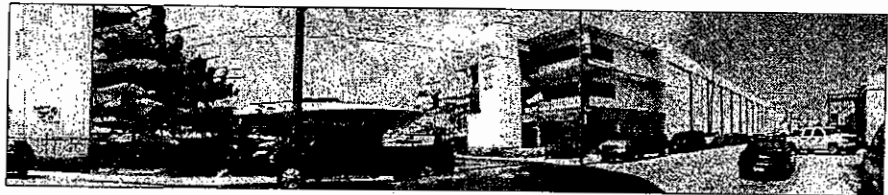
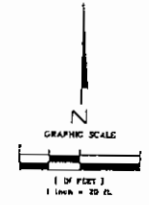
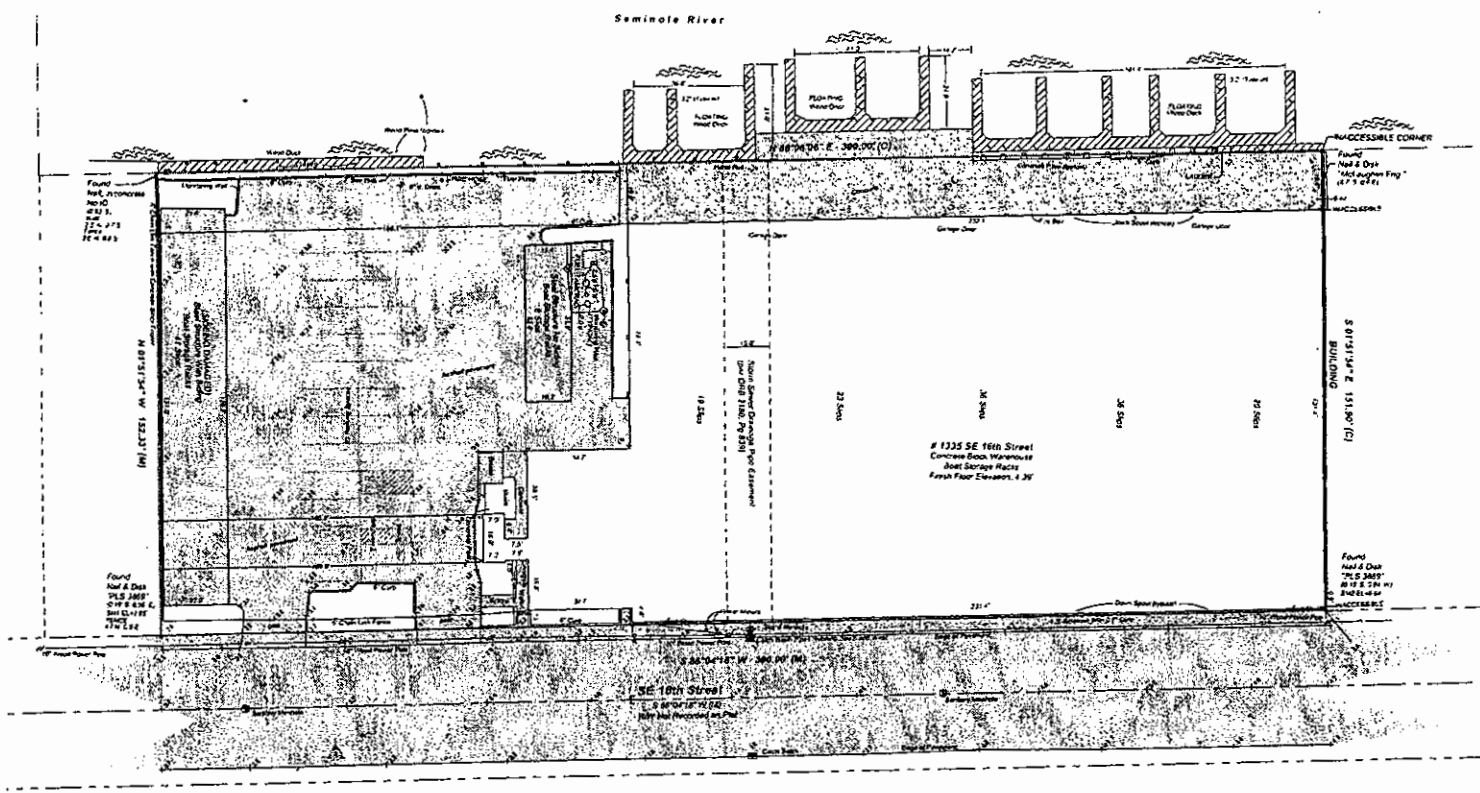


MAP OF BOUNDARY AND TOPO SURVEY
 OF
Sun Dance Marine - Ft. Lauderdale
 Sheet 2 of 2

Sun Dance Marine
 1115 S. New River
 Ft. Lauderdale, FL 33304
 Phone: (954) 571-1111 Fax: (954) 571-1122



APPROVED FOR

DATE

REVISION

DATE

REVISION

DATE

REVISION

DATE

REVISION

COUNTY/FORWARDING: **DADE**
 RESUBMITTED: **NO**
 COUNTY: **DADE**
 DISTRICT: **1**
 DISTRICT NAME: **DADE**

DATE: **05/11/2011**
 TIME: **10:00 AM**

PREPARED BY

Base Line Land Surveyors Inc.
 1400 NW 17th Street
 Pompano Beach, FL 33062
 Phone: (954) 781-1111 Fax: (954) 781-1122
 Website: www.blsls.com

SHEET NO
2 OF **2**

A

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C

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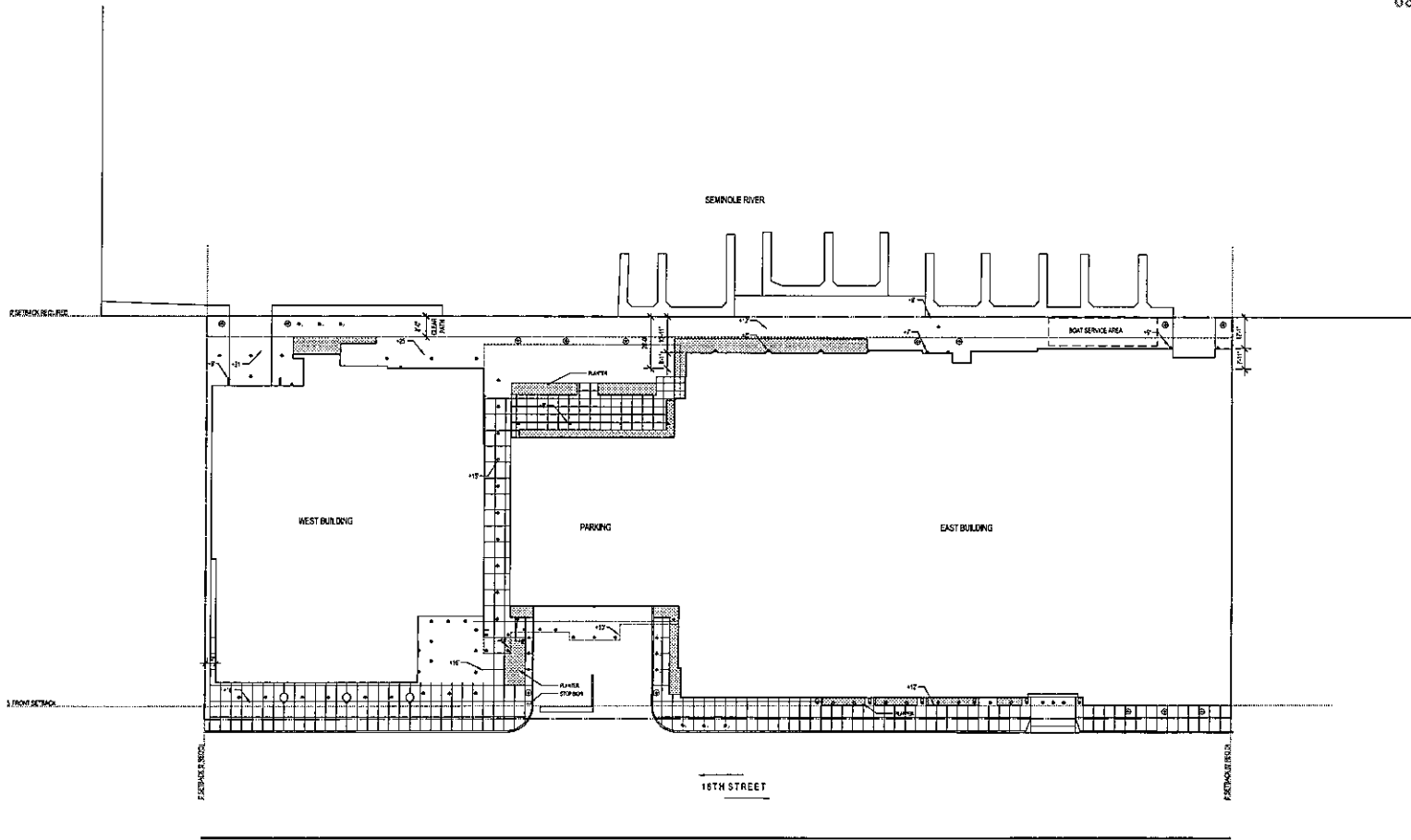
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IN PROGRESS SET
08.22.06

