

CERTIFICATE OF ARCHITECT
FOR
BYRON GARDENS
A CONDOMINIUM

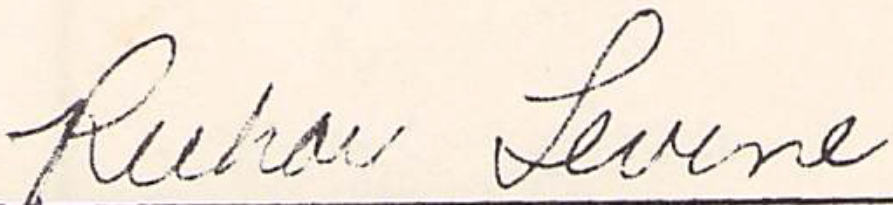
STATE OF FLORIDA:
COUNTY OF DADE : SS.

BEFORE ME, the undersigned authority, duly authorized to administer oaths and take acknowledgments, personally appeared RICHARD LEVINE, AIA, by me well known and known to me to be the person hereinafter described, who, being by me first duly cautioned and sworn, deposes and says on oath as follows, to wit:

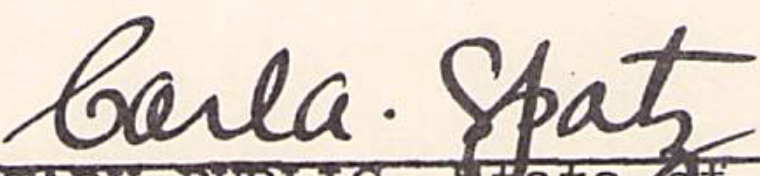
1. That he is a duly registered licensed architect authorized to practice under the laws of and in the State of Florida.

2. Affiant hereby certifies that the attached survey and floor plans marked collectively as Exhibit 1, together with the wording of the declaration of condominium, is a correct representation of the improvements described therein, and that there can be determined therefrom the identification, location, dimensions and size of the common elements and of each condominium unit therein.

FURTHER AFFIANT SAYETH NAUGHT.


RICHARD LEVINE, AIA
Architect, State of Florida

SWORN to and SUBSCRIBED to before me this 21 day of MAY, 1970.


NOTARY PUBLIC, State of Florida

My Commission Expires:

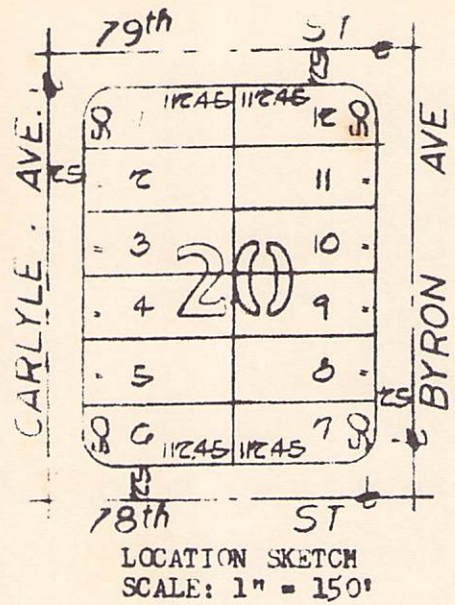
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JULY 17, 1972
BONDED THROUGH FRED W. DIESTELHORST



EXHIBIT "1" -- CERTIFICATE OF ARCHITECT

15018

CLERK NOTE:
FOR DECLARATION OF CONJUNCTION,
SEE OFFICIAL RECORD BK 6811 PG 550.



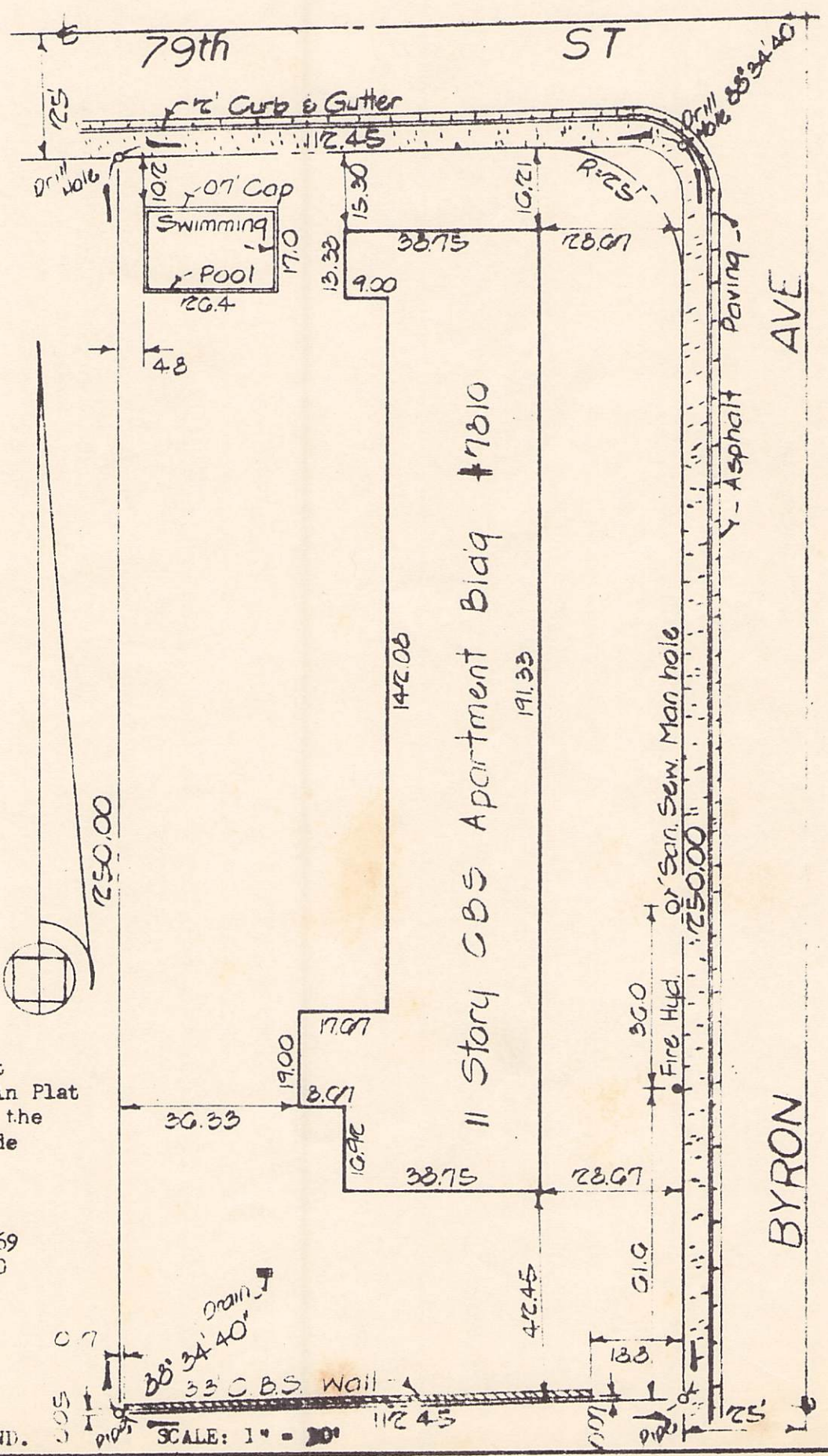
I HEREBY CERTIFY That the information shown hereon represents a Survey made under my direction and is true and correct to the best of my knowledge and belief.

