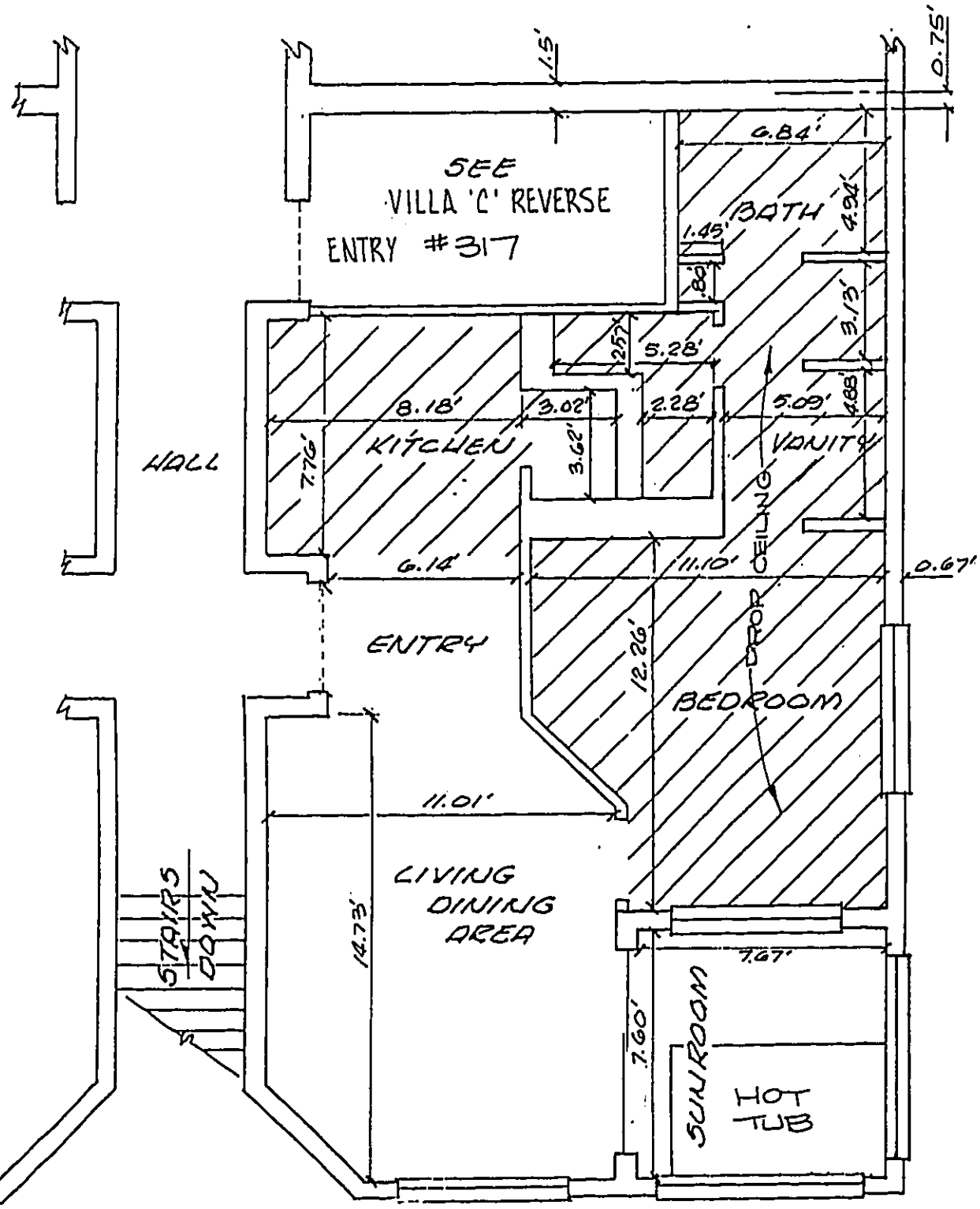
EXHIBIT "A"

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ROYAL MANSION

A CONDOMINIUM



UNIT 217 BUILDING 2
VILLA 'B' REVERSE
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 9 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.01 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 28.13 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.02 FEET (N.G.V.D.)

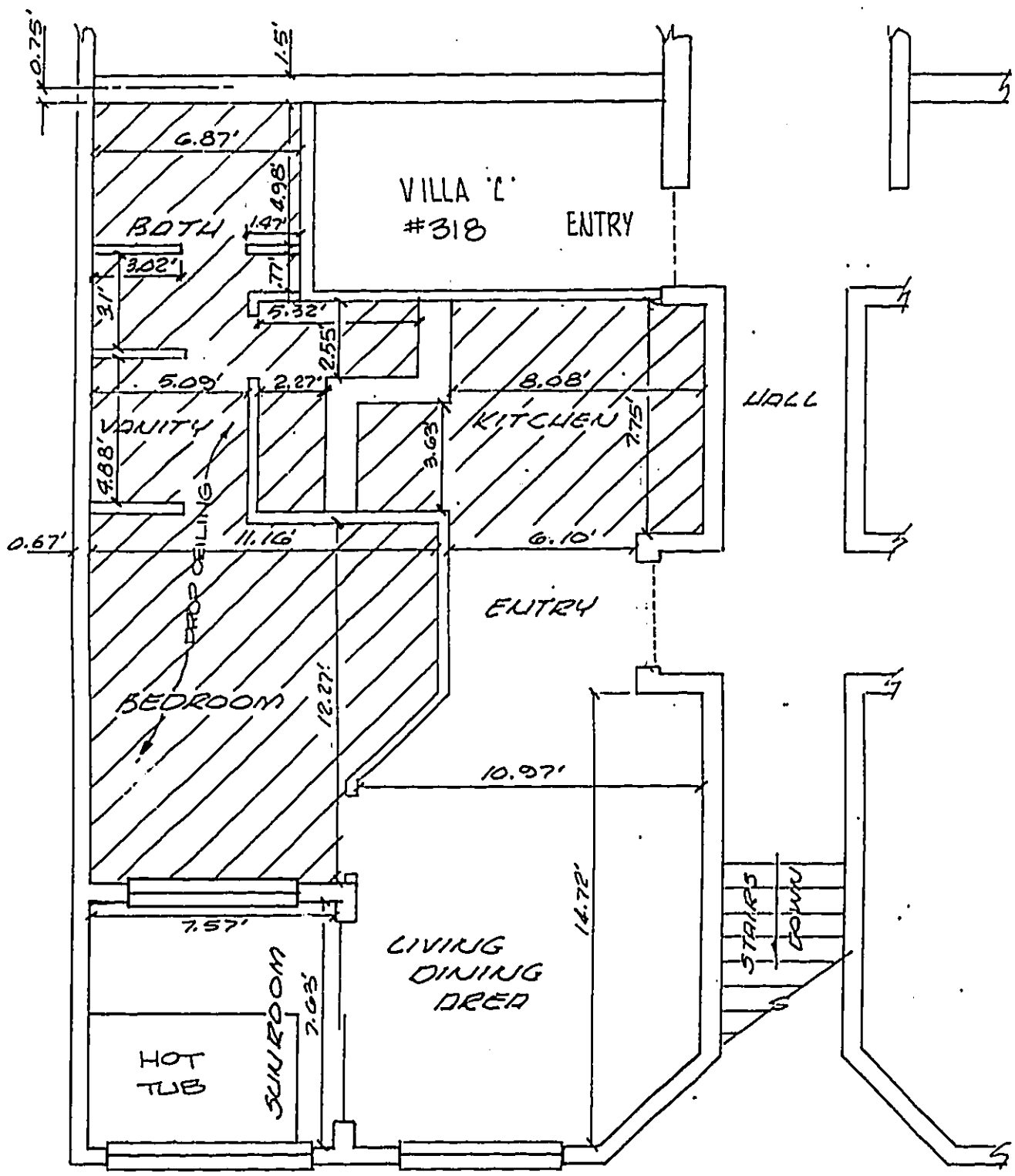
EXHIBIT "A"

SHEET 104 OF 195

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ROYAL MANSION

A CONDOMINIUM



UNIT 218 BUILDING 2
VILLA 'B'
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 9 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.

2. FINISH FLOOR ELEVATION = 20.01 FEET (N.G.V.D.)

3. HIGHEST FINISH CEILING ELEVATION = 28.13 FEET (N.G.V.D.)

4. DROP FINISH CEILING ELEVATION = 27.10 FEET (N.G.V.D.)

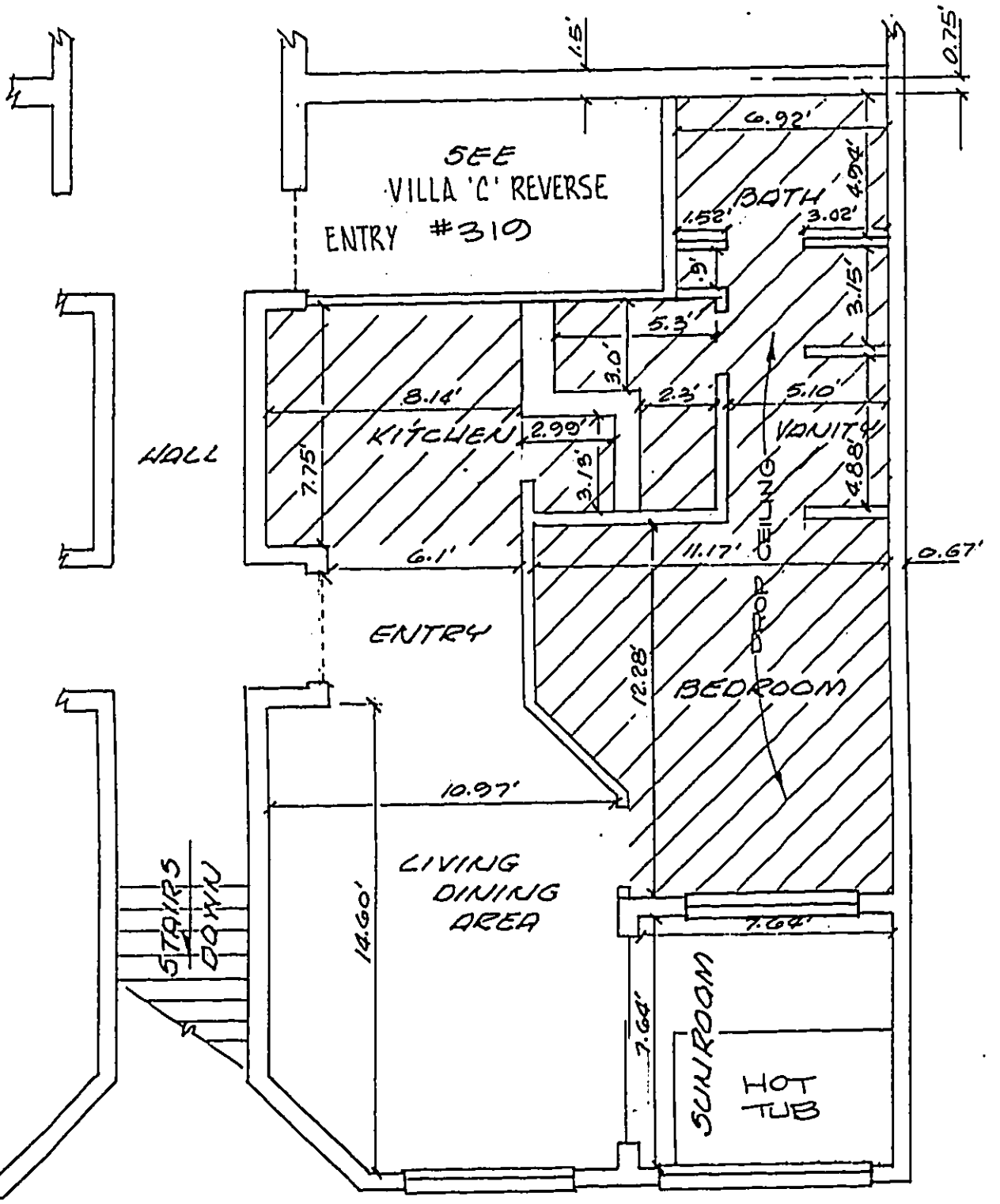
EXHIBIT "A"

SHEET 105 OF 195

BUSSEN ENGINEERING GROUP INC.
100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

ROYAL MANSION

A CONDOMINIUM



UNIT 219 BUILDING 2
VILLA 'B' REVERSE
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 9 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.01 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 28.11 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.15 FEET (N.G.V.D.)

EXHIBIT "A"

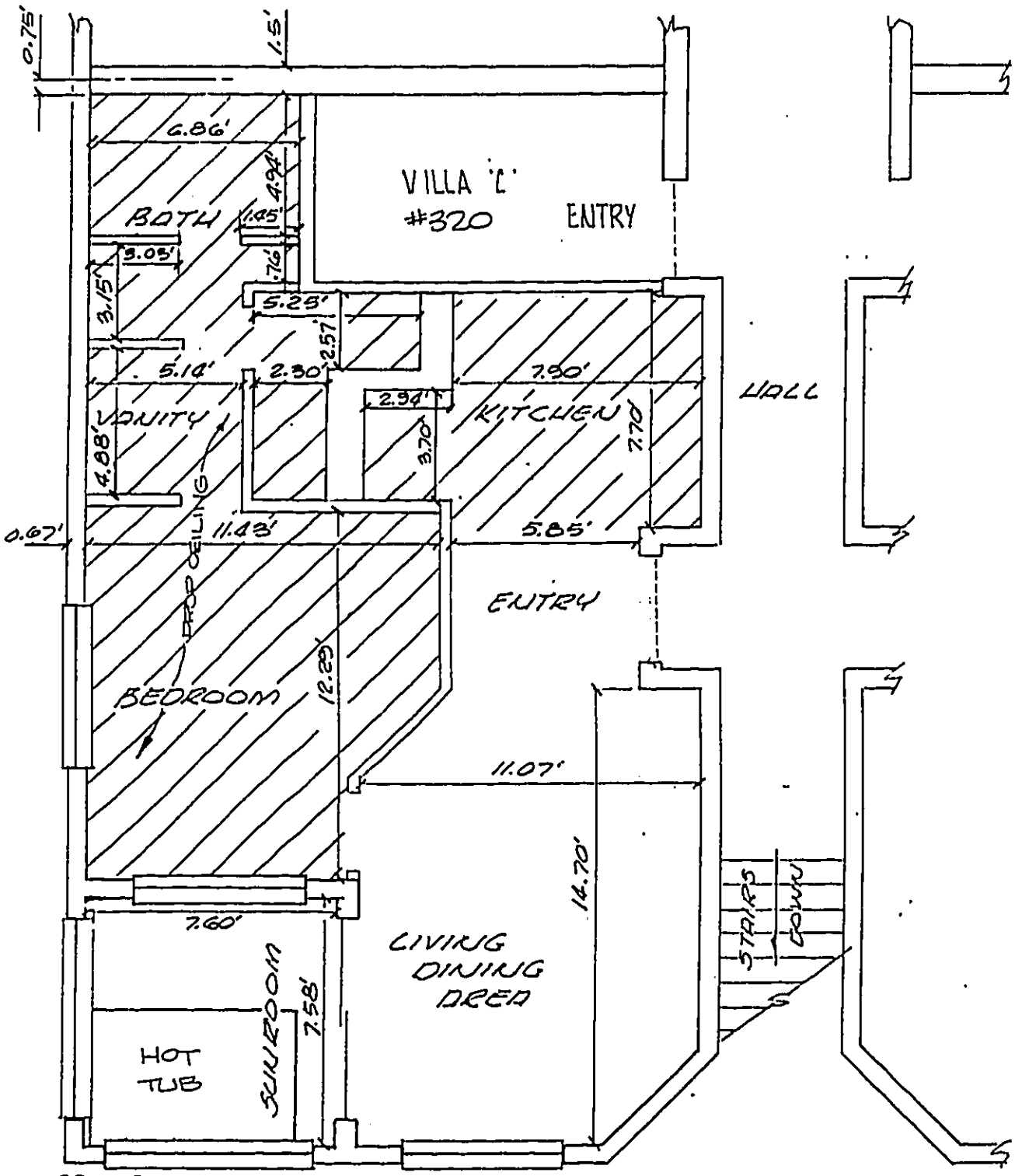
SHEET 106 OF 195

BUSSEN ENGINEERING GROUP INC.

100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

ROYAL MANSION

A CONDOMINIUM



UNIT 220 BUILDING 2
VILLA 'B'
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 9 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.01 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 28.11 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.06 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

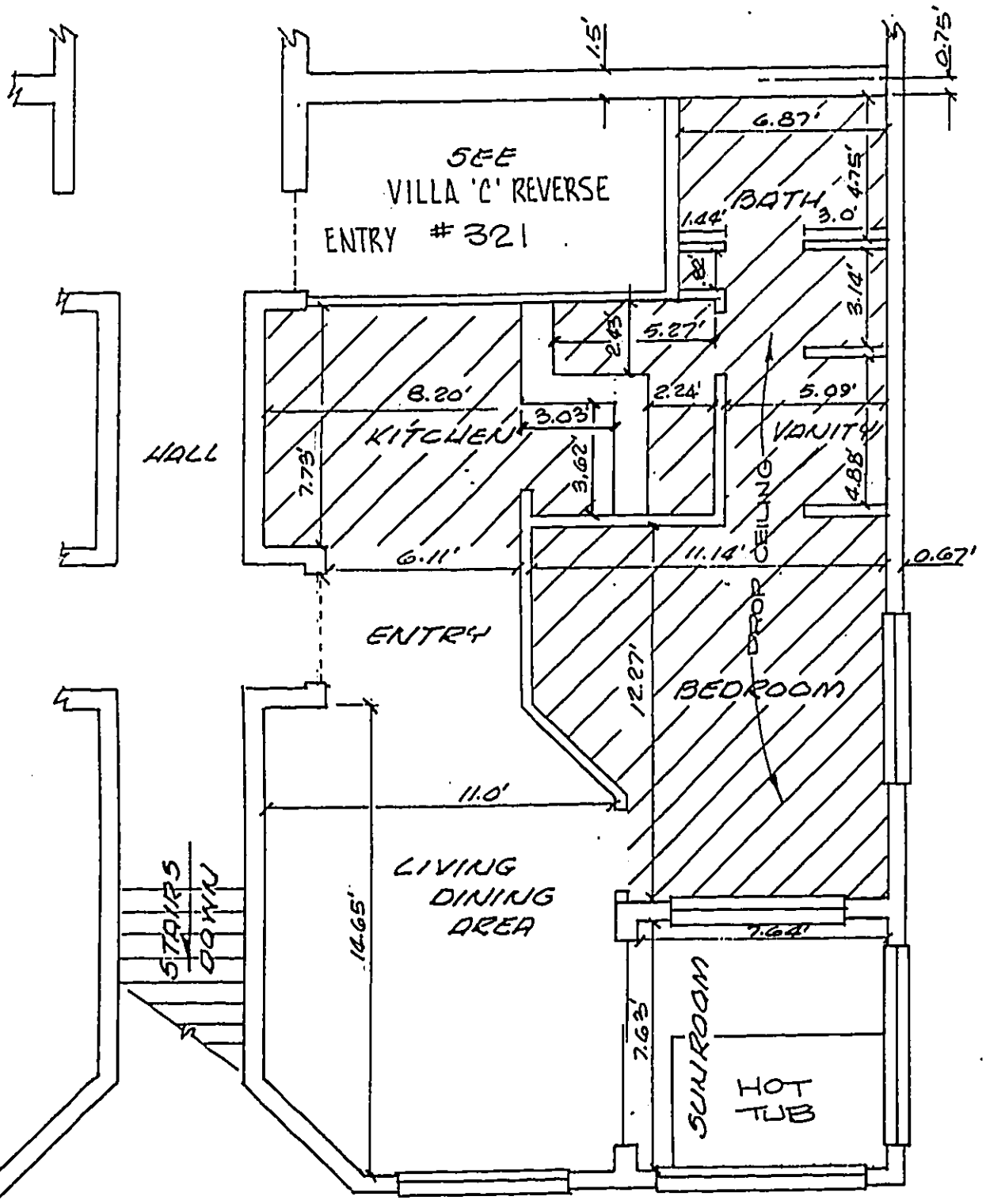
EXHIBIT "A"

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ROYAL MANSION

A CONDOMINIUM



UNIT 221 BUILDING 2
VILLA 'B' REVERSE
2ND FLOOR
SCALE: 1"= 5'

NOTES:

1. SEE SHEET 9 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.01 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 28.07 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.10 FEET (N.G.V.D.)

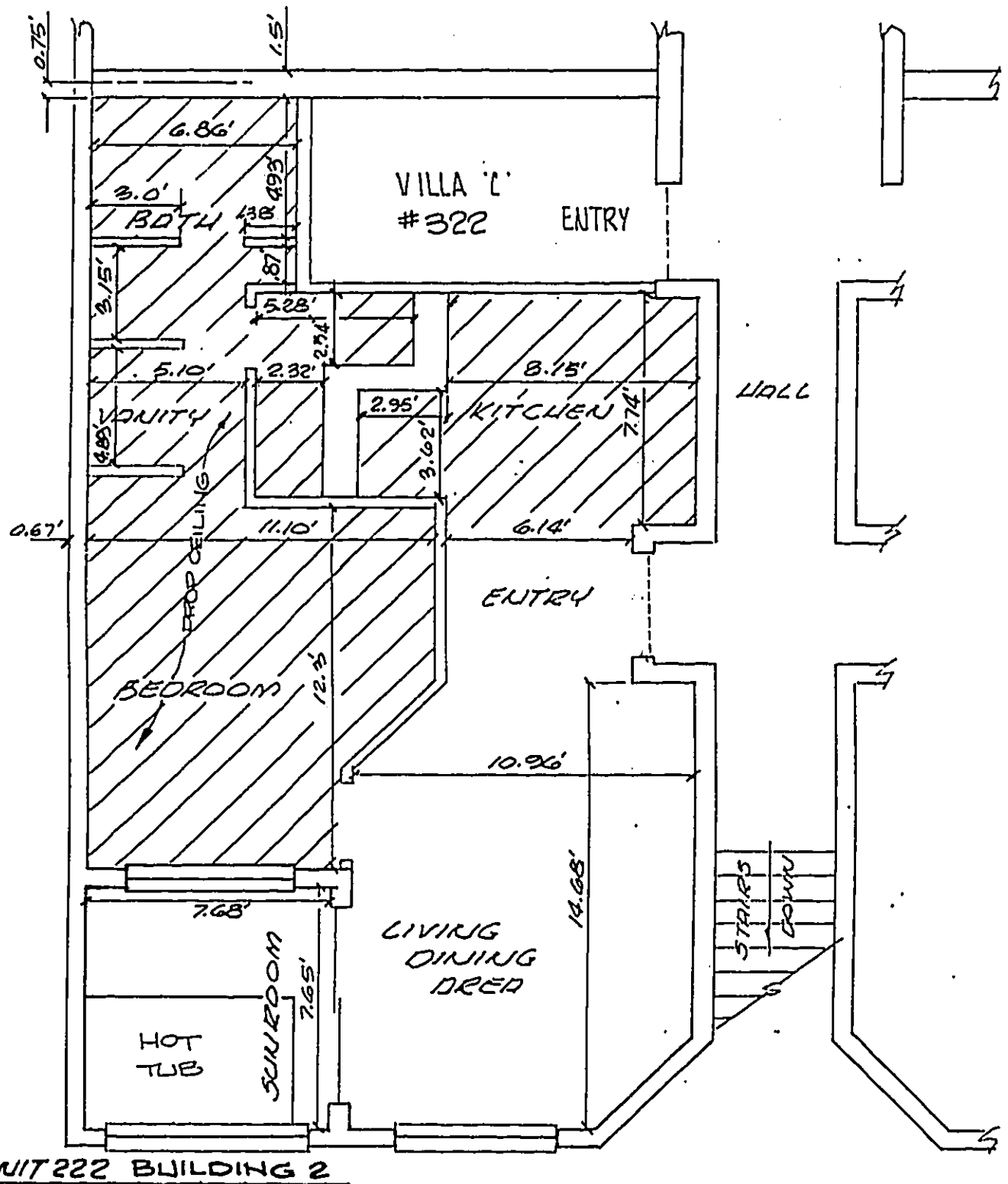
EXHIBIT "A"

SHEET 108 OF 195

BUSSEN ENGINEERING GROUP INC.
100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

ROYAL MANSION

A CONDOMINIUM



UNIT 222 BUILDING 2
VILLA 'B'
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 9 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.01 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 28.08 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.12 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 2214, MERRITT ISLAND)

EXHIBIT "A"

SHEET 109 OF 195

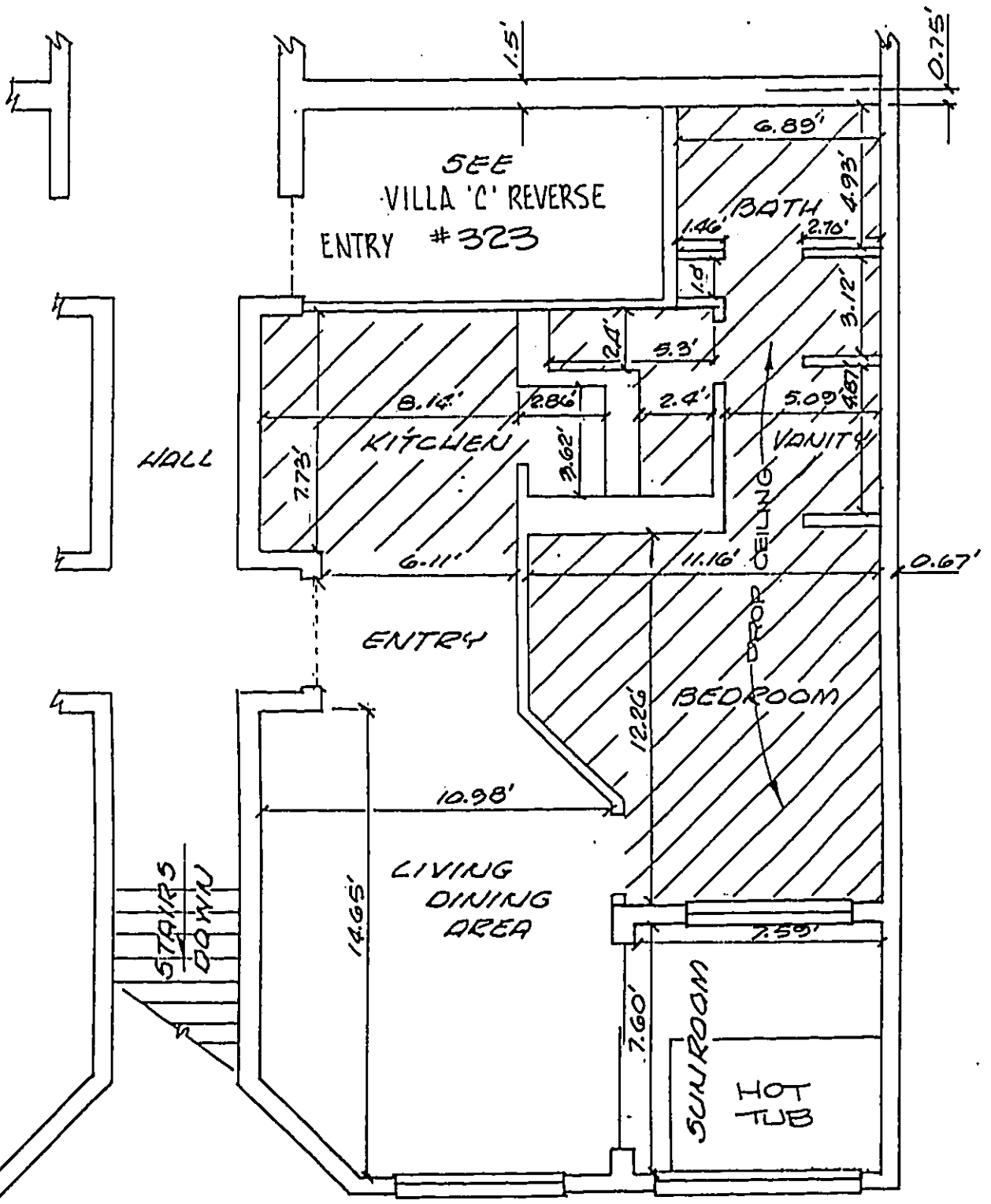
OFF. REC.

2899

0943

ROYAL MANSION

A CONDOMINIUM



UNIT 223 BUILDING 2
VILLA 'B' REVERSE
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 9 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.01 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 28.09 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.05 FEET (N.G.V.D.)

EXHIBIT "A"

SHEET 110 OF 195 OFF. REC.

BUSSEN ENGINEERING GROUP INC.

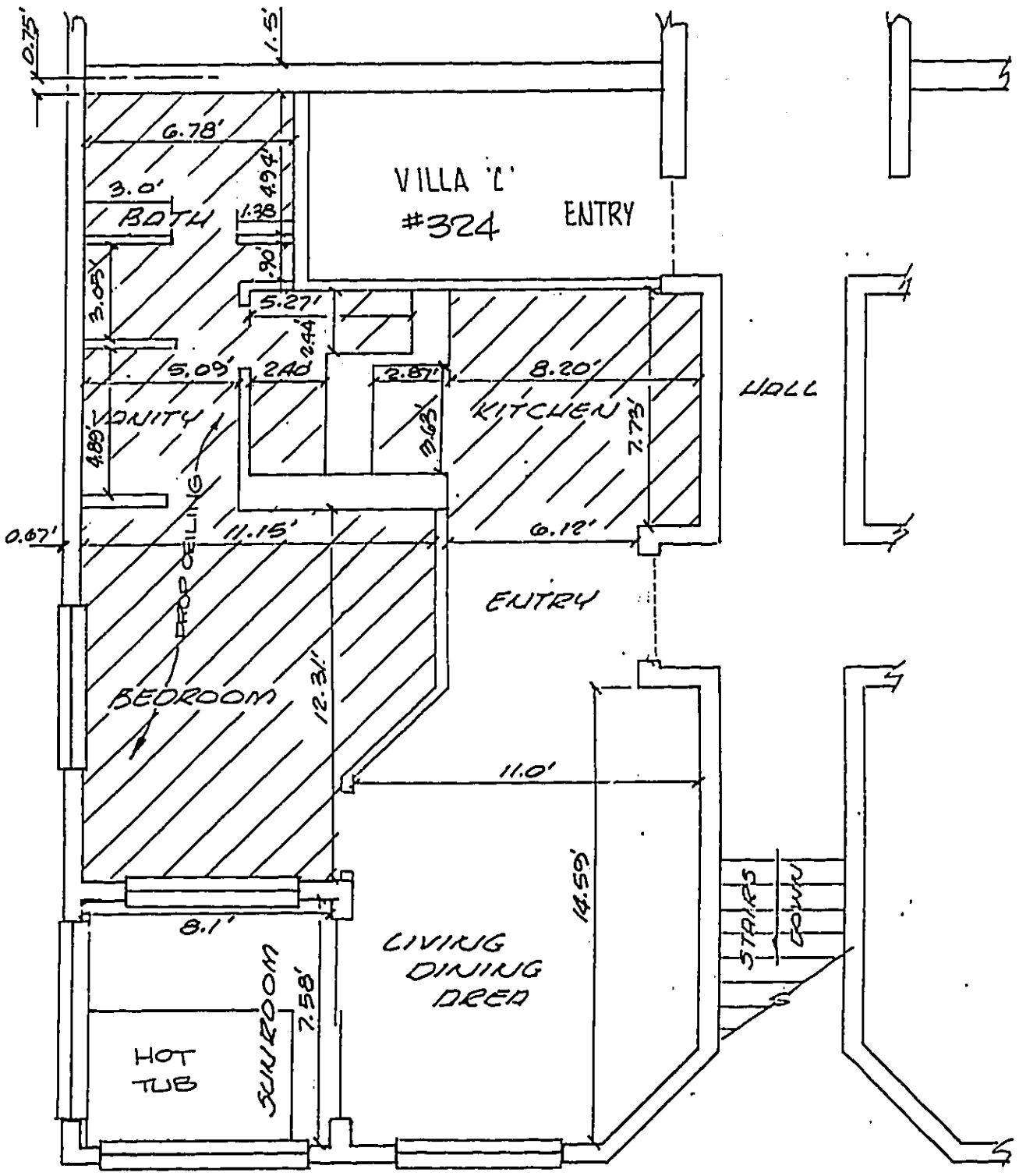
100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

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ROYAL MANSION

A CONDOMINIUM



UNIT 224 BUILDING 2
VILLA 'B'
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 9 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.01 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 28.13 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.03 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1944, MERRITT ISLAND)

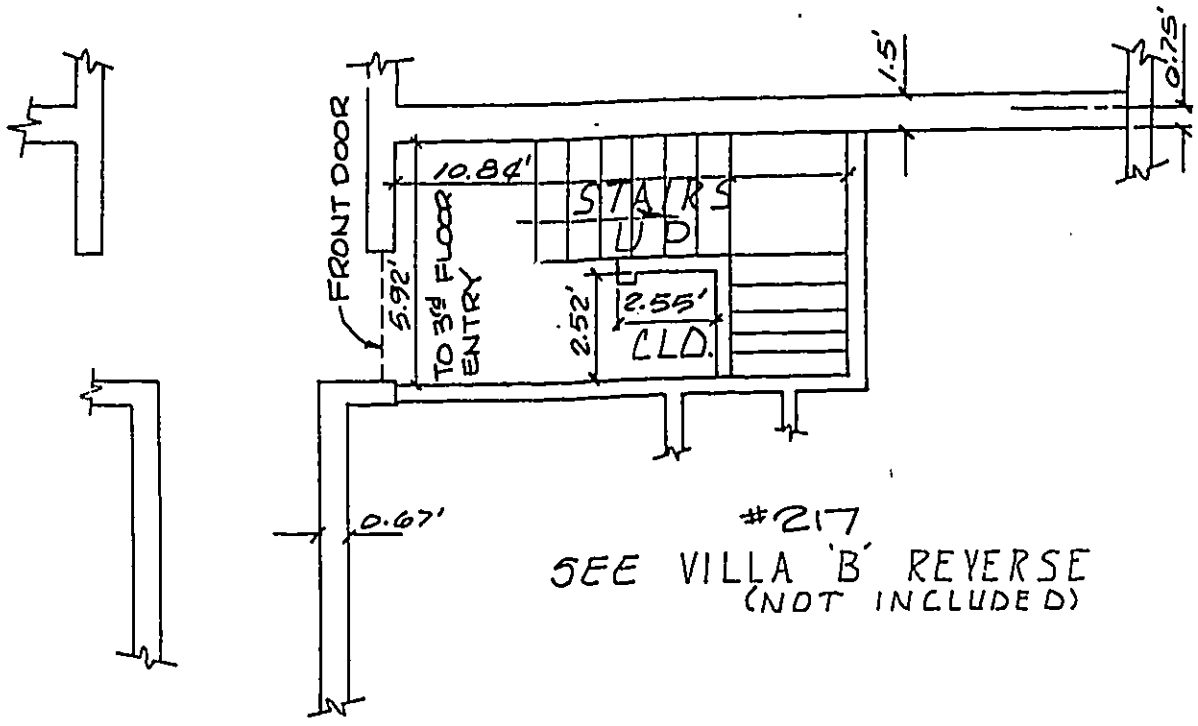
EXHIBIT "A"

SHEET 111 OF 195

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ROYAL MANSION

A CONDOMINIUM



UNIT 317 BUILDING 2
VILLA 'C' REVERSE
2ND FLOOR
SCALE: 1"=5'

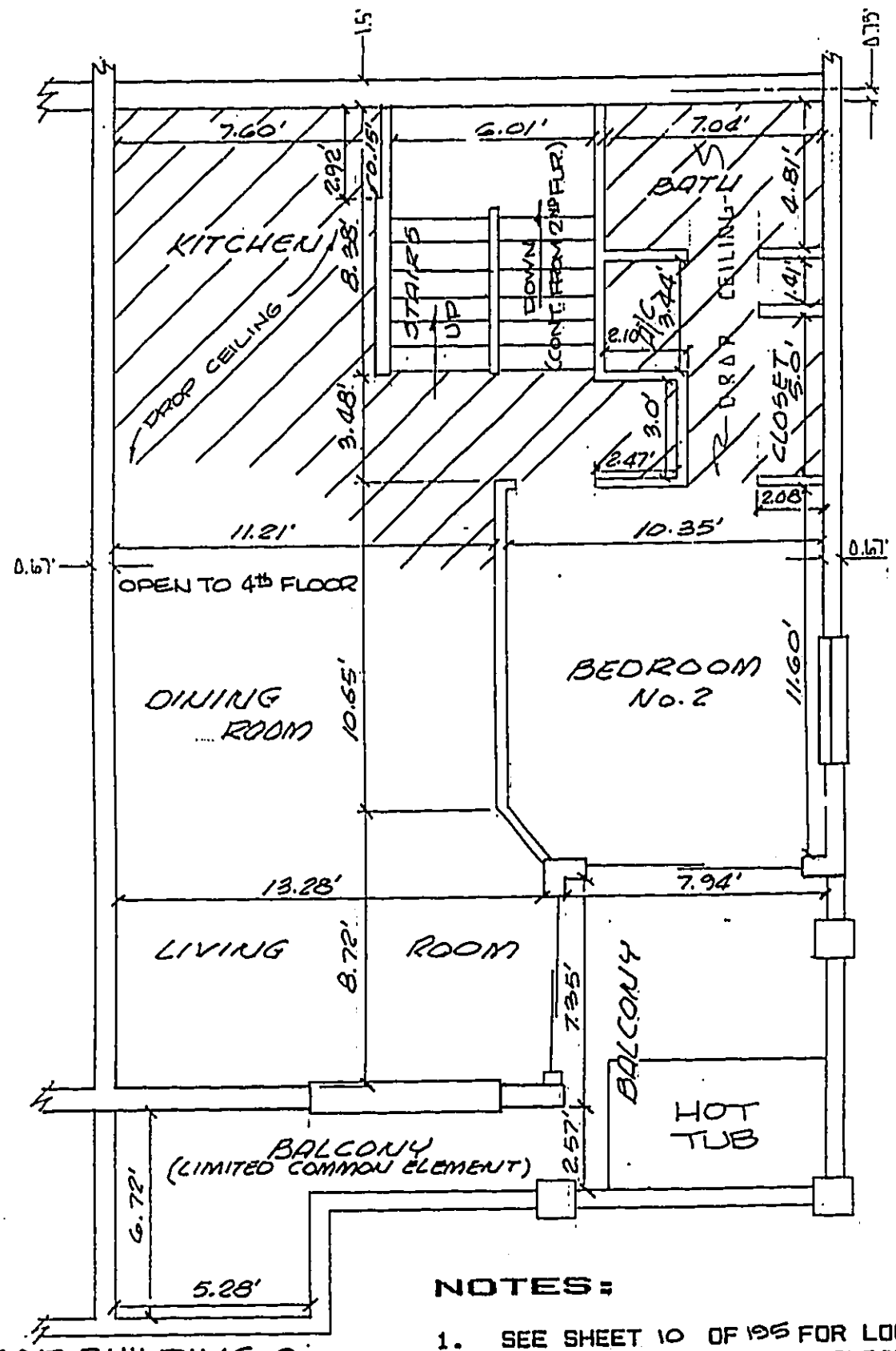
NOTES:

1. SEE SHEET 9 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.01 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.91 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.11 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.
100 PARNELL STREET, MERRITT ISLAND, FL
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ROYAL MANSION

A CONDOMINIUM



UNIT 317 BUILDING 2
VILLA 'C' REVERSE
LOWER LEVEL
3RD FLOOR
SCALE: 1" = 5'

NOTES:

1. SEE SHEET 10 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.02 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.41 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 36.07 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

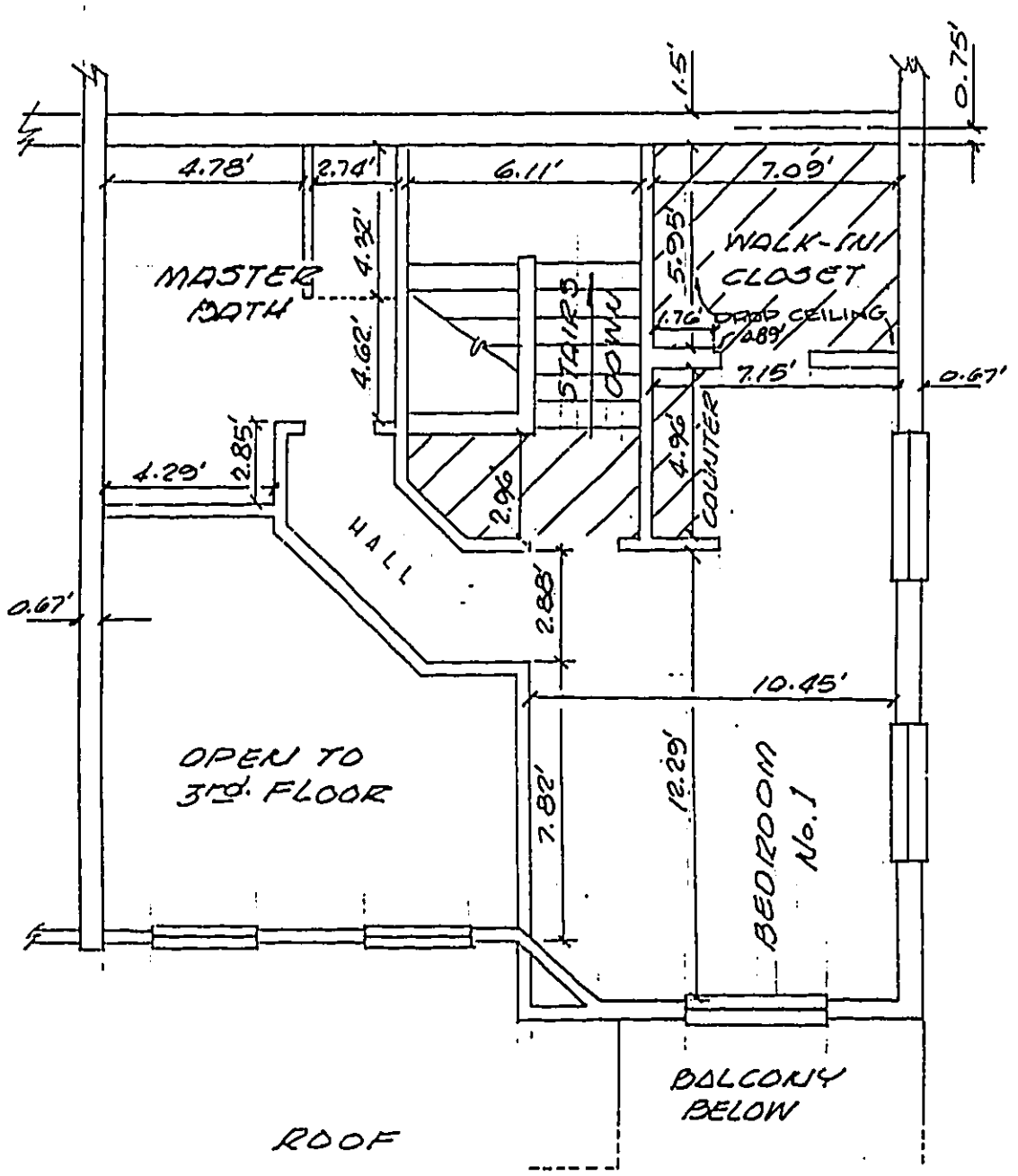
EXHIBIT "A"

SHEET 113 OF 195

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ROYAL MANSION

A CONDOMINIUM



UNIT 3/7 BUILDING 2
VILLA 'C' REVERSE
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 11 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.37 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.41 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.63 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

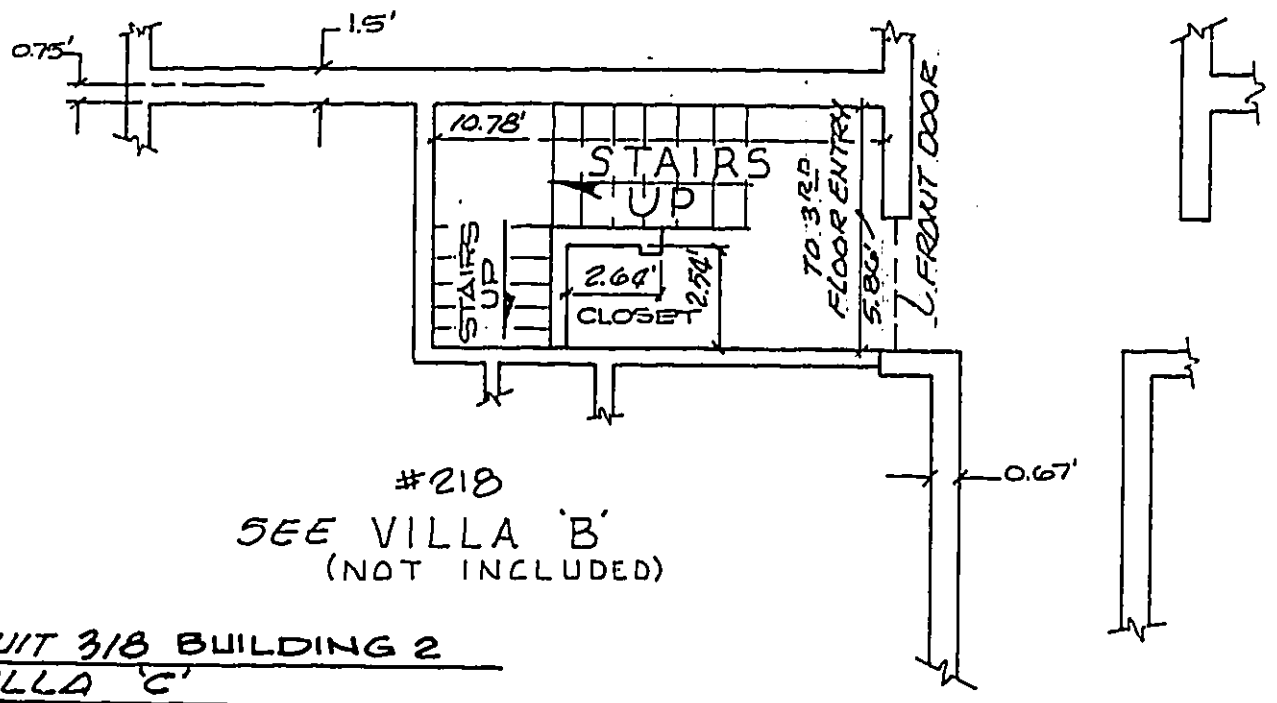
EXHIBIT "A"

SHEET 114 OF 195

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ROYAL MANSION

A CONDOMINIUM



UNIT 318 BUILDING 2
VILLA 'C'
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 9 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.01 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.87 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.08 FEET (N.G.V.D.)

