

Prepared By/Record and Return To:  
John L. Whiteman, Esquire  
Rogers Towers, P.A.  
170 Malaga Street, Suite A  
St. Augustine, Florida 32084

**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR  
OCEAN PARK, A CONDOMINIUM**

**WHEREAS, LATITUDE 30, LLC**, a Florida limited liability company, (the “Developer”), caused to be recorded that certain Declaration of Condominium for Ocean Park, a Condominium (the “Declaration”) on July 7, 2006, in Official Records Book 13376, page 1305, public records of Duval County, Florida, affecting the real property located in Duval County, Florida, described therein; and

**WHEREAS**, the Developer is the owner of all of the Units within the Condominium; and

**WHEREAS**, Article X of the Declaration provides that the owners of fifty-one (51%) percent of the Units may amend the Declaration to correct any defect, error or omission in the Declaration, provided the amendment does not materially and adversely affect the rights of the Unit owners, lienors or mortgagees, and

**WHEREAS**, the Developer has discovered an error in the Declaration with respect to the numbering of the Units and the exhibit intended to show the location of the Units within the Condominium, and the Developer desires to correct the error by this amendment.

**NOW THEREFORE**, the Developer, as the owner of all of the Units of the Condominium does hereby and herewith amend the Declaration by substituting Exhibits B and E attached hereto for Exhibits B and E of the Declaration.

Except as amended herein, all terms and conditions of the Declaration remain in full force and effect.

IN WITNESS WHEREOF, the Developer has caused the foregoing First Amendment to Declaration of Condominium to be executed.

“Developer”

Signed and Sealed in  
Our Presence:

**LATITUDE 30, LLC, a Florida limited liability company**

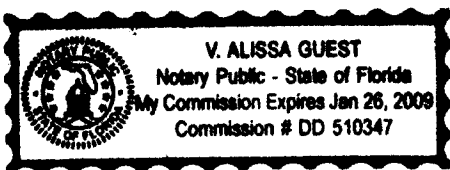
Cassandra Faulk  
Name: Cassandra Faulk

By: [Signature]  
Name: James O. Hardwick  
Title: Manager

[Signature]  
Name: Barrett Hardwick

STATE OF FLORIDA  
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 15 day of January, 2007, by James O. Hardwick, as Manager of Latitude 30, LLC, a Florida limited liability company, on behalf of the company. [CHECK ONE]  He is personally known to me or  who has produced identification.



V. Alissa Guest  
Notary Public, State of Florida  
Name: V. Alissa Guest  
My Commission Expires 11/26/2009  
My Commission Number is: DD 510347

