

THIS INSTRUMENT PREPARED BY:

Charles D. Brecker, Esquire  
KATZ, BARRON, SQUITERO & FAUST, P.A.  
100 NE 3<sup>rd</sup> Avenue, Suite 280  
Fort Lauderdale, FL 33301

**SCRIVENER'S ERROR AFFIDAVIT**

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, personally appeared CHARLES D. BRECKER, who, after being duly sworn, deposes and says:

1. Affiant is an attorney licensed to practice law in the State of Florida, and is a member of the law firm of KATZ, BARRON, SQUITERO & FAUST, P.A.

2. Affiant has read and is familiar with the Declaration of Condominium of BOYNTON OASIS, a Condominium (the "Condominium"), dated February 29, 2000, recorded March 8, 2000, in Official Records Book 11647, Page 64, of the Public Records of Palm Beach County, Florida, as subsequently amended from time to time (the "Declaration").

3. The Condominium is located on land described as follows:

All of the Plat of "PARK LAKE HOMES" at INDIAN WELLS, a P.U.D., according to the Plat thereof, as recorded in Plat Book 87, Page 50, of the Public Records of Palm Beach County, Florida.

4. The Condominium, when completed, will contain twelve (12) buildings, containing residential dwelling units, which total 78 units. As each building containing residential dwelling units is completed and issued a Certificate of Occupancy, an Amendment to the Declaration of Condominium is prepared and recorded to include the completed building and all of its units as part of the Condominium.

5. As each unit in a building was purchased, our office prepared certain closing documents for each transaction, arranged for their execution, and utilized same at closing, after

which they were recorded among the Public Records of Palm Beach County, Florida. The legal descriptions contained in the closing documents were derived from the original Survey prepared by Richard L. Shephard and Associates, Inc., and attached to the Declaration as Exhibit "B".

6. After several closings had taken place, from May through October 2000, it was determined that the Unit numbers were incorrectly described in the legal descriptions used in the closing documents, and a Surveyor's Affidavit was prepared and recorded to correct same. The Surveyor's Affidavit, dated October 3, 2000, and recorded October 24, 2000, in Official Records Book 12093, Page 673, of the Public Records of Palm Beach County, Florida, contains the correct parcel number and corresponding Building and Unit numbers, and is attached as Exhibit "A" hereto.

7. All of the unit sales and financing documents recorded prior to the Surveyor's Affidavit contained the correct Condominium Parcel, or Lot Number. However, the Unit and Building numbers were either omitted completely or incorrectly stated. The following is a list of documents which were recorded before the Surveyor's Affidavit and which contain an incorrect unit designation:

- a. Special Warranty Deed to Lawrence D. Klein and Lee Ann Klein, husband and wife, dated September 27, 2000, recorded October 6, 2000, in Official Records Book 12060, Page 111 (Parcel 67, Bldg. 11, Unit 3 - the correct Unit Number is 4);
- b. Mortgage to Flagship Financial Services, Inc., dated September 27, 2000, recorded October 6, 2000, in Official Records Book 12060, Page 114 (Parcel 67, Bldg. 11, Unit 3 - the correct unit number is Unit 4);
- c. Assignment of Mortgage to Ohio Savings Bank, recorded October 6, 2000, in Official Records Book 12060, Page 126, (Parcel 67, Bldg. 11, Unit 3 - the correct Unit Number is Unit 4);
- d. Special Warranty Deed to Matthew Artzt, dated September 25, 2000, recorded October 20, 2000, in Official Records Book 12086, Page 142 (Parcel 21, Bldg. 4, Unit 3 - the correct unit number is Unit 4);
- e. Mortgage to World Savings Bank, dated October 17, 2000, recorded October 20, 2000, in Official Records Book 12086, Page 145 (Parcel 21, Bldg. 4, Unit 3 - the correct unit number is Unit 4);
- f. Special Warranty Deed to Carroll E. Little, Jr. and Susan L. Little, husband and wife, dated September 29, 2000, recorded November 2, 2000, in Official Records Book 12109, Page 130 (Parcel 65, Bldg. 11, Unit 1 - the correct unit number is Unit 6);
- g. Mortgage to Flagship Financial Services, Inc., dated September 29, 2000, recorded November 2, 2000, in Official Records Book 12109, Page 133 (Parcel No. 65, Bldg. 11, Unit 1 - the correct unit number is Unit 6);
- h. Assignment of Mortgage to Chase Manhattan Mortgage Corp., recorded November 2, 2000, in Official Records Book 12109, Page 142 (Parcel 65,