Developer
Atlantic Marina Acquisitions, LLC
The Harborage at Ashley Marina
33 Lockwood Drive
Charleston, SC 29401

THE HARBORAGE CLUB - FORT LAUDERDALE
FLORIDA



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No.	Date	Item

Issued Drawing Log

Kimley-Horn And Associates, Inc.
10521 SW Village Center Drive
Suite 103
Port St. Lucie, FL 34987
(772) 342-3800

5
xx Drawn
xx Checked
xx Approved

RTKL
RTKL Associates Inc.
140 S. Dearborn Street, #200
Chicago, IL 60603

6
RTKL Associates Inc.
**PHOTOMETRIC
DIAGRAM**

RTKL Contract No. 30-06071.00
Issue Date 08.28.06

A7-1.1

1 PHOTOMETRIC DIAGRAM
SCALE: 1" = 30'



A

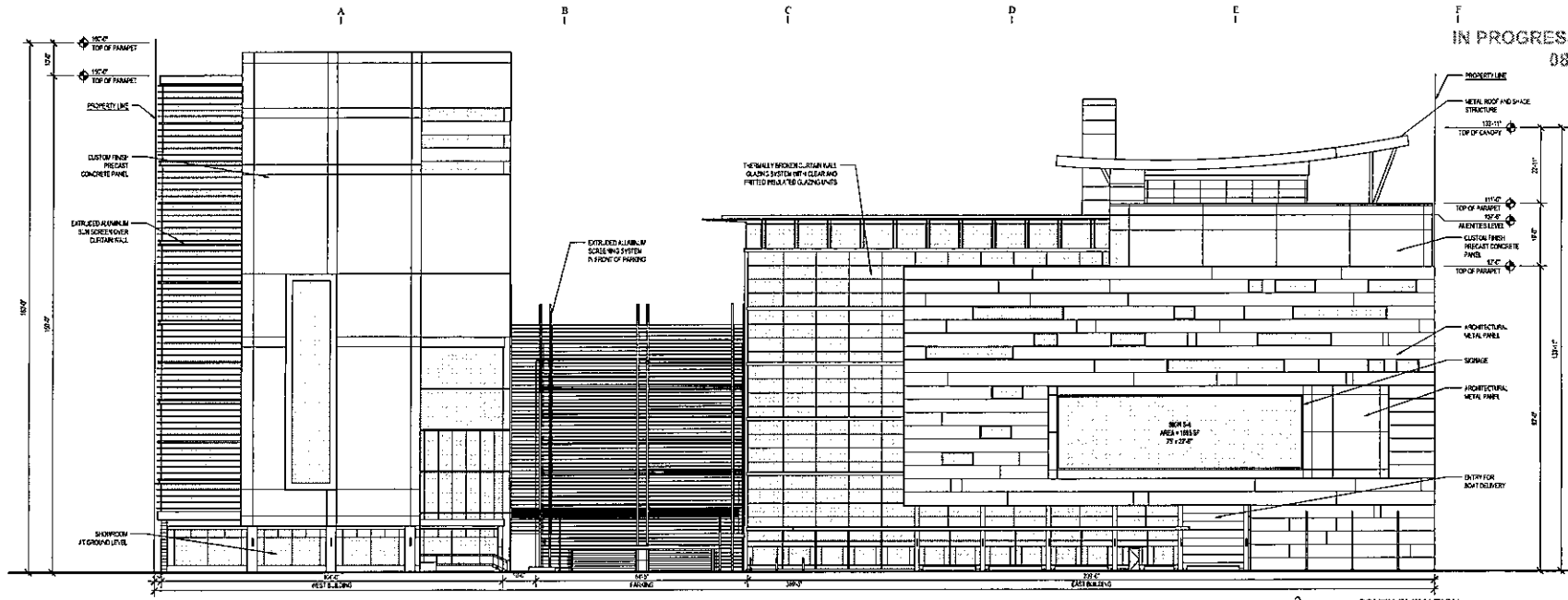
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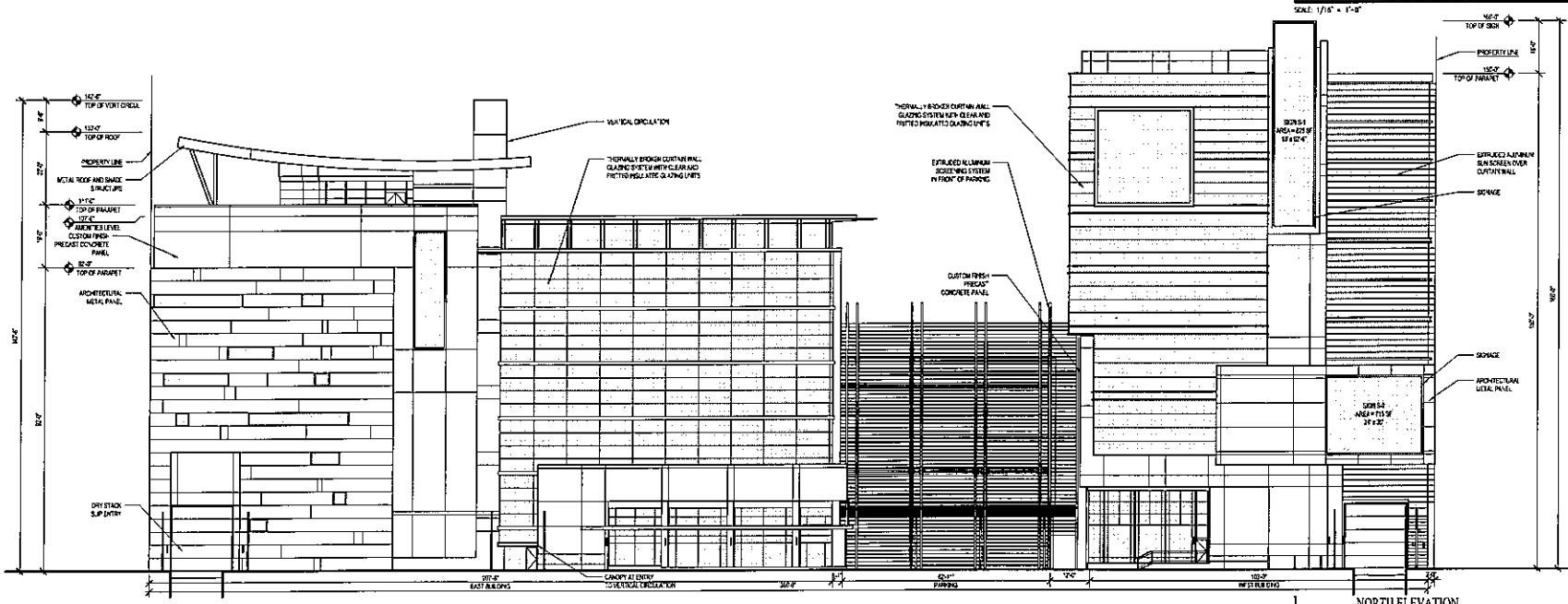
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2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

IN PROGRESS SET
08.22.06

Developer
Atlantic Marina Acquisitions, LLC
The Harborage at Ashley Marina
33 Lockwood Drive
Charleston, SC 29401

