

WACHA, as sole Members of the Association as of this date, and they acknowledged before me that they executed the foregoing First Amendment to Declaration of Condominium of Avonlea Commerce Center, a Condominium, that they are known to me or furnished known to me as identification, on this 4th day of January, 2002.

(Seal)

Sharon Koehler

Notary Public
Print Name: _____

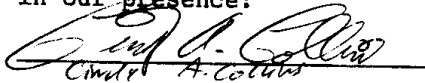


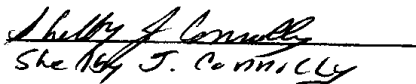
Yvonne M. Koehler
MY COMMISSION # DD053871 EXPIRES
September 29, 2005
BONDED THRU TROY FARM INSURANCE, INC.

**JOINDER AND CONSENT TO SECOND AMENDMENT
TO DECLARATION OF CONDOMINIUM OF
AVONLEA COMMERCE CENTER, A CONDOMINIUM
BY MORTGAGEE**

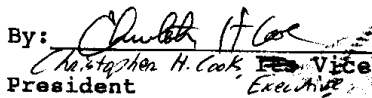
FIDELITY FEDERAL BANK AND TRUST, N.A., as Mortgagee, and the holder of a mortgage dated December 22, 2000, and recorded in Official Records Book 1523, page 931, and Mortgage Modification and Additional Advance thereto, dated March 23, 2001, and recorded in Official Records Book 1540, page 2034, Martin County, Florida, public records, does hereby join and consent to the filing of the foregoing Second Amendment to Declaration of Condominium of Avonlea Commerce Center, a Condominium.

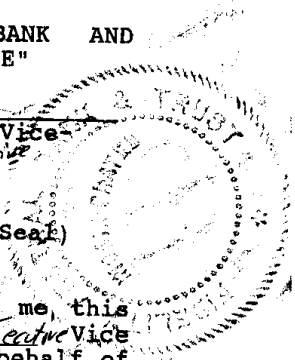
Signed, sealed and delivered
in our presence:


Cindy A. Collins


Shelby J. Connolly

FIDELITY FEDERAL BANK AND TRUST, N.A. "MORTGAGEE"

By: 
Christopher H. Cook, Executive Vice President



STATE OF FLORIDA)
COUNTY OF PALM BEACH) ss

(Corp. Seal)

The foregoing instrument was acknowledged before me, this 4th day of January, 2002, by Christopher H. Cook, Executive Vice President of FIDELITY FEDERAL BANK AND TRUST, N.A., on behalf of the corporation, the Mortgagee herein, for the Corporation, and who is personally known to me or who furnished _____ as identification.



Cindy A. Collins
Commission # CC 948820
Expires July 25, 2004
Bonded Thru
Atlantic Bonding Co., Inc.


Notary Public

(Seal)

Print Name: Cindy A. Collins

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
)
) SS
ST. LUCIE COUNTY)

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS IN THE STATE OF FLORIDA, PERSONALLY APPEARED ROBERT F. KEMERSON, PSM, VICE PRESIDENT OF VELCON GROUP, INC., WHO, AFTER FIRST BEING DULY SWORN, DEPOSES AND SAYS AS FOLLOWS:

1. THAT HE IS A DULY LICENSED SURVEYOR AND MAPPER UNDER THE LAWS OF THE STATE OF FLORIDA, AND;
2. AFFIANT HEREBY CERTIFIES THAT THE CONSTRUCTION OF BUILDINGS 1, 2, & 6 ARE SUBSTANTIALLY COMPLETE AND BUILDINGS 3, 4, & 5 ARE NOT SUBSTANTIALLY COMPLETE AT AVONLEA CONDOMINIUMS, ATTACHED HERETO IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

BY:

Robert F. Kemerson
ROBERT F. KEMERSON, PSM
FLORIDA CERTIFICATE NUMBER: 6285

FURTHER AFFIANT SAYETH NAUGHT:

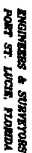
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF December A.D. 2001 BY ROBERT F. KEMERSON. HE IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

Angelica I. Cowdell
ANGELICA I. COWDELL
NOTARY PUBLIC, STATE OF FLORIDA



Angelica I. Cowdell
Commission # 00 808825
Expires Dec. 15, 2001
Bonded Thru
Atlantic Bonding Co., Inc.

