

DOCH 20100650068 B: 10131 P: 7280
11/09/2010 12:02:50 PM Page 1 of 4
Rec Fee: \$35.50
Martha O. Haynie, Comptroller
Orange County, FL
MB - Ret To: LAW OFFICE OF SAUNDERS &

This instrument was prepared by and Return to:
Bart R. Saunders, Esq.
Law Office of Saunders & Saunders, P.A.
7232 West Sand Lake Road, Suite 202
Orlando, Florida 32819

CERTIFICATE AND AMENDMENT

THIS CERTIFICATE AND AMENDMENT to the Declaration of Condominium of Metrowest Wilshire Plaza, a commercial condominium recorded March 23, 2006, in Official Records Book 8544, Page 1763, Public Records of Orange County, Florida, (hereinafter "Declaration") is amended this 18th day of October 2010.

RECITALS

Whereas, in accordance with Provision 4.1 of the Declaration of Condominium, the developer has altered the configuration of Units 103 and 104.

Whereas, Unit 104 has expanded its original space 588ft² all taken from Unit 103.

Whereas, due to this reconfiguration, Unit 104 shall have increased common expenses.

Whereas, due to no provisions in the body of the declaration such amendment shall be by replacement of corresponding exhibits in accordance with Provision 14.4.

NOW, THEREFORE, the Declaration is hereby amended as follows:

- 1) The above recitals are hereby incorporated in this agreement.
- 2) Page 30 of 53 of the Declaration and all references to such page, also known as that document number 20060188700, Book 8544, Page 1792, is hereby replaced with Exhibit "B" to this Amendment.
- 3) Page 33 of 53 of the Declaration and all references to such page, also known as Exhibit "C" that document number 20060188700, Book 8544, Page 1795, is hereby replaced with Exhibit "C" to this Amendment.

IN WITNESS WHEREOF, the officers hereto have executed and certified this Agreement.

X M. N. Khan
Muhammad Naeem Khan, President
METROWEST WILSHIRE PLAZA CONDOMINIUM ASSOCIATION INC

Witness 1: Bart R. Saunders
Printed Name: Bart R. Saunders

Witness 2: [Signature]
Printed Name: Lisa M. Saunders

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 18 day of October, 2010 by Muhammad Naeem Kh on behalf of the corporation. He/she is personally known to me or has produced drivers license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Bart R. Saunders

My Commission Expires: 10/27/12

X [Signature]
Aftab Qadir, Secretary
METROWEST WILSHIRE PLAZA CONDOMINIUM ASSOCIATION INC

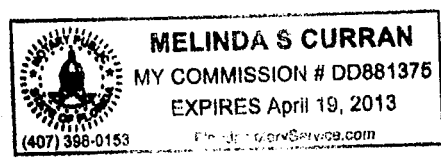
Witness 1: [Signature]
Printed Name: VINOD AROJA

Witness 2: Melinda S. Curran
Printed Name: Melinda S Curran

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 21st day of October, 2010 by Aftab Qadir on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

[Notary Seal]