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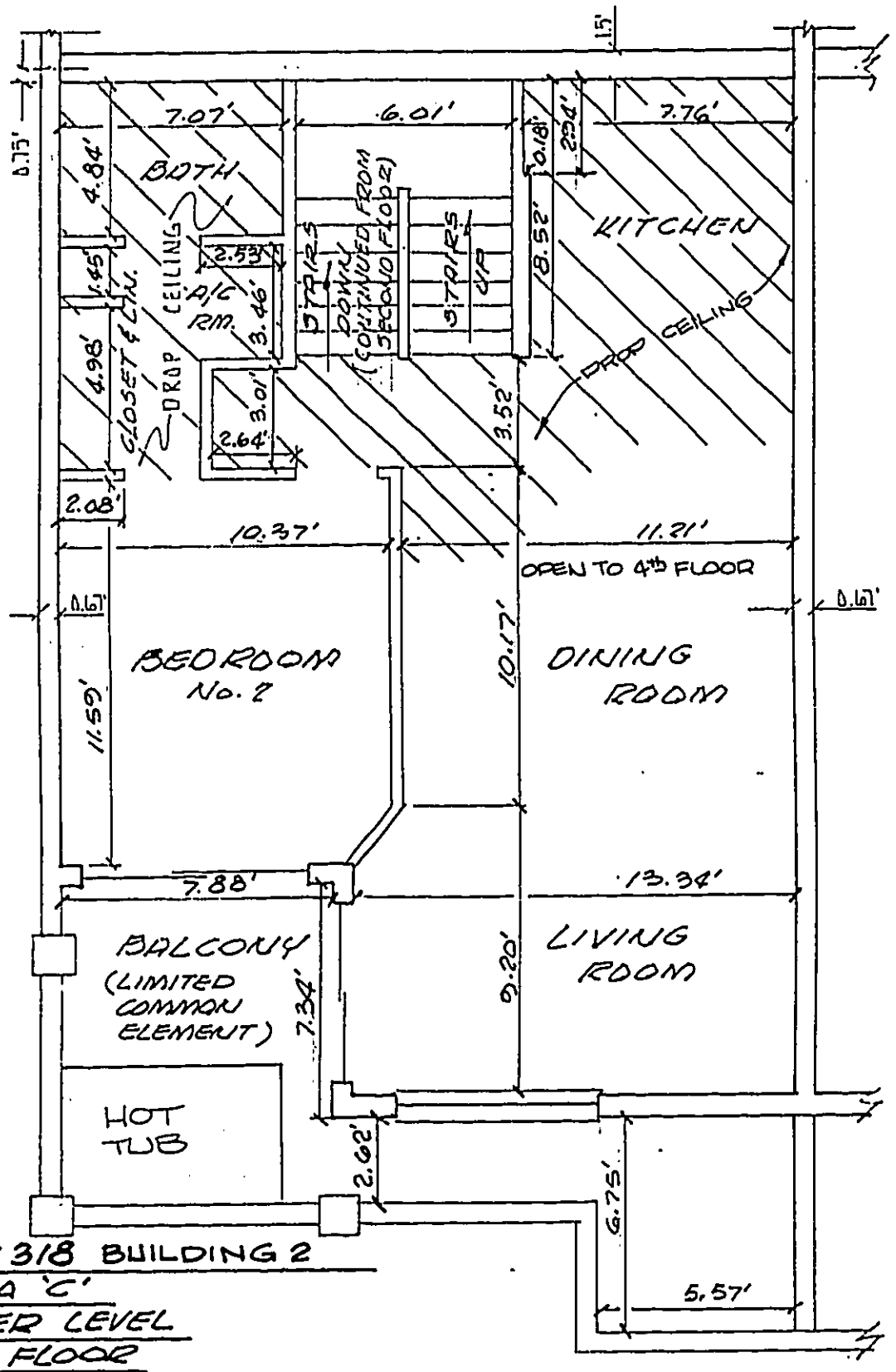
EXHIBIT "A"

SHEET 115 OF 195

BUSSEN ENGINEERING GROUP INC.
100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

ROYAL MANSION

A CONDOMINIUM



UNIT 318 BUILDING 2
VILLA 'C'
LOWER LEVEL
3RD FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 10 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.

2. FINISH FLOOR ELEVATION = 29.02 FEET (N.G.V.D.)

3. HIGHEST FINISH CEILING ELEVATION = 46.40 FEET (N.G.V.D.)

4. DROP FINISH CEILING ELEVATION = 36.07 FEET (N.G.V.D.)

EXHIBIT "A"

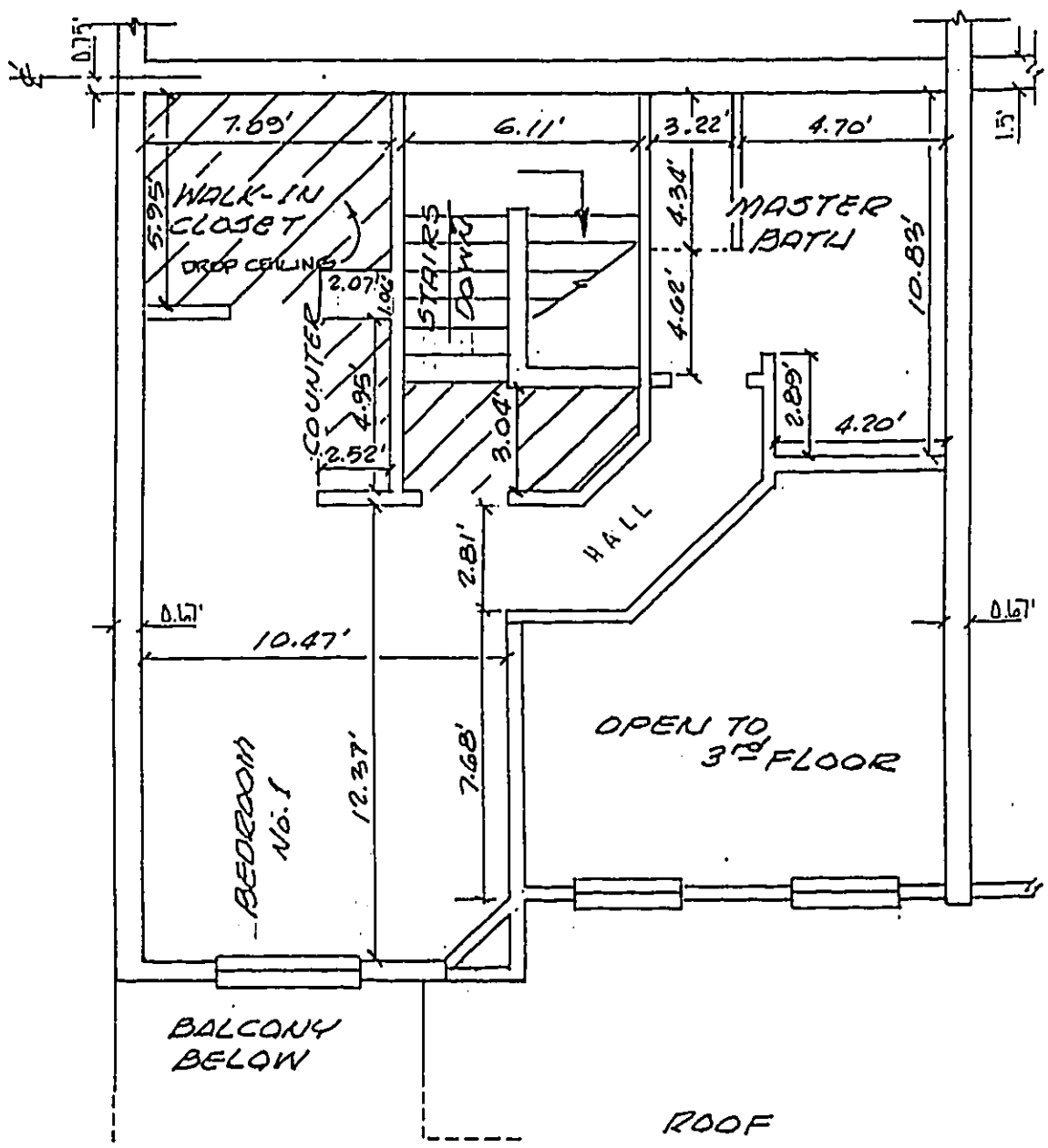
SHEET 116 OF 195

BUSSEN ENGINEERING GROUP INC.

100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

ROYAL MANSION

A CONDOMINIUM



UNIT 318 BUILDING 2
VILLA 'C'
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 11 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.37 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.40 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.43 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

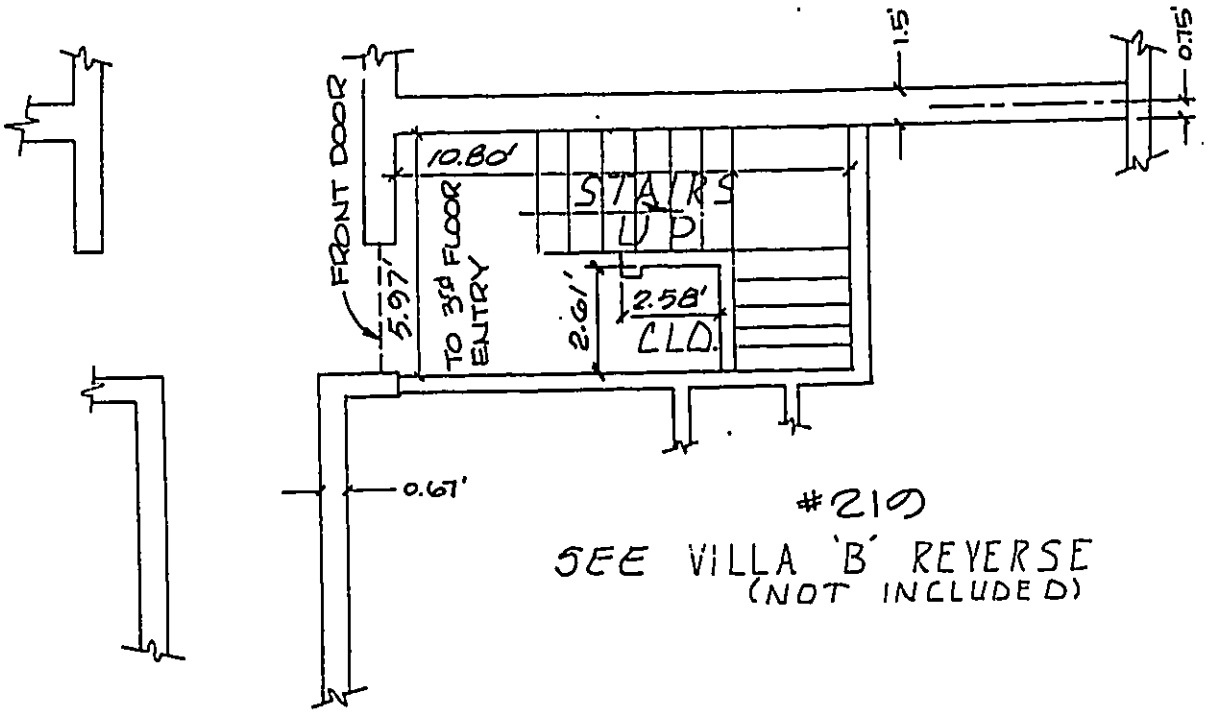
100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

EXHIBIT "A"

SHEET 117 OF 195

ROYAL MANSION

A CONDOMINIUM



#210

SEE VILLA 'B' REVERSE
(NOT INCLUDED)

UNIT 319 BUILDING 2
VILLA 'C' REVERSE
2ND FLOOR
SCALE: 1"=5'

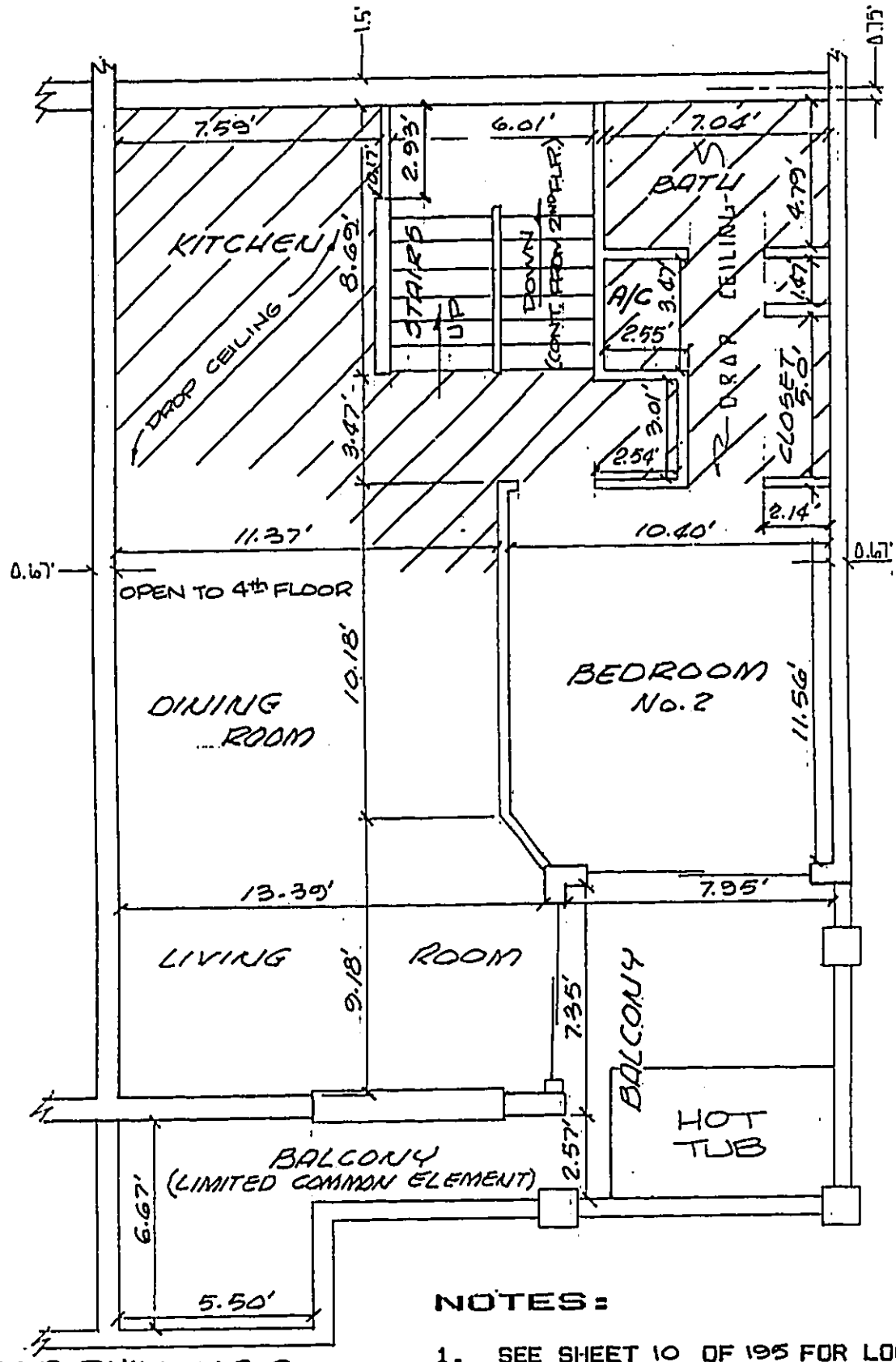
NOTES:

1. SEE SHEET 9 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.01 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.85 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.12 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.
100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

ROYAL MANSION

A CONDOMINIUM



UNIT 319 BUILDING 2
VILLA 'C' REVERSE
LOWER LEVEL
3RD FLOOR
SCALE: 1" = 5'

NOTES:

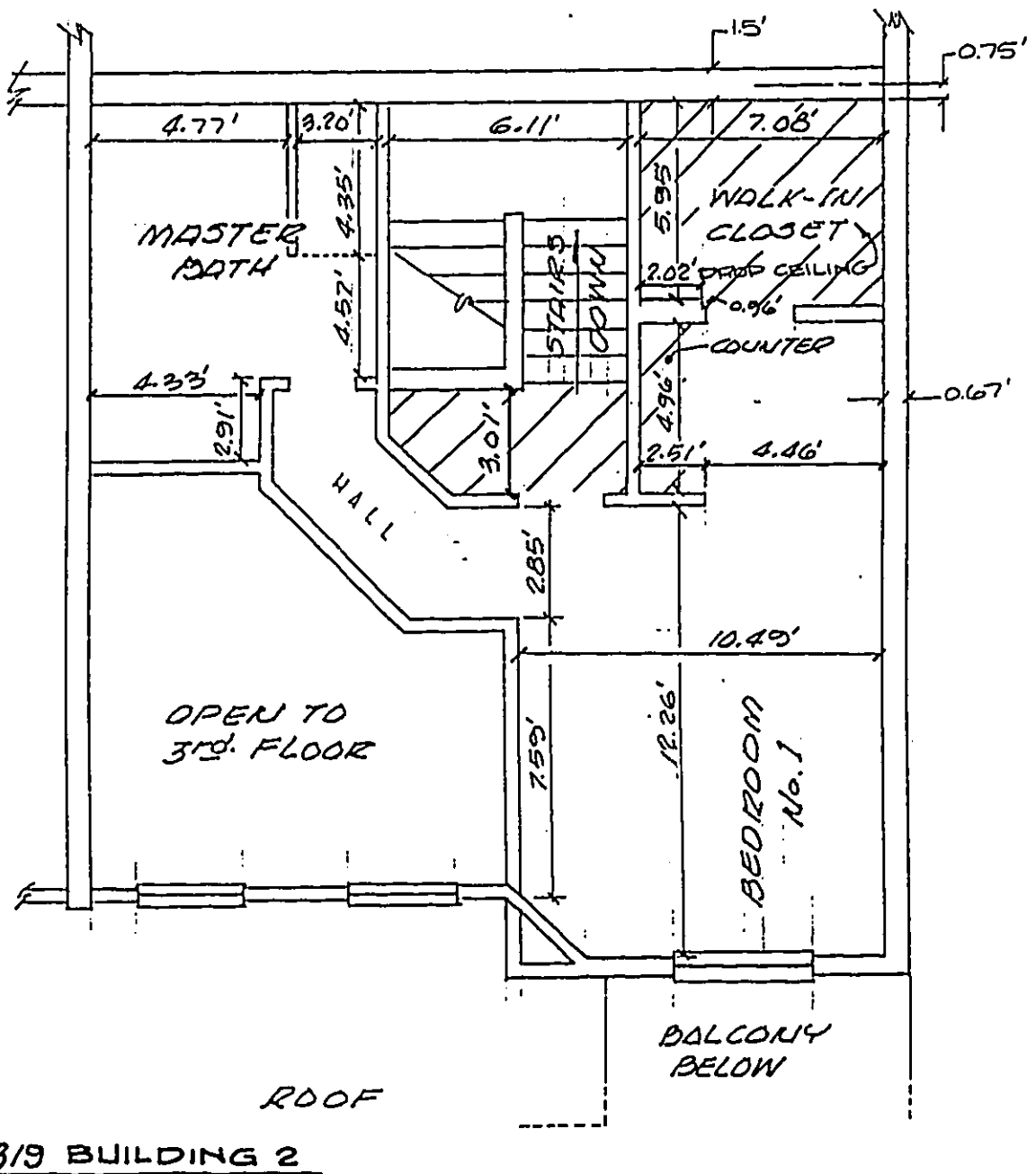
1. SEE SHEET 10 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 29.02 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.40 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 36.11 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

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(P.O. BOX 2014, MERRITT ISLAND)

ROYAL MANSION

A CONDOMINIUM



UNIT 319 BUILDING 2
VILLA 'C' REVERSE
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 11 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.37 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.40 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.49 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
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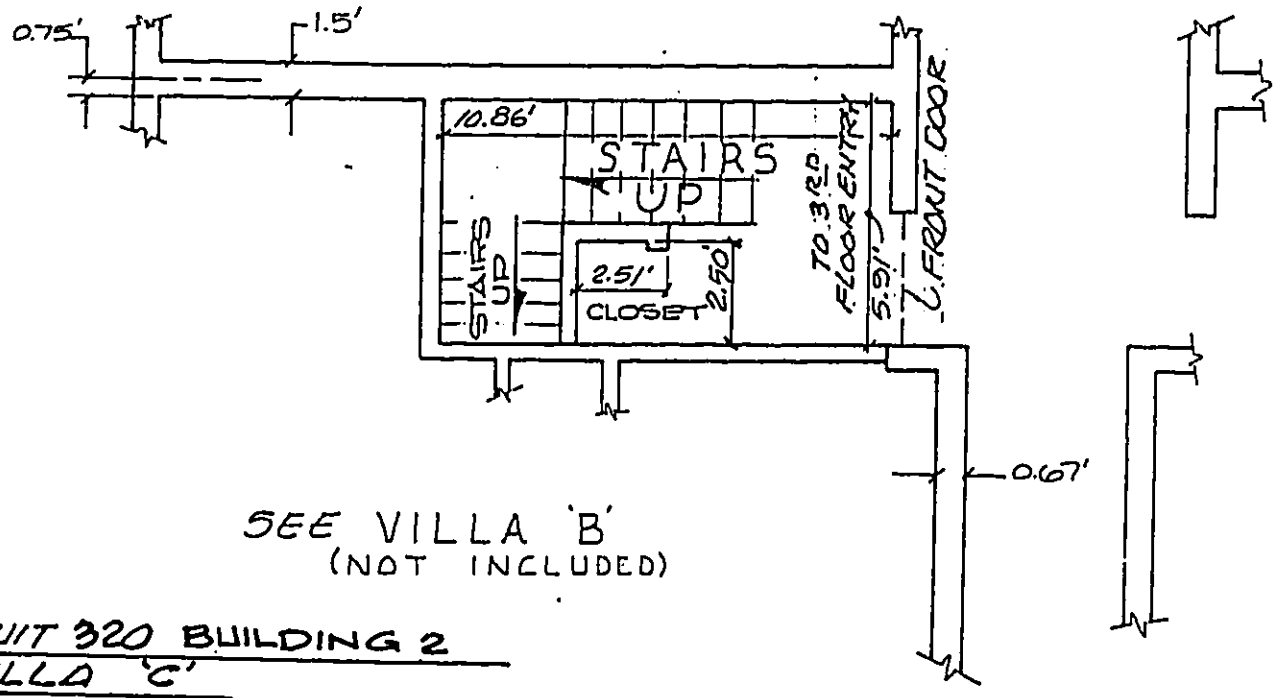
EXHIBIT "A"

SHEET 120 OF 195

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ROYAL MANSION

A CONDOMINIUM



SEE VILLA 'B'
(NOT INCLUDED)

UNIT 320 BUILDING 2
VILLA 'C'
2ND FLOOR
SCALE: 1" = 5'

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NOTES:

1. SEE SHEET 9 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.01 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.81 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.18 FEET (N.G.V.D.)

EXHIBIT "A"

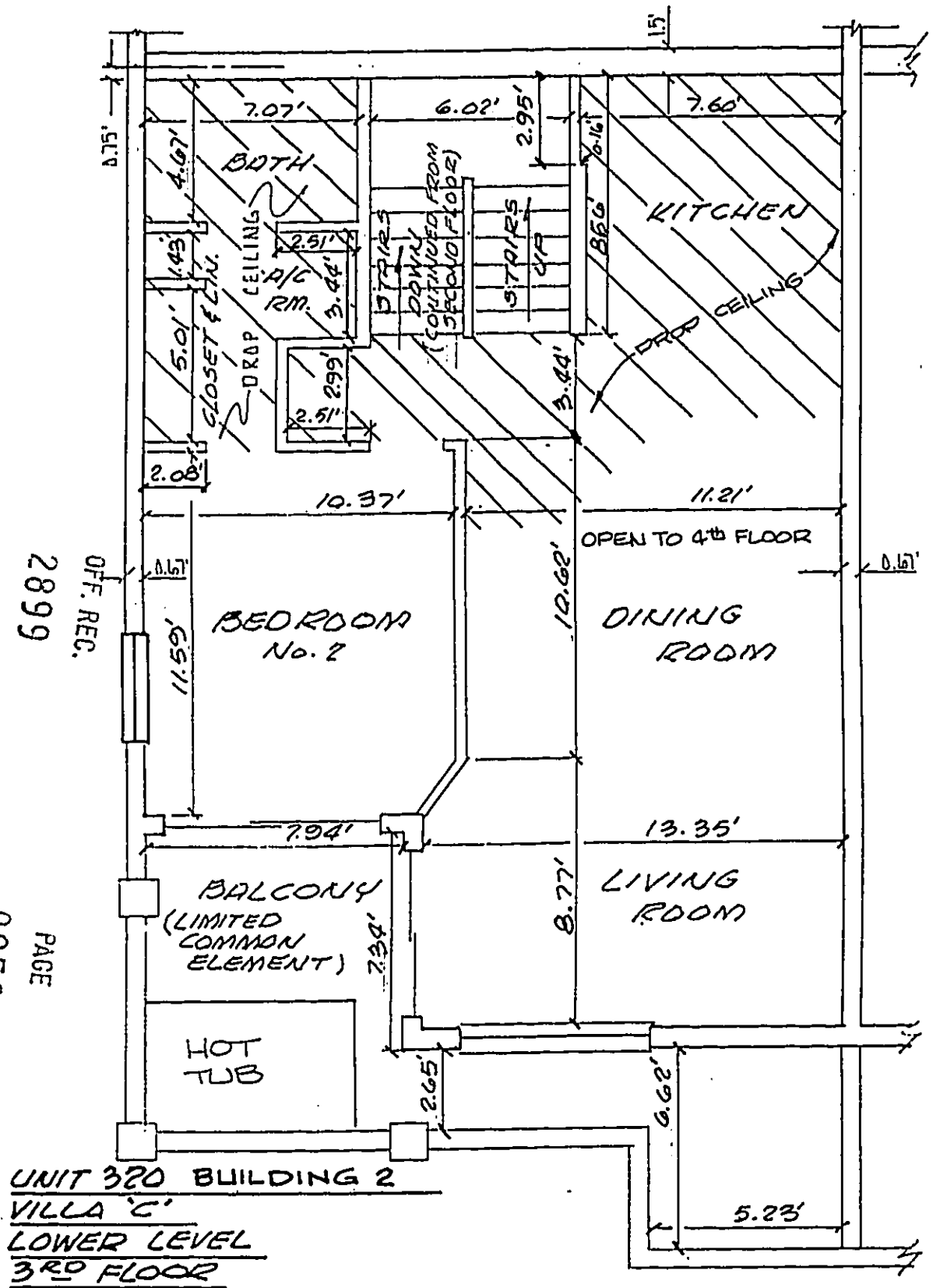
SHEET 121 OF 195

BUSSEN ENGINEERING GROUP INC.

100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

ROYAL MANSION

A CONDOMINIUM



UNIT 320 BUILDING 2
VILLA 'C'
LOWER LEVEL
3RD FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 10 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.

2. FINISH FLOOR ELEVATION = 20.02 FEET (N.G.V.D.)

3. HIGHEST FINISH CEILING ELEVATION = 46.47 FEET (N.G.V.D.)

4. DROP FINISH CEILING ELEVATION = 35.98 FEET (N.G.V.D.)

EXHIBIT "A"

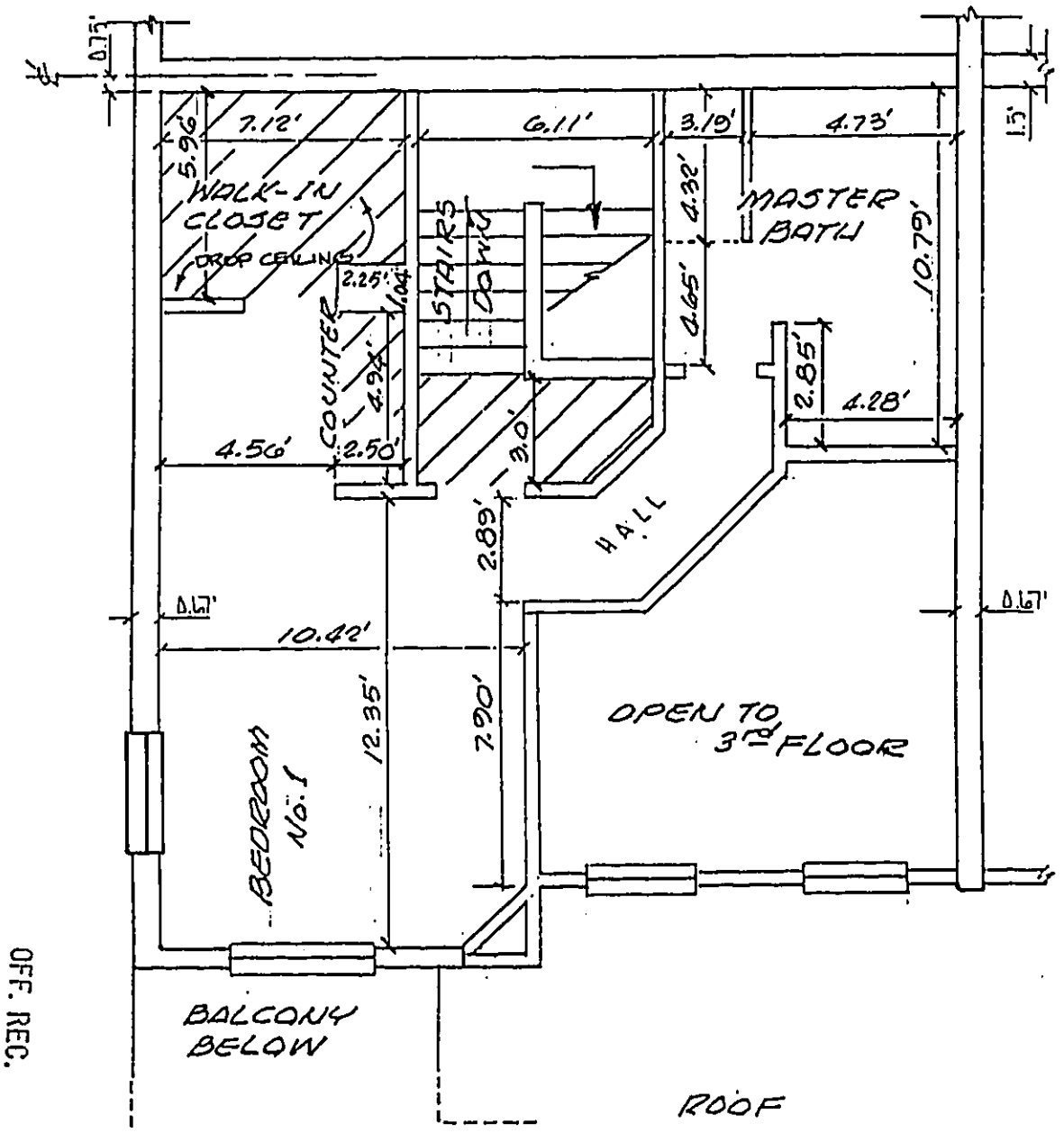
SHEET 122 OF 195

BUSSEN ENGINEERING GROUP INC.

100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

ROYAL MANSION

A CONDOMINIUM



UNIT 320 BUILDING 2
VILLA 'C'
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

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NOTES:

1. SEE SHEET 11 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.37 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.47 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.47 FEET (N.G.V.D.)

EXHIBIT "A"

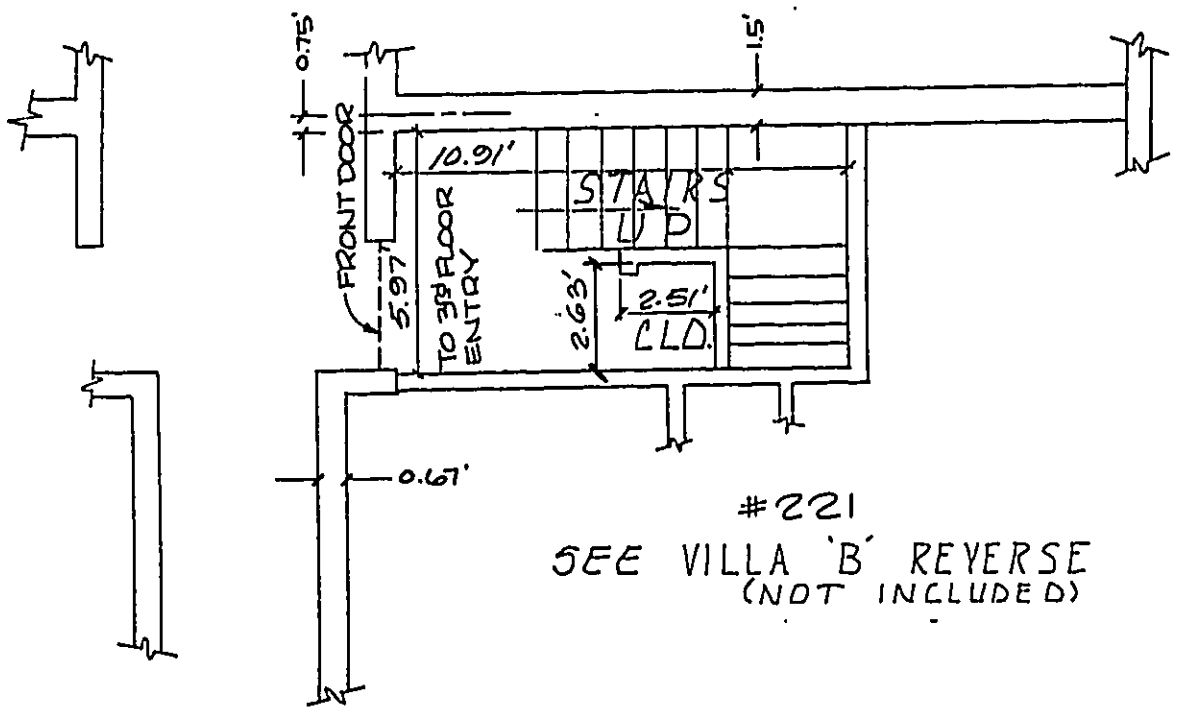
SHEET 123 OF 195

BUSSEN ENGINEERING GROUP INC.

100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

ROYAL MANSION

A CONDOMINIUM



#221
SEE VILLA 'B' REVERSE
(NOT INCLUDED)

UNIT 321 BUILDING 2
VILLA 'C' REVERSE
2ND FLOOR
SCALE: 1"=5'

NOTES:

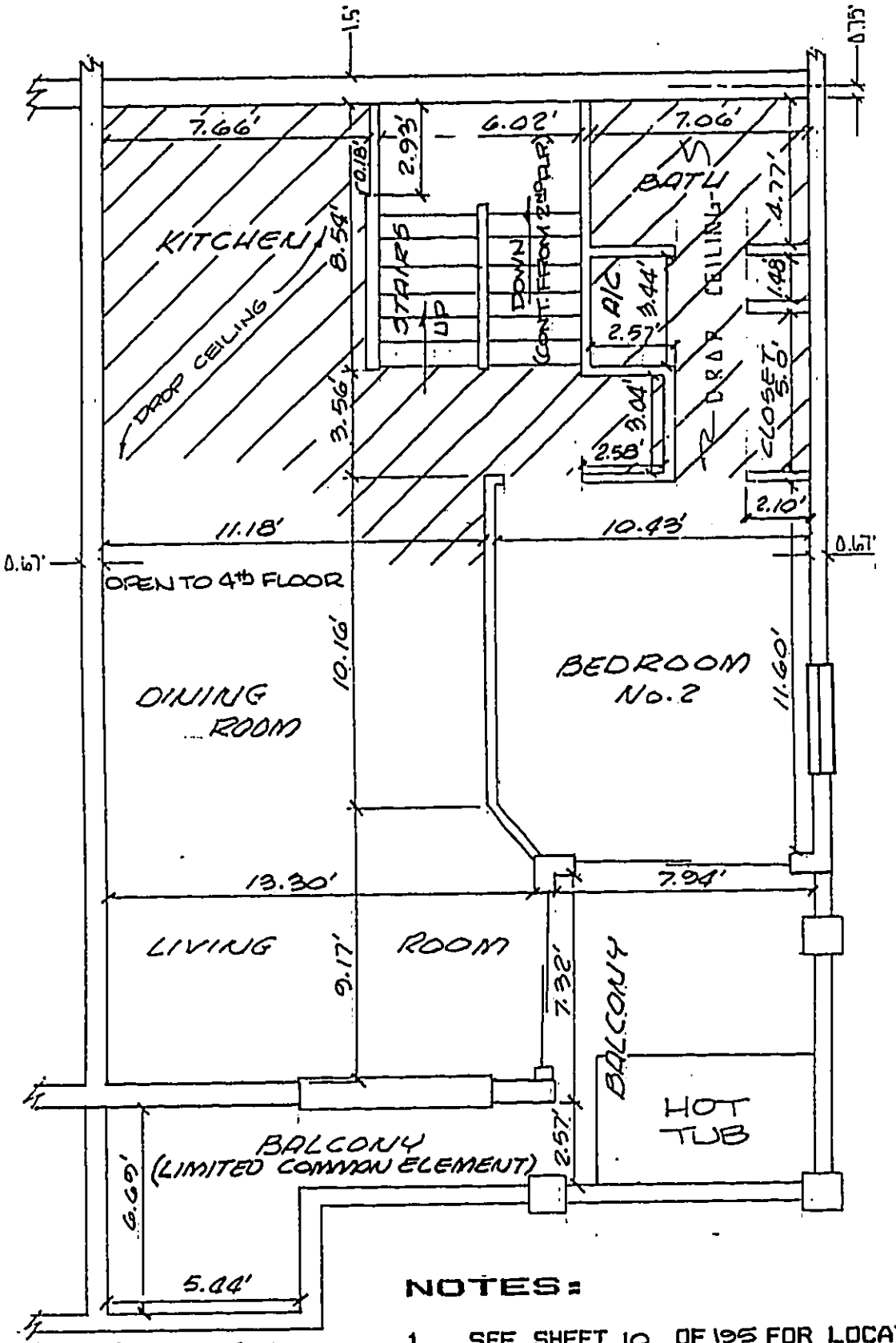
1. SEE SHEET 9 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.01 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.83 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.06 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.
100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1944, MERRITT ISLAND)

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ROYAL MANSION

A CONDOMINIUM



UNIT 321 BUILDING 2
VILLA 'C' REVERSE
LOWER LEVEL
3RD FLOOR
SCALE: 1" = 5'

NOTES:

1. SEE SHEET 10 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 29.02 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.44 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 36.04 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

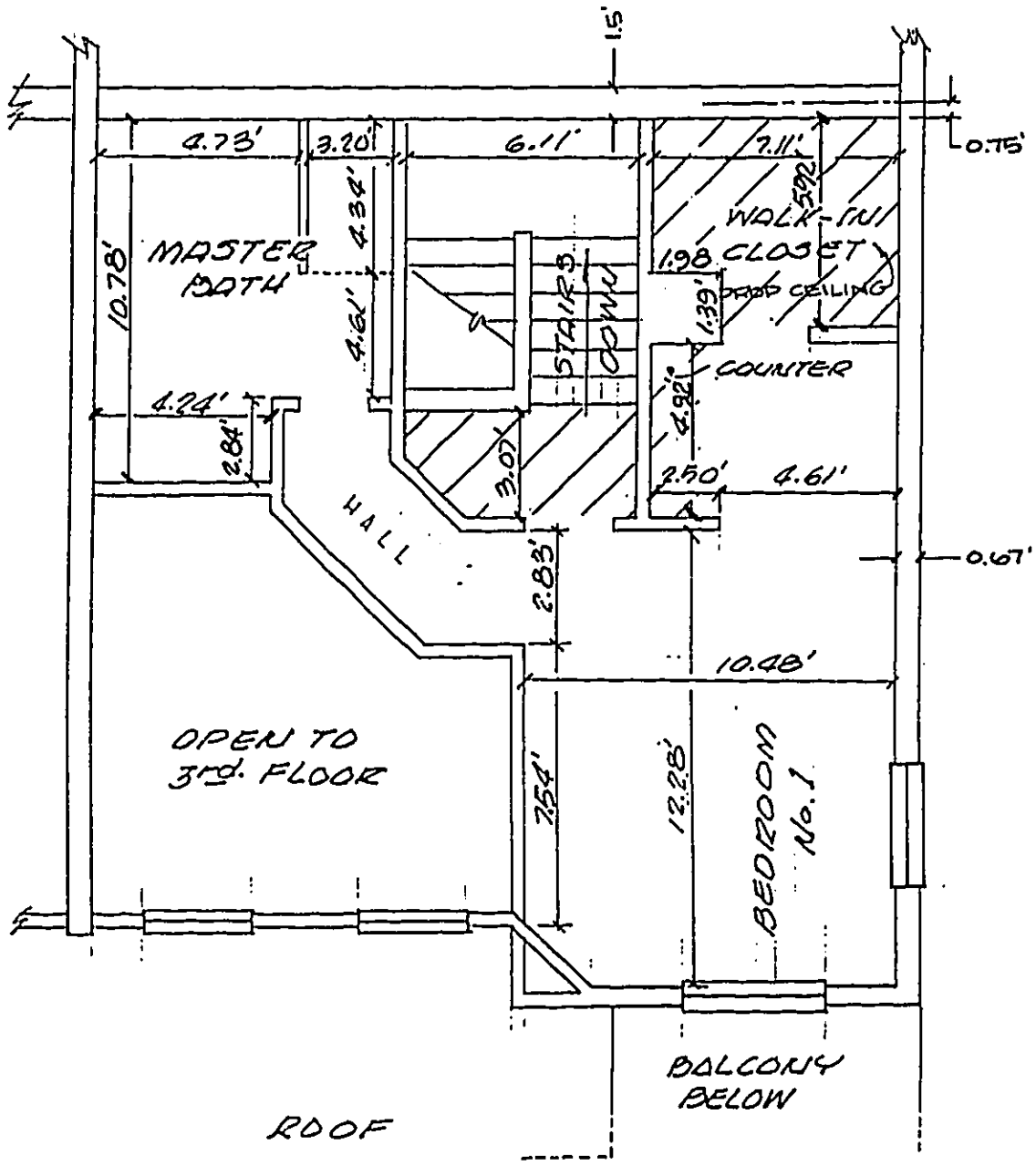
EXHIBIT "A"

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ROYAL MANSION

A CONDOMINIUM



UNIT 321 BUILDING 2
VILLA 'C' REVERSE
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 11 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.37 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.44 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.40 FEET (N.G.V.D.)

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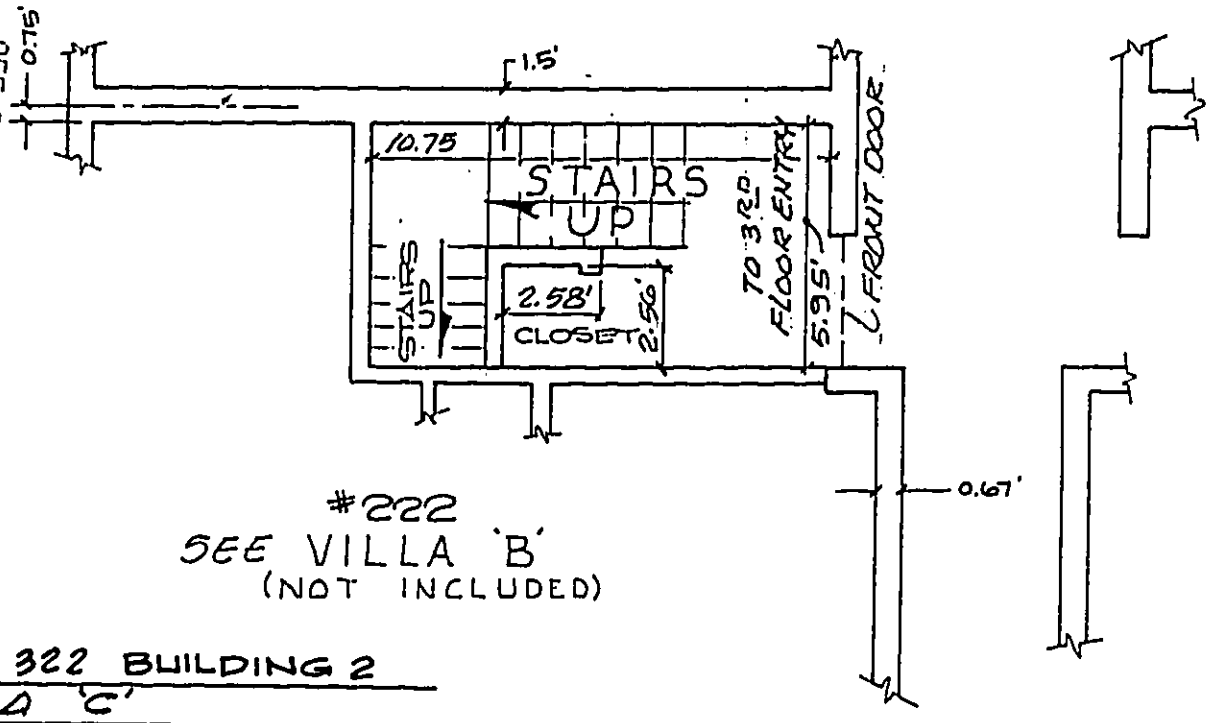
EXHIBIT "A"

SHEET 126 OF 195

2899 OFF. REC. 0960 PAGE

ROYAL MANSION

A CONDOMINIUM



UNIT 322 BUILDING 2
VILLA 'C'
2ND FLOOR
SCALE: 1" = 5'

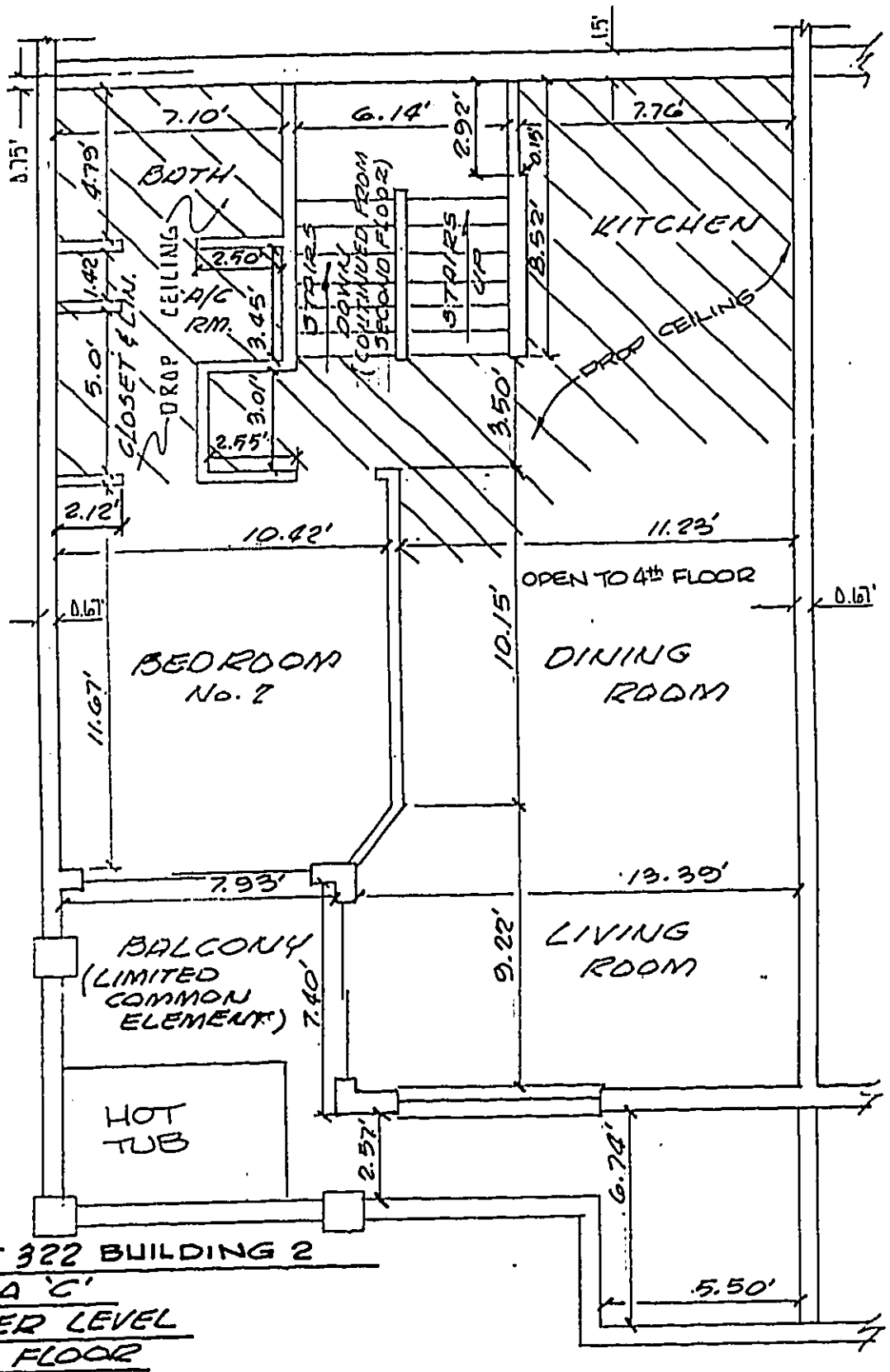
NOTES:

1. SEE SHEET 9 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.01 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.84 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.08 FEET (N.G.V.D.)

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ROYAL MANSION

A CONDOMINIUM



UNIT 322 BUILDING 2
VILLA 'C'
LOWER LEVEL
3RD FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 10 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.02 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.41 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 36.14 FEET (N.G.V.D.)

