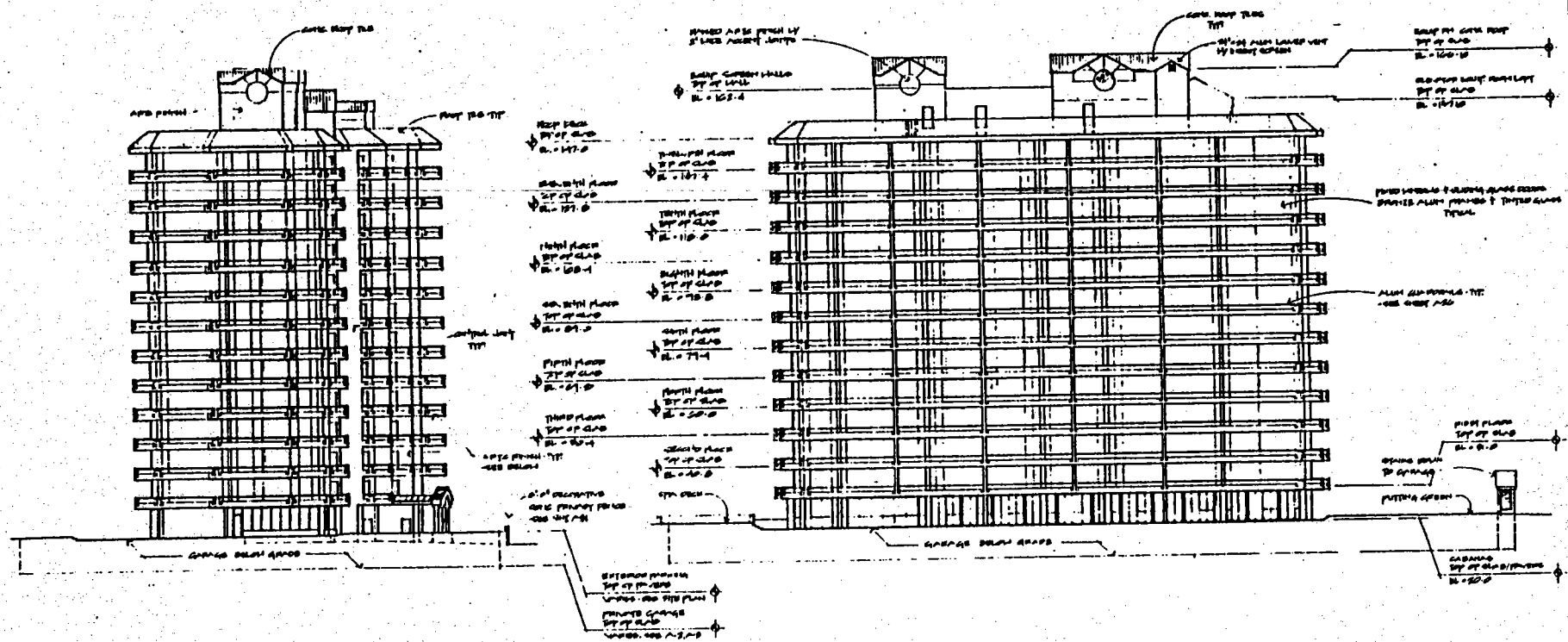
EXHIBIT "C"

COMMON ELEMENTS, COMMON EXPENSES AND COMMON SURPLUS



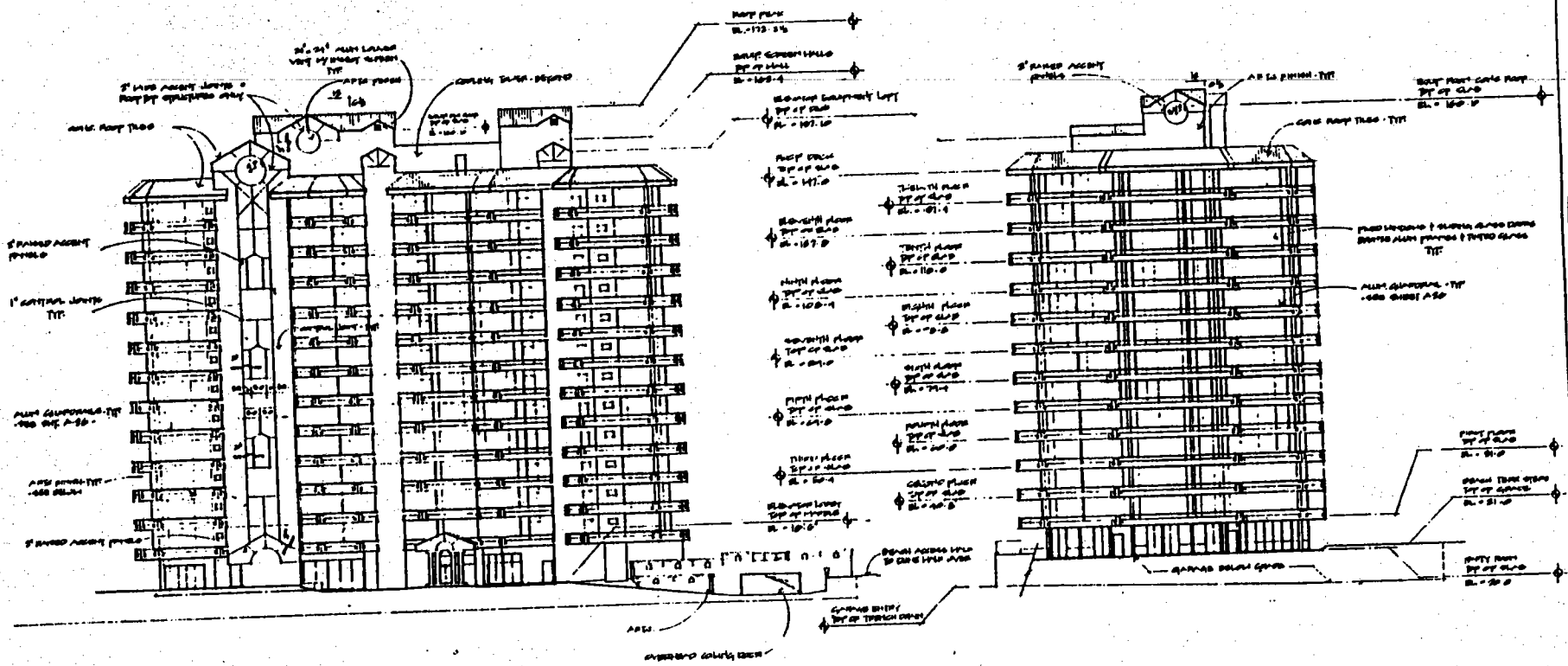
BUILDING ELEVATIONS

SCALE : 1/16" = 1'-0"

Waterfront at Juno Beach

Juno Beach, Florida

SLA Architects and Planners, Inc.

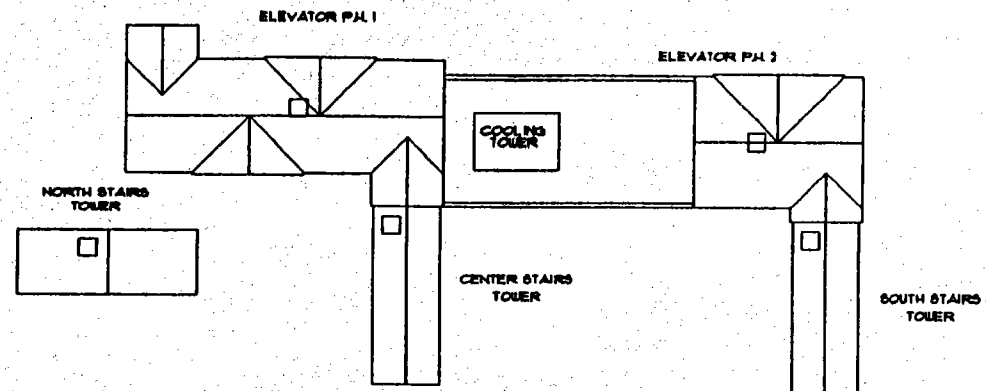


BUILDING ELEVATIONS
SCALE : 1/16" = 1'-0"

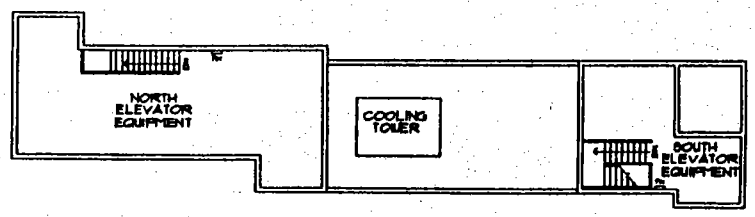
Waterfront at Juno Beach
Juno Beach, Florida

SLA Architects and Planners, Inc.

