

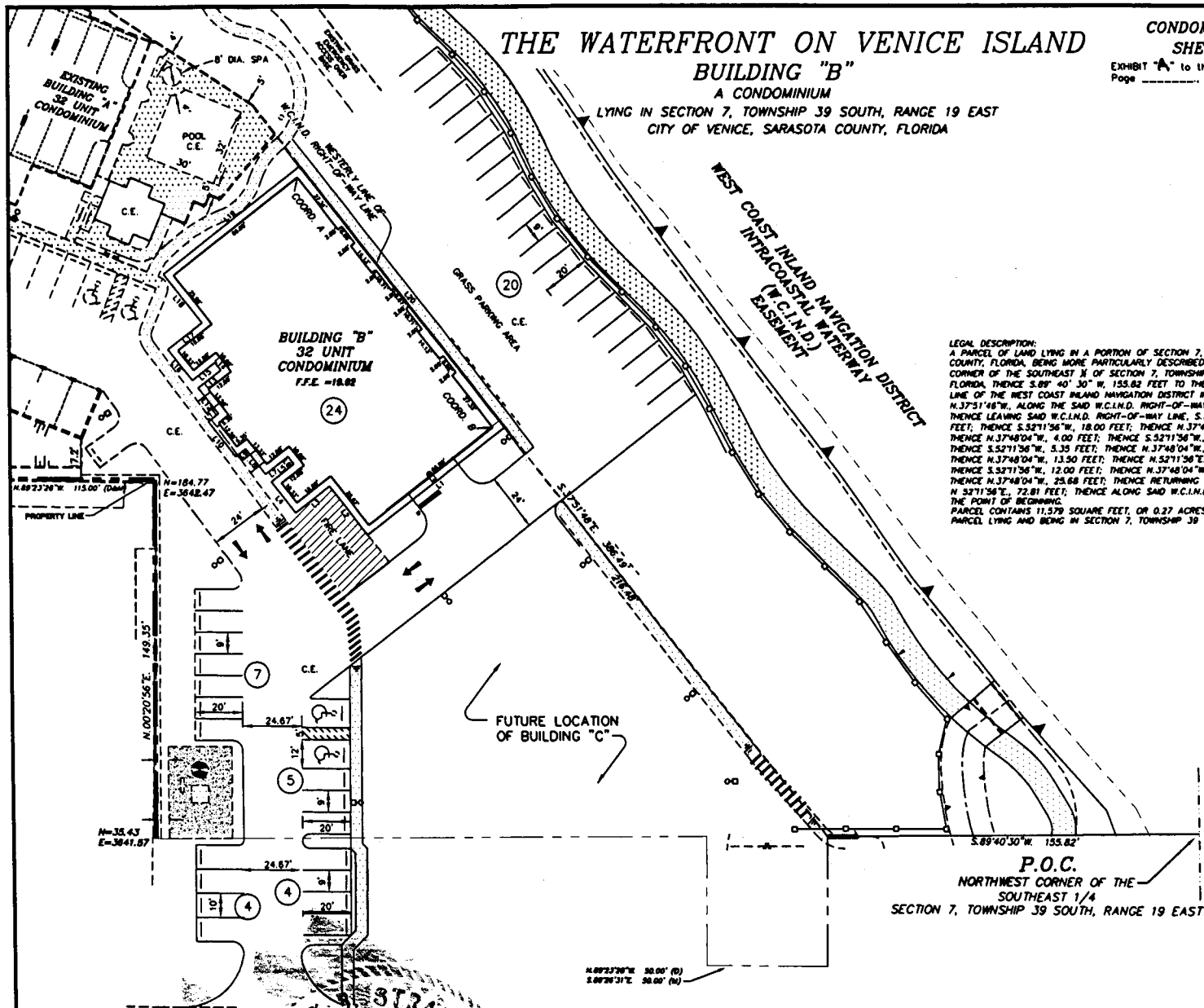
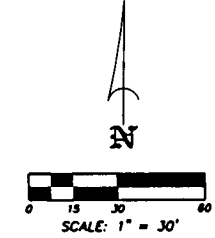
THE WATERFRONT ON VENICE ISLAND

BUILDING "B"

A CONDOMINIUM

LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST
CITY OF VENICE, SARASOTA COUNTY, FLORIDA

EXHIBIT "A" to the Declaration of Condominium in O.R. Book _____
Page _____ of the Public Records of Sarasota County, Florida



LEGAL DESCRIPTION:
A PARCEL OF LAND LYING IN A PORTION OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE S.09° 40' 30" W, 155.82 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE WEST COAST INLAND NAVIGATION DISTRICT INTRACOASTAL WATERWAY (W.C.I.N.D.); THENCE N.37°51'48" W, ALONG SAID W.C.I.N.D. RIGHT-OF-WAY LINE, 216.48 FEET FOR A POINT OF BEGINNING; THENCE LEAVING SAID W.C.I.N.D. RIGHT-OF-WAY LINE, S.52°11'56" W, 73.22 FEET; THENCE N.37°48'04" W, 25.67 FEET; THENCE S.52°11'56" W, 18.00 FEET; THENCE N.37°48'04" W, 18.33 FEET; THENCE N.52°11'56" E, 12.00 FEET; THENCE N.37°48'04" W, 4.00 FEET; THENCE S.52°11'56" W, 12.00 FEET; THENCE N.37°48'04" W, 13.33 FEET; THENCE S.52°11'56" W, 5.35 FEET; THENCE N.37°48'04" W, 18.50 FEET; THENCE N.52°11'56" E, 12.00 FEET; THENCE N.37°48'04" W, 4.00 FEET; THENCE S.52°11'56" W, 12.00 FEET; THENCE N.37°48'04" W, 18.33 FEET; THENCE N.52°11'56" E, 18.00 FEET; THENCE N.37°48'04" W, 25.68 FEET; THENCE ALONG SAID W.C.I.N.D. RIGHT-OF-WAY LINE, S.37°58'13" E, 137.34 FEET; TO THE POINT OF BEGINNING.
PARCEL CONTAINS 11,379 SQUARE FEET, OR 0.27 ACRES, MORE OR LESS.
PARCEL LYING AND BEING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

