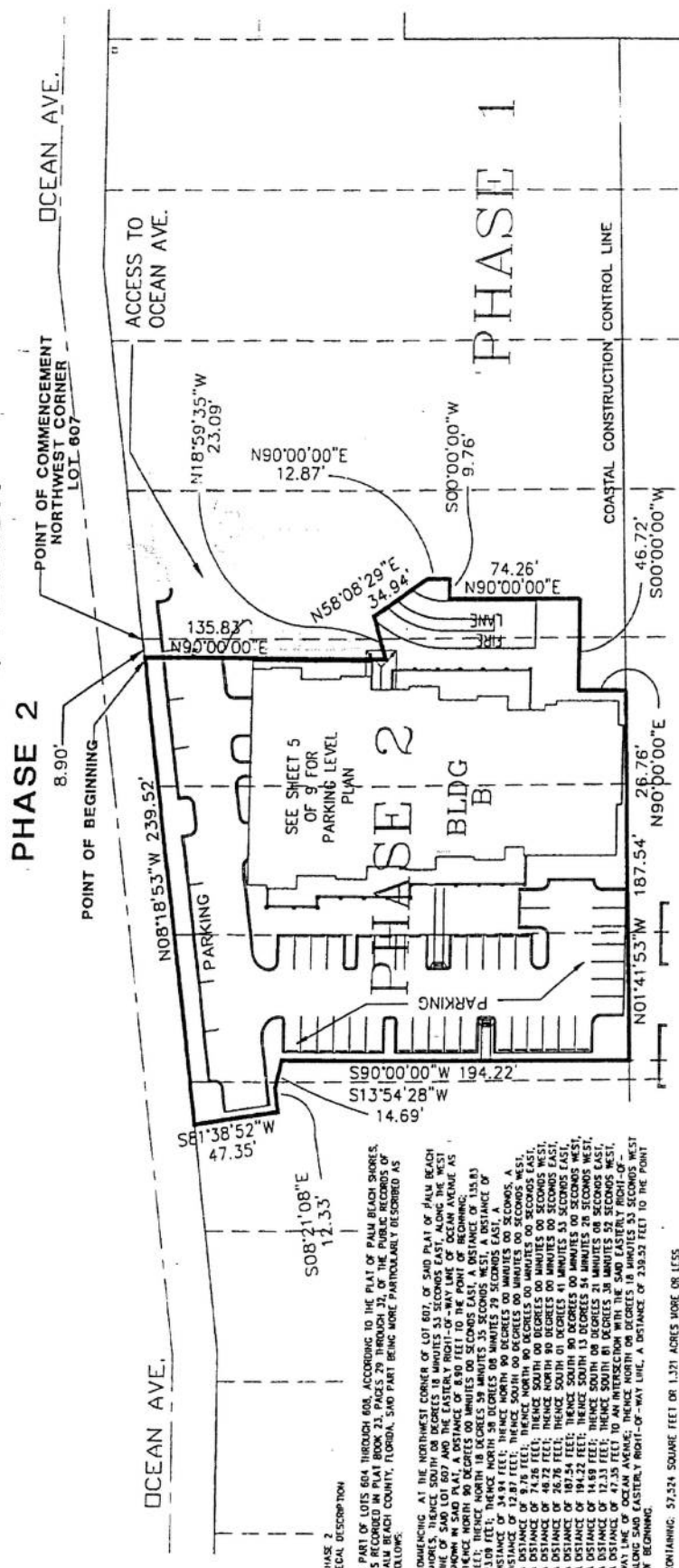
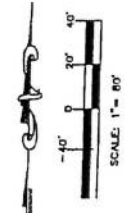


Ocean Pointe

O.R.B.
PAGE

EXHIBIT "A"
OCEAN POINTE CONDOMINIUM
SECTION 26 AND 35, TOWNSHIP 42 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA



PHASE 2
LEGAL DESCRIPTION
A PART OF LOTS 604 THROUGH 608, ACCORDING TO THE PLAT OF PALM BEACH SHORES, AS RECORDED IN PLAT BOOK 23, PAGES 29 THROUGH 32, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 607 OF SAID PLAT OF PALM BEACH SHORES, THENCE SOUTH 08 DEGREES 18 MINUTES 53 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 607 AND THE EASTERLY RIGHT-OF-WAY LINE OF OCEAN AVENUE, AS SHOWN ON SAID PLAT, A DISTANCE OF 239.52 FEET TO THE POINT OF BEGINNING; THENCE NORTH 08 DEGREES 18 MINUTES 53 SECONDS WEST, A DISTANCE OF 135.83 FEET; THENCE NORTH 18 DEGREES 59 MINUTES 35 SECONDS WEST, A DISTANCE OF 23.09 FEET; THENCE NORTH 58 DEGREES 08 MINUTES 29 SECONDS EAST, A DISTANCE OF 34.94 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 12.87 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 9.76 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 46.72 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 26.76 FEET; THENCE SOUTH 01 DEGREES 41 MINUTES 53 SECONDS WEST, A DISTANCE OF 187.54 FEET; THENCE SOUTH 13 DEGREES 54 MINUTES 28 SECONDS WEST, A DISTANCE OF 14.69 FEET; THENCE SOUTH 81 DEGREES 38 MINUTES 52 SECONDS WEST, A DISTANCE OF 47.35 FEET; THENCE SOUTH 08 DEGREES 18 MINUTES 53 SECONDS EAST, A DISTANCE OF 239.52 FEET TO THE POINT OF BEGINNING.
CONTAINING: 52,324 SQUARE FEET OR 1.371 ACRES MORE OR LESS
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

DAMES & MOORE
A DAMES & MOORE GROUP COMPANY
6400 CONGRESS AVENUE, SUITE 2500
BOCA RATON, FLORIDA 33467
(561)994-6500 FAX: (561)994-6524

O.R.B.
PAGE

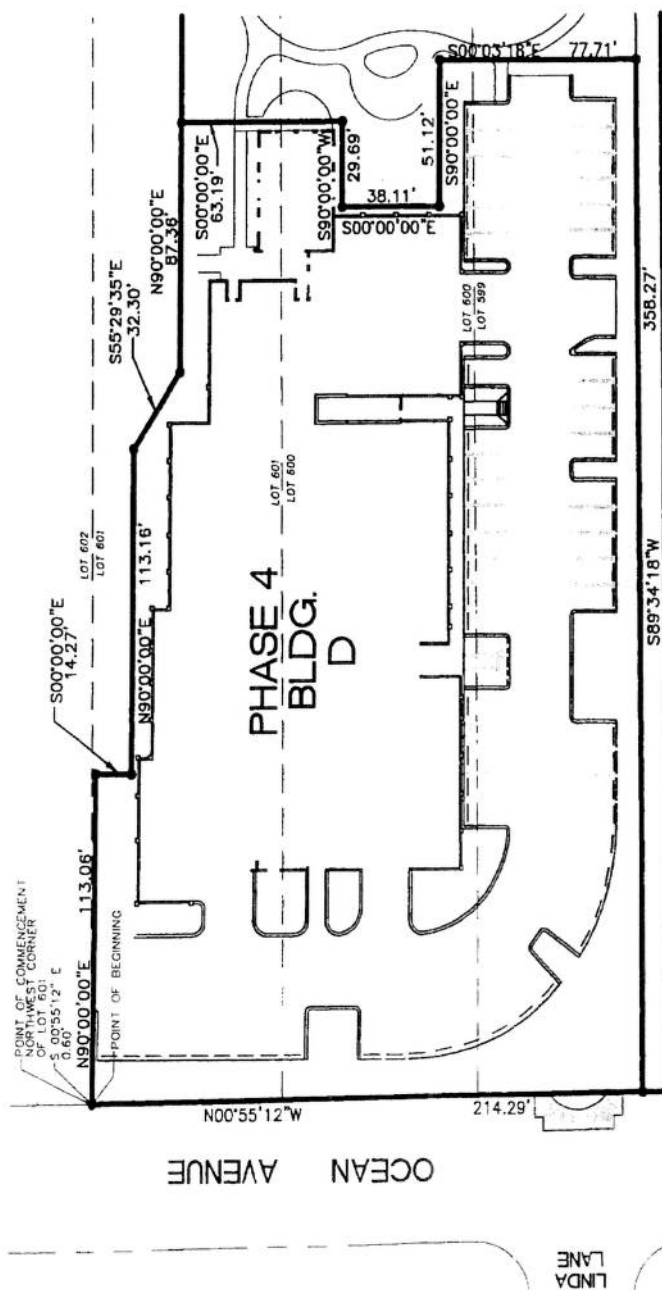
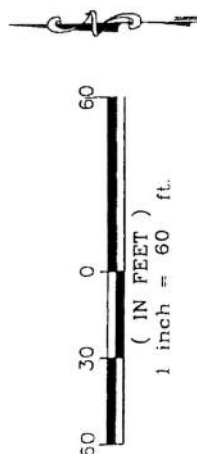
EXHIBIT "A"