J. B. FORD CO.

C. W. Ladd

C. W. Ladd #1230
Registered Land Surveyor
State of Florida

J. B. FORD CO.
C. W. LADD, Pres.
2909 N. W. 7th Street
Miami, Fla. 33125
Phones: 642-2820, 642-2731



SURVEY OF:

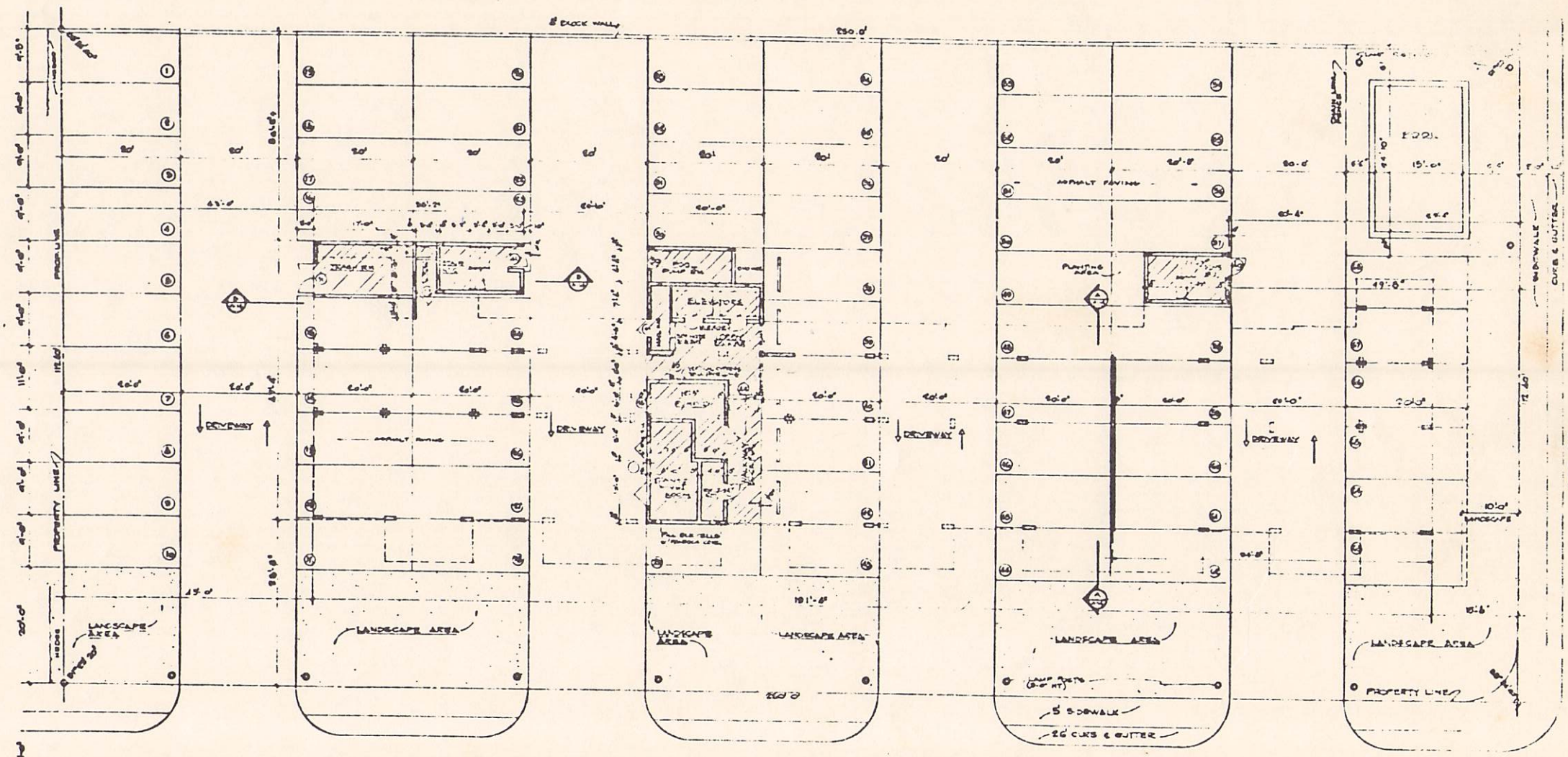
Lots thru 12,
Block 20,
DEL MAR,
According to the Plat
thereof as recorded in Plat
Book 8 at Page 41 of the
Public Records of Dade
County, Florida.

DAT: Jan. 2, 1969
REVISED: July 21, 1969
REVISED: May 14, 1970

FOR: BYRON GARDENS COND.

NOTES: 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. SEE PLAN FOR DETAILS.

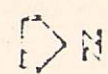
15-18



FLOOR ELEVATION: 0' 0"
CEILING ELEVATION: 11' 3 3/4"

BYRON AVENUE

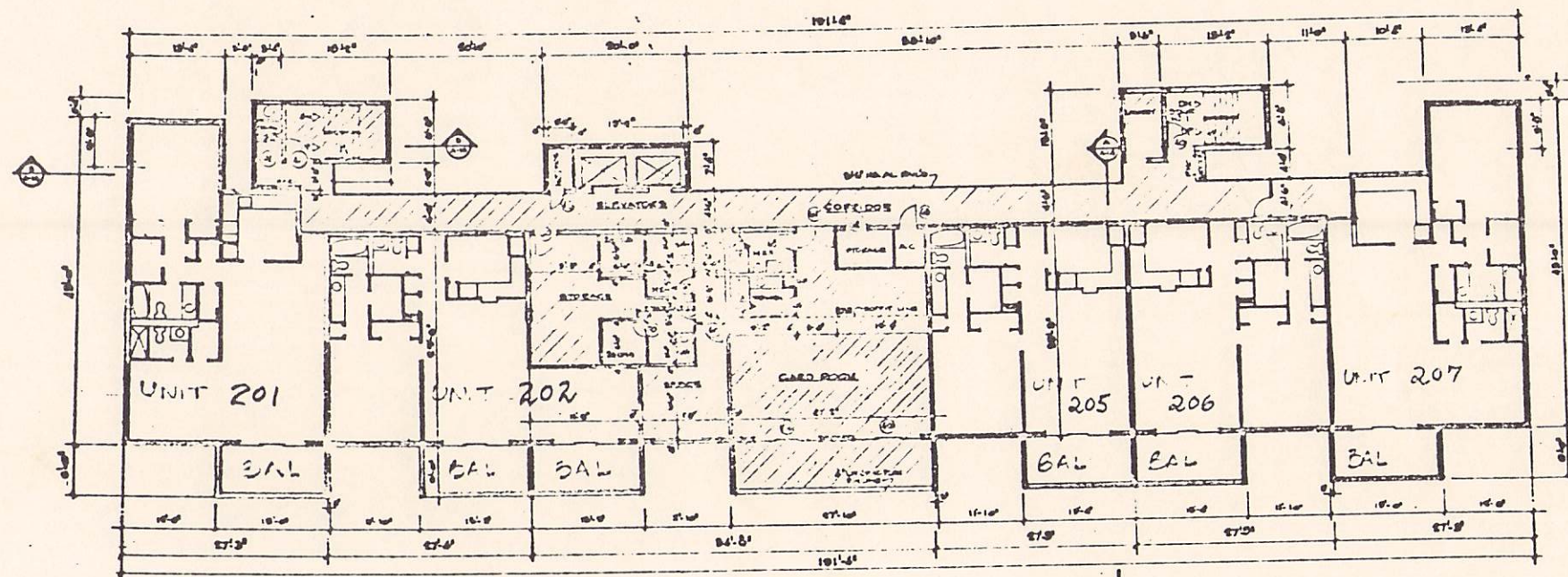
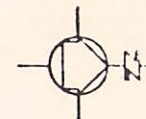
COMMON AREA



