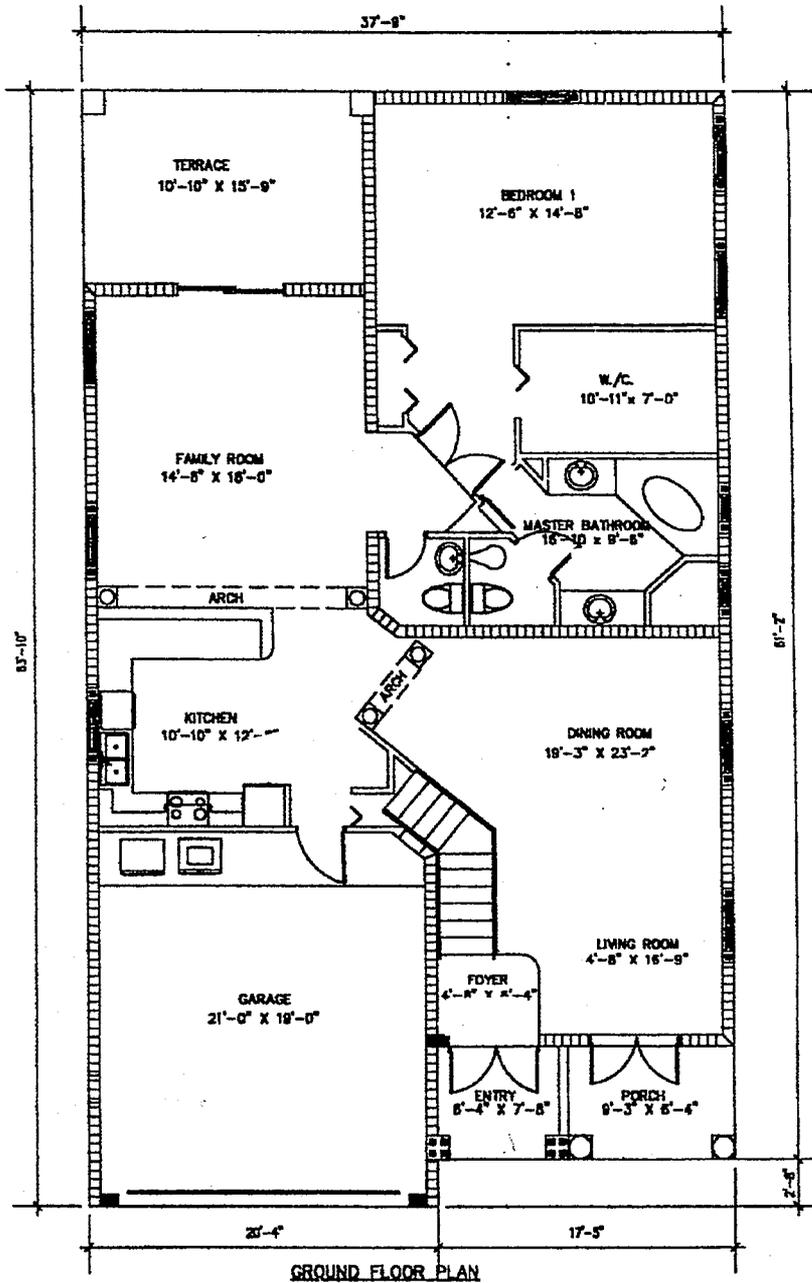


For: 3120 Virginia Street



NAME	GRACE IN THE GROVE		
DESIGN ENGINEERS	NELCO TESTEING & ENGEENIERING SERVICE, INC.		
	#0031509		
DATE	FEB 2001	SCALE	1/8" = 1'-0"