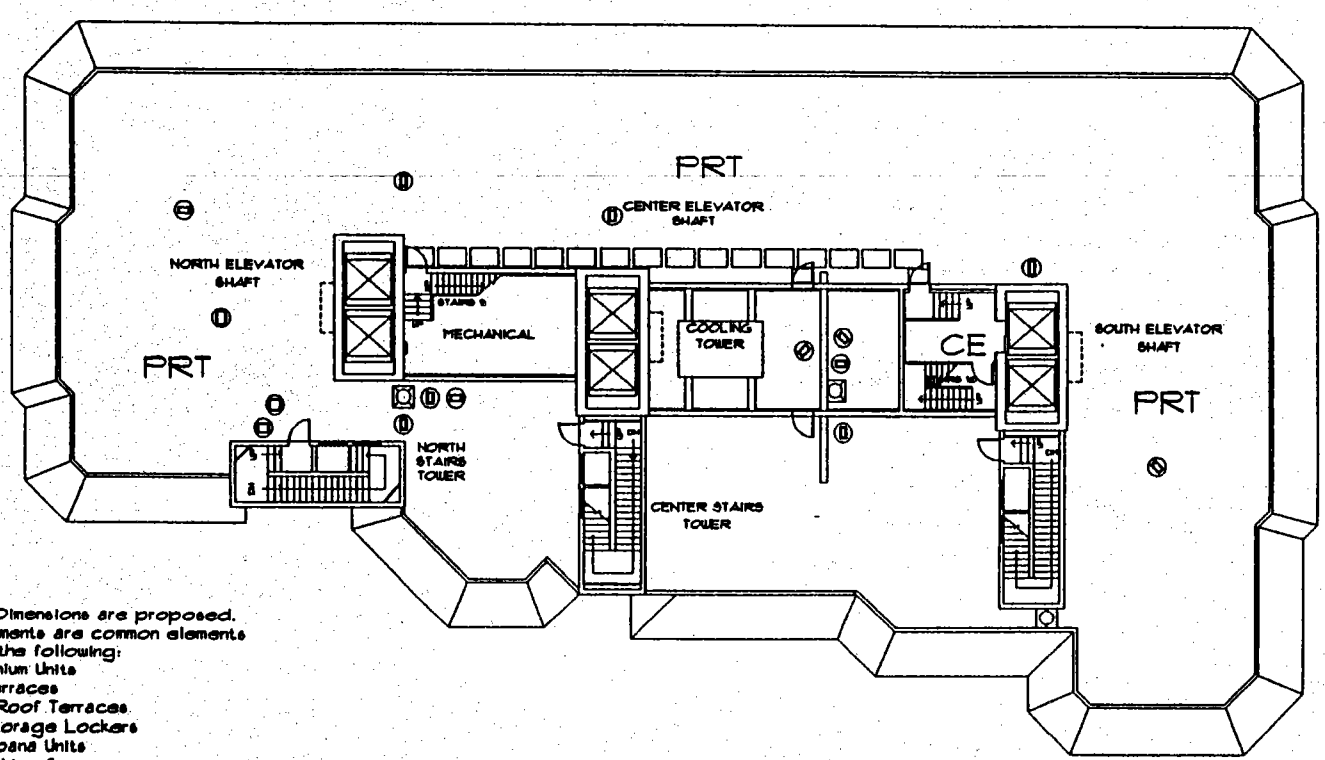
ORB 8525 Pg 1684



ELEVATOR PENTHOUSE ROOF



ELEVATOR PENTHOUSE LEVEL PLAN



All Improvements and Dimensions are proposed.
All proposed improvements are common elements with the exception of the following:

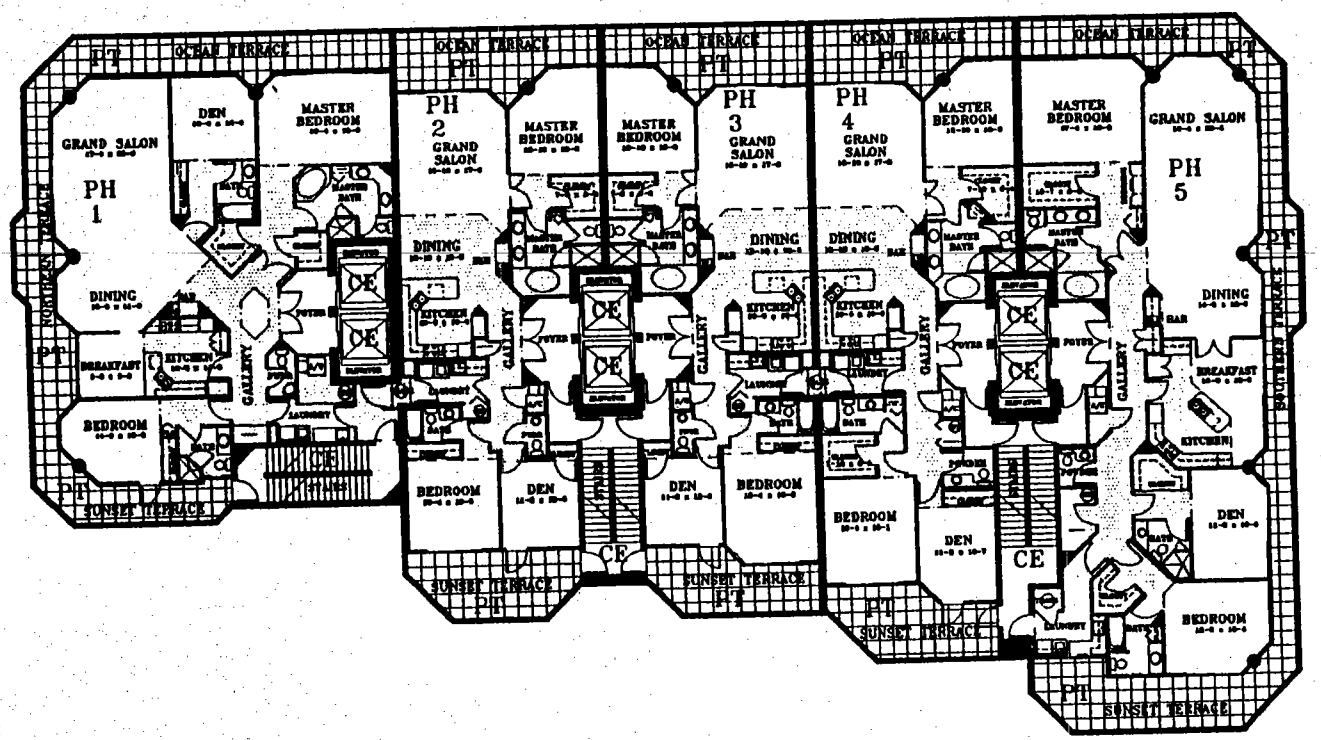
- UNIT = Condominium Units
- PT = Private Terraces
- PRT = Private Roof Terraces
- PS = Private Storage Lockers
- C = Private Cabana Units
- P = Private Parking Spaces
- P' = Private Garage Units
- C = Common Element
- LC. = Limited Common Element

ROOF & PRIVATE ROOF TERRACES

Waterfront At Juno Beach
Juno Beach, Florida
NANSEP 3 CORP.

SLA Architects and Planners, Inc.
11911 U.S. Highway 1 - Suite 205 Palm Beach Gardens, Florida 33408 407-626-6399

25



All Improvements and Dimensions are proposed.
All proposed Improvements are common elements with the exception of the following:

UNIT = Condominium Units
PT = Private Terraces
PS = Private Storage Lockers
C = Private Cabana Units
G = Private Garage Units
CE = Common Element
LCE = Limited Common Element

N

PENTHO LEVEL

Waterfront At Juno Beach
Juno Beach, Florida
NANSEP 3 CORP.

23 SLA Architects and Planners, Inc.
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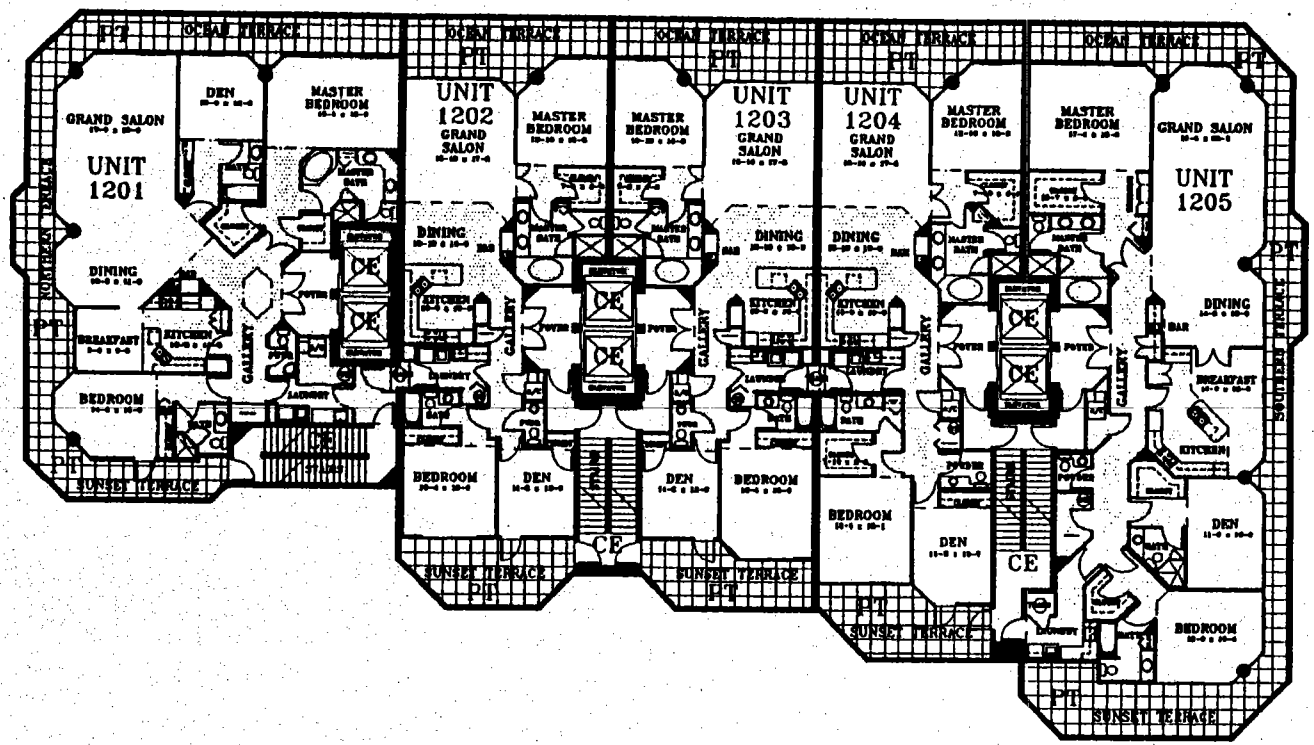

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All proposed Improvements are common elements with the exception of the following:

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PT = Private Terraces
PS = Private Storage Lockers
C = Private Cabana Units
G = Private Garage Units
CE = Common Element
LCE = Limited Common Element