VELCON GROUP, INC.



SHEET A-1

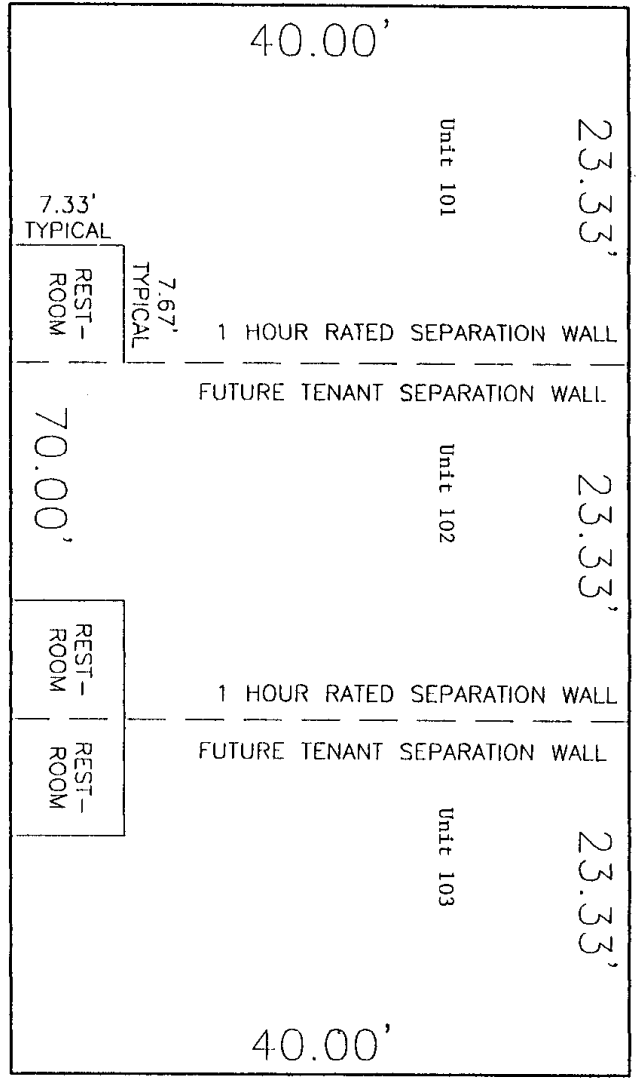
PHASE 1

EXHIBIT TO THE DECLARATION OF CONDOMINIUM OF AVONLEA, A CONDOMINIUM

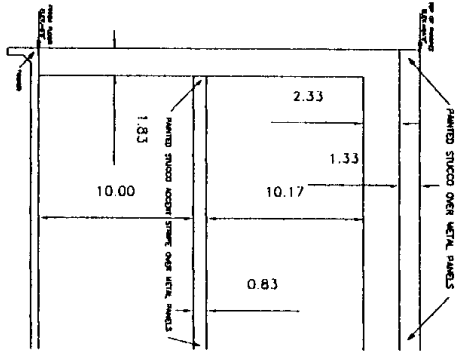
SHEET 1 15



BUILDING PLAN GROUND FLOOR



SCALE: 1" = 10'



SCALE: 1" = 10'

BUILDING 1
1 STORY
24'-8" BUILDING HEIGHT
2800 SQUARE FEET

VELCON GROUP, INC.