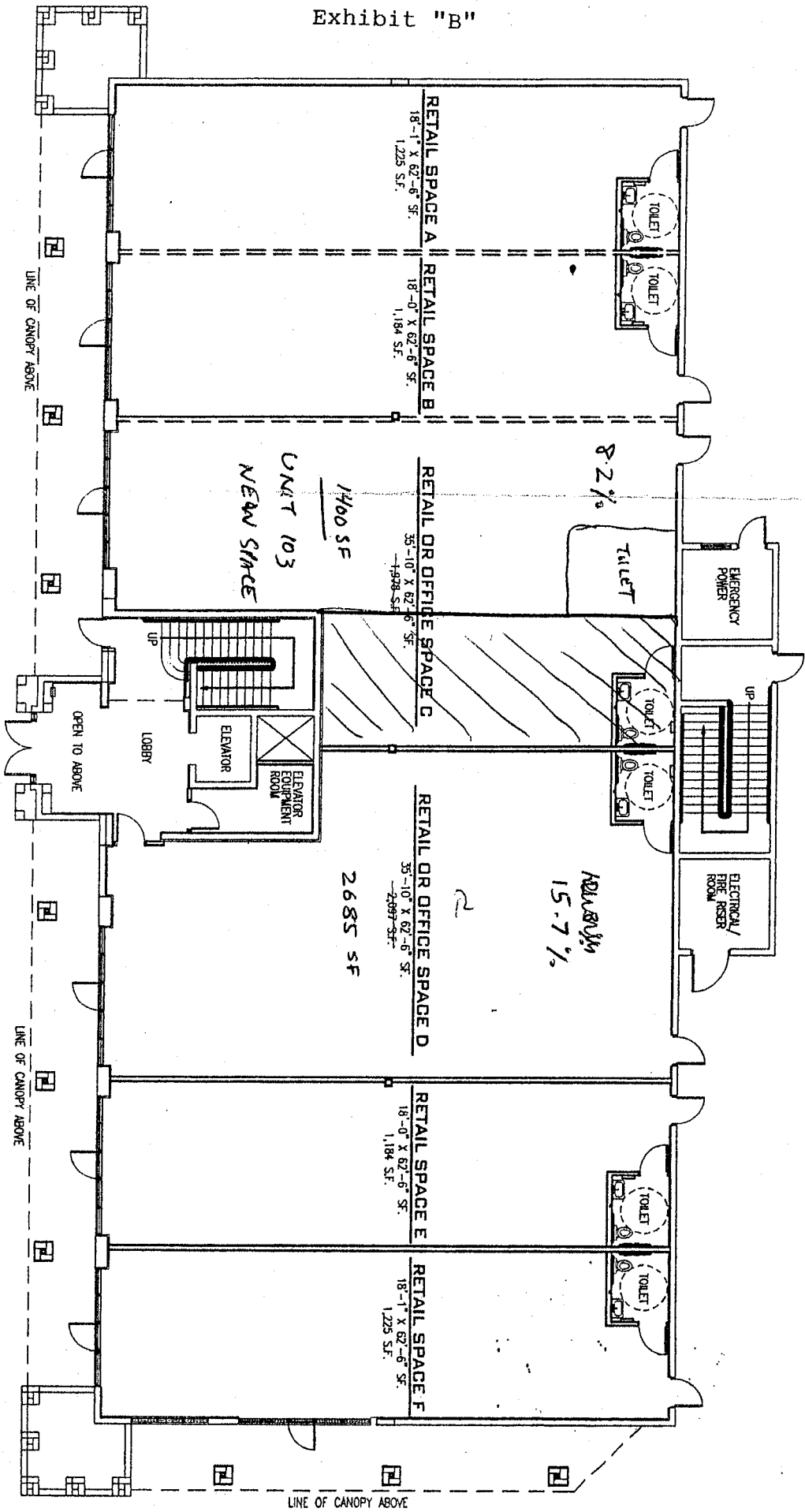


Melinda S Curran
Notary Public

Printed Name: Melinda S. Curran

My Commission Expires: April 19, 2013

Exhibit "B"



CURB CUT POSITION

UNIT 103 = 1400 SF = 8.2% of total space

UNIT 104 = 2685 SF = 15.7% of total space

FIRST FLOOR



REA = 9,116 SF.

METRO ARCHITECTURE + PLANNING, INC.
5401 Kirkman Road - Suite 310
Orlando - Florida 32819
Tel: (407) 928 0242 - Fax: (407) 388 8888
BPM1.COM | 44726000523
CORPORATE 200 - THE METRO GROUP
2005/08/08 METRO GROUP SELECT TO BECOME AN OFFICE PARTNER 10/04



WILSHIRE PLAZA
AT I WEST
2701 WILSHIRE DRIVE ORLANDO, FLORIDA 32835

INQUIRIES: PRIMECARE CT
2411 SOUTH HAWASSEE ROAD ORLANDO, FLORIDA 32835
TEL: (407) 295 0500 FAX: (407) 700 7007

RELEASE DATE: SEPTEMBER 30, 2004

Exhibit "C"

Percentage Interest in Common Expenses, Common Surplus,
Common Elements and Limited Common Elements