EXHIBIT "A"

SHEET 128 OF 195

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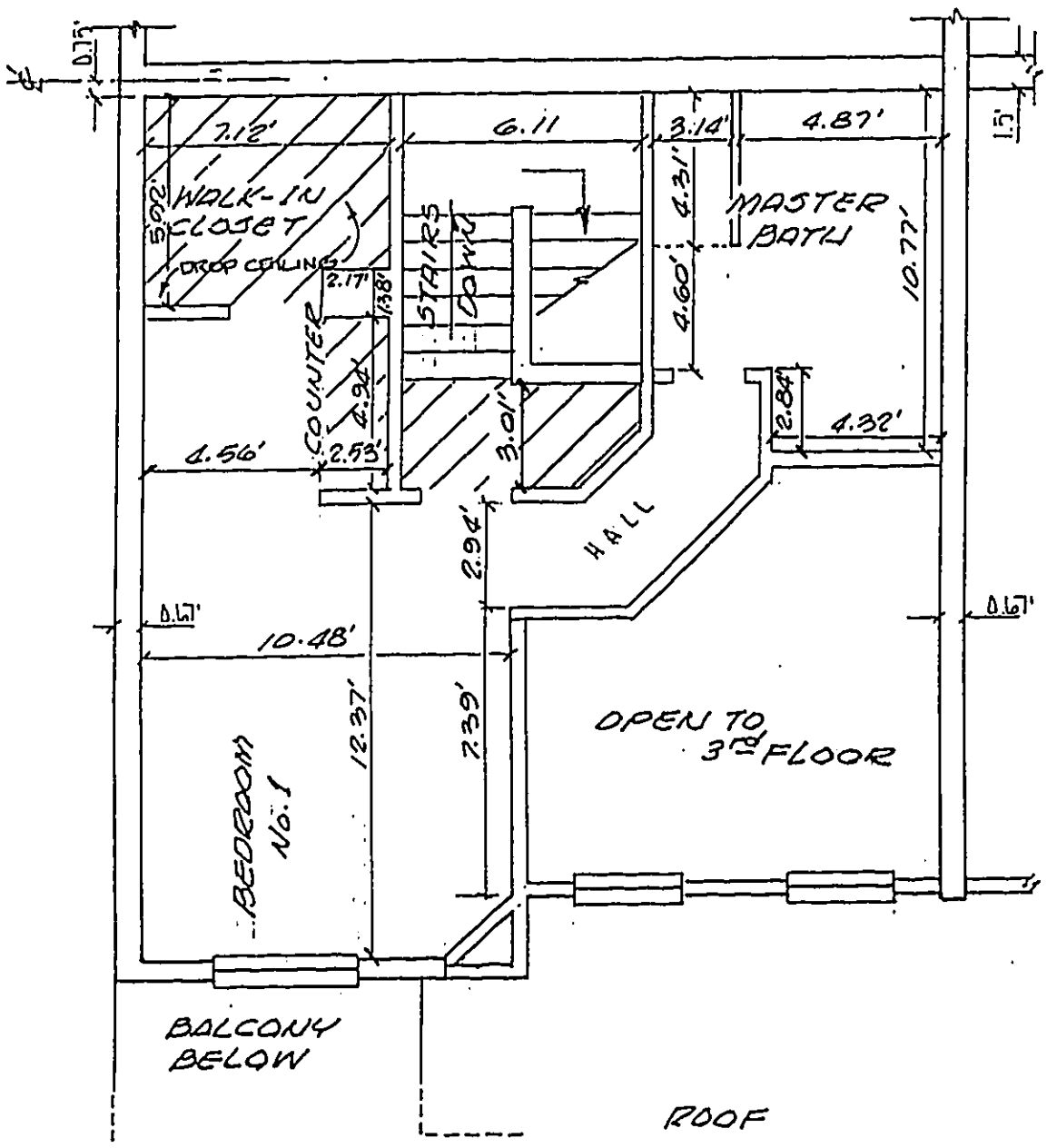
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[redacted] [redacted]

ROYAL MANSION

A CONDOMINIUM



UNIT 322 BUILDING 2
VILLA 'C'
UPPER LEVEL
4TH FLOOR
SCALE: 1" = 5'

NOTES:

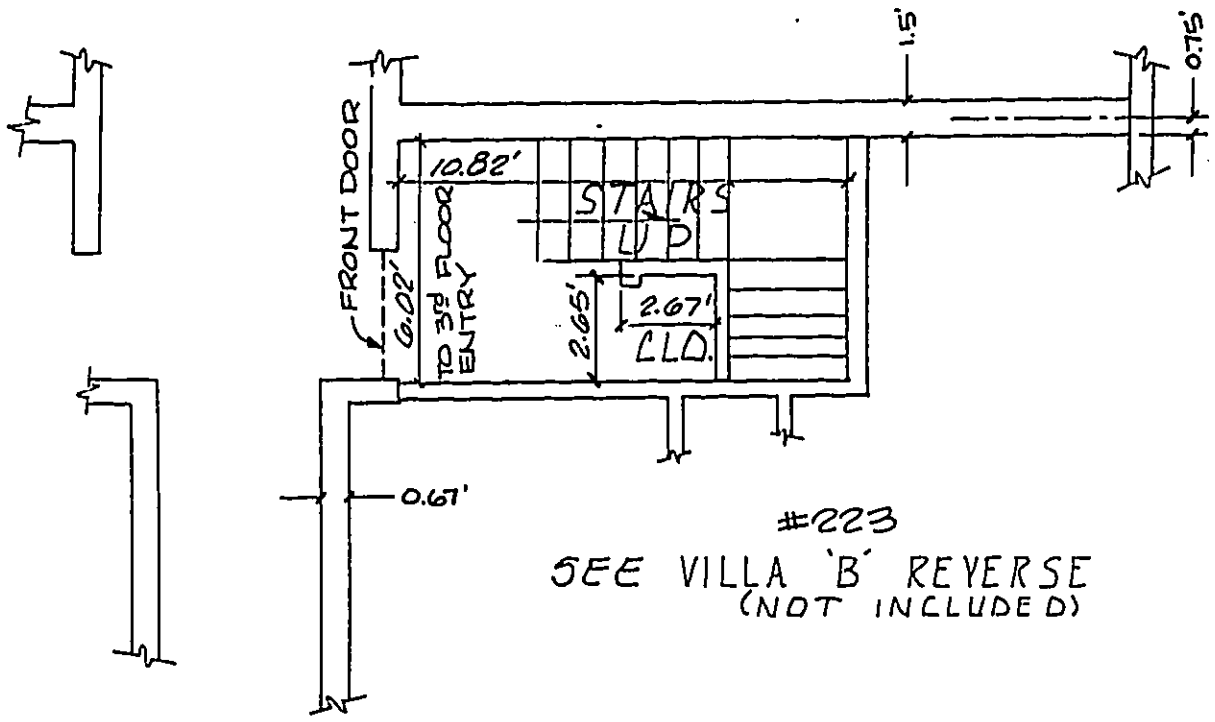
1. SEE SHEET 11 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.37 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.41 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.48 FEET (N.G.V.D.)

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ROYAL MANSION

A CONDOMINIUM



UNIT 323 BUILDING 2
VILLA 'C' REVERSE
2ND FLOOR
SCALE: 1"=5'

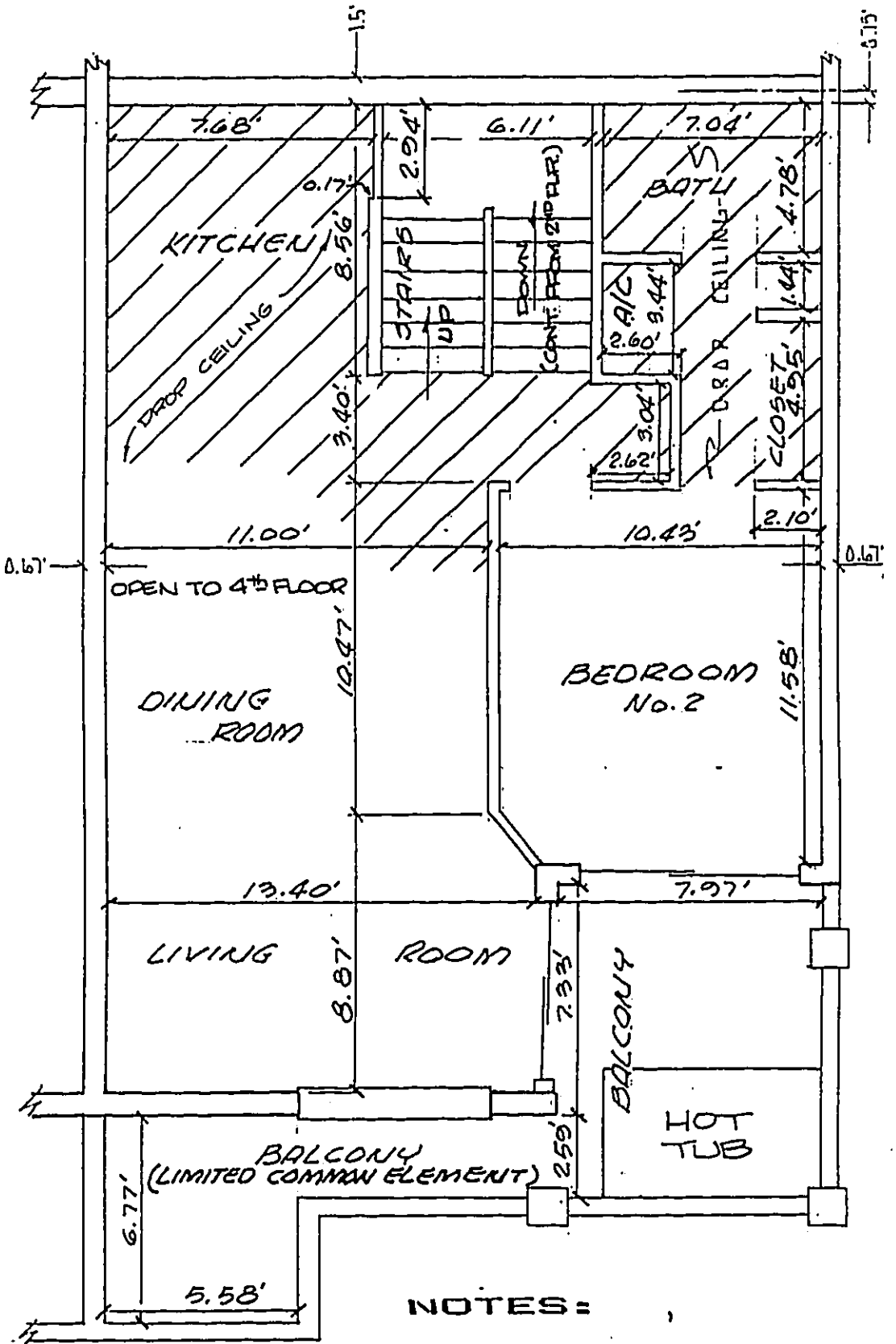
NOTES:

1. SEE SHEET 9 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.01 - FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.07 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.07 FEET (N.G.V.D.)

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ROYAL MANSION

A CONDOMINIUM



UNIT 323 BUILDING 2
VILLA 'C' REVERSE
LOWER LEVEL
3RD FLOOR
SCALE: 1" = 5'

NOTES:

1. SEE SHEET 10 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 29.02 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.30 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 36.07 FEET (N.G.V.D.)

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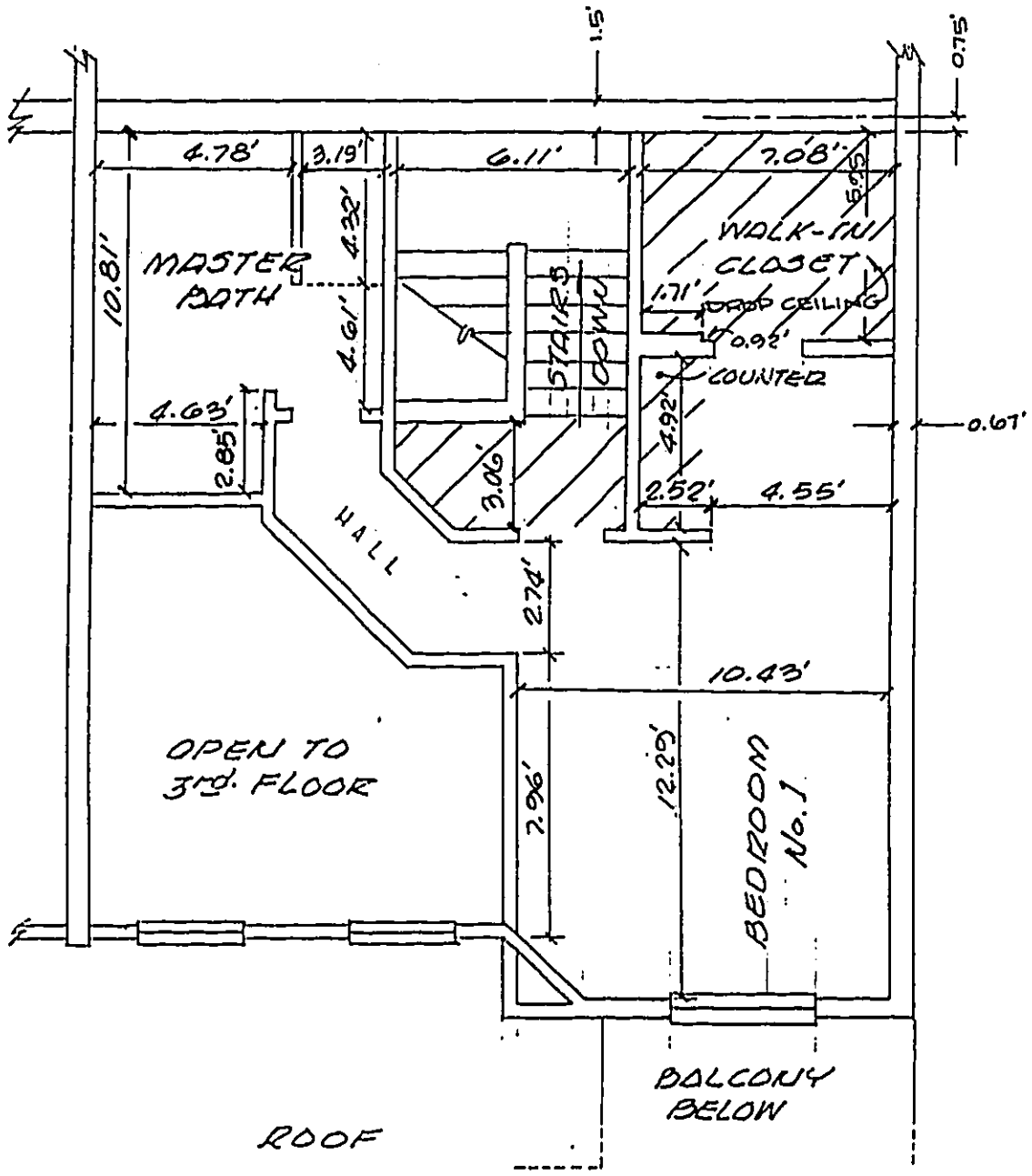
EXHIBIT "A"

SHEET 131 OF 195

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ROYAL MANSION

A CONDOMINIUM



UNIT 323 BUILDING 2
VILLA 'C' REVERSE
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 11 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.37 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.39 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.39 FEET (N.G.V.D.)

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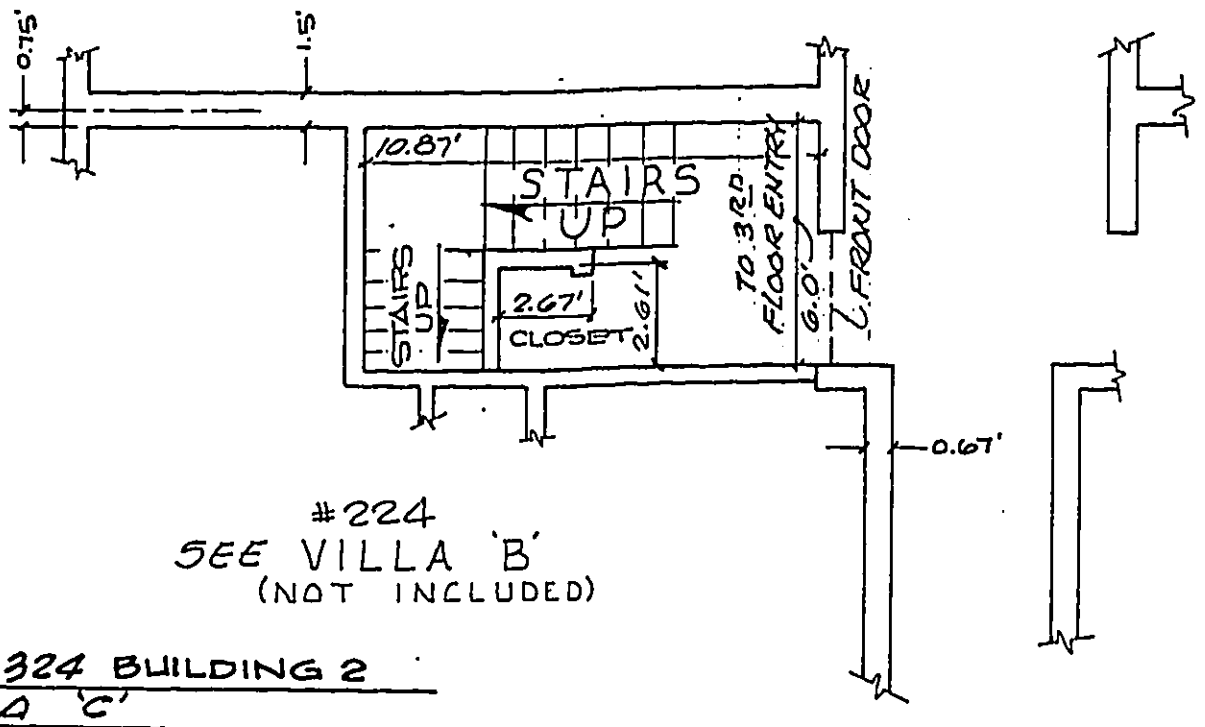
EXHIBIT "A" OFF. REC.

SHEET 132 OF 195 2899

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ROYAL MANSION

A CONDOMINIUM



#224
SEE VILLA 'B'
(NOT INCLUDED)

UNIT 324 BUILDING 2
VILLA 'C'
2ND FLOOR
SCALE: 1" = 5'

NOTES:

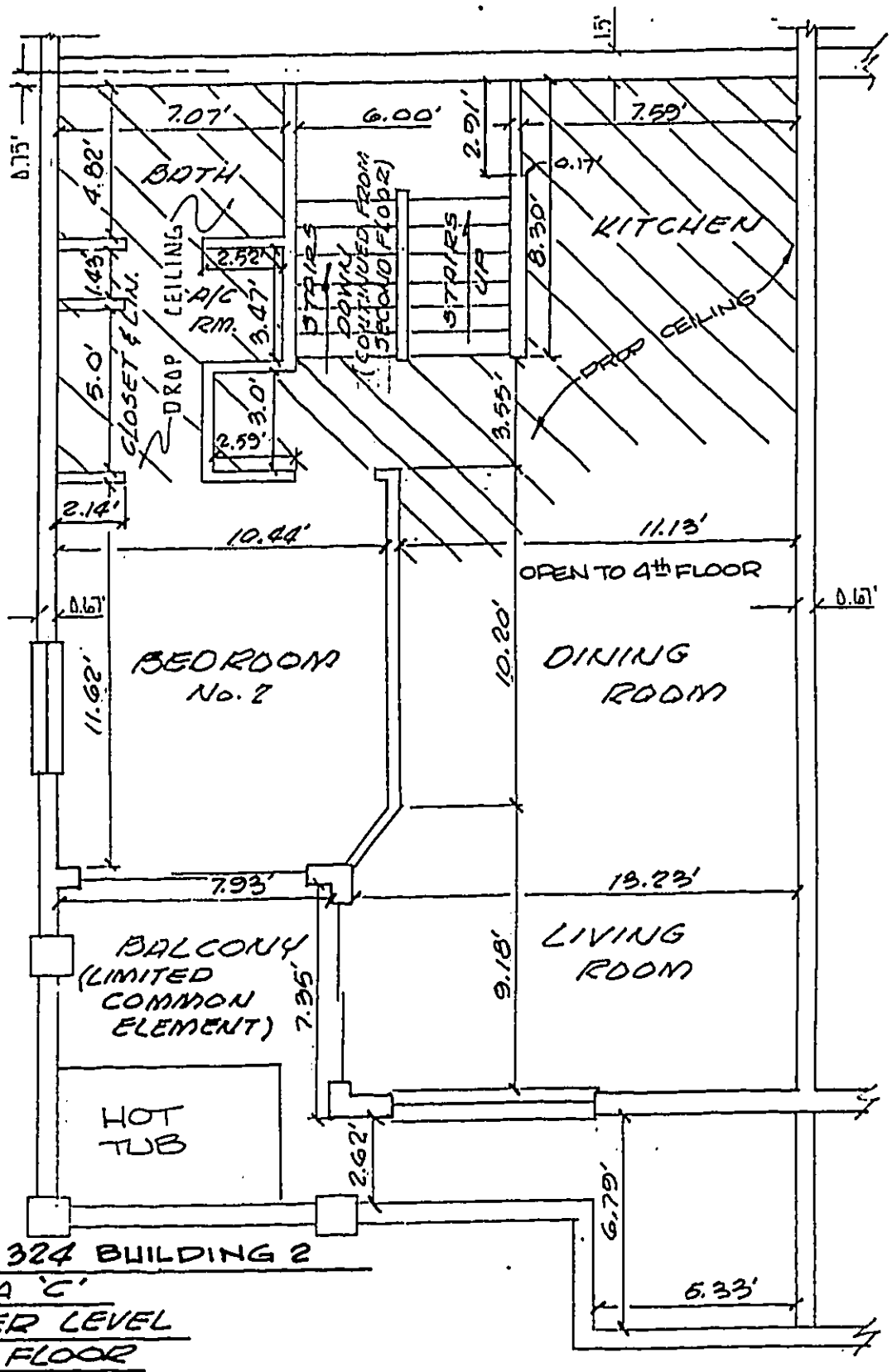
1. SEE SHEET 9 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 20.01 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.90 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.07 FEET (N.G.V.D.)

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EXHIBIT "A" OFF. REC.
SHEET 133 OF 289
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ROYAL MANSION

A CONDOMINIUM



UNIT 324 BUILDING 2
VILLA 'C'
LOWER LEVEL
3RD FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 10 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.

2. FINISH FLOOR ELEVATION = 20.02 FEET (N.G.V.D.)

3. HIGHEST FINISH CEILING ELEVATION = 46.47 FEET (N.G.V.D.)

4. DROP FINISH CEILING ELEVATION = 36.09 FEET (N.G.V.D.)

EXHIBIT "A" OFF. REC.

SHEET 134 OF 195

2898

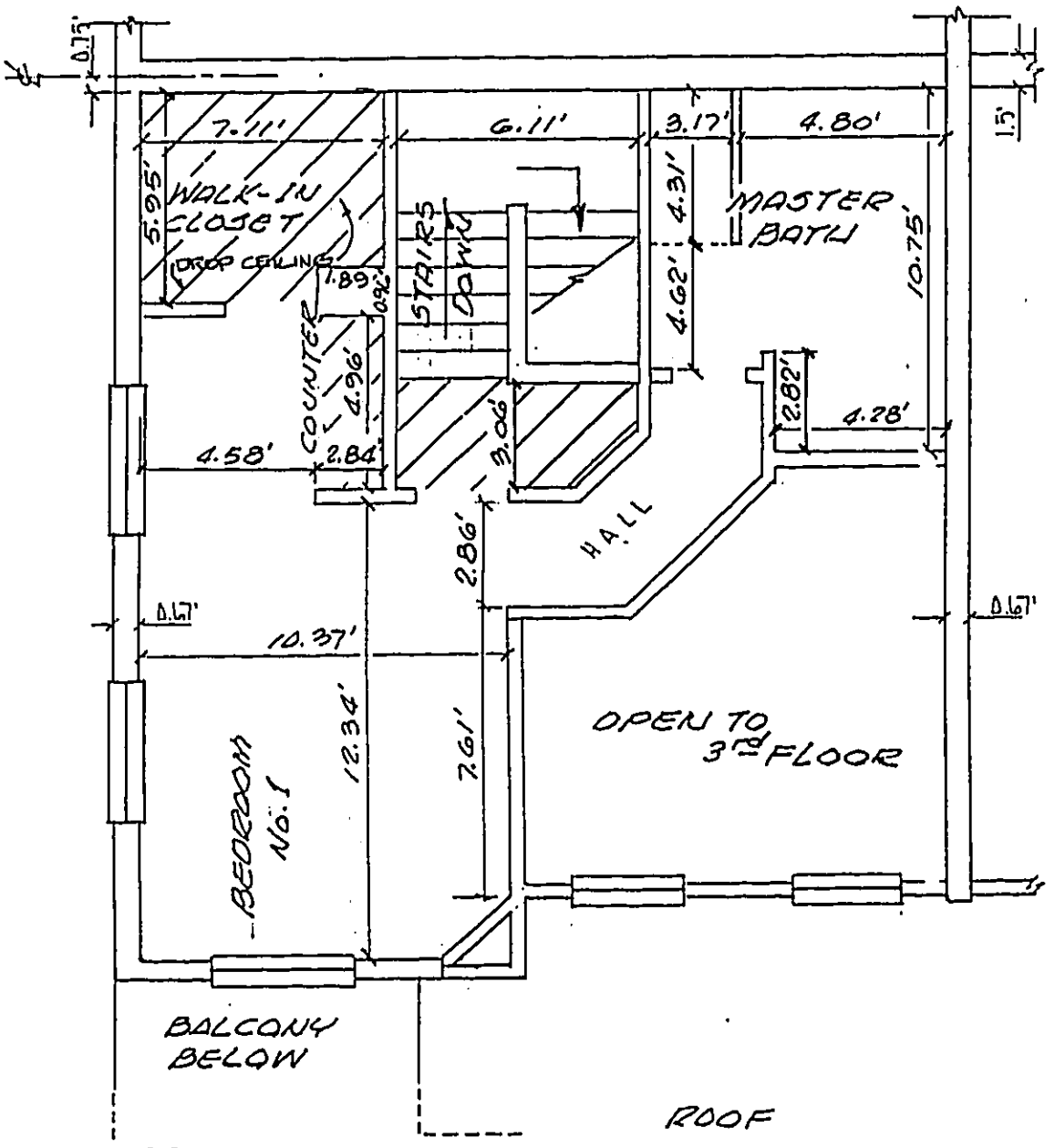
PAGE 0968

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ROYAL MANSION

A CONDOMINIUM



UNIT 324 BUILDING 2
VILLA 'C'
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 11 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.37 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.47 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.41 FEET (N.G.V.D.)

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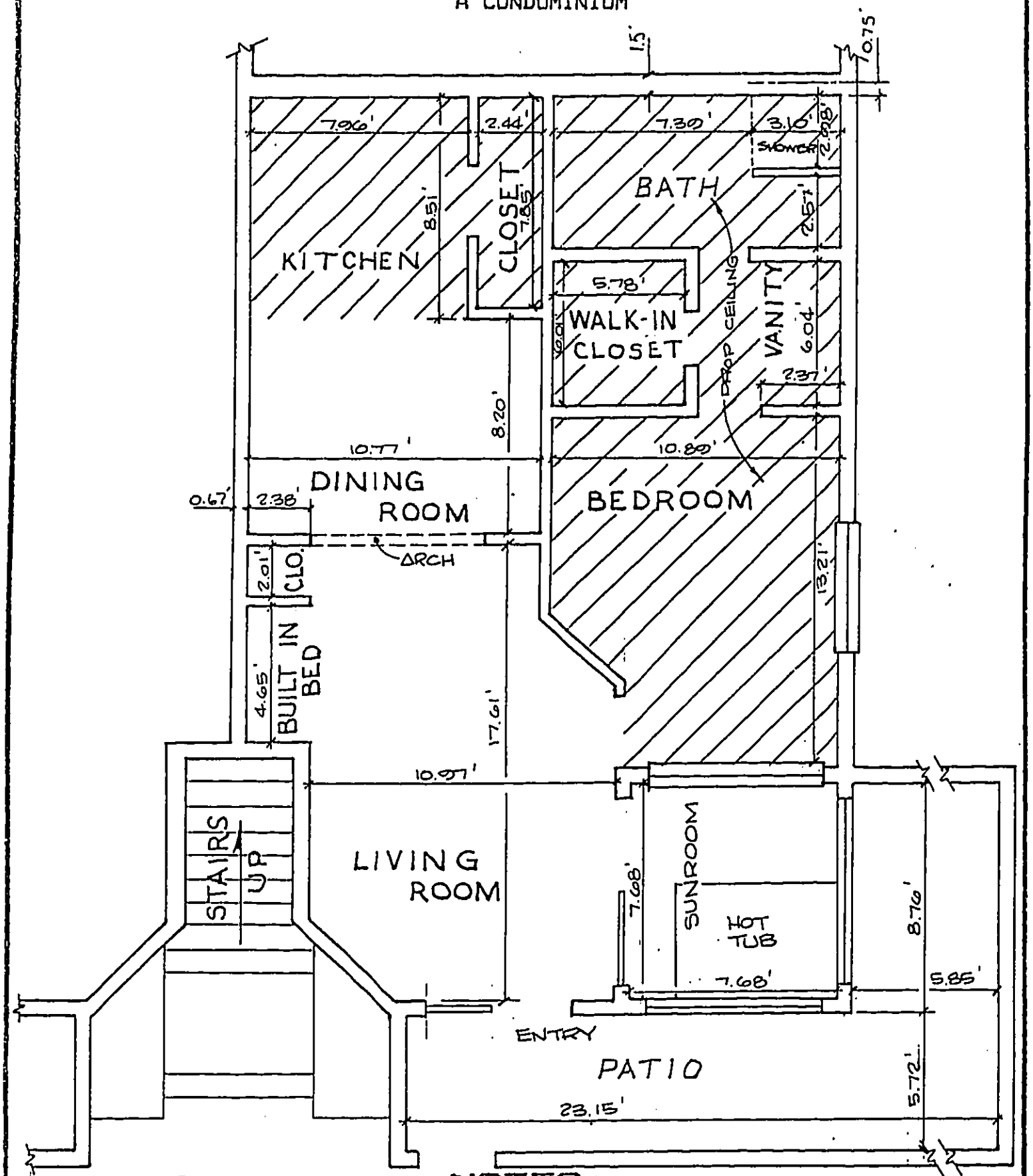
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EXHIBIT "A" OFF. REC.

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ROYAL MANSION

A CONDOMINIUM



UNIT 125 BUILDING 3
VILLA 'A' END REVERSE
1ST FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 12 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.94 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 19.07 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.07 FEET (N.G.V.D.)

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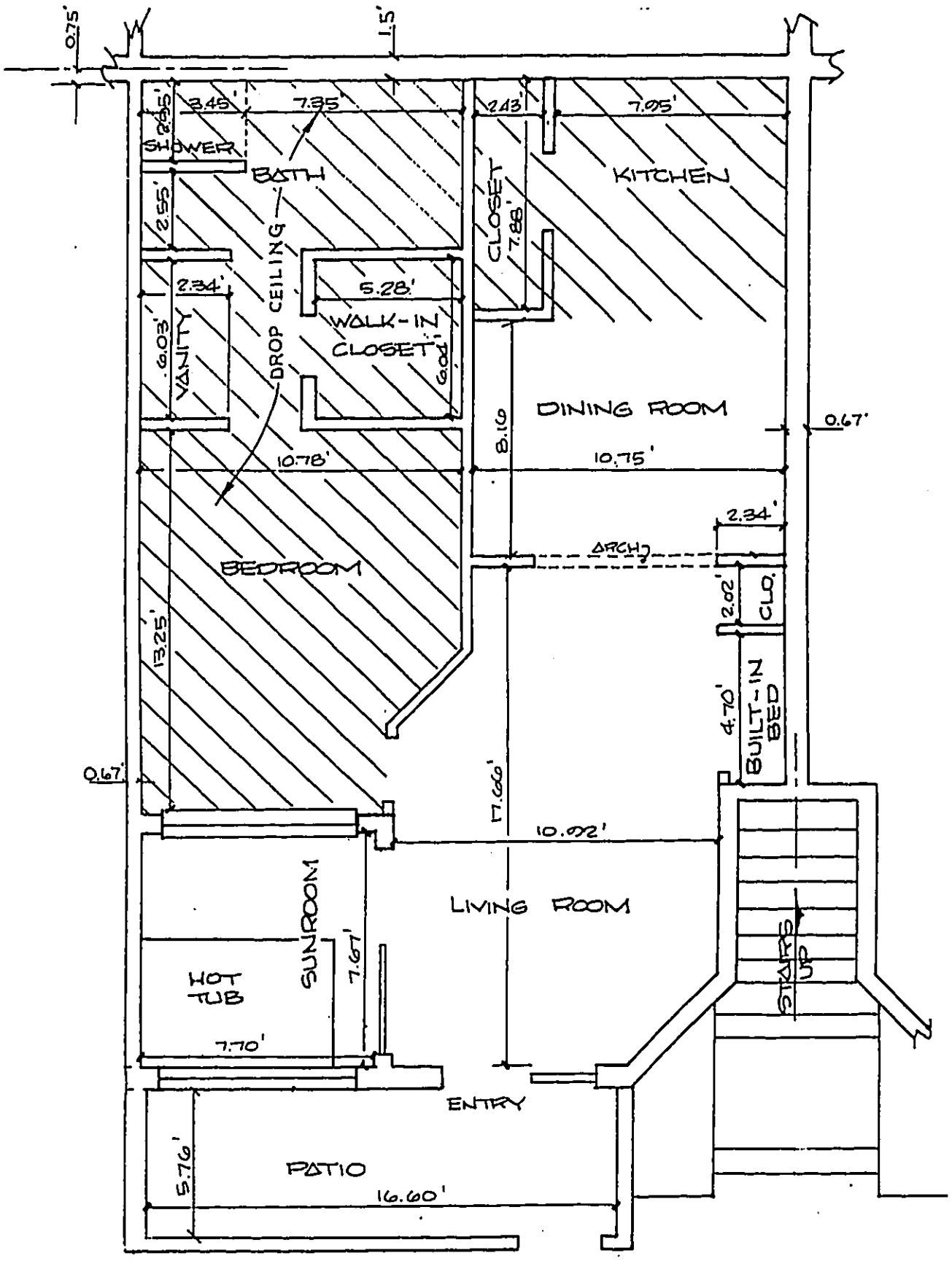
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EXHIBIT "A"

SHEET 136 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 120 BUILDING 3
VILLA 'D'
1 ST FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 12 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.94 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 19.09 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.13 FEET (N.G.V.D.)

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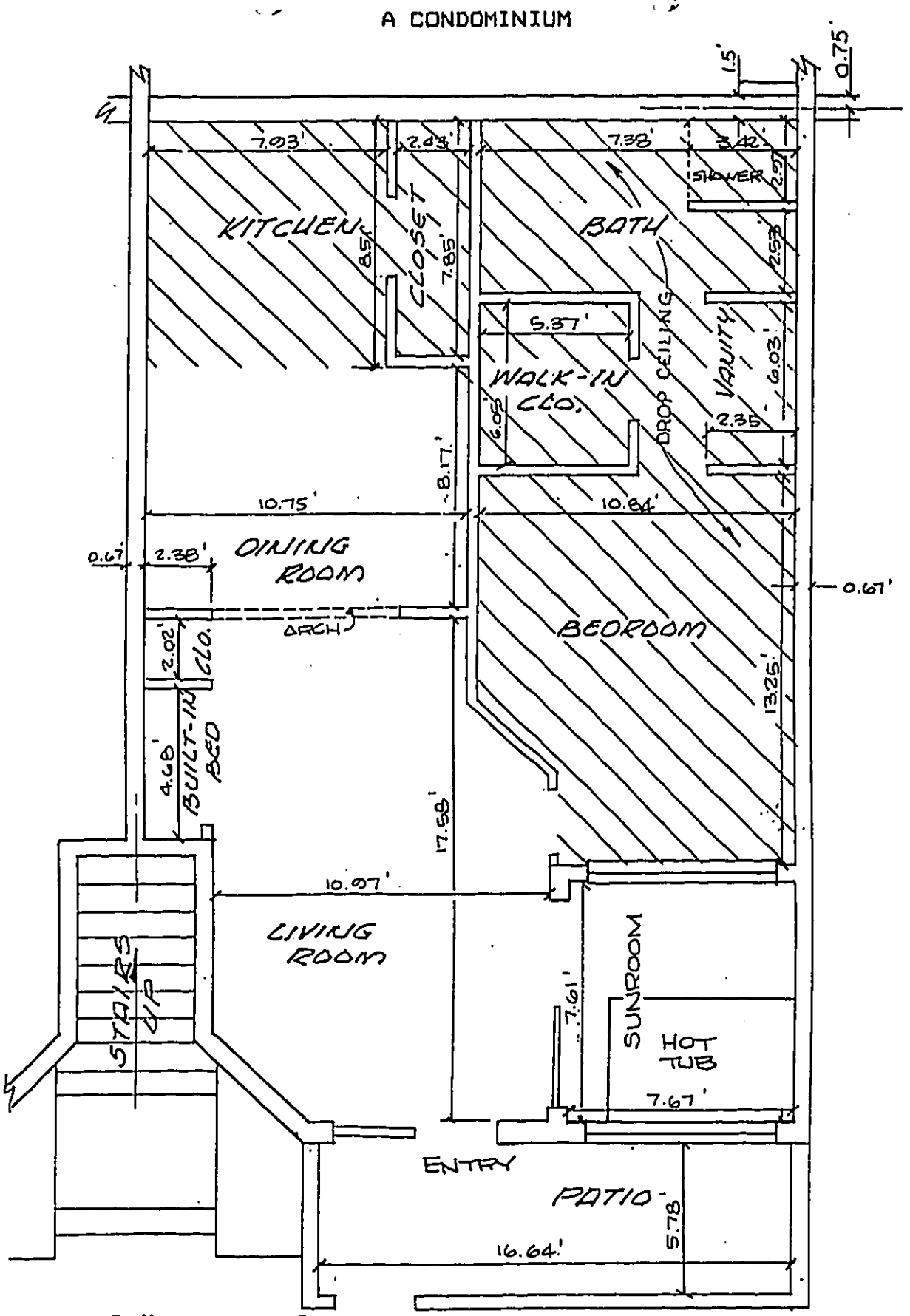
EXHIBIT "A"

SHEET 137 OF 195

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ROYAL MANSION

A CONDOMINIUM



UNIT 127 BUILDING 3
VILLA 'A' REVERSE
1ST. FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 12 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.94 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 18.95 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.00 FEET (N.G.V.D.)

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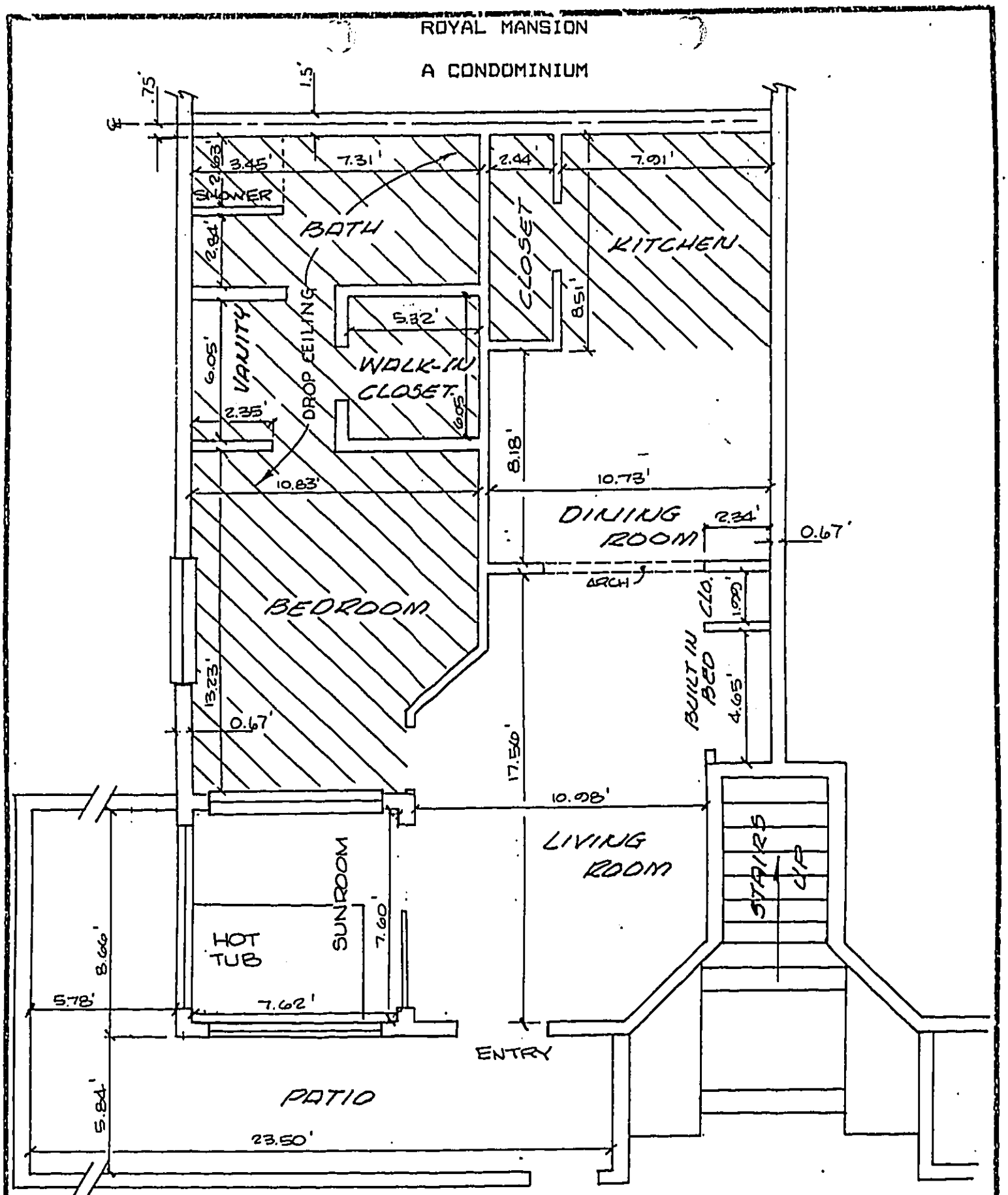
EXHIBIT "A"

SHEET 138 OF 195

OFF. REC. 2899 PAGE 0972

ROYAL MANSION

A CONDOMINIUM



UNIT 128 BUILDING 3
VILLA 'A' END
1ST FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 12 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.94 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 19.04 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.00 FEET (N.G.V.D.)

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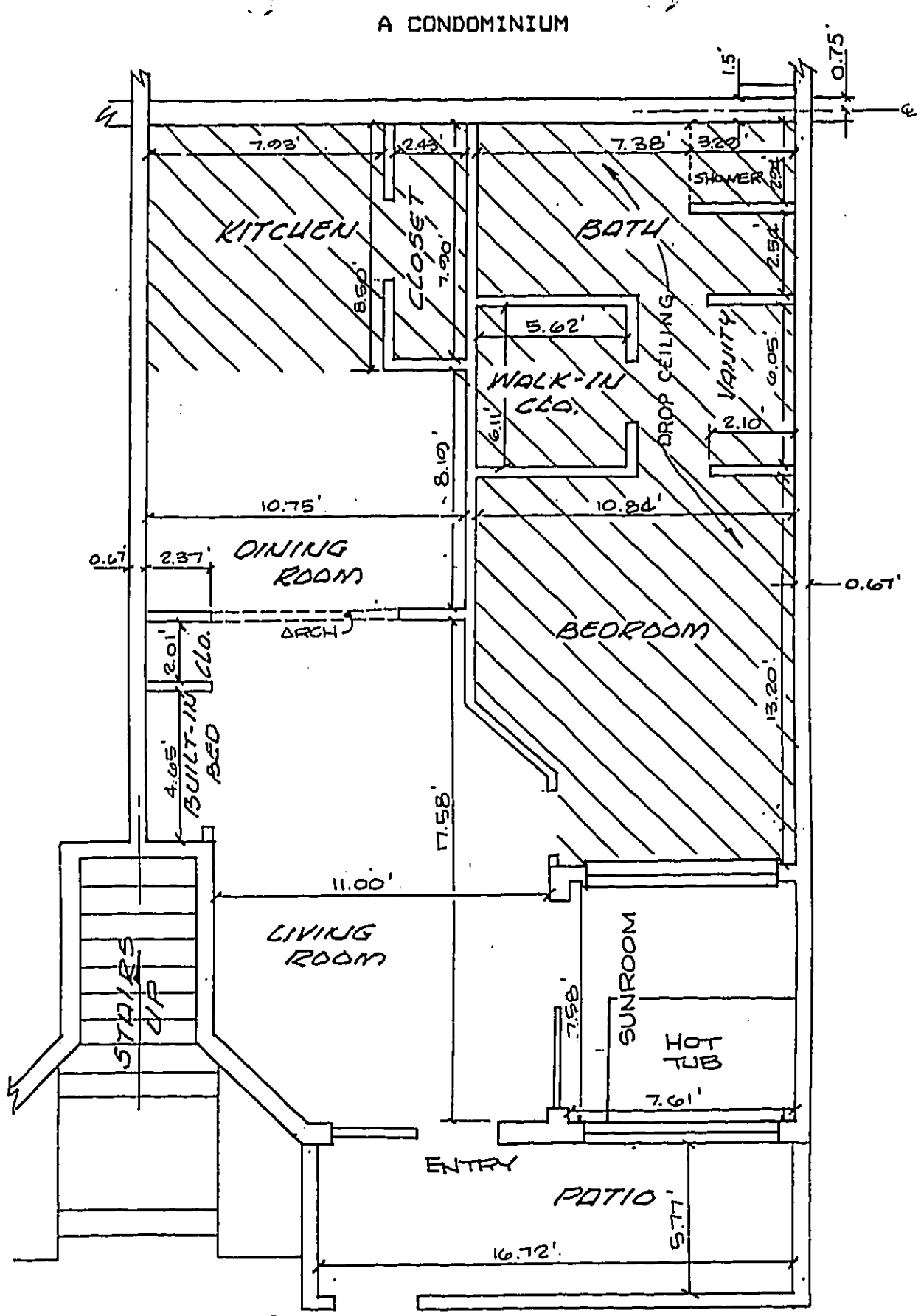
100 PARNELL STREET, MERRITT ISLAND, FL
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EXHIBIT "A"

SHEET 139 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 120 BUILDING 3
VILLA 'A' REVERSE
1ST. FLOOR
SCALE: 1"= 5'

NOTES:

1. SEE SHEET 12 OF 196 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.94 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 19.01 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.09 FEET (N.G.V.D.)

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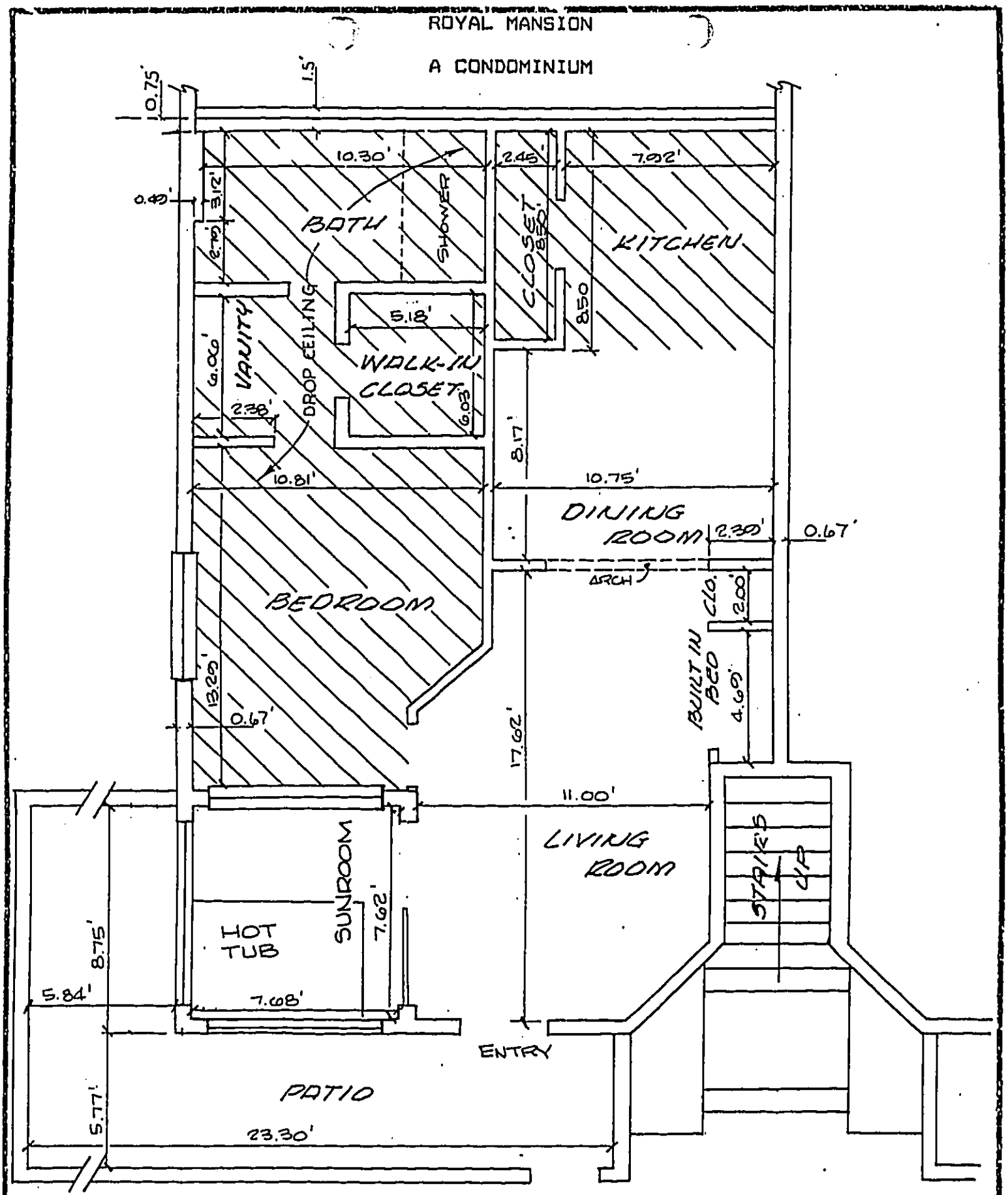
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EXHIBIT "A"

SHEET 140 OF 195 OFF. REC.