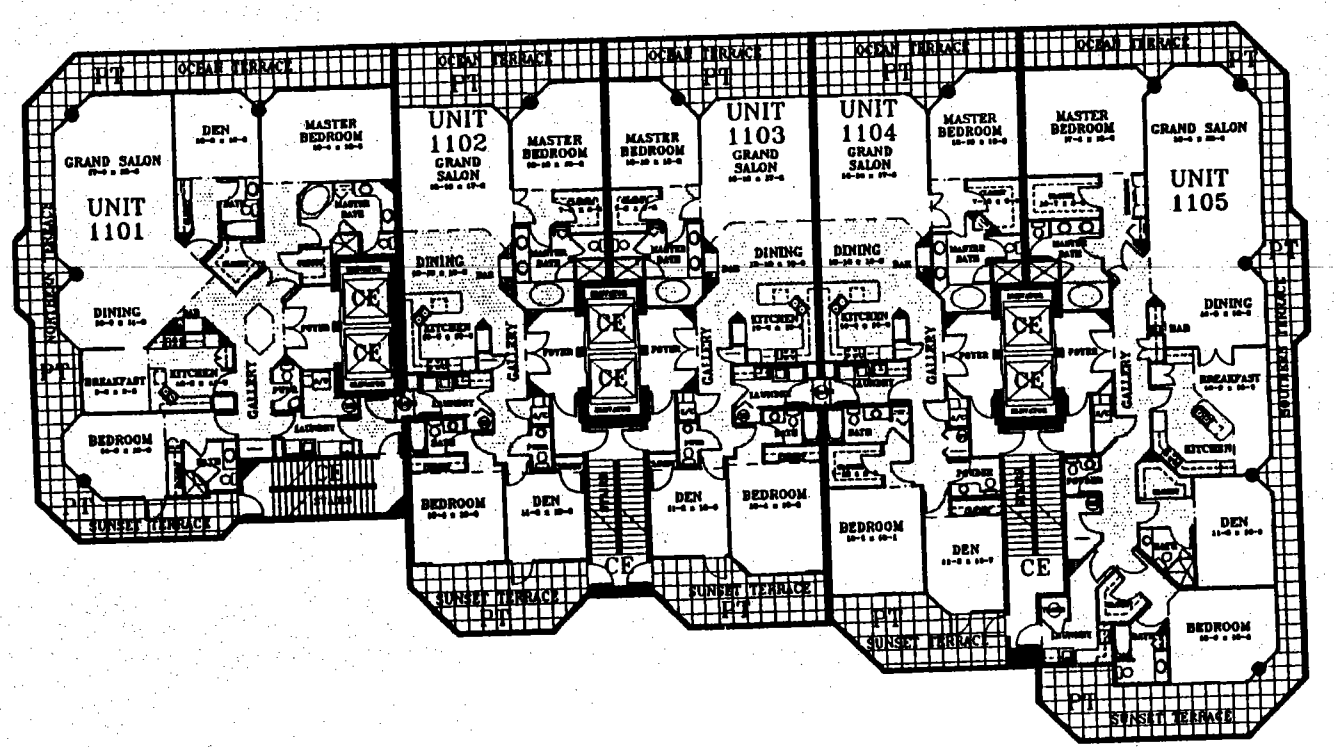
FLOOR 2

Waterfront At Juno Beach
Juno Beach, Florida
NANSEP 3 CORP.

SLA Architects and Planners, Inc.
11911 U.S. Highway 1 - Suite 205 Palm Beach Gardens, Florida 33408 407-626-0599

22

1001 PG 0720 ORB



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All proposed Improvements are common elements with the exception of the following:

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PS = Private Storage Lockers
C = Private Cabana Units
G = Private Garage Units
CE = Common Element
LCE = Limited Common Element

FLOOR

Waterfront At Juno Beach

Juno Beach, Florida

NANSEP 3 CORP.

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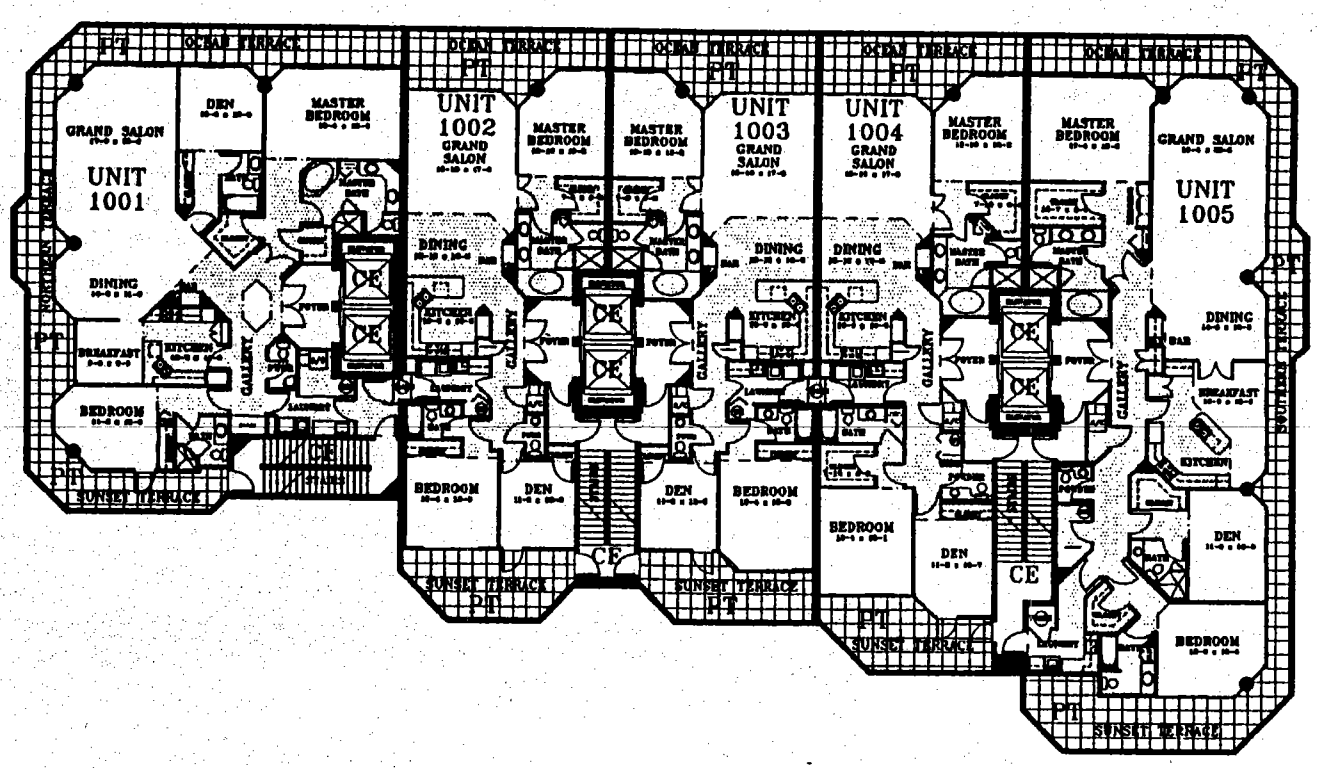
21

ORB 8525 Pg 1680



All Improvements and Dimensions are proposed.
All proposed Improvements are common elements
with the exception of the following:

UNIT = Condominium Units
PT = Private Terraces
PS = Private Storage Lockers
C = Private Cabana Units
G = Private Garage Units
CE = Common Element
LCE = Limited Common Element

N

FLOOR 20

Waterfront At Juno Beach
Juno Beach, Florida
NANSEP 3 CORP.

SLA Architects and Planners, Inc.
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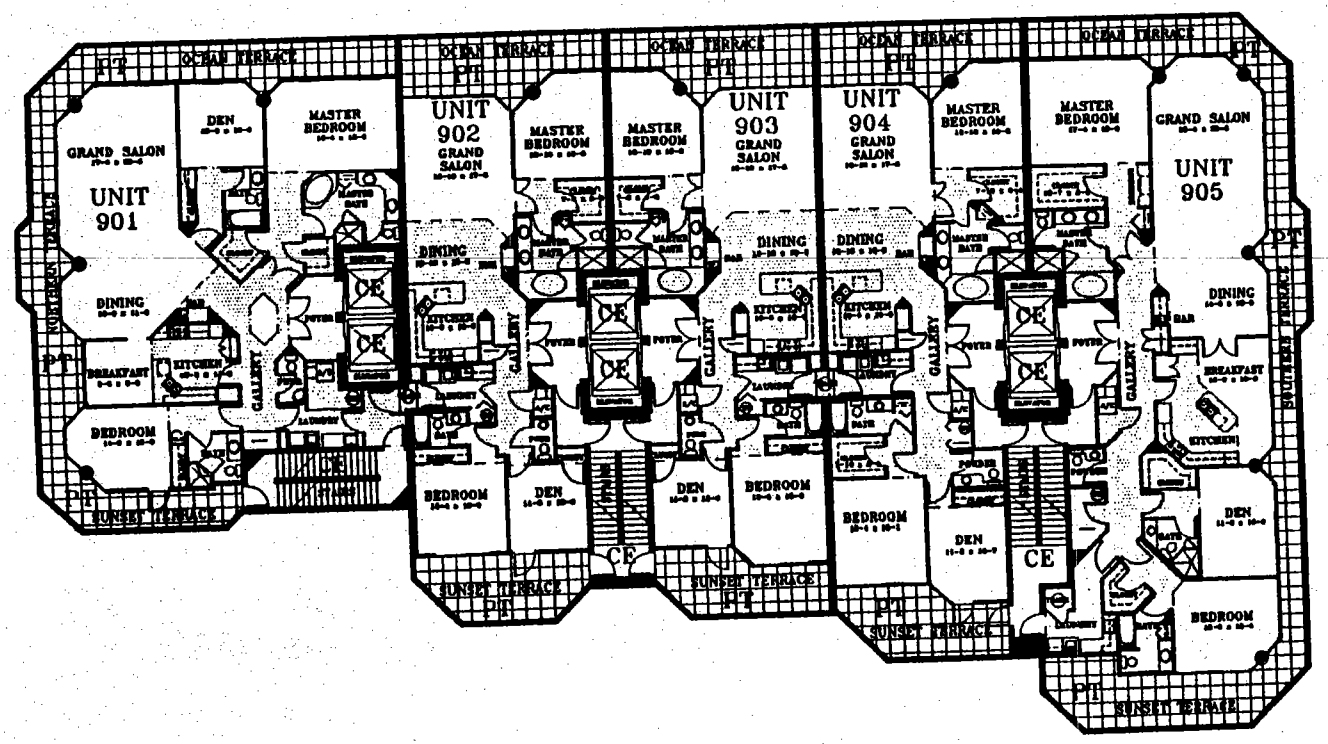

All Improvements and Dimensions are proposed.
All proposed Improvements are common elements with the exception of the following:

UNIT = Condominium Units
PT = Private Terraces
PS = Private Storage Lockers
C = Private Cabana Units
G = Private Garage Units
CE = Common Element
LCE = Limited Common Element

FL001

Waterfront At Juno Beach
Juno Beach, Florida
NANSEP 3 CORP.