<u>Unit</u>	<u>Percentage Interest</u>	
101	6.94%	
102	6.91%	
103	11.60% —	<u>NEW</u> → Current - 8.2%
104	12.30% —	Current - 15.7%
105	6.91%	
106	6.94%	
201	6.91%	
202	8.43%	
203	8.96%	
204	7.28%	
205	8.44%	
206	8.38%	

WILSHIRE PLAZA AT METROWEST L.L.C.
A LAND CONDOMINIUM
 LYING IN SECTION 1-TOWNSHIP 23 SOUTH-RANGE 28 EAST
 ORANGE COUNTY, FLORIDA

METROWEST BOULEVARD
 (150' PUBLIC RIGHT-OF-WAY PER
 P.B. 27 PAGE 130)

CONDOMINIUM BOOK 38 PAGE 79
 SHEET 2 OF 3
 BOUNDARY SURVEY

NOT TO SCALE - FOR FULL SIZED EXHIBITS SEE CONDOMINIUM DOCUMENTS RECORDED WITHIN THE COUNTY RECORD. FEATURES IN THIS DRAWING HAVE BEEN RECALCULATED AND REPOSITIONED FOR LEGIBILITY.

LEGAL DESCRIPTION:
 LOT 1 PART OF THE LOT 150' WIDE, BEING A REPEAT OF LOT 150, METROWEST, PER PLAN BOOK 27 PAGES 68 THROUGH 69 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA.
 SAID LOT CONTAINING 64,344 SQUARE FEET, 1.04 ACRES MORE OR LESS.

- SYMBOL LEGEND**
- | | | | |
|-------|------------------------|-------|------------------------------|
| 1. - | CHAIN LINK FENCE | 17. - | CONCRETE CURB |
| 2. X | FIRE HYDRANT | 18. □ | CONCRETE MIXED USE SECTION |
| 3. 0 | LOTT PALE | 19. B | CLEAN OUT |
| 4. X | LANDSCAPE PAVING STONE | 20. * | NOY DRAIN |
| 5. X | CONCRETE | 21. X | DOT VALUE |
| 6. X | CORNER | 22. - | PAV. SURFOT SIGN |
| 7. - | FLOOR LIGHT | 23. X | SURFACT SIGN VALUE |
| 8. - | SIGNAL SUPPORT SIGN | 24. □ | WALK MATES |
| 9. X | WATER SERVICE | 25. - | BACK FLOW PREVENTER |
| 10. X | WATER VALVE | 26. - | RETURN LAP 7/10 |
| 11. X | WOOD UTILITY PALE | 27. - | FOUND SIGN (ON LOT) |
| 12. - | UTILITY SIGN | 28. - | FOUND SIGN CONCRETE MATERIAL |
| 13. - | UTILITY SIGN | 29. - | FOUND SIGN CONCRETE MATERIAL |
| 14. - | UTILITY SIGN | 30. - | FOUND SIGN |
| 15. - | ELECTRIC SERVICE | | |