OCEAN POINTE CONDOMINIUM

SECTIONS 26 AND 35, TOWNSHIP 42 SOUTH, RANGE 43 EAST

PALM BEACH COUNTY, FLORIDA

PHASE 4



PHASE 4 LEGAL DESCRIPTION

A PART OF LOTS 599, 600 AND 601 ACCORDING TO THE PLAT OF PALM BEACH SHORES, AS RECORDED IN PLAT BOOK 23 PAGES 29 THROUGH 32, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 601, OF SAID PLAT OF PALM BEACH SHORES, THENCE SOUTH 00°55'12" EAST, ALONG THE WEST LINE OF SAID LOT 601 AND THE EASTERLY RIGHT-OF-WAY OF OCEAN AVENUE, A DISTANCE OF 214.29 FEET; A DISTANCE OF 0.60 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 113.06 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 143.06 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 113.16 FEET; THENCE SOUTH 55°29'35" EAST, A DISTANCE OF 32.30 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 87.38 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 29.69 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 51.12 FEET; THENCE SOUTH 00°03'18" EAST, A DISTANCE OF 77.71 FEET; THENCE SOUTH 89°34'18" WEST, A DISTANCE OF 358.27 FEET TO AN INTERSECTION WITH THE SAID EASTERLY RIGHT-OF-WAY LINE OF OCEAN AVENUE, THENCE NORTH 00°55'12" WEST, ALONG THE WEST LINE OF SAID LOT 601, A DISTANCE OF 214.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 87,953 SQUARE FEET OR 1.55 ACRES MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT-OF-WAY OF RECORD.

LIDBERG LAND SURVEYING, INC.

675 West Indianatown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

LB 4431

SHEET 3 OF 10

EXHIBIT "A"
OCEAN POINTE CONDOMINIUM
SECTIONS 26 & 35, TOWNSHIP 42 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA
PHASE 5

LEGAL DESCRIPTION
PHASE 5 CONDOMINIUM

A PARCEL OF LAND BEING A PORTION OF LOTS 592 THROUGH 595, INCLUSIVE, ACCORDING TO THE PLAT OF PALM BEACH SHORES, AS RECORDED IN PLAT BOOK 23, PAGES 29 THROUGH 32, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 595; THENCE ALONG THE NORTH LINE OF SAID LOT 595, NORTH 89°34'18" EAST, A DISTANCE OF 343.77 FEET TO A POINT ON THE COASTAL CONSTRUCTION CONTROL LINE AS RECORDED IN PLAT BOOK 36, PAGES 91 THROUGH 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID COASTAL CONSTRUCTION CONTROL LINE, SOUTH 00°55'50" EAST, A DISTANCE OF 116.39 FEET; THENCE DEPARTING SAID COASTAL CONSTRUCTION CONTROL LINE, NORTH 90°00'00" WEST, A DISTANCE OF 49.45 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 66.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 6.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 26.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 7.50 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 22.70 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 8.25 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 9.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 16.30 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 4.50 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 38.50 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 4.50 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 168.29 FEET TO A POINT ON THE WEST LINE OF SAID LOT 592; THENCE ALONG THE WEST LINE OF SAID LOTS 592 THROUGH 595, INCLUSIVE, NORTH 00°25'42" WEST, A DISTANCE OF 205.94 FEET; THENCE ALONG THE WEST LINE OF SAID LOT 595 NORTH 00°55'12" WEST, A DISTANCE OF 54.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.860 ACRES OR 81,014 SQUARE FEET MORE OR LESS.

