

AMENDMENT TO
DECLARATION OF CONDOMINIUM OF
BRIDGEPOINTE AT BROKEN SOUND, A CONDOMINIUM
ADDING PHASE 2

WHEREAS, Yale Properties-Boca Two, a Florida general partnership (the "Developer"), filed the Declaration of Condominium of Bridgepointe at Broken Sound, a Condominium, recorded in Official Records Book 7626, Page 1784, Public Records of Palm Beach County, Florida (the "Declaration"); and

WHEREAS, the Developer desires to add Phase 2 to condominium ownership pursuant to the plan of phasing of Bridgepointe at Broken Sound, a Condominium;

WHEREAS, in accord with Article 8.f of the Declaration, the Developer is empowered to submit additional property to the Declaration.

NOW, THEREFORE, the Developer, as the owner of the property described and shown on the plot plan, survey and graphic descriptions attached hereto and made a part hereof as Exhibit "A" (the "Property"), hereby submits the Property, upon recordation of this Amendment, to condominium ownership under the Declaration.

Because of the addition of Phase 2, the percentage share of each unit in the common elements, common expenses and common surplus in the Condominium is 1/52.

IN WITNESS WHEREOF, the Developer has caused these presents to be signed in its name this 13th day of April, 1994.

Signed, sealed and delivered
in the presence of:

DEVELOPER:

YALE PROPERTIES-BOCA TWO, a
Florida general partnership

By: YALE PROPERTIES-BOCA TWO,
INC., a Florida corporation
as General Partner

By: Gordon Deckelbaum
President

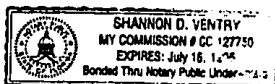
(Corporate Seal)

Shannon D. Ventry
Name: Shannon Ventry
Please Print
James L. Wheeler
Name: James L. Wheeler
Please Print

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS:

The foregoing instrument was acknowledged before me this 13th day of April, 1994, by Gordon Deckelbaum, as President of Yale Properties-Boca Two, Inc., a Florida corporation, as General Partner of Yale Properties-Boca Two, a Florida general partnership, on behalf of the partnership, who is personally known to me.

Shannon D. Ventry
Notary Public
State of Florida at Large
My Commission Expires:



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SHANNON D. VENTRY
NOTARY PUBLIC (26)
177 W. PALM BEACH
BOCA RATON, FL 33434

DESCRIPTION: Phase 2 of BRIDGEPOINTE

A portion of PARCEL 17 BROKEN SOUND OF UNIVERSITY PARK P.U.D. according to the plat thereof as recorded in Plat Book 68, Page 154 and 155 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Parcel 17; thence North 77°30'46" East, along the South line of said Parcel 17, a distance of 140.35 feet to the Point of Beginning of this description; thence continue North 77°30'46" East, along said South line, a distance of 115.87 feet; thence North 12°29'14" West, a distance of 134.89 feet to a point on the arc of a circular curve to the right, whose radius point bears North 16°04'34" West, from the last described point; thence Westerly and Northerly, along the arc of said curve having a radius of 250.00 feet, an arc distance of 100.94 feet to a point; thence South 06°07'38" East, a distance of 149.73 feet to a point on the South line of said Parcel 17 and the Point of Beginning of this description.

Said lands situate, lying and being in Palm Beach County, Florida.

Subject to all easements, reservations and rights-of-way of record.

Containing 14977 Square Feet, more or less.

Prepared by: MICHAEL G. PURMORT & ASSOCIATES, INC.
843 S. E. 8th Avenue
Deerfield Beach, Florida 33441

CERTIFICATION:

This certification, made this 4th day of April 1994 by the undersigned surveying firm is made pursuant to the provisions of Florida Statutes Section 718.104(4) (e), 1992. The undersigned surveying hereby certifies that the construction of the improvements represented for Phase 2 of Bridgepointe at Broken Sound, a Condominium is substantially complete so that the attached survey, site plan and graphic description of improvements, describing the Condominium property, together with the provisions of said Declaration of Condominium describing the Condominium property present an accurate representation of the location and dimensions of said improvements, and the identification, location and dimensions of the common elements and each unit can be determined from said materials.

MICHAEL G. PURMORT & ASSOCIATES, INC.