THE HARBORAGE CLUB - FORT LAUDERDALE
FLORIDA

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No.	Date	Item

Issued Drawing Log

Kimley-Horn And Associates, Inc.
10221 SW Village Center Drive
Suite 103
Pee Wee, FL 34987
(772) 345-3800

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RTKL
RTKL Associates Inc.
140 S. Dearborn Street, # 200
Chicago, IL 60603

RTKL Associates Inc.
BUILDING ELEVATIONS NORTH + SOUTH

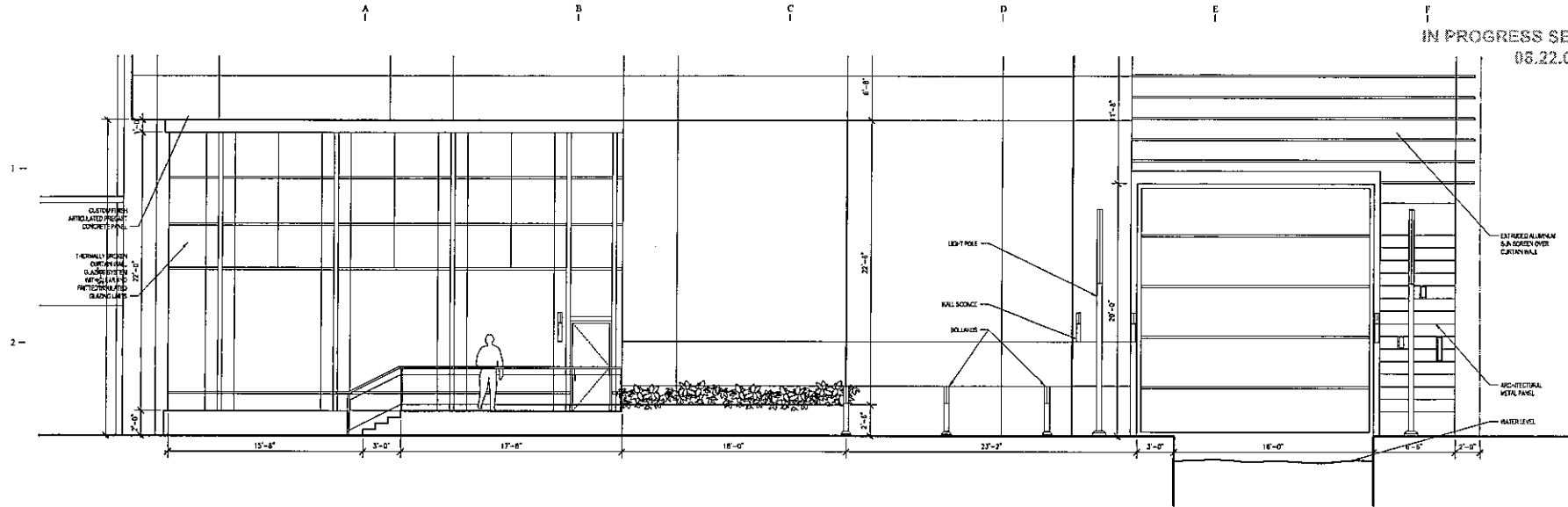
RTKL Contract No. 30-06021.00
Issue Date 08.28.06

A4-1.1

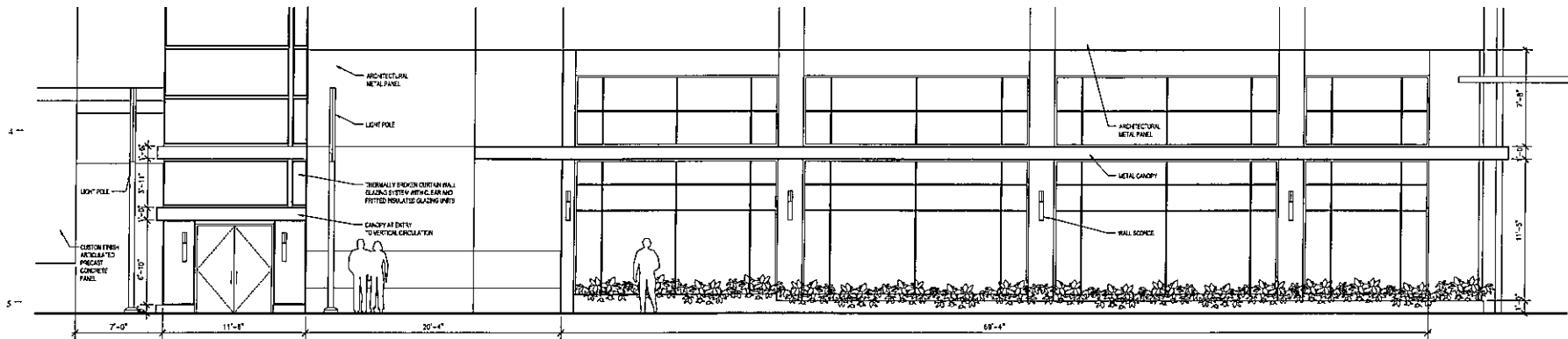
IN PROGRESS SET
06.22.06

Developer
Atlantic Marina Acquisitions, LLC
The Harborage at Ashley Marina
33 Lockwood Drive
Charleston, SC 29401

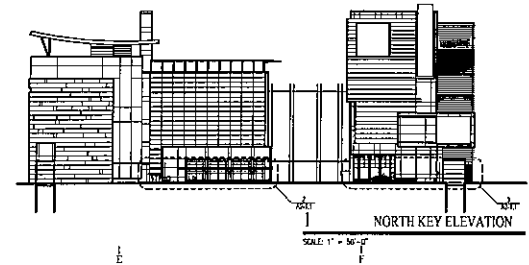
THE HARBORAGE CLUB - FORT LAUDERDALE
FLORIDA



3 WEST BUILDING NORTH ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST BUILDING NORTH ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH KEY ELEVATION
SCALE: 1" = 50'-0"

No.	Date	Item

Issued Drawing Log

Kimley-Horn And Associates, Inc.
10521 SW Village Center Drive
Suite 103
Fort St. Louis, FL 34987
(772) 343-3800