ROYAL MANSION

A CONDOMINIUM



UNIT 130 BUILDING 3
VILLA 'A' END
1ST FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 12 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.94 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 18.99 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.00 FEET (N.G.V.D.)

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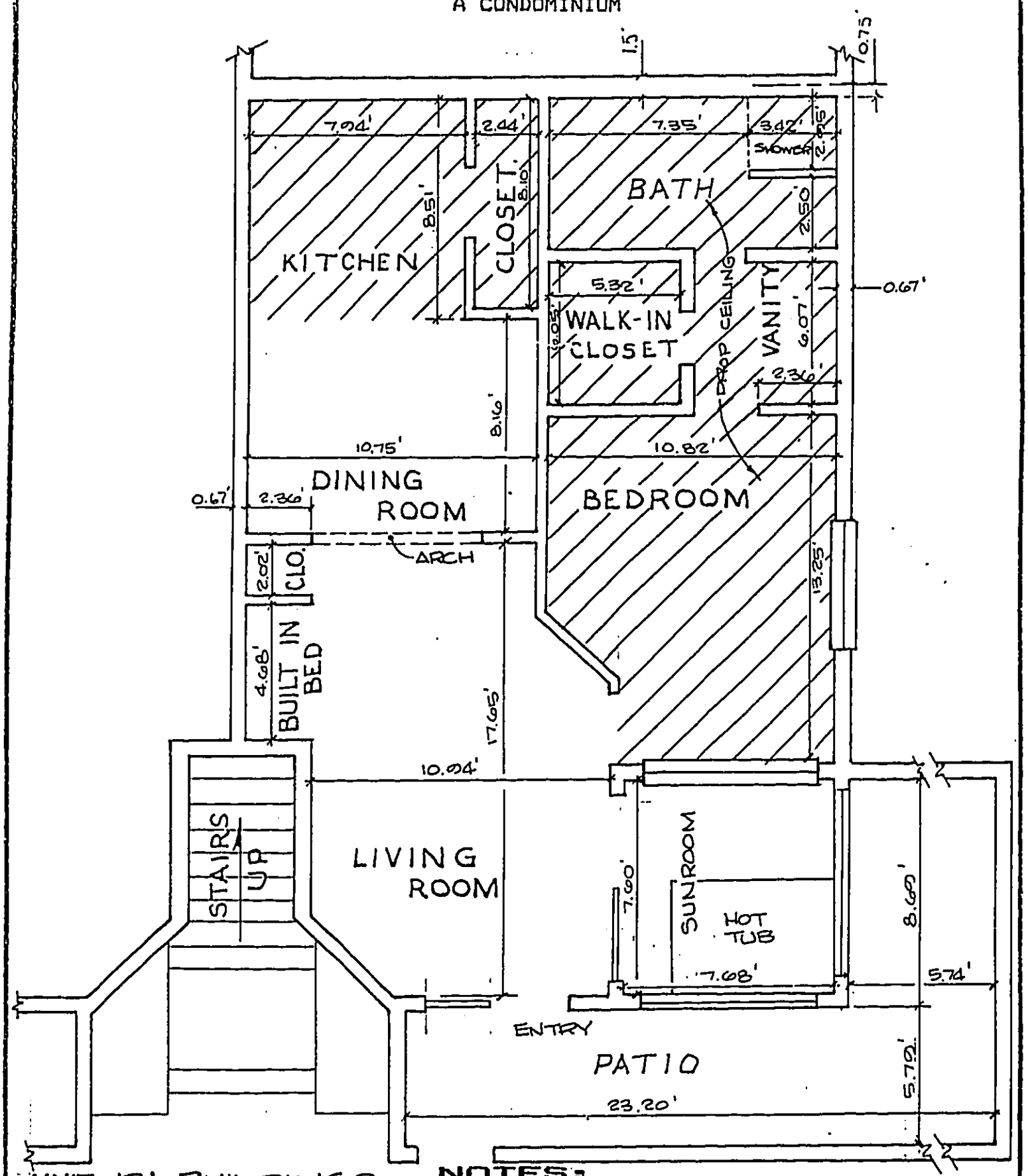
EXHIBIT "A"

SHEET 141 OF 195

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ROYAL MANSION

A CONDOMINIUM



UNIT 131 BUILDING 3
VILLA 'A' END REVERSE
1ST FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 12 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.94 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 18.99 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.06 FEET (N.G.V.D.)

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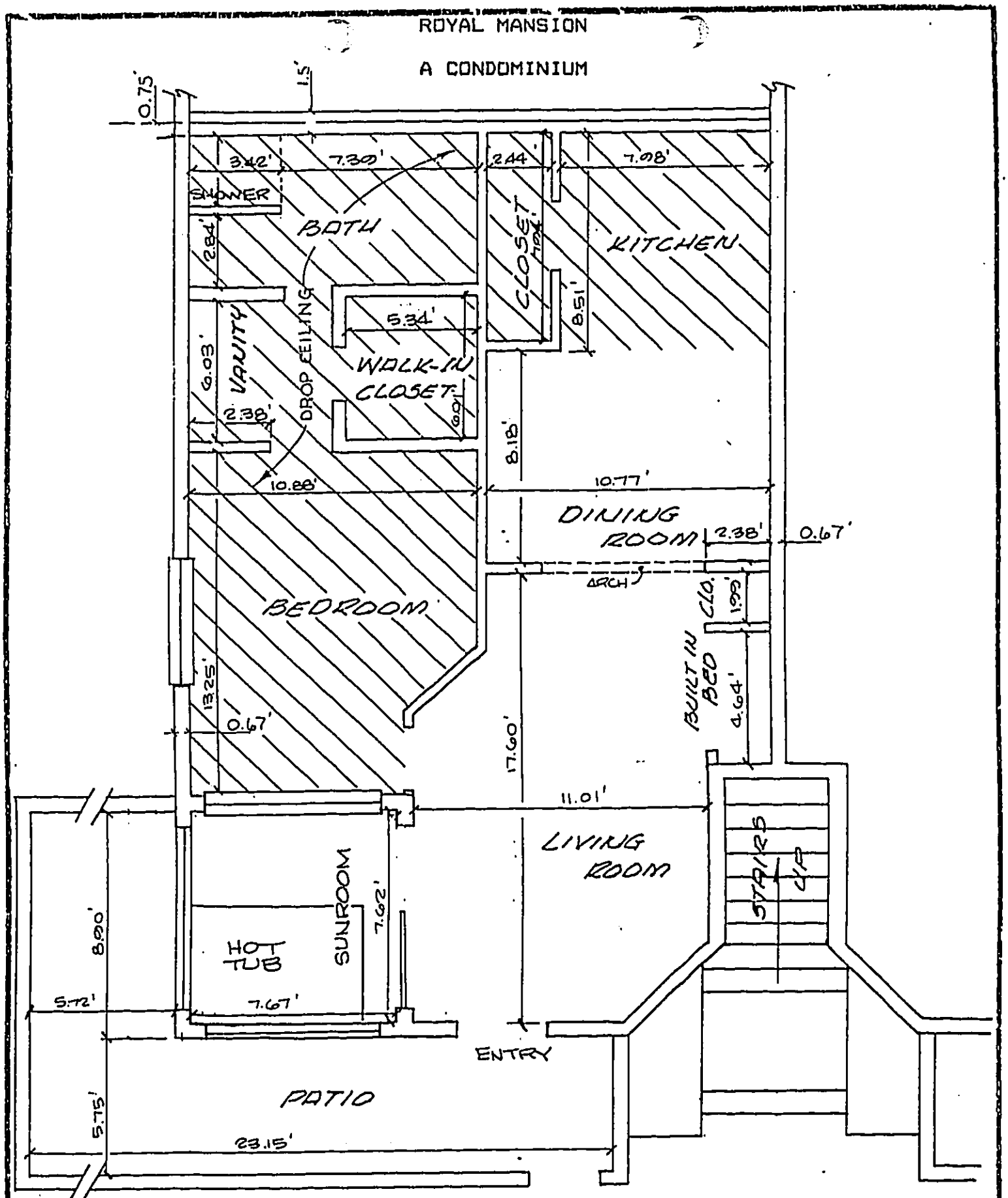
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EXHIBIT "A"

SHEET 142 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 132 BUILDING 3
VILLA 'A' END
1ST FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 12 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.94 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 18.99 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.04 FEET (N.G.V.D.)

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EXHIBIT "A"

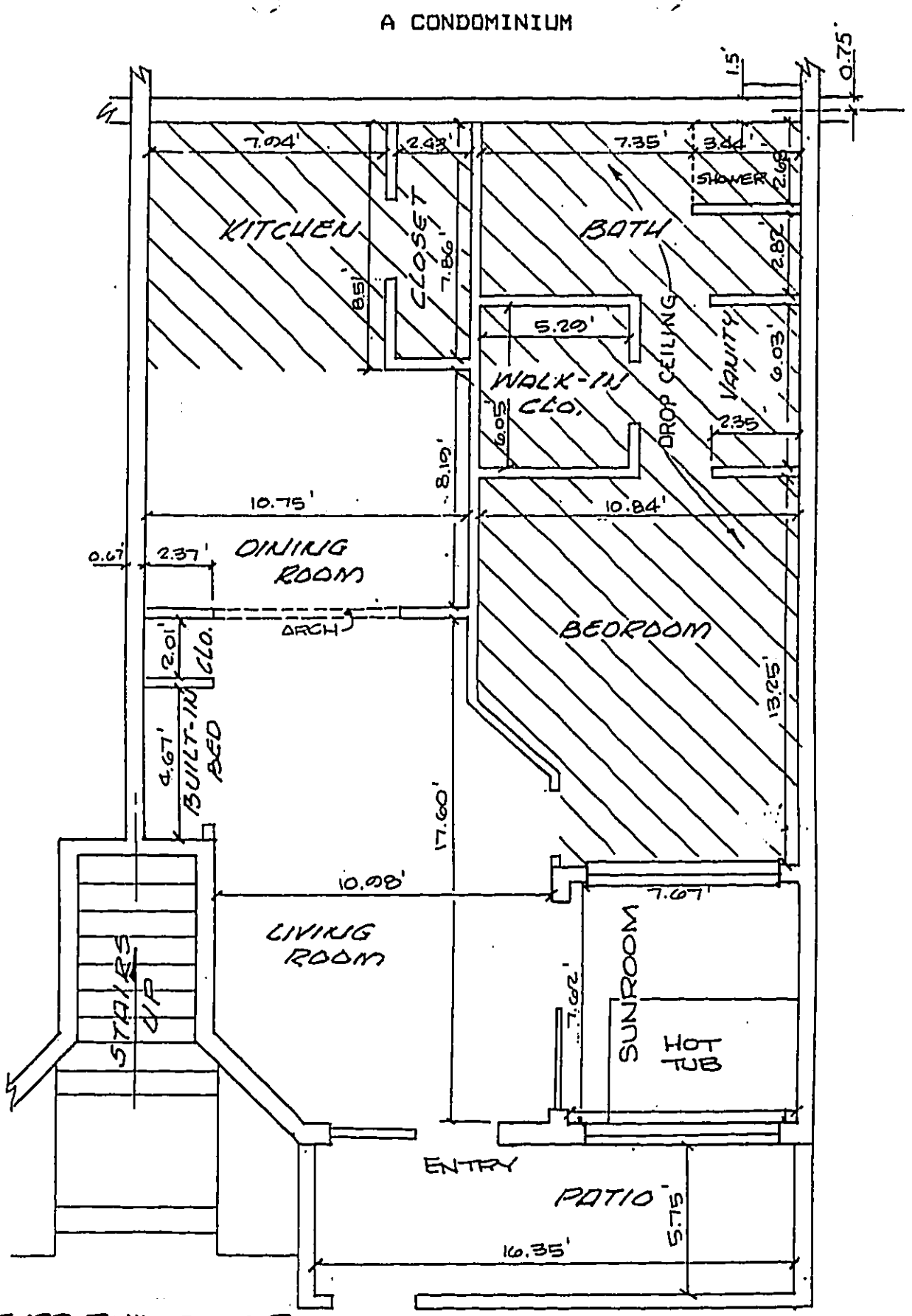
SHEET 143 OF 195

OFF. REC.

2899 0977

ROYAL MANSION

A CONDOMINIUM



UNIT 133 BUILDING 3
VILLA 'A' REVERSE
1ST. FLOOR
SCALE: 1"= 5'

NOTES:

1. SEE SHEET 12 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.94 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 18.99 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.04 FEET (N.G.V.D.)

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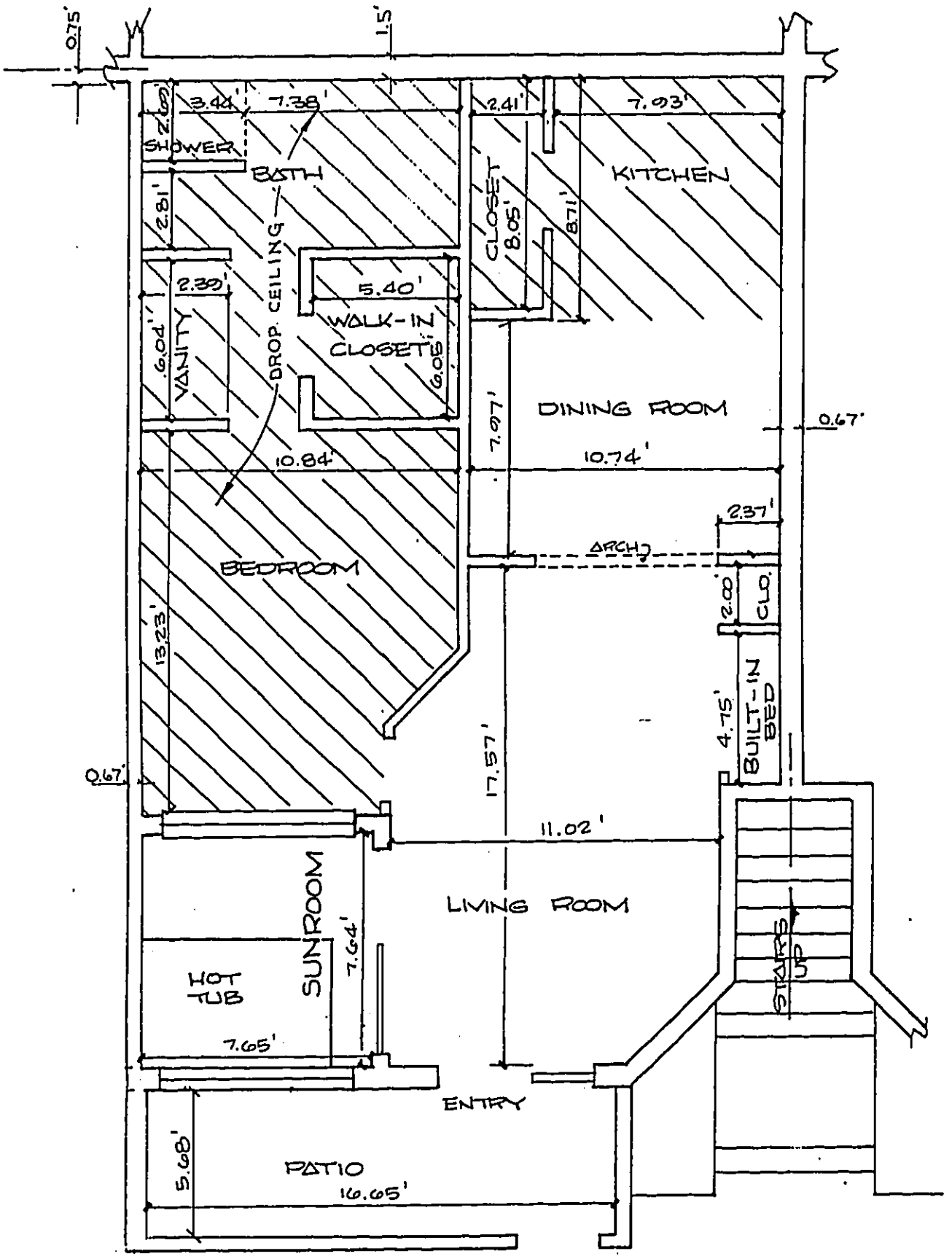
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EXHIBIT "A"

SHEET 144 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 134 BUILDING 3
VILLA 'D'
1ST FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 12 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.94 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 19.02 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.07 FEET (N.G.V.D.)

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EXHIBIT "A"

SHEET 145 OF 195

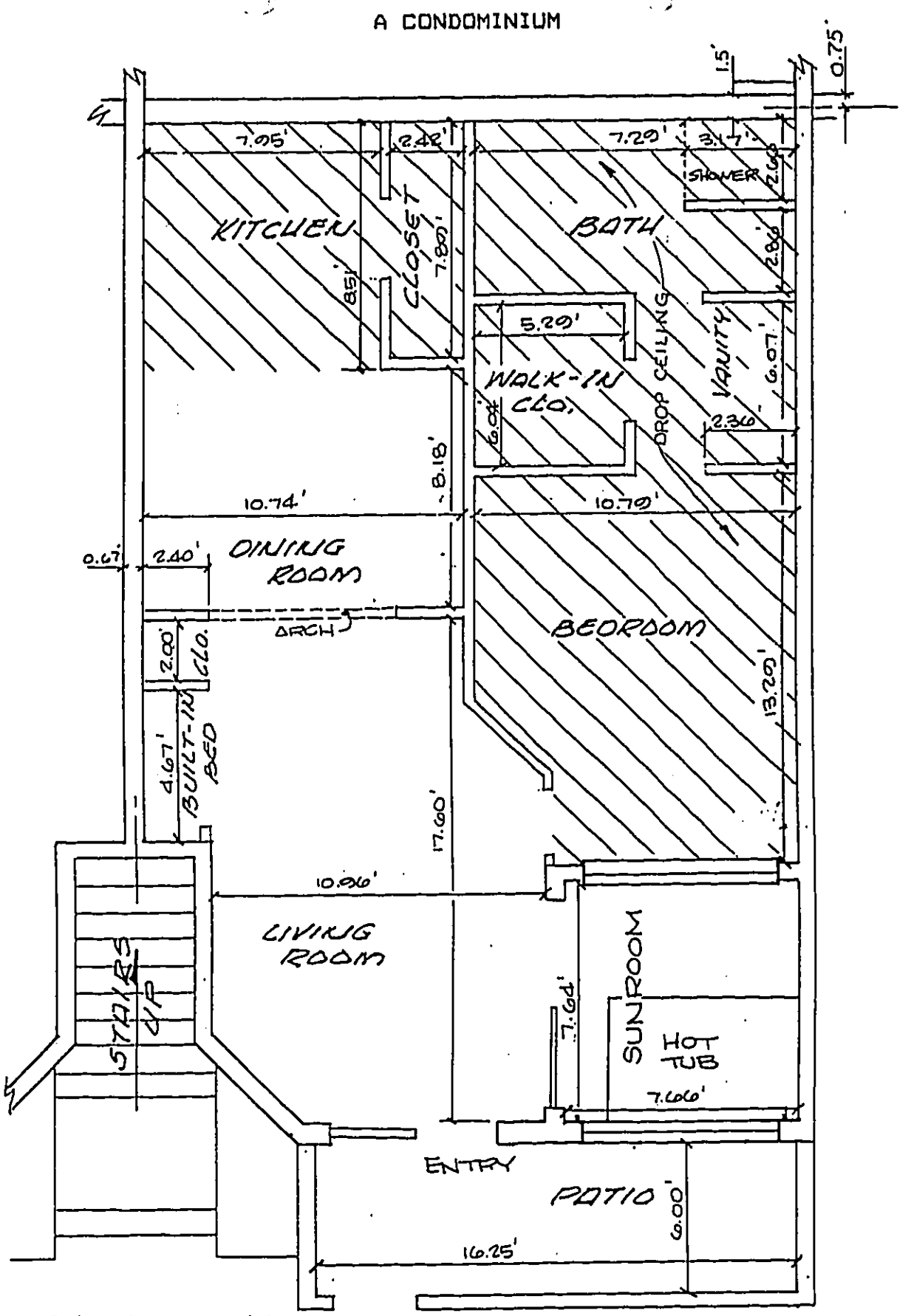
OFF. REC.

2899

0979

ROYAL MANSION

A CONDOMINIUM



UNIT 135 BUILDING 3

VILLA 'A' REVERSE

1ST. FLOOR

SCALE: 1"= 5'

NOTES:

1. SEE SHEET 12 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.94 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 18.97 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.04 FEET (N.G.V.D.)

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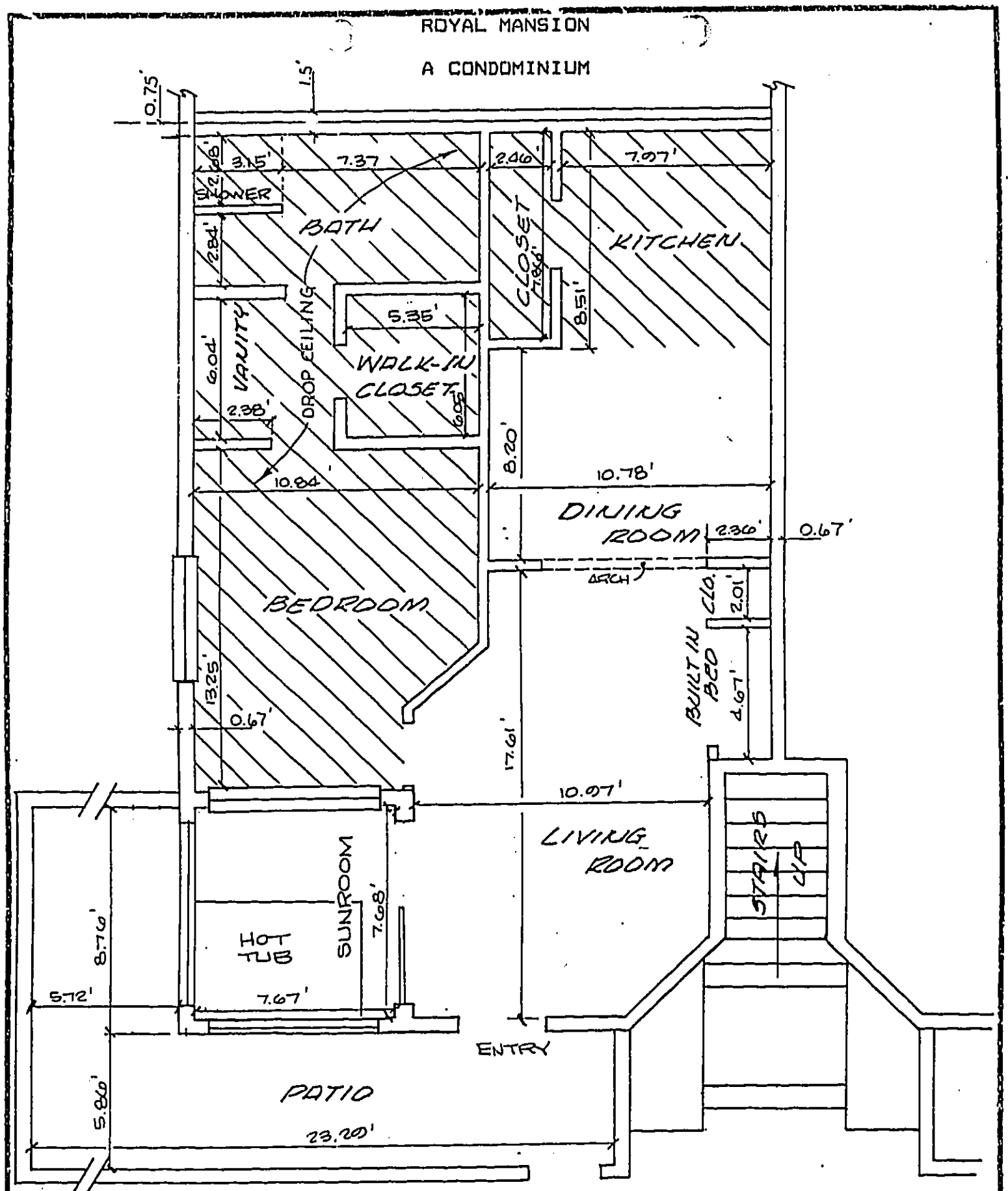
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EXHIBIT "A"

SHEET 146 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 130 BUILDING 3
VILLA 'A' END
1ST FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 12 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.94 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 19.02 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 18.08 FEET (N.G.V.D.)

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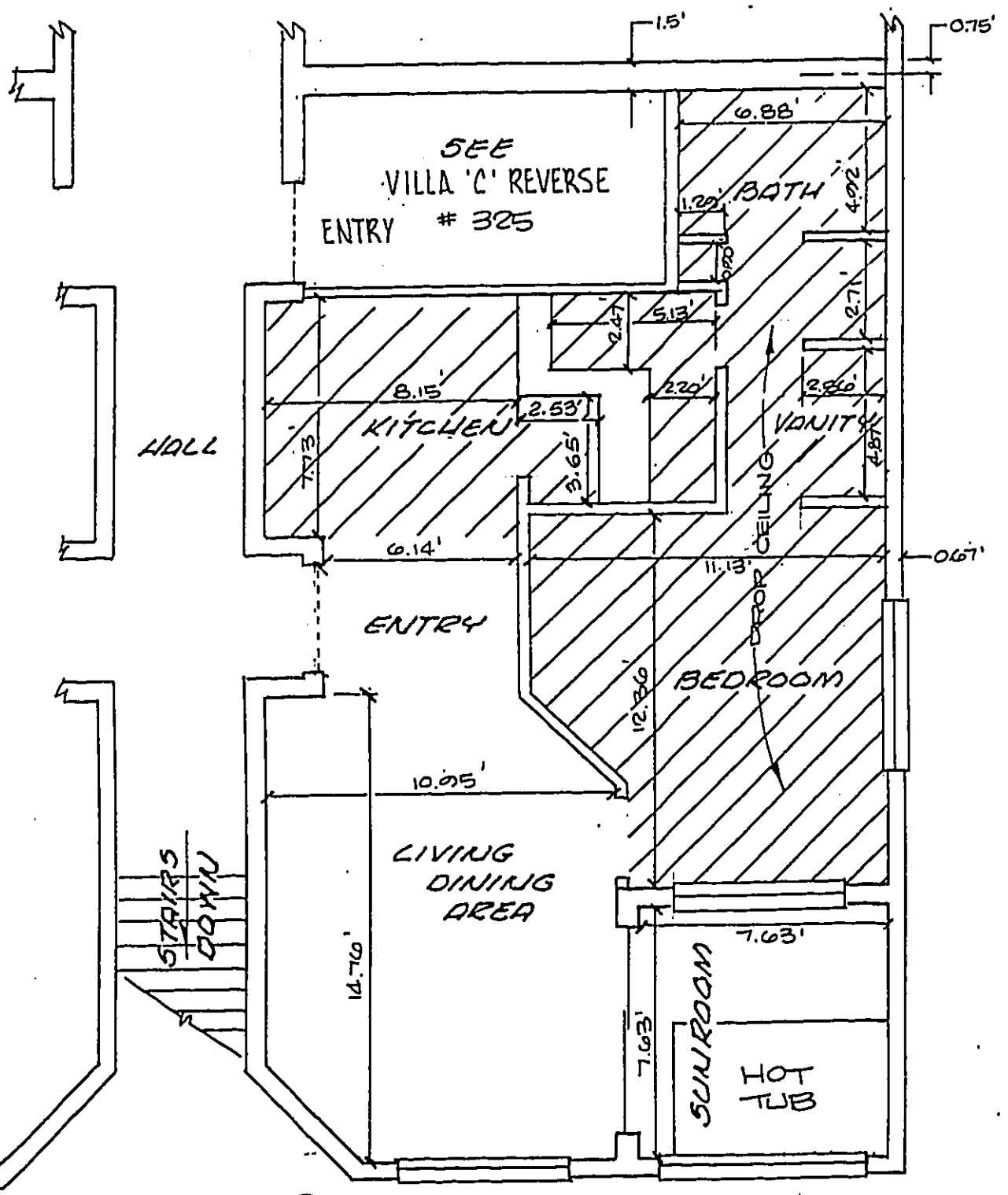
EXHIBIT "A"

SHEET 147 OF 195

OFF. REC. 2899 PAGE 0981

ROYAL MANSION

A CONDOMINIUM



UNIT 225 BUILDING 3
VILLA 'B' REVERSE
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 13 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 19.95 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 28.04 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.03 FEET (N.G.V.D.)

EXHIBIT "A"

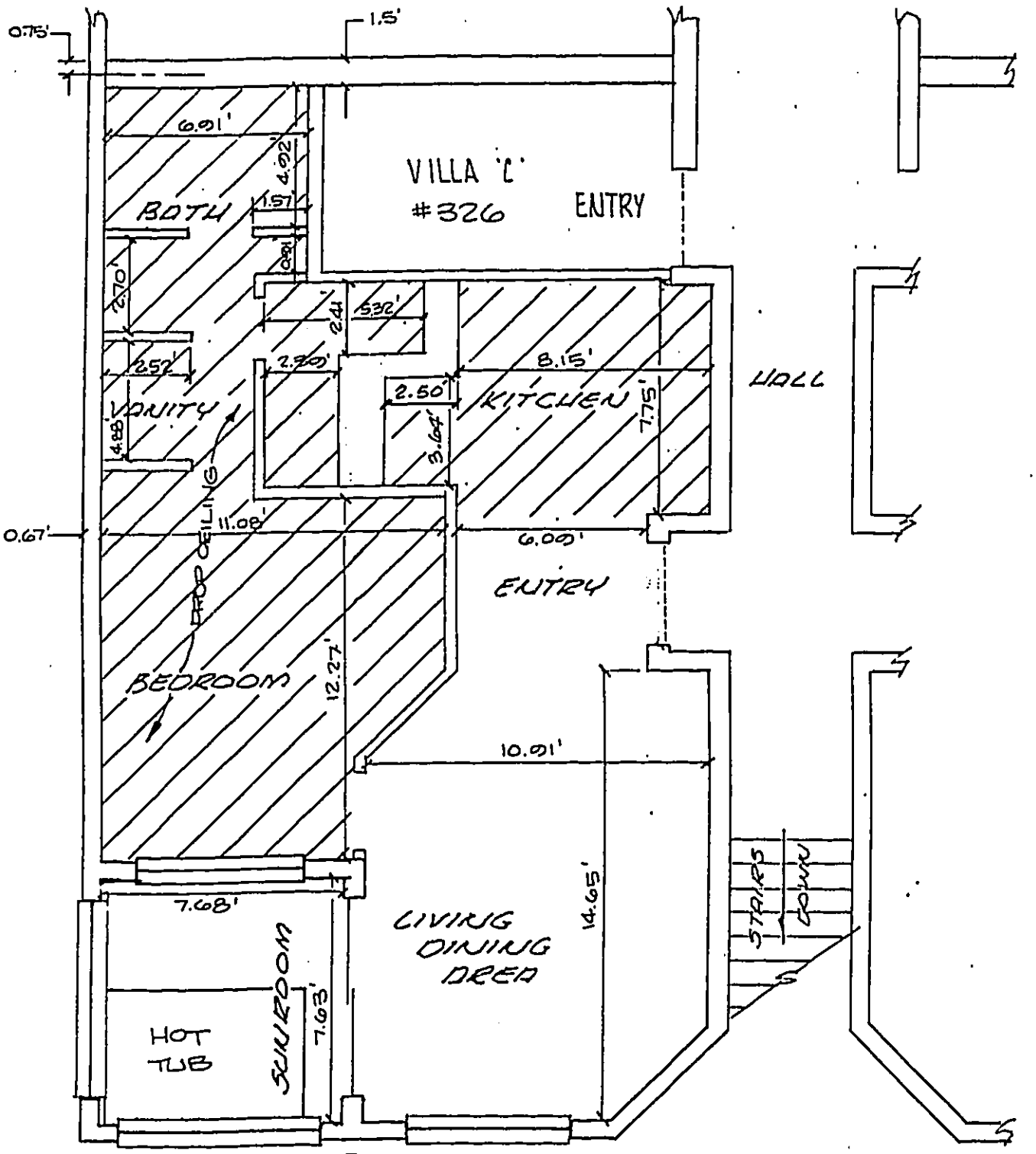
SHEET 148 OF 195

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ROYAL MANSION

A CONDOMINIUM



UNIT 226 BUILDING 3
VILLA 'B'
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 13 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 19.95 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.97 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.02 FEET (N.G.V.D.)

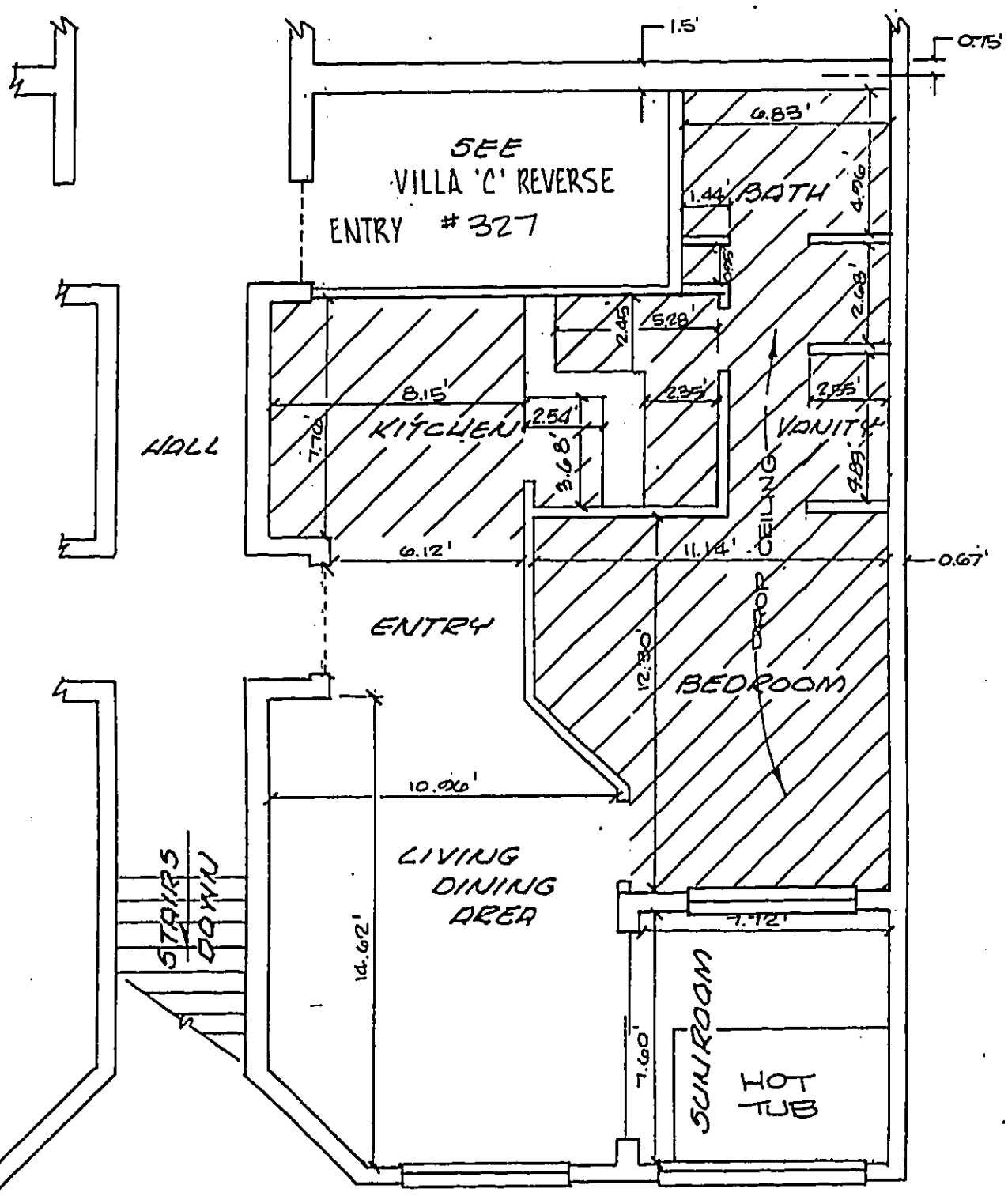
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EXHIBIT "A"

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ROYAL MANSION

A CONDOMINIUM



UNIT 227 BUILDING 3
VILLA 'B' REVERSE
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 13 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 19.95 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.98 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.04 FEET (N.G.V.D.)

EXHIBIT "A" OFF. REC.

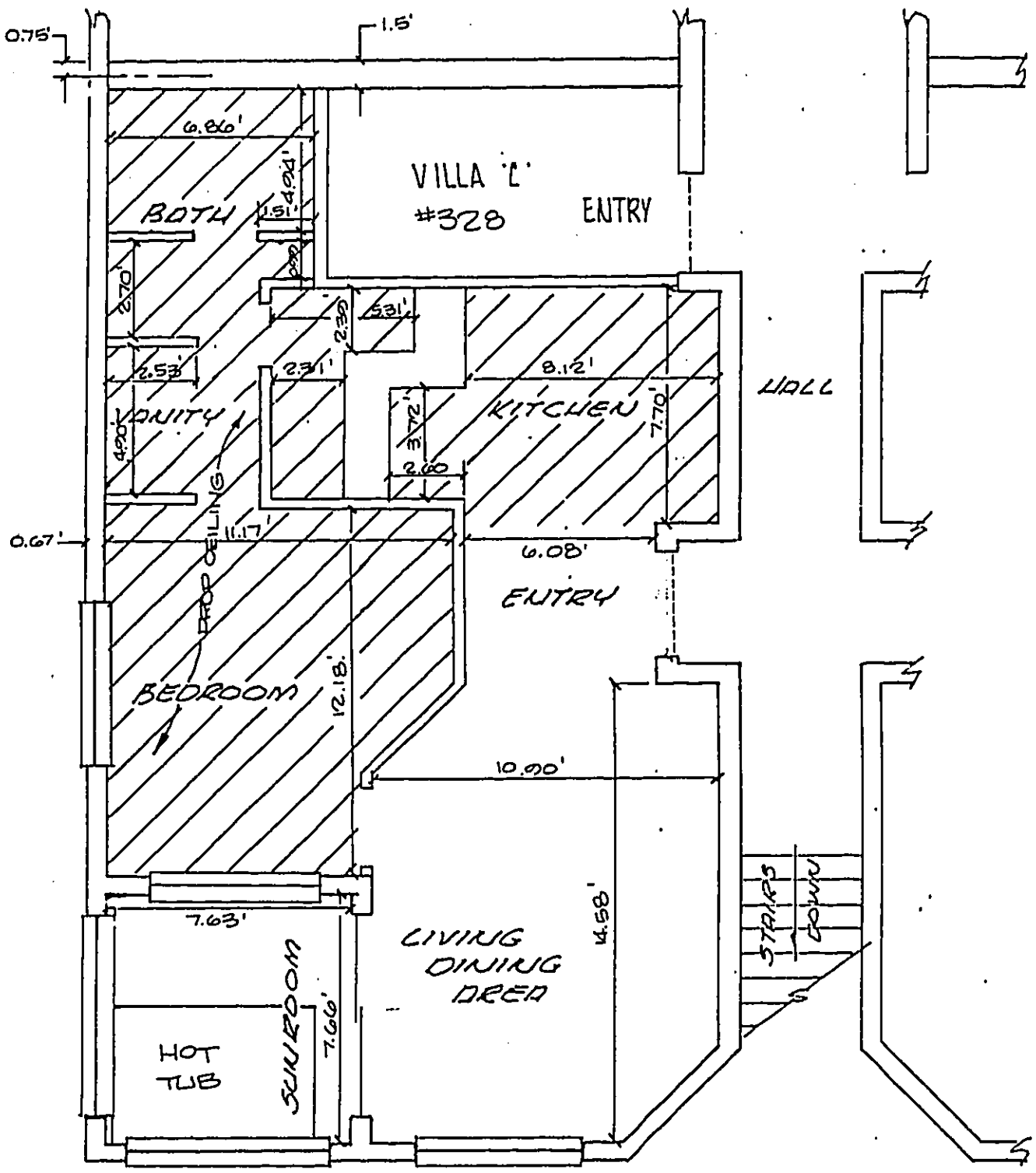
SHEET 150 OF 195

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ROYAL MANSION

A CONDOMINIUM



UNIT 228 BUILDING 3
VILLA 'B'
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 13 OF 196 FOR LOCATION OF UNIT WITHIN THE BUILDING.

2. FINISH FLOOR ELEVATION = 19.95 FEET (N.G.V.D.)

3. HIGHEST FINISH CEILING ELEVATION = 27.94 FEET (N.G.V.D.)

4. DROP FINISH CEILING ELEVATION = 26.94 FEET (N.G.V.D.)

EXHIBIT "A" OFF. REC.

SHEET 151 OF 196 2899

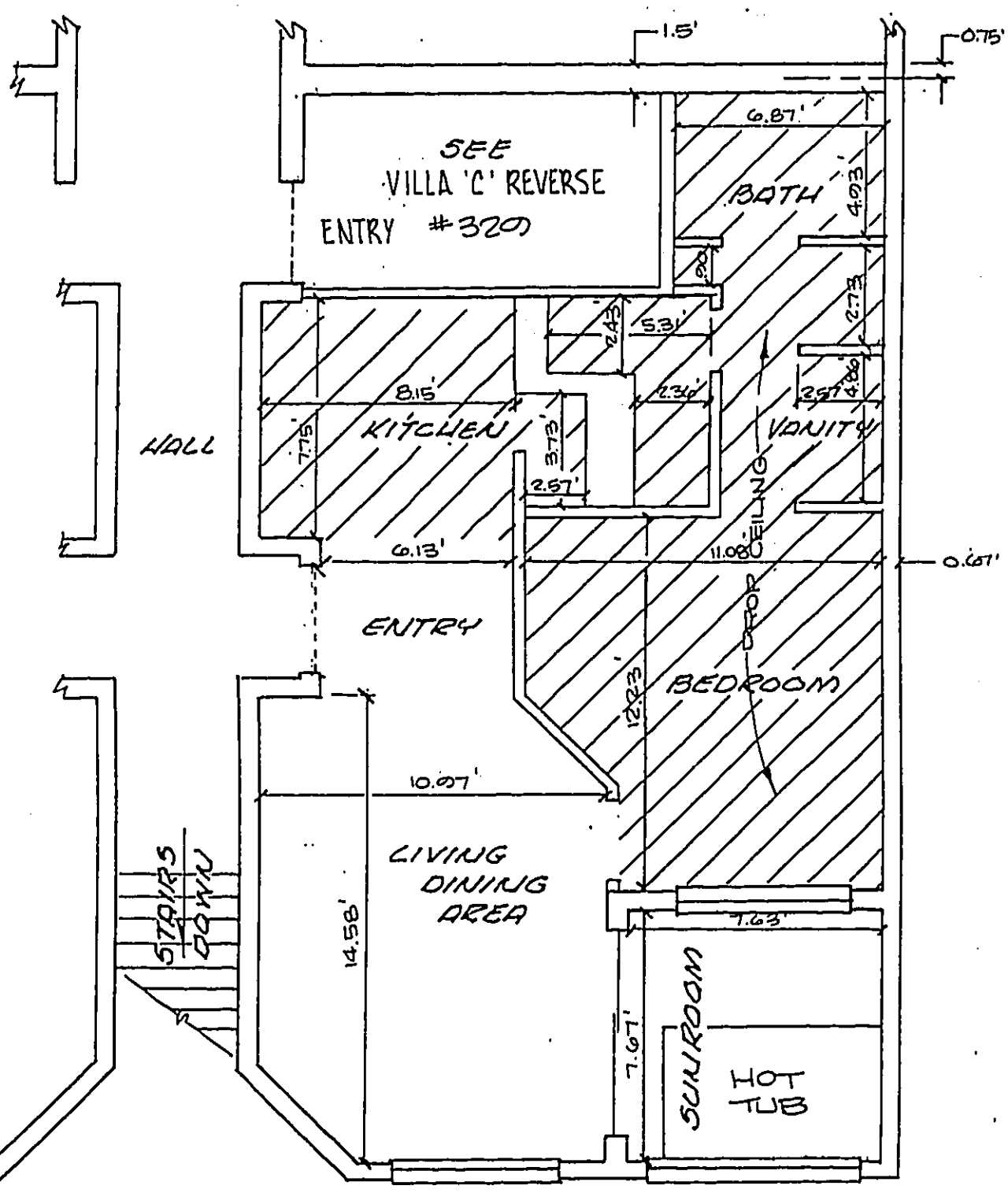
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ROYAL MANSION

A CONDOMINIUM



UNIT 220 BUILDING 3
VILLA 'B' REVERSE
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 13 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 19.95 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 28.00 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.00 FEET (N.G.V.D.)

EXHIBIT "A"

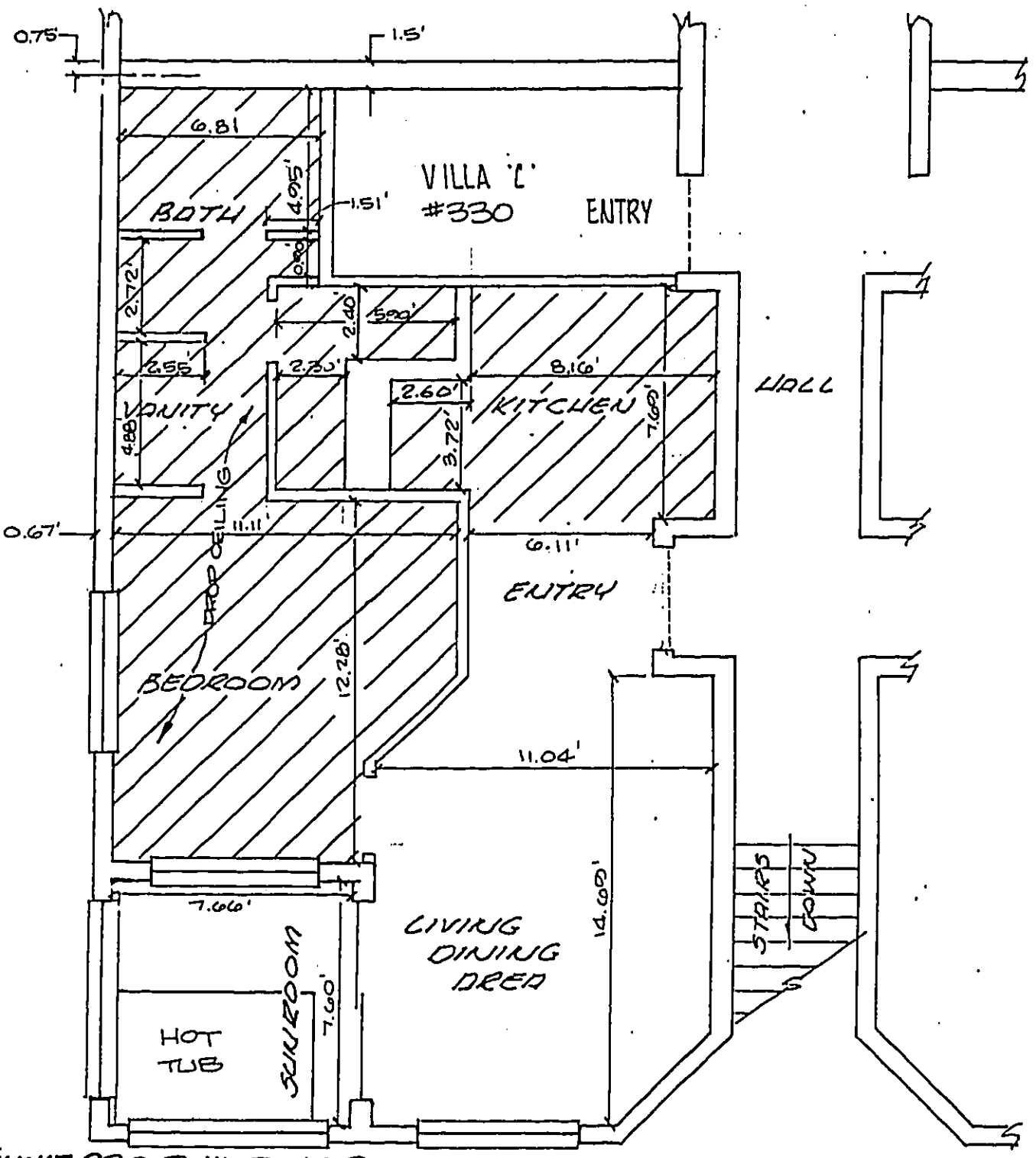
SHEET 152 OF 195 OFF. REC.

