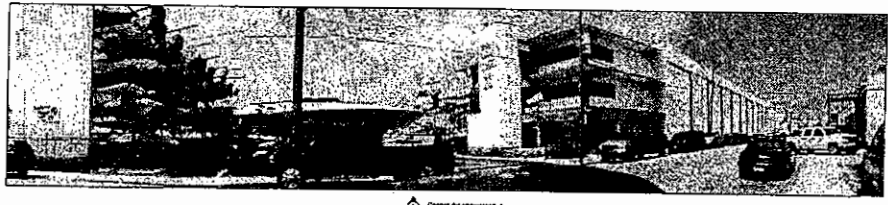
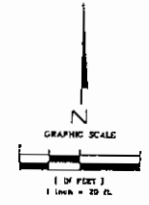
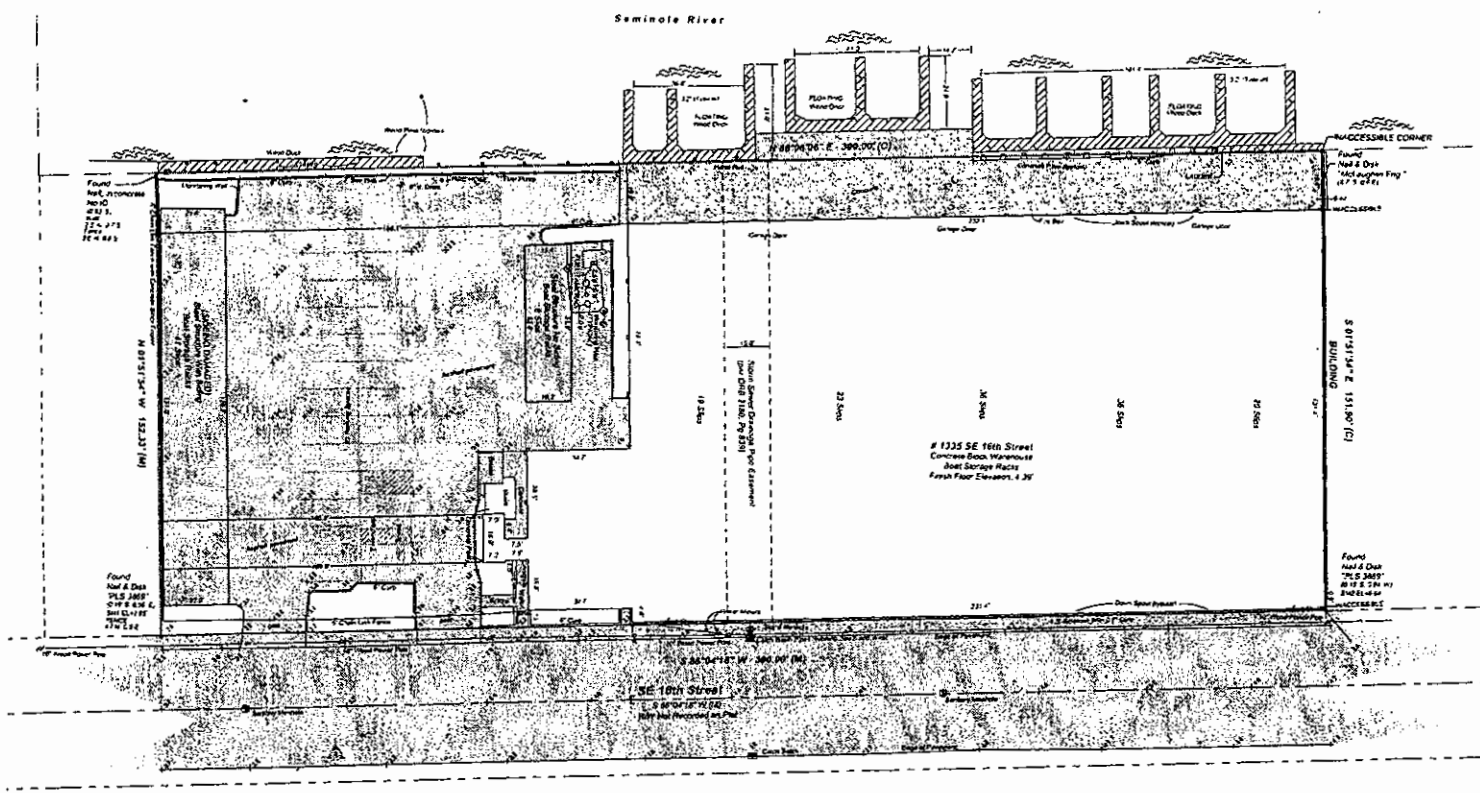




MAP OF BOUNDARY AND TOPO SURVEY  
 OF  
**Sun Dance Marine - Ft. Lauderdale**  
 Sheet 2 of 2

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



PREPARED FOR

DATE

REVISION

DATE

REVISION

DATE

REVISION

DATE

REVISION

DATE

REVISION

DATE

REVISION

DATE

REVISION

PREPARED BY  
**Base Line Land Surveyors Inc.**  
 1400 NW 17th Street  
 Pompano Beach, FL 33062  
 Phone: (954) 781-1111 Fax: (954) 781-1122  
 Office: 1115 S. New River, Ft. Lauderdale, FL 33304

MAP OF BOUNDARY SURVEY  
**Sun Dance Marine - Ft. Lauderdale**  
 1115 S. New River, Ft. Lauderdale, FL 33304  
 BOUNDARY CORNER NUMBER