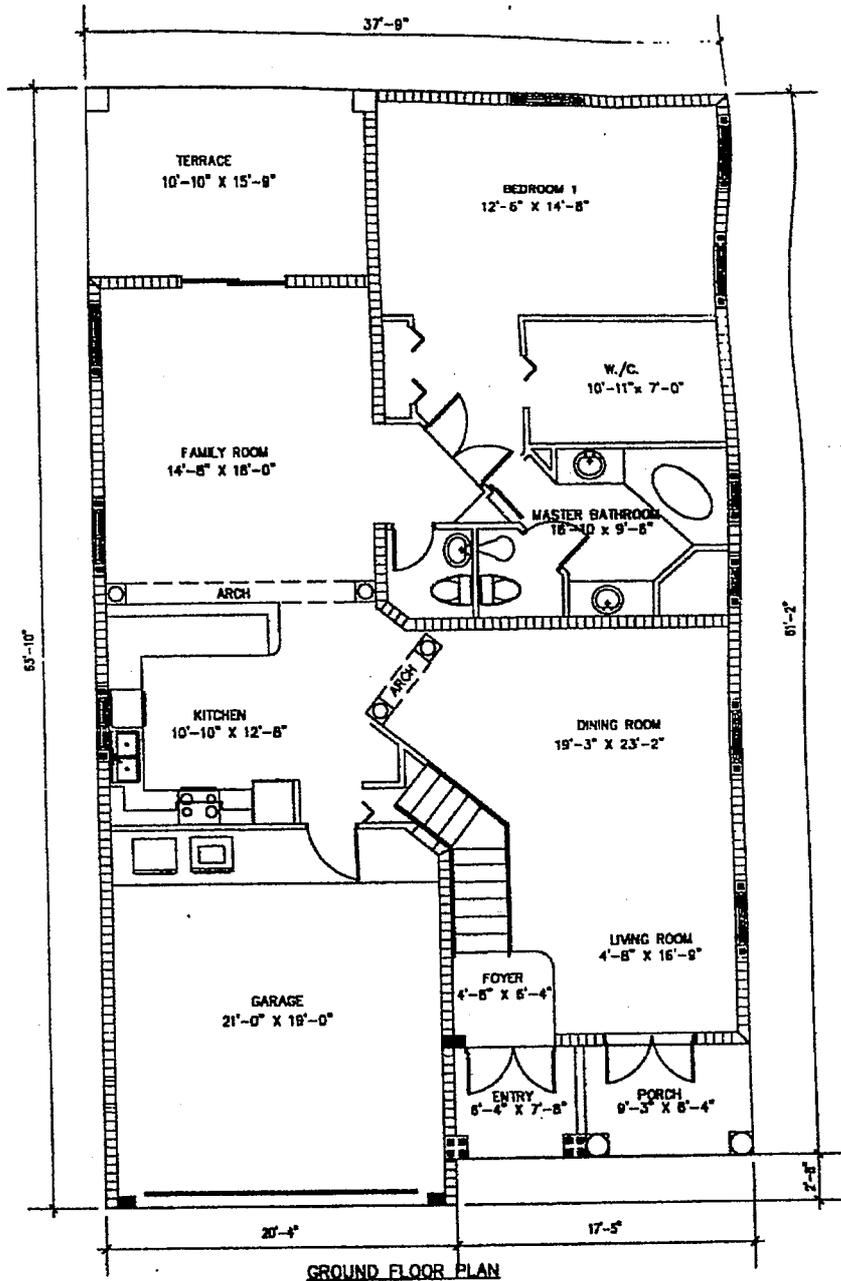
For: 3120 Virginia Street



NAME	GRACE IN THE GROVE		
DESIGN ENGINEERS	NELCO TESTING & ENGINEERING SERVICE, INC.		
	#0031509		
DATE	FEB 2001	SCALE	1/8" = 1'-0"