ENGINEERS & ARCHITECTS
PO BOX 57 LACON, IOWA

SHEET A-5

PHASE 1

EXHIBIT TO THE DECLARATION OF CONDOMINIUM OF AVONLEA, A CONDOMINIUM, BUILDING 1

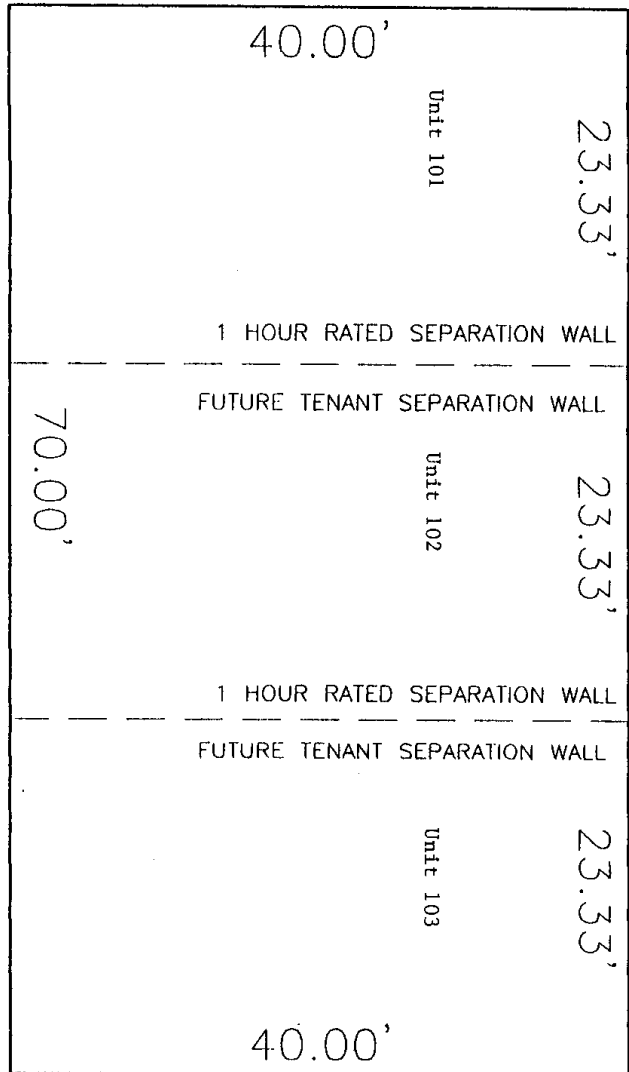
SHEET

5

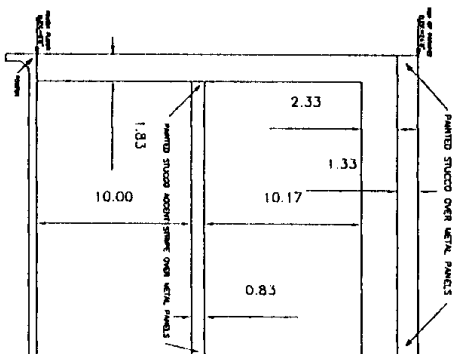
15



BUILDING PLAN 2ND FLOOR



SCALE: 1"=10'



SCALE: 1"=10'

BUILDING 1
1 STORY
24'-8" BUILDING HEIGHT
2800 SQUARE FEET

ENCLOSURE & STRUCTURES
PART OF LATELIFE RESIDUAL



VELCON GROUP, INC.