SHEET NO  
 2 OF 2

A

B

C

D

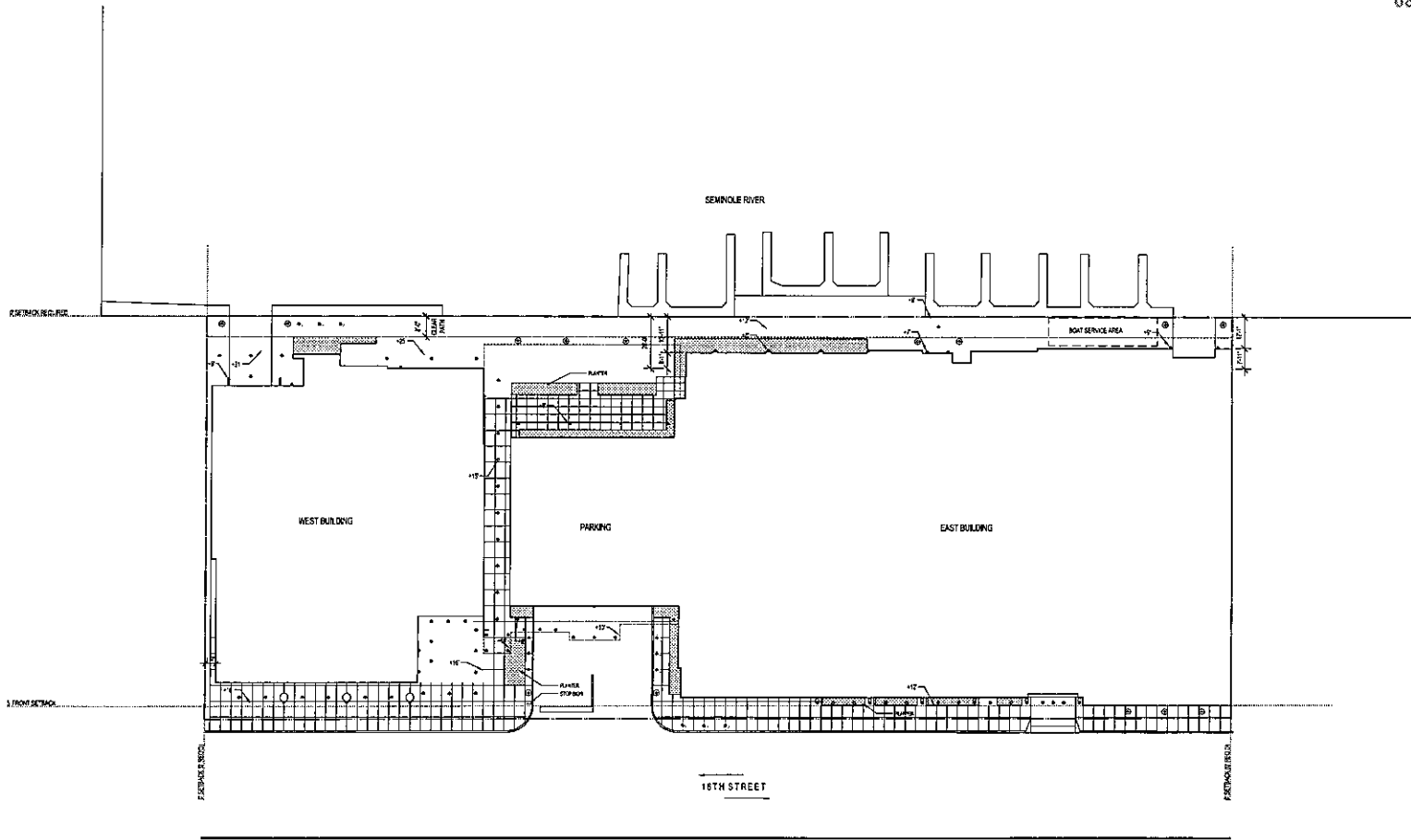
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IN PROGRESS SET  
08.22.06

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

THE HARBORAGE CLUB - FORT LAUDERDALE  
FLORIDA



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

xx  
Drawn  
xx  
Checked  
xx  
Approved

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

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'



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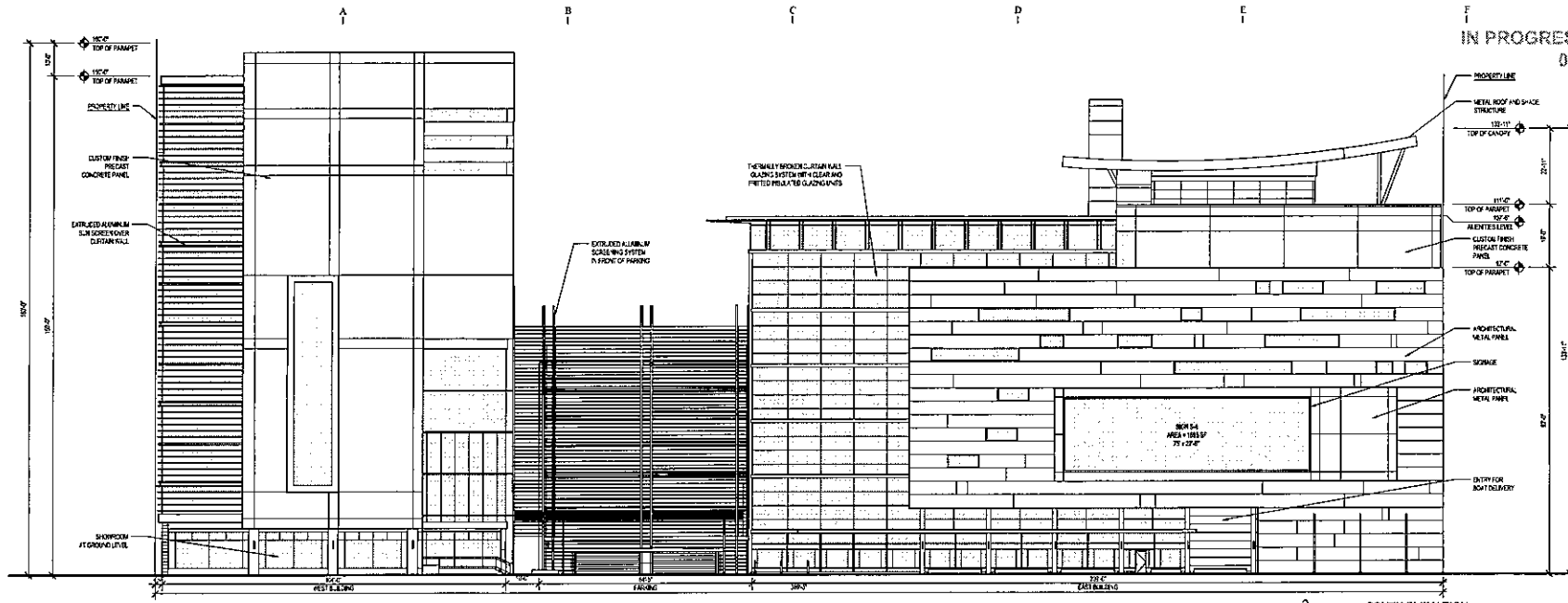
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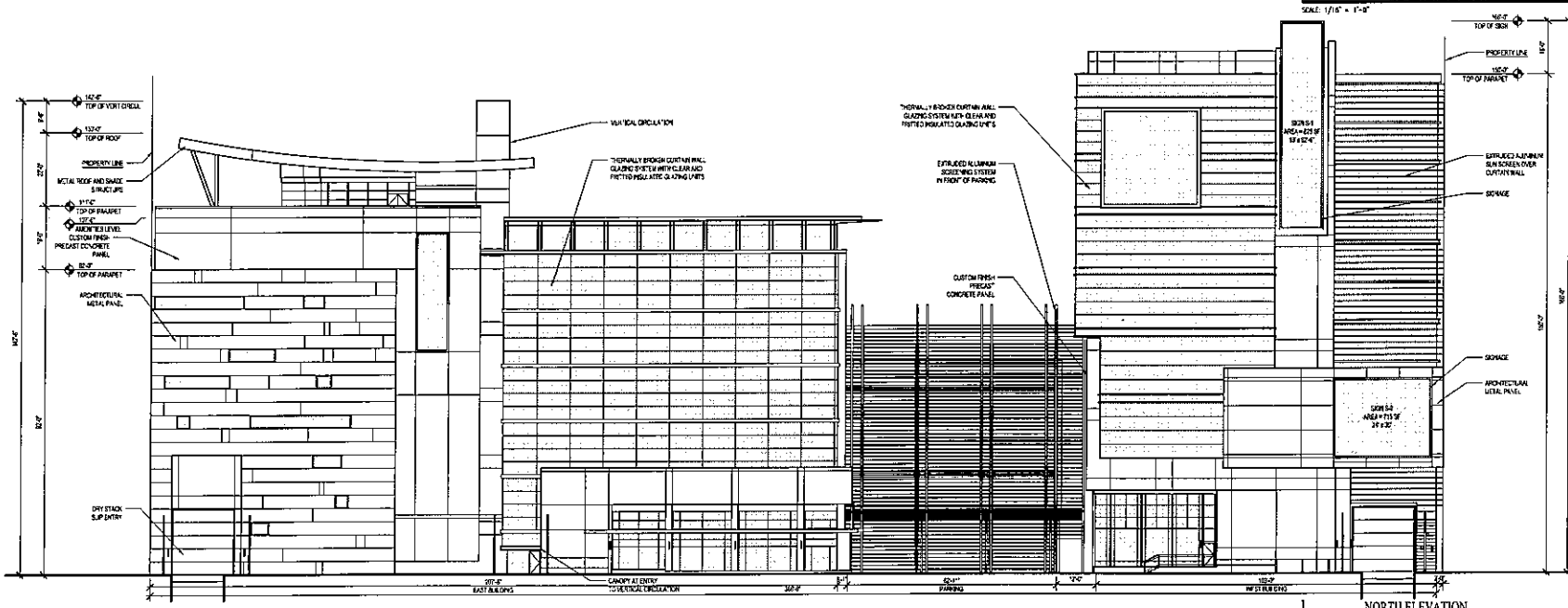
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2 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