Michael G. Purmort
Professional Land Surveyor
Certificate Reg. No. 2720
State of Florida

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|-----------------|------------------------------------|------------|-----------|--------------|----------------|---|---|
| Sheet 1 of 4 | Exhibits and/or References None | Phase 2 | Plan A | Drawn MGP | Checked MGP | <p>PHASE 2 PLAN BRIDGEPOINTE AT BROKEN SOUND EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM AND TO THE AMENDMENT</p> | <p>MICHAEL G. PURMORT & ASSOCIATES, INC. land surveyors • planners 843 S.E. 8th Avenue Deerfield Beach, Florida 33441 Telephone (305) 421-9101 FAX (305) 421-5201</p> |
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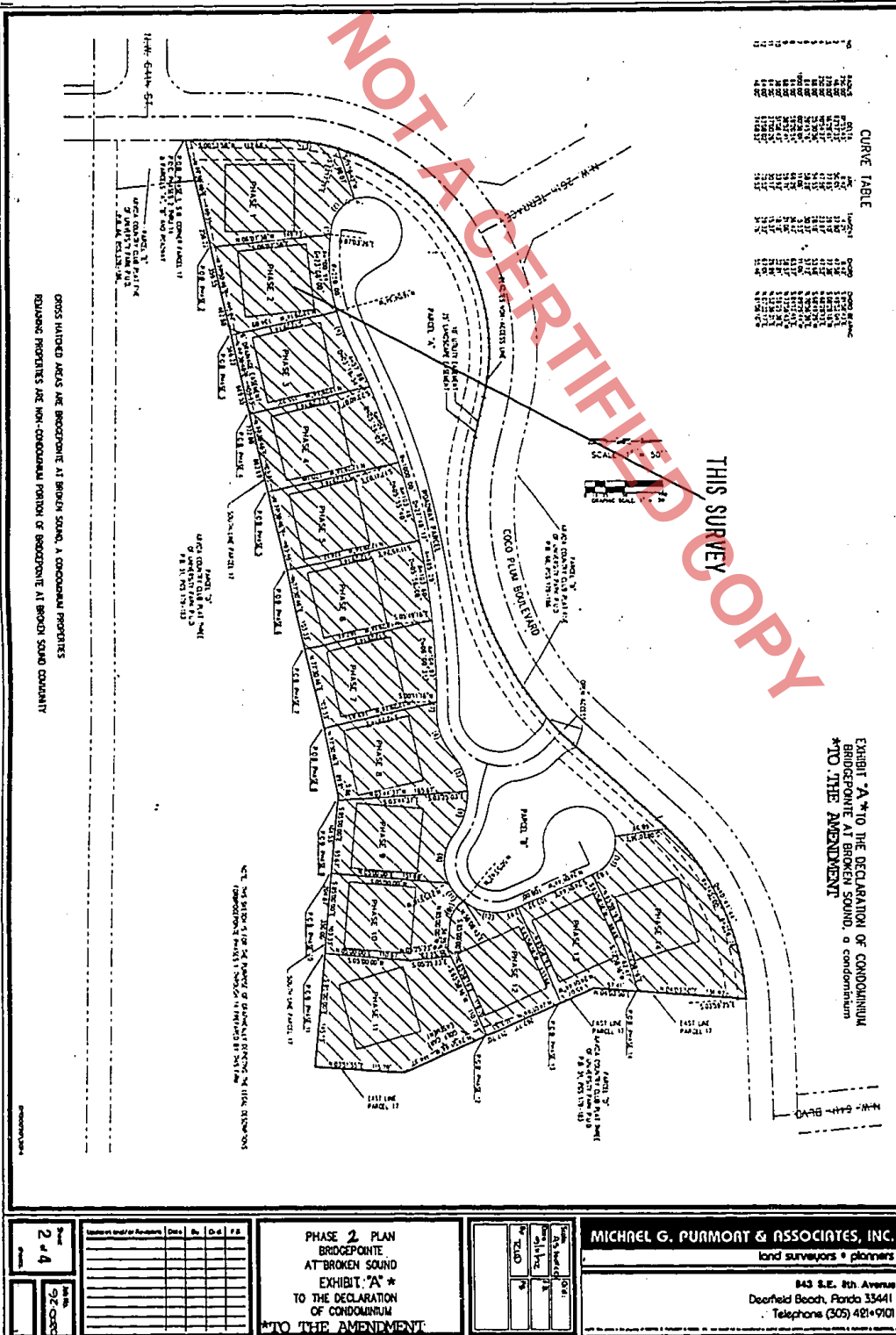
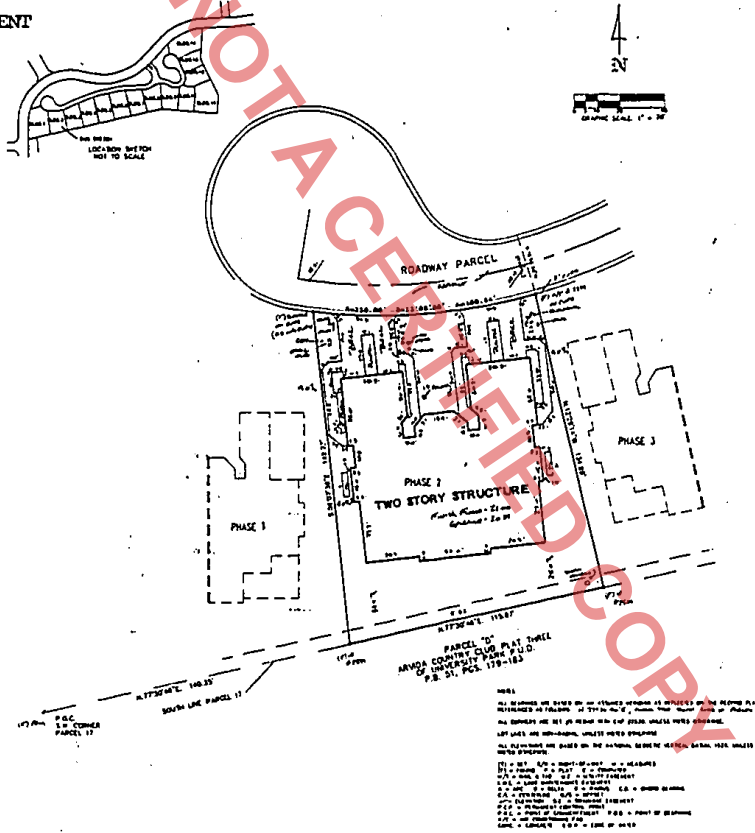