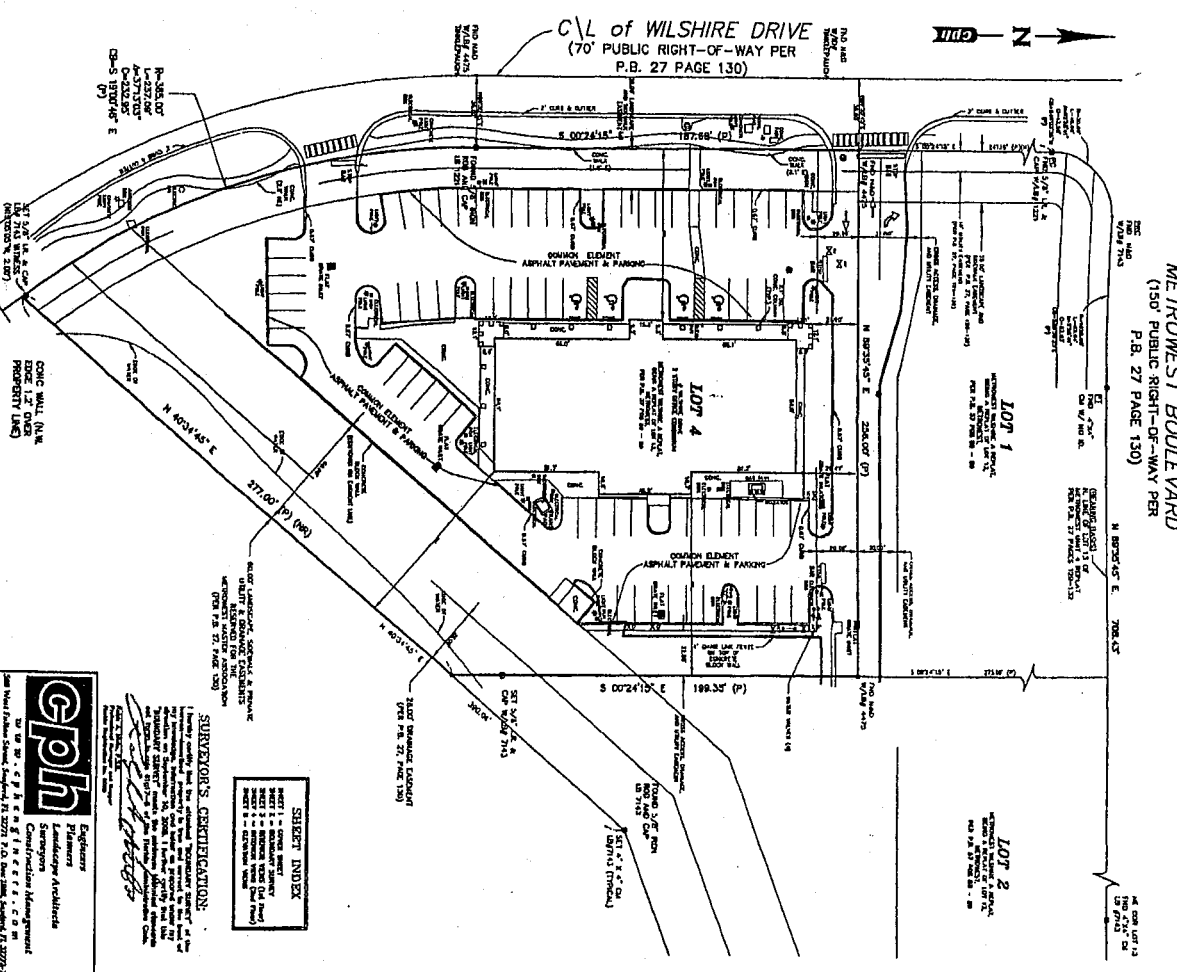
- SURVEYOR'S NOTES:**
1. SURVEYED STATION MONUMENTS ARE RELATIVE TO AN ASSUMED ELEVATION OF 8 METERS, 1.44 METER THE HIGHEST MONUMENT IS 0.07 METERS ABOVE THE ASSUMED ELEVATION. THE MONUMENTS ARE NOT TO BE CONSIDERED AS EVIDENCE OF ELEVATION. MONUMENTS SHALL BE PLACED PER PLAN BOOK 27 PAGES 129-130 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA.
 2. EXISTING PALE AND RIGHT OF WAY ARE SHOWN FOR REFERENCE RECORDS OF SAID COUNTY. THERE ARE NO RECORDS OF SAID MONUMENTS IN ANY RECORDS OF SAID COUNTY.
 3. ALL DIMENSIONS SHOWN ARE BASED ON 1983-1984 METRIC DATA.
 4. THIS SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 1988, CHAPTER 331, FLORIDA STATUTES.
 5. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS AFFECTING THIS PROPERTY.
 6. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS AFFECTING THIS PROPERTY.
 7. NO OTHER MONUMENTS HAVE BEEN LOCATED OTHER THAN THOSE SHOWN HEREON.
 8. THE SURVEY DOES NOT DEFINE FLOOD ZONING.