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 60601

RTKL Associates Inc.  
**BUILDING ELEVATIONS NORTH + SOUTH**

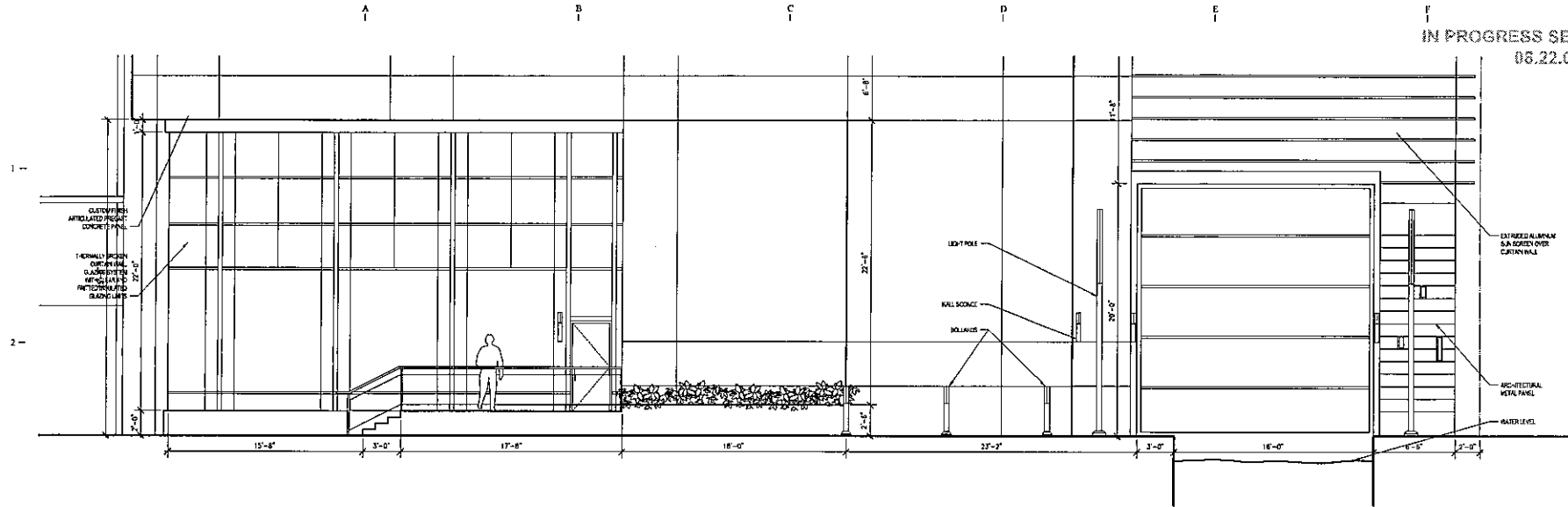
RTKL Contract No. 30-06021.00  
Issue Date 08.28.06