## Exhibit B

## [Schedule of Ownership]

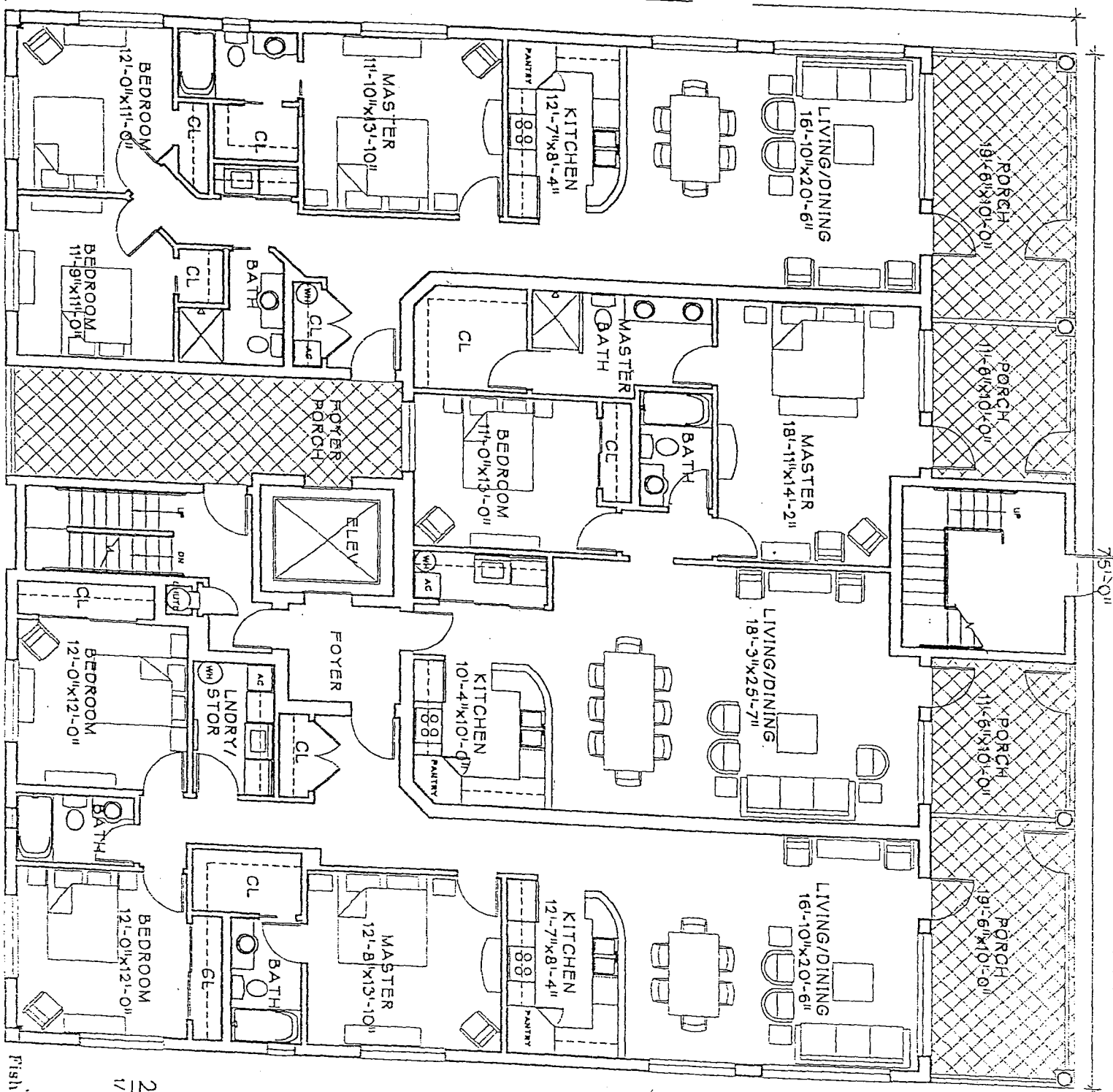
<u>Unit Number</u>	<u>Sq. Feet</u>	<u>Percentage Per Unit</u>
Unit 2A also known as Unit 201	1800	4.3443%
Unit 2B also known as Unit 202	1638	3.9533%
Unit 2C also known as Unit 203	1596	3.8519%
Unit 3A also known as Unit 301	2600	6.2750%
Unit 3B also known as Unit 302	2600	6.2750%
Unit 4A also known as Unit 401	2600	6.2750%
Unit 4B also known as Unit 402	2600	6.2750%
Unit 5A also known as Unit 501	2600	6.2750%
Unit 5B also known as Unit 502	2600	6.2750%
Unit 6A also known as Unit 601	2600	6.2750%
Unit 6B also known as Unit 602	2600	6.2750%
Unit 7A also known as Unit 701	2600	6.2750%
Unit 7B also known as Unit 702	2600	6.2750%
Unit 8A also known as Unit 801	2600	6.2750%
Unit 8B also known as Unit 802	2600	6.2750%
Unit 9A also known as Unit 901	2600	6.2750%
<u>Unit 9B also known as Unit 902</u>	<u>2600</u>	<u>6.2750%</u>
Totals	41434	100.00%

Exhibit E

[Graphic Description]

LOCATION OF UNITS

<u>Unit Number</u>	<u>Location</u>
Unit 2A also known as Unit 201	Second Floor North side
Unit 2B also known as Unit 202	Second Floor center unit
Unit 2C also known as Unit 203	Second Floor South side
Unit 3A also known as Unit 301	Third Floor North side
Unit 3B also known as Unit 302	Third Floor South side
Unit 4A also known as Unit 401	Forth Floor North side
Unit 4B also known as Unit 402	Forth Floor South side
Unit 5A also known as Unit 501	Fifth Floor North side
Unit 5B also known as Unit 502	Fifth Floor South side
Unit 6A also known as Unit 601	Sixth Floor North side
Unit 6B also known as Unit 602	Sixth Floor South side
Unit 7A also known as Unit 701	Seventh Floor North side
Unit 7B also known as Unit 702	Seventh Floor South side
Unit 8A also known as Unit 801	Eighth Floor North side
Unit 8B also known as Unit 802	Eighth Floor South side
Unit 9A also known as Unit 901	Ninth Floor North side
Unit 9B also known as Unit 902	Ninth Floor South side