GROUND FLOOR PLAN BYRON GARDENS	DATE: 10-1-03 SCALE: 1/8" = 1'-0" BY: [Signature] CHKD: [Signature]
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EXHIBIT 1 - 1ST (GROUND) FLOOR PLAN

15-183



NOTES:

Each condominium unit consists of the space bound by a vertical projection of the boundary lines shown, and by the horizontal planes at the floor and ceiling.

FLOOR ELEVATION: 11.833' CEILING ELEVATION: 19.96'

Elevations are based on mean sea level data.

All walls are 8 inches thick unless otherwise shown.

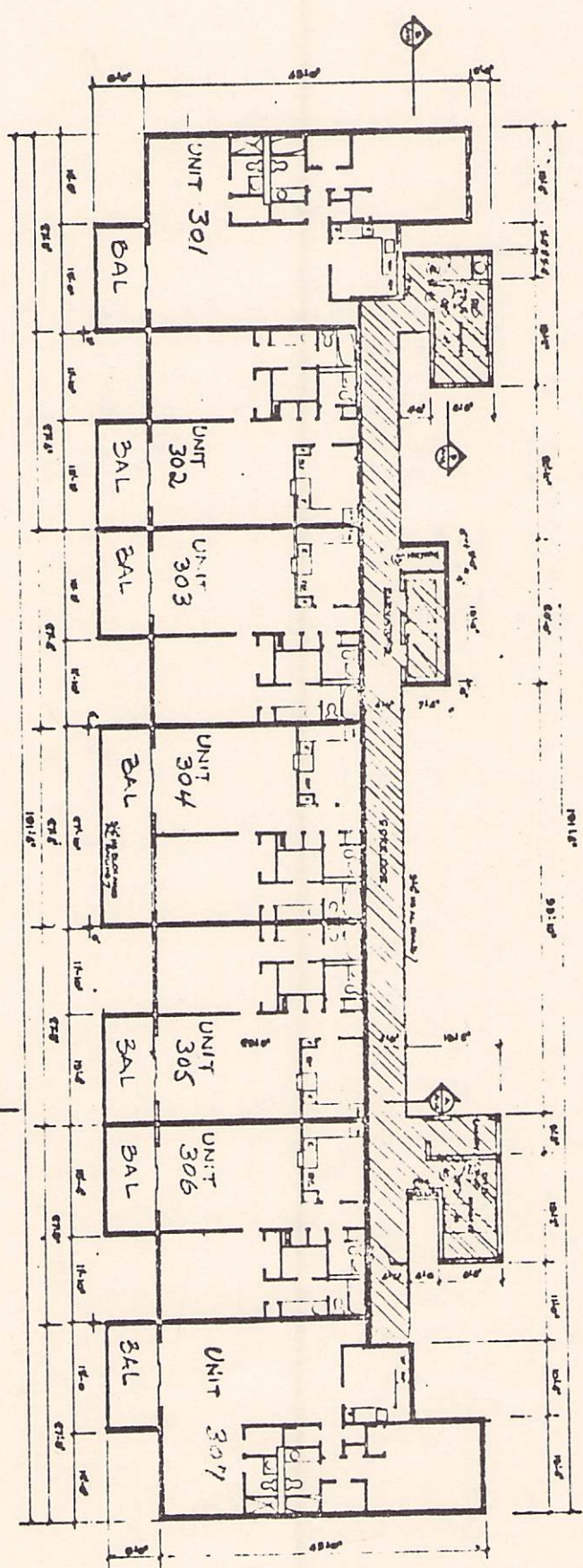
--- COMMON AREA
— CONDOMINIUM BOUNDARY LINE

EXHIBIT 1 - 2ND FLOOR PLAN

SECOND FLOOR PLAN

BY: [Signature] DATE: [Date]

152184



NOTES:

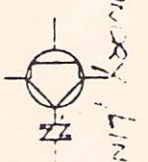
Each conforming unit consists of the space bound by a vertical projection of the boundary lines shown, and by the horizontal planes at the floor and ceiling.

FLOOR ELEVATION: 20.5'

CEILING ELEVATION: 28.626'

Dimensions are based on mean sea level datum.