A4-1.1

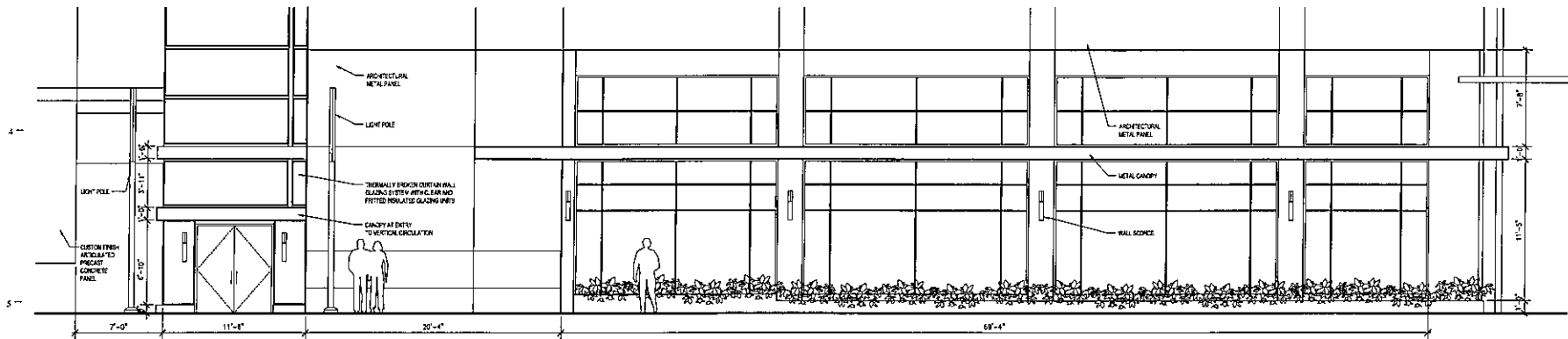
IN PROGRESS SET  
06.22.06

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

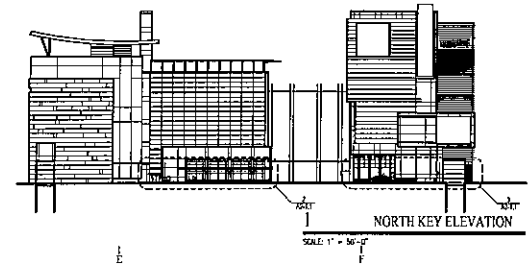
THE HARBORAGE CLUB - FORT LAUDERDALE  
FLORIDA



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  
Port St. Lucie, FL 34987  
(772) 343-3800

5 CT  
Drawn  
PJM  
Checked  
BHM  
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

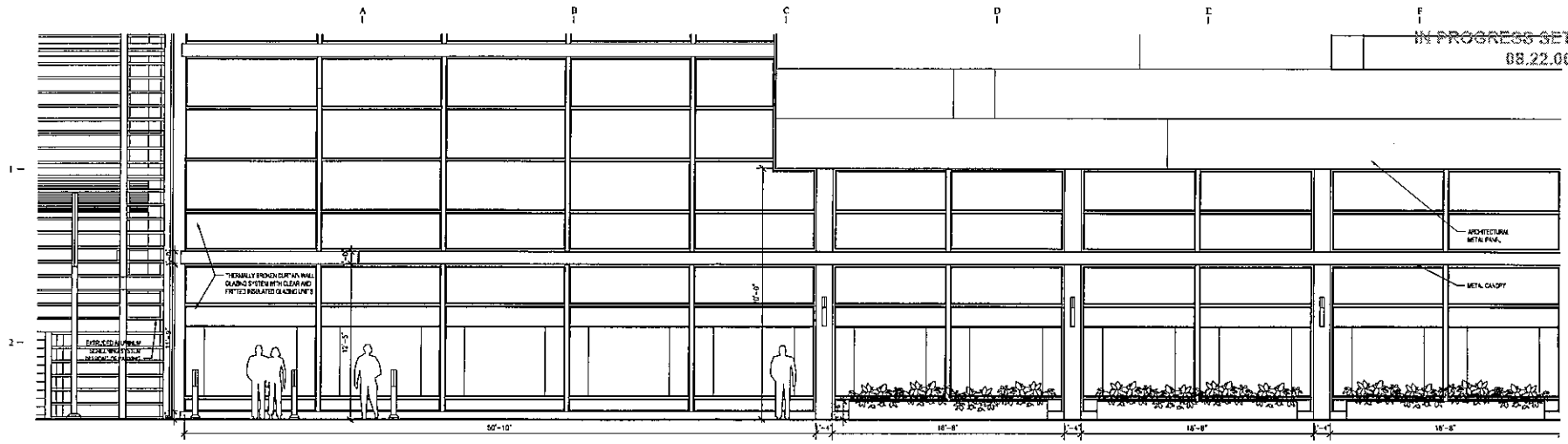
Issue Date 06.22.06

A2-1.1

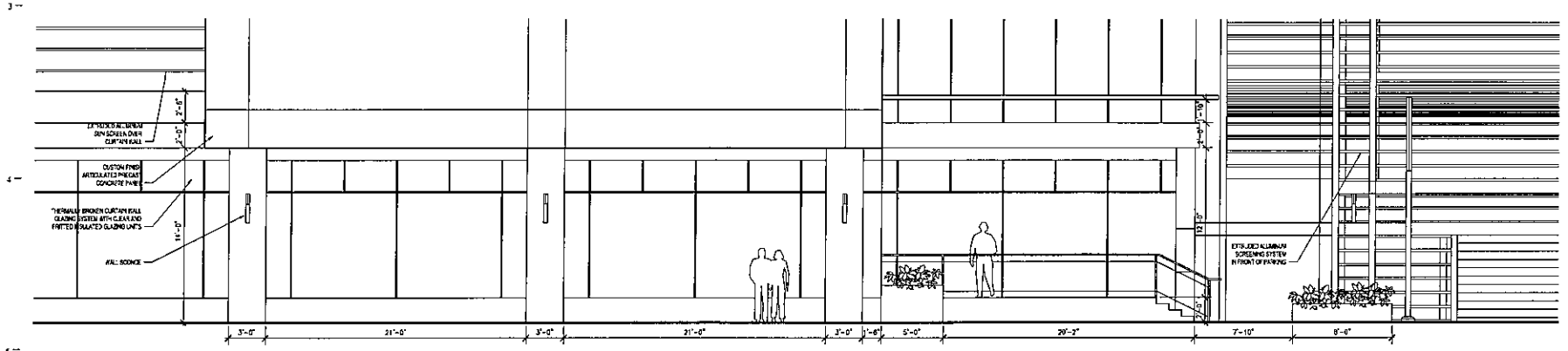
IN PROGRESS SET  
08.22.06

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

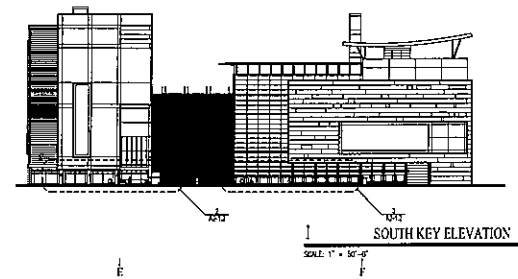
THE HARBORAGE CLUB - FORT LAUDERDALE  
FLORIDA



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: 1/4" = 1'-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) 343-3800