**NORTH UNIT**

ENCLOSED:	1400 SF
PORCH:	196
<b>TOTAL</b>	<b>1596 SF</b>

**CENTER UNIT**

ENCLOSED:	1410 SF
PORCHES:	228
<b>TOTAL</b>	<b>1638 SF</b>

**SOUTH UNIT**

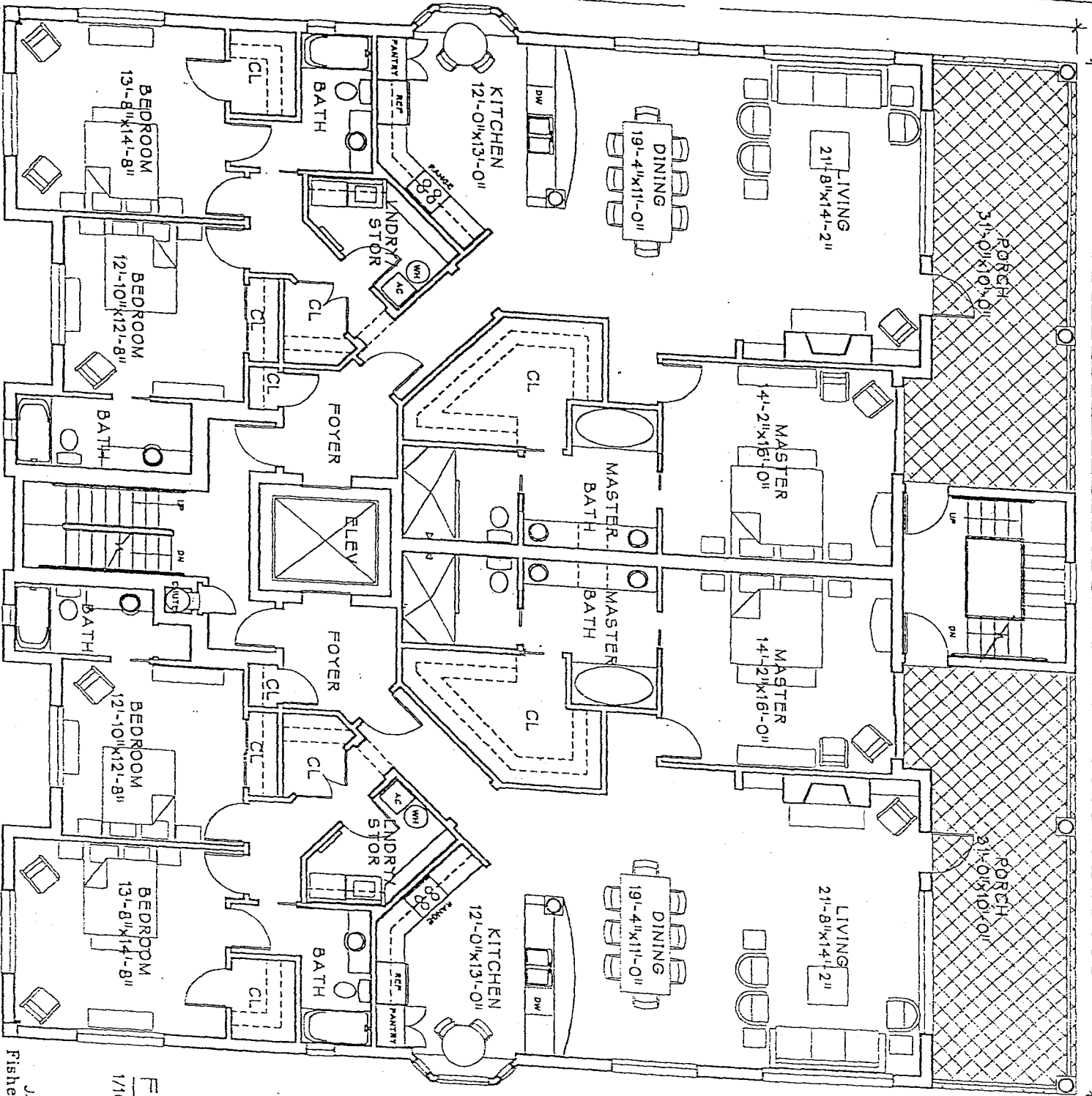
ENCLOSED:	1607 SF
PORCH:	196
<b>TOTAL</b>	<b>1803 SF</b>

← 2ND FLOOR  
 1/10" = 1'-0"

OCEAN PARK  
 JACKSONVILLE BEACH, FLORIDA  
 1/16/04  
 Fisher & Simmons Architects, Inc.