ABBREVIATION LEGEND

A	ADJUTANT GENERAL	N	NOISE PROTECTIVE WALL
B	BAR	O	ORANGE COUNTY
C	BEAM	P	PANTRY
D	BEAM AND TRUSS	Q	QUARTERMASTER
E	BENCH	R	RESTROOM
F	BENCH AND TRUSS	S	SANITARY
G	BENCH AND TRUSS	T	TENNIS COURT
H	BENCH AND TRUSS	U	UNIT
I	BENCH AND TRUSS	V	VARIABLE SPEED DRIVE
J	BENCH AND TRUSS	W	WATER SERVICE
K	BENCH AND TRUSS	X	WATER VALVE
L	BENCH AND TRUSS	Y	WATER VALVE
M	BENCH AND TRUSS	Z	WATER VALVE

COMMON ELEMENT NOTES:

1. THE COMMON ELEMENTS INCLUDE THE PORTIONS OF THE CONDOMINIUM PROJECT NOT INDICATED OTHERWISE ON THIS PLAN.
2. THE COMMON ELEMENTS INCLUDE THE PORTIONS OF THE CONDOMINIUM PROJECT NOT INDICATED OTHERWISE ON THIS PLAN.
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10. THE COMMON ELEMENTS INCLUDE THE PORTIONS OF THE CONDOMINIUM PROJECT NOT INDICATED OTHERWISE ON THIS PLAN.



CPLH

Civil Engineers
 Surveyors
 Landscapers Architects
 Construction Management
 Environmental Engineers

1000 N. 1st St., Suite 100, Ft. Lauderdale, FL 33301
 Phone: (954) 376-1111 Fax: (954) 376-1112

SHEET INDEX

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5	BOUNDARY SURVEY
6	BOUNDARY SURVEY
7	BOUNDARY SURVEY
8	BOUNDARY SURVEY
9	BOUNDARY SURVEY
10	BOUNDARY SURVEY

SURVEYOR'S CERTIFICATION:

I, the undersigned, being a duly licensed Professional Surveyor in the State of Florida, do hereby certify that this is a true and correct copy of the original survey as shown to me by the applicant, and that the same conforms to the provisions of the laws of the State of Florida relating to the practice of Surveying.

 Surveyor

WILSHIRE PLAZA AT METROWEST L.L.C.

A LAND CONDOMINIUM

LYING IN SECTION 1-TOWNSHIP 23 SOUTH-RANGE 28 EAST
ORANGE COUNTY, FLORIDA

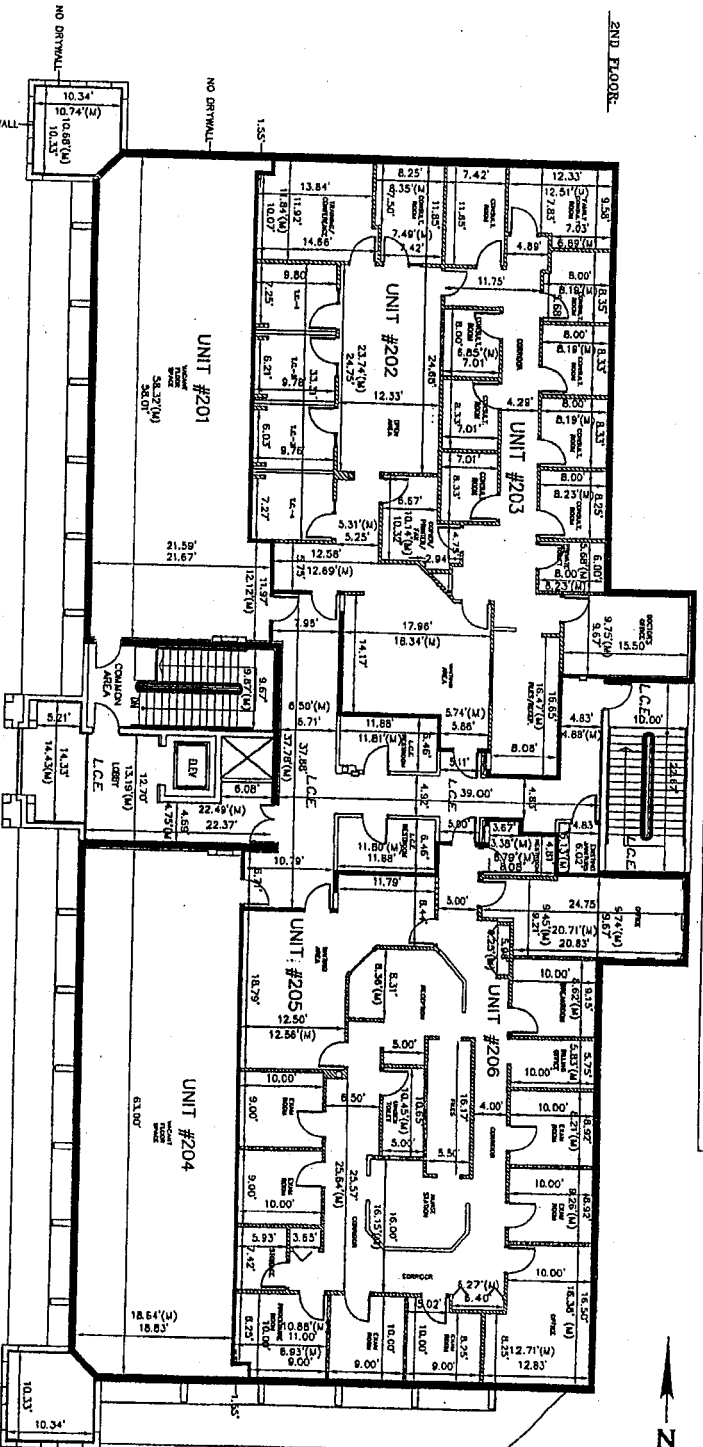
NOT TO SCALE - FOR FULL SIZED EXHIBITS SEE CONDOMINIUM
DOCUMENTS RECORDED WITHIN THE COUNTY RECORD FEATURES IN THIS
DRAWING HAVE BEEN RESCALED AND REPOSITION FOR LEGIBILITY.