5 CT  
Drawn  
PM  
Checked  
BH  
Approved

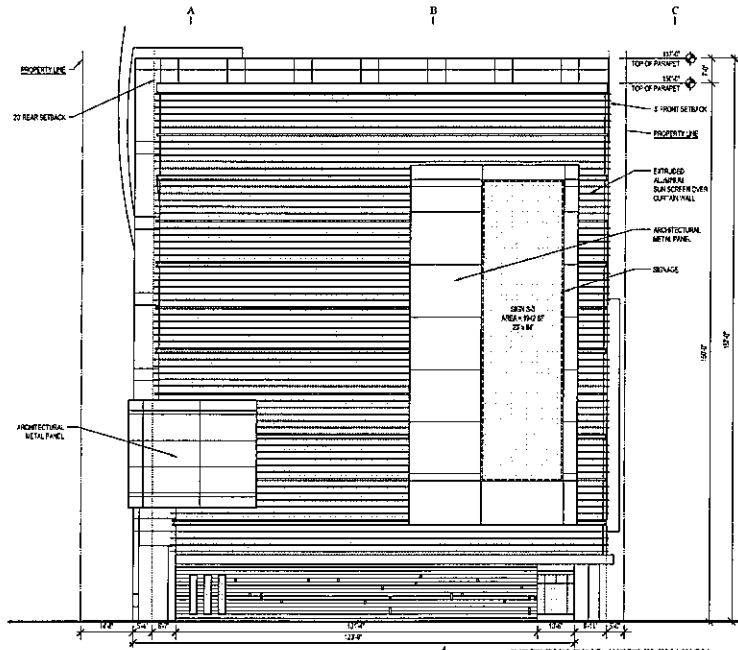
**RTKL**  
RTKL Associates Inc.  
140 S. Dearborn Street, # 200  
Chicago, IL 60603

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

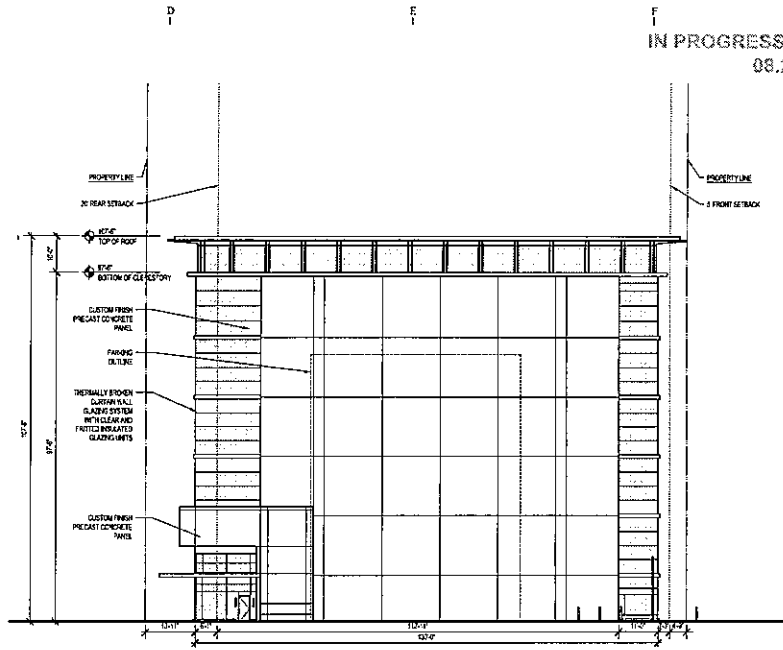
Issue Date 08.22.06  
**A2-1.2**

IN PROGRESS SET  
08.22.06

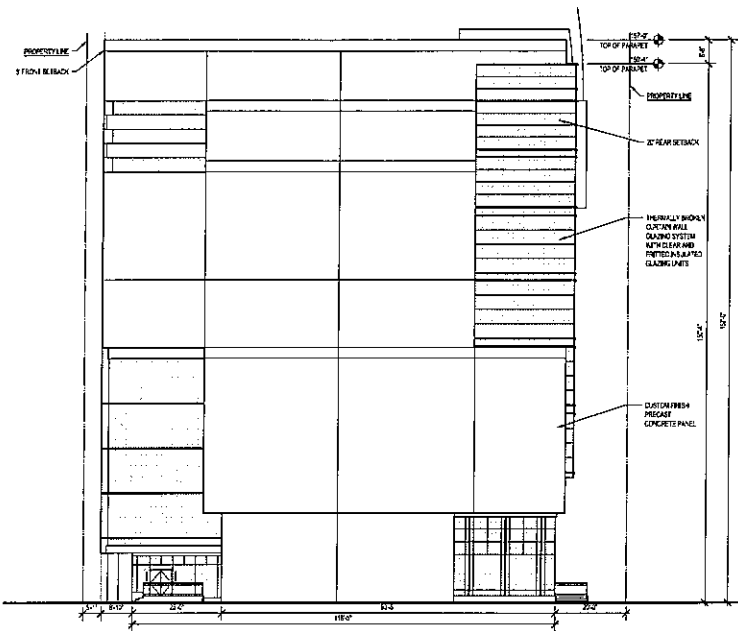
Developer  
Atlantic Marina Acquisitions, LLC  
The Harborage at Ashley Marina  
33 Lockwood Drive  
Charleston, SC 29401