19961PG2287

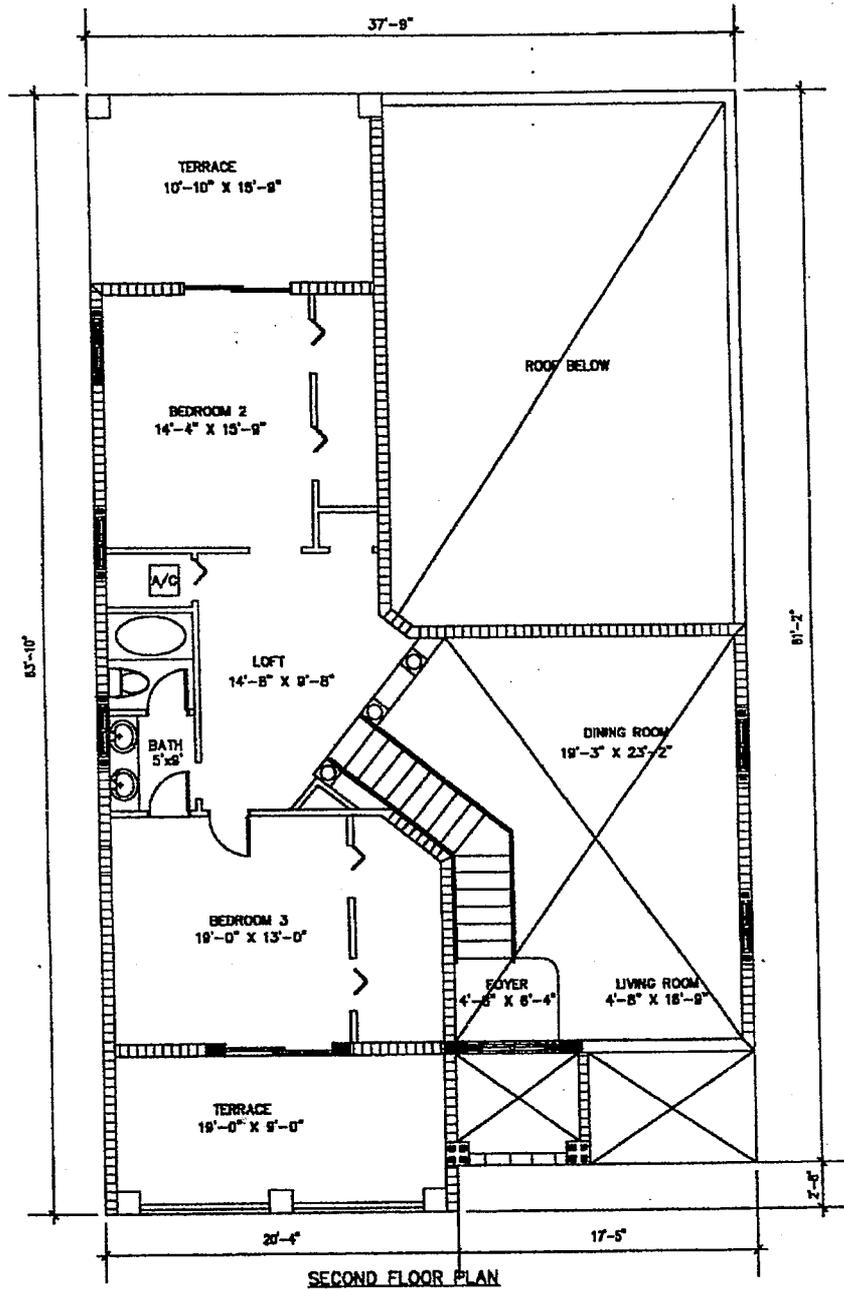
EXHIBIT 4  
(Composite)



For: 3120 Virginia Street



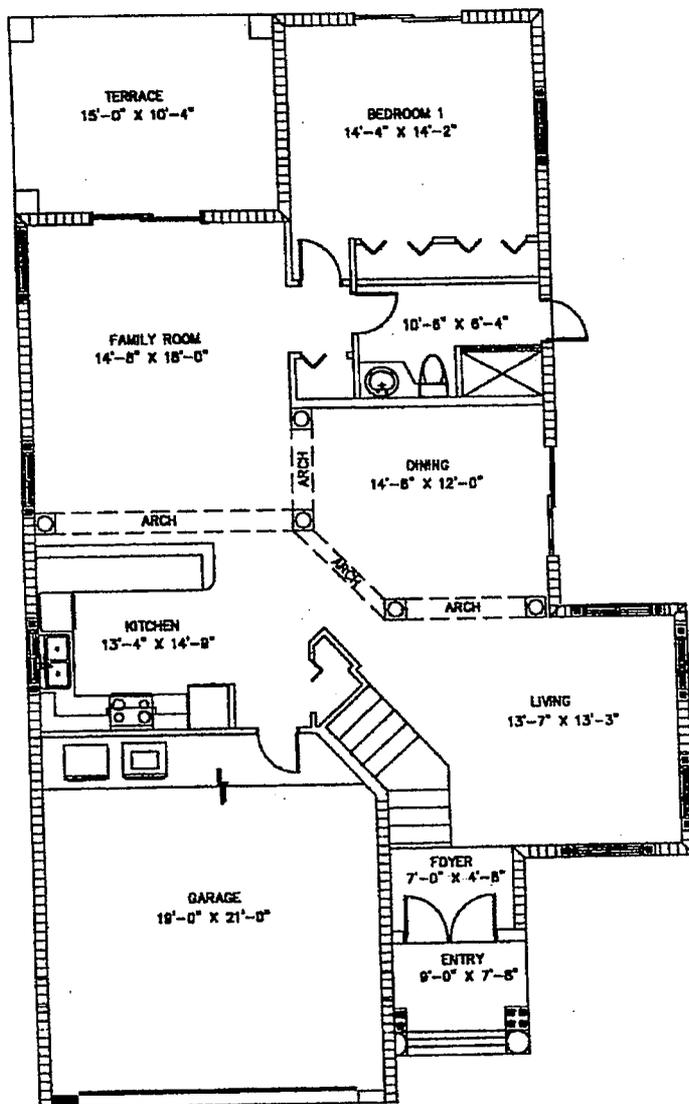
NAME	GRACE IN THE GROVE		
DESIGN ENGINEERS	NELCO TESTING & ENGINEERING SERVICE, INC.		
	#0031509		
DATE	FEB 2001	SCALE	1/8" = 1'-0"