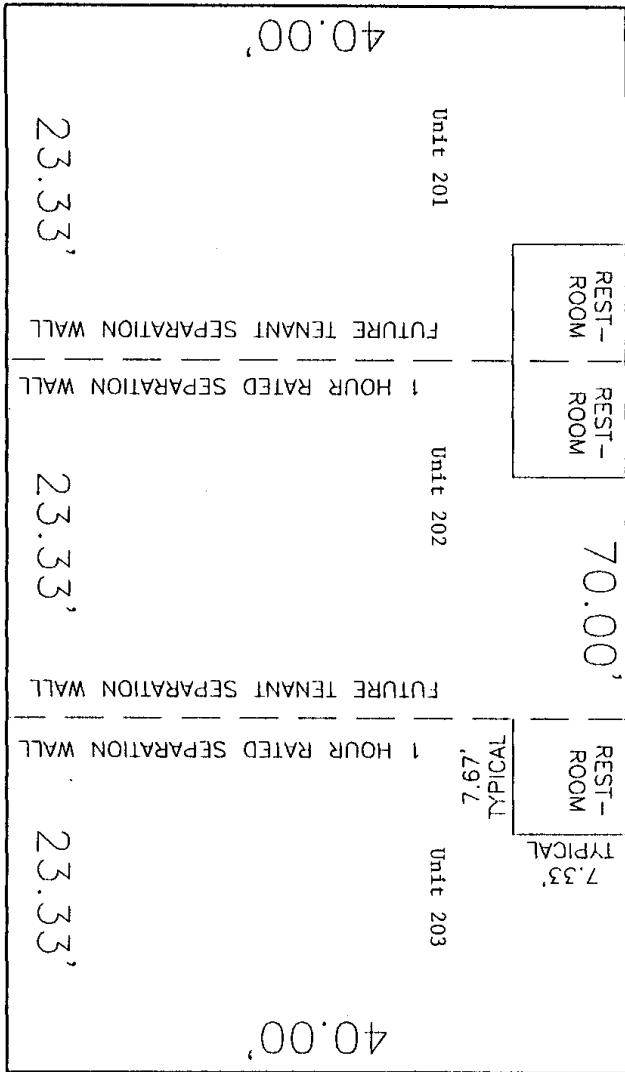
SHEET A-6

PHASE 1

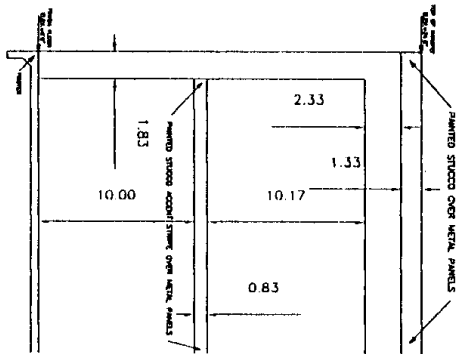
EXHIBIT TO THE DECLARATION OF CONDOMINIUM OF
AVONLEA, A CONDOMINIUM, BUILDING 1

SHEET
6
15

BUILDING PLAN GROUND FLOOR



SCALE: 1"=10'



SCALE: 1"=10'

VEICON GROUP, INC.