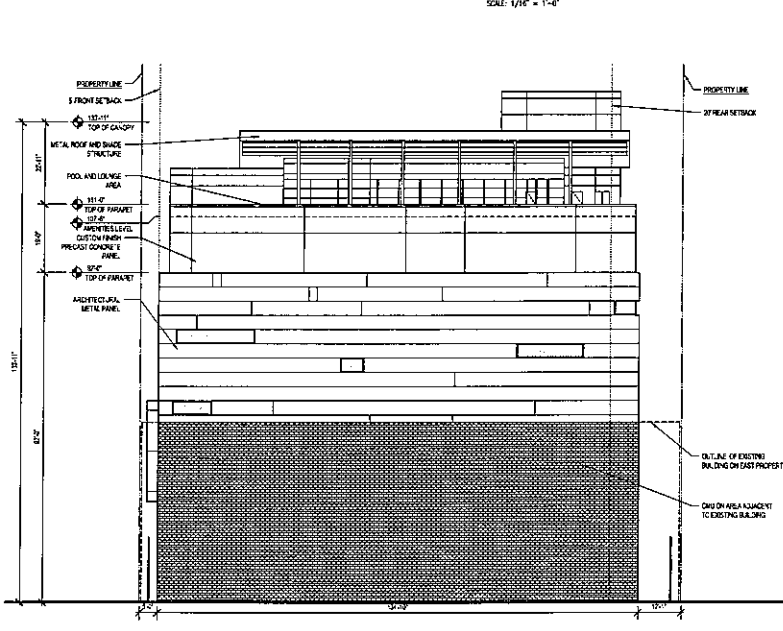
4 WEST BUILDING, WEST ELEVATION  
SCALE: 1/16" = 1'-0"



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"

THE HARBORAGE CLUB - FORT LAUDERDALE  
FLORIDA

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  
6/11  
Checked  
BH  
Approved

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

© RTKL Associates Inc.  
BUILDING ELEVATIONS  
EAST + WEST  
ELEVATIONS

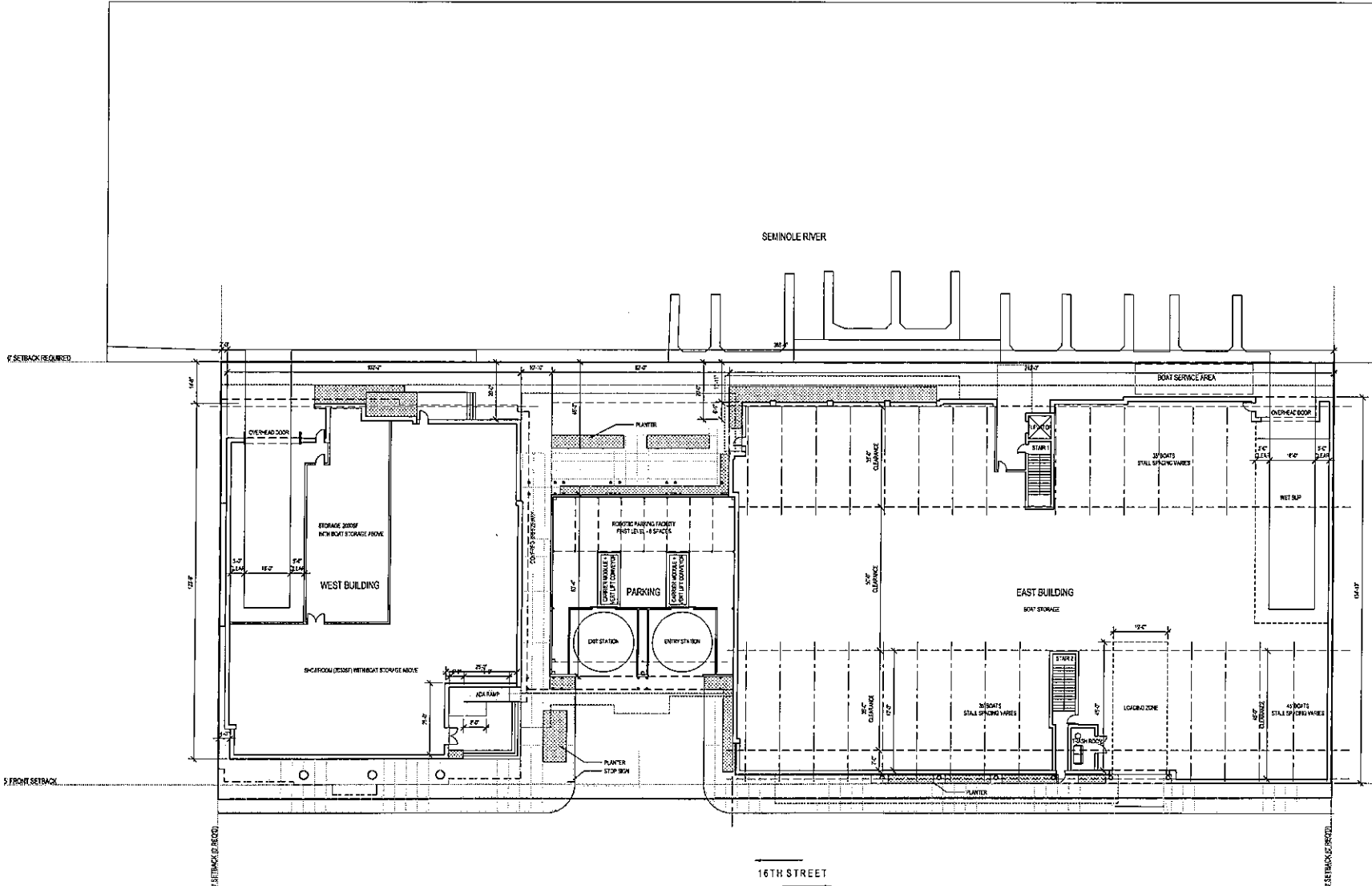
RTKL Contract No. 30-06021.00  
Issue Date 08.28.06

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

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

- 5 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"