19

SLA Architects and Planners, Inc.
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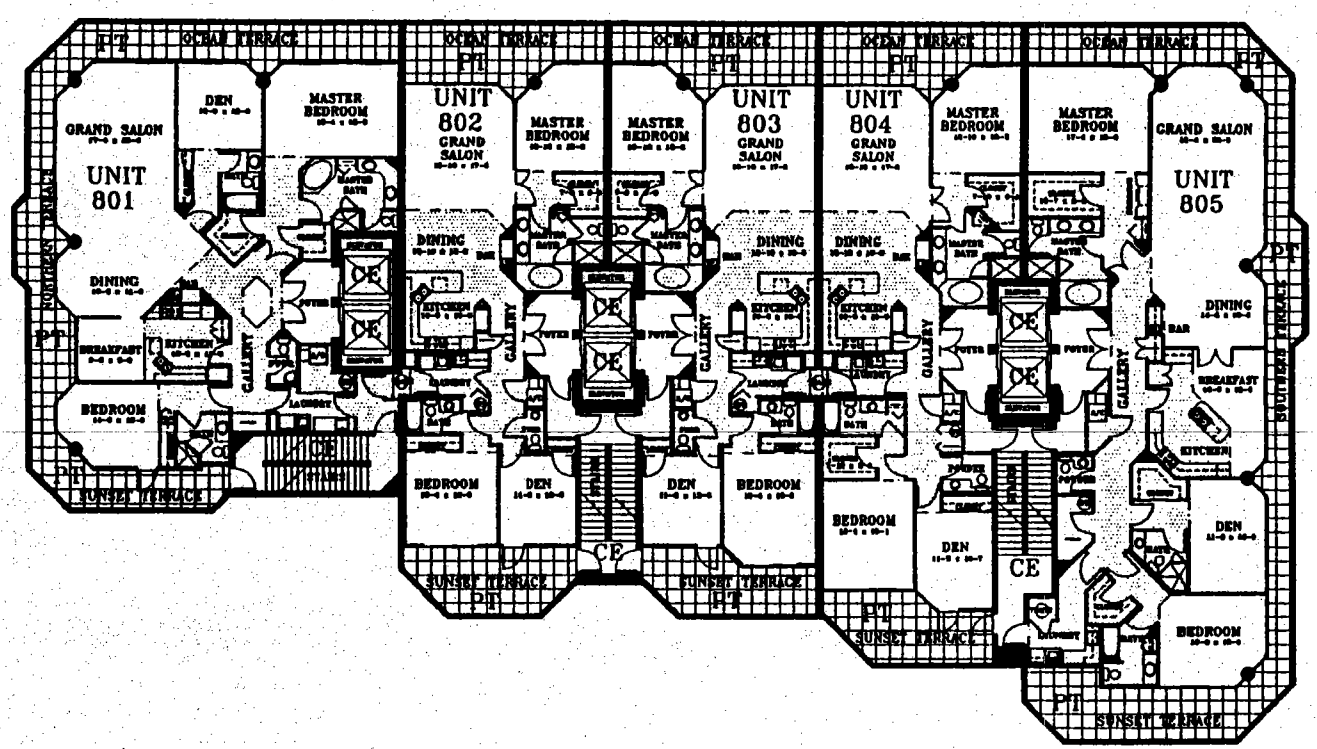

All Improvements and Dimensions are proposed.
All proposed Improvements are common elements with the exception of the following:

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PT = Private Terraces
PS = Private Storage Lockers
C = Private Cabana Units
G = Private Garage Units
CE = Common Element
LCE = Limited Common Element

FLOO 3

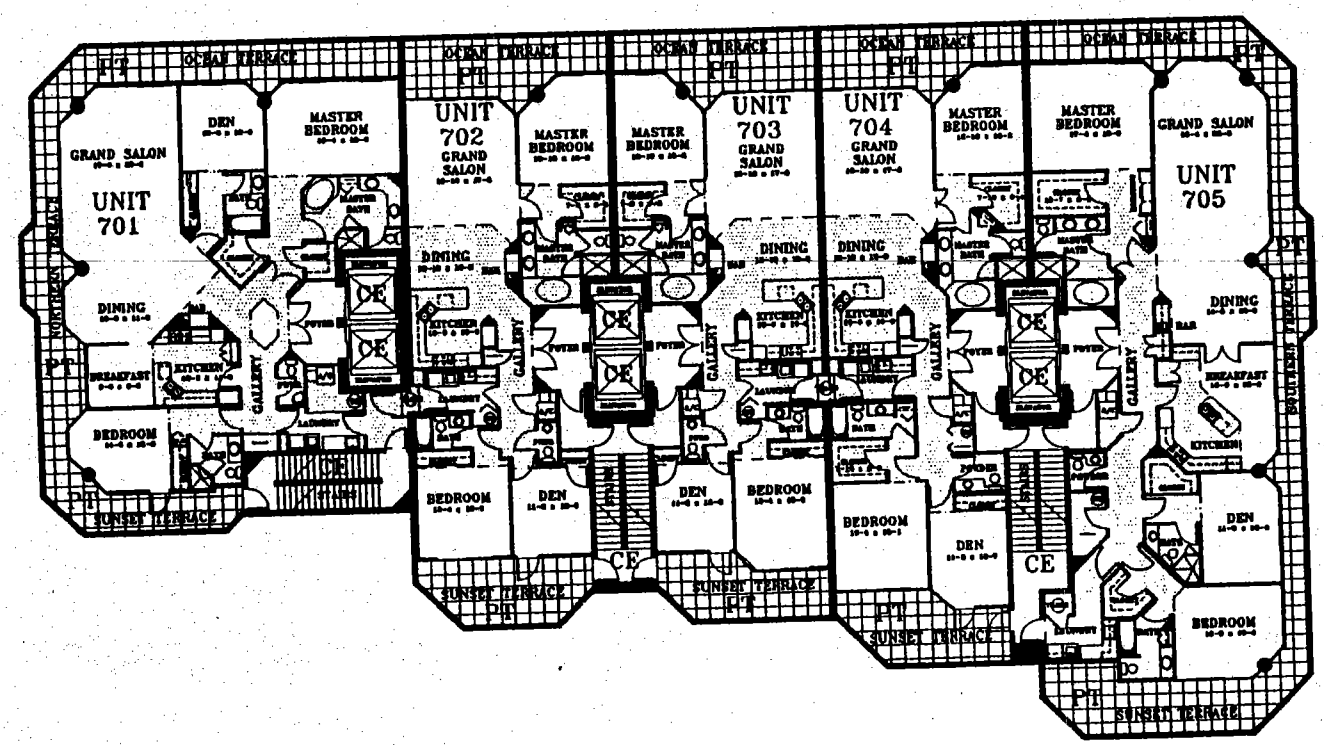
Waterfront At Juno Beach
Juno Beach, Florida
NANSEP 3 CORP.

940201

18

SLA Architects and Planners, Inc.
11911 U.S. Highway 1 - Suite 205 Palm Beach Gardens, Florida 33408 407-626-8399

ORB 8525 Pg 1677



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with the exception of the following:

UNIT = Condominium Units
PT = Private Terraces
PS = Private Storage Lockers
C = Private Cabana Units
G = Private Garage Units
CE = Common Element
LCE = Limited Common Element

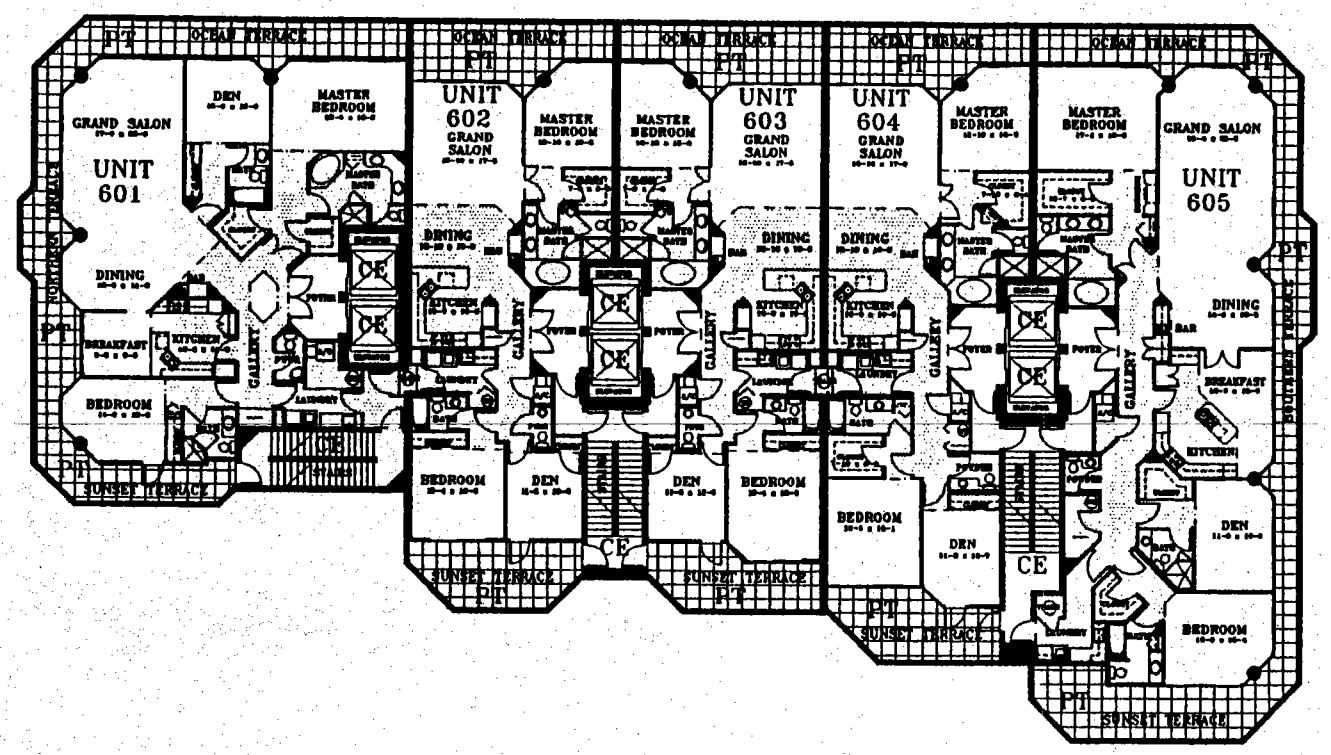
FLOO

Waterfront At Juno Beach
Juno Beach, Florida
NANSEP 3 CORP.