LINE	BEARING	DISTANCE
L1	S 52°11'56" W	73.22
L2	N 37°48'04" W	25.67
L3	S 52°11'56" W	18.00
L4	N 37°48'04" W	18.33
L5	N 52°11'56" E	12.00
L6	N 37°48'04" W	4.00
L7	S 52°11'56" W	12.00
L8	N 37°48'04" W	13.33
L9	S 52°11'56" W	5.35
L10	N 37°48'04" W	18.50
L11	N 52°11'56" E	12.00
L12	N 37°48'04" W	13.33
L13	N 52°11'56" E	18.00
L14	N 37°48'04" W	4.00
L15	S 52°11'56" W	12.00
L16	N 37°48'04" W	18.33
L17	N 52°11'56" E	18.00
L18	N 37°48'04" W	25.68
L19	N 52°11'56" E	72.81
L20	S 37°58'13" E	137.34

LEGEND
 (R/W) = RIGHT-OF-WAY
 P.O.C. = POINT OF COMMENCEMENT
 P.B. = POINT OF BEGINNING
 COORD = COORDINATE

P.O.C.
NORTHWEST CORNER OF THE
SOUTHEAST 1/4
SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST

SURVEYOR'S CERTIFICATE:
 I, ROBERT B. STRAYER, JR., THE UNDERSIGNED REGISTERED LAND SURVEYOR, AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT THE CONDIMINIUM PROPERTY DESCRIBED IN THIS CONDOMINIUM PLAN OF "THE WATERFRONT ON VENICE ISLAND, BUILDING B" CONDOMINIUM, IS SUBSTANTIALLY CORRECT AT THIS TIME. THIS MATERIAL TOGETHER WITH THE PROVISIONS OF THE DECLARATION RELATING TO MATTERS OF SURVEY DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE PROPOSED IMPROVEMENTS AND THAT THE LOCATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

ROBERT B. STRAYER, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA SURVEYOR & MAPPER REG. NO. 3783
DATE 3/23/05

NOTE:

1. COMMON ELEMENTS CONSIST OF ALL CONDOMINIUM PROPERTY NOT INCLUDED WITHIN THE UNITS.
2. LIMITED COMMON ELEMENTS CONSIST OF GROUND FLOOR PARKING SPACES, AND TERRACES.

BUILDING B
 PROPOSED ASBLT. PROPOSED ASBLT.
 COORD "A" COORD "B" COORD "B"
 N: 370.140 N: 208.355 N: 208.332
 E: 3703.415 E: 3703.476 E: 3703.918

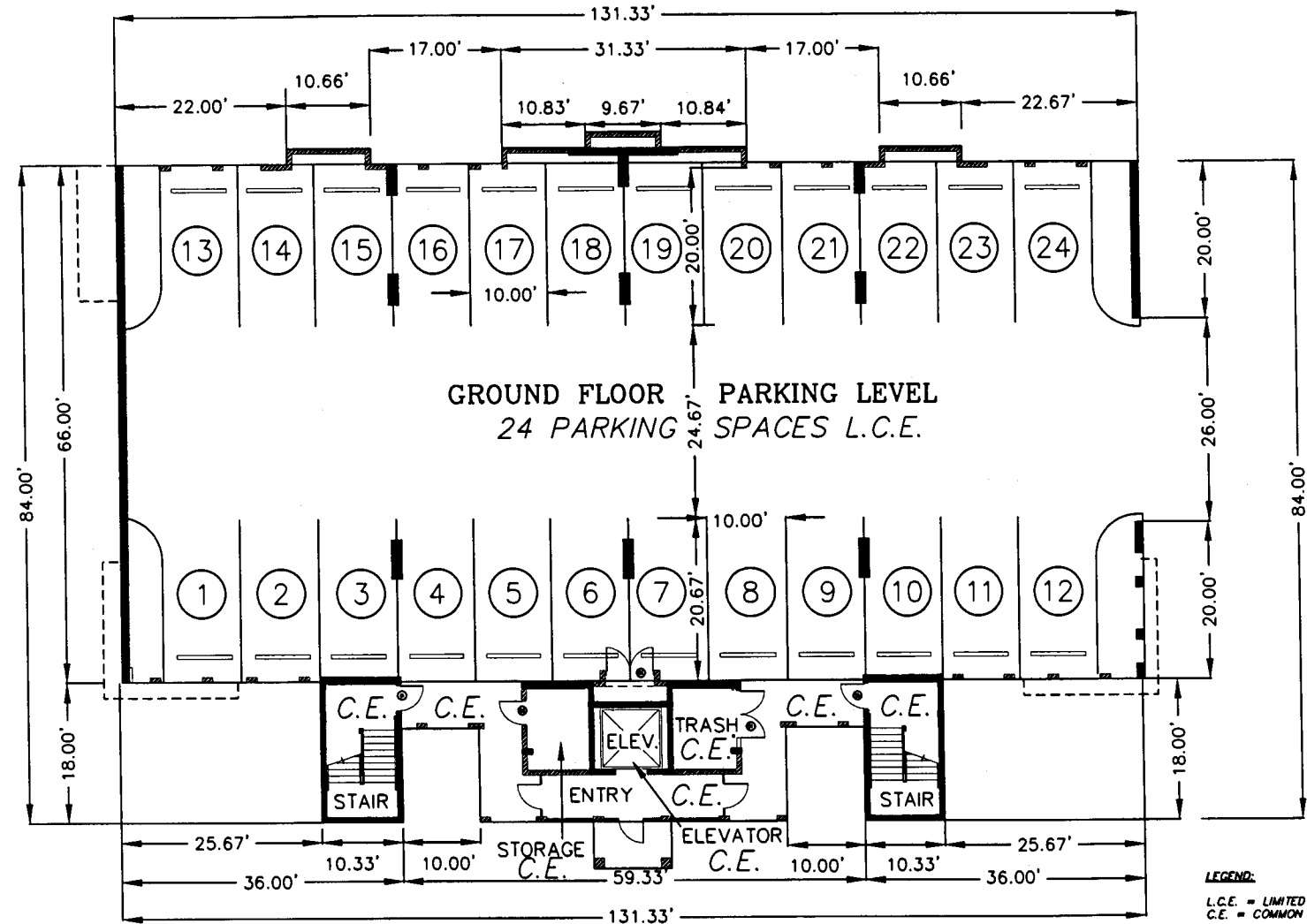
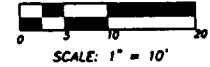
BEARINGS SHOWN HEREON ARE BASED ON THE RIGHT-OF-WAY LINE OF THE WEST COAST INLAND NAVIGATION DISTRICT FOR THE INTRACOASTAL WATERWAY, AS BEING N.37°51'48" E.