A I B I C I D I E I F I

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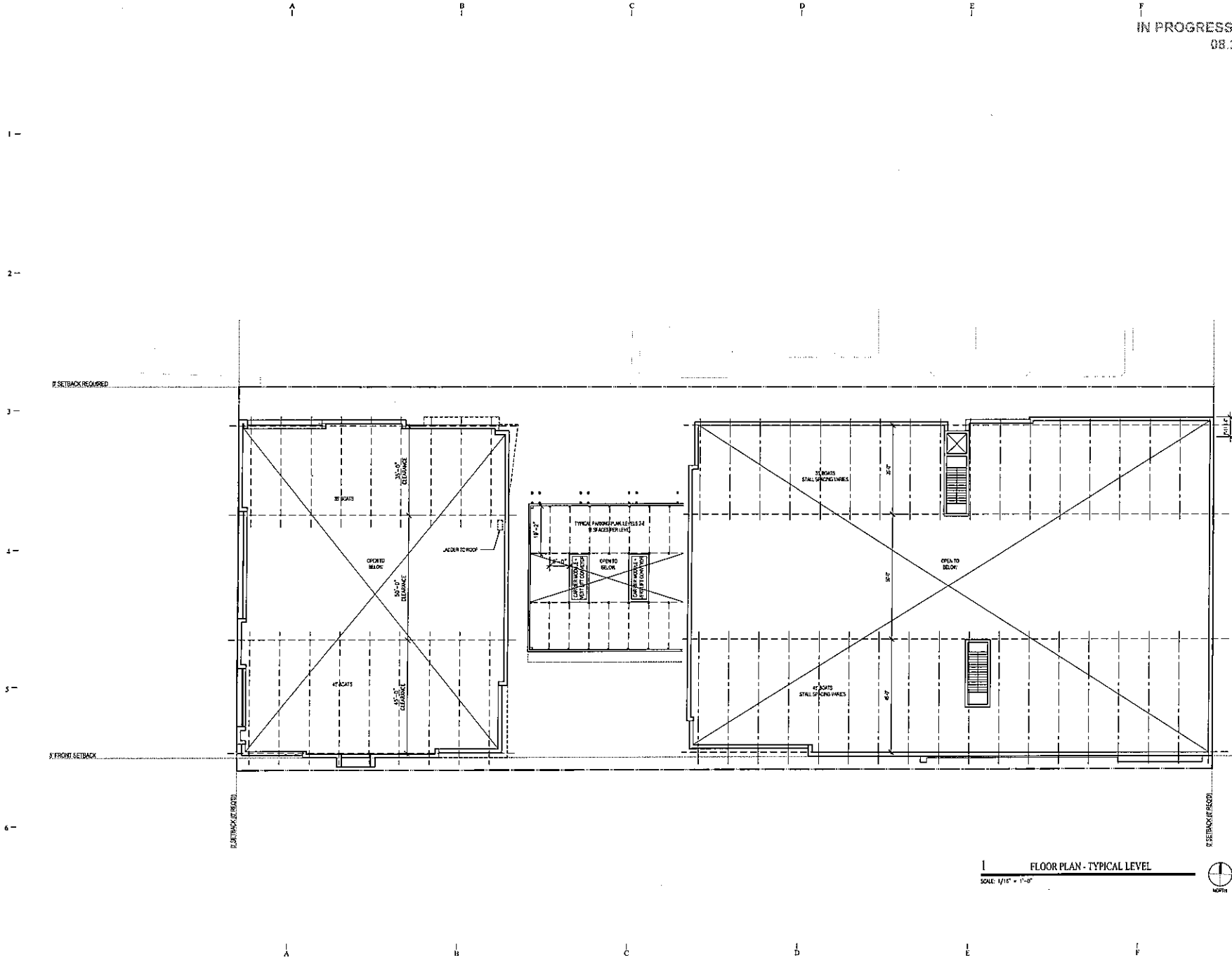
16TH STREET



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



FLOOR PLAN  
TYPICAL LEVEL

RTKL Contract No. 30-06021.00

Issue Date 08.28.06

A3-1.3

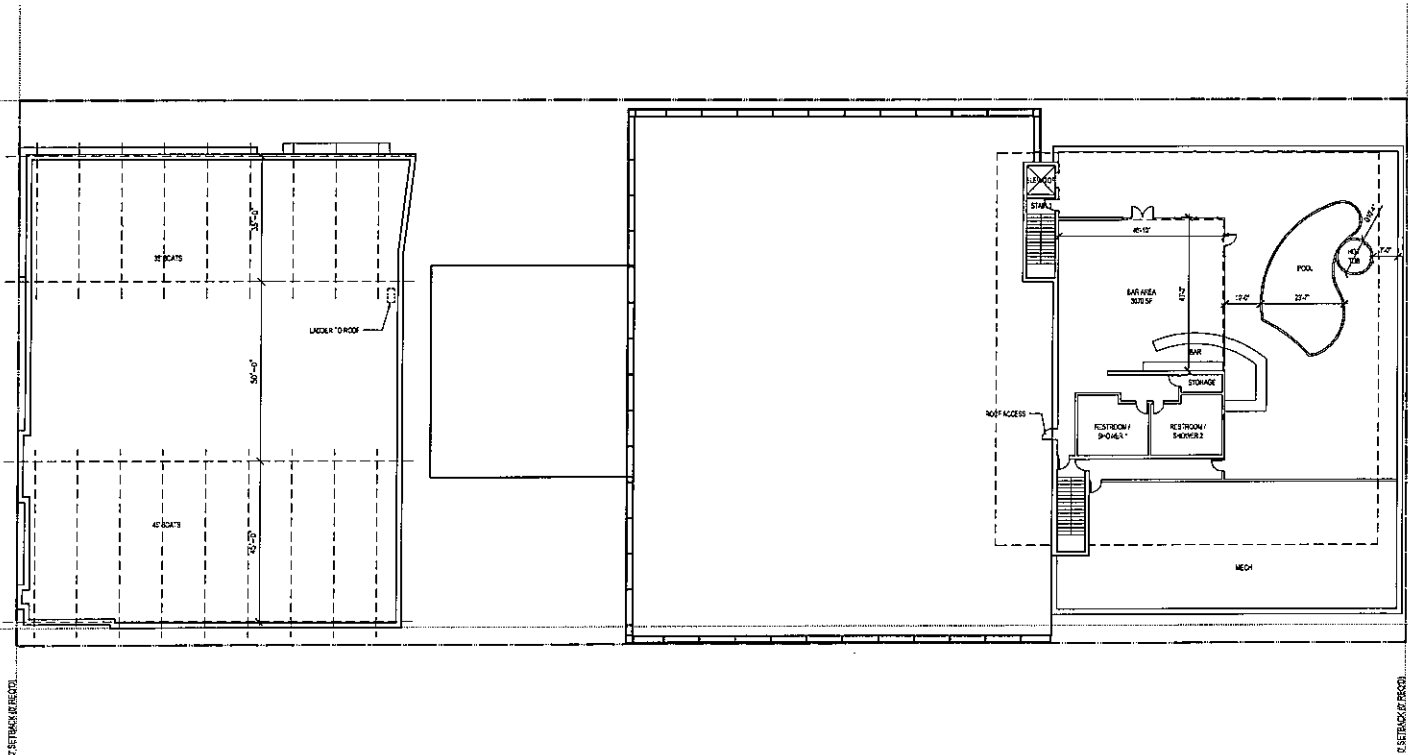
IN PROGRESS SET  
08.22.06

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.