ENGINEERS & ARCHITECTS
FOURTH FLOOR, 1000 N. W. 10TH AVENUE



BUILDING 2
1 STORY
24-8" BUILDING HEIGHT
2800 SQUARE FEET

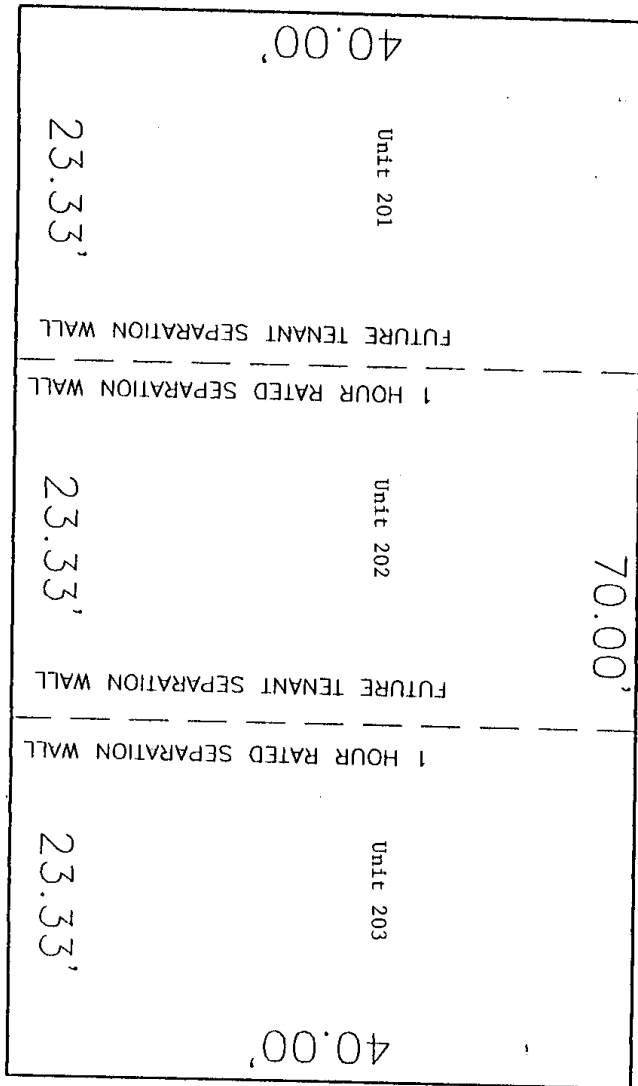
PHASE 1

SHEET A-7

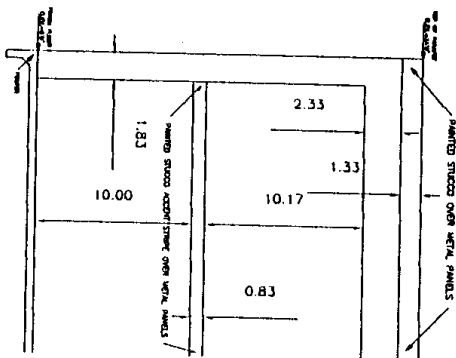
EXHIBIT TO THE DECLARATION OF CONDOMINIUM OF
AVONLEA, A CONDOMINIUM, BUILDING 2

SHEET
7
15

BUILDING PLAN 2ND FLOOR



SCALE: 1"=10'



SCALE: 1"=10'

VELCON GROUP, INC.

ENGINEERS & SURVEYORS
FORT ST. LAZARE, FLORIDA

BUILDING 2
1 STORY
24'-8" BUILDING HEIGHT
2800 SQUARE FEET

PHASE 1

SHEET A-8

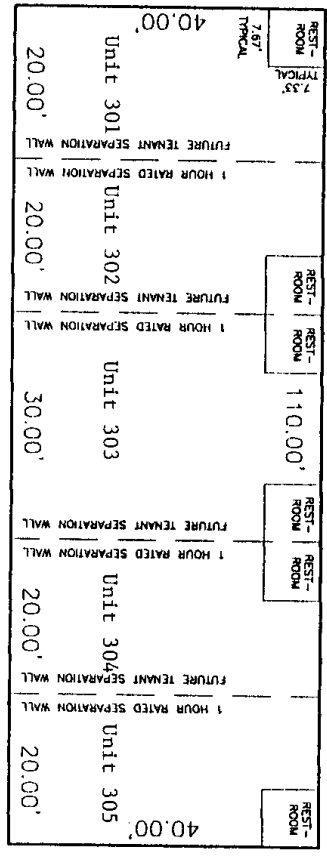
EXHIBIT TO THE DECLARATION OF CONDOMINIUM OF
AVONLEA, A CONDOMINIUM, BUILDING 2

8
SHEET
15

SCALE: 1"=20'



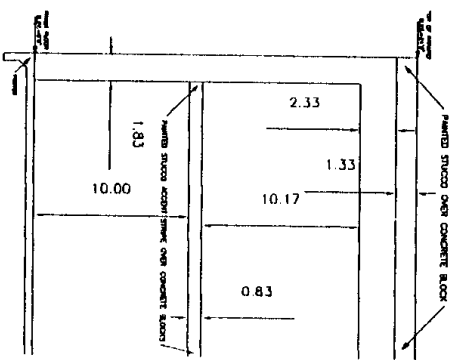
BUILDING PLAN
GROUND FLOOR



BUILDING 3
1 STORY
24-8" BUILDING HEIGHT
4400 SQUARE FEET

VELCON GROUP, INC.
ENGINEERS & SURVEYORS
FORT ST. LUCIE, FLORIDA

SCALE: 1"=10'