5 CT
Drawn
PJM
Checked
BHL
Approved

RTKL
RTKL Associates Inc.
140 S. Dearborn Street, # 200
Chicago, IL 60603

RTKL Associates Inc.
DETAILS
GROUND FLOOR
NORTH ELEVATION

RTKL Contract No. 30-06021.00

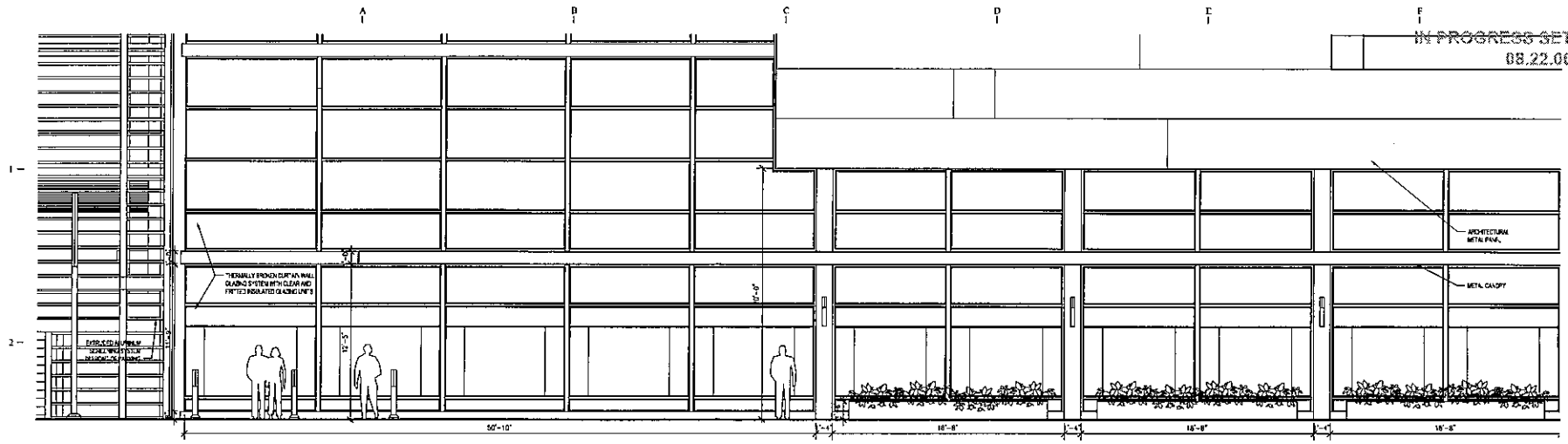
Issue Date 06.22.06

A2-1.1

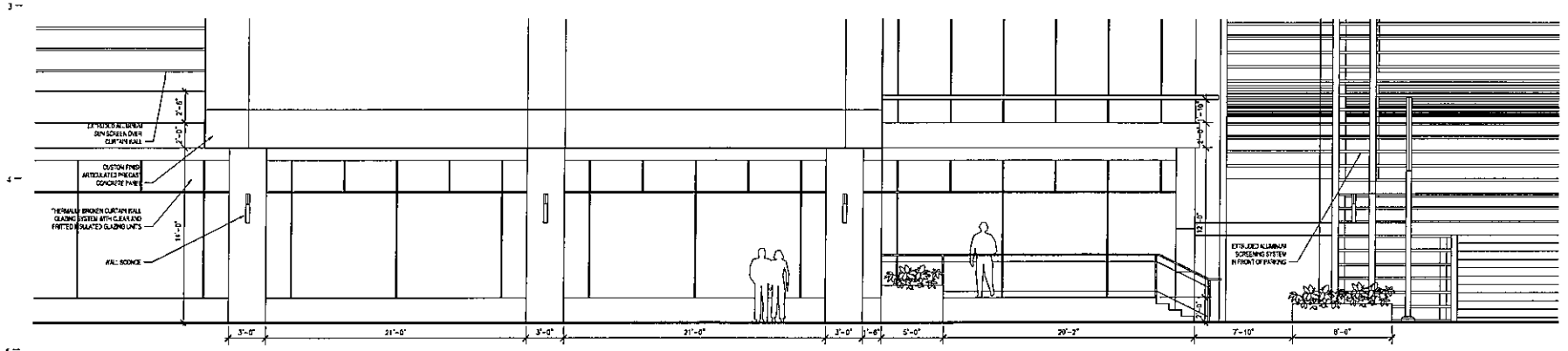
IN PROGRESS SET
08.22.06

Developer
Atlantic Marina Acquisitions, LLC
The Harborage at Ashley Marina
33 Lockwood Drive
Charleston, SC 29401

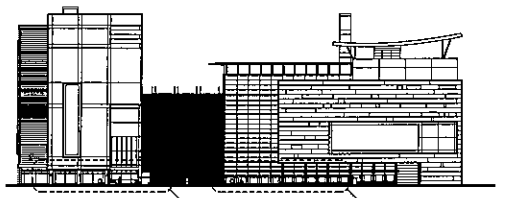
THE HARBORAGE CLUB - FORT LAUDERDALE
FLORIDA



3 EAST BUILDING SOUTH ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST BUILDING SOUTH ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH KEY ELEVATION
SCALE: 1" = 50'-0"

No.	Date	Item	Issued Drawing Log
▲			
▲			
▲			
▲			

Kimley-Horn And Associates, Inc.
10521 SW Village Center Drive
Suite 103
Fort St. Lucie, FL 34987
(772) 345-3800

5 CT
Drawn
PM
Checked
BH
Approved

RTKL
RTKL Associates Inc.
140 S. Dearborn Street, # 200
Chicago, IL 60603

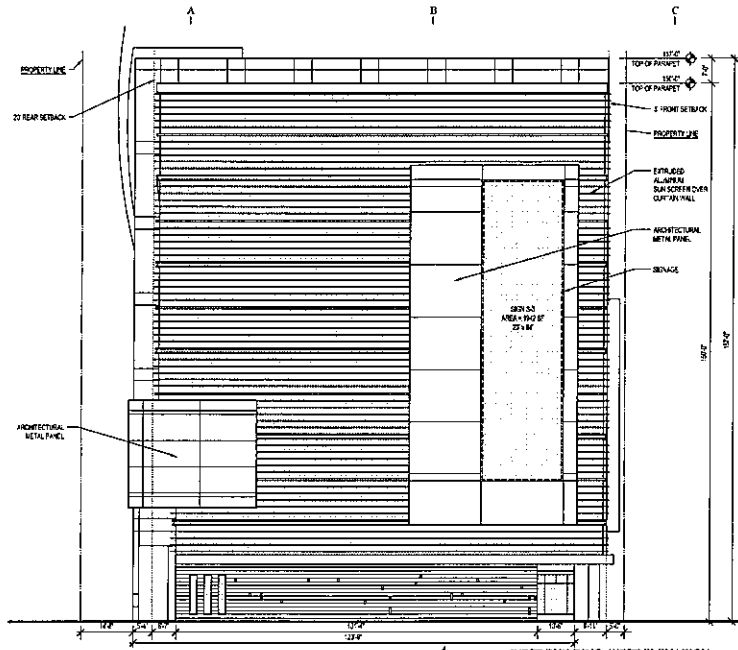
RTKL Associates Inc.
DETAILS
GROUND FLOOR
SOUTH ELEVATION
RTKL Contract No. 30-66021.00

Issue Date 08.22.06
A2-1.2

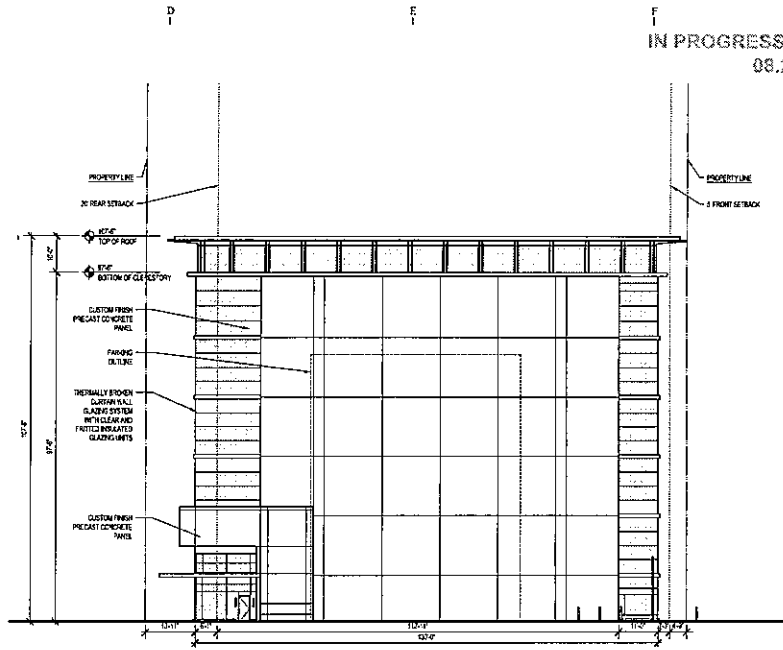
IN PROGRESS SET
08.22.06

Developer
Atlantic Marina Acquisitions, LLC
The Harborage at Ashley Marina
33 Lockwood Drive
Charleston, SC 29401