- Bldg. 11, Unit 1 - the correct unit number is Unit 6);
- i. Special Warranty Deed to Kirk A. Helmerick and Jennifer L. Helmerick, husband and wife, dated September 29, 2000, recorded November 2, 2000, in Official Records Book 12109, Page 169 (Parcel 69, Bldg. 11, Unit 5 - the correct unit number is Unit 2);
  - j. Mortgage to Flagship Financial Services, Inc., dated October 29, 2000, recorded November 2, 2000, in Official Records Book 12109, Page 172 (Parcel 69, Bldg. 11, Unit 5 - the correct unit number is Unit 2);  
Assignment of Mortgage to Chase Manhattan Mortgage Corp., recorded November 2, 2000, in Official Records Book 12109, Page 181 (Parcel 69, Bldg. 11, Unit 5 - the correct unit number is Unit 2);  
Special Warranty Deed to Sarah Ben-Joseph, dated October 19, 2000, recorded November 7, 2000, in Official Records Book 12121, Page 299 (Parcel 24, Bldg. 4, Unit 6 - the correct unit number is Unit 1);
  - m. Mortgage to Wells Fargo Home Mortgage, Inc., dated October 19, 2000, recorded November 7, 2000, in Official Records Book 12121, Page 302 (Parcel 24, Bldg. 4, Unit 6 - the correct unit number is Unit 1);
  - n. Special Warranty Deed to Peter P. Losito, dated October 20, 2000, recorded November 8, 2000, in Official Records Book 12123, Page 65 (Parcel 20, Bldg. 4, Unit 2 - the correct unit number is Unit 5);
  - o. Mortgage to Wells Fargo Home Mortgage, Inc., dated October 20, 2000, recorded November 8, 2000, in Official Records Book 12123, Page 68 (Parcel 20, Bldg. 4, Unit 2 - the correct unit number is Unit 5);
  - p. Special Warranty Deed to Kenneth A. Bernstein and Betty Bernstein, husband and wife, dated September 28, 2000, recorded November 8, 2000, in Official Records Book 12123, Page 210 (Parcel 70, Bldg. 11, Unit 6 - the correct unit number is Unit 1);
  - q. Mortgage to Quicken Loans, Inc., dated September 28, 2000, recorded November 8, 2000, in Official Records Book 12123, Page 213 (Parcel 70, Bldg. 11, Unit 6 - the correct unit number is Unit 1);
  - r. Special Warranty Deed to Edward W. Miller and Gail L. Miller, husband and wife, dated October 17, 2000, recorded November 8, 2000, in Official Records Book 12123, Page 260 (Parcel 22, Unit 4, Bldg. 4 - the correct unit number is Unit 3);
  - s. Mortgage to Bank of America, N.A., dated October 17, 2000, recorded November 8, 2000, in Official Records Book 12123, Page 263 (Parcel 22, Unit 3, Bldg. 4 - the correct unit number is Unit 3);
  - t. Special Warranty Deed to Robert C. Gaines, a single man, dated October 24, 2000, recorded November 14, 2000, in Official Records Book 12133, Page 724 (Parcel 19, Unit 1, Bldg. 4 - the correct unit number is Unit 6);
  - u. Mortgage to MortgageSave.Com, dated October 24, 2000, recorded November 14, 2000, in Official Records Book 12133, Page 727 (Parcel 19, Unit 1, Bldg. 4 - the correct unit number is Unit 6);
  - v. Special Warranty Deed to Barbara B. Unks, a single woman, dated October 24, 2000, recorded November 14, 2000, in Official Records Book 12133, Page 842 (Parcel 23, Unit 5, Bldg. 4 - the correct unit number is Unit 2);

- w. Mortgage to Wells Fargo Home Mortgage, Inc., dated October 24, 2000, recorded November 14, 2000, in Official Records Book 12133, Page 845 (Parcel 23, Unit 5, Bldg. 4 - the correct unit number is Unit 2);
- x. Mortgage to Wells Fargo Bank, dated October 24, 2000, recorded November 8, 2000, in Official Records Book 12133, Page 855 (Parcel 23, Unit 5, Bldg. 4 - the correct unit number is Unit 2);
- y. Special Warranty Deed to Phyllis L. Canter, dated October 25, 2000, recorded November 14, 2000, in Official Records Book 12133, Page 947 (Parcel 66, Unit 2, Bldg. 11 - the correct unit number is Unit 5);  
Mortgage to Wells Fargo Home Mortgage, Inc., dated October 25, 2000, recorded November 14, 2000, in Official Records Book 12133, Page 950 (Parcel 66, Unit 2, Bldg. 11 - the correct unit number is Unit 5);
- aa. Special Warranty Deed to John S. Richardson and Tanya J. Richardson, husband and wife, dated October 19, 2000, recorded November 14, 2000, in Official Records Book 12133, Page 989 (Parcel 68, Unit 4, Bldg. 11 - the correct unit number is Unit 3);
- bb. Mortgage to Wells Fargo Home Mortgage, Inc., dated October 19, 2000, recorded November 14, 2000, in Official Records Book 12133, Page 992 (Parcel 68, Unit 4, Bldg. 11 - the correct unit number is Unit 3);
- cc. Special Warranty Deed to John M. Gilbert and Donna L. Schechner, dated November 17, 2000, recorded December 2, 2000, in Official Records Book 12170, Page 994 (Parcel 74, Unit 6, Bldg. 12 - the correct unit number is Unit 5);
- dd. Mortgage to Flagship Financial Services, Inc., dated November 17, 2000, recorded December 2, 2000, in Official Records Book 12170, Page 997 (Parcel 74, Unit 4, Bldg. 12 - the correct unit number is Unit 5).

ALL DOCUMENTS WERE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

FURTHER AFFIANT SAYETH NAUGHT.

CHARLES D. BRECKER

SWORN TO AND SUBSCRIBED before me this 25 day of July, 2001, by CHARLES D. BRECKER, who is personally known to me, and who did take an oath.

Notary Public, State of Florida

My Commission Expires:

