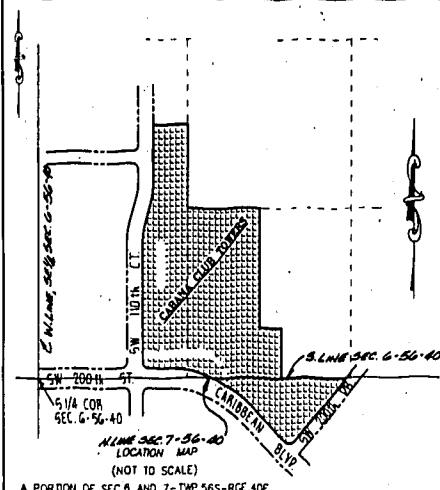


"CABANA CLUB TOWERS"

A REPLAT OF PORTIONS OF TRACTS (LOTS) 81, 87, AND 88 OF "PERRINE GRANT" SUBDIVISION OF SECTION 6, TOWNSHIP 56 SOUTH, RANGE 40 EAST, ALL IN DADE COUNTY - FLORIDA

SCALE: 1"=100'
EUGENE DENES
PROFESSIONAL LAND SURVEYOR AND MAPPER
333 ALMERIA AVE., CORAL GABLES, FL., 33134
TELEPHONE: (305) 446-3591
SEPTEMBER, 1995



- SURVEYOR'S NOTES**
- BEARINGS SHOW REFER TO THE CENTERLINE OF SW 200TH STREET (N. LINE OF SEC. 7-TWP. 56S-RGE. 40E) IN 89°45'42".
 - PERMANENT REFERENCE MONUMENT PLS 1025
 - △----- PERMANENT CONTROL POINT PLS 1025
- CA**-----CENTERLINE
L-----LENGTH OF ARC
- PCP**-----PERMANENT CONTROL POINT
P.B.-----PLAT BOOK
P-----PAGE
PC-----POINT OF CURVE
PT-----POINT OF TANGENT
O.R.B.-----OFFICIAL RECORDS BOOK
R/W-----RIGHT OF WAY
R-----RADIUS OF CURVE
Δ-----CENTRAL ANGLE OF CURVE

OWNER'S PLAT RESTRICTIONS

THE 10 FEET WIDE UTILITY EASEMENT SHOWN HEREON IS HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

MADE COUNTY PLAT RESTRICTIONS

THAT STREET BOWLETS (CUT) AND DRIVE AS SHOWN ON THE ATTACHED PLAT, WITH ALL EXISTING AND FUTURE PLANTING TREES, SHRUBBERY AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS, AND/OR AIR CONDITIONERS.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED ON ANY TRACT WITHIN THIS SUBDIVISION UNLESS APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH STATE OR COUNTY REGULATIONS.

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION SHALL BE RETAILED UNDERGROUND.