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DATE 05/27/03		
JOB 01-214-305		
LB4431		
675 West Indiantown Road, Suite 200 Jupiter, Florida 33458 TEL. 561-746-8454		

**LIBBERG LAND SURVEYING, INC.**

NUMBER	DIRECTION	DISTANCE
L1	N90°00'00"E	6.00'
L2	S00°00'00"W	26.00'
L3	N90°00'00"W	7.50'
L4	S00°00'00"W	22.70'
L5	N90°00'00"W	20.50'
L6	S00°00'00"W	8.25'
L7	N90°00'00"W	9.00'
L8	S00°00'00"W	16.30'
L9	N90°00'00"W	30.00'
L10	N00°00'00"E	4.50'
L11	N90°00'00"W	38.50'
L12	S00°00'00"W	4.50'
L13	N90°00'00"W	26.00'
L14	S00°00'00"W	7.00'

EXHIBIT "A"
OCEAN POINTE CONDOMINIUM
SECTIONS 26 & 35, TOWNSHIP 42 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA
PHASE 5

LEGAL DESCRIPTION
PHASE 5 RECREATION

A PARCEL OF LAND BEING A PORTION OF LOTS 592 THROUGH 595, INCLUSIVE, ACCORDING TO THE PLAT OF PALM BEACH SHORES, AS RECORDED IN PLAT BOOK 23, PAGES 29 THROUGH 32, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 595; THENCE ALONG THE NORTH LINE OF SAID LOT 595 NORTH 89°34'18" EAST, A DISTANCE OF 343.77 FEET TO A POINT ON THE COASTAL CONSTRUCTION CONTROL LINE AS RECORDED IN PLAT BOOK 36, PAGES 91 THROUGH 106, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE, NORTH 89°34'18" EAST, A DISTANCE OF 242.88 FEET TO A POINT ON THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN AT ELEVATION 2.0; N.G.V.D. OF 1929; THENCE ALONG SAID MEAN HIGH WATER LINE, SOUTH 14°51'46" WEST, A DISTANCE OF 22.04 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, SOUTH 15°15'59" WEST, A DISTANCE OF 53.20 FEET; THENCE SOUTH 12°52'37" WEST, A DISTANCE OF 53.73 FEET; THENCE SOUTH 10°43'03" WEST, A DISTANCE OF 51.25 FEET; THENCE SOUTH 09°40'49" WEST, A DISTANCE OF 52.32 FEET; THENCE SOUTH 03°32'53" WEST, A DISTANCE OF 50.54 FEET; THENCE SOUTH 00°00'20" WEST, A DISTANCE OF 31.13 FEET; THENCE SOUTH 12°36'52" EAST, A DISTANCE OF 5.29 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 592; THENCE ALONG SAID SOUTH LINE, NORTH 88°59'52" WEST, A DISTANCE OF 532.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 592; THENCE ALONG THE WEST LINE OF SAID LOT 592, NORTH 00°25'42" WEST, A DISTANCE OF 39.94 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 90°00'00" EAST, A DISTANCE OF 168.29 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 7.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 26.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 4.50 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 16.30 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 9.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 8.25 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 20.50 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 22.70 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 7.50 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 26.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 6.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 66.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 49.45 FEET TO A POINT ON SAID COASTAL CONSTRUCTION CONTROL LINE; THENCE ALONG SAID COASTAL CONSTRUCTION CONTROL LINE, NORTH 00°55'50" WEST, A DISTANCE OF 116.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.020 ACRES OR 87,991 SQUARE FEET MORE OR LESS.

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DATE 05/27/03	
DWG. 101-214	
LB4431	
675 West Indian Town Road, Suite 200 Jupiter, Florida 33458 TEL. 561-746-8454	

**LIBBERG LAND
SURVEYING, INC.**