SHEET A-9

PHASE 1

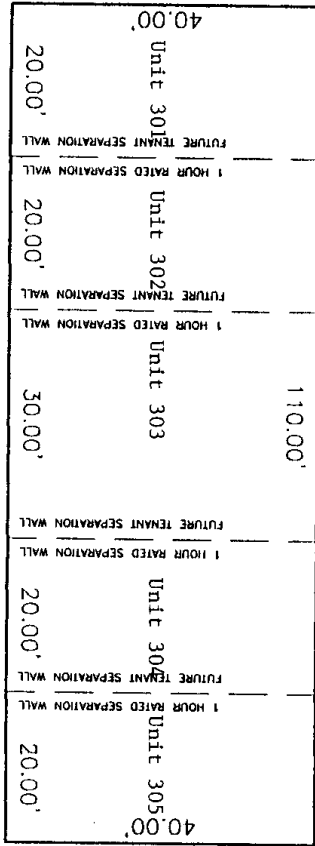
9 SHEET
15

EXHIBIT TO THE DECLARATION OF CONDOMINIUM OF
AVONLEA, A CONDOMINIUM, BUILDING 3

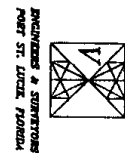
SCALE: 1"=20'



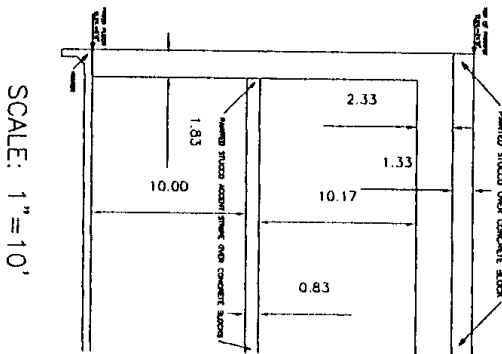
BUILDING PLAN
2ND FLOOR



BUILDING 3
1 STORY
24'-8" BUILDING HEIGHT
4400 SQUARE FEET



VEPCON GROUP, INC.



SCALE: 1"=10'

SHEET A-10

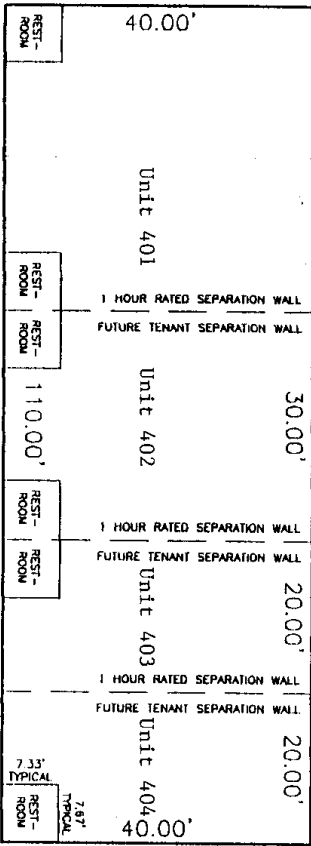
PHASE 1

EXHIBIT TO THE DECLARATION OF CONDOMINIUM OF
AVONLEA, A CONDOMINIUM, BUILDING 3

SHEET
10
15

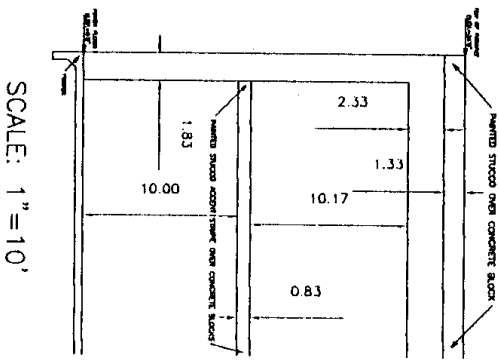


SCALE: 1"=20'



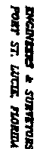
BUILDING PLAN
GROUND FLOOR

BUILDING 4
1 STORY
24-8" BUILDING HEIGHT
4400 SQUARE FEET



SCALE: 1"=10'

VELCON GROUP, INC.