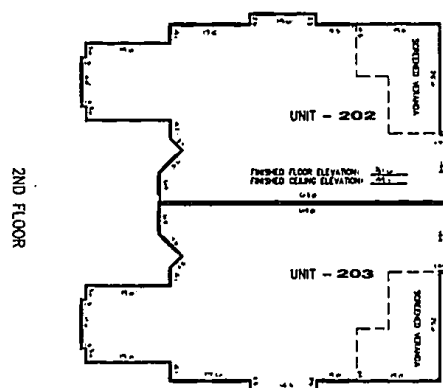
EXHIBIT "A" * TO THE DECLARATION OF CONDOMINIUM
BRIDGEPOINTE AT BROKEN SOUND, A CONDOMINIUM
PHASE 2

* TO THE AMENDMENT



RECORDER'S MEMO: Legibility
of Writing, Typing or Printing
unsatisfactory in this document
when received.

| Sheet 3 of 4 | <table border="1"> <tr> <th>Drawn</th> <th>Checked</th> <th>Date</th> <th>By</th> <th>Drawn</th> <th>Checked</th> <th>Date</th> <th>By</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> | Drawn | Checked | Date | By | Drawn | Checked | Date | By | | | | | | | | | <p>PHASE 2 BRIDGEPOINTE AT BROKEN SOUND EXHIBIT "A" * TO THE DECLARATION OF CONDOMINIUM TO THE AMENDMENT</p> | <table border="1"> <tr> <th>Drawn</th> <th>Checked</th> <th>Date</th> <th>By</th> <th>Drawn</th> <th>Checked</th> <th>Date</th> <th>By</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> | Drawn | Checked | Date | By | Drawn | Checked | Date | By | | | | | | | | | <p>MICHAEL G. PURMORT & ASSOCIATES, INC. land surveyors • planners</p> <p>843 SE. 8th Avenue Deerfield Beach, Florida 33441 Telephone (305) 492-0701 FAX (305) 492-5201</p> |
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1. **NEE** POCALITS STRUCTURE CHANGES
2. **VERBONA** IS PART OF THE UNIT.