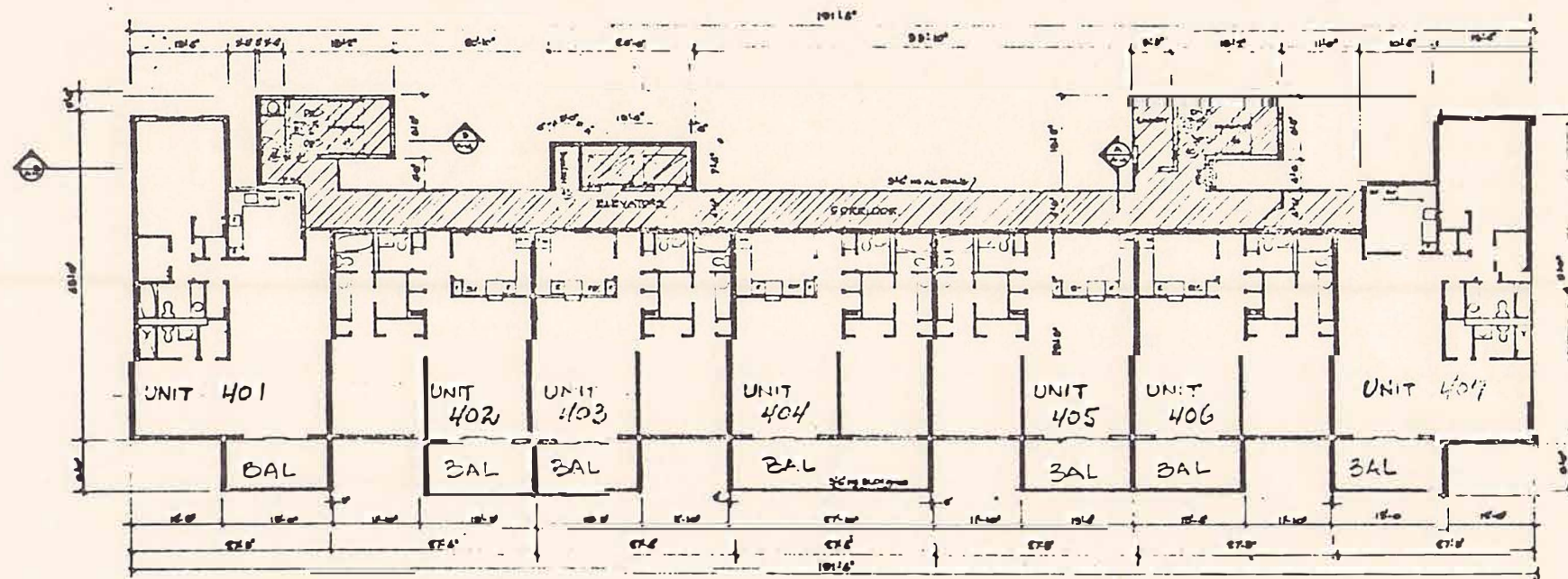
COMMON AREA
CONDOMINIUM BOUNDARY LINE



3RD FLOOR PLAN	BYRON GARDEN
DATE: 10/1/84	BY: [Signature]
SCALE: 1/8" = 1'-0"	CHECKED: [Signature]
PROJECT: 152184	REVISION: 1

EXHIBIT 1 - 3RD FLOOR PLAN

15-18



NOTES:

Each condominium unit consists of the space bound by a vertical projection of the boundary lines shown, and by the horizontal planes at the floor and ceiling.

FLOOR ELEVATION: 29.166' CEILING ELEVATION: 37.293'
Elevations are based on mean sea level datum.

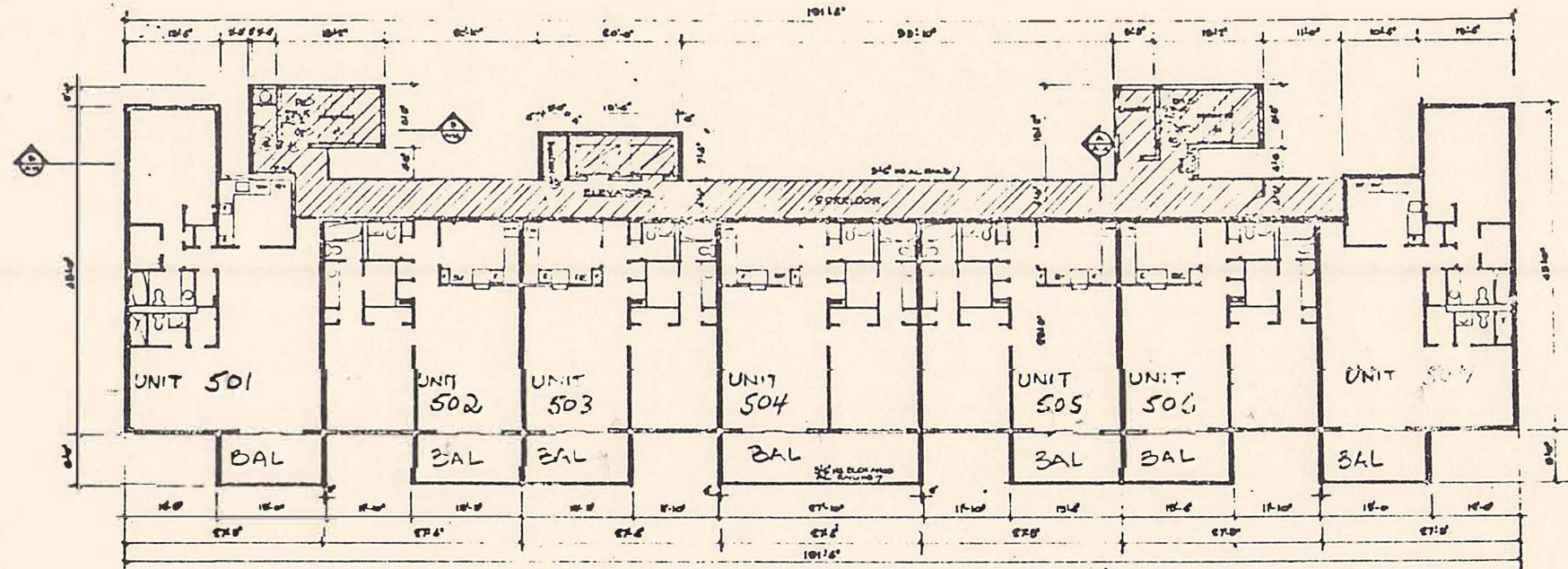
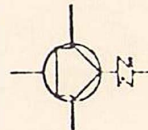
COMMON AREA

CONDOMINIUM BOUNDARY LINE

4TH FLOOR PLAN
BYRON GARDENS

EXHIBIT 1 - 4TH FLOOR PLAN

15-184



NOTES:

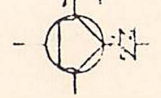
Each condominium unit consists of the space bound by a vertical projection of the boundary lines shown, and by the horizontal planes at the floor and ceiling.

FLOOR ELEVATION: 37.833'

CEILING ELEVATION: 45.46'

COMMON AREA

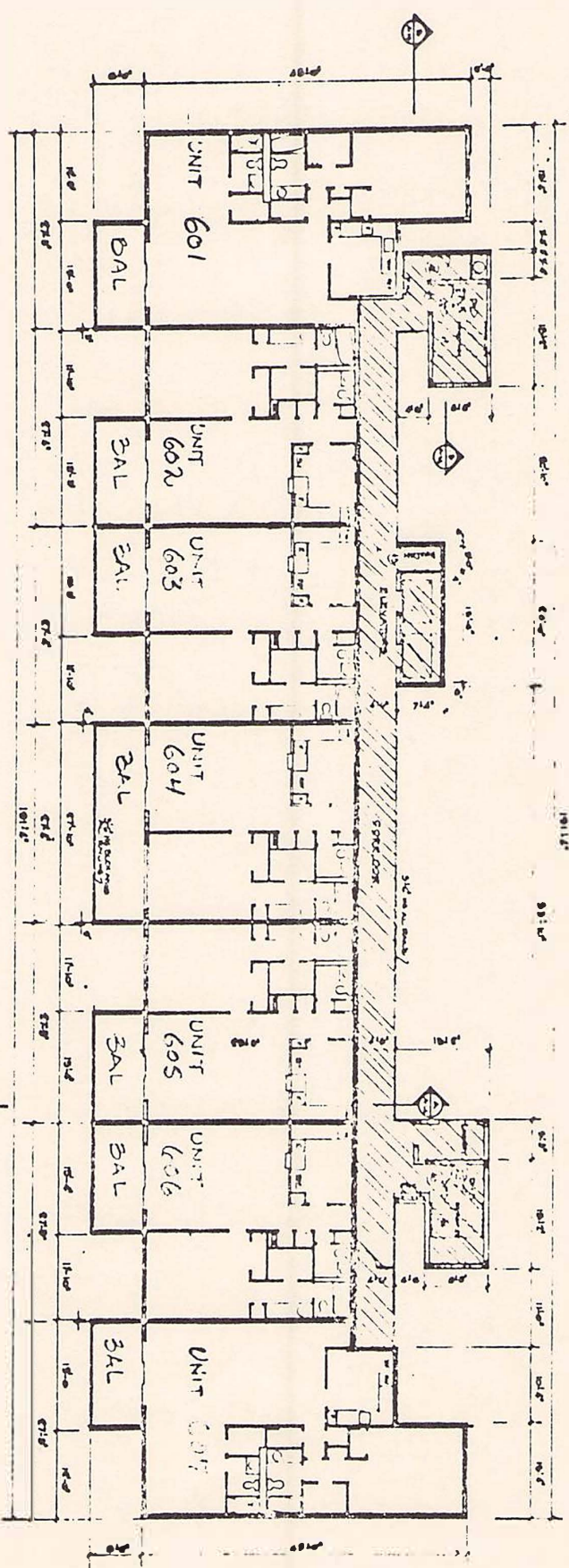
CONDOMINIUM BOUNDARY LINE



5TH FLOOR PLAN
BY: [illegible]
DATE: [illegible]

EXHIBIT 1- 5TH FLOOR PLAN

152182



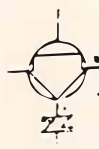
NOTES:

EACH CONDOMINIUM UNIT CONSISTS OF THE SPACE BOUND BY A VERTICAL PROJECTION OF THE COMMON WALLS SHOWN, AND BY THE HORIZONTAL PLANES AT THE FLOOR AND CEILING.

FLOOR ELEVATION: 46.5' OFFICE ELEVATION: 54.626

COMMON AREA

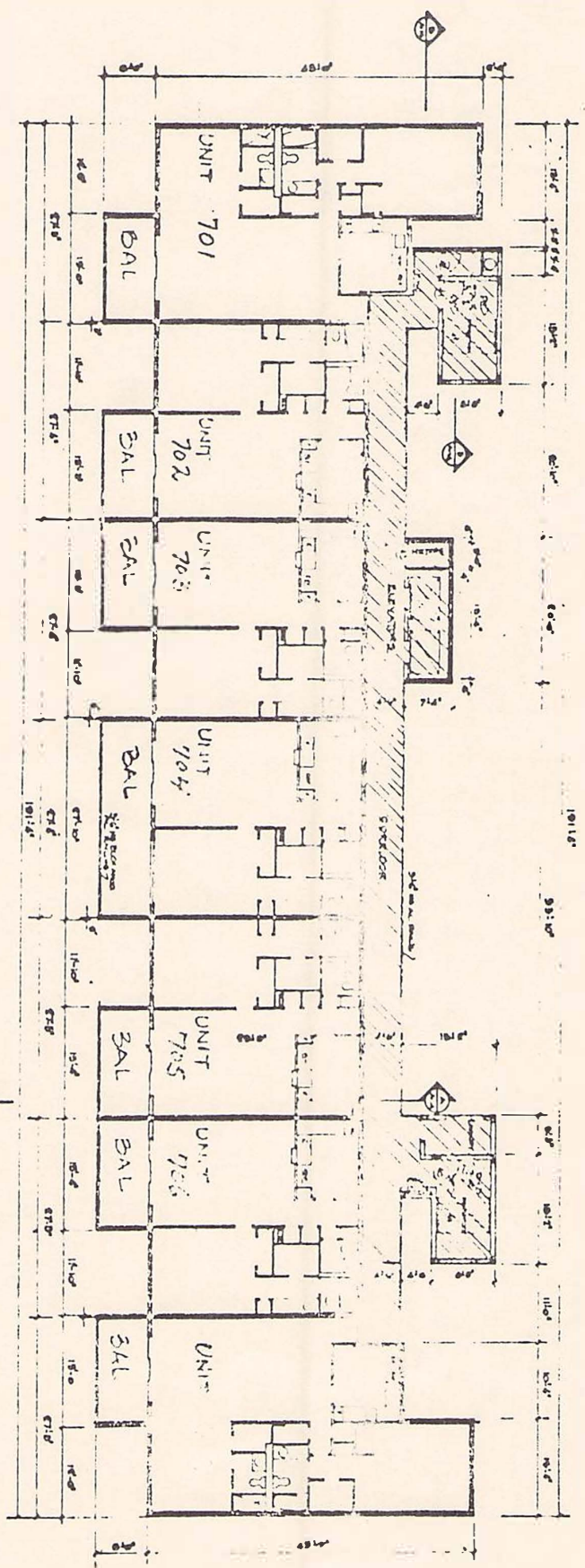
CONDOMINIUM BOUNDARY



6TH FLOOR
BYRON GARDENS

EXHIBIT 1 - 6TH FLOOR PLAN

15~183



NOTES:

Each column will consist of the area bound by a vertical projection of the top of the column, and by the horizontal planes at the top and bottom.

Floor Elevation: 55.166' and 63.293'

COMMON AREA

COMMON EXPOSURE

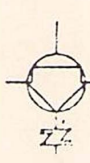
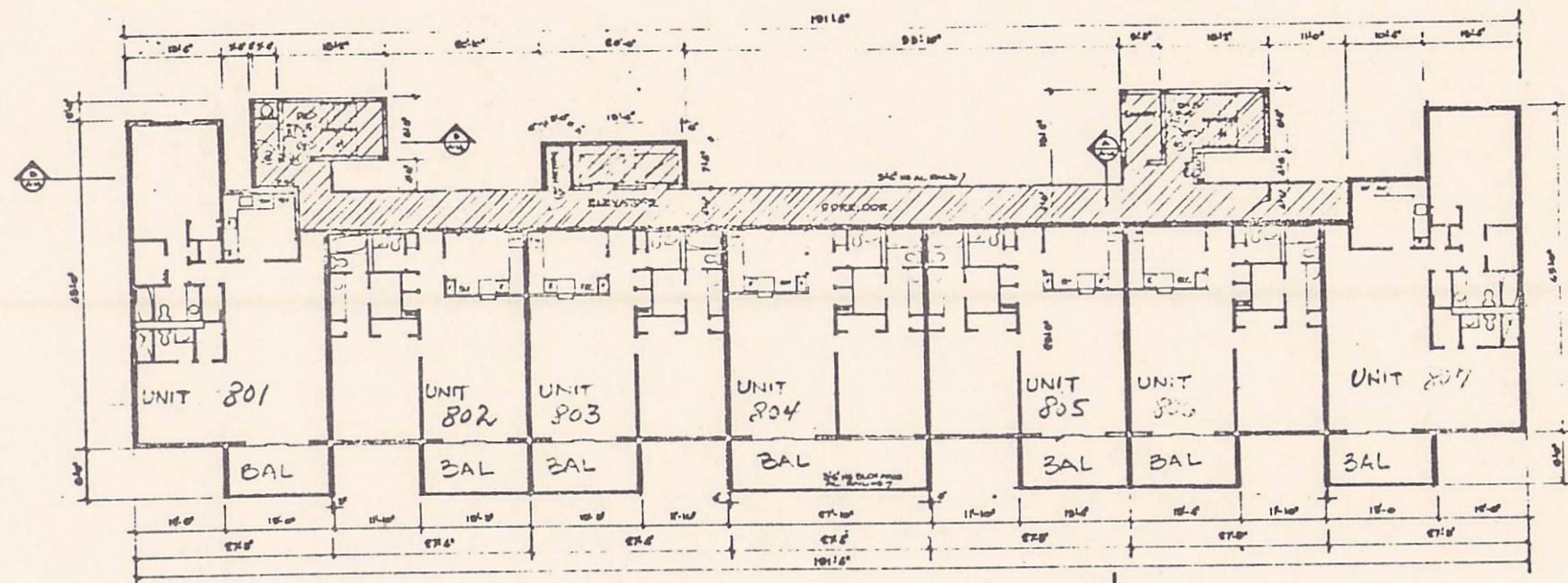
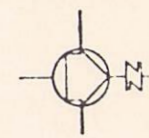


EXHIBIT 1 - 7TH FLOOR PLAN

15~189

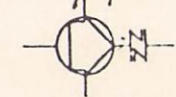


NOTES:

Each condominium unit consists of the space bound by a vertical projection of the boundary lines shown, and by the horizontal planes at the floor and ceiling.

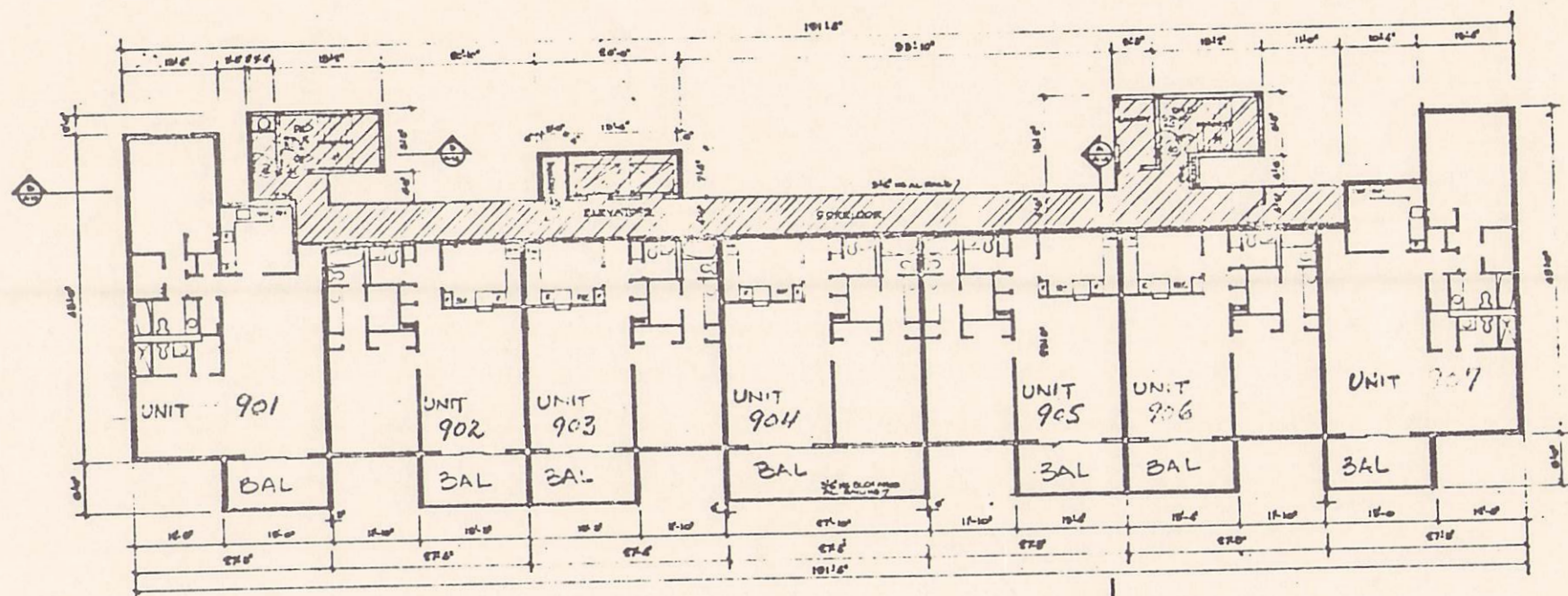
FLOOR ELEVATION: 63.833 CEILING ELEVATION: 71.96'
Elevations are based on mean sea level datum.
The plan shows 2 inch circular holes at the center of each unit.

COMMON AREA
CONDOMINIUM BOUNDARY LINE



8TH FLOOR PLAN	DATE: 4-18-69
BYRON GARDENS	BY: J. W. P.
	SCALE: 1/8" = 1'-0"
	PROJECT: 15~189
	CLIENT: 15~189
	DESIGN: 15~189
	CONSTRUCTION: 15~189

EXHIBIT 1 - 8TH FLOOR PLAN

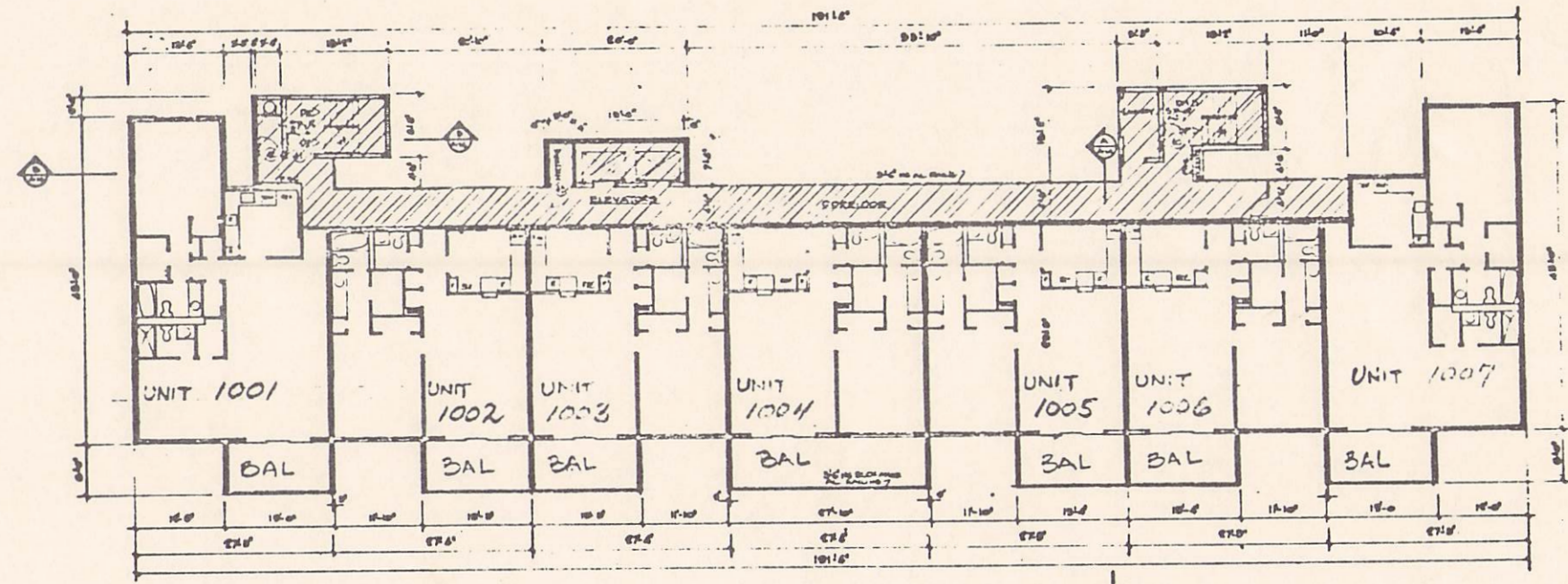
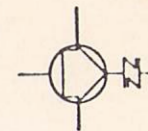