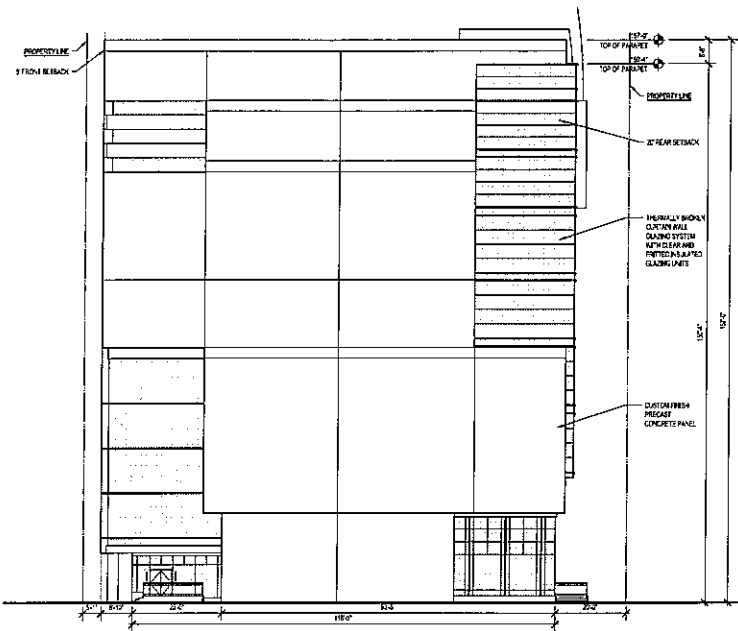
THE HARBORAGE CLUB - FORT LAUDERDALE
FLORIDA



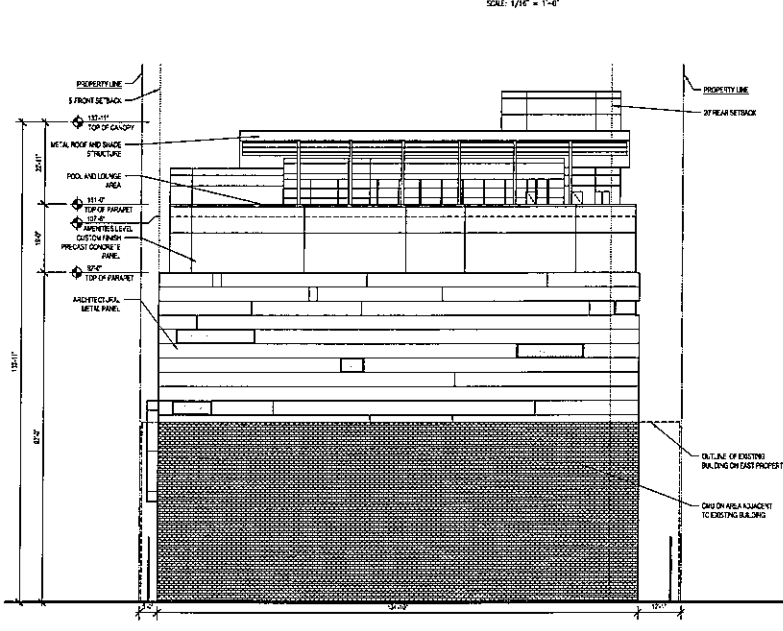
4 WEST BUILDING, WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 EAST BUILDING, WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 WEST BUILDING, EAST ELEVATION
SCALE: 1/16" = 1'-0"



1 EAST BUILDING, EAST ELEVATION
SCALE: 1/16" = 1'-0"

No.	Date	Item

Issued Drawing Log

Kimley-Horn And Associates, Inc.
10521 SW Village Center Drive
Suite 103
Port St. Lucie, FL 34987
(772) 345-3800

5 CT
Drawn
gjm
Checked
BH
Approved

RTKL
RTKL Associates Inc.
140 S. Dearborn Street, # 200
Chicago, IL 60603

© RTKL Associates Inc.
BUILDING ELEVATIONS
EAST + WEST
ELEVATIONS

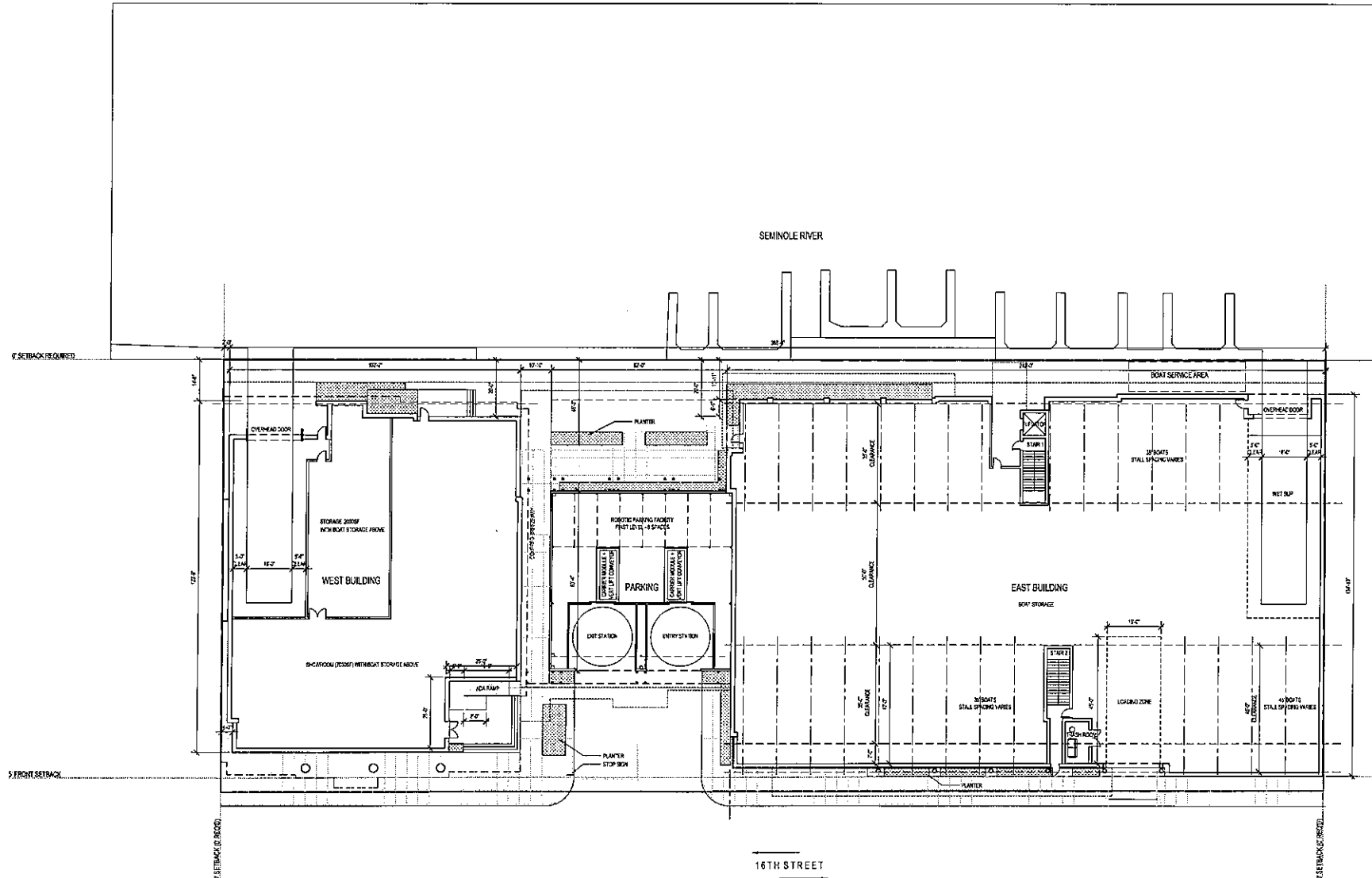
RTKL Contract No. 30-06021.00
Issue Date 08.28.06

A4-1.2

IN PROGRESS SET
08.22.06

Developer
Atlantic Marina Acquisitions, LLC
The Harborage at Ashley Marina
33 Lockwood Drive
Charleston, SC 29401

THE HARBORAGE CLUB - FORT LAUDERDALE
FLORIDA



No.	Date	Item

Issued Drawing Log

Kinley-Horn And Associates, Inc.
10511 SW Village Center Drive
Suite 103
Fort St. Louis, FL 34987
(772) 345-1800