ENGINEERS & ARCHITECTS
PORT ST. LUCIE, FLORIDA

SHEET A-11

PHASE 1

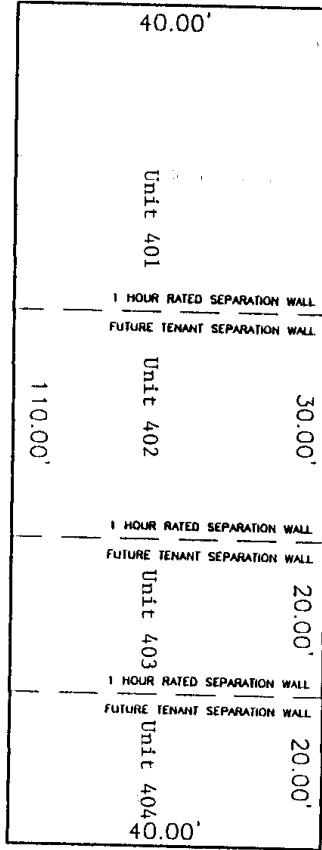
EXHIBIT TO THE DECLARATION OF CONDOMINIUM OF
AVONLEA, A CONDOMINIUM, BUILDING 4

SHEET
11
15

SCALE: 1"=20'

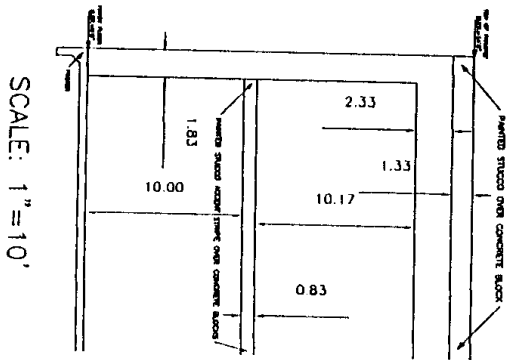


BUILDING PLAN 2ND FLOOR



BUILDING 4
1 STORY
24-8" BUILDING HEIGHT
4400 SQUARE FEET

VELCON GROUP, INC.
ENGINEERS & ARCHITECTS
FOURTH FLOOR, 1000 N. 10TH AVENUE, DENVER, CO 80202



SCALE: 1"=10'

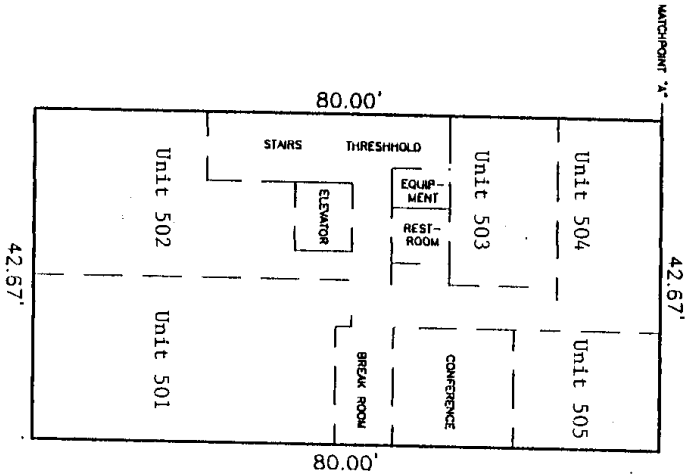
SHEET A-12

PHASE 1

EXHIBIT TO THE DECLARATION OF CONDOMINIUM OF AVONLEA, A CONDOMINIUM, BUILDING 4

12	SHEET
15	

BUILDING PLAN
GROUND FLOOR



SCALE: 1"=20'



FUTURE BUILDING 5
2 STORY
XXXXX BUILDING HEIGHT
3413.6 SQUARE FEET

REGISTERED ARCHITECTS
PLANT 37, AVONlea, OREGON



VELCON GROUP, INC.