CONDOMINIUM BOOK 38 PAGE 81

SHEET 4 OF 2

INTERIOR VIEWS

N
GDDH



NOTE: UNITS 202 AND 203 PRESENTLY HAVE COMMON DIMENSIONS
UNITS 205 AND 206 PRESENTLY HAVE COMMON DIMENSIONS

ABBREVIATION LEGEND

A	APARTMENT	CONCRETE POINT OF INTERSECTION
B	BED ROOM	CONCRETE POINT OF INTERSECTION
C	CLOSET	CONCRETE POINT OF INTERSECTION
D	DINING ROOM	CONCRETE POINT OF INTERSECTION
E	ENTRY	CONCRETE POINT OF INTERSECTION
F	FLOOR	CONCRETE POINT OF INTERSECTION
G	HALL	CONCRETE POINT OF INTERSECTION
H	KITCHEN	CONCRETE POINT OF INTERSECTION
I	LIVING ROOM	CONCRETE POINT OF INTERSECTION
J	BATH	CONCRETE POINT OF INTERSECTION
K	STAIR	CONCRETE POINT OF INTERSECTION
L	ELEVATOR	CONCRETE POINT OF INTERSECTION
M	COMMON AREA	CONCRETE POINT OF INTERSECTION
N	WALL	CONCRETE POINT OF INTERSECTION
O	DOOR	CONCRETE POINT OF INTERSECTION
P	WINDOW	CONCRETE POINT OF INTERSECTION
Q	CEILING	CONCRETE POINT OF INTERSECTION
R	FLOOR FINISH	CONCRETE POINT OF INTERSECTION
S	WALL FINISH	CONCRETE POINT OF INTERSECTION
T	CEILING FINISH	CONCRETE POINT OF INTERSECTION
U	FLOOR FINISH	CONCRETE POINT OF INTERSECTION
V	WALL FINISH	CONCRETE POINT OF INTERSECTION
W	CEILING FINISH	CONCRETE POINT OF INTERSECTION
X	FLOOR FINISH	CONCRETE POINT OF INTERSECTION
Y	WALL FINISH	CONCRETE POINT OF INTERSECTION
Z	CEILING FINISH	CONCRETE POINT OF INTERSECTION

COMMON ELEMENT NOTES:

THE COMMON ELEMENTS INCLUDE THE PORTIONS OF THE CONDOMINIUM PROPERTY NOT INCLUDED IN THE UNIT RECORDS AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM, AS RECORDED IN OFFICIAL PUBLIC RECORDS IN ORANGE COUNTY, FLORIDA, AND INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

