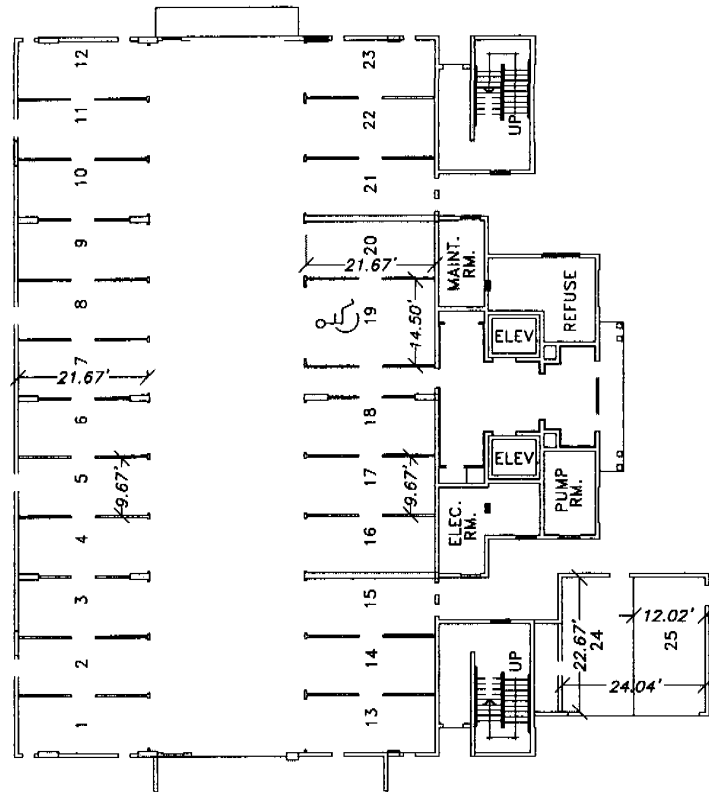


PHASE 1C

BUILDING 1C - GARAGE FLOOR PLAN



SCALE: 1"=30'

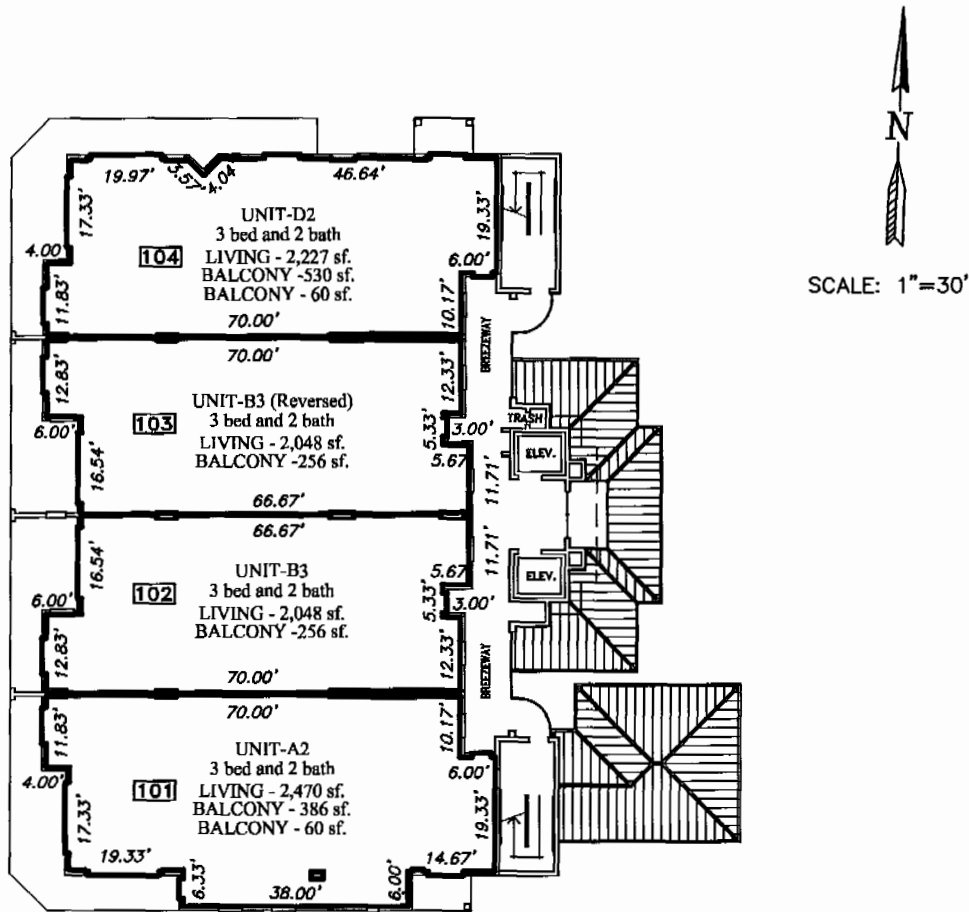
SURVEYOR'S NOTES:

1. The finished garage floor elevation is 7.00 feet.
2. The finished garage ceiling elevation is 16.35 feet.
3. The garage spaces shown are common elements of the condominium limited to the use of certain units as set forth in the declaration.
4. The elevations shown are based on National Geodetic Vertical Datum of 1929.
5. The floor plan was prepared by MRI Architectural Group Inc., 3000 North Atlantic Avenue, Cocoa Beach, Florida. This drawing was modified for this exhibit.
6. The unit square foot areas were provided by MRI Architectural Group Inc.

ISLAND POINTE, A CONDOMINIUM PHASE 1C

BUILDING 1C - SECOND FLOOR PLAN

Note: This is actually the 1st residential floor plan



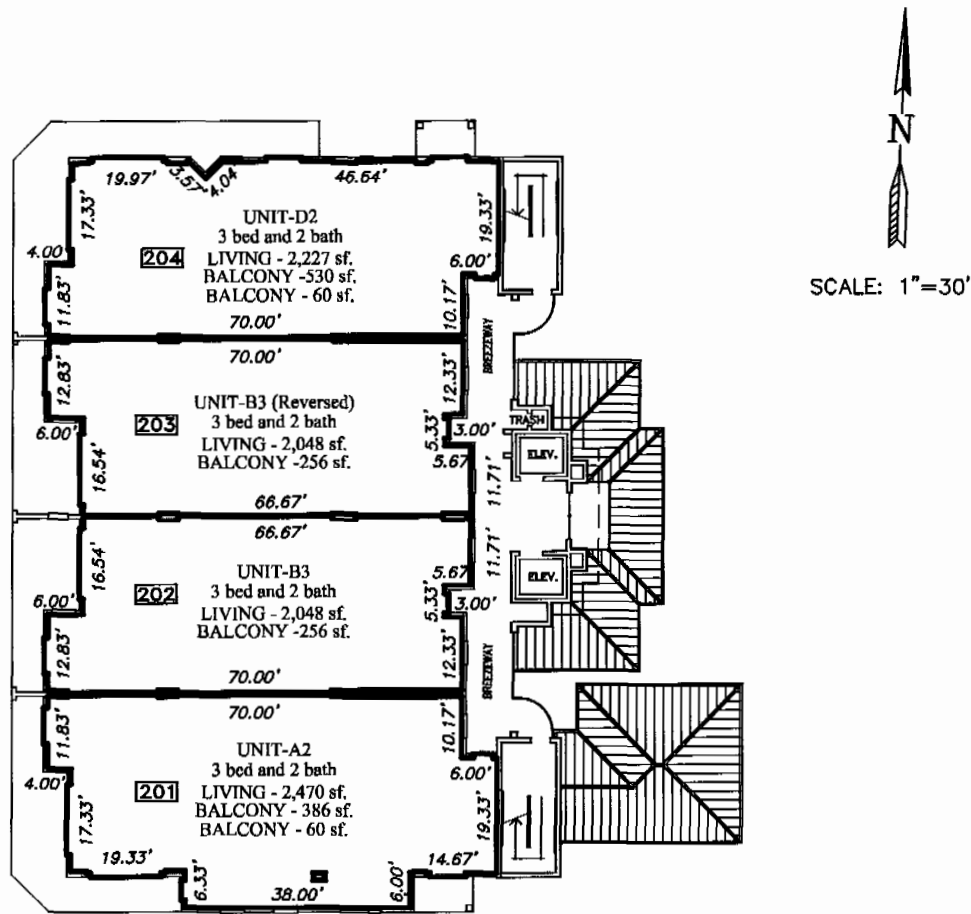
SURVEYOR'S NOTES:

1. The finished second floor elevation is 17.12 feet.
2. The finished ceiling elevation is 25.84 feet.
3. — Indicates the limits of the units.
4. **101** Indicates the unit number designation.
5. All areas and improvements exclusive of the units are common elements of the condominium.
6. The elevations shown are based on National Geodetic Vertical Datum of 1929.
7. The exterior walkways are common elements limited for the use of the adjacent unit.
8. See sheets 13 through 15 for typical unit plans.
9. The floor plan was prepared by MRI Architectural Group Inc., 3000 North Atlantic Avenue, Cocoa Beach, Florida. This drawing was modified for this exhibit.
10. The unit square foot areas were provided by MRI Architectural Group Inc.

ISLAND POINTE, A CONDOMINIUM PHASE 1C

BUILDING 1C - THIRD FLOOR PLAN

Note: This is actually the second residential floor plan



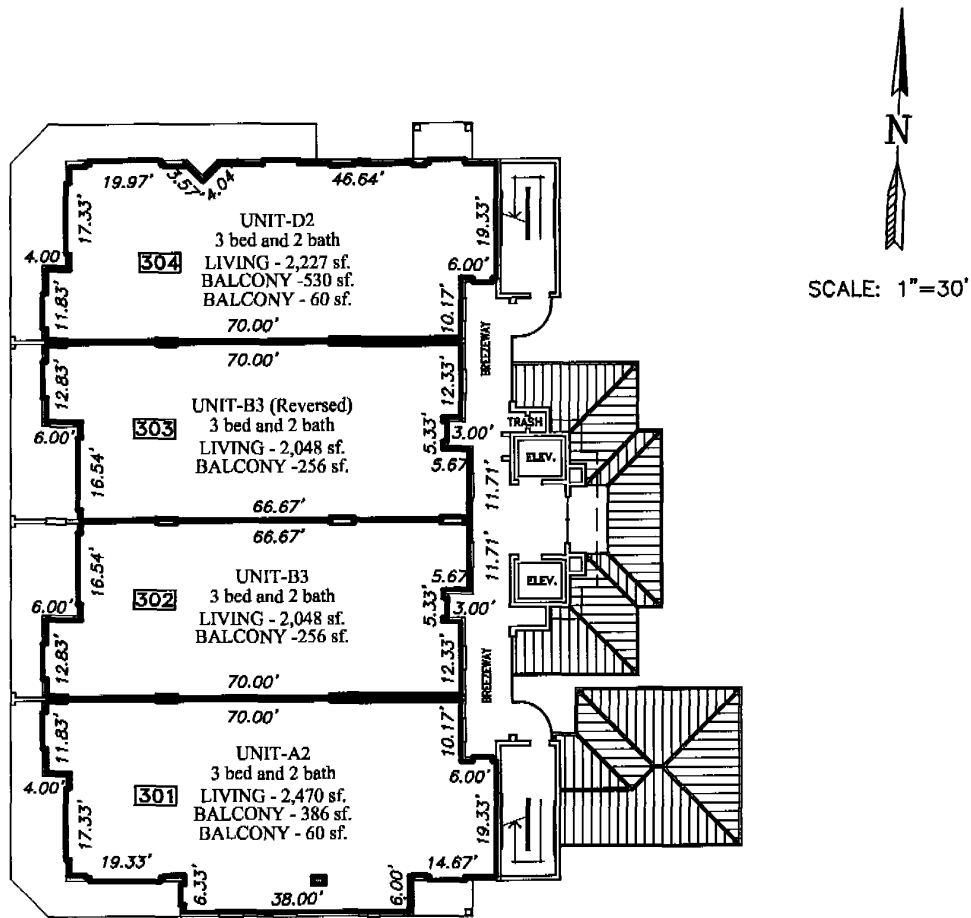
SURVEYOR'S NOTES:

1. The finished third floor elevation is 26.42 feet.
2. The finished ceiling elevation is 35.11 feet.
3. — Indicates the limits of the units.
4. **[201]** Indicates the unit number designation.
5. All areas and improvements exclusive of the units are common elements of the condominium.
6. The elevations shown are based on National Geodetic Vertical Datum of 1929.
7. The exterior walkways are common elements limited for the use of the adjacent unit.
8. See sheets 13 through 15 for typical unit plans.
9. The floor plan was prepared by MRI Architectural Group Inc., 3000 North Atlantic Avenue, Cocoa Beach, Florida. This drawing was modified for this exhibit.
10. The unit square foot areas were provided by MRI Architectural Group Inc.