Strayer Surveying & Mapping, Inc.
 763 Shamrock Boulevard 335 Tamiami Trail
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 (941) 496-9488 (941) 824-4900
 Fax (941) 497-8186 Fax (941) 824-3471
 e-mail address - strayersurveying@comcast.net

THE WATERFRONT ON VENICE ISLAND BUILDING "B"

A CONDOMINIUM

LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST
CITY OF VENICE, SARASOTA COUNTY, FLORIDA



LEGEND:
L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT

SURVEYOR'S NOTES:
UNIT BOUNDARIES. EACH UNIT SHALL INCLUDE THAT PART OF THE BUILDING CONTAINING THE UNIT THAT LIES BETWEEN THE FOLLOWING BOUNDARIES:

(A) **UPPER AND LOWER BOUNDARIES.** THE UPPER AND LOWER BOUNDARIES OF THE UNIT SHALL BE THE FOLLOWING BOUNDARIES EXTENDED TO THEIR PLANAR INTERSECTIONS WITH THE PERIMETRICAL BOUNDARIES:
(1) **UPPER BOUNDARIES.** THE HORIZONTAL PLANE OF THE UNFINISHED LOWER SURFACE OF THE CEILING.
(2) **LOWER BOUNDARIES.** THE HORIZONTAL PLANE OF THE UNFINISHED UPPER SURFACE OF THE FLOOR OF THE UNIT.

(B) **PERIMETRICAL BOUNDARIES.** THE PERIMETRICAL BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANES OF THE UNFINISHED INTERIOR SURFACES OF THE WALLS BOUNDING THE UNIT EXTENDED TO THEIR PLANAR INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES.

(C) **APERTURES.** WHERE THERE ARE APERTURES IN ANY BOUNDARY, INCLUDING, BUT NOT LIMITED TO, WINDOWS AND DOORS, THE BOUNDARIES OF THE UNIT EXTEND TO THE INTERIOR SURFACE OF ALL WINDOWS (WHICH ITSELF DOES NOT INCLUDE SLIDING GLASS DOORS BUT DOES INCLUDE GLASS CURTAIN WALLS) AND EXTEND TO THE EXTERIOR SURFACE OF SLIDING GLASS DOORS AND UNFINISHED EXTERIOR SURFACES OF EXTERIOR DOORS. THE FRAMEWORK FOR WINDOWS (AGAIN NOT INCLUDING FRAMEWORK FOR SLIDING GLASS DOORS) SHALL NOT BE INCLUDED IN THE BOUNDARIES OF THE UNIT AND SHALL BE COMMON ELEMENTS.

(D) **UTILITY EQUIPMENT AND CONDUITS.** THE UNITS SHALL INCLUDE ALL PLUMBING AND ELECTRICAL LINES, EQUIPMENT AND FITTINGS LOCATED WITHIN THE BOUNDARIES OF THE UNIT, TOGETHER WITH PLUMBING AND ELECTRICAL AND OTHER UTILITY LINES WITHIN THE COMMON ELEMENTS WHICH SERVE THE UNIT ONLY. THE UNIT SHALL NOT INCLUDE ELECTRICAL AND PLUMBING LINES, CONDUITS, EQUIPMENT, FITTINGS, PIPES, WIRES, AIR PASSAGeways, DUCTS, OR OTHER UTILITY LINES RUNNING THROUGH OR ADJACENT TO THE UNIT WHICH ARE UTILIZED FOR OR SERVE ANOTHER UNIT OR THE COMMON ELEMENTS, WHICH ITEMS SHALL BE MADE A PART OF THE COMMON ELEMENTS.

(E) **AIR CONDITIONING/HEATING.** ANY AIR CONDITIONING/HEATING EQUIPMENT WHICH SERVES ONLY A SINGLE UNIT SHALL BE CONSIDERED PART OF SAID UNIT AND NOT A COMMON ELEMENT.

(F) **APPLIANCES.** THE UNIT OWNER SHALL OWN ANY ELECTRIC DOORBELLS/HOOVERS, HOT WATER HEATERS, REFRIGERATORS, DISHWASHERS, ELECTRIC GARAGE DOOR OPENERS, GARAGE DOORS, AND OTHER APPLIANCES WHICH ARE LOCATED WITHIN THE BOUNDARIES OF THE UNIT OR THE LIMITED COMMON ELEMENTS.

(G) **FIXTURES.** THE UNIT OWNER SHALL OWN ALL INTERIOR FIXTURES WHICH SHALL SERVE THE UNIT EXCLUSIVELY, INCLUDING WITHOUT LIMITATION, ALL PLUMBING FIXTURES, UTILITY AND ELECTRICAL FIXTURES AND CABINETS.

(H) **EXCEPTIONS.** IN CASES NOT SPECIFICALLY COVERED ABOVE, AND/OR IN ANY CASE OF CONFLICT OF AMBIGUITY, THE SURVEY OF THE UNITS SET FORTH AS EXHIBIT "B" HERETO SHALL CONTROL IN DETERMINING THE BOUNDARIES OF A UNIT, EXCEPT THAT THE PROVISIONS OF SECTION 3.1(4) ABOVE SHALL CONTROL UNLESS SPECIFICALLY DEPICTED OTHERWISE ON SUCH SURVEY.

(I) **LIMITED COMMON ELEMENTS.** GROUND FLOOR PARKING SPACES, AND TERRACES ARE LIMITED COMMON ELEMENTS.

NOTE:

1. COMMON ELEMENTS CONSIST OF ALL CONDOMINIUM PROPERTY NOT INCLUDED WITHIN THE UNITS.
2. LIMITED COMMON ELEMENTS CONSIST OF GROUND FLOOR PARKING SPACES, AND TERRACES.

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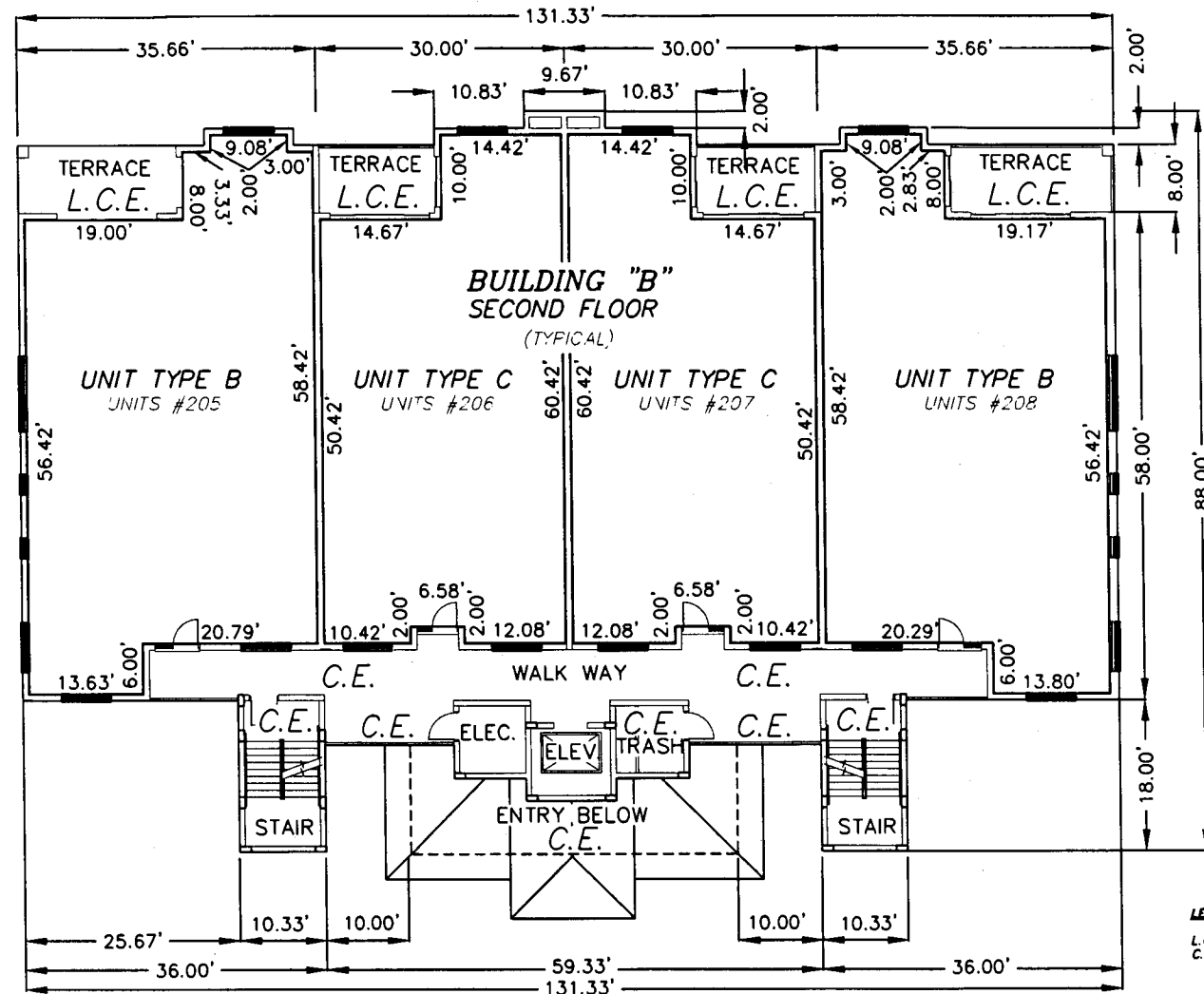
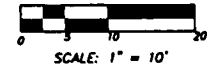
763 Shamrock Boulevard Venice, Florida 34293 (941) 496-9488 Fax (941) 497-6186 e-mail address - stroyersurveyingmap@comcast.net	335 Tamiami Trail Port Charlotte, Florida 33953 (941) 824-4900 Fax (941) 824-3471
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THE WATERFRONT ON VENICE ISLAND