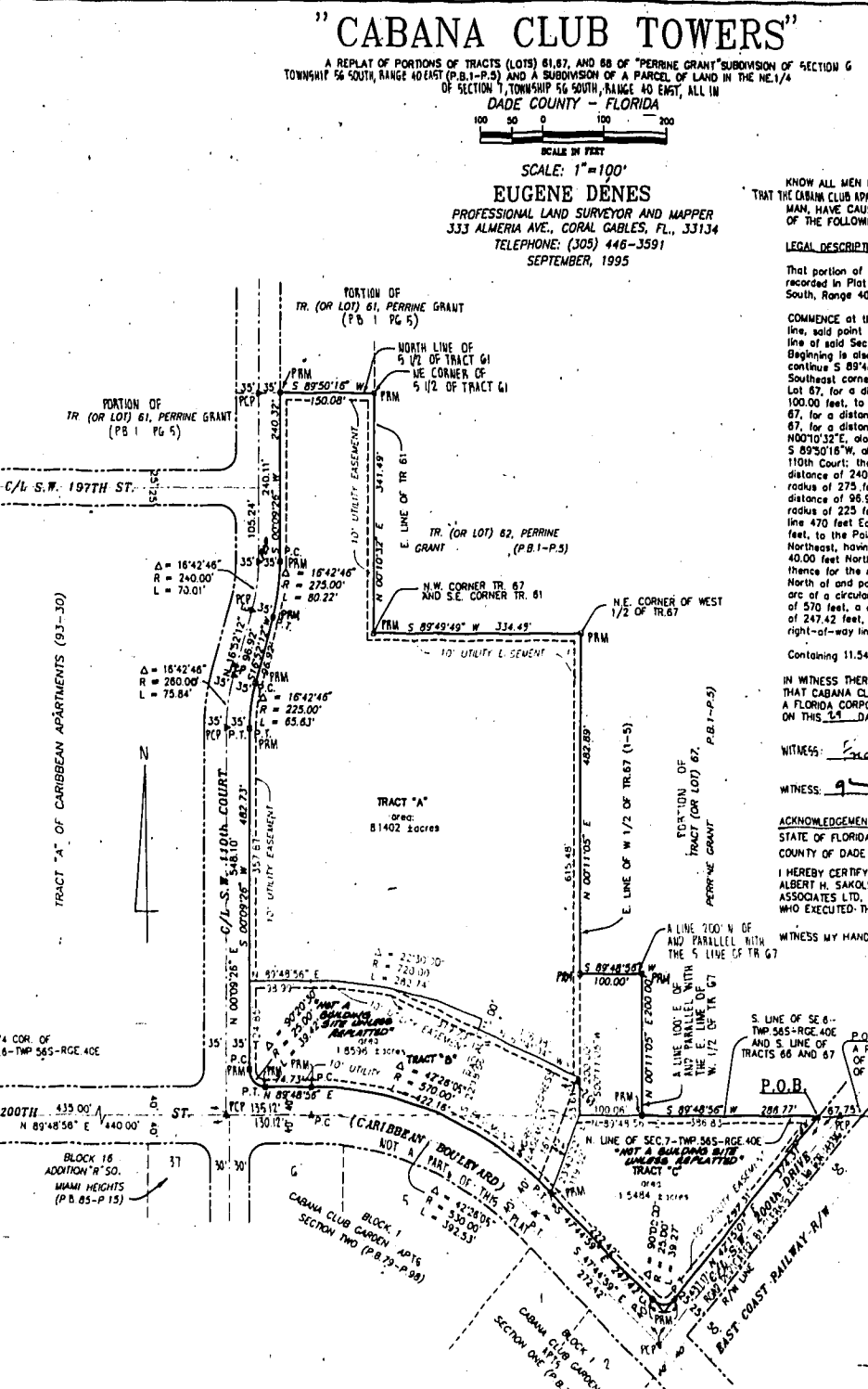
THAT THE 24 FOOT WIDE ACCESS-EGRESS EASEMENT IN TRACT "B", AS SHOWN HEREON IS HEREBY DEDICATED AS A PRIVATE ACCESS EASEMENT TO AND FROM TRACT "A".

TRACTS "B" AND "C" ARE NOT BUILDING SITES UNLESS REPLATTED IN ACCORDANCE WITH CHAPTER 98 OF THE METROPOLITAN DADE COUNTY CODES.

SUBDIVISION'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF "CABANA CLUB TOWERS" IS A TRUE AND CORRECT REPRESENTATION OF THE LINES DESCRIBED HEREON, AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECT SUPERVISION, ALSO THAT THE PERMANENT REFERENCE MONUMENTS AND THE PERMANENT CONTROL POINTS WERE SET ON THE 10TH DAY OF NOVEMBER 1995, IN ACCORDANCE WITH PART I, CHAPTER 177, LAWS OF THE STATE OF FLORIDA.

Eugene Denes
EUGENE DENES, P.S. NO. 1025
STATE OF FLORIDA



APPROVALS

THIS PLAT WAS APPROVED BY THE DADE COUNTY, FLORIDA DEPARTMENT OF PLANNING, DEVELOPMENT AND REGULATIONS THIS 27th DAY OF MARCH, A.D. 1995.

THE SITE OF TRACTS AND OTHER FEATURES AS SHOWN ON THIS PLAT CONFORM TO ALL REQUIREMENTS OF THE EXISTING ZONING AS OF THIS DATE.

3/27 DIRECTOR
Arlene

THIS PLAT WAS APPROVED BY THE DADE COUNTY, FLORIDA PUBLIC WORKS DEPARTMENT THIS 27th DAY OF MARCH, 1995.

3/27 DIRECTOR
Arlene

THIS PLAT HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 880 CODE OF METROPOLITAN DADE COUNTY, SUBJECT TO ALL OF THE CONDITIONS OF THE CONCOMITANT REVENUE AGREEMENTS AND SAID CHAPTER 330. THIS PLAT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. 2377-95 PASSED AND ADOPTED BY THE DADE COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA, ON THE 28th DAY OF MARCH, 1995.

BOARD OF COUNTY COMMISSIONERS, DADE COUNTY, FLORIDA
ATTEST: CLERA G. TAYLOR (CLERK)

3/27 DIRECTOR
Arlene

3/27 CHIEF CLERK
Arlene

FILED FOR RECORD THIS 11th DAY OF MARCH, 1995, AT 10:00 A.M. IN BOOK 148, PLAT 74, PAGE 74 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND METROPOLITAN DADE COUNTY, FLORIDA.