For: 3120 Virginia Street



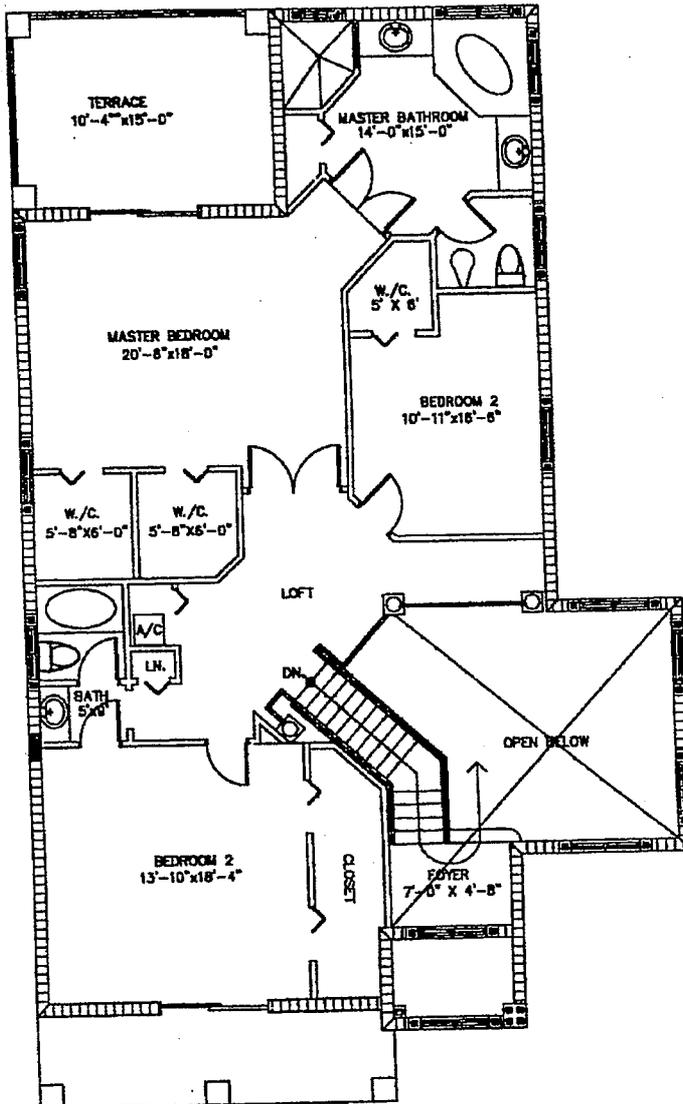
NAME	GRACE IN THE GROVE		
DESIGN ENGINEERS	NELCO TESTEING&ENGEENIERING SERVICE,INC.		
	#0031509		
DATE	FEB 2001	SCALE	1/8" = 1'-0"



For 3122 Virginia Street  
GROUND FLOOR PLAN



NAME	GRACE IN THE GROVE		
DESIGN ENGINEERS	BGA DESIGN GROUP		
	AA-C001859		
FECHA	FEB 2001	SCALE	1/16" = 1'-0"



For 3122 Virginia Street  
 SECOND FLOOR PLAN

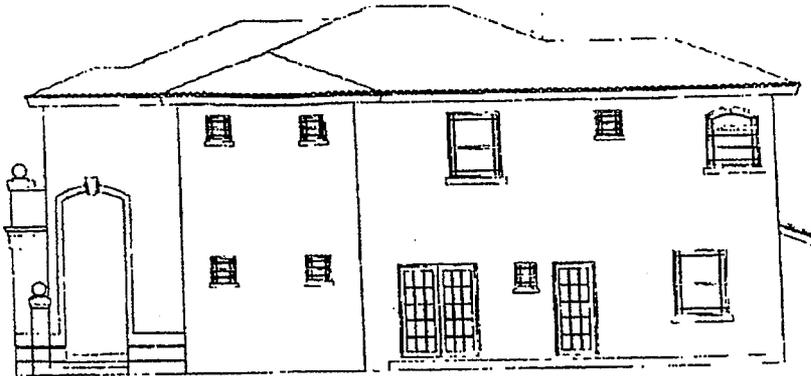


NAME	GRACE IN THE GROVE		
DESIGN ENGINEERS	BGA DESIGN GROUP		
	AA-C001859		
FECHA	FEB 2001	SCALE	1/16" = 1'-0"