- ASB
- Drawn
- PA
- Checked
- BH
- Approved

RTKL
RTKL Associates Inc.
140 S. Dearborn Street, # 200
Chicago, IL 60603

© RTKL Associates Inc.
FLOOR PLAN
FIRST LEVEL

RTKL Contract No. 30-66021.00

Issue Date 08.28.06

A3-1.1

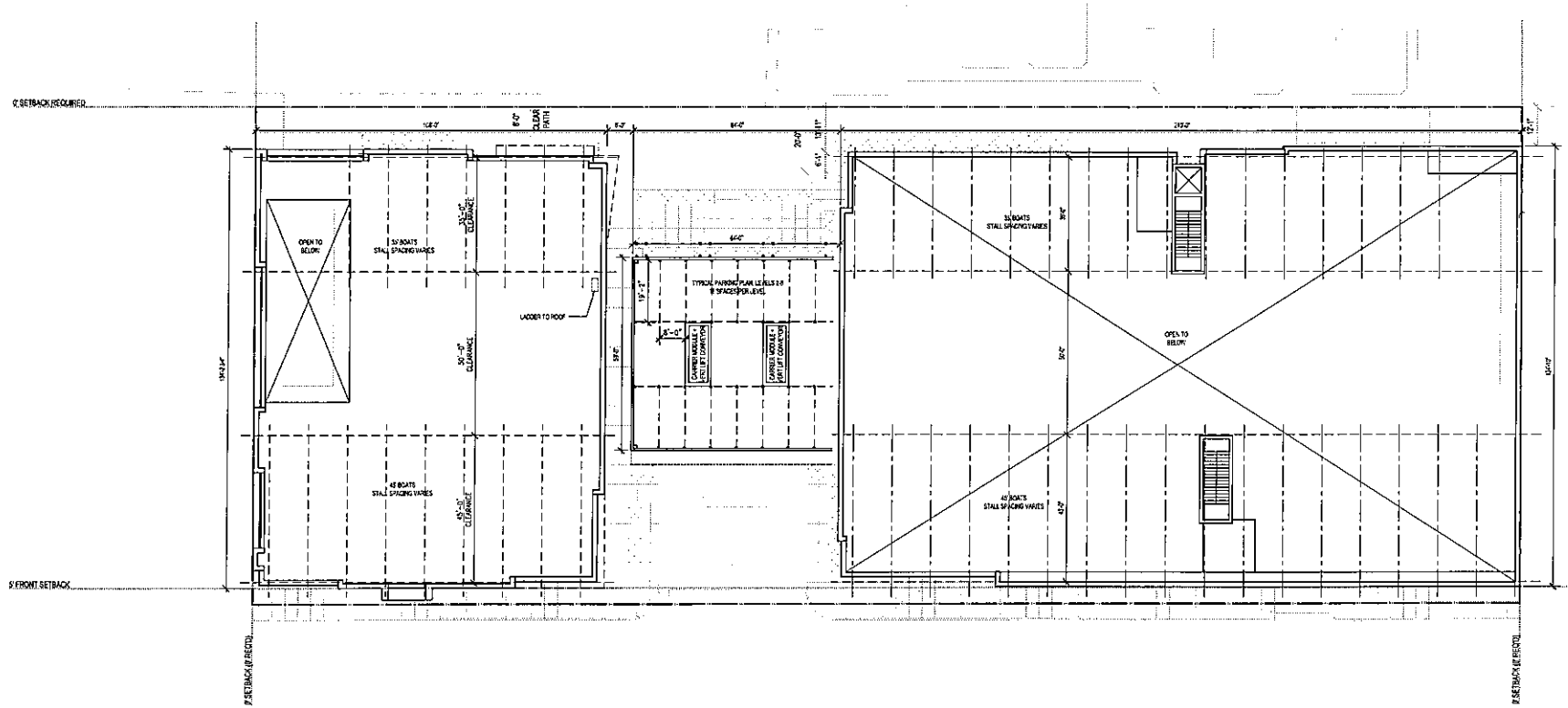
1 FLOOR PLAN - FIRST LEVEL
SCALE: 1/8" = 1'-0"



IN PROGRESS SET
08.22.06

Developer
Atlantic Marine Acquisitions, LLC
The Harborage at Ashley Marina
33 Lockwood Drive
Charleston, SC 29401

THE HARBORAGE CLUB - FORT LAUDERDALE
FLORIDA



No.	Date	Item

Issued Drawing Log

Kimley-Horn And Associates, Inc.
10521 SW Village Center Drive
Suite 105
Port St. Lucie, FL 34987
(772) 345-3800

5 AB
Drawn
PM
Checked
BHI
Approved

RTKL
RTKL Associates Inc.
140 S. Dearborn Street, 6 200
Chicago, IL 60603

RTKL Associates Inc.
**FLOOR PLAN
SECOND LEVEL**

RTKL Contract No. 30-05021.00
Issue Date 08.22.06

A3-1.2

1 FLOOR PLAN - SECOND LEVEL
SCALE: 1/8" = 1'-0"



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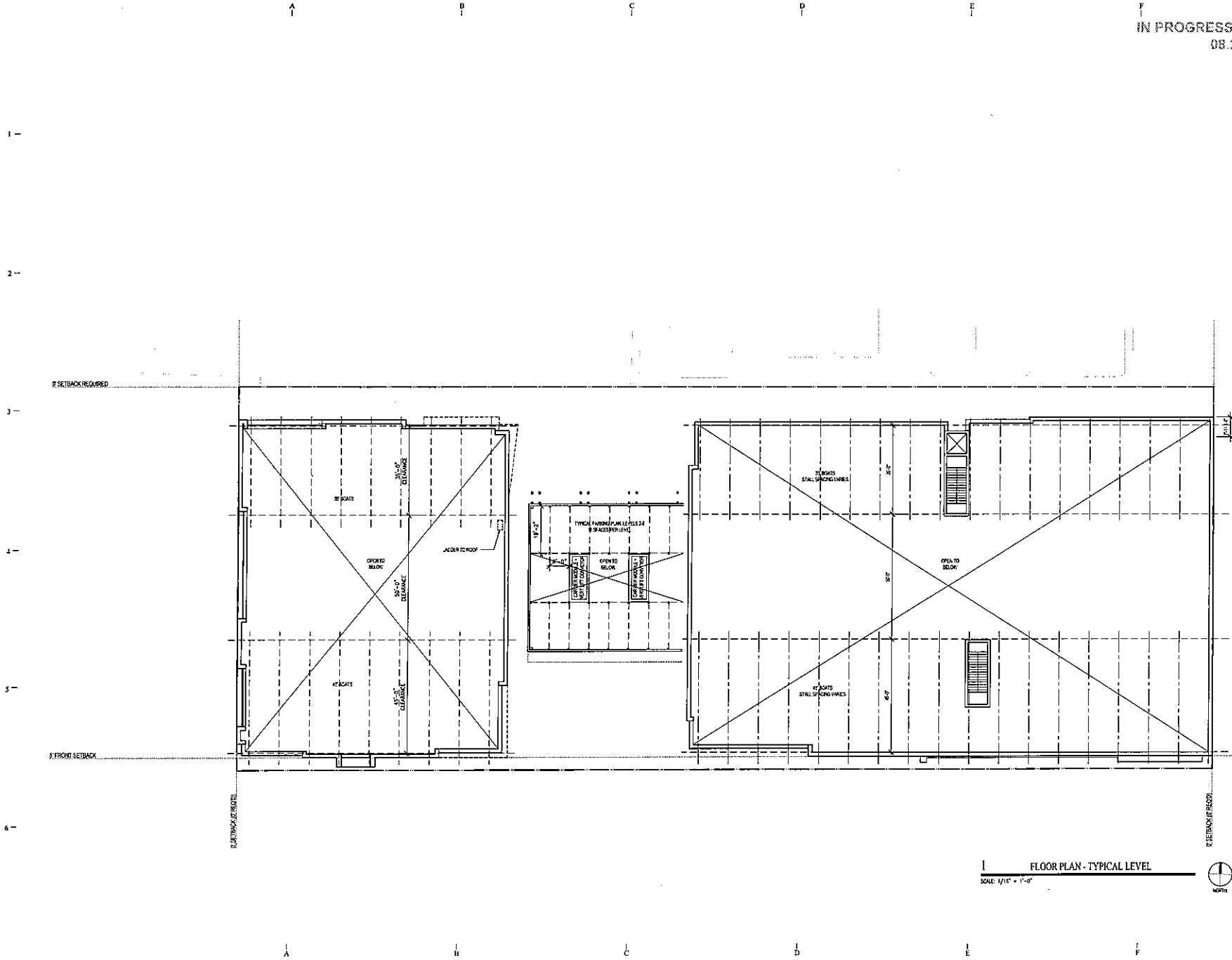
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A B C D E F

IN PROGRESS SET
08.22.06

Developer:
Atlantic Marina Acquisitions, LLC
The Harborage at Ashley Marina
33 Lockwood Drive
Charleston, SC 29401

THE HARBORAGE CLUB - FORT LAUDERDALE
FLORIDA



No.	Date	Item

Issued Drawing Log

Kimley-Horn And Associates, Inc.
10521 SW Village Center Drive
Suite 103
Fort St. Louis, FL 34987
(772) 343-3800

- 5 AB _____
- Drawn _____
- PKL _____
- Checked _____
- BH _____
- Approved _____

RTKL
RTKL Associates Inc.
140 S. Dearborn Street, # 200
Chicago, IL 60603

© RTKL Associates Inc.