BUILDING "B"

A CONDOMINIUM

LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST
CITY OF VENICE, SARASOTA COUNTY, FLORIDA



LEGEND:
L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT

SURVEYOR'S NOTES:
UNIT BOUNDARIES: EACH UNIT SHALL CONTAIN THAT PART OF THE BUILDING CONTAINING THE UNIT THAT LIES WITHIN THE FOLLOWING BOUNDARIES:
(A) UPPER AND LOWER BOUNDARIES: THE UPPER AND LOWER BOUNDARIES OF THE UNIT SHALL BE THE FOLLOWING BOUNDARIES EXTENDED TO THEIR PLANAR INTERSECTIONS WITH THE PERIMETRICAL BOUNDARIES:
(1) UPPER BOUNDARIES: THE HORIZONTAL PLANE OF THE UNFINISHED LOWER SURFACE OF THE CEILING.
(2) LOWER BOUNDARIES: THE HORIZONTAL PLANE OF THE UNFINISHED UPPER SURFACE OF THE FLOOR OF THE UNIT.
(B) PERIMETRICAL BOUNDARIES: THE PERIMETRICAL BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANES OF THE UNFINISHED INTERIOR SURFACES OF THE WALLS BOUNDING THE UNIT EXTENDED TO THEIR PLANAR INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES.
(C) APERTURES: WHERE THERE ARE APERTURES IN ANY BOUNDARY, INCLUDING, BUT NOT LIMITED TO, WINDOWS AND DOORS, THE BOUNDARIES OF THE UNIT EXTEND TO THE INTERIOR SURFACE OF ALL WINDOWS (WHICH TERM DOES NOT INCLUDE SLIDING GLASS DOORS BUT DOES INCLUDE GLASS CURTAIN WALLS) AND EXTEND TO THE EXTERIOR SURFACE OF SLIDING GLASS DOORS AND UNFINISHED EXTERIOR SURFACES OF EXTERIOR DOORS. THE FRAMEWORK FOR WINDOWS (AGAIN NOT INCLUDING FRAMEWORK FOR SLIDING GLASS DOORS) SHALL NOT BE INCLUDED IN THE BOUNDARIES OF THE UNIT AND SHALL BE COMMON ELEMENTS.

(D) UTILITY EQUIPMENT AND CONDUITS: THE UNITS SHALL INCLUDE ALL PLUMBING AND ELECTRICAL LINES, EQUIPMENT AND FITTINGS LOCATED WITHIN THE BOUNDARIES OF THE UNIT, TOGETHER WITH PLUMBING AND ELECTRICAL AND OTHER UTILITY LINES WITHIN THE COMMON ELEMENTS WHICH SERVE THE UNIT ONLY. THE UNIT SHALL NOT INCLUDE ELECTRICAL AND PLUMBING LINES, CONDUITS, EQUIPMENT, FITTINGS, PIPES, WIRES, AIR PASSAGEWAYS, DUCTS, OR OTHER UTILITY LINES RUNNING THROUGH OR ADJACENT TO THE UNIT WHICH ARE UTILIZED FOR OR SERVE ANOTHER UNIT OR THE COMMON ELEMENTS, WHICH ITEMS SHALL BE MADE A PART OF THE COMMON ELEMENTS.
(E) AIR CONDITIONING/ELECTRIC: ANY AIR CONDITIONING/ELECTRIC EQUIPMENT WHICH SERVES ONLY A SINGLE UNIT SHALL BE CONSIDERED PART OF SAID UNIT AND NOT A COMMON ELEMENT.
(F) APPLIANCES: THE UNIT OWNER SHALL OWN ANY ELECTRIC DOORBELLS/HOOKERS, HOT WATER HEATERS, REFRIGERATORS, DISHWASHERS, ELECTRIC GARAGE DOOR OPENERS, GARAGE DOORS, AND OTHER APPLIANCES WHICH ARE LOCATED WITHIN THE BOUNDARIES OF THE UNIT OR THE LIMITED COMMON ELEMENTS.
(G) FIXTURES: THE UNIT OWNER SHALL OWN ALL INTERIOR FIXTURES WHICH SHALL SERVE THE UNIT EXCLUSIVELY, INCLUDING, WITHOUT LIMITATION, ALL PLUMBING FIXTURES, UTILITY AND ELECTRICAL FIXTURES AND CABINETS.
(H) EGRESS: IN CASES NOT SPECIFICALLY COVERED ABOVE, AND/OR IN ANY CASE OF CONFLICT OF JURISDICTION, THE SURVEY OF THE UNITS SET FORTH AS EXHIBIT "2" HERETO SHALL CONTROL IN DETERMINING THE BOUNDARIES OF A UNIT, EXCEPT THAT THE PROVISIONS OF SECTION 1.1(C) ABOVE SHALL CONTROL, UNLESS SPECIFICALLY DEPICTED OTHERWISE ON SUCH SURVEY.
(I) LIMITED COMMON ELEMENTS: GROUND FLOOR PARKING SPACES AND TERRACES ARE LIMITED COMMON ELEMENTS.