ISLAND POINTE, A CONDOMINIUM PHASE 1C

BUILDING 1C - FOURTH FLOOR PLAN

Note: This is actually the third residential floor plan



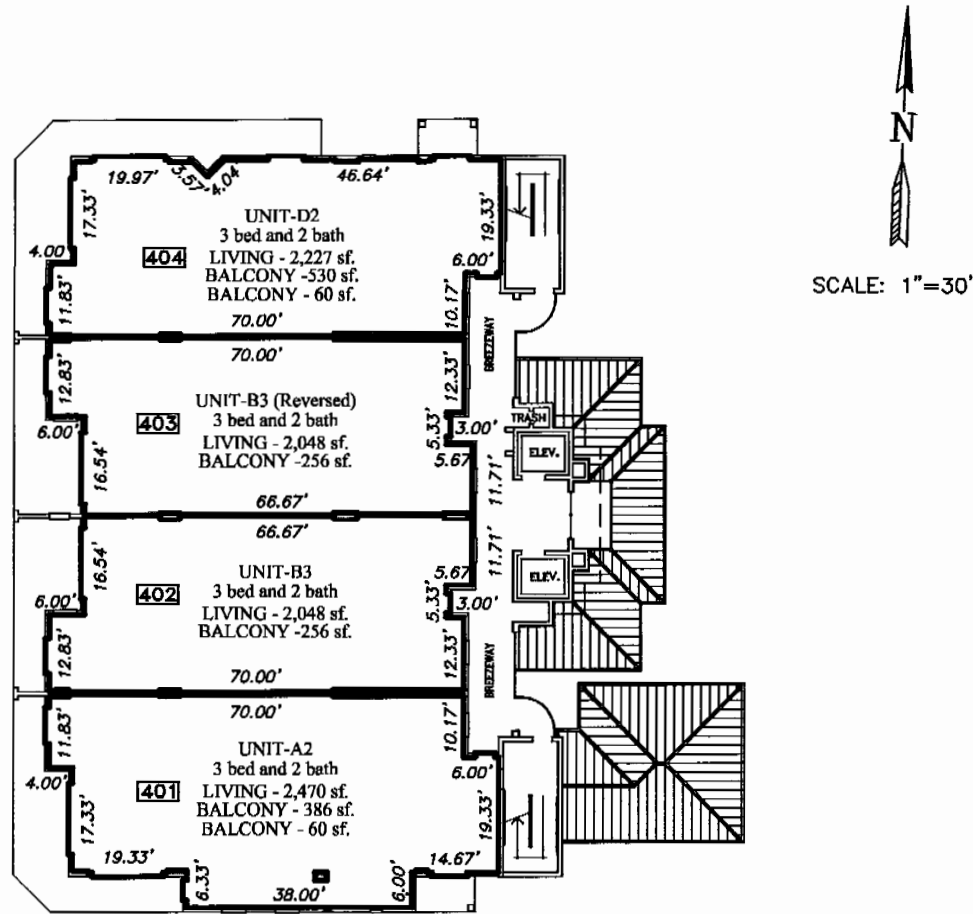
SURVEYOR'S NOTES:

1. The finished fourth floor elevation is 35.77 feet.
2. The finished ceiling elevation is 44.42 feet.
3. ——— Indicates the limits of the units.
4. **301** Indicates the unit number designation.
5. All areas and improvements exclusive of the units are common elements of the condominium.
6. The elevations shown are based on National Geodetic Vertical Datum of 1929.
7. The exterior walkways are common elements limited for the use of the adjacent unit.
8. See sheets 13 through 15 for typical unit plans.
9. The floor plan was prepared by MRI Architectural Group Inc., 3000 North Atlantic Avenue, Cocoa Beach, Florida. This drawing was modified for this exhibit.
10. The unit square foot areas were provided by MRI Architectural Group Inc.