SLA Architects and Planners, Inc.
11911 U.S. Highway 1 - Suite 205 Palm Beach Gardens, Florida 33408 407-626-6599

17

ORB 8525 Pg 1676



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C = Private Cabana Units
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LCE = Limited Common Element

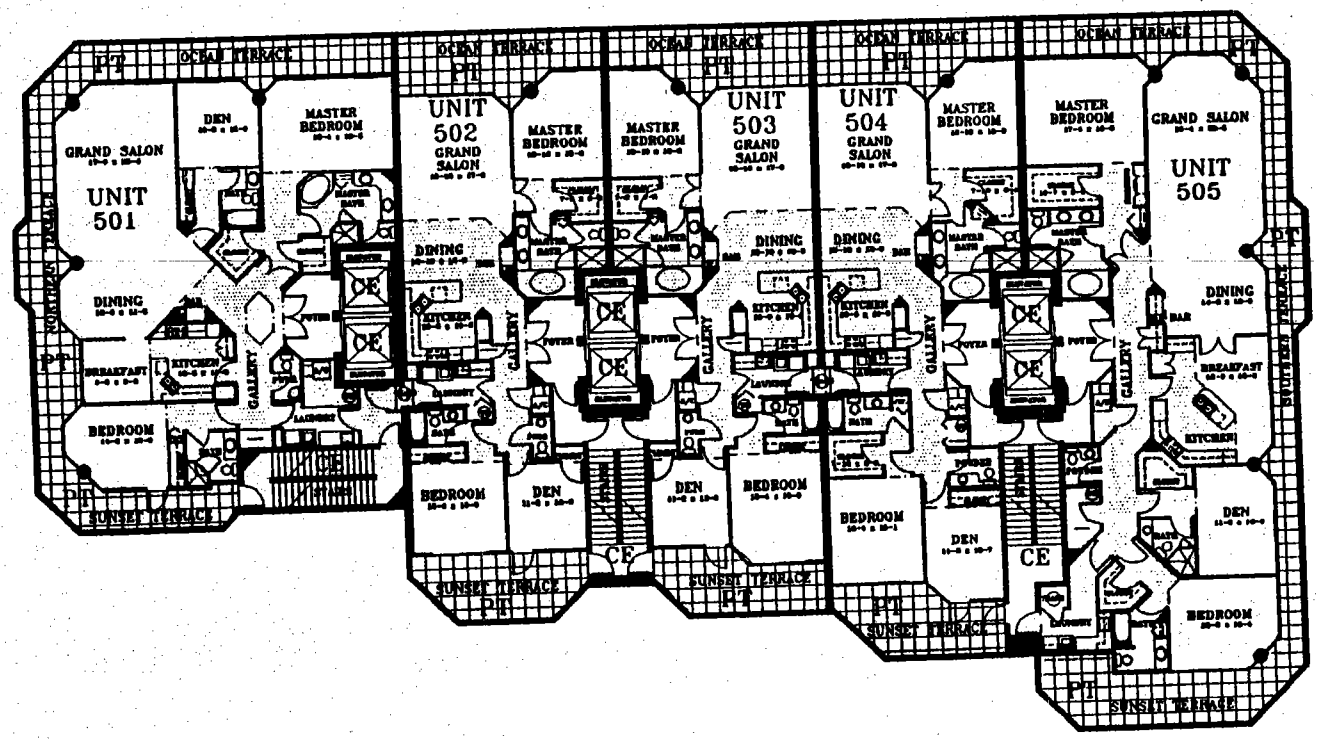
FLOO 6

Waterfront At Juno Beach
Juno Beach, Florida
NANSEP 3 CORP.

SLA Architects and Planners, Inc.
11911 U.S. Highway 1 - Suite 205 Palm Beach Gardens, Florida 33408 407-626-6599

16

ORB 8525 Pg 1675



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PS = Private Storage Lockers
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G = Private Garage Units
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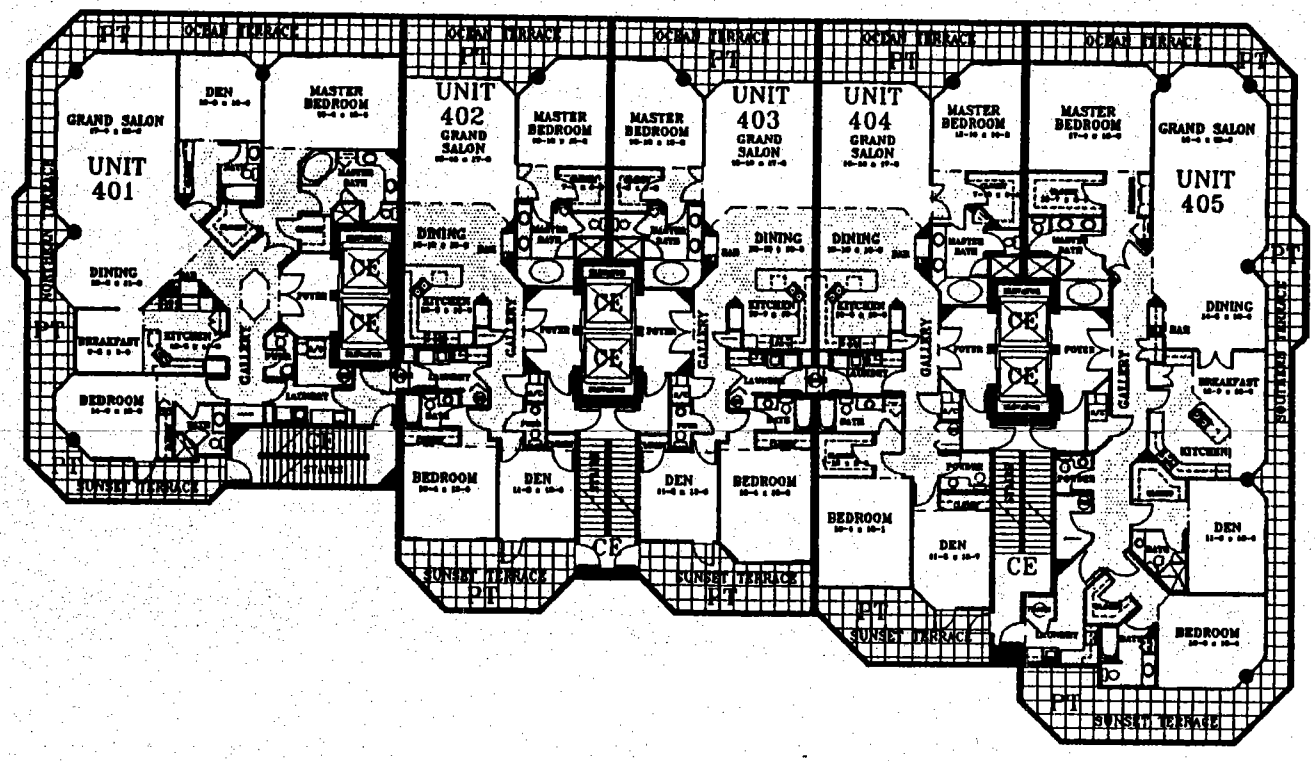
FLOO

Waterfront At Juno Beach
Juno Beach, Florida
NANSEP 3 CORP.

SLA Architects and Planners, Inc.
11911 U.S. Highway 1 - Suite 205 Palm Beach Gardens, Florida 33408 407-626-8599

15

ORB 8525 Pg 1674



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LCE = Limited Common Element

N

FLOOR 4

Waterfront At Juno Beach
Juno Beach, Florida
NANSEP 3 CORP.

SLA Architects and Planners, Inc.
11911 U.S. Highway 1 - Suite 203 Palm Beach Gardens, Florida 33408 407-626-6599

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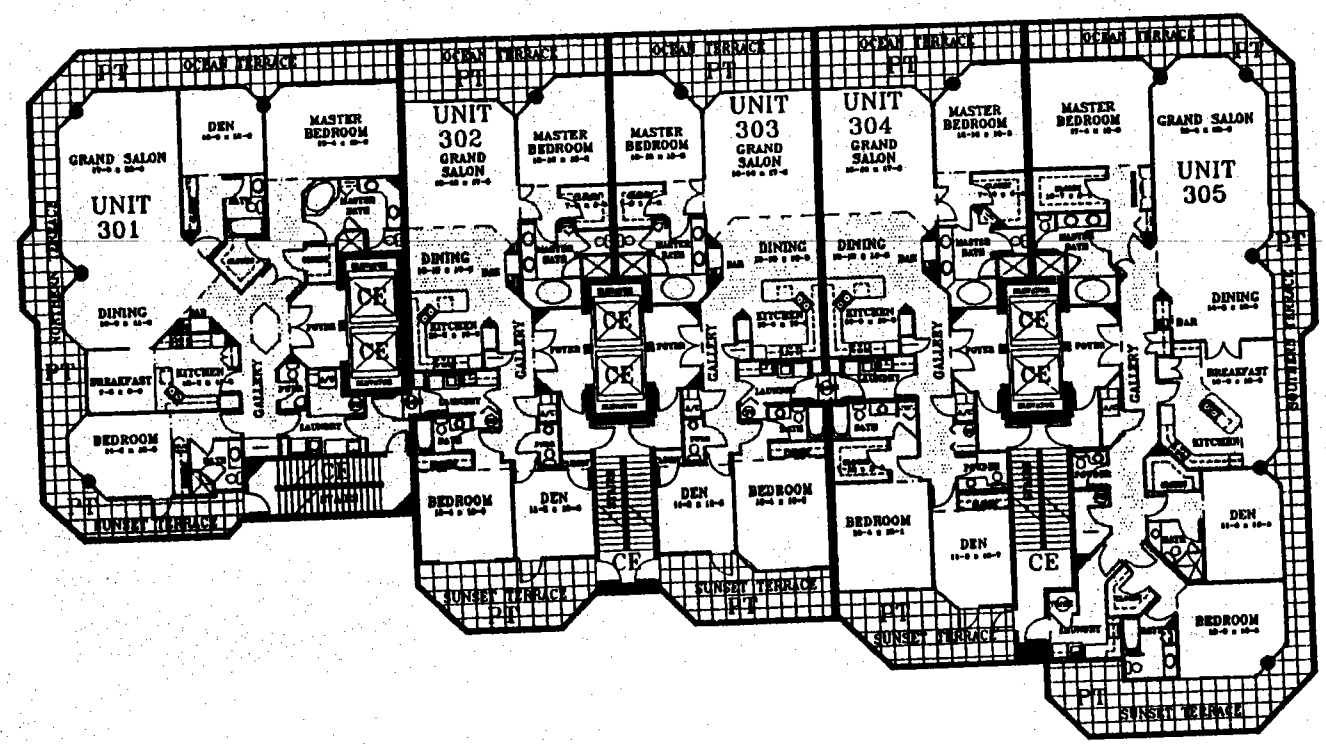
14