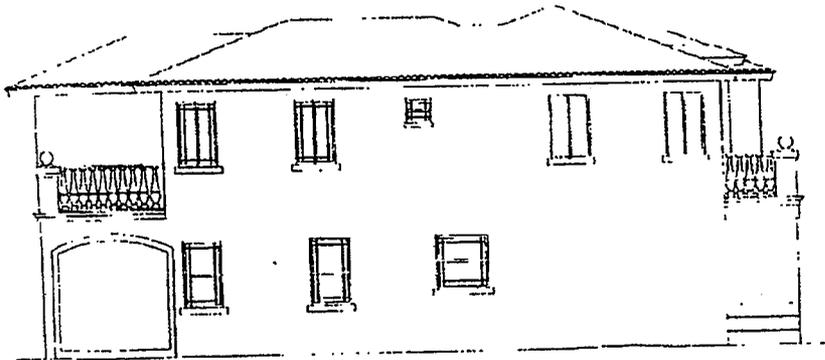
OFF. REC'D.

19961PG2291

EXHIBIT 5  
(Composite)



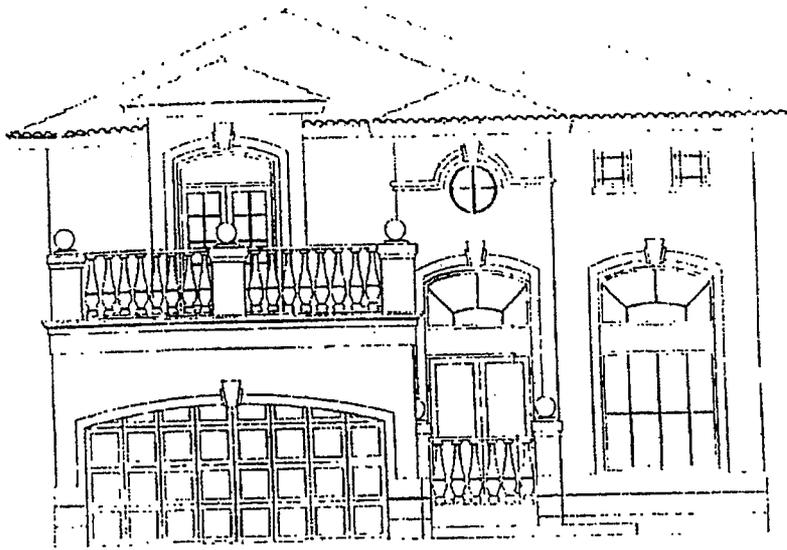
NORTH SIDE ELEVATION



For 3122 Virginia Street

SOUTH SIDE ELEVATION

NAME	GRACE IN THE GROVE		
DESIGN ENGINEERS	BGA DESIGN GROUP		
	AA-C001859		
FECHA	FEB 2001	SCALE	1/18" = 1'-0"