 COMMON AREA
 CONDOMINIUM BOUNDARY LINE

FLOOR ELEVATION: 72.5' CEILING ELEVATION: 80.626'

Drawing No. 9TH FLOOR PLAN Job BYRON GARDENS Date 10/1/67	Revision 1. 10/1/67 2. 10/1/67 3. 10/1/67 4. 10/1/67 5. 10/1/67 6. 10/1/67 7. 10/1/67 8. 10/1/67 9. 10/1/67 10. 10/1/67 11. 10/1/67 12. 10/1/67 13. 10/1/67 14. 10/1/67 15. 10/1/67 16. 10/1/67 17. 10/1/67 18. 10/1/67 19. 10/1/67 20. 10/1/67 21. 10/1/67 22. 10/1/67 23. 10/1/67 24. 10/1/67 25. 10/1/67 26. 10/1/67 27. 10/1/67 28. 10/1/67 29. 10/1/67 30. 10/1/67 31. 10/1/67 32. 10/1/67 33. 10/1/67 34. 10/1/67 35. 10/1/67 36. 10/1/67 37. 10/1/67 38. 10/1/67 39. 10/1/67 40. 10/1/67 41. 10/1/67 42. 10/1/67 43. 10/1/67 44. 10/1/67 45. 10/1/67 46. 10/1/67 47. 10/1/67 48. 10/1/67 49. 10/1/67 50. 10/1/67 51. 10/1/67 52. 10/1/67 53. 10/1/67 54. 10/1/67 55. 10/1/67 56. 10/1/67 57. 10/1/67 58. 10/1/67 59. 10/1/67 60. 10/1/67 61. 10/1/67 62. 10/1/67 63. 10/1/67 64. 10/1/67 65. 10/1/67 66. 10/1/67 67. 10/1/67 68. 10/1/67 69. 10/1/67 70. 10/1/67 71. 10/1/67 72. 10/1/67 73. 10/1/67 74. 10/1/67 75. 10/1/67 76. 10/1/67 77. 10/1/67 78. 10/1/67 79. 10/1/67 80. 10/1/67 81. 10/1/67 82. 10/1/67 83. 10/1/67 84. 10/1/67 85. 10/1/67 86. 10/1/67 87. 10/1/67 88. 10/1/67 89. 10/1/67 90. 10/1/67 91. 10/1/67 92. 10/1/67 93. 10/1/67 94. 10/1/67 95. 10/1/67 96. 10/1/67 97. 10/1/67 98. 10/1/67 99. 10/1/67 100. 10/1/67	Date 10-1-67 By W. J. [illegible] Title ARCHT Firm [illegible] Project [illegible] Drawing No. [illegible]
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15-184



NOTES:

Each condominium unit consists of the space bound by a vertical projection of the boundary lines shown, and by the horizontal planes at the floor and ceiling.

FLOOR ELEVATION: 81.166' CEILING ELEVATION: 89.293'
Elevations are based on mean sea level datum.

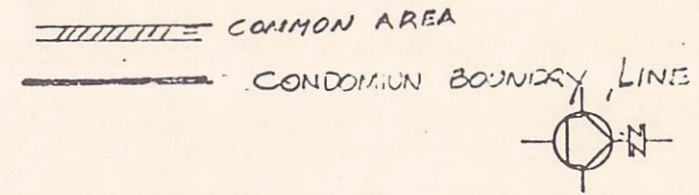
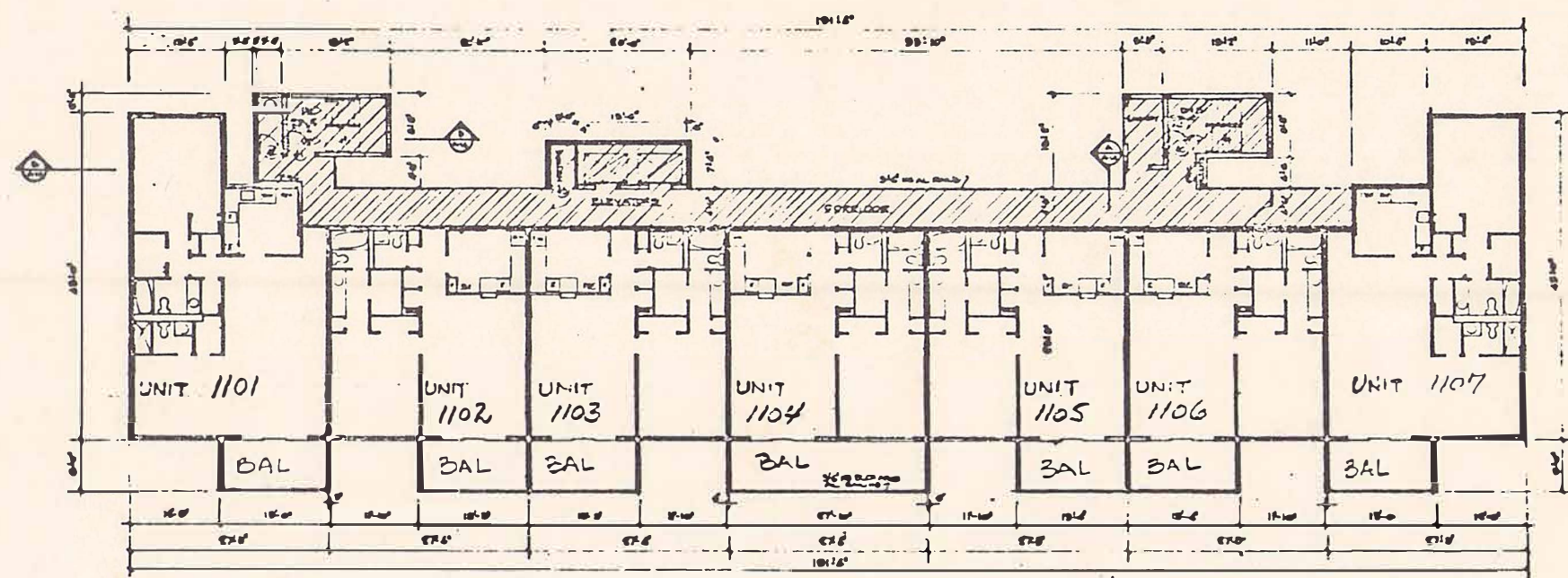
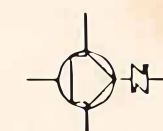


EXHIBIT 1 - 10TH FLOOR PLAN

	10TH FLOOR PLAN BYRON GARDENS	DATE: 4-25-79 BY: B. J. J. SCALE: 1/8" = 1'-0" PROJECT: 10TH FLOOR PLAN	
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15-18-12



NOTES:

Each condominium unit consists of the space bound by a vertical projection of the boundary lines shown, and by the horizontal planes at the floor and ceiling.