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ROYAL MANSION

A CONDOMINIUM



UNIT 230 BUILDING 3
VILLA 'B'
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 13 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.

2. FINISH FLOOR ELEVATION = 19.95 FEET (N.G.V.D.)

3. HIGHEST FINISH CEILING ELEVATION = 28.04 FEET (N.G.V.D.)

4. DROP FINISH CEILING ELEVATION = 27.05 FEET (N.G.V.D.)

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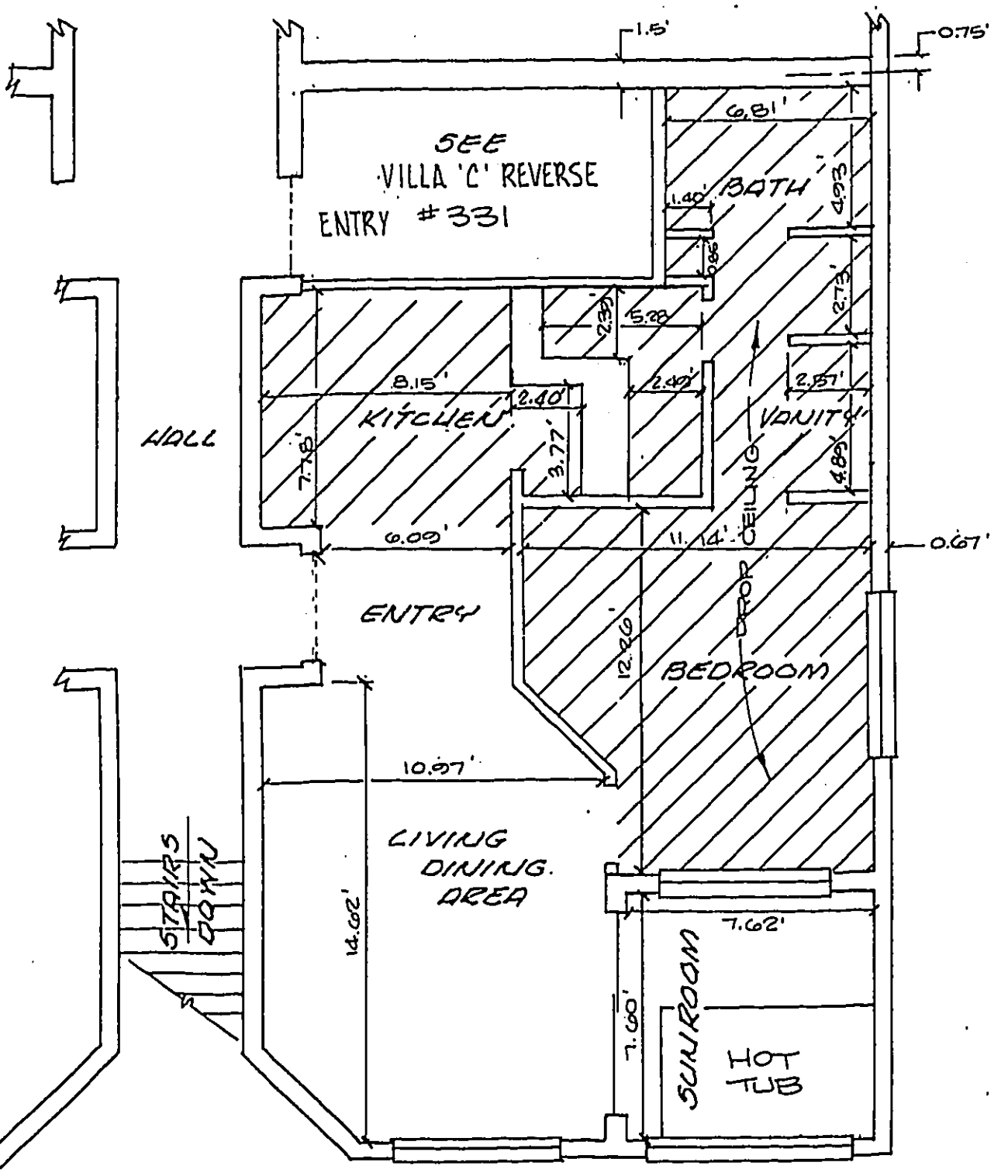
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EXHIBIT "A" OFF. REC.

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ROYAL MANSION

A CONDOMINIUM



UNIT 231 BUILDING 3
VILLA 'B' REVERSE
2ND FLOOR

SCALE: 1"=5'

NOTES:

1. SEE SHEET 13 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 19.95 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.97 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 26.97 FEET (N.G.V.D.)

EXHIBIT "A"

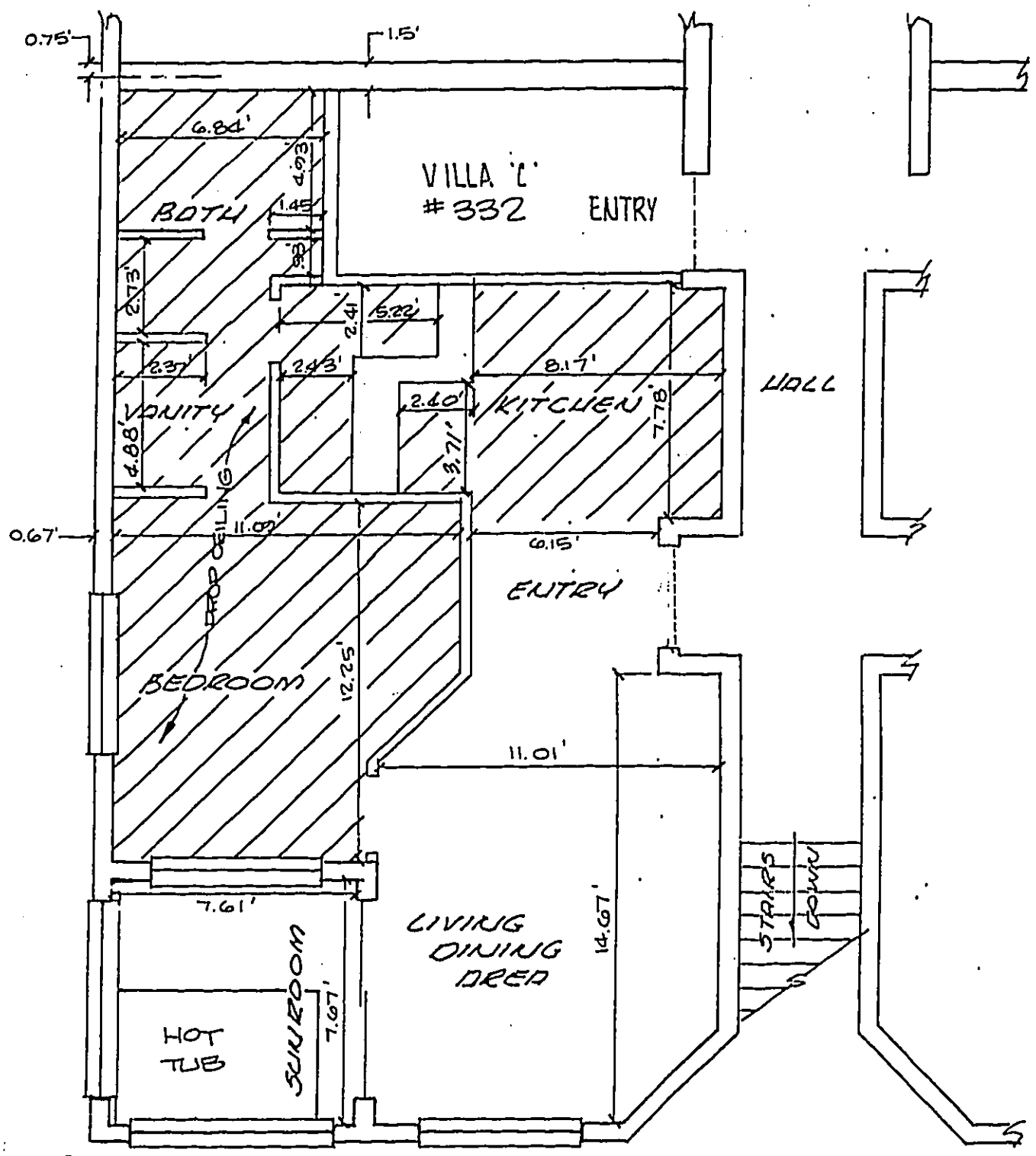
SHEET 154 OF 195

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ROYAL MANSION

A CONDOMINIUM



UNIT 232 BUILDING 3
VILLA 'B'
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 13 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.

2. FINISH FLOOR ELEVATION = 19.95 FEET (N.G.V.D.)

3. HIGHEST FINISH CEILING ELEVATION = 27.98 FEET (N.G.V.D.)

4. DROP FINISH CEILING ELEVATION = 27.01 FEET (N.G.V.D.)

EXHIBIT "A" OFF. REC. 2899

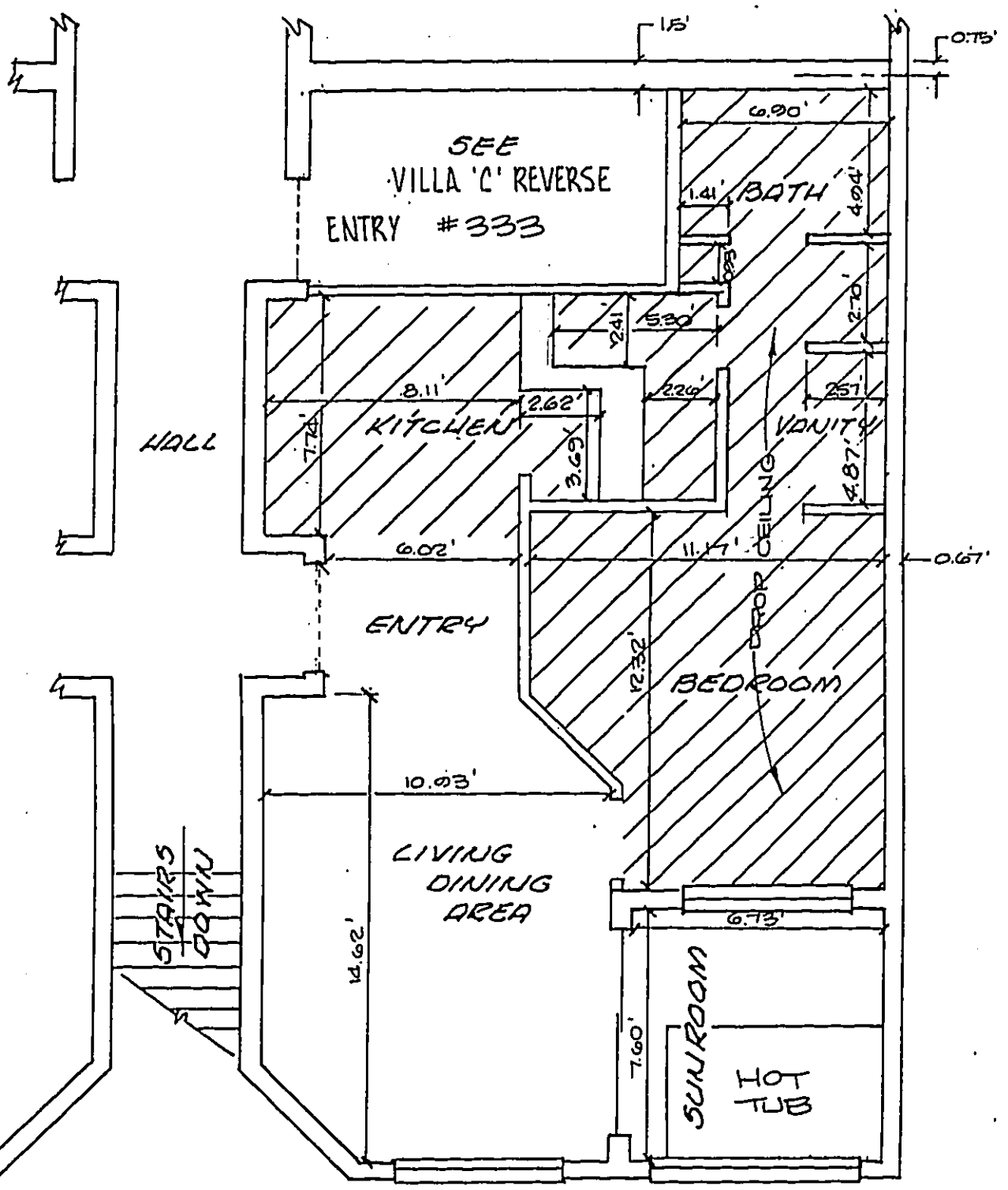
SHEET 155 OF 195 PAGE 0989

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ROYAL MANSION

A CONDOMINIUM



UNIT 233 BUILDING 3
VILLA 'B' REVERSE
2ND FLOOR

SCALE: 1"= 5'

NOTES:

1. SEE SHEET 13 OF 196 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 19.95 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.93 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.03 FEET (N.G.V.D.)

EXHIBIT "A" OFF. REC.

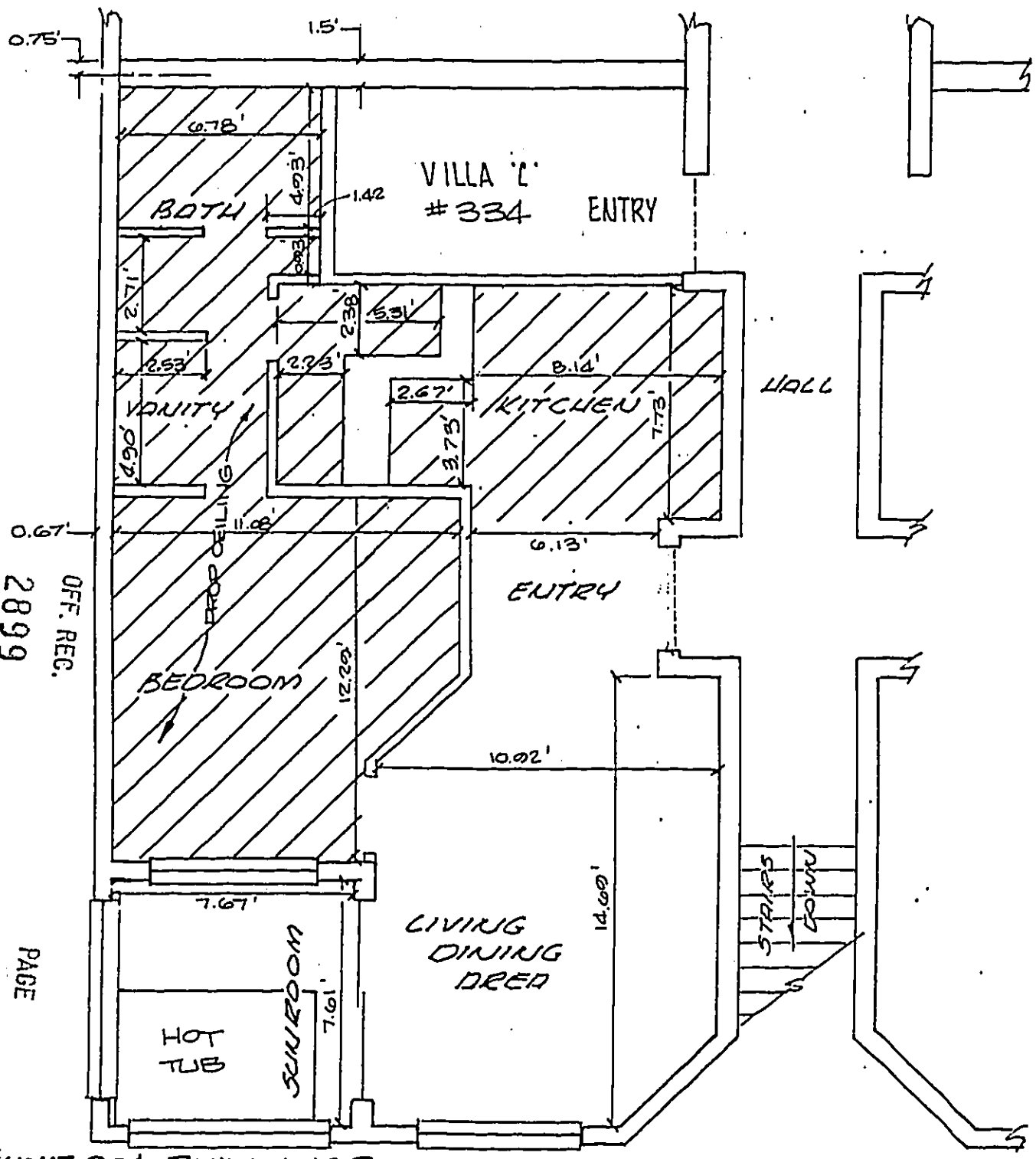
SHEET 156 OF 2899

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ROYAL MANSION

A CONDOMINIUM



UNIT 234 BUILDING 3
VILLA 'B'
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 13 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 19.95 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.95 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 26.98 FEET (N.G.V.D.)

EXHIBIT "A"

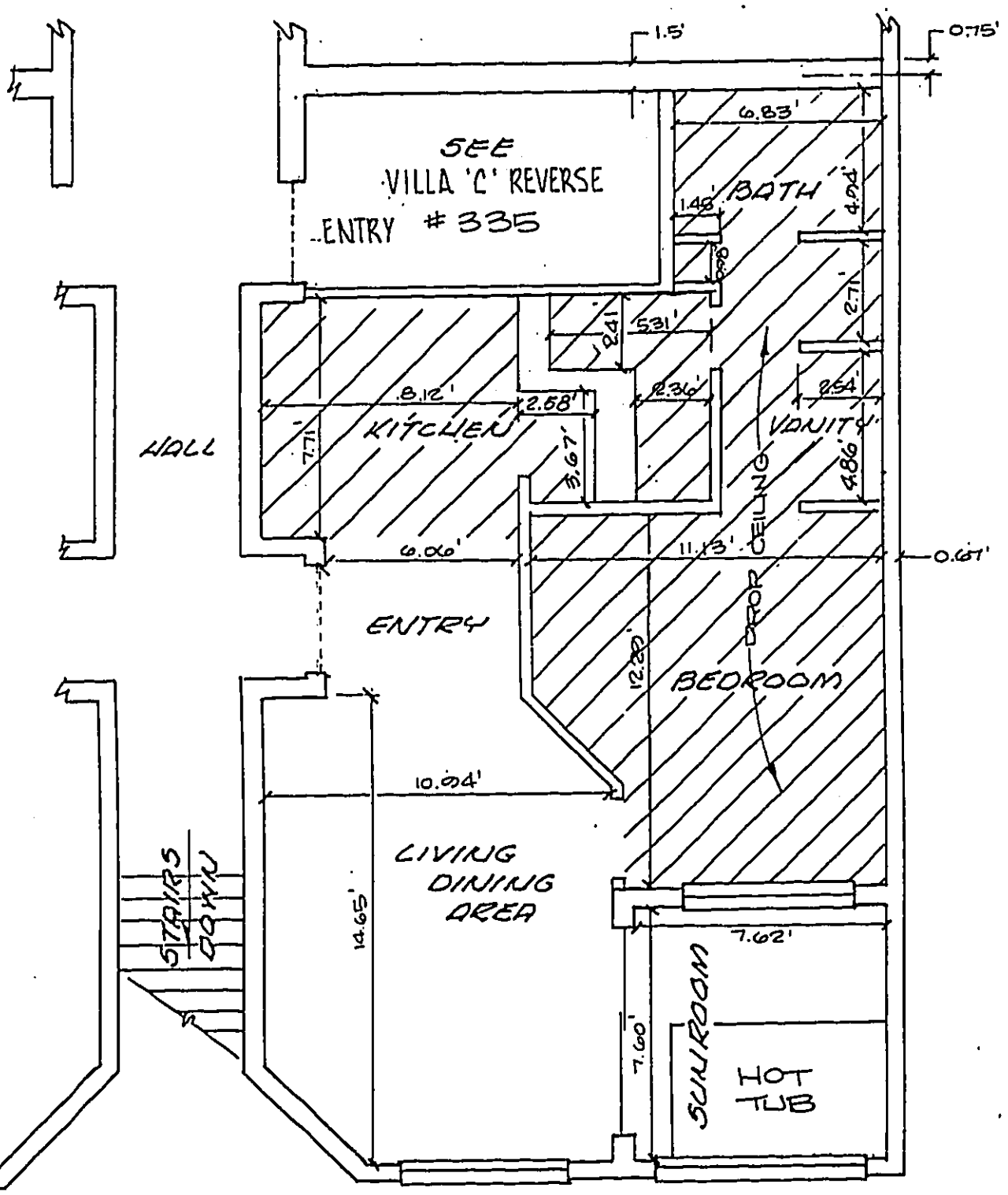
SHEET 157 OF 195

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ROYAL MANSION

A CONDOMINIUM



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UNIT 235 BUILDING 3
VILLA 'B' REVERSE
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 13 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 19.95 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 22.99 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 22.02 FEET (N.G.V.D.)

EXHIBIT "A"

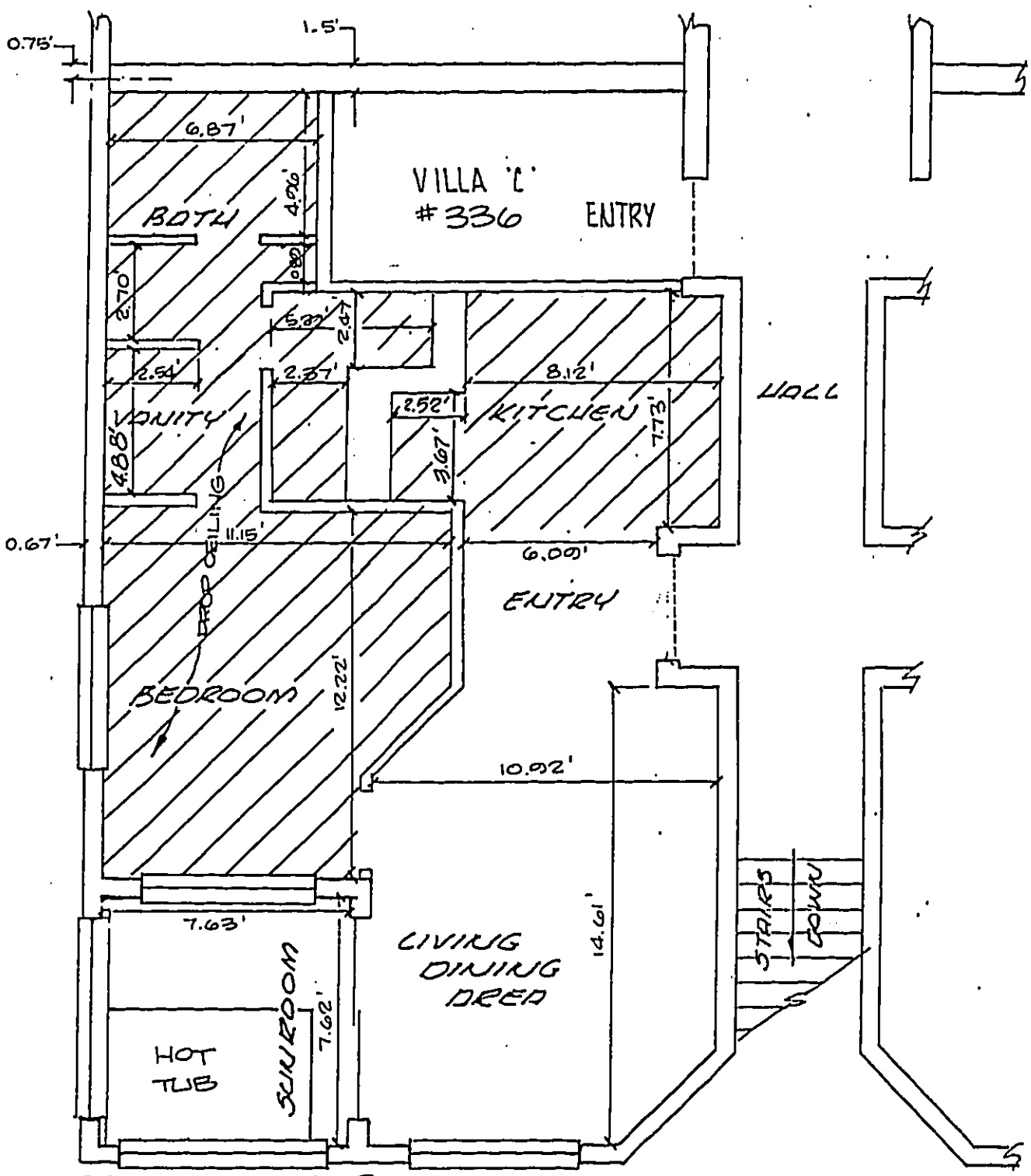
SHEET 168 OF 195

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ROYAL MANSION

A CONDOMINIUM



UNIT 236 BUILDING 3
VILLA 'B'
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 13 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 19.95 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 28.05 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.02 FEET (N.G.V.D.)

EXHIBIT "A"

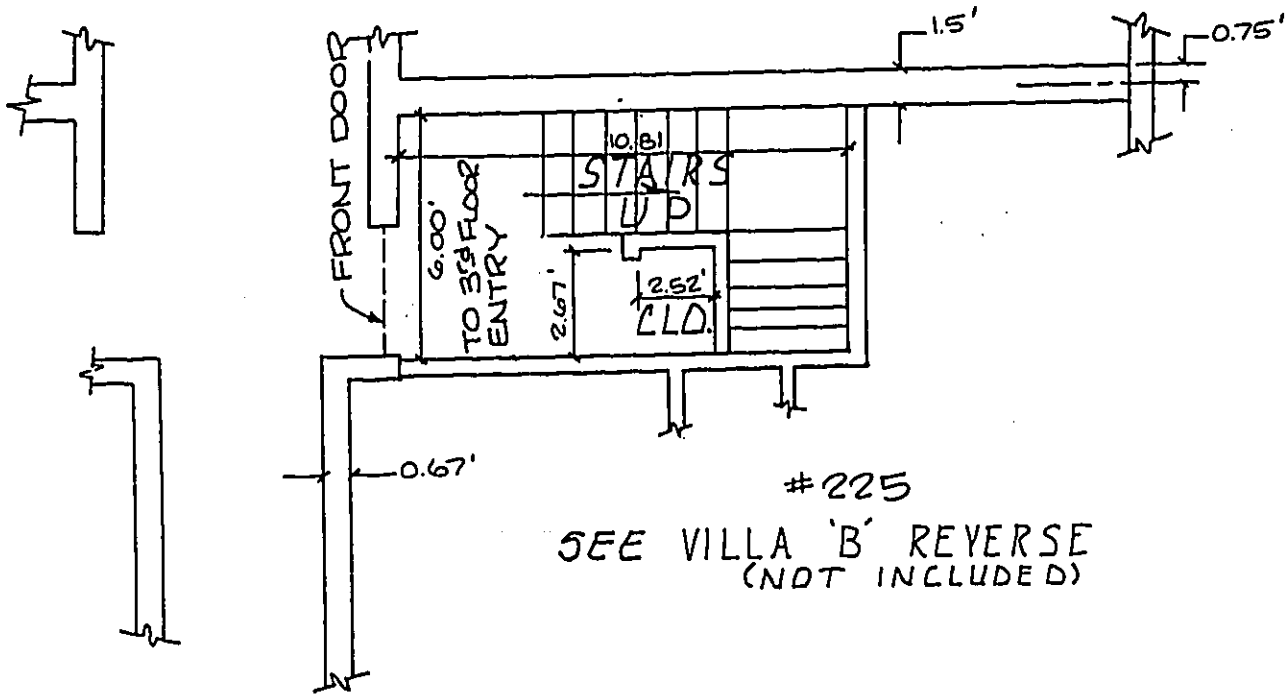
SHEET 159 OF 195

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ROYAL MANSION

A CONDOMINIUM



#225

SEE VILLA 'B' REVERSE
(NOT INCLUDED)

UNIT 325 BUILDING 3
VILLA 'C' REVERSE
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 13 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.05 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.93 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.05 FEET (N.G.V.D.)

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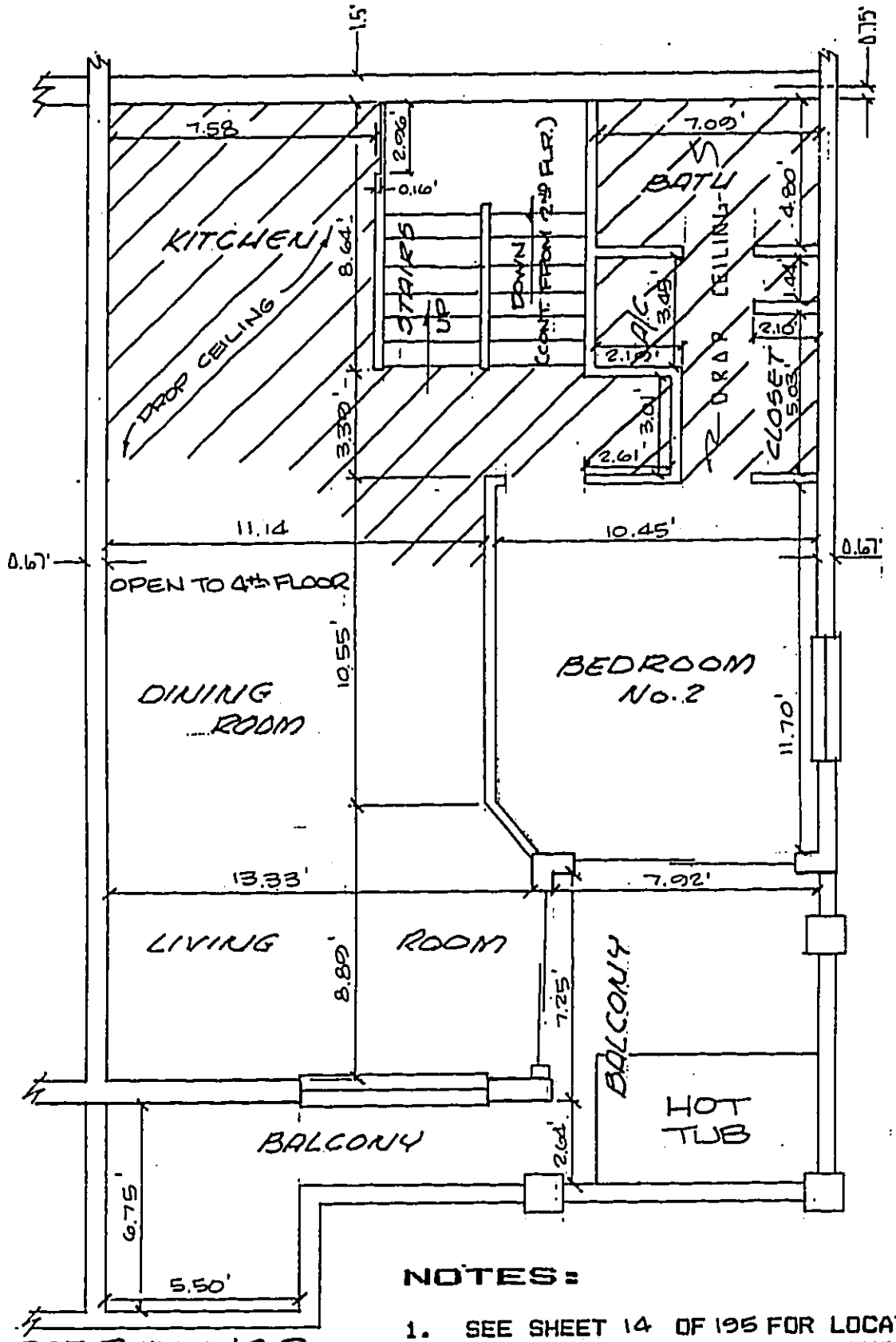
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EXHIBIT "A"

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ROYAL MANSION

A CONDOMINIUM



UNIT 325 BUILDING 3
VILLA 'C' REVERSE
LOWER LEVEL
3RD FLOOR
SCALE: 1" = 5'

NOTES:

1. SEE SHEET 14 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 28.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 40.26 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 36.01 FEET (N.G.V.D.)

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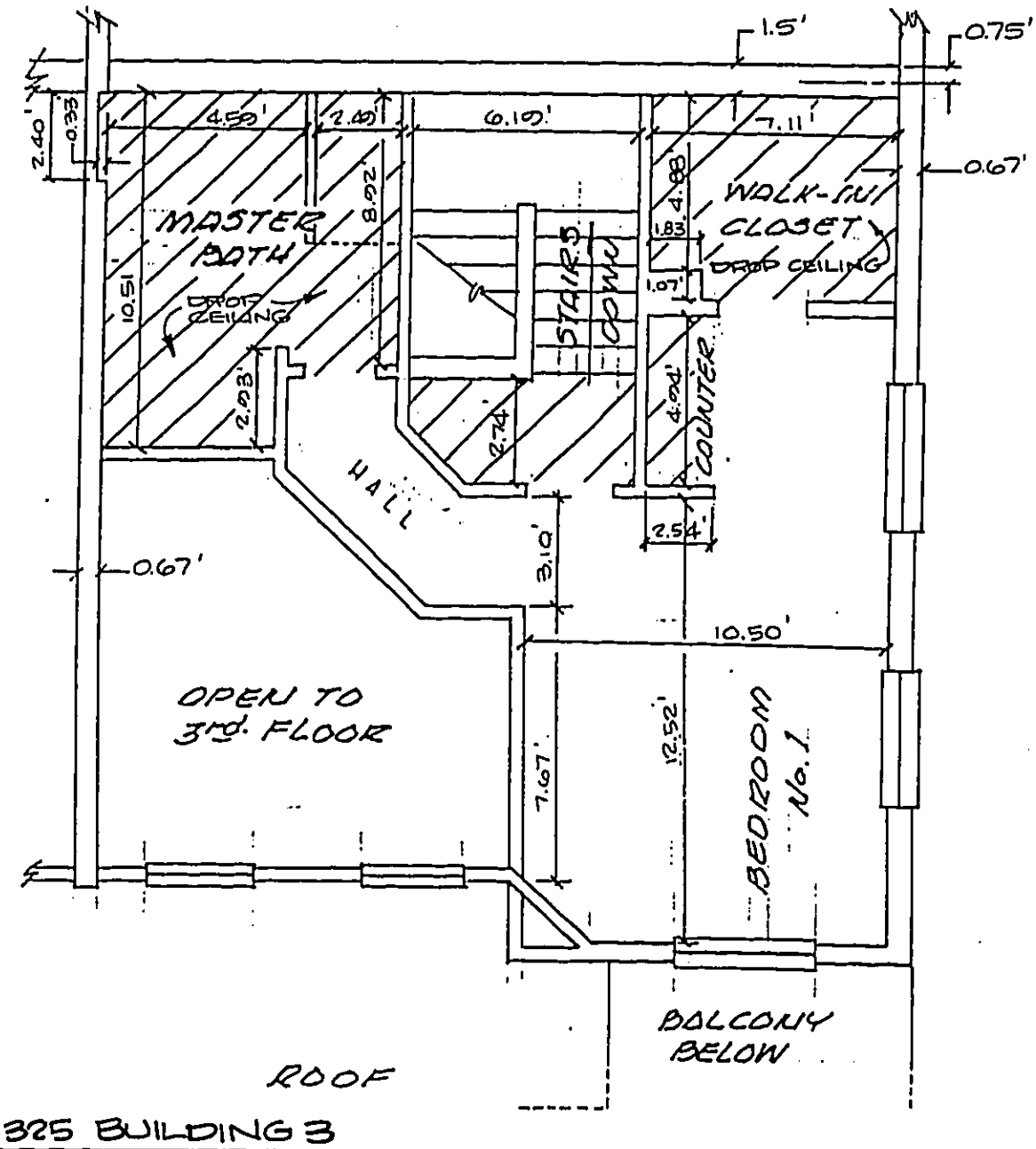
EXHIBIT "A"

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ROYAL MANSION

A CONDOMINIUM



UNIT 325 BUILDING 3
VILLA 'C' REVERSE
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 15 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.20 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.20 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.46 FEET (N.G.V.D.)

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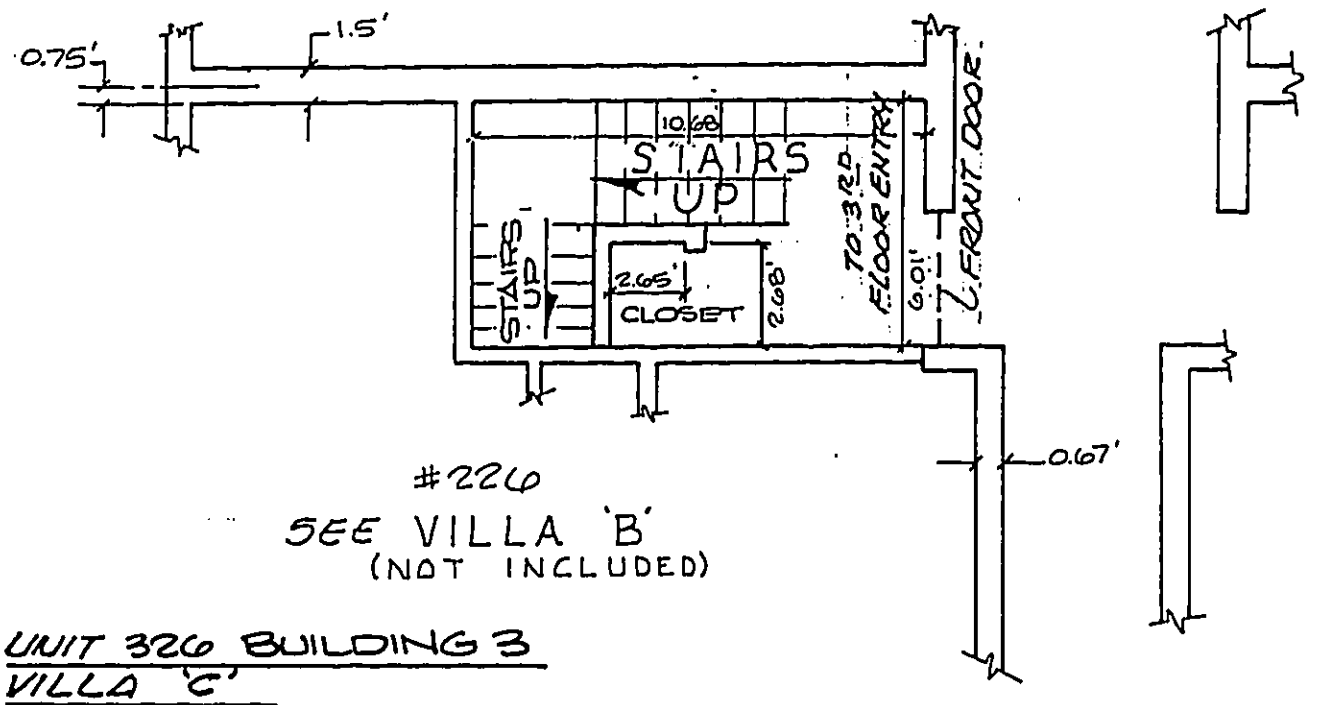
EXHIBIT "A"

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ROYAL MANSION

A CONDOMINIUM



#226

SEE VILLA 'B'
(NOT INCLUDED)

UNIT 326 BUILDING 3
VILLA 'C'
2ND FLOOR
SCALE: 1"= 5'

NOTES:

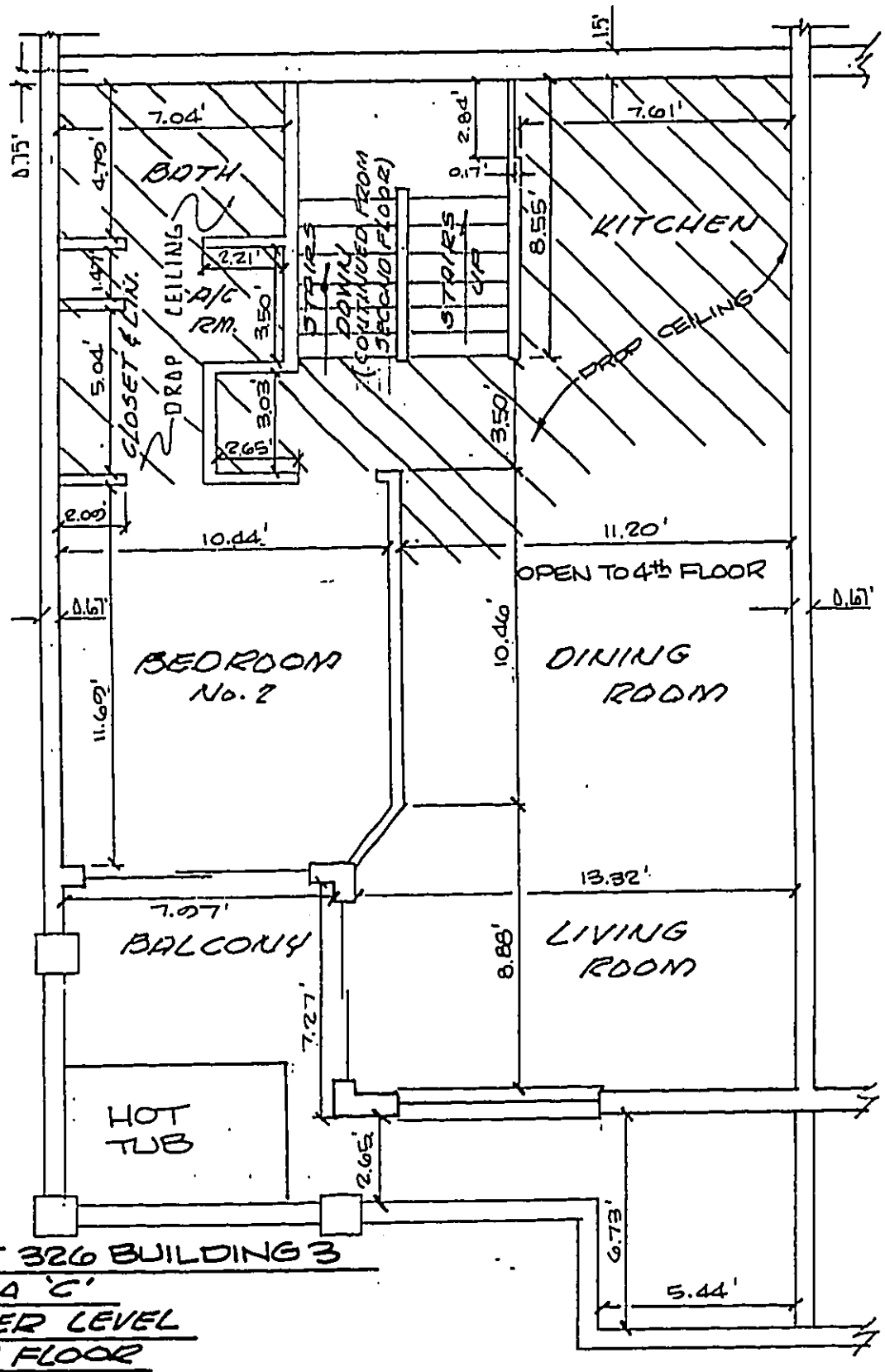
1. SEE SHEET 13 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.05 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.83 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.06 FEET (N.G.V.D.)

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ROYAL MANSION

A CONDOMINIUM



UNIT 326 BUILDING 3

VILLA 'C'

LOWER LEVEL

3RD FLOOR

SCALE: 1"=5'

NOTES:

1. SEE SHEET 14 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.

2. FINISH FLOOR ELEVATION = 28.00 FEET (N.G.V.D.)

3. HIGHEST FINISH CEILING ELEVATION = 46.31 FEET (N.G.V.D.)

4. DROP FINISH CEILING ELEVATION = 35.90 FEET (N.G.V.D.)

EXHIDIT "A"

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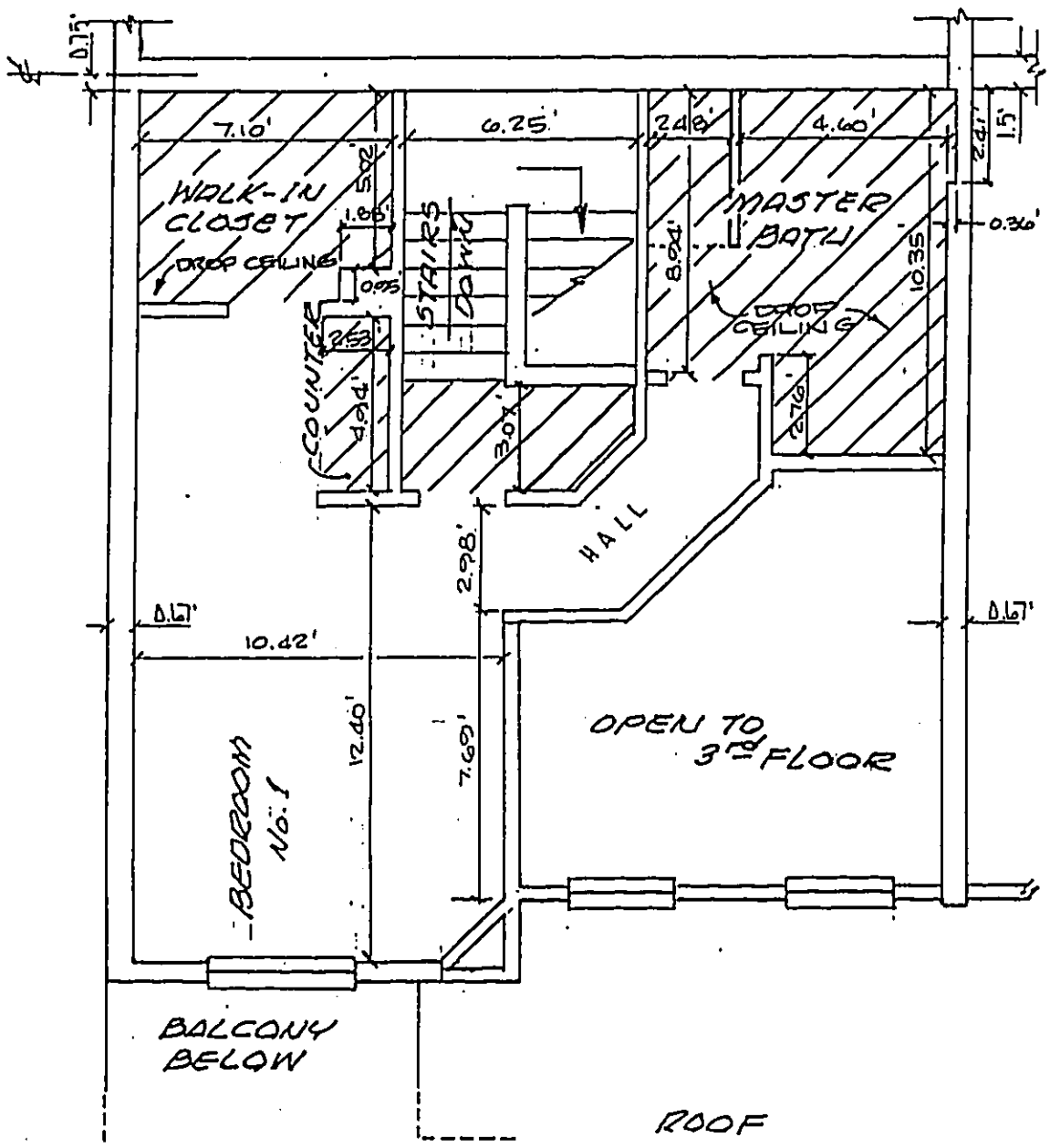
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ROYAL MANSION

A CONDOMINIUM



UNIT 326 BUILDING 3
VILLA 'C'
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 15 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.29 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.31 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.39 FEET (N.G.V.D.)