FLOOR PLAN
TYPICAL LEVEL

RTKL Contract No. 30-06021.00
Issue Date 08.28.06

A3-1.3

1 FLOOR PLAN - TYPICAL LEVEL
SCALE: 1/16" = 1'-0"



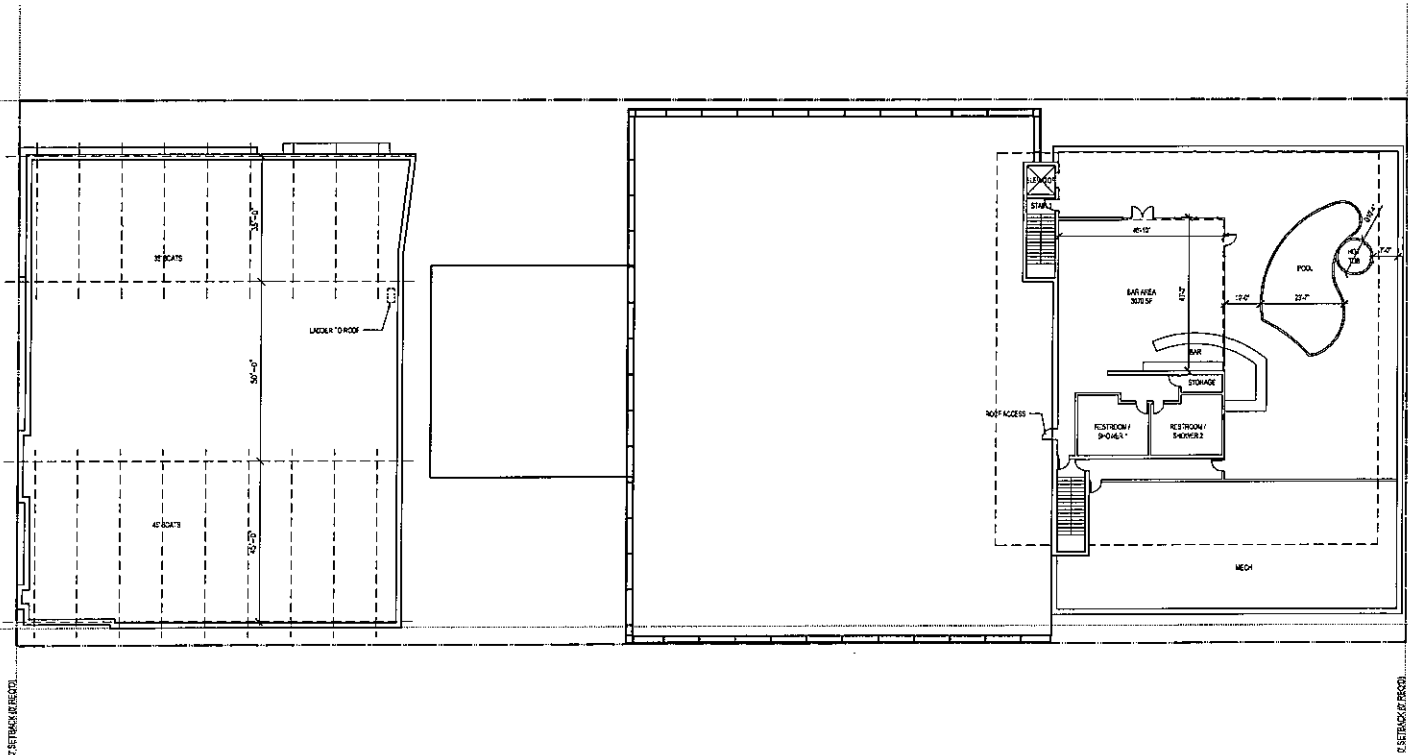
IN PROGRESS SET
08.22.06

Developer
Atlantic Marina Association, LLC
The Harborage at Ashley Marina
33 Lockwood Drive
Charleston, SC 29403

THE HARBORAGE CLUB - FORT LAUDERDALE
FLORIDA

K SETBACK REQUIRED

A FRONT SETBACK



No.	Date	Item

Issued Drawing Log

Kimley-Horn And Associates, Inc.
10321 SW Village Center Drive
Suite 103
Port St. Lucie, FL 34987
(772) 345-3300

S AB
Drawn
PM
Checked
BH
Approved

RTKL
RTKL Associates Inc.
140 S. Dearborn Street, #200
Chicago, IL 60603

RTKL Associates Inc.

1 AMENITIES LEVEL PLAN
SCALE: 1/8" = 1'-0"



FLOOR PLAN
AMENITY AREA

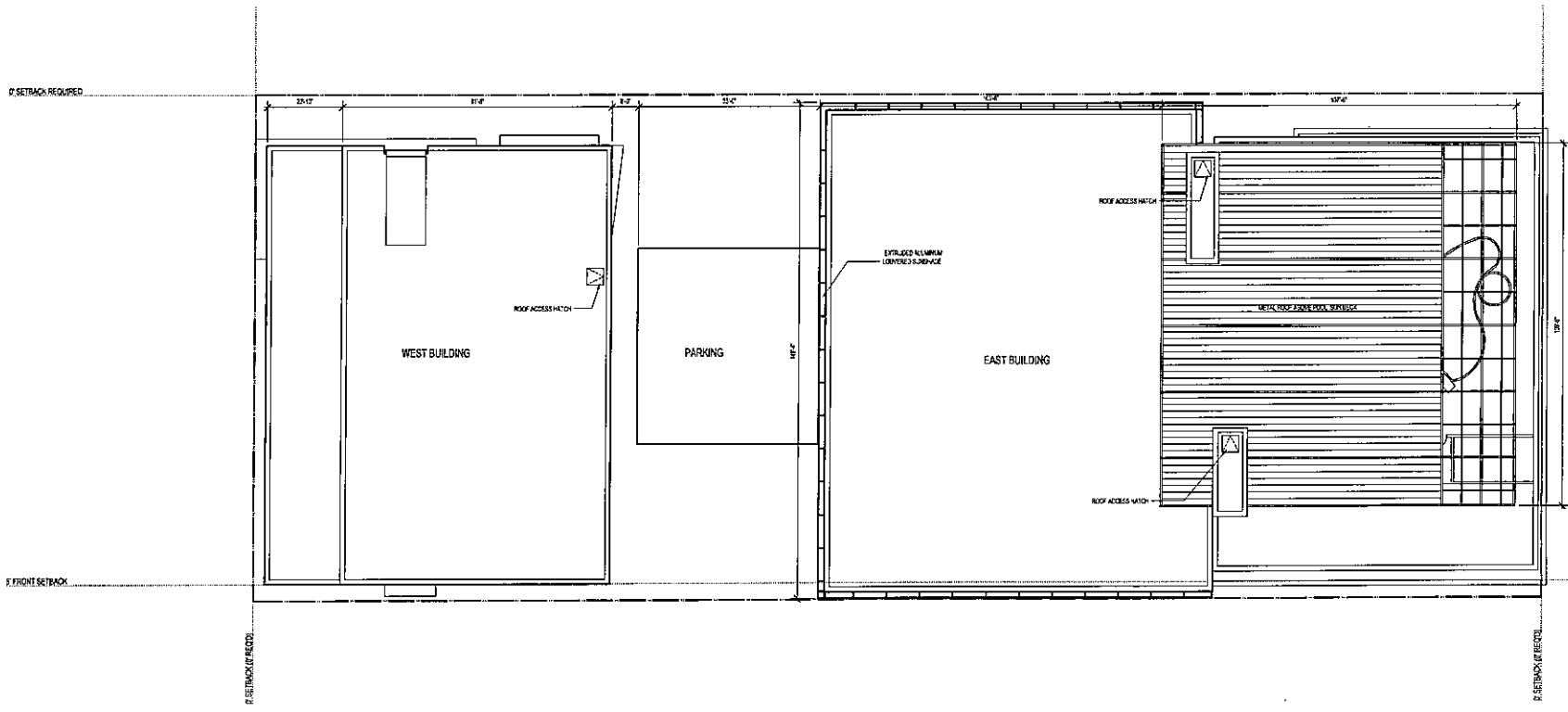
RTKL Contract No. 30-06021.00
Issue Date 08.28.06

A3-1.4

IN PROGRESS SET
08.22.06

Developer
Atlantic Marina Acquisitions, LLC
The Harborage at Ashley Marina
33 Lockwood Drive
Charleston, SC 29401

THE HARBORAGE CLUB - FORT LAUDERDALE
FLORIDA



No.	Date	Item

Issued Drawing Log

Kirby-Horn And Associates, Inc.
10321 SW Village Center Drive
Suite 103
Port St. Lucie, FL 34987
(772) 345-3800

5 AB
Drawn
PJM
Checked
BH
Approved

RTKL
RTKL Associates Inc.
140 S. Dearborn Street, # 200
Chicago, IL 60603

© RTKL Associates Inc.