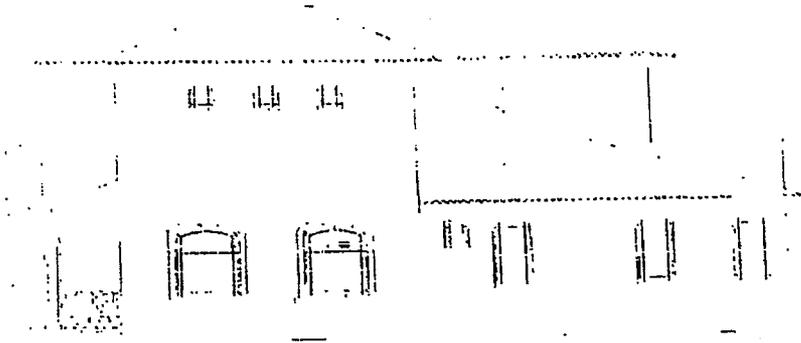
FRONT EAST ELEVATION



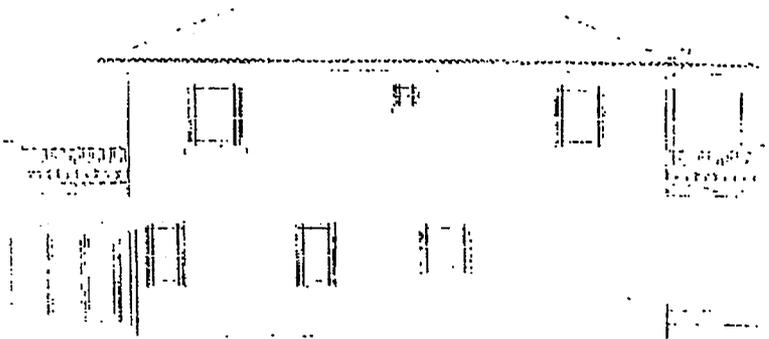
For 3122 Virginia Street

REAR WEST ELEVATION

NAME	GRACE IN THE GROVE		
DESIGN ENGINEERS	BGA DESIGN GROUP		
	AA-C001859		
FECHA	FEB 2001	SCALE	1/16" = 1'-0"



NORTH SIDE ELEVATION

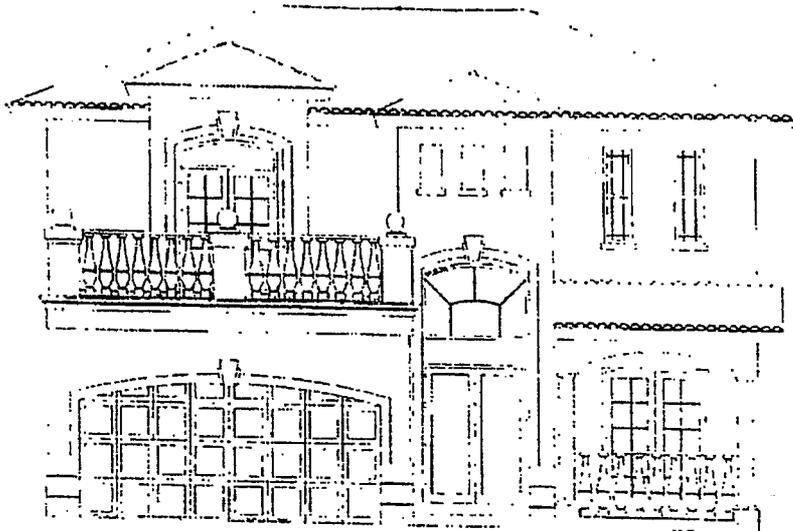


For 3120 Virginia Street

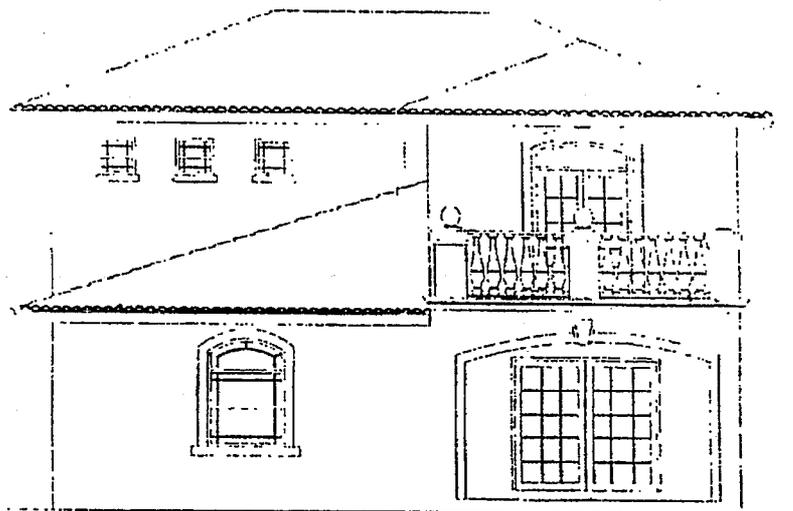
SOUTH SIDE ELEVATION

NAME	GRACE IN THE GROVE		
DESIGN ENGINEERS	BGA DESIGN GROUP		
	AA-C001859		
FECHA	FEB 2001	SCALE	1/16" = 1'-0"