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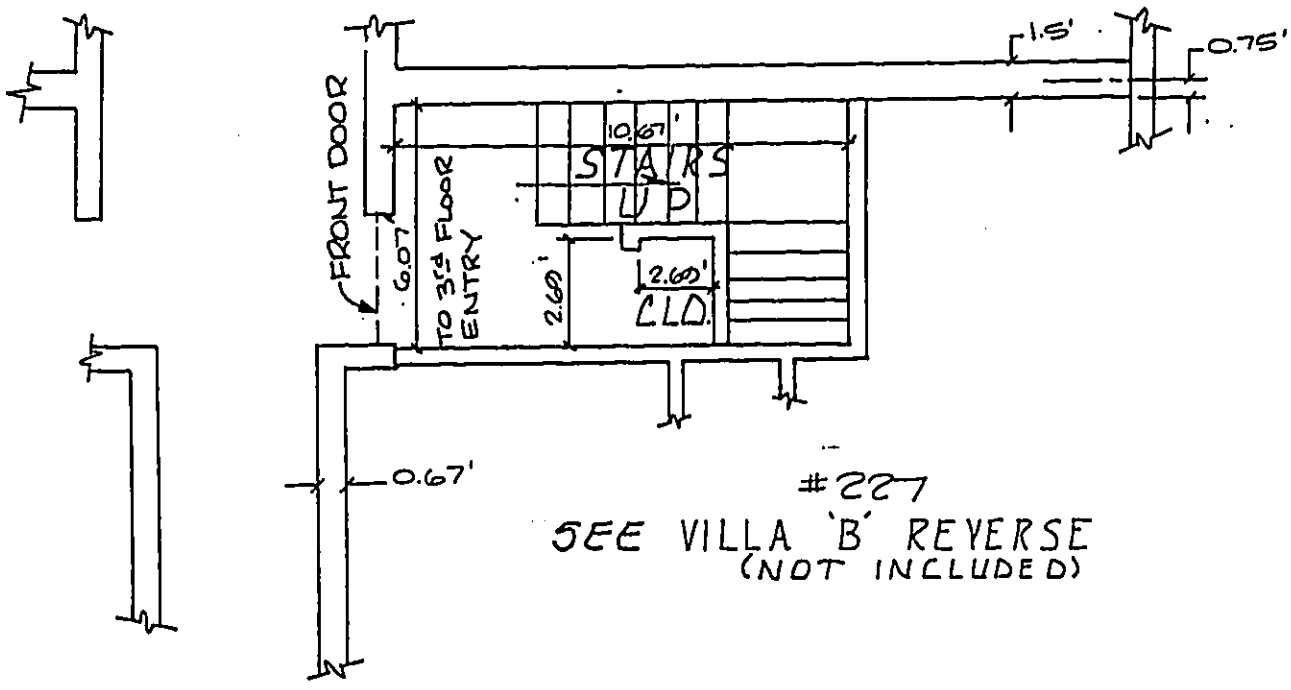
EXHIBIT "A"

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ROYAL MANSION

A CONDOMINIUM



#227

SEE VILLA 'B' REVERSE
(NOT INCLUDED)

UNIT 327 BUILDING 3
VILLA 'C' REVERSE
2ND FLOOR
SCALE: 1"=5'

NOTES:

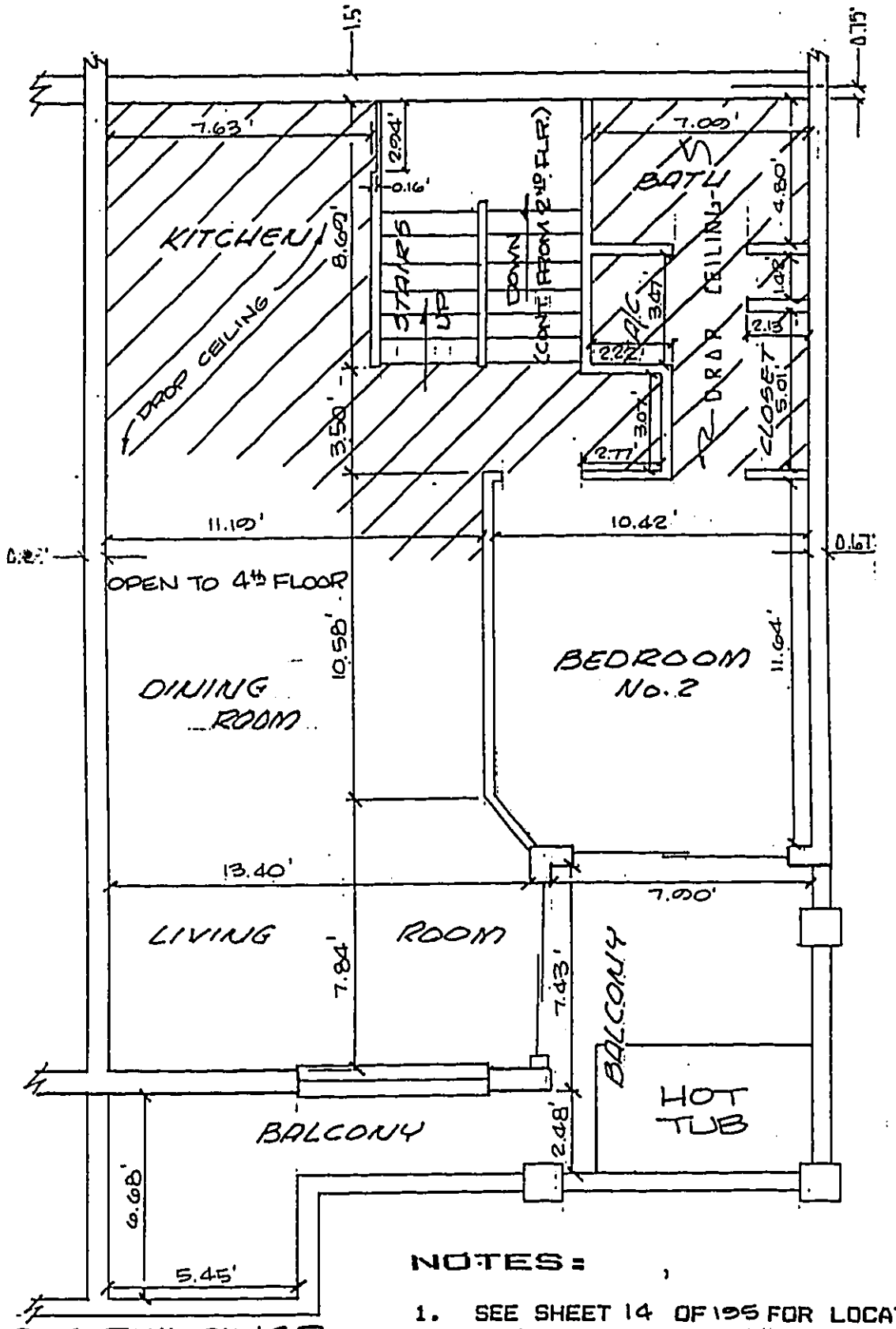
1. SEE SHEET 13 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.05 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.82 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.05 FEET (N.G.V.D.)

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ROYAL MANSION

A CONDOMINIUM



UNIT 327 BUILDING 3
VILLA 'C' REVERSE
LOWER LEVEL
3RD FLOOR
SCALE: 1" = 5'

NOTES:

1. SEE SHEET 14 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 28.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.32 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 36.05 FEET (N.G.V.D.)

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EXHIBIT "A"

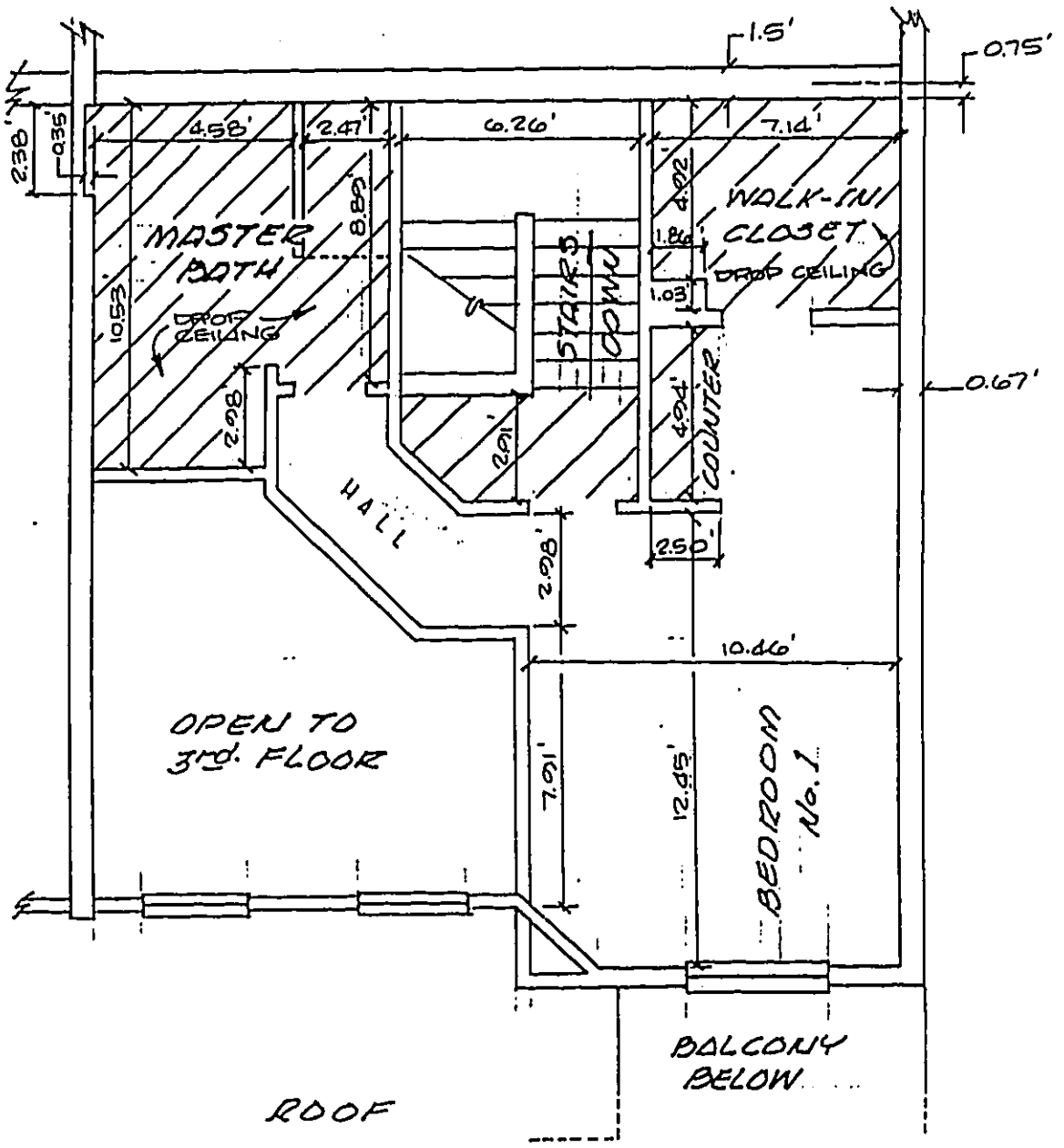
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ROYAL MANSION

A CONDOMINIUM



UNIT 327 BUILDING 3
VILLA 'C' REVERSE
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

NOTES:

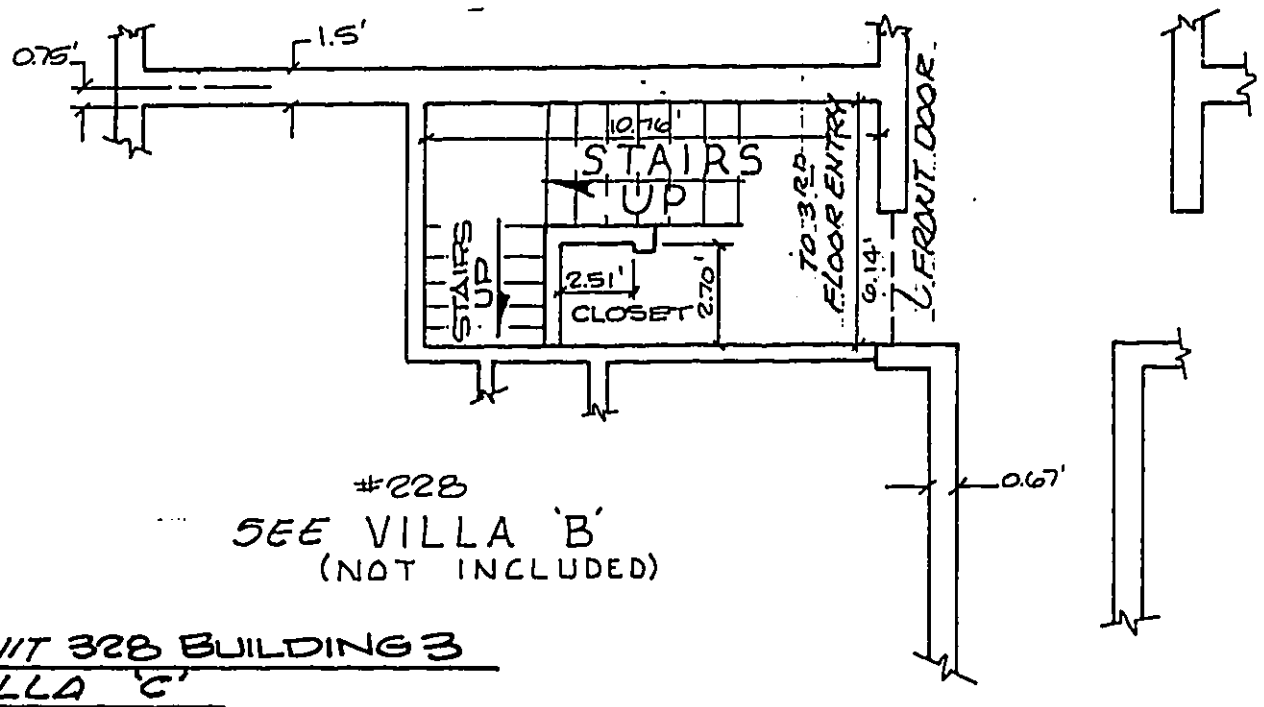
1. SEE SHEET 15 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.20 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.32 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.39 FEET (N.G.V.D.)

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ROYAL MANSION

A CONDOMINIUM



UNIT 328 BUILDING 3
VILLA 'C'
2ND FLOOR
SCALE: 1" = 5'

NOTES:

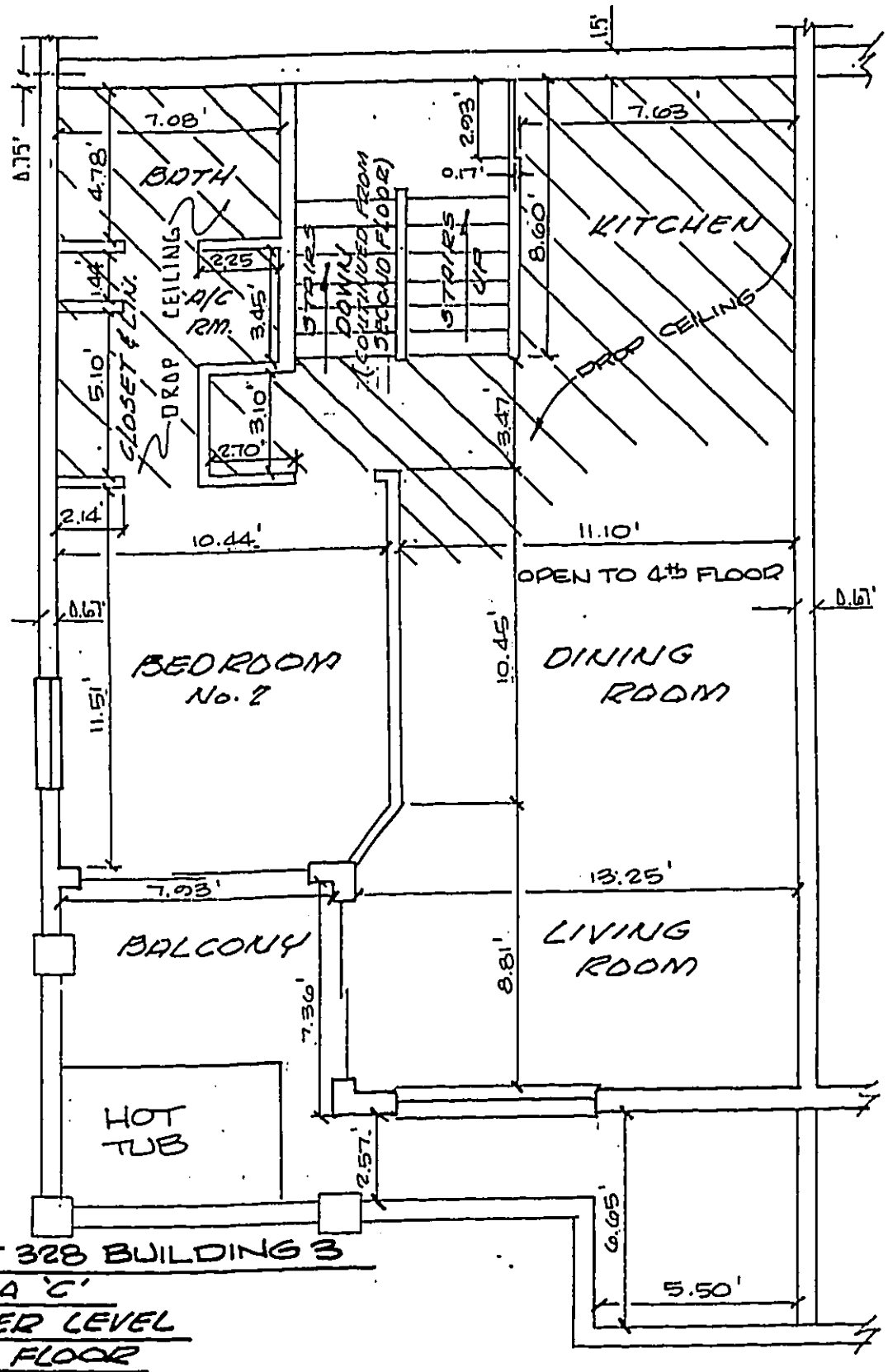
1. SEE SHEET 13 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.05 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.91 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.04 FEET (N.G.V.D.)

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ROYAL MANSION

A CONDOMINIUM



UNIT 328 BUILDING 3
VILLA 'C'
LOWER LEVEL
3RD FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 14 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 28.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 40.38 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 36.00 FEET (N.G.V.D.)

EXHIBIT "A"

SHEET 170 OF 195

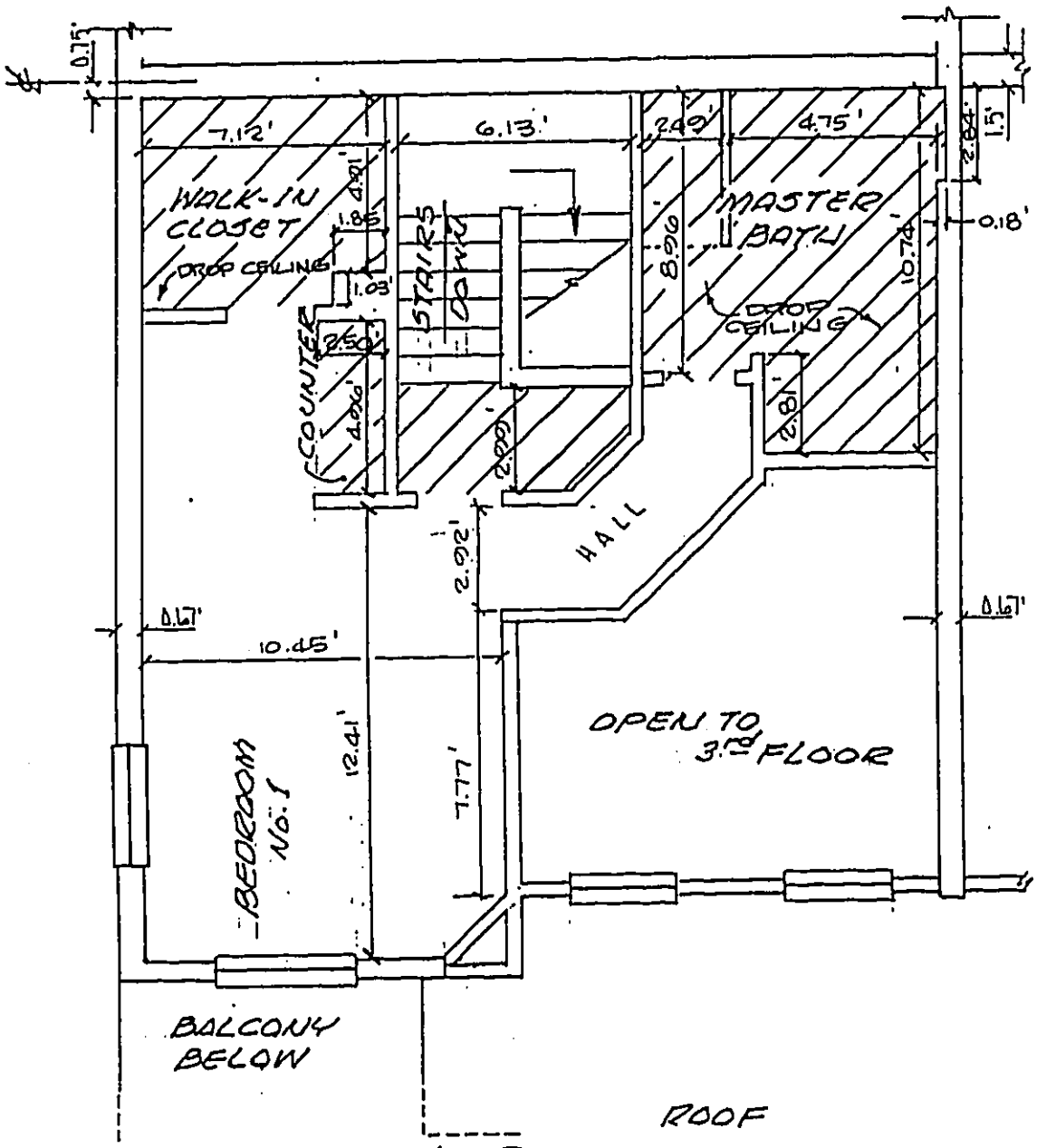
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ROYAL MANSION

A CONDOMINIUM



UNIT 328 BUILDING 3
VILLA 'C'
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 18 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.20 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.38 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.39 FEET (N.G.V.D.)

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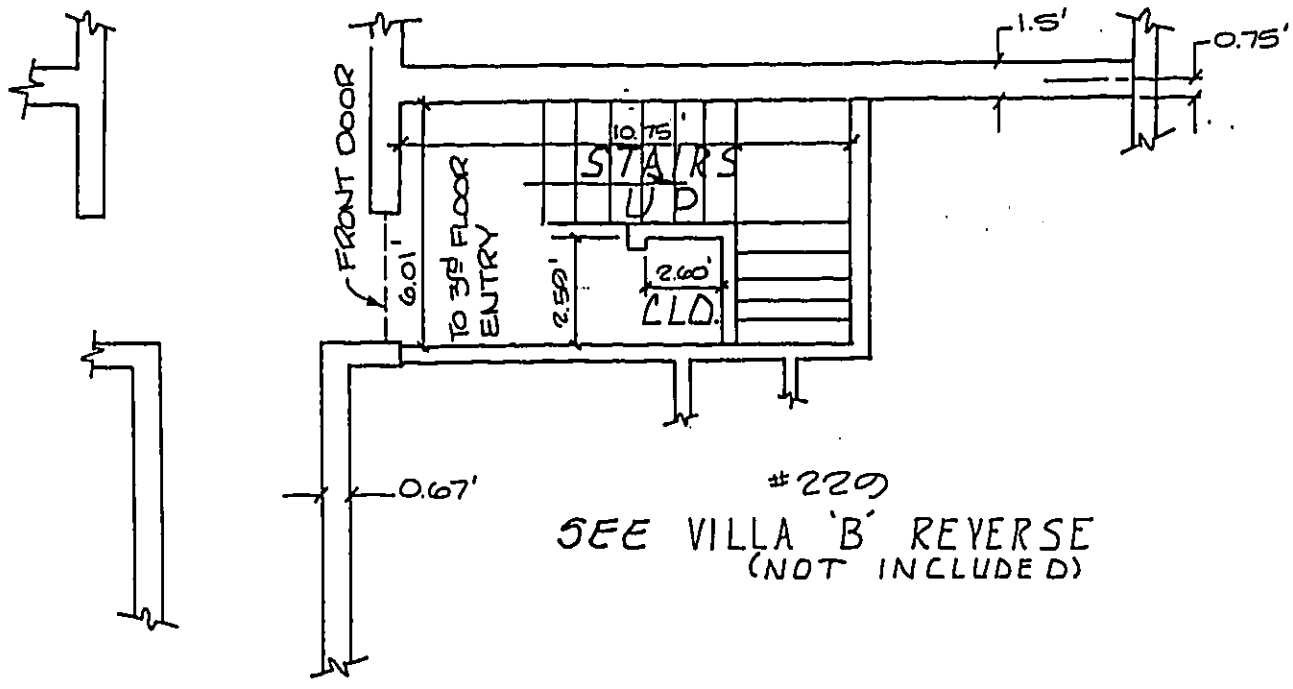
EXHIBIT "A"

SHEET 171 OF 195

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ROYAL MANSION

A CONDOMINIUM



UNIT 320 BUILDING 3
VILLA 'C' REVERSE
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 13 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.05 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.85 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.08 FEET (N.G.V.D.)

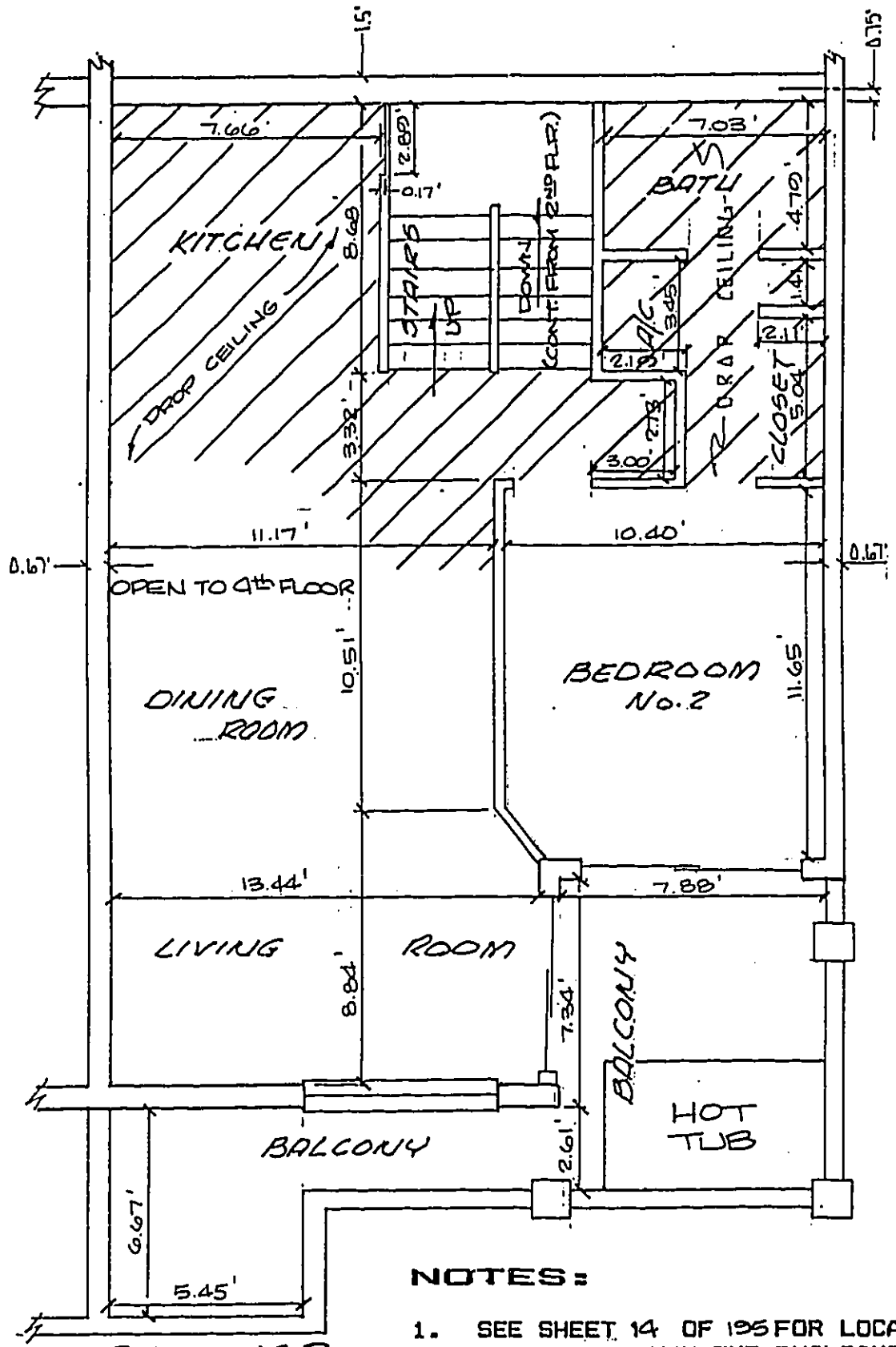
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ROYAL MANSION

A CONDOMINIUM



UNIT 320 BUILDING 3
VILLA 'C' REVERSE
LOWER LEVEL
3RD FLOOR
SCALE: 1" = 5'

NOTES:

1. SEE SHEET 14 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 28.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.38 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 36.00 FEET (N.G.V.D.)

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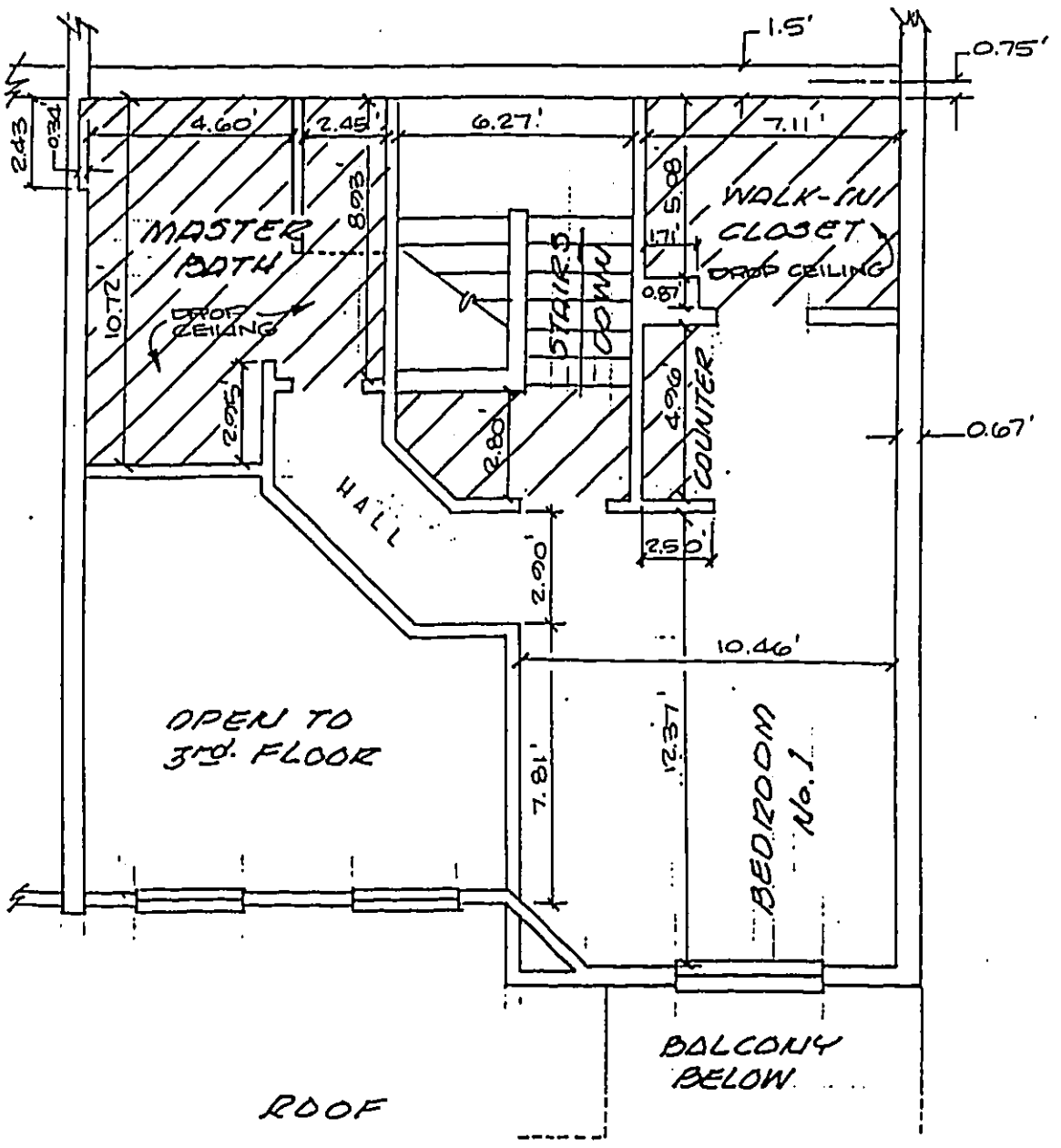
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EXHIBIT "A"

SHEET 173 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 320 BUILDING 3
VILLA 'C' REVERSE
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 16 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.20 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.38 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.30 FEET (N.G.V.D.)

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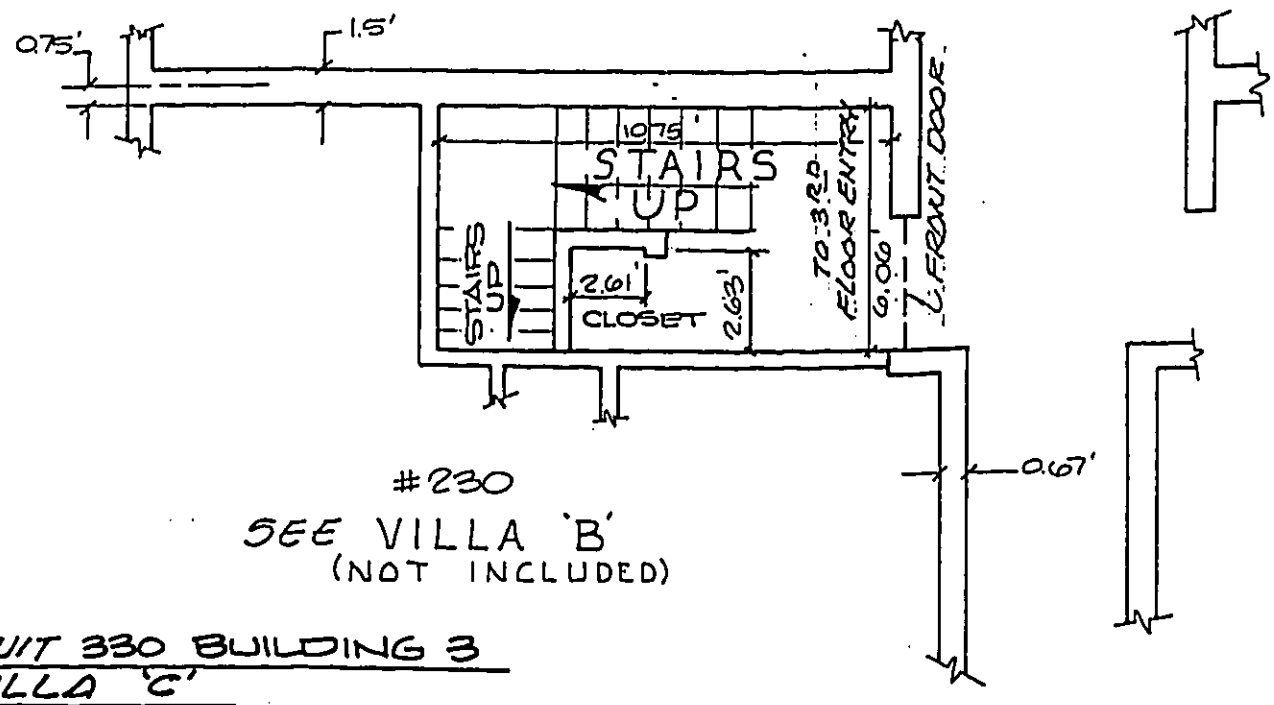
EXHIBIT "A"

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ROYAL MANSION

A CONDOMINIUM



#230

SEE VILLA 'B'
(NOT INCLUDED)

UNIT 330 BUILDING 3
VILLA 'C'
2ND FLOOR
SCALE: 1"= 5'

NOTES:

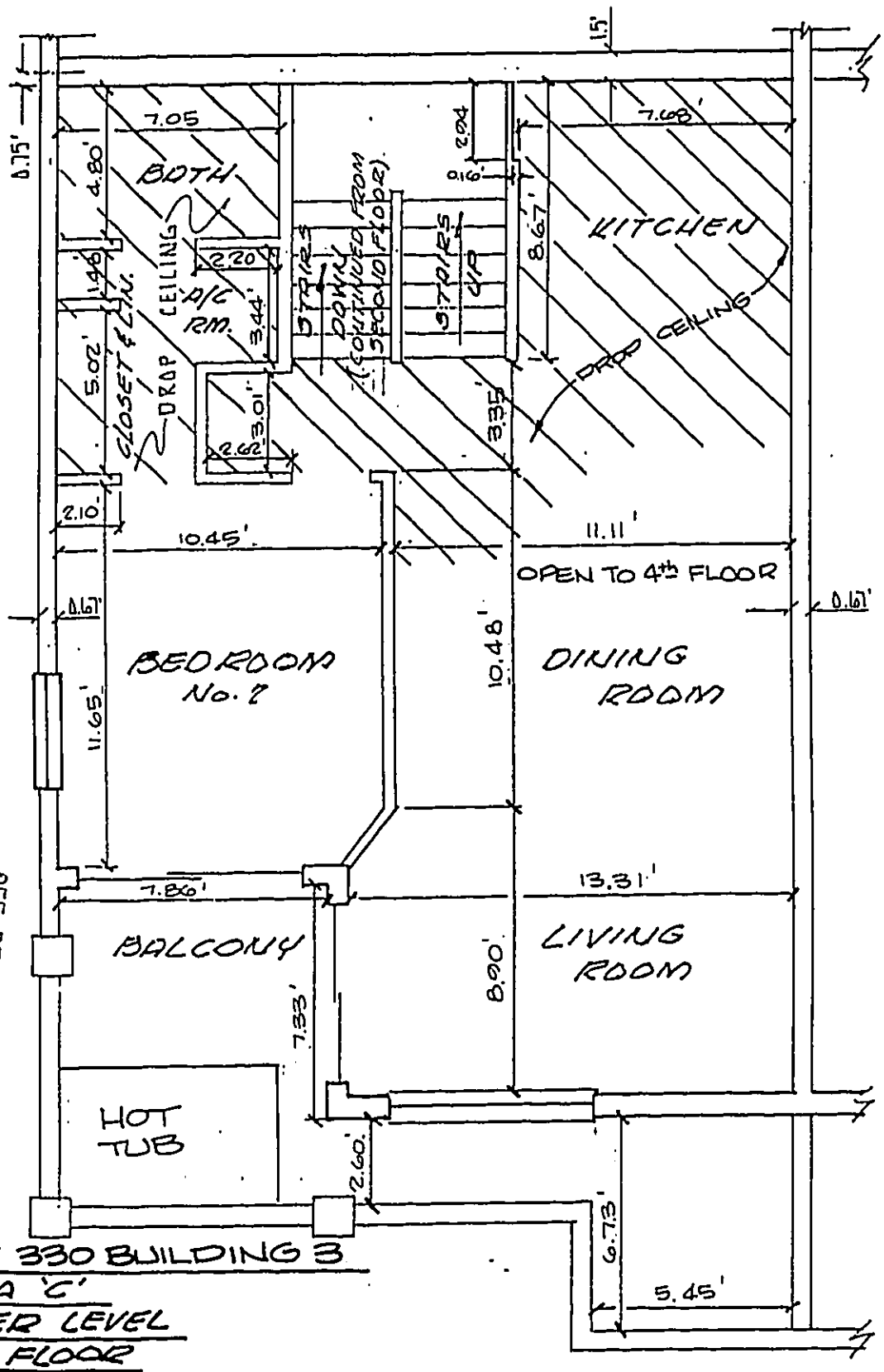
1. SEE SHEET 13 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.95 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.87 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.03 FEET (N.G.V.D.)

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ROYAL MANSION

A CONDOMINIUM



UNIT 330 BUILDING 3
VIELA 'C'
LOWER LEVEL
3RD FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 14 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.

2. FINISH FLOOR ELEVATION = 28.00 FEET (N.G.V.D.)

3. HIGHEST FINISH CEILING ELEVATION = 40.36 FEET (N.G.V.D.)

4. DROP FINISH CEILING ELEVATION = 35.97 FEET (N.G.V.D.)

EXHIBIT "A"

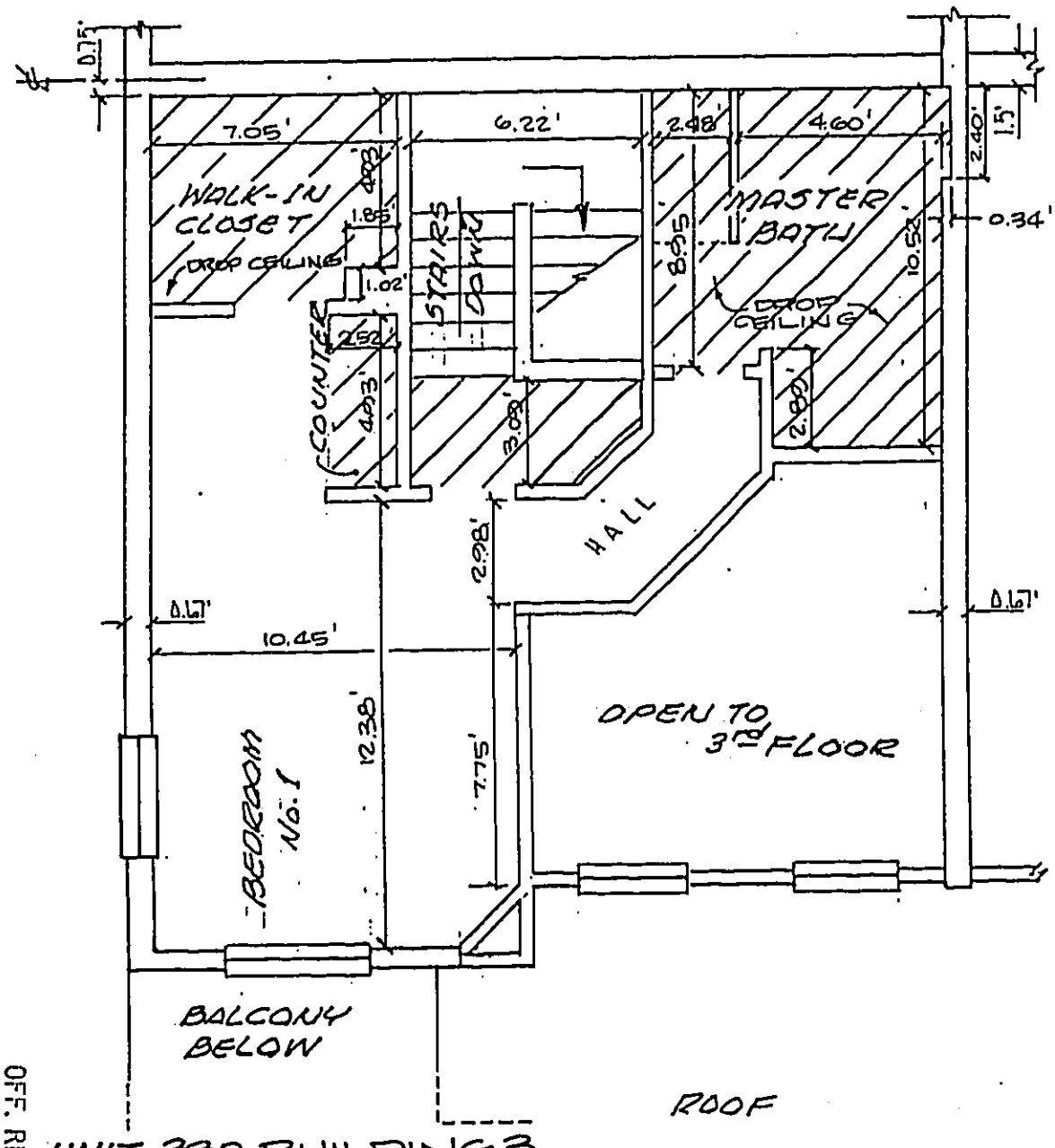
SHEET 176 OF 195

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ROYAL MANSION

A CONDOMINIUM



UNIT 330 BUILDING 3
VILLA 'C'
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

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NOTES:

1. SEE SHEET 15 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.20 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.30 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.41 FEET (N.G.V.D.)

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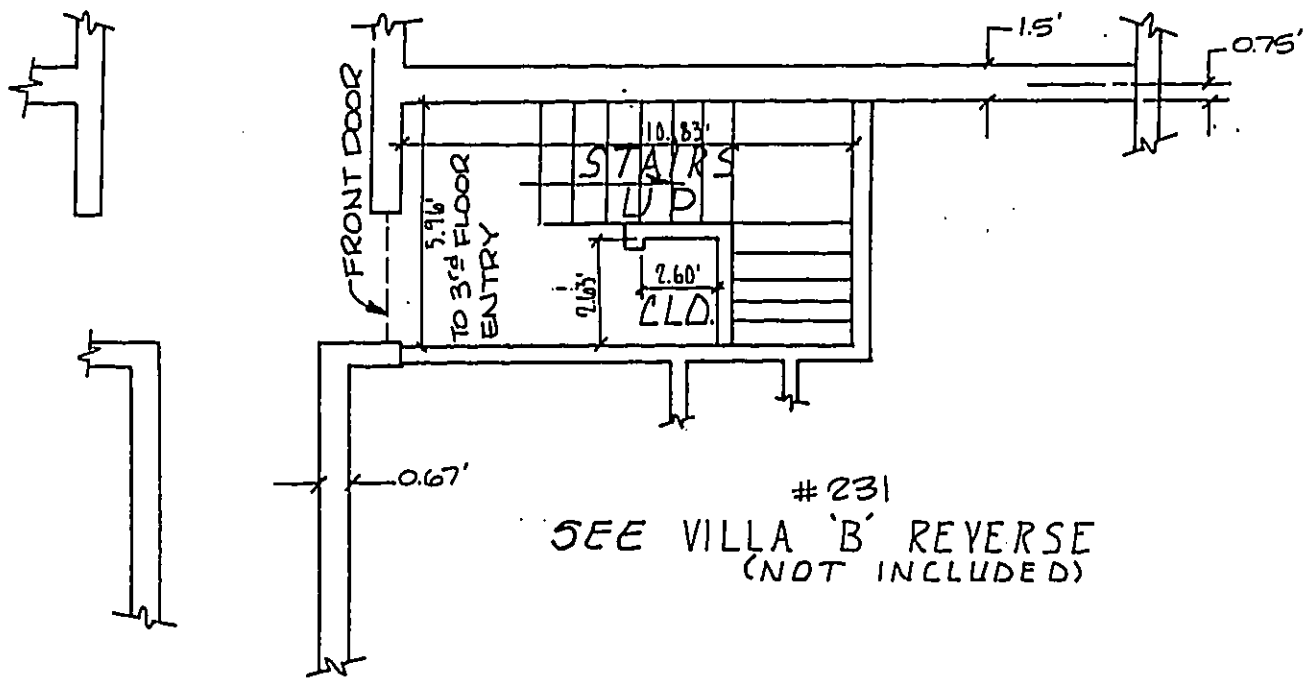
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EXHIBIT "A"

SHEET 177 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 331 BUILDING 3
VILLA 'C' REVERSE
2ND FLOOR
SCALE: 1"=5'

NOTES=

1. SEE SHEET 13 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.05 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.85 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.00 FEET (N.G.V.D.)