ISLAND POINTE, A CONDOMINIUM PHASE 1C

BUILDING 1C - FIFTH FLOOR PLAN

Note: This is actually the fourth residential floor plan



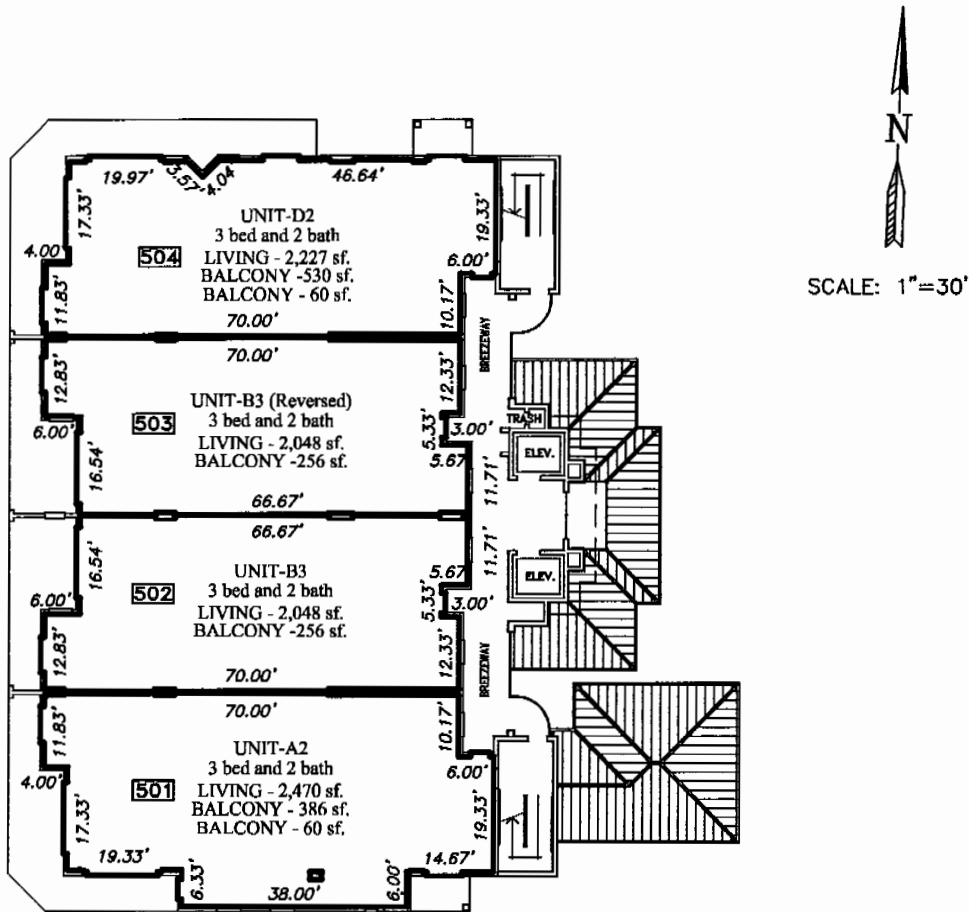
SURVEYOR'S NOTES:

1. The finished fifth floor elevation is 45.12 feet.
2. The finished ceiling elevation is 53.78 feet.
3. — Indicates the limits of the units.
4. [401] Indicates the unit number designation.
5. All areas and improvements exclusive of the units are common elements of the condominium.
6. The elevations shown are based on National Geodetic Vertical Datum of 1929.
7. The exterior walkways are common elements limited for the use of the adjacent unit.
8. See sheets 13 through 15 for typical unit plans.
9. The floor plan was prepared by MRI Architectural Group Inc., 3000 North Atlantic Avenue, Cocoa Beach, Florida. This drawing was modified for this exhibit.
10. The unit square foot areas were provided by MRI Architectural Group Inc.