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



ROOF PLAN
RTKL Contract No. 30-65021.00
Issue Date 08.28.06
A3-1.5

**THE HARBORAGE CLUB - FORT LAUDERDALE CONDOMINIUM ASSOCIATION, INC.
2008 ESTIMATED OPERATING BUDGET**



THE HARBORAGE CLUB
FORT LAUDERDALE

	Jan 08	Feb 08	Mar 08	Apr 08	May 08	Jun 08	Jul 08	Aug 08	Sept 08	Oct 08	Nov 08	Dec 08	TOTAL
Ordinary Income/Expense													
Expense													
Reserve	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	60,000.00
Environmental Testing	0.00	1,910.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,910.00
void check	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6110 Association Management	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	36,000.00
6120 - Bank Service Charges	200.00	200.00	200.00	200.00	200.00	200.00	200.00	500.00	500.00	500.00	500.00	500.00	3,900.00
6155 - Dock repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6170 - Equipment Rental	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00
6180 - Insurance													
Health Insurance	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
6184 - Flood Insurance	0.00	0.00	0.00	0.00	8,000.00	8,000.00	8,000.00	8,000.00	0.00	0.00	0.00	0.00	32,000.00
6186 - Worker's Comp	1,665.00	0.00	0.00	0.00	0.00	0.00	3,500.00	0.00	0.00	3,928.00	3,500.00	3,500.00	16,093.00
6180 - Insurance - Other	21,000.00	21,000.00	21,000.00	21,000.00	21,000.00	21,000.00	21,000.00	21,000.00	21,000.00	21,000.00	21,000.00	21,000.00	252,000.00
Total 6180 - Insurance	23,665.00	22,000.00	22,000.00	22,000.00	30,000.00	30,000.00	33,500.00	30,000.00	22,000.00	25,928.00	25,500.00	25,500.00	312,093.00
6200 - Interest Expense													
6230 - Licenses and Permits	0.00	0.00	0.00	0.00	0.00	200.00	100.00	0.00	0.00	0.00	0.00	0.00	300.00
6235 - Marketing/Promotion	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00	3,000.00
6240 - Misc Expense	100.00	100.00	100.00	200.00	100.00	100.00	100.00	100.00	150.00	100.00	100.00	100.00	1,350.00
6242 - Office Supplies	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
6245 - Payroll Expenses	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	336,000.00
6250 - Postage and Delivery	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
6260 - Printing and Reproduction	0.00	100.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	200.00	200.00	200.00	800.00
6270 - Professional Fees													
6272 - Accounting Fees	150.00	150.00	0.00	100.00	0.00	1,000.00	0.00	0.00	1,500.00	0.00	0.00	0.00	2,900.00
6274 - Legal Fees	2,000.00	2,000.00	2,000.00	2,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	16,000.00
6270 - Professional Fees - Other	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	216,000.00
Total 6270 - Professional Fees	20,150.00	20,150.00	20,000.00	20,100.00	19,000.00	20,000.00	19,000.00	19,000.00	20,500.00	19,000.00	19,000.00	19,000.00	234,900.00
6300 - Maintenance/Repairs													
Docks	200.00	200.00	200.00	2,000.00	200.00	200.00	200.00	150.00	200.00	115.00	200.00	200.00	4,065.00
Dry Stacks	0.00	0.00	1,600.00	100.00	3,000.00	900.00	900.00	500.00	300.00	130.00	300.00	300.00	8,030.00
6210 - Maintenance/Cleaning Supplies	300.00	400.00	700.00	1,400.00	800.00	300.00	300.00	1,400.00	300.00	1,000.00	1,000.00	1,000.00	8,900.00
6302 - Building Repairs	400.00	500.00	500.00	500.00	200.00	200.00	200.00	500.00	500.00	400.00	200.00	200.00	4,300.00
6304 - Computer Repairs	0.00	0.00	1,000.00	100.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	1,600.00
6306 - Boat Damages	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
6308 - Equipment Repairs	500.00	200.00	800.00	1,200.00	1,000.00	1,400.00	1,000.00	700.00	1,400.00	500.00	1,000.00	1,000.00	10,700.00
6300 - Maintenance/Repairs - Other	300.00	200.00	120.00	600.00	150.00	200.00	200.00	250.00	500.00	800.00	100.00	100.00	3,520.00
Total 6300 - Maintenance/Repairs	2,500.00	2,300.00	5,720.00	6,700.00	6,150.00	4,000.00	3,600.00	4,800.00	4,000.00	3,745.00	3,600.00	3,600.00	50,715.00
6330 - Taxes and Licenses													
Real Estate Taxes	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	60,000.00
Truck Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6330 - Taxes and Licenses - Other	0.00	0.00	1,400.00	0.00	0.00	0.00	0.00	0.00	1,400.00	0.00	0.00	0.00	2,800.00
Total 6330 - Taxes and Licenses	5,000.00	5,000.00	6,400.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	6,400.00	5,000.00	5,000.00	5,000.00	62,800.00

	Jan 08	Feb 08	Mar 08	Apr 08	May 08	Jun 08	Jul 08	Aug 08	Sept 08	Oct 08	Nov 08	Dec 08	TOTAL
6350 - Travel & Ent													
6370 - Meals	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6380 - Travel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6350 - Travel & Ent - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 6350 - Travel & Ent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6390 - Utilities													
6340 - Telephone	700.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	5,100.00
6400 - Gas and Electric	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	72,000.00
6410 - Water	300.00	300.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,600.00
6420 - Waste Removal	200.00	200.00	600.00	600.00	600.00	600.00	150.00	150.00	200.00	200.00	200.00	200.00	3,900.00
Total 6390 - Utilities	7,200.00	6,900.00	7,200.00	7,200.00	7,200.00	7,200.00	6,750.00	6,750.00	6,800.00	6,800.00	6,800.00	6,800.00	83,600.00
Total Expense	96,865.00	95,710.00	98,670.00	98,450.00	104,700.00	103,850.00	105,300.00	103,200.00	97,400.00	98,323.00	98,750.00	98,750.00	1,199,968.00

Estimated per slip annual expense: 3,199.91

All initially capitalized terms not defined herein shall have the meaning assigned to such terms in the Declaration of Condominium for the Harborage Club - Fort Lauderdale, a Condominium. The exact number of Units in the Condominium is unknown at this time. In the event the Developer, in its sole and absolute discretion, reduces the planned density of Units for the Condominium, this 2008 Estimated Operating Budget will change and the amount of Assessments per Unit will increase.

Estimated per slip - per month expense: 266.66

This 2008 Estimated Operating Budget is projected (not based on historical operating figures); therefore it is possible that actual Assessments may be less than or greater than projected. This Estimated Operating Budget has been prepared on estimates of Common Expenses without the benefit of historical costs. Actual expenses may vary depending on the level of maintenance and other services required by the Association. Further, as this Estimated Operating Budget has been prepared prior to the date when the same is expected to be in effect, actual expenses may also vary due to factors outside the Developer's control, which include, but are not limited to, insurance increases, inflation, and legislative enactments which may impose additional financial requirements upon condominium associations, generally.