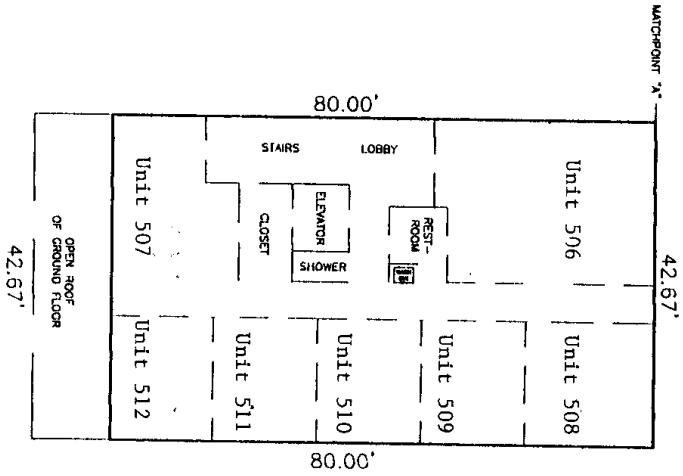
SHEET A-13

PHASE 1

EXHIBIT TO THE DECLARATION OF CONDOMINIUM OF
AVONLEA, A CONDOMINIUM, BUILDING 5

SHEET	13
	15

BUILDING PLAN 2ND FLOOR

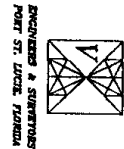


SCALE: 1"=20'



FUTURE BUILDING 5
2 STORY
XXXXX BUILDING HEIGHT
3413.6 SQUARE FEET

VELCON GROUP, INC.



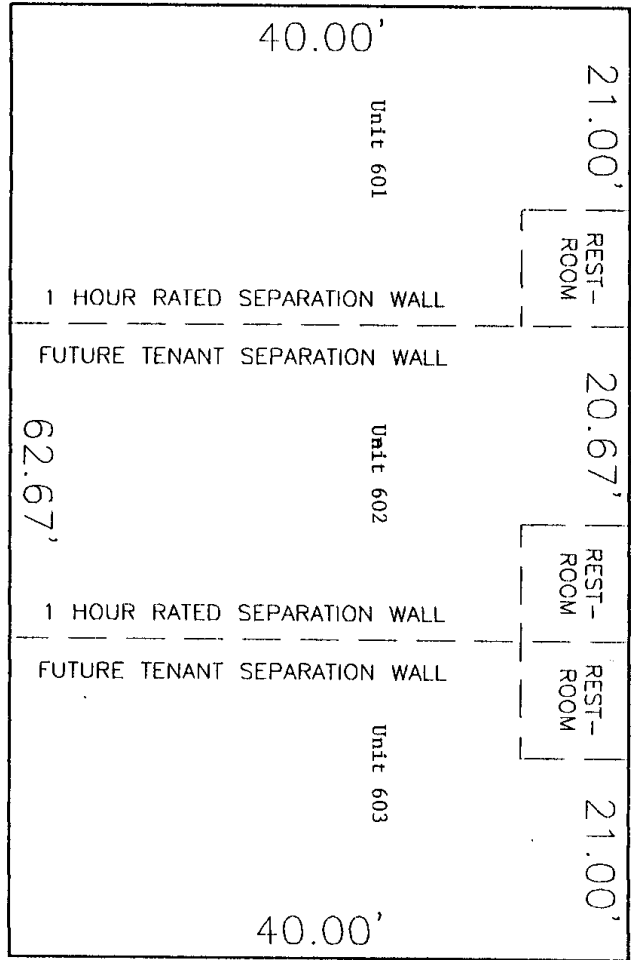
SHEET A-14

PHASE 1

EXHIBIT TO THE DECLARATION OF CONDOMINIUM OF
AVONLEA, A CONDOMINIUM, BUILDING 5

SHEET
14
15

BUILDING PLAN GROUND FLOOR



SCALE: 1"=10'



BUILDING 6
1 STORY
16'0" BUILDING HEIGHT
2500 SQUARE FEET

VELCON GROUP, INC.

ENGINEERS & SURVEYORS
PORT ST. LUCIE, FLORIDA



PHASE 1

SHEET A-15

EXHIBIT TO THE DECLARATION OF CONDOMINIUM OF
AVONLEA, A CONDOMINIUM, BUILDING 6

SHEET
15
15