75'-0"

75'-0"

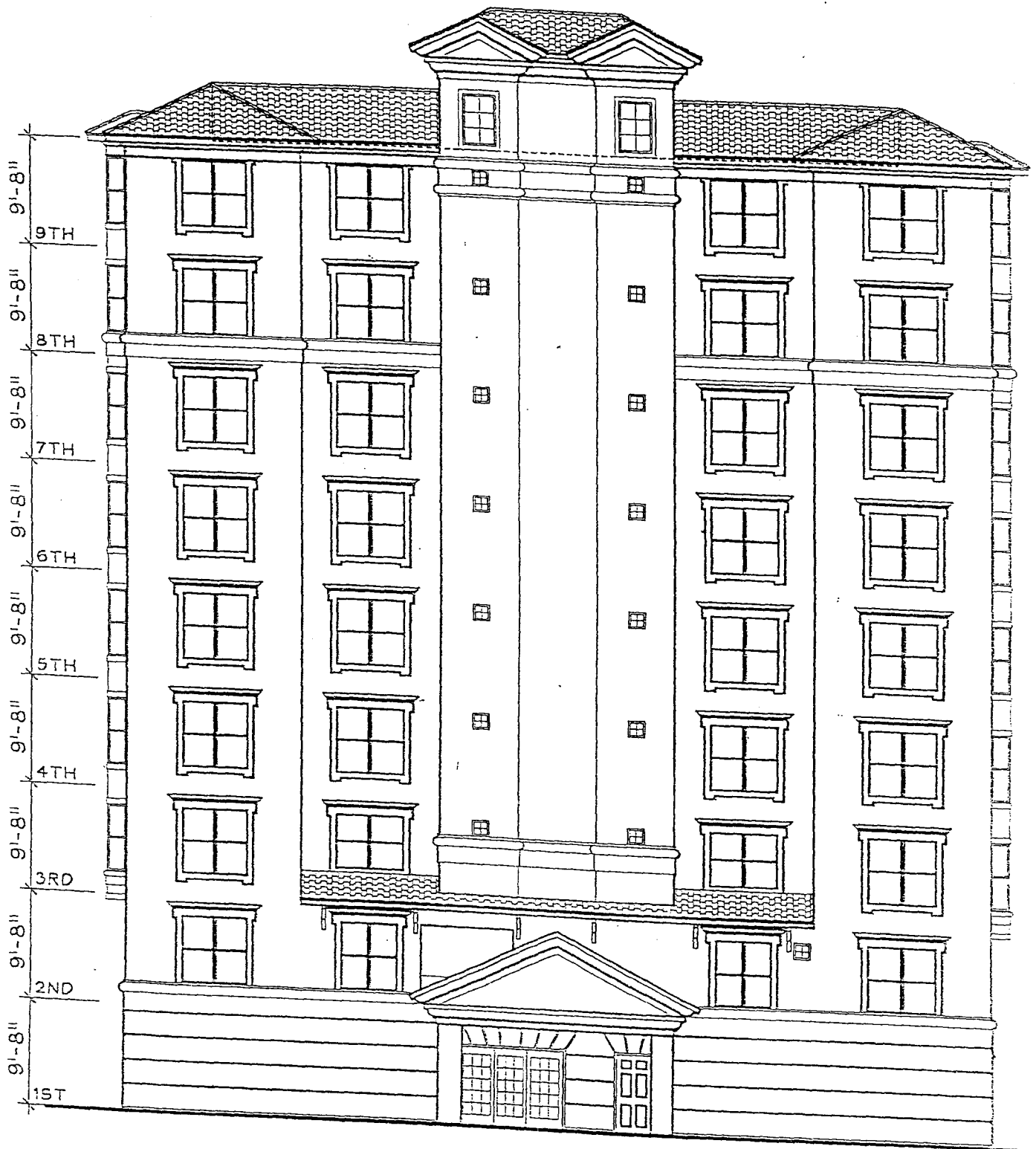


NORTH UNIT  
 ENCLOSED: 2285 SF  
 PORCH: 325  
 TOTAL 2610 SF

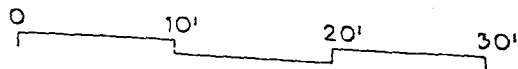
SOUTH UNIT  
 ENCLOSED: 2277 SF  
 PORCH: 325  
 TOTAL 2602 SF

←  
 FLOORS 3-9  
 1/10" = 1'-0"

1/16/04  
 OCEAN PARK  
 JACKSONVILLE BEACH, FLORIDA  
 Fisher & Simmons Architects, Inc.