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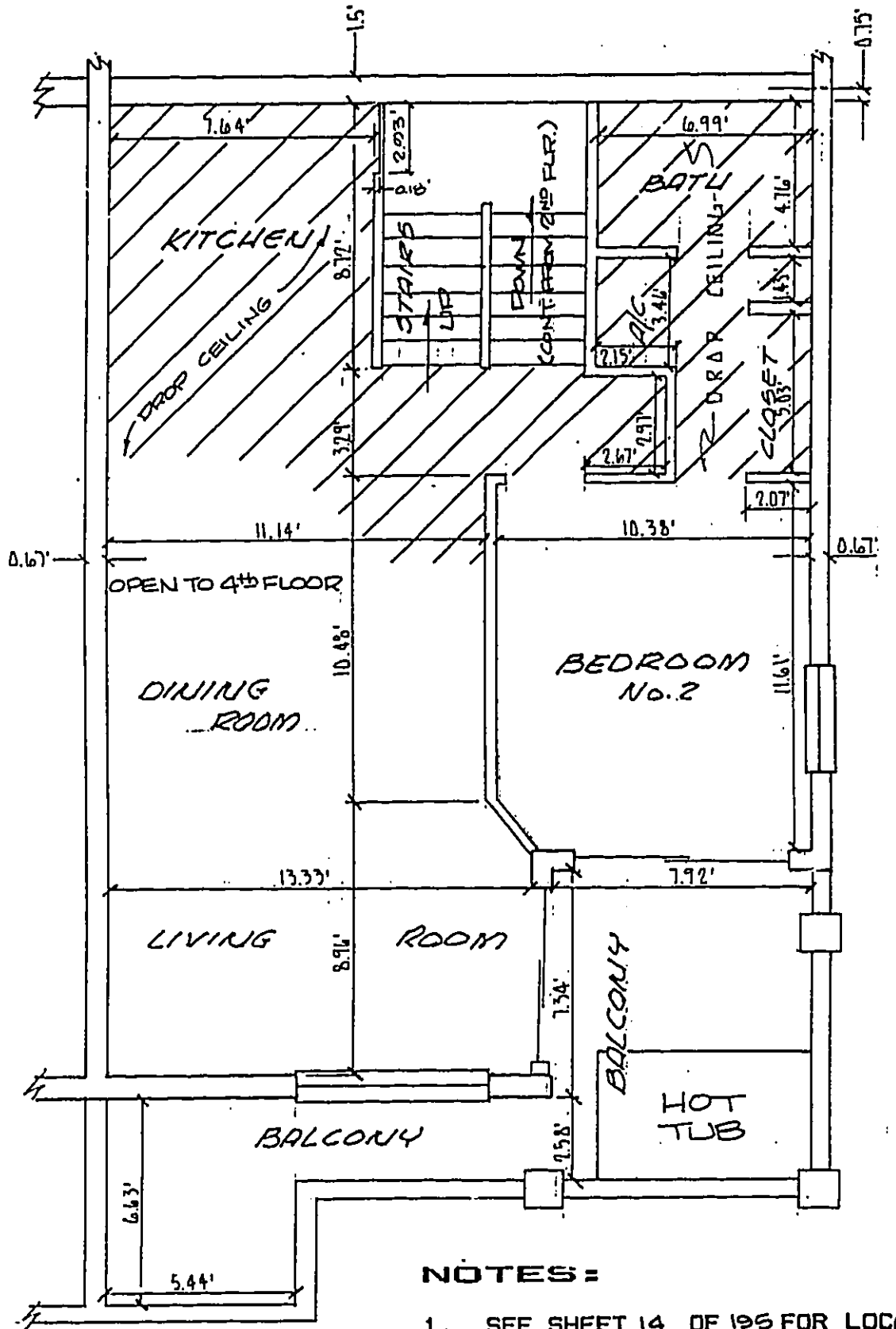
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EXHIBIT "A"

SHEET 178 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 331 BUILDING 3
VILLA 'C' REVERSE
LOWER LEVEL
3RD FLOOR
SCALE: 1" = 5'

NOTES:

1. SEE SHEET 14 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 28.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.32 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 36.01 FEET (N.G.V.D.)

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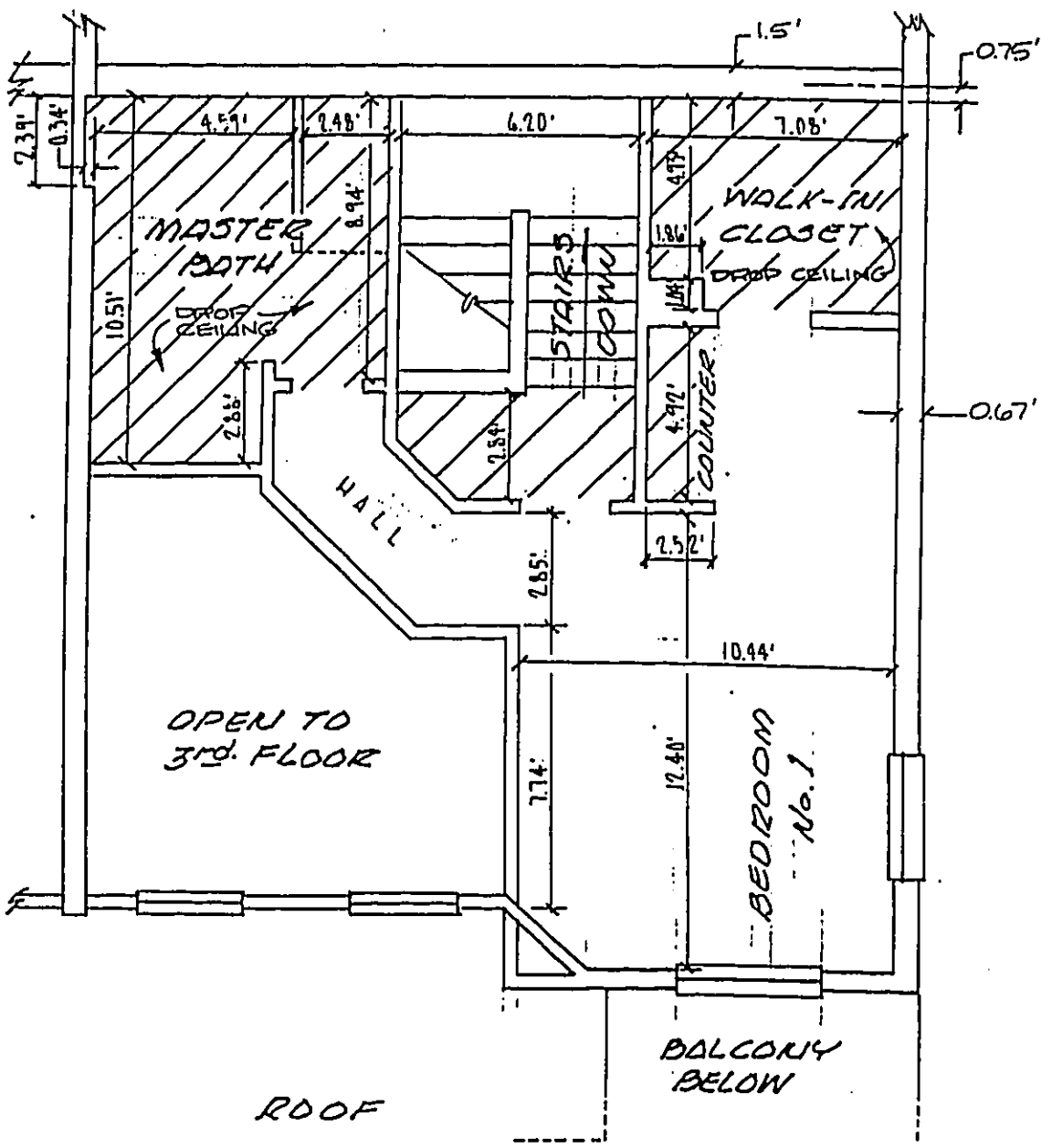
EXHIBIT "A"

SHEET 179 OF 195

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ROYAL MANSION

A CONDOMINIUM



UNIT 331 BUILDING 3
VILLA 'C' REVERSE
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 15 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.20 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 40.32 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.33 FEET (N.G.V.D.)

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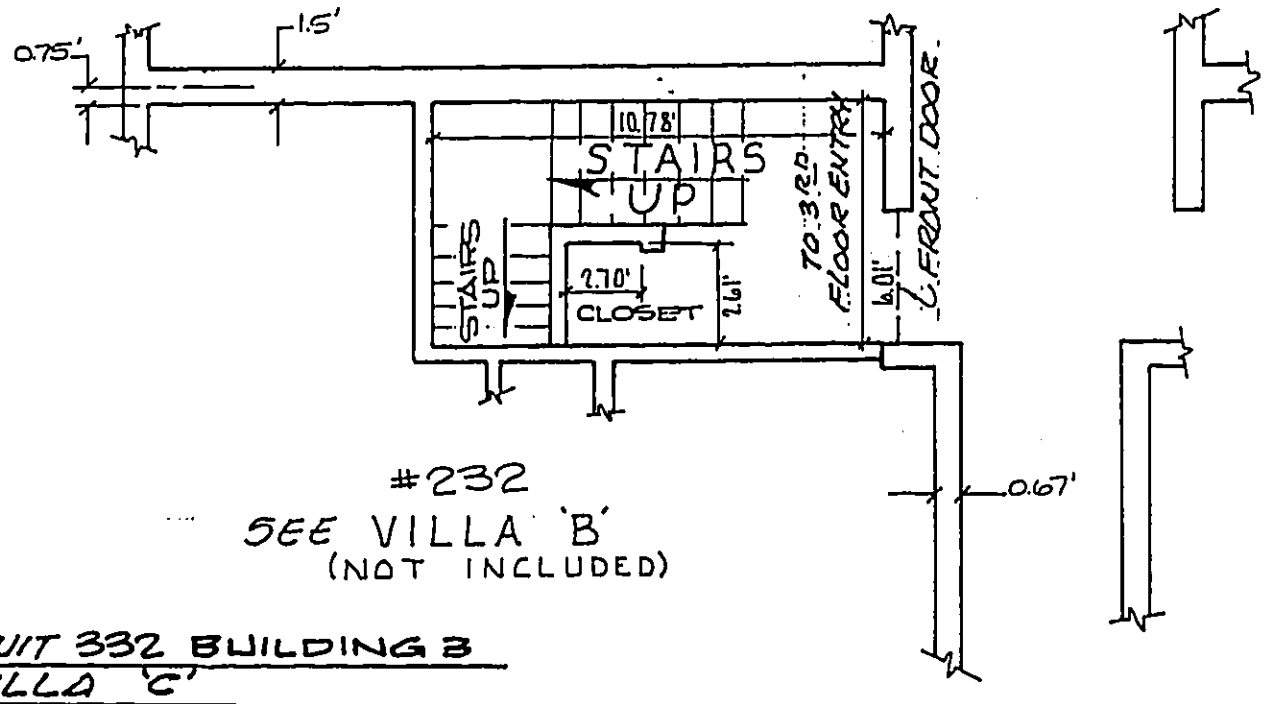
EXHIBIT "A"

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ROYAL MANSION

A CONDOMINIUM



#232

SEE VILLA 'B'
(NOT INCLUDED)

UNIT 332 BUILDING 8
VILLA 'C'
2ND FLOOR
SCALE: 1"= 5'

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NOTES:

1. SEE SHEET 13 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.05 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.84 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.05 FEET (N.G.V.D.)

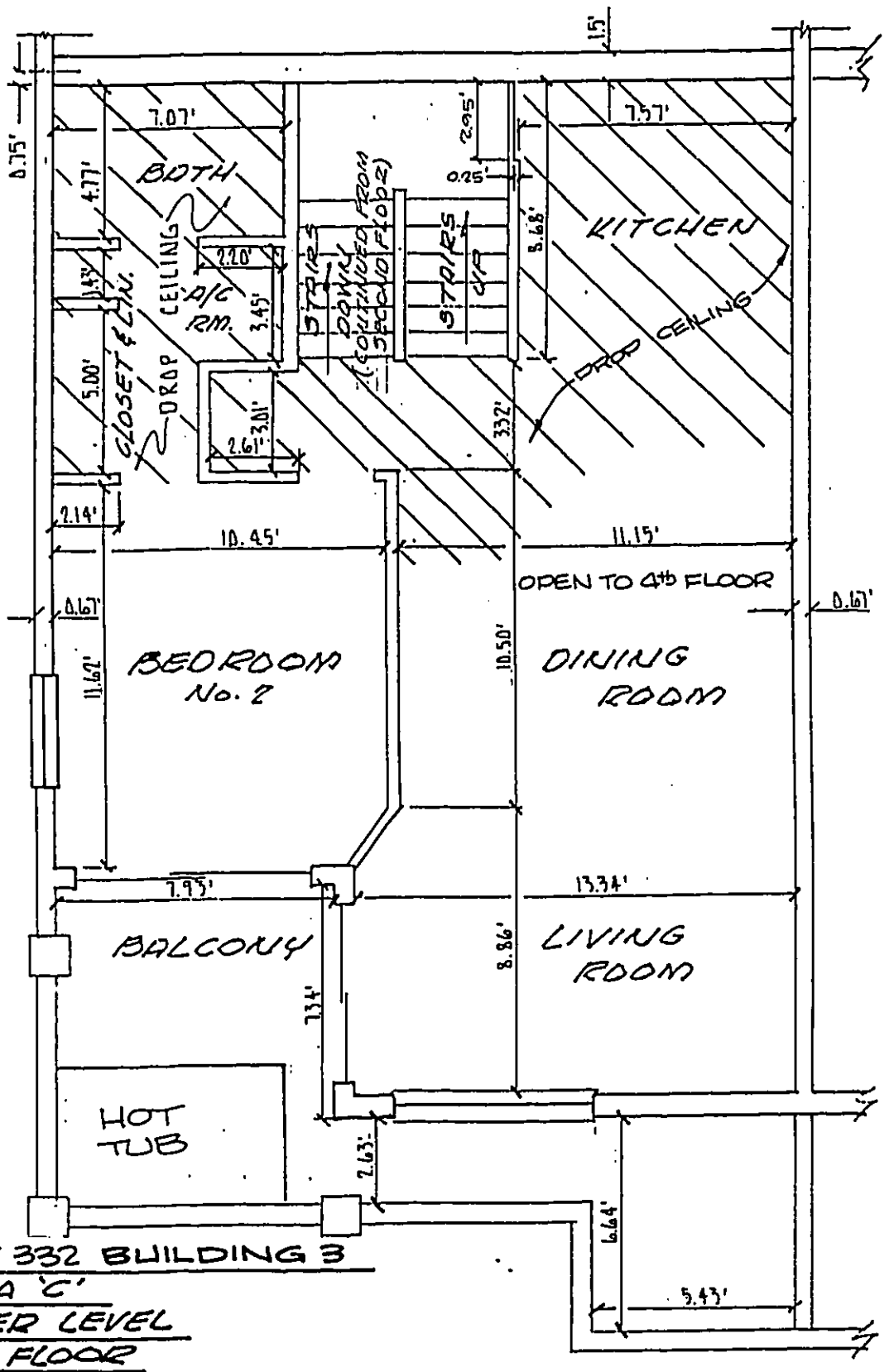
EXHIBIT "A"

SHEET 181 OF 195

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ROYAL MANSION

A CONDOMINIUM



UNIT 332 BUILDING 3
VILLA 'C'
LOWER LEVEL
3RD FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 14 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.

2. FINISH FLOOR ELEVATION = 28.00 FEET (N.G.V.D.)

3. HIGHEST FINISH CEILING ELEVATION = 46.30 FEET (N.G.V.D.)

4. DROP FINISH CEILING ELEVATION = 36.03 FEET (N.G.V.D.)

EXHIBIT "A"

SHEET 182 OF 195

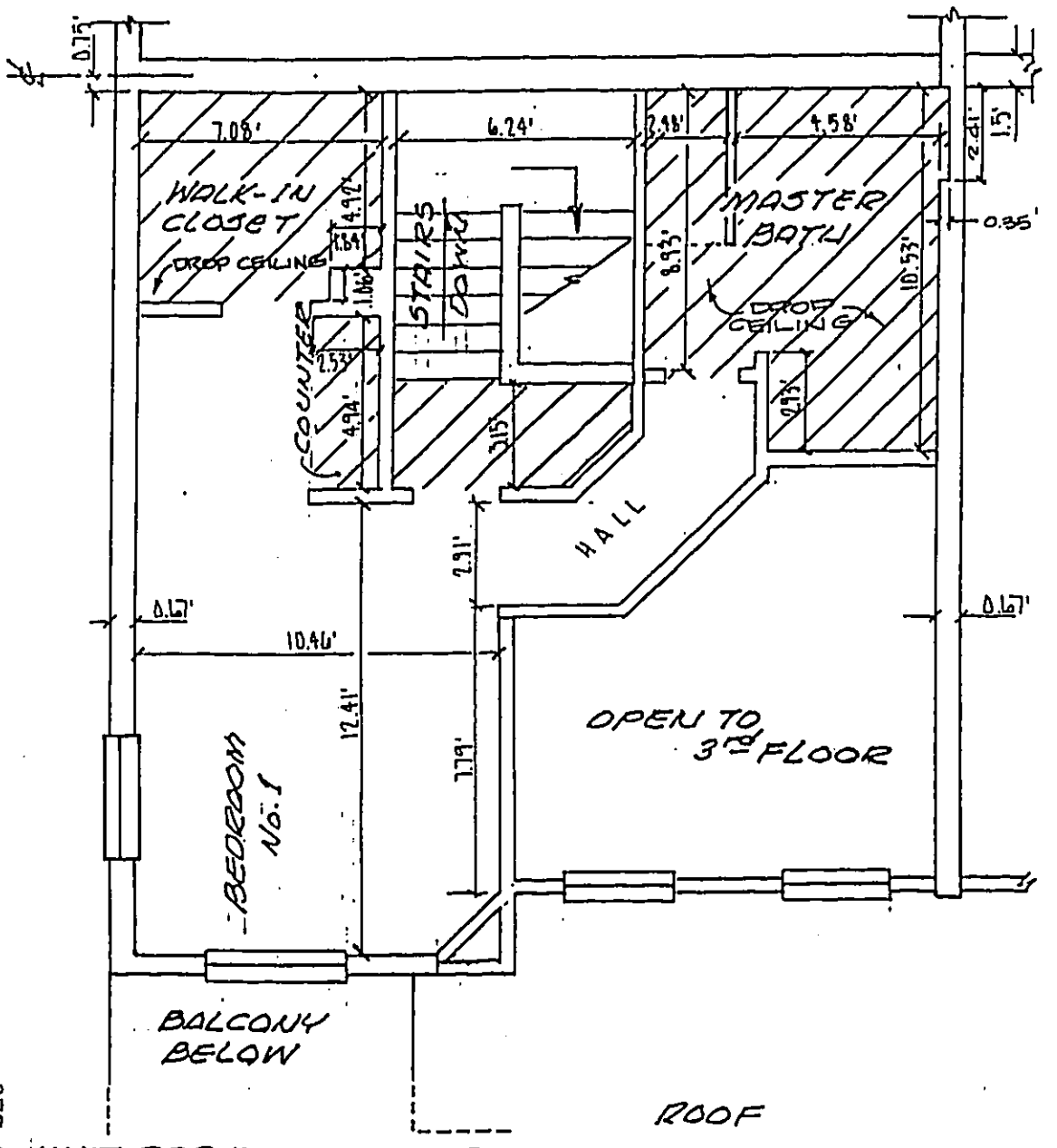
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ROYAL MANSION

A CONDOMINIUM



UNIT 332 BUILDING 3
VILLA 'C'
UPPER LEVEL
4TH FLOOR
SCALE: 1" = 5'

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NOTES:

1. SEE SHEET 15 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.20 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.36 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.41 FEET (N.G.V.D.)

EXHIBIT "A"

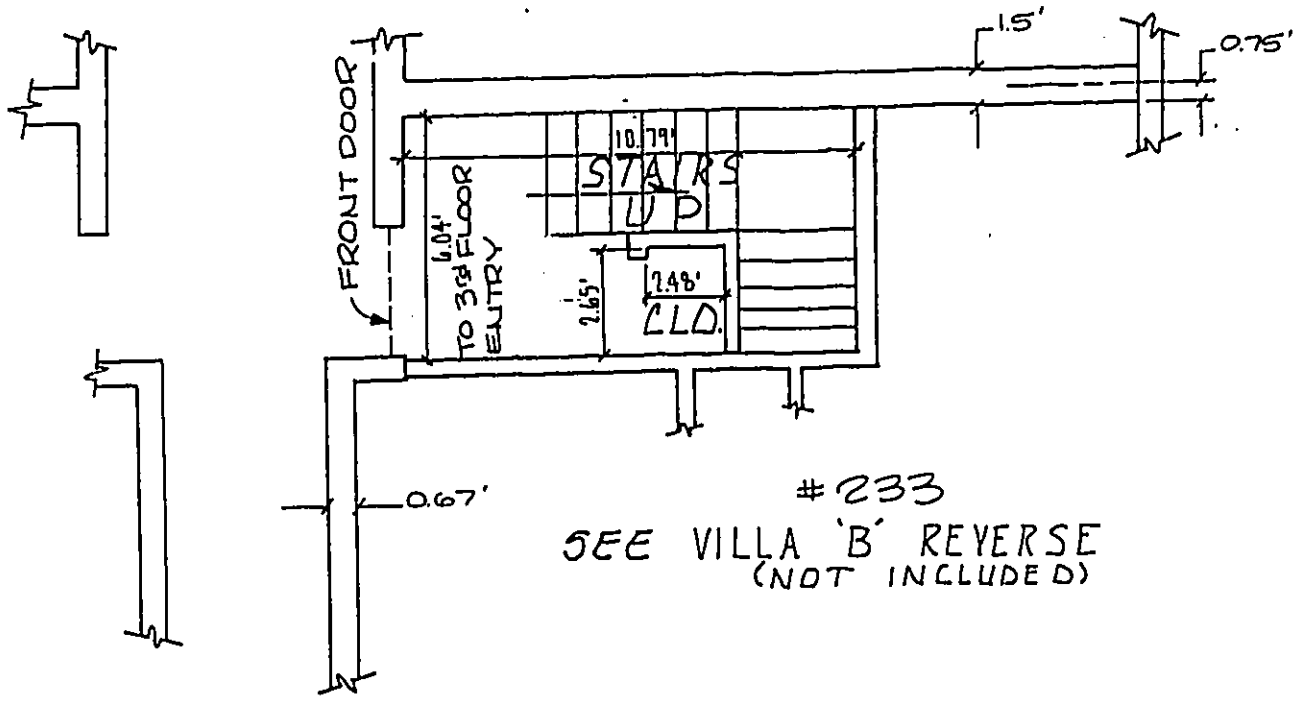
SHEET 183 OF 195

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ROYAL MANSION

A CONDOMINIUM



#233

SEE VILLA 'B' REVERSE
(NOT INCLUDED)

UNIT 333 BUILDING 3
VILLA 'C' REVERSE
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 13 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.05 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.81 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.02 FEET (N.G.V.D.)

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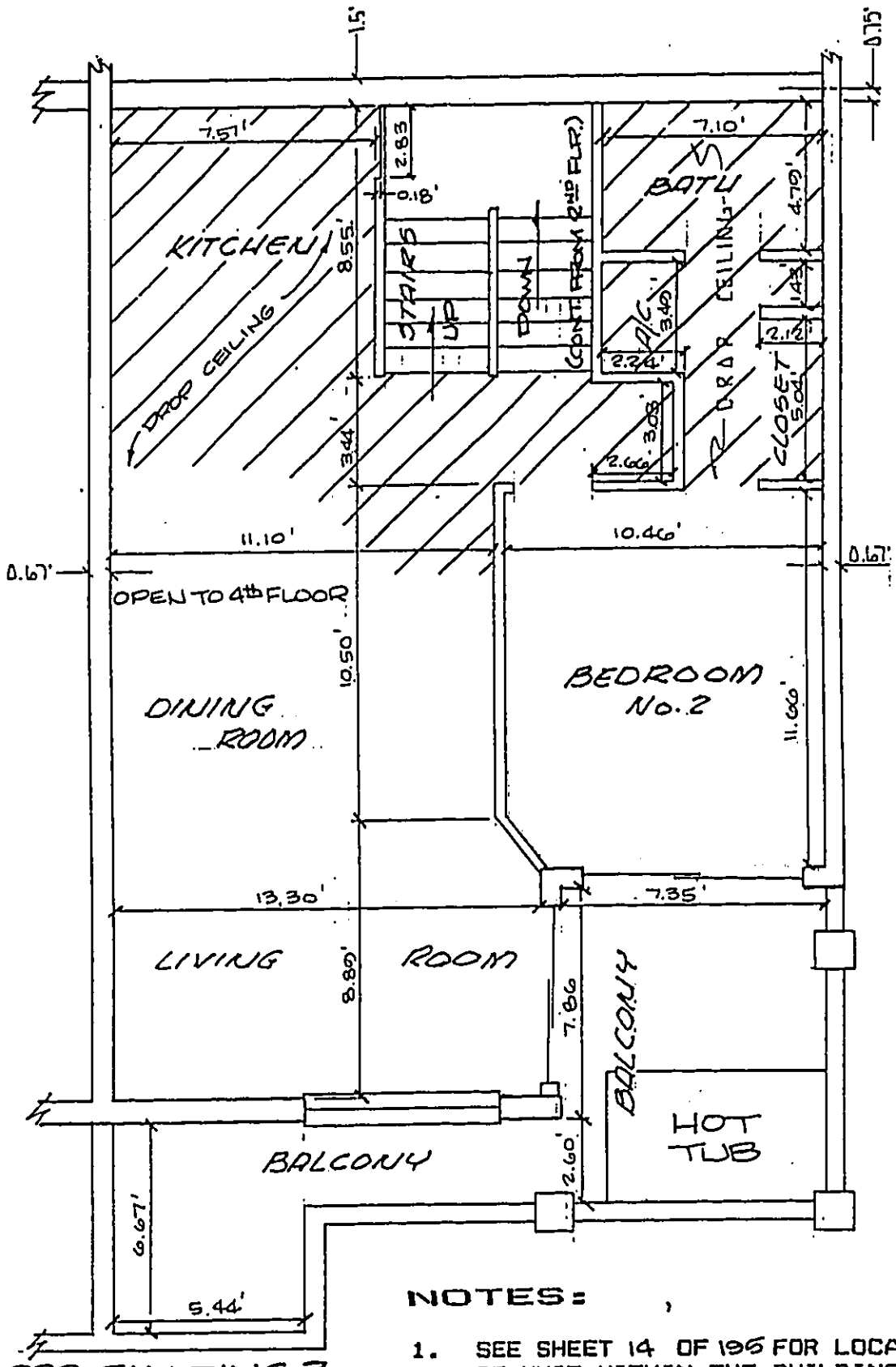
EXHIBIT "A"

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ROYAL MANSION

A CONDOMINIUM



UNIT 333 BUILDING 3
VILLA 'C' REVERSE
LOWER LEVEL
3RD FLOOR
SCALE: 1" = 5'

NOTES:

1. SEE SHEET 14 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 28.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.37 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 35.95 FEET (N.G.V.D.)

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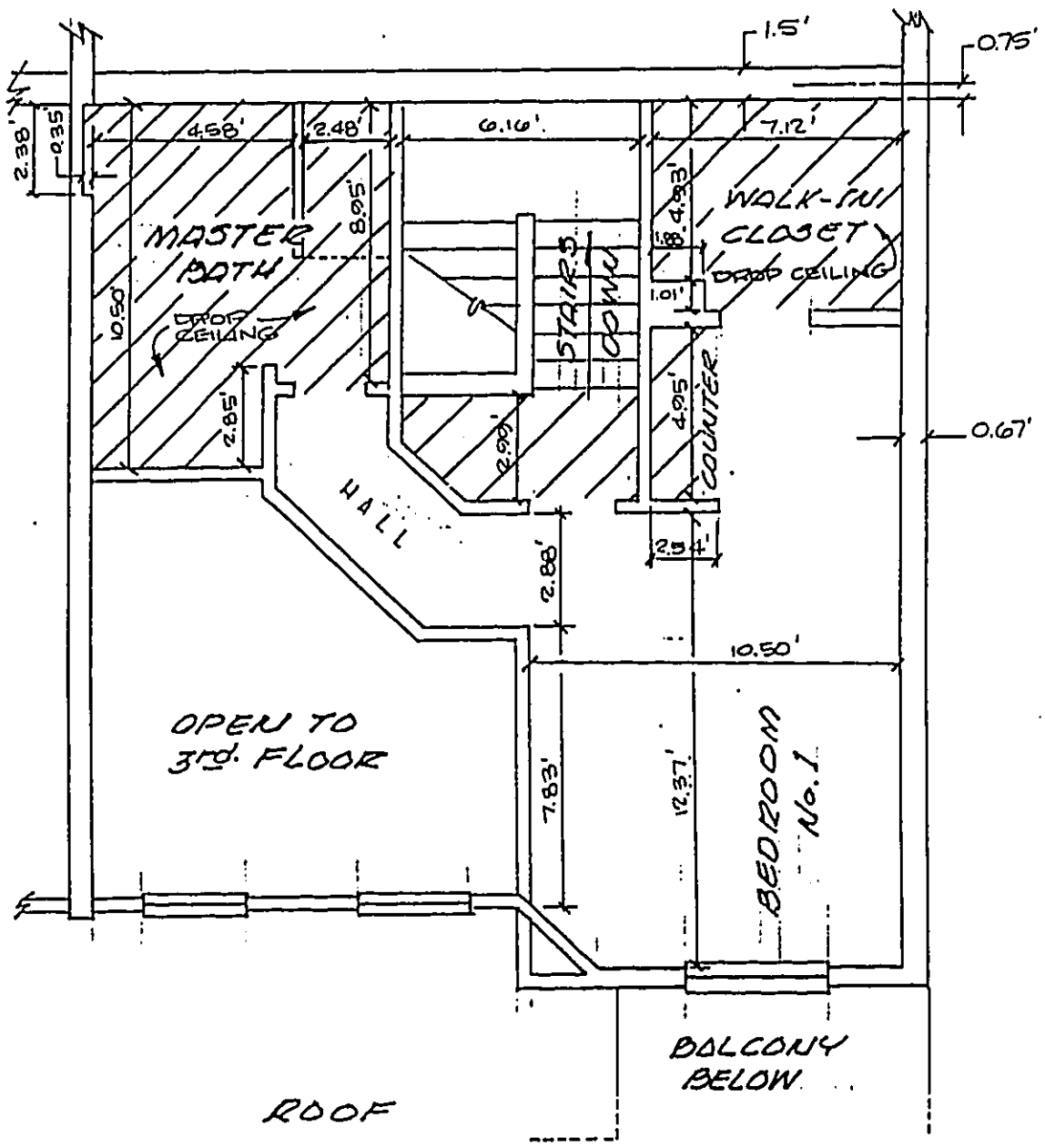
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EXHIBIT "A"

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ROYAL MANSION

A CONDOMINIUM



UNIT 333 BUILDING 3
VILLA 'C' REVERSE
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 15 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.29 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.37 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.44 FEET (N.G.V.D.)

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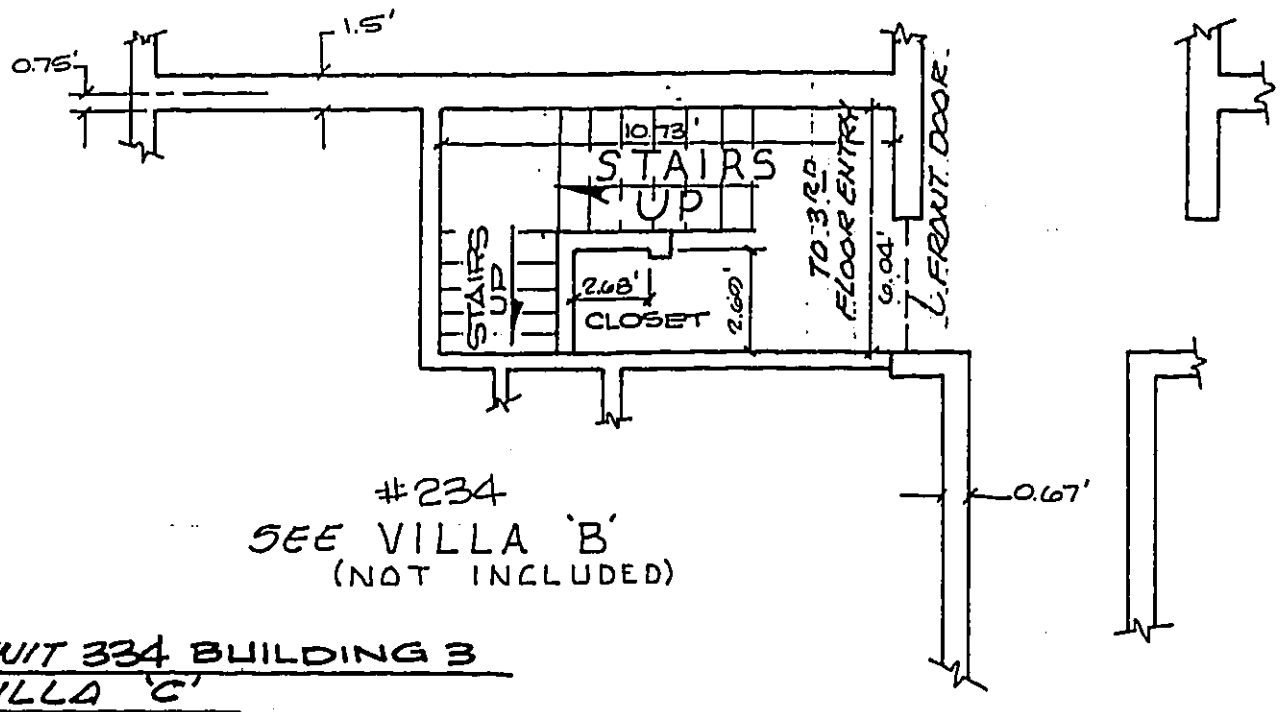
EXHIBIT "A"

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ROYAL MANSION

A CONDOMINIUM



UNIT 334 BUILDING 3
VILLA 'C'
2ND FLOOR
SCALE: 1" = 5'

NOTES:

1. SEE SHEET 13 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.05 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.80 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.04 FEET (N.G.V.D.)

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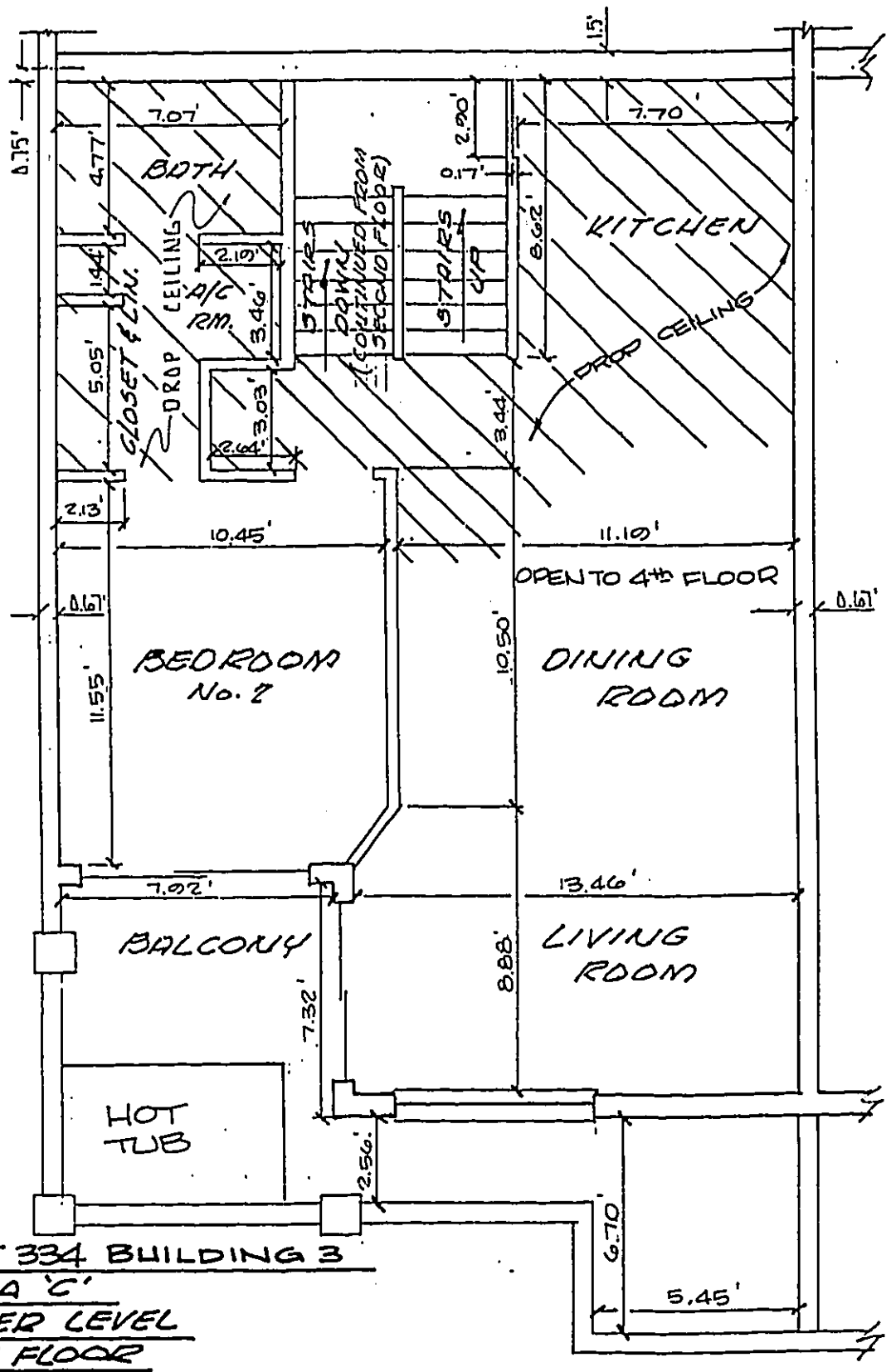
EXHIBIT "A"

SHEET 187 OF 195

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ROYAL MANSION

A CONDOMINIUM



UNIT 334 BUILDING 3
VILLA 'C'
LOWER LEVEL
3RD FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 14 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 28.90 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 40.27 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 30.02 FEET (N.G.V.D.)

EXHIBIT "A"

SHEET 188 OF 195

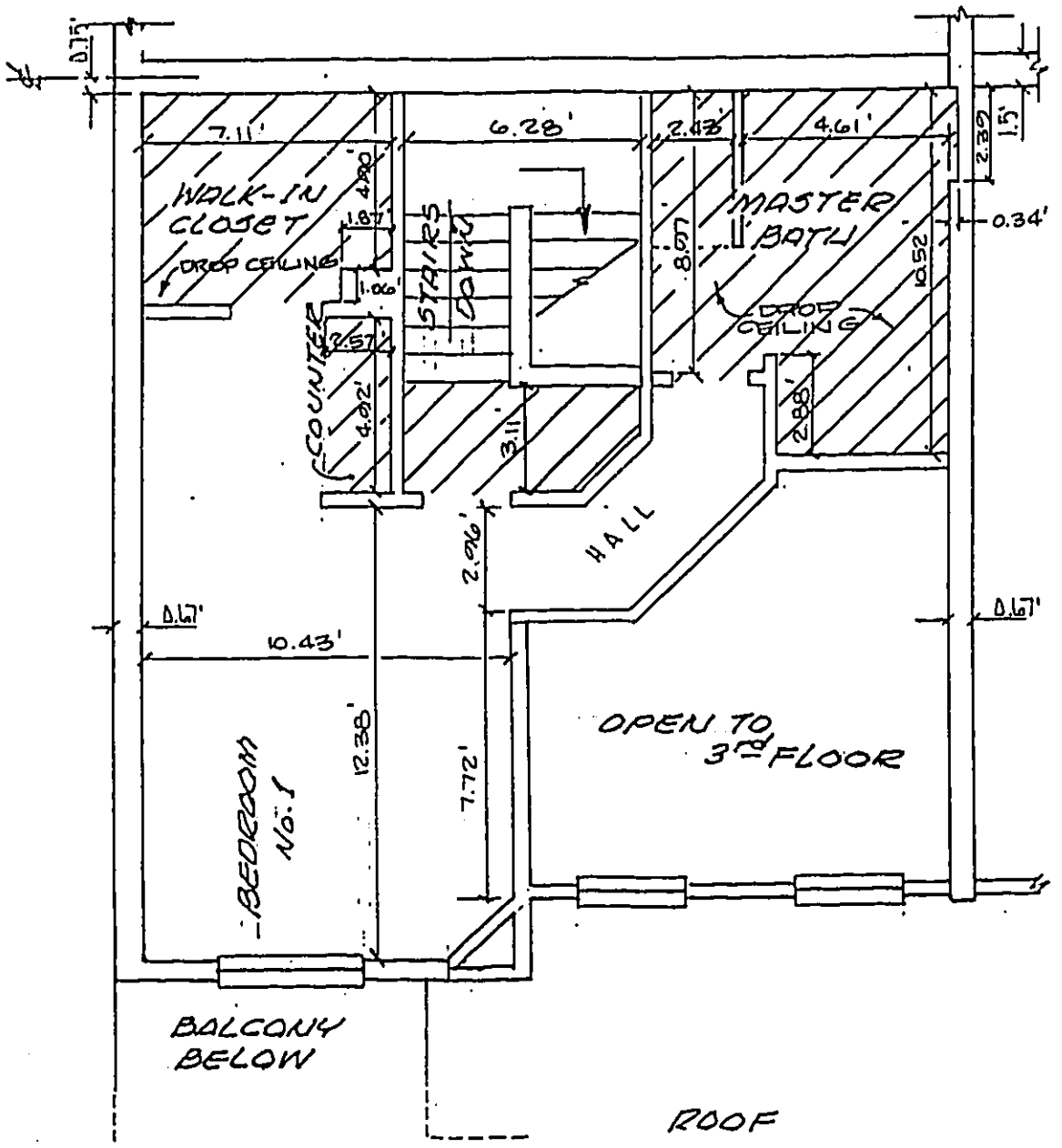
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ROYAL MANSION

A CONDOMINIUM



UNIT 334 BUILDING 3
VILLA 'C'
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 15 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.20 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.27 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.42 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.
100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

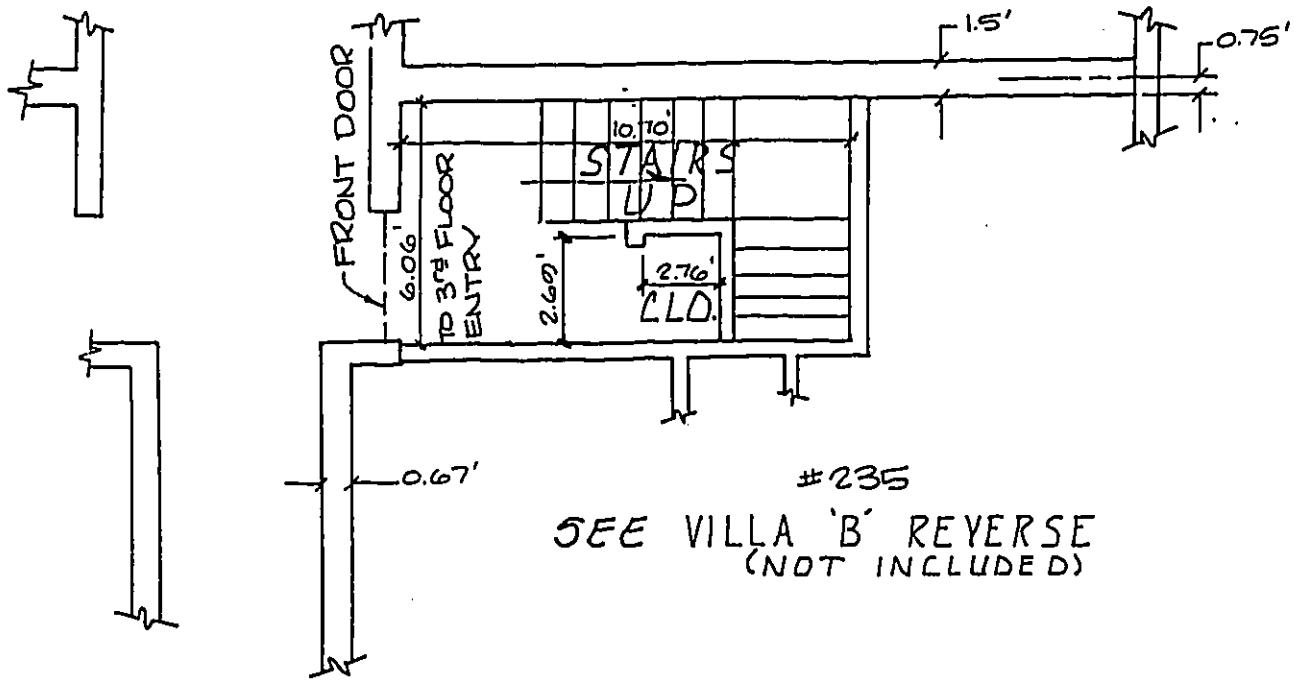
EXHIBIT "A"

SHEET 189 OF 195

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ROYAL MANSION

A CONDOMINIUM



UNIT 335 BUILDING 3
VILLA 'C' REVERSE
2ND FLOOR
SCALE: 1"=5'

NOTES:

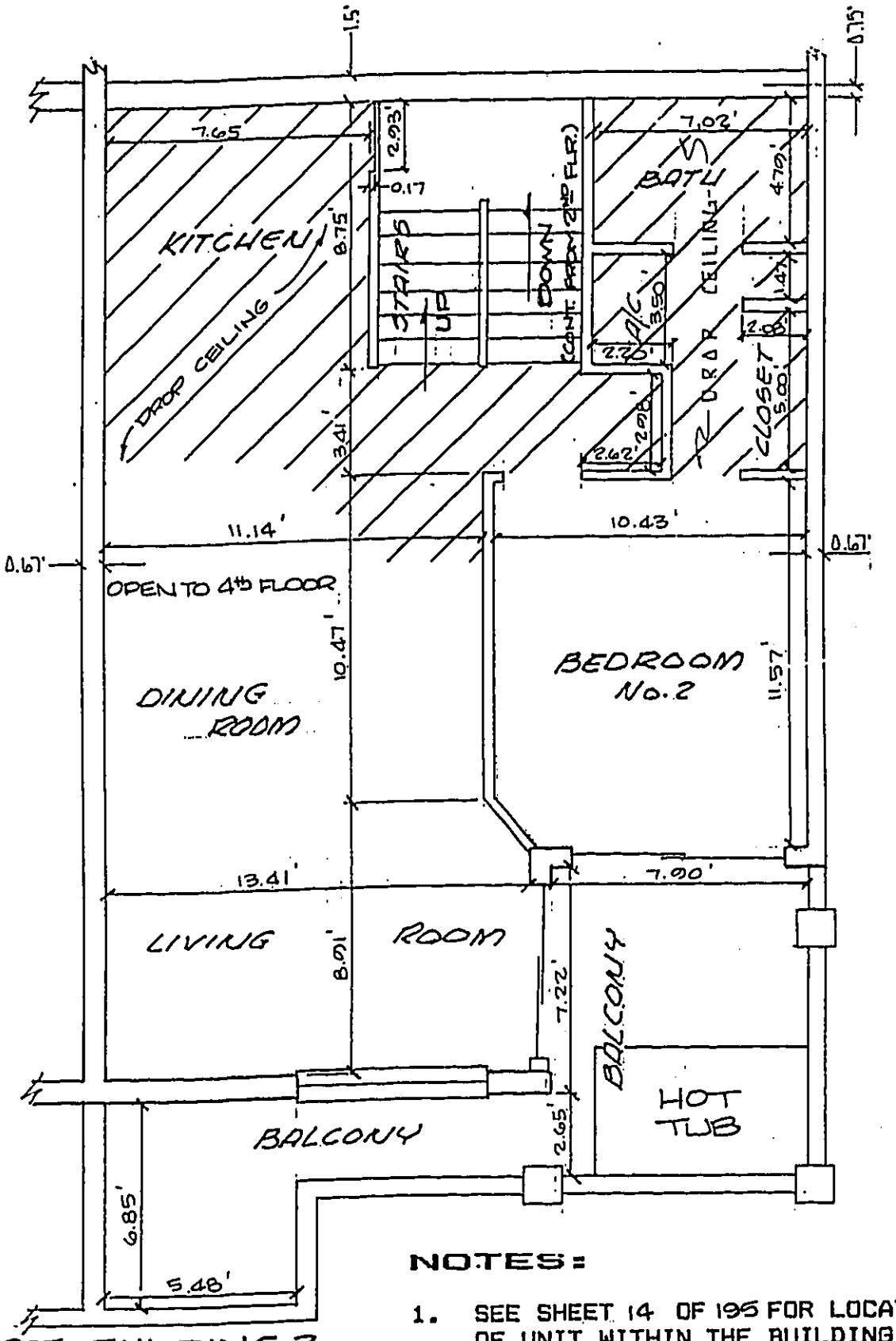
1. SEE SHEET 13 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 19.25 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.84 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.04 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.
100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
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ROYAL MANSION