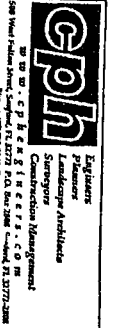
- STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND OTHER FACILITIES ASSOCIATED WITH THE CONDOMINIUM.
- LANDSCAPE, MAINTENANCE AND REPAIRS OF COMMON AREAS AND OTHER FACILITIES ASSOCIATED WITH THE CONDOMINIUM.
- UTILITIES AND SERVICES PROVIDED TO THE CONDOMINIUM.
- SECURITY AND PROTECTION OF THE CONDOMINIUM.
- INSURANCE AND OTHER FINANCIAL MATTERS ASSOCIATED WITH THE CONDOMINIUM.
- COMMON ELEMENTS FOR MINORAL UNITS ASIDE FROM UNITS 1 & 2.

SYMBOL LEGEND:

- | | |
|---------|-------------------------|
| 1. --- | COMMON LINE FINISH |
| 2. --- | UNIT WALL FINISH |
| 3. --- | UNIT FLOOR FINISH |
| 4. --- | UNIT CEILING FINISH |
| 5. --- | UNIT WINDOW FINISH |
| 6. --- | UNIT DOOR FINISH |
| 7. --- | UNIT STAIR FINISH |
| 8. --- | UNIT ELEVATOR FINISH |
| 9. --- | UNIT COMMON AREA FINISH |
| 10. --- | UNIT WATER SERVICE |
| 11. --- | UNIT WATER VALVE |
| 12. --- | UNIT STAIR WALKWAY |
| 13. --- | UNIT WOOD UTILITY FLOOR |
| 14. --- | UNIT UTILITY AREA |
| 15. --- | UNIT UTILITY KEN |
| 16. --- | UNIT ELECTRICAL SYMBOL |
| 17. --- | CONCRETE CHASE |
| 18. --- | CONCRETE WALKWAY |
| 19. --- | CONCRETE WALKWAY |
| 20. --- | CONCRETE WALKWAY |
| 21. --- | CONCRETE WALKWAY |
| 22. --- | CONCRETE WALKWAY |
| 23. --- | CONCRETE WALKWAY |
| 24. --- | CONCRETE WALKWAY |
| 25. --- | CONCRETE WALKWAY |
| 26. --- | CONCRETE WALKWAY |
| 27. --- | CONCRETE WALKWAY |
| 28. --- | CONCRETE WALKWAY |

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SHEET 99	CONDOMINIUM PLAN
SHEET 100	CONDOMINIUM PLAN



INTERNAL REVENUE SERVICE
BROOKHAVEN IRS CAMPUS
PO BOX 9003
HOLTSVILLE, NY 11742
FAX: (631) 687-3990
PHONE: 1-800-829-4933



IRS Employee # 0134800000

Team # 207

Date: January 26, 2007

Request for Missing Information to Validate Internet EIN

To: Muhammad Naeem Khan

Fax: EIN: 20-8226912

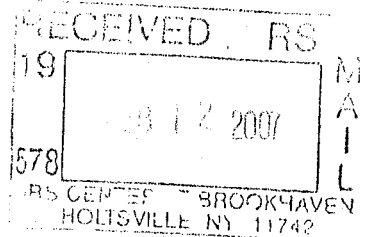
We are returning your Internet Form SS-4 (Application for an Employer Identification Number) because we need more information. Please complete the missing information indicated below and send the original documents to us at the address above or fax them to fax number listed above within ten days. In case we need further information, please provide us with your telephone number and the best hours to contact you. Please do not attempt to correct or re-submit the application through the on-line SS-4 Program.

Telephone: () 407-762-4425 Fax: () 407-226-9085
Hours Available: 9-5

PLEASE NOTE:

IMPORTANT: In order to validate your Internet EIN we will need you to supply us with the information indicated below along with the completed Form SS-4. Please include this coversheet and FAX them to the fax number listed above or mail them to the address above within ten days. Please note that your Internet EIN will not be valid for any purpose until the requested information is received.

Line 7a and 7b should be completed. Please correct the form and return it to us for processing.



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