ORB 8525 Pg 1673



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PS = Private Storage Lockers
C = Private Cabana Units
G = Private Garage Units
CE = Common Element
LCE = Limited Common Element

N

FLOOR

Waterfront At Juno Beach

Juno Beach, Florida

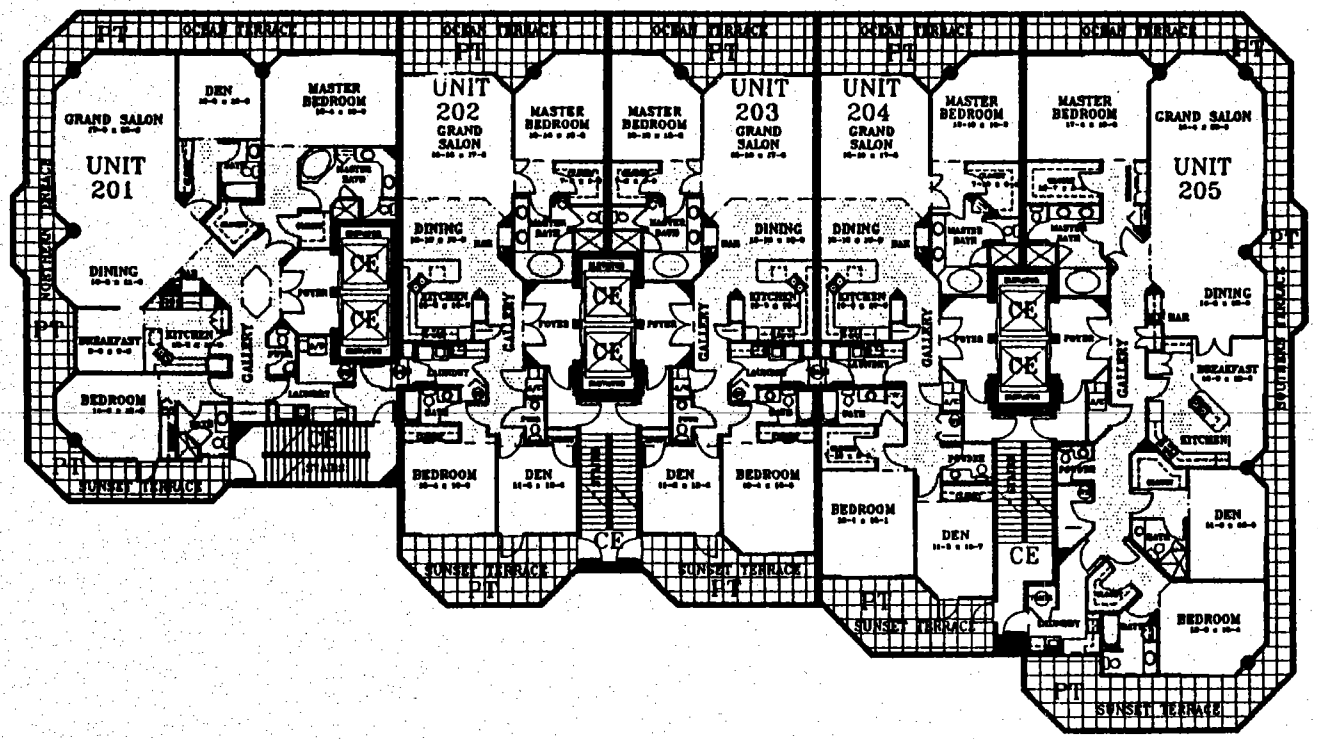
NANSEP 3 CORP.

SLA Architects and Planners, Inc.
11911 U.S. Highway 1 - Suite 205 Palm Beach Gardens, Florida 33408 407-626-8599

40201

13

ORB 8525 Pg 1672



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PS = Private Storage Lockers
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LCE = Limited Common Element

FLOOR 2

Waterfront At Juno Beach
Juno Beach, Florida
NANSEP 3 CORP.

SLA Architects and Planners, Inc.
11911 U.S. Highway 1 - Suite 205 Palm Beach Gardens, Florida 33408 407-626-6599

940201

12

THE WATERFRONT AT JUNO BEACH, a Condominium

JUNO BEACH, FLORIDA

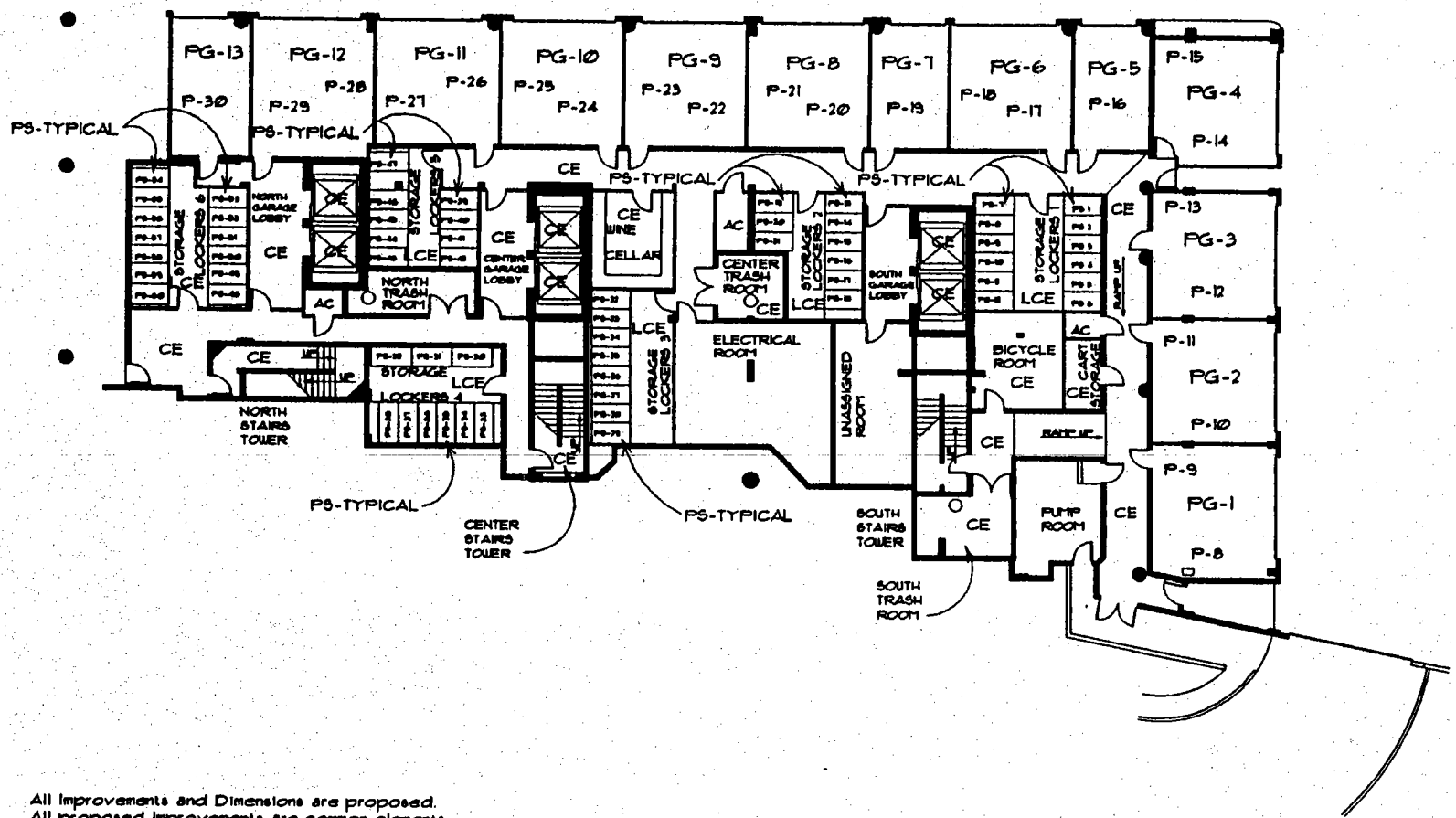
UNIT DESIGNATIONS

Floor 2	201	Floor 6	601	Floor 10	1001
	202		602		1002
	203		603		1003
	204		604		1004
	205		605		1005
Floor 3	301	Floor 7	701	Floor 11	1101
	302		702		1102
	303		703		1103
	304		704		1104
	305		705		1105
Floor 4	401	Floor 8	801	Floor 12	1201
	402		802		1202
	403		803		1203
	404		804		1204
	405		805		1205
Floor 5	501	Floor 9	901	Floor 13	PH1
	502		902		PH2
	503		903		PH3
	504		904		PH4
	505		905		PH5

Unit Numbers By Model Type:

Unit A	201 - 1201 + PH1
Unit B	202 - 1202 + PH2
Unit C	203 - 1203 + PH3
Unit D	204 - 1204 + PH4
Unit E	205 - 1205 + PH5
Cabanas	C1 - C17
Double Garages	PG1 - PG 4, PG6, PG8 - PG12
Single Garages	PG5, PG7, PG13