A CONDOMINIUM



UNIT 335 BUILDING 3
VILLA 'C' REVERSE
LOWER LEVEL
3RD FLOOR
SCALE: 1" = 5'

NOTES:

1. SEE SHEET 14 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 28.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.32 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 36.01 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

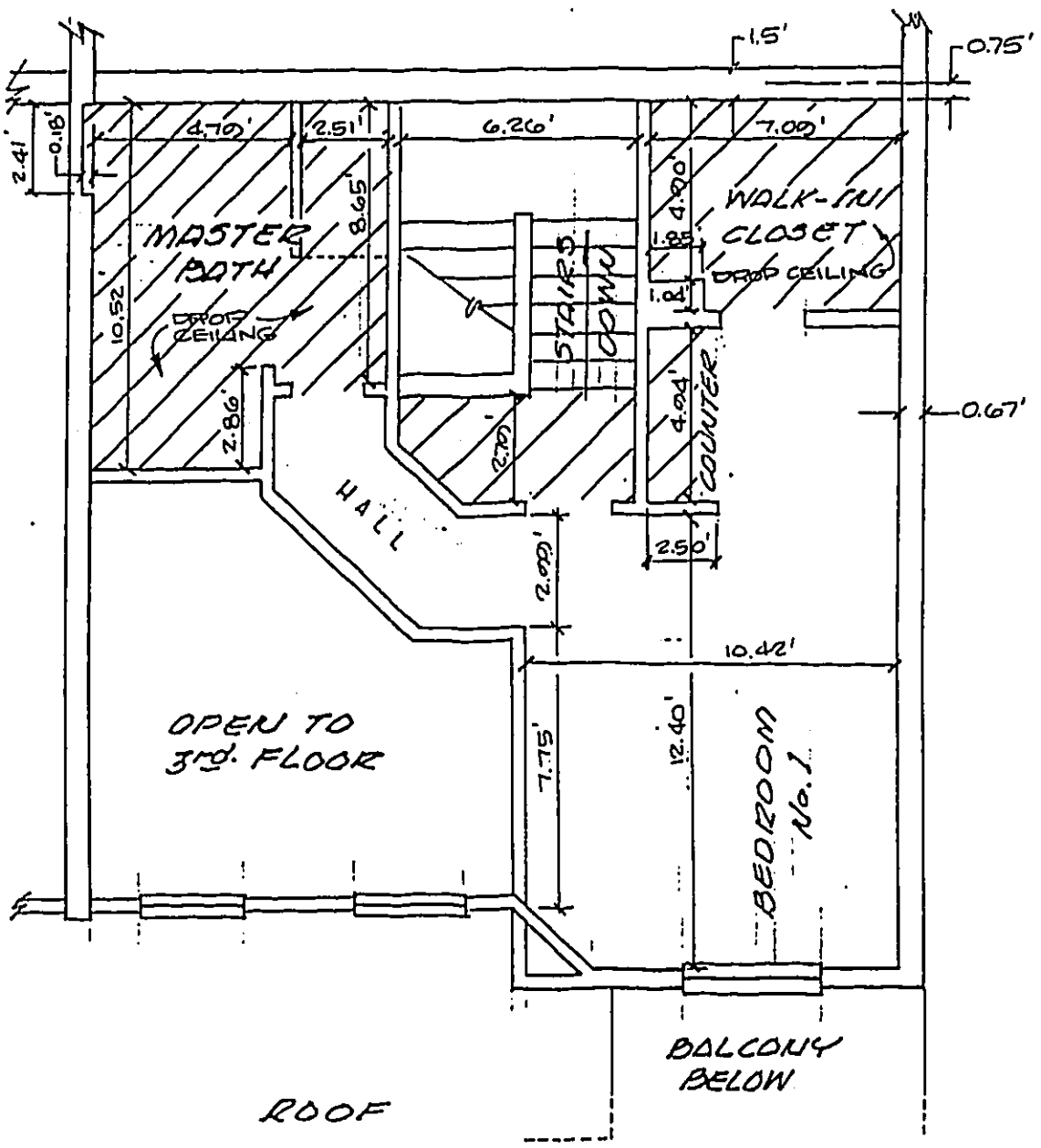
100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

EXHIBIT "A"

SHEET 191 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 335 BUILDING 3
VILLA 'C' REVERSE
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 15 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.29 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.32 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.35 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

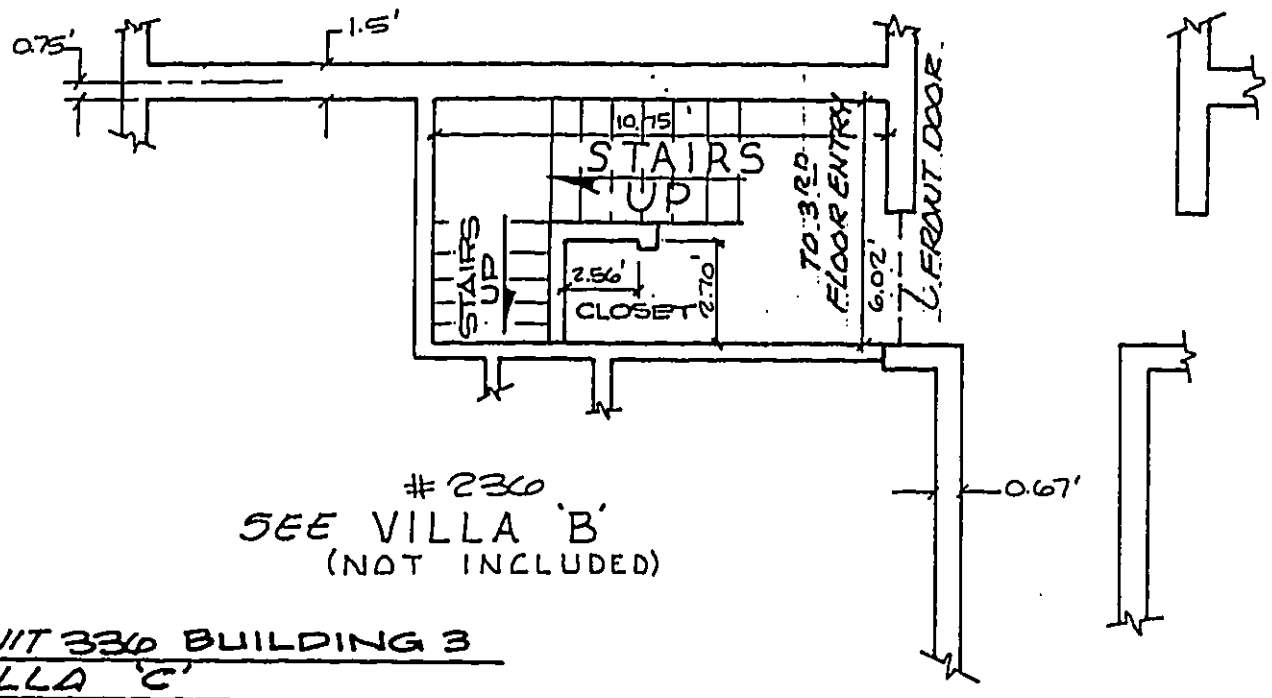
EXHIBIT "A"

SHEET 192 OF 195

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ROYAL MANSION

A CONDOMINIUM



#2360
SEE VILLA 'B'
(NOT INCLUDED)

UNIT 336 BUILDING 3
VILLA 'C'
2ND FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 13 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 10.05 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 27.92 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 27.04 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

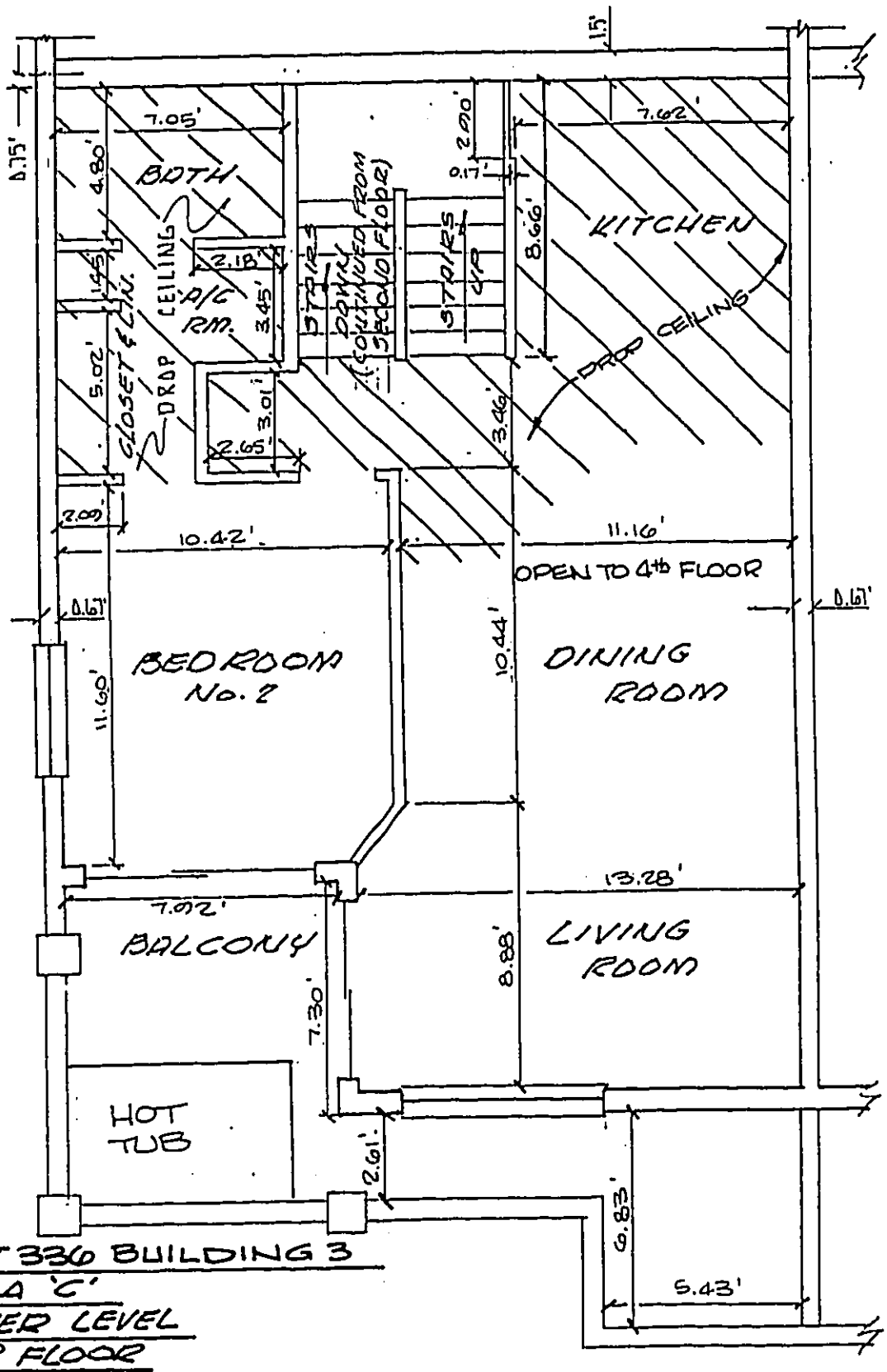
100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

EXHIBIT "A"

SHEET 193 OF 195

ROYAL MANSION

A CONDOMINIUM



UNIT 336 BUILDING 3
VILLA 'C'
LOWER LEVEL
3RD FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 14 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 28.00 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 40.27 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 35.98 FEET (N.G.V.D.)

EXHIBIT "A"

SHEET 194 OF 195

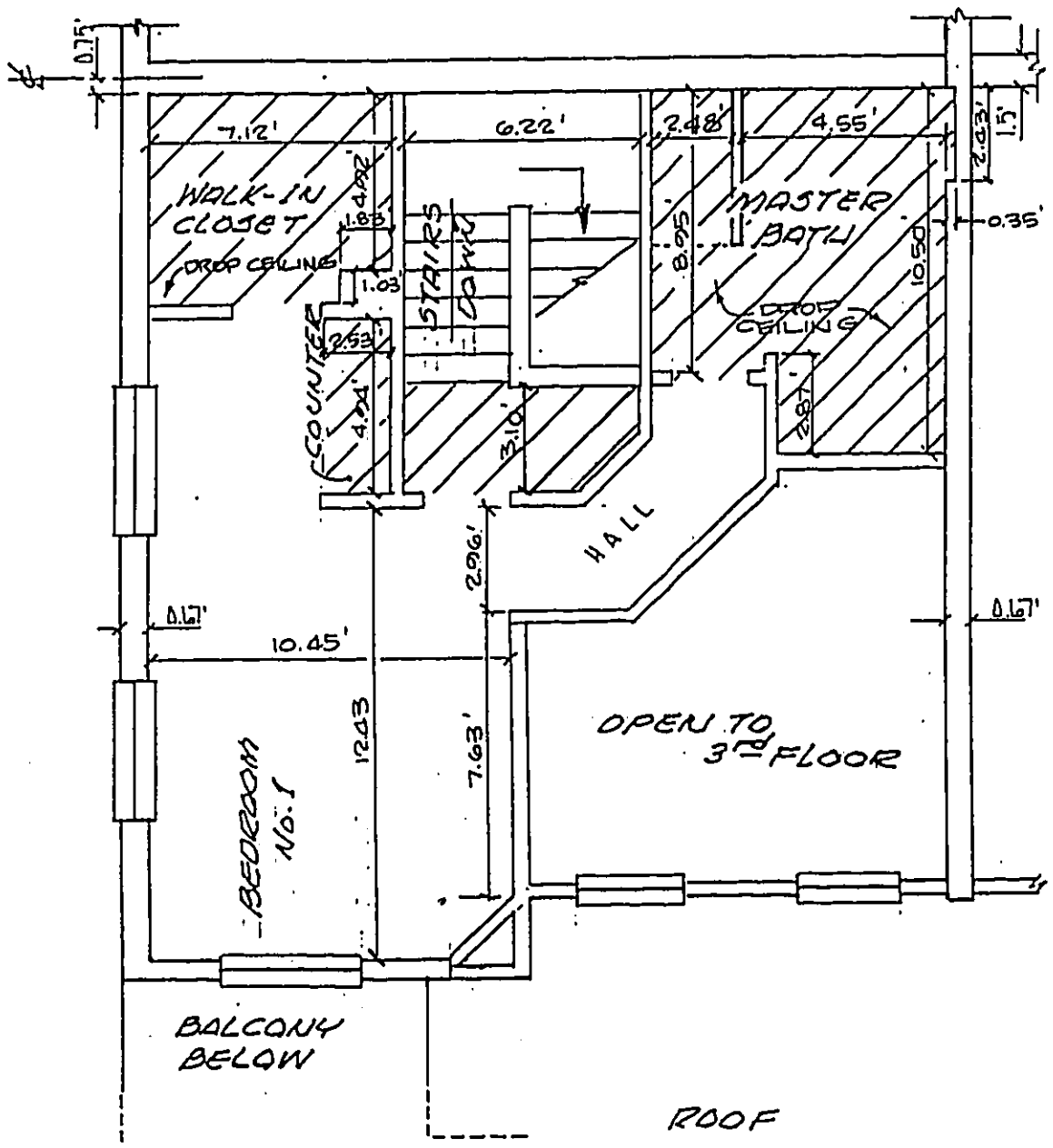
BUSSEN ENGINEERING GROUP INC.

100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

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ROYAL MANSION

A CONDOMINIUM



UNIT 336 BUILDING 3
VILLA 'C'
UPPER LEVEL
4TH FLOOR
SCALE: 1"=5'

NOTES:

1. SEE SHEET 15 OF 195 FOR LOCATION OF UNIT WITHIN THE BUILDING.
2. FINISH FLOOR ELEVATION = 38.20 FEET (N.G.V.D.)
3. HIGHEST FINISH CEILING ELEVATION = 46.27 FEET (N.G.V.D.)
4. DROP FINISH CEILING ELEVATION = 45.45 FEET (N.G.V.D.)

BUSSEN ENGINEERING GROUP INC.

100 PARNELL STREET, MERRITT ISLAND, FL
PH. NO. (305) 453-0010, ZIP CODE 32953
(P.O. BOX 1914, MERRITT ISLAND)

EXHIBIT "A"

SHEET 195 OF 195

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ROYAL MANSION

A CONDOMINIUM

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SKETCH OF SURVEY CONTAINED IN THE ATTACHED EXHIBIT "A" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS DONE UNDER MY DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS ADOPTED BY THE DEPARTMENT OF PROFESSIONAL REGULATION, BOARD OF LAND SURVEYORS, CHAPTER 21-HH-6, FLORIDA ADMIMISTRATIVE CODE.

JOHN R. CAMPBELL, P.L.S. 2351
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA

SURVEYOR'S NOTES:

1. THE NORTH LINE OF THIS PARCEL IS ESTABLISHED BY INTENT OF THE DEED. THE ORIGINAL GOVERNMENT LOT 4 WAS 1320 FEET BY NORTH-SOUTH MEASUREMENT. AS SUCH THE SOUTH 660 FEET IS INTENDED TO MEAN THE SOUTH 1/2 OF GOVERNMENT LOT 4. IT IS NOTED THAT THE PLAT OF CAPE CANAVERAL BEACH GARDENS UNIT 2 HAS BEEN ESTABLISHED IN ACCORDANCE WITH THIS INTENT.

2. THE MEAN HIGH WATER LINE SHOWN WAS NOT ESTABLISHED BY AN APPROVED D.N.R. METHOD THIS LINE WAS ESTABLISHED BY FIELD MEASUREMENT BY THIS SURVEYOR ON 3-19-79.

3. IT IS NOTED THAT THE SURVEY TO THE NORTH BY STOTTLER-STAGG AND ASSOCIATES IS OVERLAPPING THE NORTH PROPERTY LINE BY 2.6 FEET.

4. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED NORTH MERIDIAN.

5. D.N.R. MAPS RECORDED IN SURVEY BOOK 24, PAGES 29-42.

6. THE IMPROVEMENTS UNDER CONSTRUCTION WERE NOT LOCATED BY THIS SURVEY. SEE SEPARATE EXHIBIT BY BUSSEN ENGINEERING GROUP.

LEGAL DESCRIPTION:

THE SOUTH 660 FEET OF GOVERNMENT LOT 4 IN SECTION 14, TOWNSHIP 24 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, LESS THAT PORTION THEREOF THAT LIES WITHIN THE SUBDIVISION OF CAPE CANAVERAL BEACH GARDENS, UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 AT PAGE 82 OF THE PUBLIC RECORD OF BREVARD COUNTY, FLORIDA, SAID PARCEL CONTAINS 11.805 ACRES MORE OR LESS.

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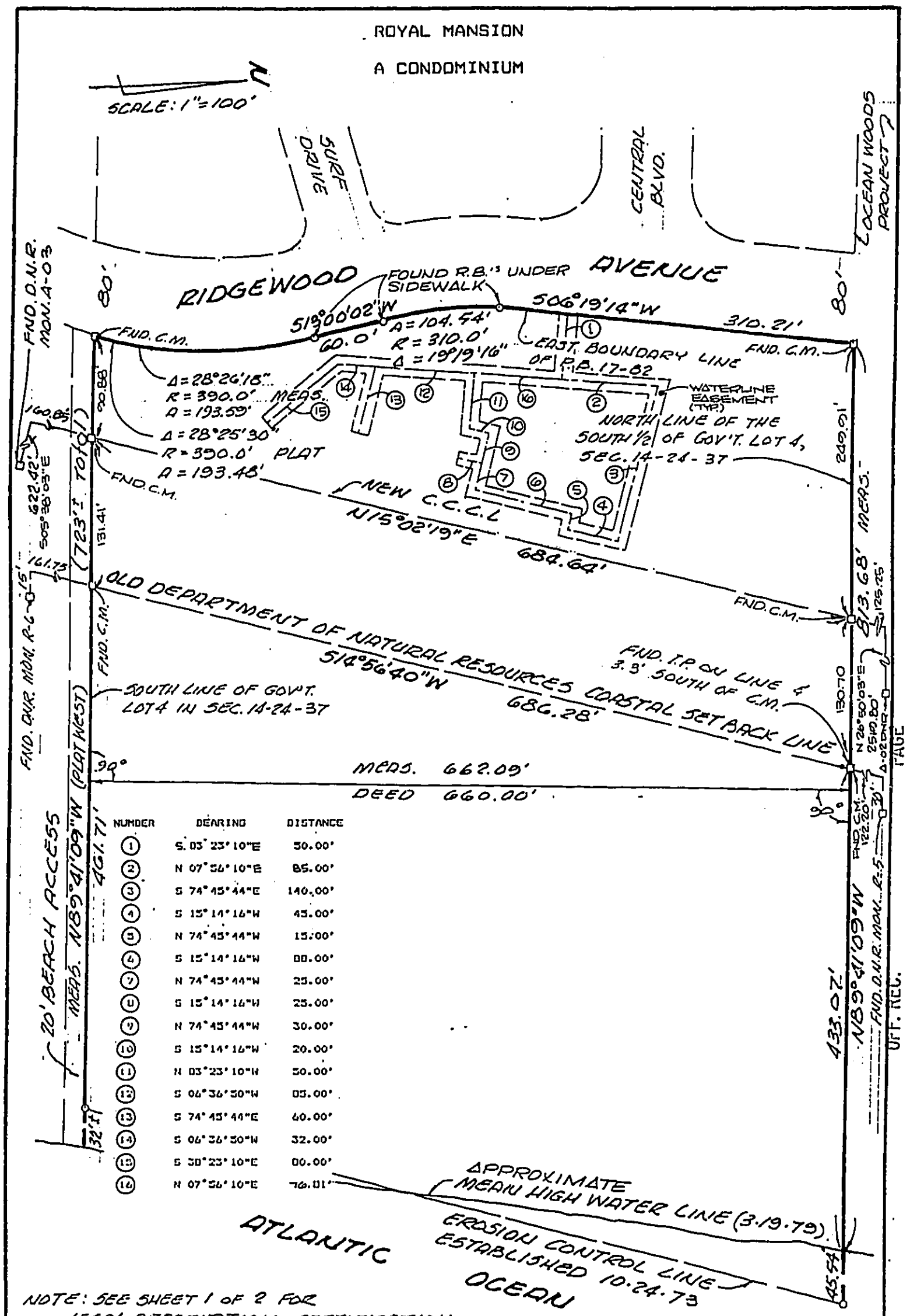
DATED: APRIL 19, 1988
EXHIBIT "A"

SHEET 1 OF 2

CP&A ASSOC. CAMPBELL, PEREZ and ASSOCIATES, INC.
P.O. BOX 2140 Merritt Island, Florida 32952 (305) 453-5820
ENGINEERS • LAND SURVEYORS • PLANNERS

ROYAL MANSION

A CONDOMINIUM



NUMBER	BEARING	DISTANCE
1	S. 03° 23' 10"E	30.00'
2	N 07° 56' 10"E	85.00'
3	S 74° 45' 44"E	140.00'
4	S 15° 14' 16"W	45.00'
5	N 74° 45' 44"W	15.00'
6	S 15° 14' 16"W	88.00'
7	N 74° 45' 44"W	25.00'
8	S 15° 14' 16"W	25.00'
9	N 74° 45' 44"W	30.00'
10	S 15° 14' 16"W	20.00'
11	N 03° 23' 10"W	30.00'
12	S 06° 36' 50"W	05.00'
13	S 74° 45' 44"E	40.00'
14	S 06° 36' 50"W	32.00'
15	S 38° 23' 10"E	00.00'
16	N 07° 56' 10"E	76.01'

NOTE: SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION, CERTIFICATION AND SURVEYORS NOTES.
THE IMPROVEMENTS UNDER CONSTRUCTION WERE NOT LOCATED BY THIS SURVEY. SEE SEPARATE EXHIBIT BY BUSSEN ENGINEERING GROUP.

DATED: APRIL 19, 1988

EXHIBIT "A-1"

SHEET 2 OF 2

BOUNDARY SURVEY

CP&A SSOC. CAMPBELL, PEREZ and ASSOCIATES, INC.

P.O. BOX 2148 Merritt Island, Florida 32952 (305) 453-5820
ENGINEERS • LAND SURVEYORS • PLANNERS

EXHIBIT "B"

TO THE

DECLARATION OF CONDOMINIUM

FOR

ROYAL MANSION, A CONDOMINIUM

ARTICLES OF INCORPORATION FOR

ROYAL MANSION CONDOMINIUM ASSOCIATION, INC.

A FLORIDA NOT-FOR-PROFIT CORPORATION

State of Florida

Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of ROYAL MANSION CONDOMINIUM ASSOCIATION, INC., a corporation organized under the Laws of the State of Florida, filed on April 19, 1988, as shown by the records of this office.

The document number of this corporation is N25974.

Given under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 19th day of April, 1988.

Jim Smith
Secretary of State

CR2E022 (8-87)

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FILED
19 FEB

ARTICLES OF INCORPORATION
OF
ROYAL MANSION CONDOMINIUM ASSOCIATION, INC.

ARTICLE I
NAME

The name of this corporation is ROYAL MANSION CONDOMINIUM ASSOCIATION, INC. (herein referred to as the "Association").

ARTICLE II
PURPOSE

The purposes and objects of the Association shall be to administer the operation and management of Royal Mansion, a Condominium (the "Condominium Act"), on that real property in Brevard County, Florida described in the Declaration of Condominium of Royal Mansion , a Condominium (the "Declaration"), and to undertake and perform all acts and duties incident to the administration, operation and management of the Condominium in accordance with the terms, provisions, conditions and authorizations contained herein and in the Declaration; and to own, operate, lease, sell, manage and otherwise deal with such real and personal property as may be necessary or convenient for the administration of the Condominium. The Association shall be conducted as a non-profit corporation for the benefit of its members.

ARTICLE III
POWERS

The Association shall have all of the powers and privileges granted to a corporation not for profit under the laws of Florida pursuant to which this Association is chartered, all of the powers and duties set forth in the Condominium Act and the Declaration, and all other powers reasonably necessary to effect the purpose of the Association, together with, but not limited to, the following powers:

1. To make and establish rules and regulations governing the use and activities of the Condominium.

2. To levy and collect assessments against members of the Association in accordance with the terms of the Declaration and such By-laws of this Association as may be adopted, including the right to use the proceeds of assessments to operate and manage the Condominium and for other purposes set forth in the Declaration of Condominium.

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3. To make contracts and incur liabilities, borrow or lend money at such rates of interest as the Association may determine, issue its notes, bonds and other obligations, and secure any of its obligations by mortgage or pledge of all or any of its property, franchises or income.

4. To purchase, lease, take by gift, devise or bequest or otherwise acquire, own, hold, improve, use or otherwise deal in and with real or personal property, or any interest therein.

5. To maintain, repair, replace, operate and manage the Condominium and the real and personal property comprising it, including the right to reconstruct improvements and replace personal property after damage by casualty, to make further improvement of the condominium property and to purchase replacements and additional property and improvements.

6. To enter into contracts for management, operation, insurance coverage, and maintenance of the condominium property.

7. To delegate all of the powers and duties of the Association except those the delegation of which may be prohibited by the Declaration or the Condominium Act.

8. To employ personnel to perform the services required for the operation of the Condominium.

9. To enforce the provision of the Declaration, these Articles of Incorporation, the By-Laws of the Association to which may be hereafter adopted, and the rules and regulations governing the use of the Condominium as may be hereafter established.

ARTICLE IV
MEMBERS

The qualification of members, the manner of their admission to membership, termination of membership, and voting by members shall be as follows:

1. The members of the Association shall be the owners of condominium units in the Condominium, and no other persons or entities shall be entitled to membership.

2. A person shall become a member by the acquisition of a fee ownership interest in a unit in the Condominium, whether by conveyance, devise,

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judicial decree or otherwise. The membership of any person shall be automatically terminated upon his being divested of his title to or interest in the unit. Transfer of membership shall be recognized by the Association upon its receipt of a copy of the recorded instrument conveying fee ownership of a unit to the new member.

3. Except as an appurtenance to his unit, no member can assign, hypothecate or transfer in any manner his membership in the Association or his interest in the funds and assets of the Association. The funds and assets of the Association shall belong solely to the Association, subject to the limitation that the same be expended, held or used for the benefit of the membership and for the purpose authorized herein, in the Declaration and in the By-Laws which may be hereafter adopted.

4. On all matters on which the membership shall be entitled to vote, there shall be only one vote for each condominium unit in the Condominium. Votes shall be exercised or cast by the members in such manner as may be provided in the By-Laws.

ARTICLE V
TERM OF EXISTENCE

This Association is to exist perpetually.

ARTICLE VI
OFFICERS

1. The officers who are to manage the affairs of the Association shall be a President, a Vice President, a Secretary, a Treasurer, and such other officers as may be deemed necessary by the Board of Directors.

2. The persons who are to serve as officers of the Association until their successor are chosen are:

OFFICERS	NAME
President	Ed Powis
Vice President	Bill Hitson
Treasurer/Secretary	Richard R. Ranere

3. The officers shall be elected by the Board of Directors at their annual meeting as provided in the By-Laws. Any vacancy in an office shall be filled by the Board of Directors at its next meeting duly held.

ARTICLE VII
BOARD OF DIRECTORS

1. The business affairs of the Association shall be managed by its Board of Directors. The number of directors may be increased or decreased from time to time as provided in the By-Laws, but shall never be less than three (3) nor more than nine (9).

2. Each director shall be a member of the Association; provided, however, that any director whom the Developer of the Condominium is permitted to appoint under the Declaration and the Condominium Act need not be a member of the Association.

3. Subject to the rights of the Developer under the Declaration, the Board of Directors shall be elected by the members of the Association at the annual membership meeting as provided in the By-Laws. Vacancies on the Board shall be filled by the remaining directors at the next duly called meeting.

4. The names and addresses of the persons who are to serve as directors until their successors are chosen are:

Ed Powis	225 E. Robinson Street Suite 590 Orlando, FL 32801
Bill Hitson	225 E. Robinson Street Suite 590 Orlando, FL 32801
Richard R. Ranere	225 E. Robinson Street Suite 590 Orlando, FL 32801

ARTICLE VIII
BY-LAWS

1. The Board of Directors of the Association may provide such By-Laws for the conduct of its business and the carrying out of its purpose as it may deem necessary from time to time.

2. The By-Laws may be amended, altered or rescinded upon the proposal of a majority of the Board of Directors and approval in person or in writing of the members of the Association holding a majority of votes present at a regular or special meeting of the members,

the notice of which shall state that such proposal is to be voted upon at the regular meeting.

ARTICLE IX
AMENDMENTS

These Articles of Incorporation may be amended as follows:

1. Amendments shall be proposed by the Board of Directors, acting upon a vote of a majority of the directors.

2. Such proposed amendments shall become effective when approved by an affirmative vote of members owning at least 75% of the votes. The members shall vote upon the proposed amendments at any regular meeting or any special meeting called for such purpose, the notice of which shall describe the amendment or amendments being proposed. Votes may be cast in person or by written proxy.

ARTICLE X
LOCATION

The principal office of the Association shall be located at the Condominium property, or at such other place or places as the Board of Directors may designate. James L. Reinman, 1825 S. Riverview Dr., Melbourne, Florida 32901 shall be the initial registered agent.

ARTICLE XI
NON-PROFIT STATUS

No part of the net earnings of the Association shall inure to the benefit of any individual or member.

ARTICLE XII
INDEMNITY

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorney's fees, reasonably incurred by or imposed upon him in connection with any business of the Association or any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged by a court of competent jurisdiction to be guilty of willful misconduct in the performance of his duties. The foregoing right of indemnification shall be in addition to and not exclusive of any other rights to which such director or officer may be entitled.

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ARTICLE XIII
SUBSCRIBERS

The names and addresses of the subscribers to these Articles are:

Paul R. Gougelman, III — 1825 South Riverview Drive, Melbourne, Florida 32901

IN WITNESS WHEREOF, the undersigned incorporators have hereunto set their hands and seals this 11th day of April, 1988.

Paul R. Gougelman, III

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 11th day of April, 1988, by PAUL R. GOUGELMAN, III.

Notary Public State of Florida
At Large

My Commission Expires: NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXP. FEB.24,1992 BONDED THRU GENERAL INS. UND.

I, James L. Reinman, hereby accept appointment as registered agent of the Royal Mansion Condominium Association, Inc.

James L. Reinman

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EXHIBIT "C"

TO THE

DECLARATION OF CONDOMINIUM

FOR

ROYAL MANSION, A CONDOMINIUM

BY-LAWS OF THE ROYAL MANSION

CONDOMINIUM ASSOCIATION, INC.,

A FLORIDA NOT-FOR-PROFIT CORPORATION

BY-LAWS

OF

ROYAL MANSION CONDOMINIUM ASSOCIATION, INC.

ARTICLE I
MEMBERSHIP VOTING QUORUM PROXY

Section 1. The members of Royal Mansion Condominium Association, Inc. (the "Association"), a corporation not for profit organized under the laws of the State of Florida, shall consist of the respective owners of condominium parcels ("units") in Royal Mansion, a Condominium (the "Condominium") located in Brevard County, Florida. The interest of each member in the Association's funds and assets shall be equal to that member's ownership in the common elements of the Condominium which are appurtenant to his unit.

Section 2. The membership of each unit owner shall terminate when he ceases to be a unit owner, and upon the sale, transfer or other disposition of his ownership interest in a unit, membership in the Association shall automatically be transferred to the new unit owner succeeding to such ownership interest. The Association may issue certificates evidencing membership therein.

Section 3. Each unit shall be entitled to one vote at Association meetings, which shall be exercised by the unit owner. A majority of votes shall decide all questions at Association meetings, unless specified otherwise in these By-Laws, the Articles of Incorporation, or the Declaration of Condominium of Royal Mansion a Condominium (the "Declaration"). If a person owns more than one unit, he shall be entitled to one vote for each unit owned. In the event that a unit is owned by more than one person, or by a corporation, trust or other entity, the person entitled to cast the vote for that unit shall be designated by a certificate filed with the Association and signed by all joint owners or an authorized agent of the corporation or other entity.

Section 4. The percentage of voting rights required to make decisions and to constitute a quorum shall be a majority of the voting interest, and decisions shall be made by owners of a majority of the voting interest represented at a meeting at which a quorum is present. Unit owners may vote by proxy.

Section 5. Votes may be cast in person or by proxy. Proxies shall be in writing, shall be valid only for the particular meeting designated thereon and may be filed with the Secretary before the appointed time of the meeting.

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ARTICLE II
MEETINGS OF MEMBERSHIP

Section 1. The meetings of the membership shall be held in accordance with the provisions of the Declaration and subject to that Declaration, in accordance with these Bylaws.

Section 2. The annual meeting of the membership of the Association shall be held at the offices of the Association or at such other place in the State of Florida as shall be designated by the Board of Directors or the President of the Association. The annual meeting shall be held in March of each year unless otherwise determined by the Board of Directors.

Section 3. Unless specifically provided otherwise herein, special meetings of the membership shall be held when directed by the President of the Board of Directors or when requested in writing by members holding a majority of the votes having the right to vote at such meeting. A meeting requested by the membership shall be called for a date not less than fourteen nor more than sixty days after the request is made. The call for the meeting shall be issued by the Secretary.

Section 4. Notice of all members' meetings, regular or special, shall be given by the President, Vice President or Secretary of the Association to each member unless waived in writing. Such notices shall be written or printed, shall state the time, place and purpose for the meeting, and shall be mailed or personally delivered to each member as follows:

(a) For special meetings, not less than forty-eight (48) hours prior to the date of the meeting, unless the Board determines an emergency, in which event the Board shall give such notice as is reasonable under the circumstances;

(b) For annual meetings, not less than fourteen nor more than sixty days prior to the date set for the meeting; and

(c) For any meetings at which the budget of common expenses will be considered, not less than thirty nor more than sixty days prior to the date of the meeting.

All notices may be sent to members by regular mail. In addition, except in an emergency, when such notice requirement shall be waived, written notice shall be posted at a conspicuous place on the condominium property not less than forty-eight (48) hours prior to any special meeting and not less than fourteen (14) days prior to the annual meeting.

Section 5. Any unit owner may waive notice of a meeting or consent to the holding of a meeting without notice or consent to

action taken without a meeting, by execution of a waiver or consent in writing. Such waiver or consent may be executed prior to, at, or subsequent to the meeting or Association action to which the waiver or consent relates.

ARTICLE III
BOARD OF DIRECTORS

Section 1. The Board of Directors of the Association shall consist of not less than three (3) persons, who shall be originally appointed as provided in the Declaration. Thereafter, subject to the provisions of the Declaration, the directors shall be elected at the annual membership meeting, and shall hold office for a term of one year and until their successors shall be elected and qualified. At the election of directors, each member shall be entitled to vote for as many persons as there are directors to be elected. No cumulative voting shall be permitted. The candidates receiving the highest number of votes shall be declared elected.

Section 2. Each director shall be a unit owner (or, if a unit owner is a corporation, partnership, or trust, a director may be an officer, partner or beneficiary of such unit owner), except for those directors appointed by the developer pursuant to the Declaration. If a director shall cease to meet such qualification during his term, he shall thereupon cease to be a director and his place on the Board shall be deemed vacant.

Section 3. Any vacancy occurring in the Board shall be filled by a majority vote of the remaining members thereof at the next meeting of the Board.

Section 4. An annual meeting of the Board shall be held immediately following the annual meeting of the membership and at the same place. Special meetings of the Board shall be held upon call by the President or a majority of the Board on not less than forty-eight (48) hours notice in writing to each director, unless the Board determines an emergency to exist, in which event the Board shall give such notice as is reasonable under the circumstances. All meetings of the Board of Directors shall be open to unit owners and, except in an emergency as provided above, notices of all meetings shall be posted in a conspicuous place on the Condominium property at least 48 hours prior to the meeting. However, unit owners shall not be entitled to vote or participate in any other way at the meeting.

Section 5. Any director or member may waive notice of a meeting or consent to the holding of a meeting without notice or consent to any action of the Board without a meeting. Such waiver or consent may be executed prior to, at, or subsequent to the meeting or Board action to which the waiver or consent relates.

Section 6. A quorum for the transaction of business shall consist of a majority of the directors. However, less than a quorum may adjourn a meeting from time to time. A majority of directors who are present at any meeting where a quorum is present shall decide any question before the meeting.

Section 7. Any director may be removed from office, with or without cause, by a least a majority vote of all unit owners, at a duly called meeting of unit owners. Notwithstanding any other provisions herein, a special meeting of unit owners to remove a director or directors from office may be called by 10% of all unit owners giving notice of the meeting, which notice shall state the purpose of the meeting and shall be given to all unit owners in writing in the same manner as required by these Bylaws for special meetings of unit owners.

Section 8. Directors shall receive no compensation for their services unless expressly provided by resolution duly adopted by the unit owners.

Section 9. The Board shall have the following powers and duties:

(a) To elect the officers of the Association hereinafter provided;

(b) To administer the affairs of the Association and the Condominium and formulate policies for such purposes;

(c) To adopt administrative rules and regulations governing the administration, management, operation and use of the Condominium and to amend such rules and regulations from time to time;

(d) To provide for the maintenance, repair and replacement of the common elements;

(e) To provide for the designation, hiring and removal of employees and other personnel or service companies, to engage or contract for the services of others, to make purchases for the maintenance, repair, replacement, administration, management and operation of the Condominium and the Condominium property and to delegate any such powers to the employees or agents of the Association;

(f) To estimate the amount of the annual budget, to provide the manner of assessing and collecting from the unit owners their respective shares of such estimated expenses as hereinafter provided and to establish and collect any supplemental assessment as the Board shall deem necessary;

(g) Unless otherwise provided herein or in the Declaration, to comply with the instructions of a majority of the unit owners as expressed in a resolution duly adopted at any annual or special meeting of the unit owners;

(h) To exercise all other powers and duties of the Board provided for in the Declaration, the Articles of Incorporation and Chapter 718, Florida Statues, as amended from time to time.

ARTICLE IV
OFFICERS

Section 1. Subject to the provisions of the Declaration, at each annual meeting of the Board, the Board shall appoint the following officers of the Association:

(a) A President, who shall preside over the meetings of the Board and of the unit owners and shall be the chief executive officer of the Association. In the recess of the Board of Directors, the President shall have general control and management of the business and affairs of the Association;

(b) One or more Vice Presidents, who shall in the absence or disability of the President perform the duties and exercise the powers of the President;

(c) A Secretary, who shall keep the minutes of all meetings of the Board and of the membership and who shall perform such other duties generally incident to the office of the Secretary as the Board shall establish;

(d) A Treasurer, who shall cause to be kept the financial records and books of account of the Association; and

(e) Such additional officers as the Board shall choose to appoint.

Section 2. The respective officers shall have the general powers usually vested in such officers of a not-for-profit corporation, provided that the Board may delegate any specific powers to any officer or impose such limitations or restrictions upon the powers of any officer as the Board may deem necessary.

Section 3. Each officer shall hold office for the term of one year and until his successor shall have been elected and qualified.

Section 4. A vacancy in any office shall be filled by the Board at the next meeting thereof. Any officer may be removed at any time, with or without cause, by the affirmative vote of a majority of the entire Board.

Section 5. Officers shall receive no compensation for their services, unless expressly provided by resolution duly adopted by the unit owners.

ARTICLE V
ASSESSMENTS

Section 1. The Board shall cause to be prepared an estimated annual budget for each fiscal year of the Association. Such budget shall take into account the estimated common expenses and cash requirements for the year, including salaries, wages, payroll, taxes, supplies, materials, parts, services, utilities, maintenance, repairs, replacements, landscaping, insurance, fuel, power and other common expenses (as distinguished from individual mortgage payments, real estate taxes and telephone, electricity and other utility expenses billed or charged to the unit owners on an individual rather than a common basis). The annual budget shall also take into account the estimated net available cash income for the year and reserves for replacements and other contingencies in reasonable amounts determined by the Board. To the extent that the assessments and other cash income collected from the unit owners during the preceding year shall be more or less than the expenditures for such preceding year, such surplus or deficit shall also be taken into account.

Section 2. Except as otherwise required by Chapter 718, Florida Statutes (the "Condominium Act"), the estimated annual budget for each fiscal year shall be approved by a majority of the Board of Directors. A copy of the proposed annual budget shall be mailed to unit owners not less than thirty (30) days prior to the Board meeting at which the budget is to be considered, together with notice of the meeting specifying the time and place at which it will be held.

Section 3. On or before the first day of each calendar quarter or each month covered by the annual budget, all as determined from time to time by the Board of Directors, each unit owner shall pay, as his respective monthly or quarterly assessment, as the case may be, for the common expenses for such year as shown by the annual budget, unless some other periodic method of payment is designated by the Board of Directors. Such proportionate share for each unit owner shall be established by the Declaration. The Board may send to each unit owner on or before the first day of each assessment period a statement of the assessment of such unit owner for such period, but the failure to receive such statement shall not relieve any unit owner of his obligation to pay his assessment on or before the first day of each assessment period. In the event that the Association shall not approve an estimated annual budget or shall fail to determine new periodic assessments for any year, or shall be delayed in doing so, each unit owner shall continue to pay the amount of his respective periodic assessment as last determined. Each unit owner shall pay his assessment on or before the first day of each

assessment period to the Treasurer of the Association or as may be otherwise directed by the Board. No unit owner shall be relieved of his obligation to pay his assessments for common expenses by abandoning or not using his Condominium parcel or the common elements.

Section 4. In the event that, during the course of a fiscal year, it shall appear to the Board that the assessments, determined in accordance with the estimated annual budget for such year, are inadequate to cover the estimated common expenses for the remainder of such year, then the Board shall prepare and approve a supplemental budget covering the estimated deficiency for the remainder of such year, furnish copies to each unit owner, and make a supplemental assessment to each unit owner for his proportionate share of such supplemental budget.

Section 5. The Board may require each unit owner to deposit with the Association a reasonable deposit for working capital or contingent expenses, in the same proportion as his share of the common expenses.

Section 6. If any fiscal year of the Association shall be less than a full calendar year, the periodic assessments for each unit owner shall be proportionate to the number of days in the period covered by such budget. A unit owner shall pay his assessment commencing with the date of purchase of his Condominium parcel, which assessment shall be in proportion to his share of the common expenses and the number of days remaining in the assessment period covered by the current annual budget.

Section 7. The Board shall maintain accounting records according to generally accepted accounting practices, which records shall be open to inspection by unit owners at reasonable times and upon reasonable notice. These accounting records shall include a detailed record of receipts and expenditures of the Association and a separate account for each unit owner showing the assessments charged to and paid by such owner. Within ninety (90) days after the end of each year covered by an annual budget, or as soon thereafter as practicable, the Board shall cause to be furnished to each unit owner an audited statement for such year, showing the receipts and expenditures and such other information as the Board may deem appropriate.

Upon reasonable notice to the Board, any unit owner shall be furnished a statement of his account setting forth the amount of any unpaid assessments or other charges due and owing from him.

Section 8. Without the approval of the unit owners holding at least 50% of the votes of the Association, the Board shall not approve any capital expenditure in excess of ten thousand dollars ($10,000.00) other than rebuilding, repairing or replacing damaged property.

Section 9. Every unit owner shall pay, in the manner herein provided, his proportionate share of the common expenses and any special assessments assessed against his Condominium parcel. If any unit owner shall fail or refuse to make any such payment of the common expenses or any special assessments within five (5) days after it is due, there shall be assessed a late payment charge in an amount equal to five percent (5%) of the overdue payment not to exceed Fifty Dollars ($50.00). The Association shall have the authority to exercise and enforce any and all rights and remedies provided by the Declaration, these Bylaws or otherwise available at law or in equity, for the collection of all such unpaid amounts.

Section 10. The Board of Directors may cause the Association to discharge any mechanic's lien or other encumbrance which in the opinion of the Board may constitute a lien against the common elements of the Condominium. When less than all of the unit owners are responsible for the existence of any such lien, the unit owner or owners responsible shall be liable (jointly and severally, if more than one) for the amount necessary to discharge same and for all costs and expenses (including attorney's fees) incurred by the Association by reason of such lien.

ARTICLE VI
RULES AND REGULATIONS

Uniform rules and regulations governing the use of the Condominium and the conduct of persons entitled to so use the Condominium property may be promulgated from time to time by the Board of Directors.

ARTICLE VII
AMENDMENT

These Bylaws may be amended, altered or rescinded in the manner provided by the Articles of Incorporation. All amendments of these Bylaws shall be duly recorded in the public records of Brevard County, Florida.

I, Edward A. Powis, as President of the Royal Mansion Condominium Association, Inc., a Florida-not-for-Profit Corporation, hereby certify that these By-Laws were duly adopted at a properly noticed meeting of the members and the Board of Directors of the Royal Mansion Condominium Association, Inc.

Edward A. Powis, President

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