FLOOR ELEVATION: 89.833' CEILING ELEVATION: 97.96'
Elevations are based on mean sea level datum.

COMMON AREA
CONDOMINIUM BOUNDARY LINE



EXHIBIT 1 - 11TH FLOOR PLAN

11TH FLOOR PLAN	
BYRON GARDENS	

CONDOMINIUM	UNIT	UNDIVIDED INTEREST IN COMMON	ELEMENTS AND APPURTENANCES	THERETO	UNIT OWNERS SHARE	OF COMMON EXPENSE	AND COMMON SURPLUS
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201	✓	1.524%	1.434%	1.255%	1.40%	1.61%	1.61%
202	✓	1.202%	1.434%	1.255%	1.40%	1.61%	1.61%
205		1.205%	1.434%	1.255%	1.40%	1.61%	1.61%
206		1.206%	1.434%	1.255%	1.40%	1.61%	1.61%
207	✓	1.207%	1.434%	1.255%	1.40%	1.61%	1.61%
301	✓	1.301%	1.434%	1.255%	1.40%	1.61%	1.61%
302		1.302%	1.434%	1.255%	1.40%	1.61%	1.61%
303		1.303%	1.434%	1.255%	1.40%	1.61%	1.61%
304		1.304%	1.434%	1.255%	1.40%	1.61%	1.61%
305		1.305%	1.434%	1.255%	1.40%	1.61%	1.61%
306		1.306%	1.434%	1.255%	1.40%	1.61%	1.61%
307	✓	1.307%	1.434%	1.255%	1.40%	1.61%	1.61%
401	✓	1.401%	1.434%	1.255%	1.40%	1.61%	1.61%
402		1.402%	1.434%	1.255%	1.40%	1.61%	1.61%
403		1.403%	1.434%	1.255%	1.40%	1.61%	1.61%
404		1.404%	1.434%	1.255%	1.40%	1.61%	1.61%
405		1.405%	1.434%	1.255%	1.40%	1.61%	1.61%
406		1.406%	1.434%	1.255%	1.40%	1.61%	1.61%
407	✓	1.407%	1.434%	1.255%	1.40%	1.61%	1.61%
501	✓	1.501%	1.434%	1.255%	1.40%	1.61%	1.61%
502		1.502%	1.434%	1.255%	1.40%	1.61%	1.61%
503		1.503%	1.434%	1.255%	1.40%	1.61%	1.61%
504		1.504%	1.434%	1.255%	1.40%	1.61%	1.61%
505		1.505%	1.434%	1.255%	1.40%	1.61%	1.61%
506		1.506%	1.434%	1.255%	1.40%	1.61%	1.61%
507	✓	1.507%	1.434%	1.255%	1.40%	1.61%	1.61%
601	✓	1.601%	1.434%	1.255%	1.40%	1.61%	1.61%
602		1.602%	1.434%	1.255%	1.40%	1.61%	1.61%
603		1.603%	1.434%	1.255%	1.40%	1.61%	1.61%
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605		1.605%	1.434%	1.255%	1.40%	1.61%	1.61%
606		1.606%	1.434%	1.255%	1.40%	1.61%	1.61%
607	✓	1.607%	1.434%	1.255%	1.40%	1.61%	1.61%
701	✓	1.701%	1.434%	1.255%	1.40%	1.61%	1.61%
702		1.702%	1.434%	1.255%	1.40%	1.61%	1.61%
703		1.703%	1.434%	1.255%	1.40%	1.61%	1.61%
704		1.704%	1.434%	1.255%	1.40%	1.61%	1.61%
705		1.705%	1.434%	1.255%	1.40%	1.61%	1.61%
706		1.706%	1.434%	1.255%	1.40%	1.61%	1.61%
707	✓	1.707%	1.434%	1.255%	1.40%	1.61%	1.61%
801	✓	1.801%	1.434%	1.255%	1.40%	1.61%	1.61%
802		1.802%	1.434%	1.255%	1.40%	1.61%	1.61%
803		1.803%	1.434%	1.255%	1.40%	1.61%	1.61%
804		1.804%	1.434%	1.255%	1.40%	1.61%	1.61%
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806		1.806%	1.434%	1.255%	1.40%	1.61%	1.61%
807	✓	1.807%	1.434%	1.255%	1.40%	1.61%	1.61%
901	✓	1.901%	1.434%	1.255%	1.40%	1.61%	1.61%
902		1.902%	1.434%	1.255%	1.40%	1.61%	1.61%
903		1.903%	1.434%	1.255%	1.40%	1.61%	1.61%
904		1.904%	1.434%	1.255%	1.40%	1.61%	1.61%
905		1.905%	1.434%	1.255%	1.40%	1.61%	1.61%
906	✓	1.906%	1.434%	1.255%	1.40%	1.61%	1.61%
907	✓	1.907%	1.434%	1.255%	1.40%	1.61%	1.61%
1001	✓	1.1001%	1.434%	1.255%	1.40%	1.61%	1.61%
1002		1.1002%	1.434%	1.255%	1.40%	1.61%	1.61%
1003		1.1003%	1.434%	1.255%	1.40%	1.61%	1.61%
1004		1.1004%	1.434%	1.255%	1.40%	1.61%	1.61%
1005		1.1005%	1.434%	1.255%	1.40%	1.61%	1.61%
1006		1.1006%	1.434%	1.255%	1.40%	1.61%	1.61%
1007	✓	1.1007%	1.434%	1.255%	1.40%	1.61%	1.61%
1101	✓	1.1101%	1.434%	1.255%	1.40%	1.61%	1.61%
1102		1.1102%	1.434%	1.255%	1.40%	1.61%	1.61%
1103		1.1103%	1.434%	1.255%	1.40%	1.61%	1.61%
1104		1.1104%	1.434%	1.255%	1.40%	1.61%	1.61%
1105		1.1105%	1.434%	1.255%	1.40%	1.61%	1.61%
1106		1.1106%	1.434%	1.255%	1.40%	1.61%	1.61%
1107	✓	1.1107%	1.434%	1.255%	1.40%	1.61%	1.61%