ORB 8525 Pg 1670



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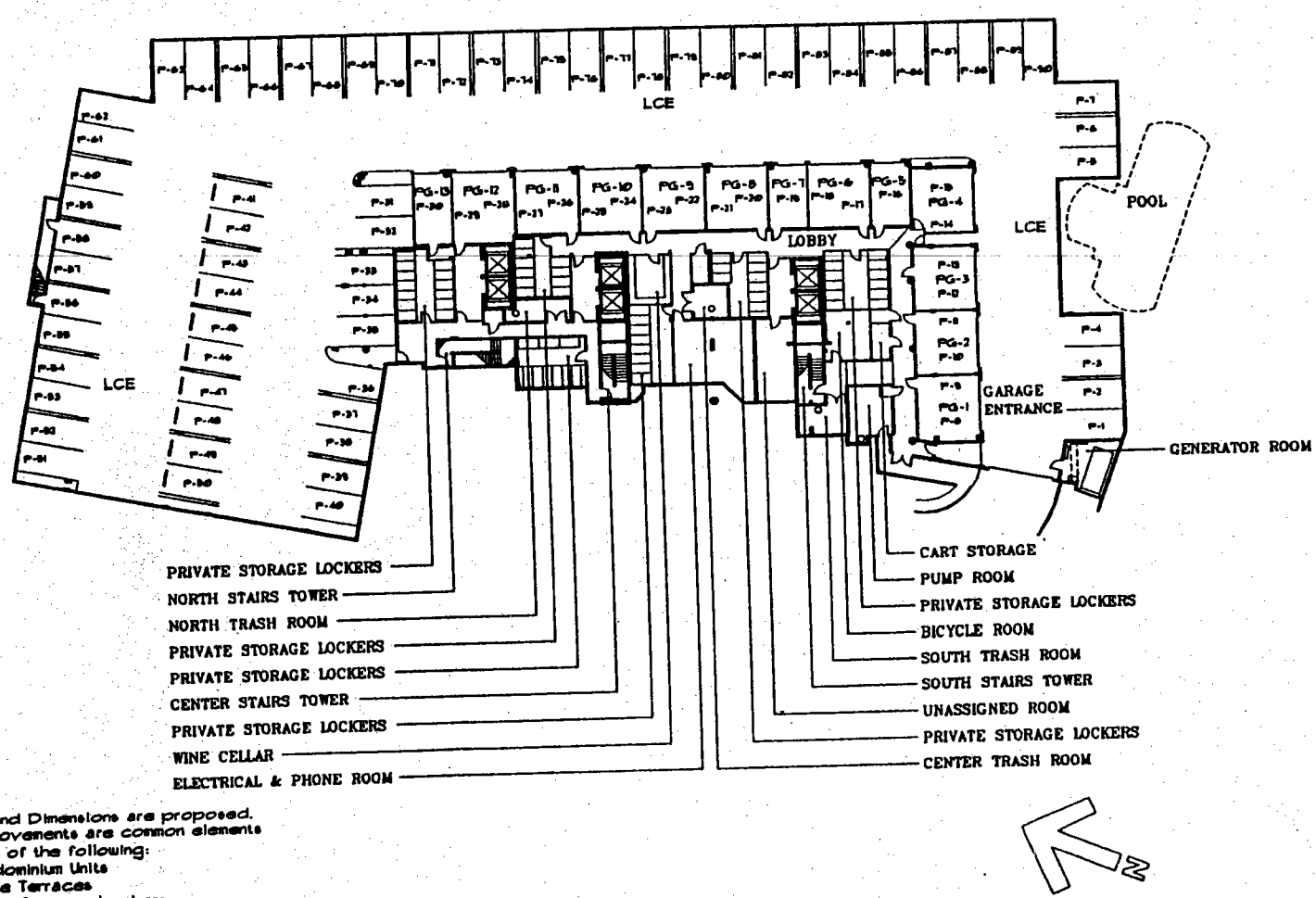
- PS = Private Storage Lockers
- C = Private Cabana Units
- P = Private Parking Spaces
- PG = Private Garage Units
- CE = Common Element
- LCE = Limited Common Element

GARAGE LEVEL

Waterfront At Juno Beach
Juno Beach, Florida
NANSEP 3 CORP.

SLA Architects and Planners, Inc.
11911 U.S. Highway 1 - Suite 205 Palm Beach Gardens, Florida 33408 407-626-6599

3



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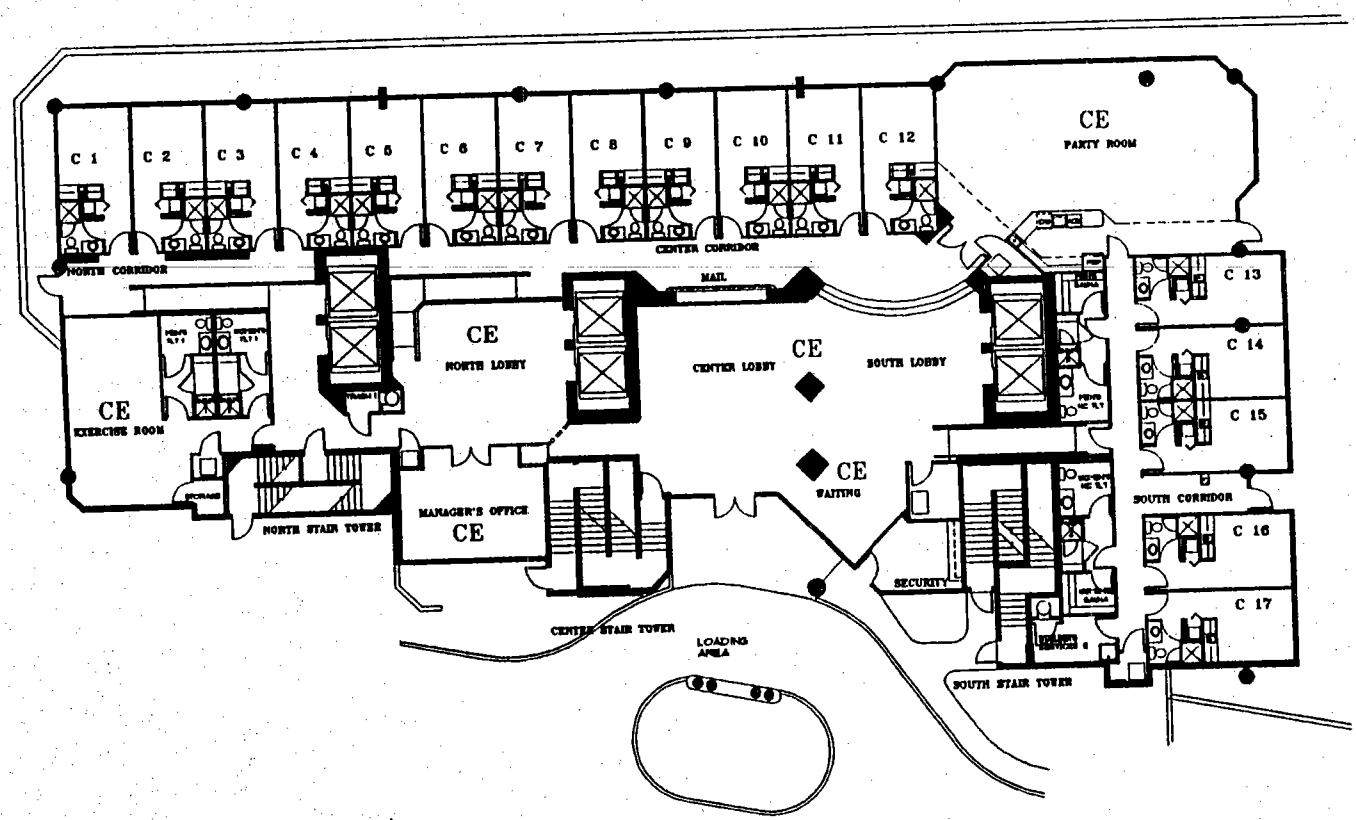
PS = Private Storage Lockers
C = Private Cabana Units
P = Private Parking Spaces
PG = Private Garage Units
CF Common Element
L Limited Common Element

PARKING GARAGE PLAN

Waterfront At Juno Beach
Juno Beach, Florida
NANSEP 3 CORP.

SLA Architects and Planners, Inc.
11911 U.S. Highway 1 - Suite 205 Palm Beach Gardens, Florida 33408 407-626-6599



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PS = Private Storage Lockers
C = Private Cabana Units
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PG = Private Garage Units
CE = Common Element
LCE = Limited Common Element

LOBBY LEVEL . L/

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE STATE FLORIDA BUILDING CODES