FLOOR PLAN  
AMENITY AREA

RTKL Contract No. 30-06021.00

Issue Date 08.28.06

A3-1.4

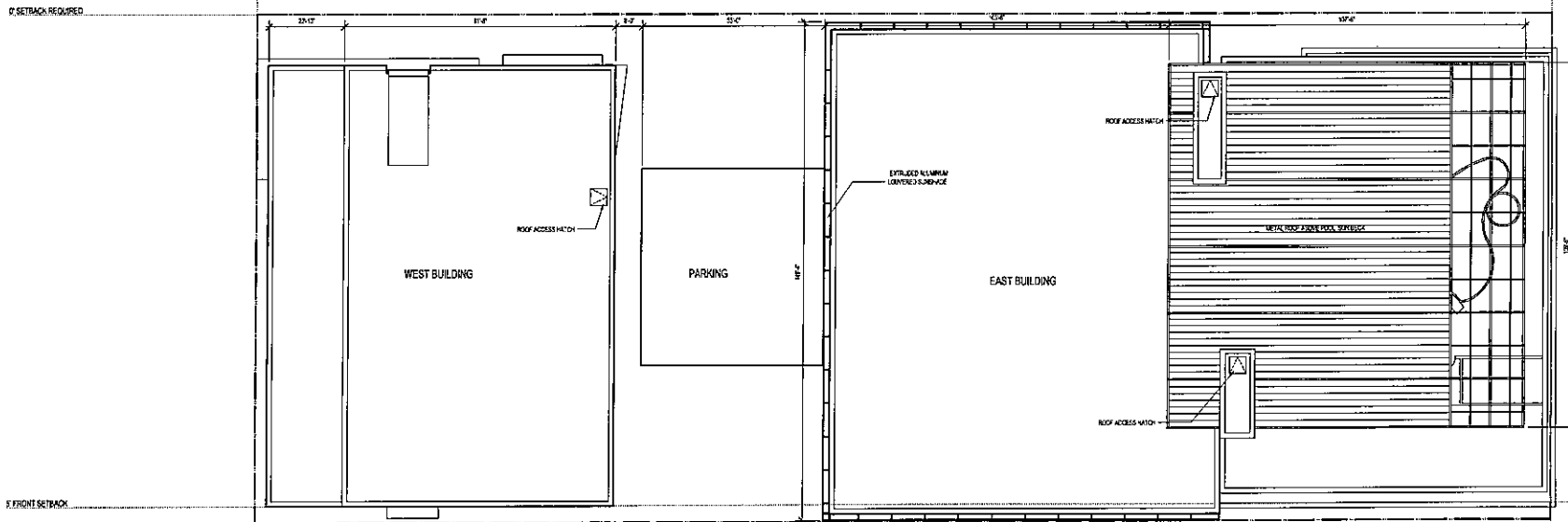
1 AMENITIES LEVEL PLAN  
SCALE: 1/8" = 1'-0"



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



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  
BHM  
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
<b>Ordinary Income/Expense</b>													
<b>Expense</b>													
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
<b>Total 6180 - Insurance</b>	<b>23,665.00</b>	<b>22,000.00</b>	<b>22,000.00</b>	<b>22,000.00</b>	<b>30,000.00</b>	<b>30,000.00</b>	<b>33,500.00</b>	<b>30,000.00</b>	<b>22,000.00</b>	<b>25,928.00</b>	<b>25,500.00</b>	<b>25,500.00</b>	<b>312,093.00</b>
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
<b>Total 6270 - Professional Fees</b>	<b>20,150.00</b>	<b>20,150.00</b>	<b>20,000.00</b>	<b>20,100.00</b>	<b>19,000.00</b>	<b>20,000.00</b>	<b>19,000.00</b>	<b>19,000.00</b>	<b>20,500.00</b>	<b>19,000.00</b>	<b>19,000.00</b>	<b>19,000.00</b>	<b>234,900.00</b>
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
<b>Total 6300 - Maintenance/Repairs</b>	<b>2,500.00</b>	<b>2,300.00</b>	<b>5,720.00</b>	<b>6,700.00</b>	<b>6,150.00</b>	<b>4,000.00</b>	<b>3,600.00</b>	<b>4,800.00</b>	<b>4,000.00</b>	<b>3,745.00</b>	<b>3,600.00</b>	<b>3,600.00</b>	<b>50,715.00</b>
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
<b>Total 6330 - Taxes and Licenses</b>	<b>5,000.00</b>	<b>5,000.00</b>	<b>6,400.00</b>	<b>5,000.00</b>	<b>5,000.00</b>	<b>5,000.00</b>	<b>5,000.00</b>	<b>5,000.00</b>	<b>6,400.00</b>	<b>5,000.00</b>	<b>5,000.00</b>	<b>5,000.00</b>	<b>62,800.00</b>

	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
<b>6350 - Travel &amp; Ent</b>													
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
<b>Total 6350 - Travel &amp; Ent</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>6390 - Utilities</b>													
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
<b>Total 6390 - Utilities</b>	<b>7,200.00</b>	<b>6,900.00</b>	<b>7,200.00</b>	<b>7,200.00</b>	<b>7,200.00</b>	<b>7,200.00</b>	<b>6,750.00</b>	<b>6,750.00</b>	<b>6,800.00</b>	<b>6,800.00</b>	<b>6,800.00</b>	<b>6,800.00</b>	<b>83,600.00</b>
<b>Total Expense</b>	<b>96,865.00</b>	<b>95,710.00</b>	<b>98,670.00</b>	<b>98,450.00</b>	<b>104,700.00</b>	<b>103,850.00</b>	<b>105,300.00</b>	<b>103,200.00</b>	<b>97,400.00</b>	<b>98,323.00</b>	<b>98,750.00</b>	<b>98,750.00</b>	<b>1,199,968.00</b>

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.