***TO THE AMENDMENT**

EXHIBIT A* TO THE DECLARATION OF CONDOMINIUM
BRIDGEPOINTE AT BROKEN SOUND, A CONDOMINIUM
PHASE 2

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

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PHASE 2
BRIDGEPOINTE
AT BROKEN SOUND
EXHIBIT 'A' *
TO THE DECLARATION
OF CONDOMINIUM
~~*TO THE AMENDMENT~~

| | | | |
|----------|---------|-------|-----|
| NAME | DATE | GRADE | SEX |
| 15-10-00 | 4-11-91 | 7A | M |
| BY FLD | | | |

MICHAEL G. PURMONT & ASSOCIATES, INC.
land surveyors • planners
843 S.E. 8th Avenue
Deerfield Beach, Florida 33441
Telephones (305) 491-9701

CONSENT OF MORTGAGEE TO
AMENDMENT TO DECLARATION OF CONDOMINIUM OF
BRIDGEPOINTE AT BROKEN SOUND, A CONDOMINIUM
ADDING PHASE 2

RECORD VERIFIED DOROTHY H. HILKEN
CLERK OF THE COURT - PB COUNTY, FL

WHEREAS, the undersigned ("Mortgagee") is the holder of a Mortgage recorded in Official Records Book 7376, Page 1303, and modifications of record thereto, all of the Public Records of Palm Beach County, Florida (the "Mortgage"), encumbering lands owned by Yale Properties - Boca Two, a Florida general partnership ("Mortgagor");

WHEREAS, the Mortgagor caused a Declaration of Condominium of Bridgepointe at Broken Sound, a Condominium, to be recorded in Official Records Book 7626, Page 1784 of the Public Records of Palm Beach County, Florida (the "Declaration");

WHEREAS, the Mortgage is a lien upon that certain tract of land more fully described in the Mortgage, which includes land described in Exhibit "A" to the Amendment to the Declaration of Condominium of Bridgepointe at Broken Sound, a Condominium Adding Phase 2 (the "Amendment"); and

WHEREAS, Mortgagee has agreed to consent to the Amendment.

NOW, THEREFORE, for good and valuable consideration, Mortgagee agrees and declares as follows:

1. Mortgagee hereby consents to the making, execution and recordation of the Amendment to which this Consent is attached.
2. By consenting to the recordation of the Amendment, Mortgagee does not undertake or assume any of the obligations or responsibilities of the Mortgagor or anyone else under the Declaration or the Condominium Act or of any owner of a Condominium Unit.
3. The sole purpose of this document is to consent to the addition of Phase 2 to the Declaration, as such consent is required pursuant to Chapter 718, Florida Statutes.
4. Except as otherwise expressly set forth in this document, the terms and provisions of the Mortgage (including the priority and validity of the lien of the Mortgage) shall remain in full force and effect.
5. Nothing contained in this Consent shall impair or diminish the lien of the Mortgage on any portion of the property encumbered by the Mortgage which is not included in the property being subjected to the Declaration as of the date hereof.

IN WITNESS WHEREOF, Mortgagee has executed this Consent this
17 day of March, 1994.

Signed, sealed and delivered
in the presence of:

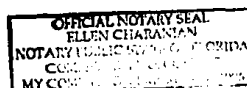
NATIONSBANK OF FLORIDA, N.A.

Jean J. Lehmann
Print Name: Jean J. Lehmann
Kiddy S. Trice
Print Name: Kiddy S. Trice

By: Nancy J. Blackwood
Nancy J. Blackwood,
Vice President

[SEAL]

STATE OF FLORIDA)
) SS.:
COUNTY OF BROWARD)



The foregoing instrument was acknowledged before me this 17 day of March, 1994, by Nancy J. Blackwood, as Vice President of NATIONSBANK OF FLORIDA, N.A. Ms. Blackwood is personally known to me and did not take oath.

Ellen Charanian
Print Name: Ellen Charanian
Notary Public

My Commission Expires: Mar. 30, 1996