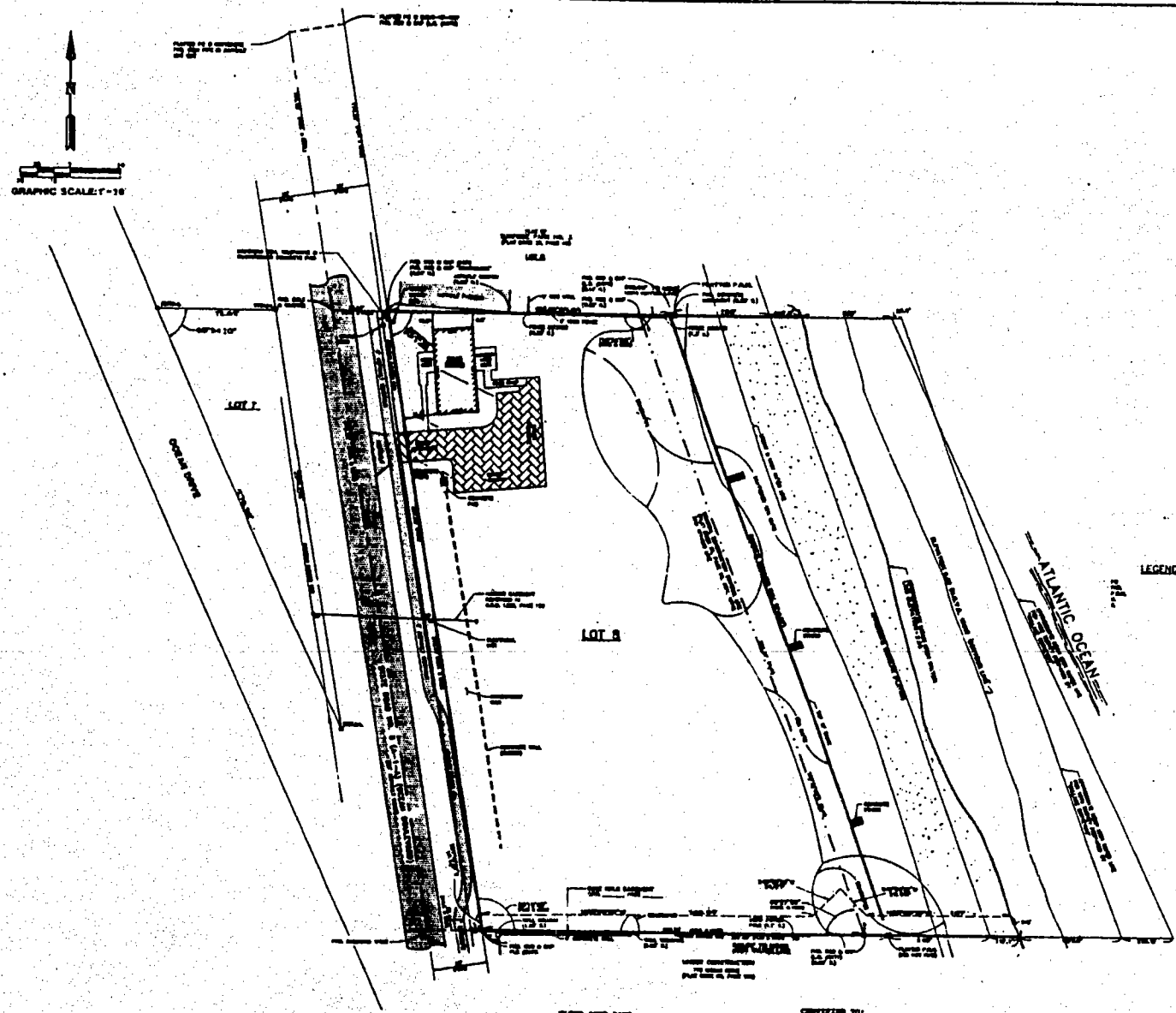
Waterfront At Juno Beach

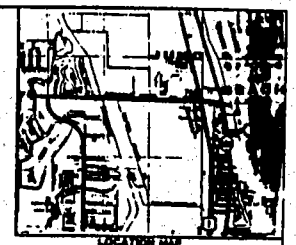
Juno Beach, Florida

NANSEP 3 CORP.

SLA Architects and Planners, Inc.
11911 U.S. Highway 1 - Suite 205 Palm Beach Gardens, Florida 33408 407-626-6599

840201





JAMES E. NEUHAUS, Inc.
Consulting Engineers, Surveyors, Planners

DATE	8-24-84
DRAWN BY	CLP
CHECKED BY	RMJ

BOUNDARY SURVEY
LOT 8
SURFSIDE PARK NO.3
FOR
NANSEP 3 CORPORATION

SCALE: 1" = 20'
PROJECT NO.: 84-040
SHEET NO.: 1 OF 1

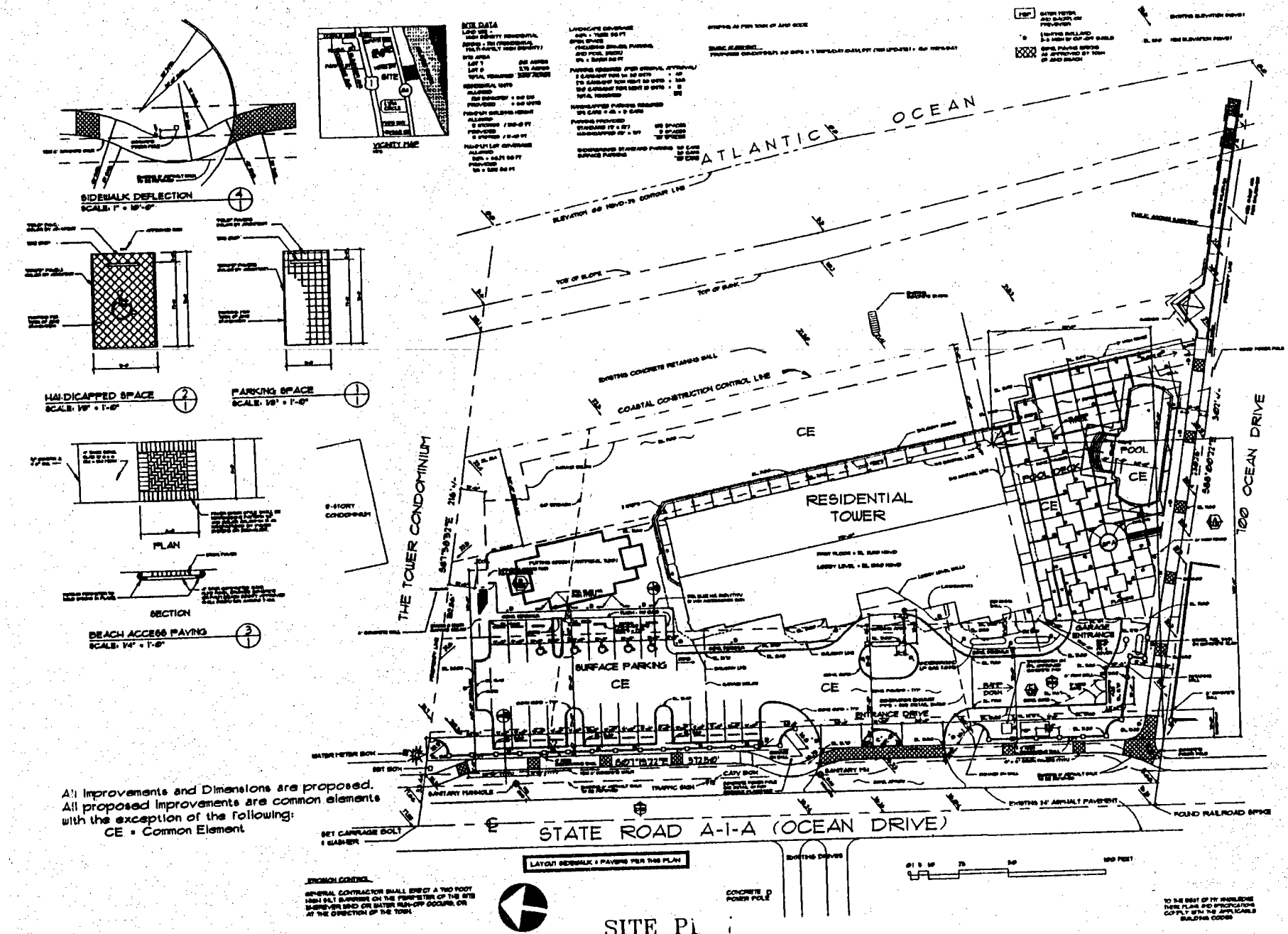

Waterfront At Juno Beach
Juno Beach, Florida
NANSEP 3 CORP.
SLA Architects and Planners, Inc.
11911 U.S. Highway 1 - Suite 205 Palm Beach Gardens, Florida 33408 407-626-5599
940201
ATLANTIC OCEAN
ELEVATION 6.0 NGVD-29 CONTOUR LINE
TOE OF SLOPE
TOP OF BANK
EXISTING CONCRETE RETAINING WALL
COASTAL CONSTRUCTION CONTROL LINE
CE
RESIDENTIAL TOWER
POOL DECK
POOL
THE TOWER CONDOMINIUM
9-STORY CONDOMINIUM
SURFACE PARKING
ENTRANCE DRIVE
GARAGE ENTRANCE
BAY DOWN
700 OCEAN DRIVE
STATE ROAD A-1-A (OCEAN DRIVE)
EXISTING 24' ASPHALT PAVEMENT
FOUND RAILROAD SPIKE
SANITARY MANHOLE
SET CARRIAGE BOLT & WASHER
WATER METER BOX
SIGN
TRAFFIC SIGN
CATV BOX
SANITARY TEE
EXISTING DRIVES
CONCRETE POWER POLE
LAYOUT SIDEWALK & PAVERS PER THIS PLAN
EROSION CONTROL
GENERAL CONTRACTOR SHALL ERECT A TWO FOOT HIGH SILT BARRIER ON THE PERIMETER OF THE SITE WHERE SILT, SEDIMENT AND WATER RUN-OFF OCCURS, OR AT THE DIRECTION OF THE TOWN
SIDEWALK DEFLECTION
SCALE: 1" = 10'-0"
HANDICAPPED SPACE
SCALE: 1/8" = 1'-0"
PARKING SPACE
SCALE: 1/8" = 1'-0"
PLAN
SECTION
BEACH ACCESS PAVING
SCALE: 1/4" = 1'-0"
VICINITY MAP
SITE
All Improvements and Dimensions are proposed.
All proposed improvements are common elements with the exception of the following:
CE = Common Element
SITE Pl

EXHIBIT "B"

SITE PLAN AND SURVEY AND GRAPHIC DESCRIPTION

AND IDENTIFICATION OF UNITS

LOT 8, according to the Plat of Surfside Park No.3 as recorded in Plat Book 23, Page 40, Public Records of Palm Beach County, Florida.

EXHIBIT "A"

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF LANDS SUBMITTED TO CONDOMINIUM OWNERSHIP:

DECLARATION OF CONDOMINIUM

EXHIBITS

EXHIBIT A - Legal Description

EXHIBIT B - Site Plan and Survey and Graphic description and Identification of Units

EXHIBIT C - Common Elements, Common Expenses and Common Surplus Percentages

EXHIBIT D - Articles of Incorporation

EXHIBIT E - Bylaws

EXHIBIT F - Joinder and Consent of Mortgagee

THE WATERFRONT AT JUNO BEACH, a Condominium

JUNO BEACH, FLORIDA

EXHIBIT "C"

Percentage Shares of Ownership of
Common Elements and Common Surplus
and of Sharing of Common Expenses

Unit Type	No. of Units of Type	% Share	Total % Share for Unit Type
Unit A	12	1.985514%	23.826168%
Unit B	12	1.327839%	15.934068%
Unit C	12	1.344489%	16.133868%
Unit D	12	1.448551%	17.382612%
Unit E	12	1.977189%	23.726268%
Cabanas	17	0.074925%	1.273725%
Double Garages	10	0.149851%	1.498510%
Single Garages	3	0.074927%	0.224781%
TOTAL	90		100.000000%

Unit Numbers By Model Type:	
Unit A	201 - 1201 + PH1
Unit B	202 - 1202 + PH2
Unit C	203 - 1203 + PH3
Unit D	204 - 1204 + PH4
Unit E	205 - 1205 + PH5
Cabanas	C1 - C17
Double Garages	PG1 - PG 4, PG6, PG8 - PG12
Single Garages	PG5, PG7, PG13

EXHIBIT "D"

ARTICLES OF INCORPORATION