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MIAMI-DADE COUNTY, FLORIDA

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**DOCUMENT TITLE: AMENDMENT TO DECLARATION OF CONDOMINIUM  
OF PLAZA 57, A COMMERCIAL CONDOMINIUM**

**PARTIES: 7300 INVESTMENTS, LLC ("THE DEVELOPER")**

**AMENDMENT TO DECLARATION OF CONDOMINIUM OF  
PLAZA 57, A COMMERCIAL CONDOMINIUM**

THIS AMENDMENT, made and entered into as of the 16<sup>th</sup> day of May, 2006, by **7300 INVESTMENTS, LLC**, a Florida limited liability company (“Developer”).

WITNESSETH:

WHEREAS, the undersigned is the Developer under that certain Declaration of Condominium of **Plaza 57, a Commercial Condominium**, dated March 3, 2005 and recorded April 19, 2005, in Official Records Book 23289 at Page 0859, of the Public Records of Miami-Dade County, Florida (the “Declaration”), under which Developer has established certain covenants, restrictions, reservations, regulations, burdens, liens and easements for that certain Commercial Condominium known as “**Plaza 57**” as more particularly described in the Declaration; and

WHEREAS, as a result of certain ambiguities resulting from scrivener's errors in the Declaration, Developer desires to modify and amend the Declaration upon and subject to the terms and conditions herein set forth.

NOW, THEREFORE, Developer does hereby modify and amend the Declaration and Exhibits as follows:

1. Article II is amended by adding thereto the following additional sub-section “49” as follows:

“49. Owner Improvements shall be deemed to mean all improvements made by an Owner or occupant of any Office or Retail Space within the Boundaries of the Unit(s) comprising the Office/Retail Space, which Boundaries are defined in Article III B. hereof, including but not limited to partitions, paneling, ceiling and flooring tiles and other materials, built-ins, cabinetry, lighting and all other furniture, fixtures, equipment and improvements constructed, installed and/or brought into any such Office or Retail Unit(s) by the Owners and/or occupants thereof.”

2. Article XII is amended as follows:

- (a) Article XII B.1. is amended by adding thereto the following: “Notwithstanding anything to the contrary herein set forth, the Property to be insured by the Corporation shall not include, and shall specifically exclude, all Owner Improvements, including but not limited to furniture, furnishings, Unit floor coverings, wall coverings and ceiling coverings, other personal property owned, supplied or installed by Owners or tenants of Owners or other occupants of the Units, and all electrical fixtures, appliances, air conditioner and heating equipment, water heaters and built-in cabinets, to the extent that any of same are required to be repaired or replaced by the Owners.”

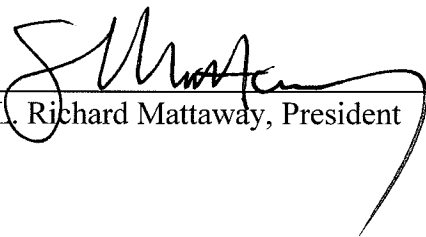
(b) Article XII D. is amended by adding thereto the following: "Each Owner shall further be responsible for purchasing at his expense, all such insurance as may be necessary to cover the Owner Improvements in such Owner's Unit(s)."

(c) Article XII is amended by adding thereto the following Section F.:

"F. Notwithstanding anything to the contrary set forth in this Article XII or elsewhere in this Declaration, the Corporation shall have no obligation whatsoever to procure or maintain insurance on any Owner Improvements and each Owner is responsible for purchasing, at his expense, all such insurance and such other insurance referred to in Article XII D. above. Further, except to the extent otherwise specifically agreed in writing by the Corporation, the Corporation shall have no liability or obligation to repair or restore any such Owner Improvements."

IN WITNESS WHEREOF, Developer has hereunto set its hands and seals as of the day and year first above written.


**7300 Investments, LLC**, a Florida limited liability company  
By: **Westway Limited**, a Florida limited partnership (Manager)  
By: **Westway Incorporated.**, a Florida corporation  
(General Partner)

By:   
L. Richard Mattaway, President

STATE OF FLORIDA            )  
  ) SS:  
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of May, 2006, by L. RICHARD MATTAWAY as President Westway Incorporated, a Florida corporation, on behalf of the Corporation, as General Partner of Westway Limited as Manager of 7300 Investments, LLC. He is personally known to me and did not take an oath.



  
Notary Public  
State of Florida