19961PG2294



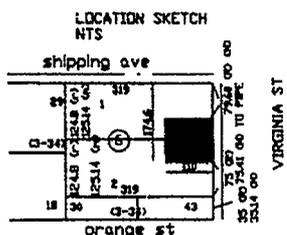
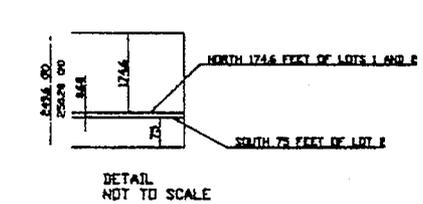
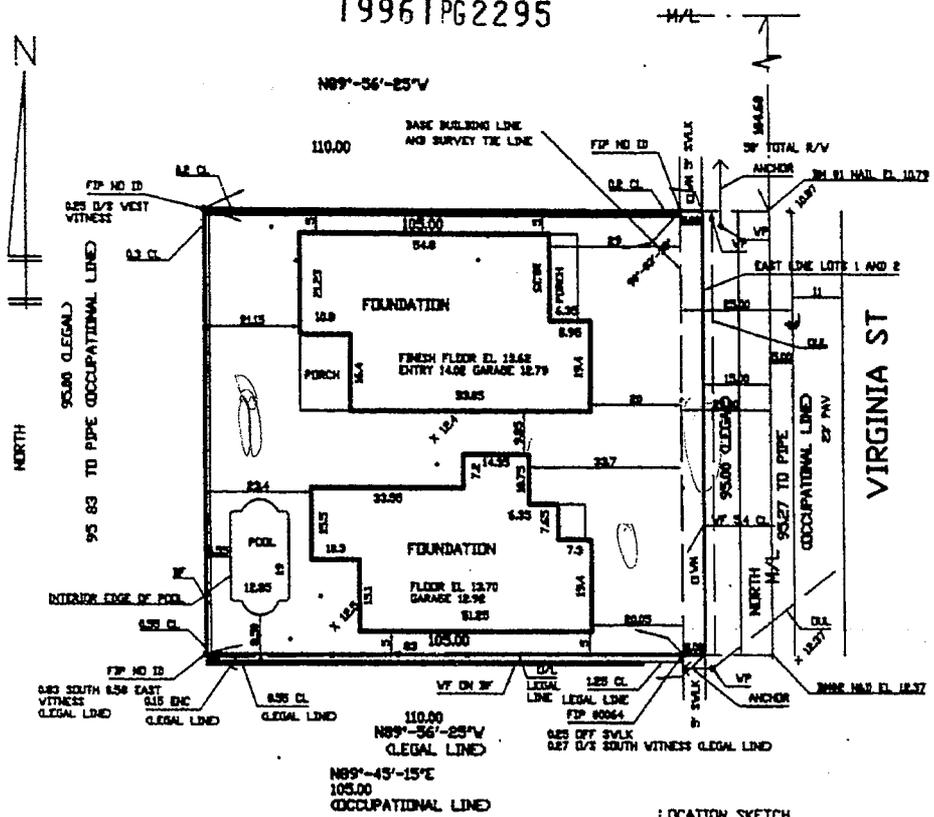
FRONT EAST ELEVATION



For 3120 Virginia Street

REAR WEST ELEVATION

NAME	GRACE IN THE GROVE		
DESIGN ENGINEERS	BGA DESIGN GROUP		
	AA-C001859		
FECHA	FEB 2001	SCALE	1/16" = 1'-0"



NOTES:  
 ALL DISTANCES AND DIRECTIONS SHOWN ARE MEASURED UNLESS OTHERWISE NOTED, AND UNLESS INDICATED TO THE CONTRARY THEY ARE THE SAME AS THE PLAT DISTANCES AND DIRECTIONS.  
 LEGAL DESCRIPTION AS PROVIDED BY CLIENT.  
 UNDERGROUND PORTIONS OF FOOTINGS OR OTHER IMPROVEMENTS WERE NOT LOCATED.  
 EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS IF ANY AFFECTING THIS PROPERTY.  
 THE NATIONAL FLOOD INSURANCE RATE MAP DATED 7-17-95 INDICATES THE ABOVE DESCRIBED LAND TO BE SITUATED WITHIN ZONE X.

LEGEND SKETCH OF SURVEY SCALE: 1"=30'