ISLAND POINTE, A CONDOMINIUM PHASE 1C

BUILDING 1C - SIXTH FLOOR PLAN

Note: This is actually the fifth residential floor plan



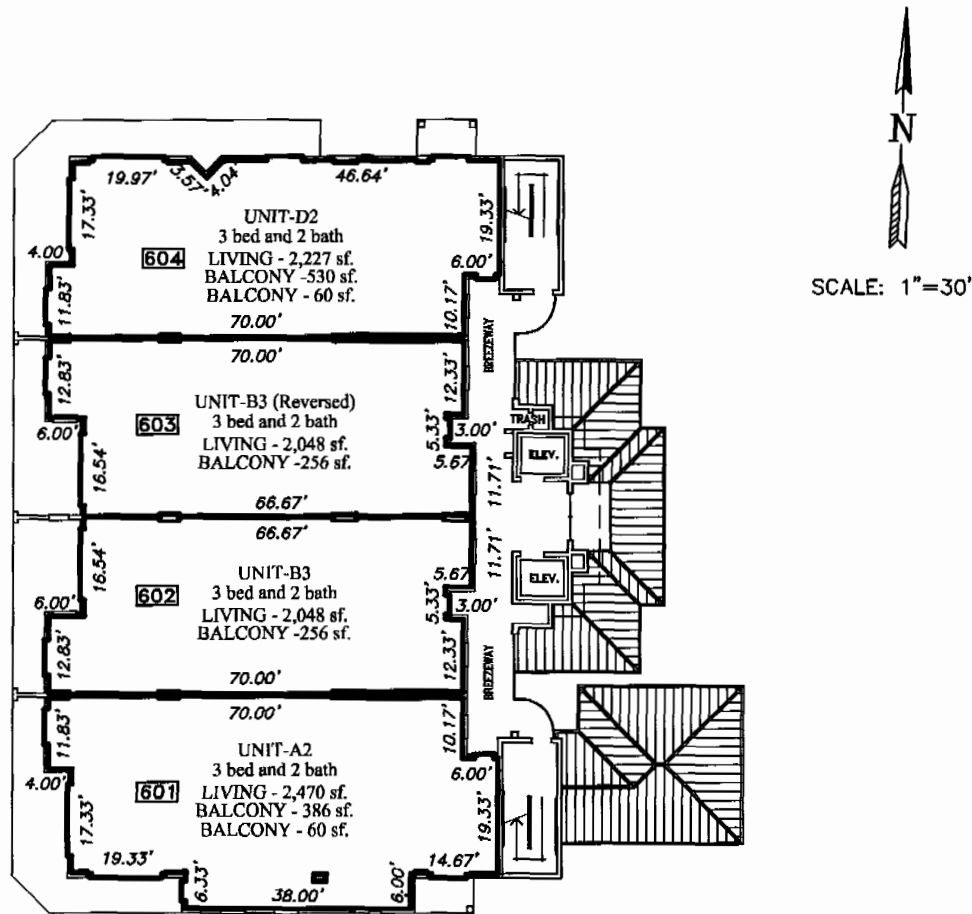
SURVEYOR'S NOTES:

1. The finished sixth floor elevation is 54.54 feet.
2. The finished ceiling elevation is 63.23 feet.
3. — Indicates the limits of the units.
4. [501] Indicates the unit number designation.
5. All areas and improvements exclusive of the units are common elements of the condominium.
6. The elevations shown are based on National Geodetic Vertical Datum of 1929.
7. The exterior walkways are common elements limited for the use of the adjacent unit.
8. See sheets 13 through 15 for typical unit plans.
9. The floor plan was prepared by MRI Architectural Group Inc., 3000 North Atlantic Avenue, Cocoa Beach, Florida. This drawing was modified for this exhibit.
10. The unit square foot areas were provided by MRI Architectural Group Inc.