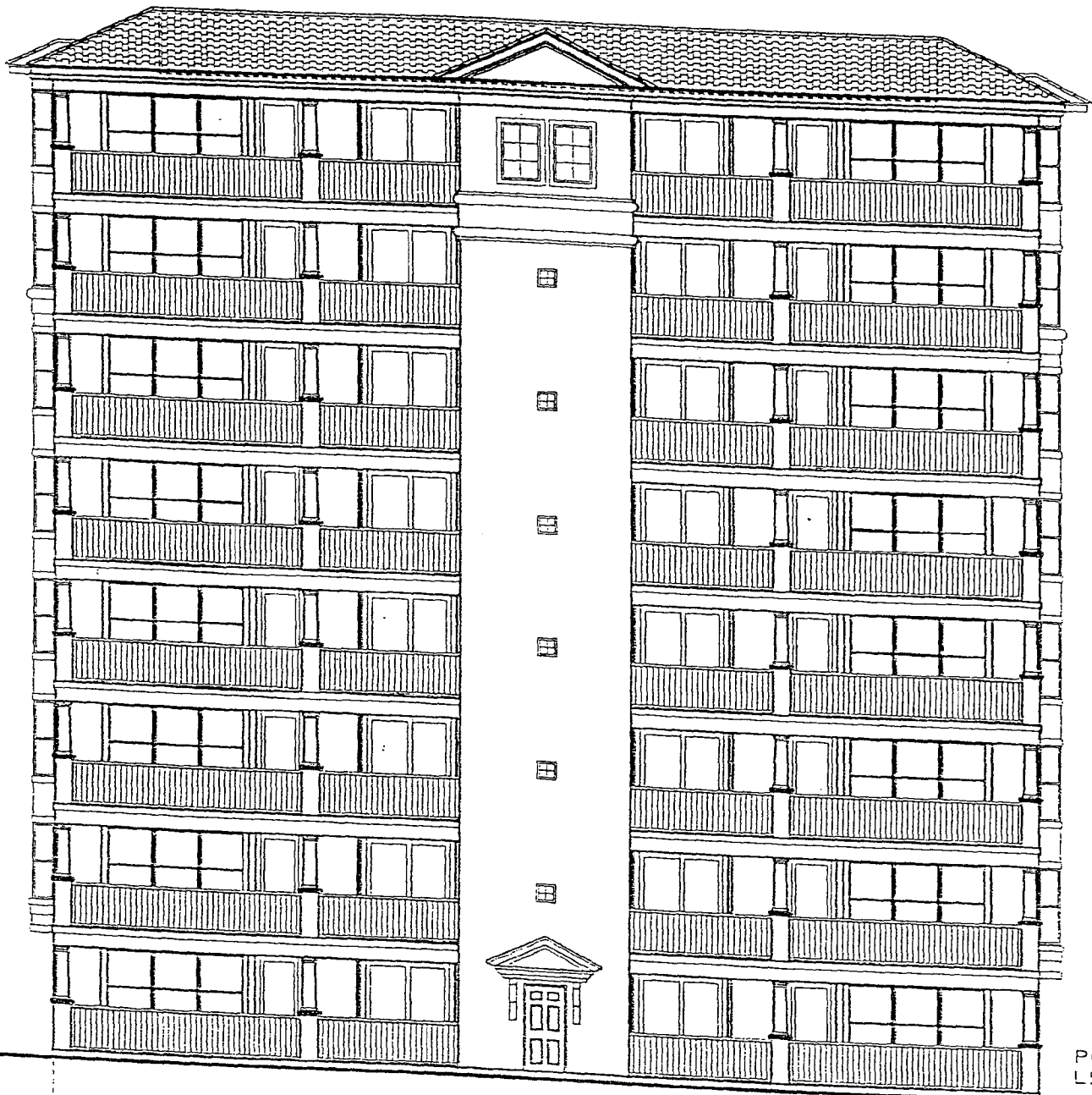


WEST ELEVATION

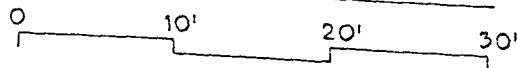


1/16/04  
OCEAN PARK  
JACKSONVILLE BEACH, FLORIDA  
Fisher & Simmons Architects, Inc.





EAST ELEVATION



002-146704  
OCEAN PARK  
JACKSONVILLE BEACH, FLORIDA  
Fisher & Simmons Architects, Inc.



### SOUTH ELEVATION



(NORTH ELEVATION OPPOSITE HAND BUT WITHOUT SEPARATE GARAGES)

SEPARATE GARAGE SHOWN DOTTED FOR CLARITY OF MAIN STRUCTURE

1/16/04  
 OCEAN PARK  
 JACKSONVILLE BEACH, FLORIDA  
 Fisher & Simmons Architects, Inc.