VM=VATER METER, FDM=FOUND DRILL HOLE, UE=UTILITY EASEMENT, DMC=DRAINAGE AND MAINTENANCE EASEMENT, R/V=RIGHT OF WAY, X.T.S.=NOT TO SCALE, F=H/2=FOUND NAIL AND DISK, H/2=OVERHEAD UTILITY LINE, FIP=FOUND 3/4" IRON PIPE UNLESS OTHERWISE NOTED, S/P=SET 3/4" X 2 1/8" IRON PIPE PERSE, P/L=PROPERTY LINE, CMC=CONCRETE, L.C.=LEGAL, D/V=DRIVE, T.P.=TIE, C=CHAIN LINK FENCE, V/V=VOID FENCE, D/V=DOWN LINE, W=WALK, FDC=CONCRETE BLOCK STRUCTURE, S/V=L=SIDEWALK, PAV=PAVEMENT, P/VY=PARAVAY, R=RADUS, A=CENTRAL ANGLE, T=TANGENT, A=ARC, C=CHORD, K/L=MONUMENT LINE, P.C.=POINT OF CURVATURE, I.D.=IDENTIFICATION, R.C.=RESIDENCE, P.L.=PLANTER, F.I.=FOUND 1/2" IRON BAR, F.M.=FOUND MAIL, M=MANHOLE, V.W.=WALL MAINTENANCE EASEMENT, B/L=BASE LINE, V/V=VOID POLE, C=OLET, F.I.=FINE HYDRANT, V/W=VATER VALVE, TEL=TELEPHONE, P/L=PLAYED BUILDING LINE, S/L=SURVEY TIE LINE, P.C.=POINT OF REVERSE CURVATURE, P.C.=POINT OF COMPOUND CURVATURE, S/L=BASE BUILDING LINE, ENC=ENCROACHMENT, V/V=VOID WORK, D/V=DRIVE, D/V=MEASURED, I.M.D.=SET NAIL AND DISK, P.R.M.=PERMANENT REFERENCE MONUMENT, C.=CENTERLINE, DELTA=CENTRAL ANGLE, B.M.=BENCH MARK, E.L.=ELEVATION, SEC=SECTION, P.O.B.=POINT OF BEGINNING, P.O.C.=POINT OF COMMENCEMENT, E=ELECTRIC

BEARINGS ARE ASSUMED ON CENTERLINE VIRGINIA ST (DUE NORTH)

LEGAL DESCRIPTION

THE SOUTH 95 FEET OF THE NORTH 174.6 FEET OF THE EAST 110 FEET OF LOTS 1 AND 2 BLOCK 6 SUBDIVISION EDWARD PENT HOMESTEAD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A AT PAGE 45 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS IS A SPECIFIC PURPOSE SURVEY TO SHOW BUILDING UNDER CONSTRUCTION TREES HAVE NOT BEEN UPDATED

SURVEYORS NOTE: THERE IS A 0.58' GAP BETWEEN THIS PROPERTY AND THE NEXT ONE TO THE SOUTH CREATED BY THE LEGAL DESCRIPTIONS. PIPES ALONG SAID LINE DO NOT COINCIDE WITH EITHER ONE, BUT THE WEST PIPE IS CLOSER TO THE NEIGHBOURS VERSION AND THE EAST PIPE IS CLOSER TO HALFWAY BETWEEN THE TWO VERSIONS

BEACH MARK USED CITY OF MIAMI NAIL & DISK E. 10521 CITY DATUM AND CONVERTED TO NGVD 1929

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS CORRECT AS RECENTLY SURVEYED UNDER MY DIRECTION, ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS UNLESS SHOWN, AND THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS SET BY THE FLORIDA BOARD OF LAND SURVEYORS, AS SET FORTH IN CHAPTER 90B, PART 02, AND CHAPTER 61017-6 OF THE FLORIDA ADMINISTRATIVE CODE. THIS SURVEY DOES NOT REFLECT OR REPRESENT FOUND B.M.P.

FOR: \_\_\_\_\_

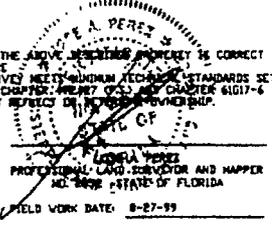
ORDER NO. 8-99-87 9-00-50 10-00-81 3-01-41

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FIELD WORK DATE: 8-27-99

REVISOR FIELD WORK DATE 9-15-00  
 REVISOR FIELD WORK DATE 10-30-00

CONTINENTAL LAND SURVEYORS INC  
 1700 SW 57TH AVE, SUITE 201  
 MIAMI, FLORIDA 33155  
 TELEPHONE: 305-262-1925  
 LB 4476



19961PG2296

EXHIBIT 7 TO DECLARATION OF CONDOMINIUM

OF

GRACE IN THE GROVE CONDOMINIUM

PERCENTAGE OF OWNERSHIP IN COMMON ELEMENTS AND COMMON SURPLUS  
AND SHARING OF COMMON EXPENSES.

Each Owner of a residential unit of this Condominium owns one-half (1/2) of the common elements and the common surplus and will be responsible for one-half (1/2) of the common expenses of this condominium.