HARVEY RIVLIN, CLERK OF THE CIRCUIT COURT
3/28/95

3/28/95
Harvey Rivlin

KNOW ALL MEN BY THESE PRESENTS, THAT THE CABANA CLUB APARTMENTS ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP AND ALBERT H. SAKOLSKY, A MARRIED MAN AND EDWARD F. HEIL, A SINGLE MAN, HAVE CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "CABANA CLUB TOWERS", THE SAME BEING PARTLY A REPLAT AND PARTLY A SUBDIVISION OF THE FOLLOWING DESCRIBED LANDS:

LEGAL DESCRIPTION

That portion of Lots (or Tracts) 81, 87 and 88 of "PERRINE GRANT" subdivision in Section 6, Township 56S, Range 40E, according to the Plat thereof, recorded in Plat Book 1, Page 5 of the Public Records of Dade County, Florida; and that parcel of land in the Northeast 1/4 Section 7, Township 56 South, Range 40 East, in Dade County, Florida, more particularly described as follows:

COMMENCE at the point of intersection of the South line of said Section 6 with the Northwesterly line of the Florida East Coast Railway right-of-way line, said point being 1,437.84 feet East of the Southwest corner of the Southwest 1/4 of said Section 6, thence run S 89°45'58" W, along the South line of said Section 6, for a distance of 87.75 feet to the POINT OF BEGINNING of the parcel of land hereinafter to be described, said Point of Beginning is also the point of intersection of the South line of said Section 6, with the Northwesterly right-of-way line of S.W. 200th Drive, thence continue S 89°45'58" W, along the South line of said Section 6, for a distance of 208.77 feet to a point, said point being 100.00 feet from the Southeast corner of the West 1/2 of said Lot 87; thence run N00°11'05"E, 100 feet East of and parallel with the East line of the West 1/2 of said Lot 87, for a distance of 200.00 feet, to a point; thence run S 89°45'58" W, parallel with the South line of said Section 6, for a distance of 100.00 feet, to a point on the East line of the West 1/2 of said Lot 87; thence run N00°11'05"E, along the East line of the West 1/2 of said Lot 87, for a distance of 452.89 feet to the Northeast corner of the West 1/2 of said Lot 87; thence run S 89°45'49" W, along the North line of said Lot 87, for a distance of 334.49 feet, to the Northwest corner of said Lot 87; thence run N00°11'05"E, along the South line of said Lot 87; thence run N00°11'05"E, along the East line of said Lot 81, for a distance of 341.49 feet to the Northeast corner of the South 1/2 of said Lot 81; thence run S 89°50'18" W, along the North line of the South 1/2 of said Lot 81, for a distance of 150.08 feet to a point on the East right-of-way line of S.W. 110th Court; thence for the next three courses run along the East right-of-way line of said S.W. 110th Court, as follows: run S00°09'27" W, for a distance of 240.32 feet to the point of curve, thence run Southwesterly along the arc of a circular curve to the right, concave to the West, having a radius of 275 feet, a central angle of 18°42'48", for an arc distance of 80.22 feet, to the Point of Tangency; thence run S 18°52'12" W, for a distance of 98.92 feet to the Point of Curve; thence run Southwesterly along the arc of a circular curve to the left, concave to the East, having a radius of 225 feet, a central angle of 18°42'48", for an arc distance of 85.83 feet, to the Point of Tangency; thence run S00°09'27" W, along a line 470 feet East of and parallel with the West line of said Tract 88 - as measured along the South line of said Section 6, for a distance of 482.73 feet, to the Point of Curve; thence run Southwesterly, Southeastern and Eastern along the arc of a circular curve to the left, concave to the North, having a radius of 25 feet, a central angle of 90°20'30", for an arc distance of 39.42 feet, to the Point of Tangency, said point being 40.00 feet North of the South line of said Section 6, and also being on the Northwesterly right-of-way line of Caribbean Boulevard (S.W. 200th Street); thence for the next three courses run along the Northwesterly right-of-way line of said Caribbean Boulevard as follows: run N 89°48'58" W, 460.00 feet North of and parallel with the South line of said Section 6, for a distance of 74.73 feet, to the Point of Curve; thence run Southwesterly along the arc of a circular curve to the right, crossing the South line of said Section 6 and running into the Northeast 1/4 of said Section 7, having a radius of 370 feet, a central angle of 42°28'05", for an arc distance of 422.16 feet, to the Point of Tangency; thence run S 47°44'59" E, for a distance of 242.42 feet, to a point on the Northwesterly right-of-way line of said S.W. 200th Drive; thence run N 42°55'01" E, along the Northwesterly right-of-way line of said S.W. 200th Drive, for a distance of 374.31 feet, to the POINT OF BEGINNING.

Containing 11,548 acres, more or less.

IN WITNESS WHEREOF, THAT CABANA CLUB APARTMENTS ASSOCIATES, A FLORIDA LIMITED PARTNERSHIP, WHOSE GENERAL PARTNER IS CABANA CLUB APARTMENTS, INC., A FLORIDA CORPORATION, HAS CAUSED THE ATTACHED TO BE SIGNED BY ITS PRESIDENT, ITS CORPORATE SEAL TO BE HEREON AFFIXED AND ATTESTED ON THIS 28th DAY OF MARCH, A.D. 1995.

WITNESSES: Eugene Denes, Cabana Club Apartments Associates, Ltd.
Albert H. Sakolsky, Cabana Club Apartments, Inc.
Edward F. Heil, Cabana Club Apartments, Inc.

ACKNOWLEDGMENT
STATE OF FLORIDA, SS
COUNTY OF DADE

I HEREBY CERTIFY THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS ALBERT H. SAKOLSKY, PRESIDENT OF CABANA CLUB APARTMENTS, INC., A FLORIDA CORPORATION, GENERAL PARTNER ON BEHALF OF CABANA CLUB APARTMENTS ASSOCIATES LTD., A FLORIDA LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR WHOSE PRESENCE AND AUTHORITY I AM SATISFIED TO BE ESTABLISHED, AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY FOR THE PURPOSES THEREON EXPRESSED, AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF MARCH, A.D. 1995.

Notary Public, State of Florida
My Commission Expires OCT. 04, 1998

Notary Public, State of Florida
My Commission Expires OCT. 04, 1998

IN WITNESS WHEREOF, ALBERT H. SAKOLSKY, A MARRIED MAN AND EDWARD F. HEIL, A SINGLE MAN, AS TENANTS IN COMMON, HAVE HEREUNTO SET OUR HANDS AND SEAL THIS 28th DAY OF MARCH, A.D. 1995.

Notary Public, State of Florida
My Commission Expires OCT. 04, 1998

IN WITNESS WHEREOF, ALBERT H. SAKOLSKY, A MARRIED MAN AND EDWARD F. HEIL, A SINGLE MAN, AS TENANTS IN COMMON, HAVE HEREUNTO SET OUR HANDS AND SEAL THIS 28th DAY OF MARCH, A.D. 1995.

Notary Public, State of Florida
My Commission Expires OCT. 04, 1998

IN WITNESS WHEREOF, EDWARD HEIL, A SINGLE MAN, HAS SIGNED THESE PRESENTS, AND PLACED HIS SIGNATURE AND SEAL HERETO ON THIS 28th DAY OF MARCH, A.D. 1995.

Notary Public, State of Florida
My Commission Expires OCT. 04, 1998

IN WITNESS WHEREOF, EDWARD HEIL, A SINGLE MAN, HAS SIGNED THESE PRESENTS, AND PLACED HIS SIGNATURE AND SEAL HERETO ON THIS 28th DAY OF MARCH, A.D. 1995.

Notary Public, State of Florida
My Commission Expires OCT. 04, 1998

KNOW ALL MEN BY THESE PRESENTS, THAT THE FLORIDA HOUSING FINANCE AGENCY AND INSTRUMENTALITY HAS CAUSED THE ATTACHED TO BE SIGNED BY ITS EXECUTIVE DIRECTOR, BRYAN J. LEIGH, EXECUTIVE DIRECTOR OF FLORIDA HOUSING FINANCE AGENCY, AN AGENCY AND INSTRUMENTALITY OF THE STATE OF FLORIDA, WHO IS PERSONALLY KNOWN TO ME OR WHOSE PRESENCE AND AUTHORITY I AM SATISFIED TO BE ESTABLISHED, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO ME, HER FREE ACT AND WITHOUT ANY OTHER OFFICER FOR THE PURPOSES THEREON EXPRESSED AND WHO DID NOT TAKE AN OATH.

Notary Public, State of Florida
My Commission Expires JULY 16, 1997

IN WITNESS WHEREOF, BRYAN J. LEIGH, EXECUTIVE DIRECTOR OF FLORIDA HOUSING FINANCE AGENCY, AN AGENCY AND INSTRUMENTALITY OF THE STATE OF FLORIDA, WHO IS PERSONALLY KNOWN TO ME OR WHOSE PRESENCE AND AUTHORITY I AM SATISFIED TO BE ESTABLISHED, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO ME, HER FREE ACT AND WITHOUT ANY OTHER OFFICER FOR THE PURPOSES THEREON EXPRESSED AND WHO DID NOT TAKE AN OATH.

Notary Public, State of Florida
My Commission Expires JULY 16, 1997