ISLAND POINTE, A CONDOMINIUM PHASE 1C

BUILDING 1C - SEVENTH FLOOR PLAN

Note: This is actually the sixth residential floor plan

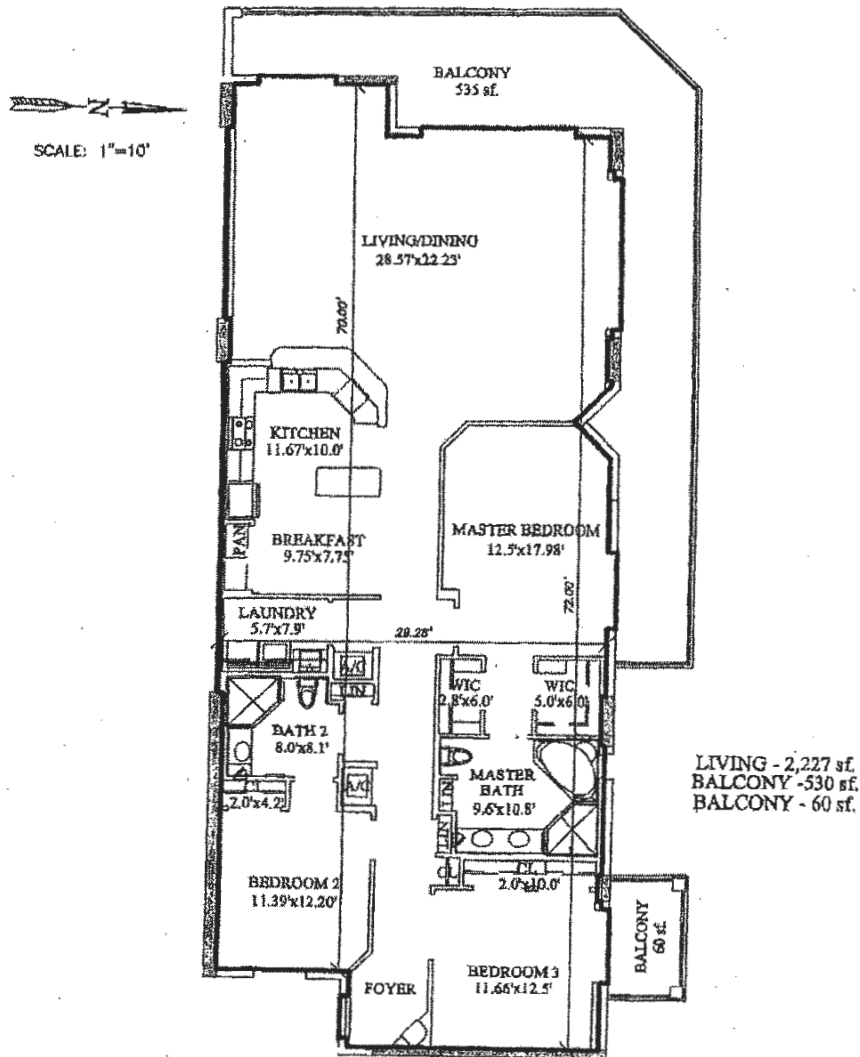


SURVEYOR'S NOTES:

1. The finished seventh floor elevation is 64.90 feet.
2. The finished ceiling elevation is 74.32 feet.
3. — Indicates the limits of the units.
4. [601] Indicates the unit number designation.
5. All areas and improvements exclusive of the units are common elements of the condominium.
6. The elevations shown are based on National Geodetic Vertical Datum of 1929.
7. The exterior walkways are common elements limited for the use of the adjacent unit.
8. See sheets 13 through 15 for typical unit plans.
9. The floor plan was prepared by MRI Architectural Group Inc., 3000 North Atlantic Avenue, Cocoa Beach, Florida. This drawing was modified for this exhibit.
10. The unit square foot areas were provided by MRI Architectural Group Inc.

ISLAND POINTE, A CONDOMINIUM PHASE 1C

BUILDING 1C - UNIT PLAN D2



SURVEYOR'S NOTES:

1. ——— indicates the limits of the unit.
2. All areas and improvements exclusive of the unit are common elements of the condominium.
3. The unit plan shown is representational. The dimensions shown may vary.
4. Some units may be reversed or a mirror image of the plan shown.
5. Refer to the floor plan on sheets 7 through 12 for the location of this unit within the building.
6. The unit plan was prepared by MRI Architectural Group Inc., 3000 North Atlantic Avenue, Cocoa Beach, Florida. This drawing was modified for this exhibit.

ALLEN ENGINEERING INC.
106 DIXIE LANE
COCOA BEACH FLORIDA
MARCH 24, 2005

EXHIBIT "F"

SHEET 15 OF 15

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