NOTE:
1. COMMON ELEMENTS CONSIST OF ALL CONDOMINIUM PROPERTY NOT INCLUDED WITHIN THE UNITS.
2. LIMITED COMMON ELEMENTS CONSIST OF GROUND FLOOR PARKING SPACES, AND TERRACES.

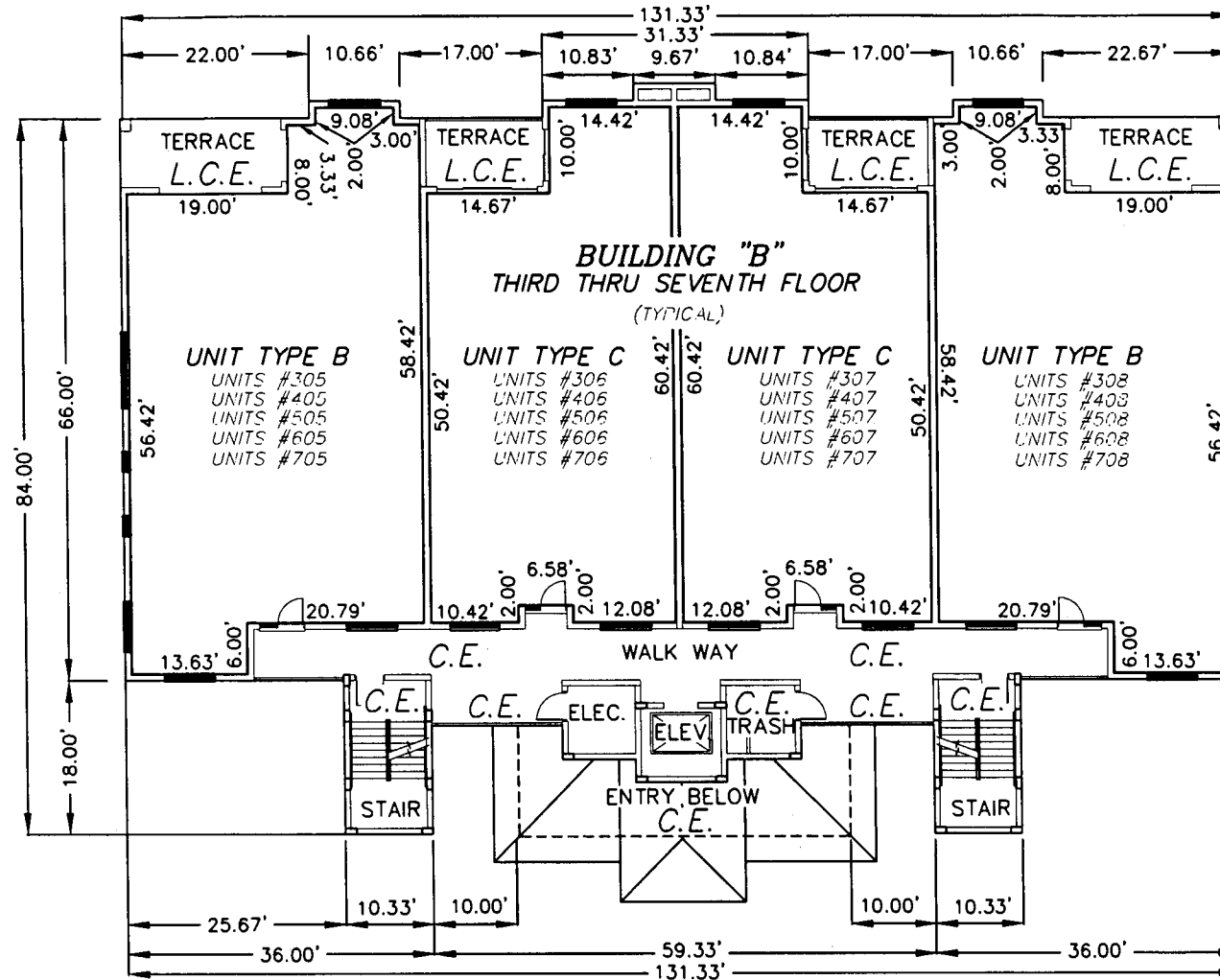
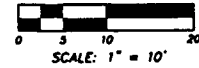
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THE WATERFRONT ON VENICE ISLAND

BUILDING "B"

A CONDOMINIUM

LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST
CITY OF VENICE, SARASOTA COUNTY, FLORIDA



LEGEND:

L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT

SURVEYOR'S NOTES:

UNIT BOUNDARIES: EACH UNIT SHALL INCLUDE THAT PART OF THE BUILDING CONTAINING THE UNIT THAT LIES WITHIN THE FOLLOWING BOUNDARIES:

- (A) UPPER AND LOWER BOUNDARIES: THE UPPER AND LOWER BOUNDARIES OF THE UNIT SHALL BE THE FOLLOWING BOUNDARIES EXTENDED TO THEIR PLANAR INTERSECTIONS WITH THE PERIMETRICAL BOUNDARIES.
- (B) UPPER BOUNDARIES: THE HORIZONTAL PLANE OF THE UNFINISHED LOWER SURFACE OF THE CEILING.
- (C) LOWER BOUNDARIES: THE HORIZONTAL PLANE OF THE UNFINISHED UPPER SURFACE OF THE FLOOR OF THE UNIT.
- (D) PERIMETRICAL BOUNDARIES: THE PERIMETRICAL BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANES OF THE UNFINISHED INTERIOR SURFACES OF THE WALLS BOUNDING THE UNIT EXTENDED TO THEIR PLANAR INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES.
- (E) APERTURES: WHERE THERE ARE APERTURES IN ANY BOUNDARY, INCLUDING BUT NOT LIMITED TO WINDOWS AND DOORS, THE BOUNDARIES OF THE UNIT EXTEND TO THE INTERIOR SURFACE OF ALL WINDOWS (WHICH TERM DOES NOT INCLUDE SLIDING GLASS DOORS BUT DOES INCLUDE GLASS CURTAIN WALLS) AND EXTEND TO THE EXTERIOR SURFACE OF SLIDING GLASS DOORS AND UNFINISHED EXTERIOR SURFACES OF EXTERIOR DOORS. THE FRAMEWORK FOR WINDOWS (AGAIN NOT INCLUDING FRAMEWORK FOR SLIDING GLASS DOORS) SHALL NOT BE INCLUDED IN THE BOUNDARIES OF THE UNIT AND SHALL BE COMMON ELEMENTS.

- (F) UTILITY EQUIPMENT AND COMPANES: THE UNITS SHALL INCLUDE ALL PLUMBING AND ELECTRICAL LINES, EQUIPMENT AND FIXTURES LOCATED WITHIN THE BOUNDARIES OF THE UNIT, TOGETHER WITH PIPING AND ELECTRICAL AND OTHER UTILITY LINES SERVING THE COMMON ELEMENTS WHICH SERVE THE UNIT ONLY. THE UNIT SHALL NOT INCLUDE ELECTRICAL AND PLUMBING LINES, CONDENSATE EQUIPMENT, FITTINGS, PIPES, WIRING, AIR PASSAGEWAYS, DUCTS, OR OTHER UTILITY LINES RUNNING THROUGH OR ADJACENT TO THE UNIT WHICH ARE UTILIZED FOR OR SERVE ANOTHER UNIT OR THE COMMON ELEMENTS, WHICH ITEMS SHALL BE MADE A PART OF THE COMMON ELEMENTS.
- (G) AIR CONDITIONING/HEATING: ANY AIR CONDITIONING/HEATING EQUIPMENT WHICH SERVES ONLY A SINGLE UNIT SHALL BE CONSIDERED PART OF SAID UNIT AND NOT A COMMON ELEMENT.
- (H) APPLIANCES: THE UNIT OWNER SHALL OWN ANY ELECTRIC DOORBELLS, RINGERS, NOT INHER HEATERS, REFRIGERATORS, DISHWASHERS, ELECTRIC GARAGE DOOR OPENERS, GARAGE DOORS, AND OTHER APPLIANCES WHICH ARE LOCATED WITHIN THE BOUNDARIES OF THE UNIT OR THE LIMITED COMMON ELEMENTS.
- (I) ELEVATORS: THE UNIT OWNER SHALL OWN ALL INTERIOR FIXTURES WHICH SHALL SERVE THE UNIT EXCLUSIVELY, INCLUDING WITHOUT LIMITATION, ALL PLUMBING FIXTURES, UTILITY AND ELECTRICAL FIXTURES AND CABINETS.
- (J) EXCEPTIONS: IN CASES NOT SPECIFICALLY COVERED ABOVE, AND/OR IN ANY CASE OF CONFLICT OR AMBIGUITY, THE SURVEY OF THE UNITS SET FORTH IN AS SHOWN "AS SHOWN" SHALL CONTROL IN DETERMINING THE BOUNDARIES OF A UNIT, EXCEPT THAT THE PROVISIONS OF SECTION 710.01(4)(C) ABOVE SHALL CONTROL UNLESS SPECIFICALLY DEPICTED OTHERWISE ON SUCH SURVEY.
- (K) LIMITED COMMON ELEMENTS: GROUND FLOOR PARKING SPACES, AND TERRACES ARE LIMITED COMMON ELEMENTS.

NOTE:

- 1. COMMON ELEMENTS CONSIST OF ALL CONDOMINIUM PROPERTY NOT INCLUDED WITHIN THE UNITS.
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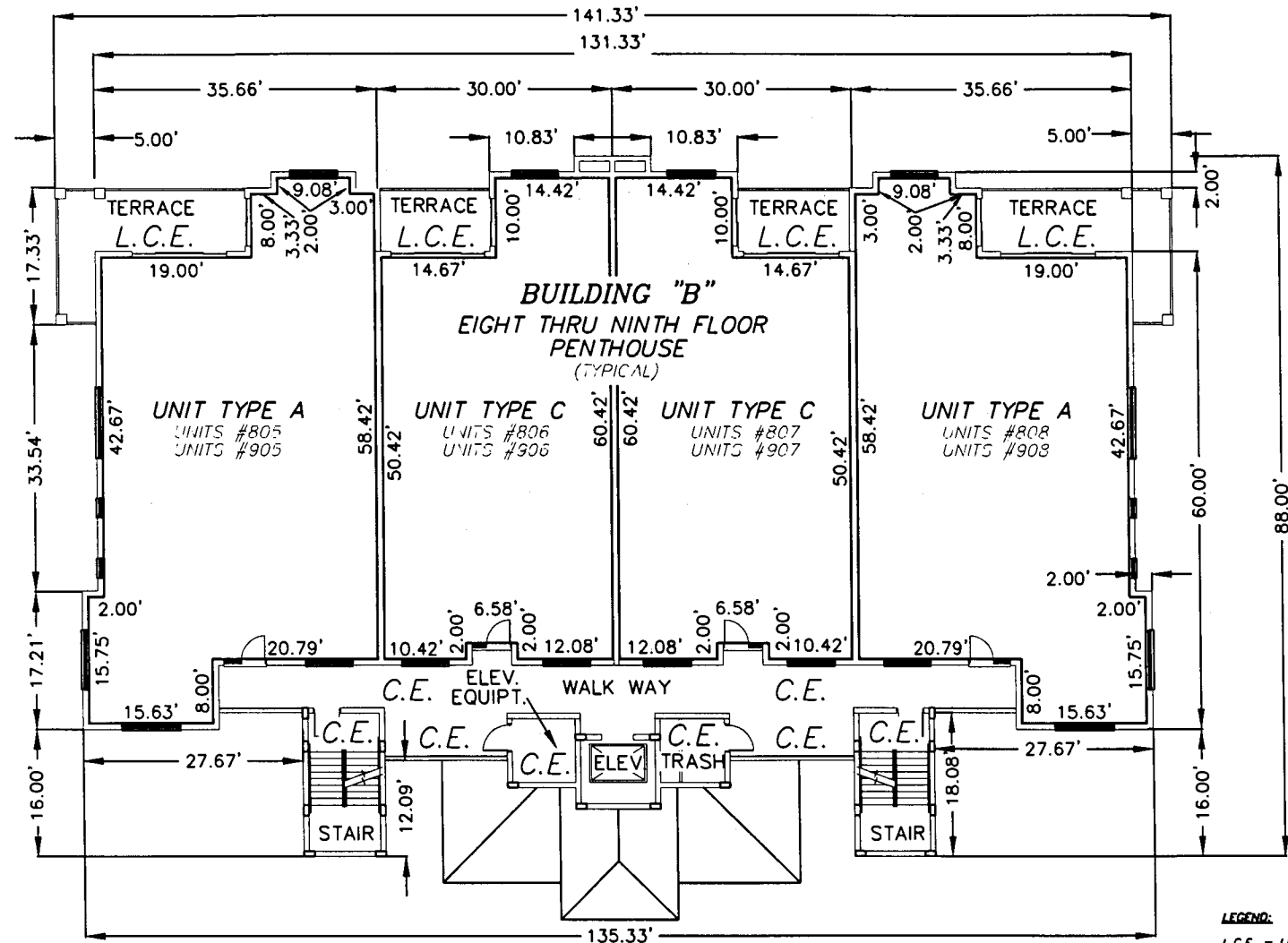
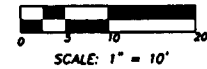
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THE WATERFRONT ON VENICE ISLAND

BUILDING "B"

A CONDOMINIUM

LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST
CITY OF VENICE, SARASOTA COUNTY, FLORIDA



LEGEND:

L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT

SURVEYOR'S NOTES:

UNIT BOUNDARIES: EACH UNIT SHALL INCLUDE THAT PART OF THE BUILDING CONTAINING THE UNIT THAT LIES WITHIN THE FOLLOWING BOUNDARIES:

- (1) UPPER AND LOWER BOUNDARIES: THE UPPER AND LOWER BOUNDARIES OF THE UNIT SHALL BE THE FOLLOWING BOUNDARIES EXTENDED TO THEIR PLANAR INTERSECTIONS WITH THE PERIMETRICAL BOUNDARIES:
- (2) UPPER BOUNDARIES: THE HORIZONTAL PLANE OF THE UNFINISHED LOWER SURFACE OF THE CEILING.
- (3) LOWER BOUNDARIES: THE HORIZONTAL PLANE OF THE UNFINISHED UPPER SURFACE OF THE FLOOR OF THE UNIT.
- (4) PERIMETRICAL BOUNDARIES: THE PERIMETRICAL BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANES OF THE UNFINISHED INTERIOR SURFACES OF THE WALLS BOUNDING THE UNIT EXTENDED TO THEIR PLANAR INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES.
- (5) APERTURES: WHERE THERE ARE APERTURES IN ANY BOUNDARY, INCLUDING BUT NOT LIMITED TO WINDOWS AND DOORS, THE BOUNDARIES OF THE UNIT EXTEND TO THE INTERIOR SURFACE OF ALL WINDOWS (WHICH TERM DOES NOT INCLUDE SLIDING GLASS DOORS BUT DOES INCLUDE GLASS CURTAIN WALLS) AND EXTEND TO THE EXTERIOR SURFACE OF SLIDING GLASS DOORS AND UNFINISHED EXTERIOR SURFACES OF EXTERIOR DOORS. THE FRAMEWORK FOR WINDOWS (AGAIN NOT INCLUDING FRAMEWORK FOR SLIDING GLASS DOORS) SHALL NOT BE INCLUDED IN THE BOUNDARIES OF THE UNIT AND SHALL BE COMMON ELEMENTS.

- (6) UTILITY EQUIPMENT AND FIXTURES: THE UNITS SHALL INCLUDE ALL PLUMBING AND ELECTRICAL LINES, EQUIPMENT AND FIXTURES LOCATED WITHIN THE BOUNDARIES OF THE UNIT, TOGETHER WITH PLUMBING AND ELECTRICAL AND OTHER UTILITY LINES WITHIN THE COMMON ELEMENTS WHICH SERVE THE UNIT ONLY. THE UNIT SHALL NOT INCLUDE ELECTRICAL AND PLUMBING LINES, CONDENSATE EQUIPMENT, FIXTURES, PIPES, WIRING, AIR PASSAGEWAYS, DUCTS, OR OTHER UTILITY LINES RUNNING THROUGH OR ADJACENT TO THE UNIT WHICH ARE UTILIZED FOR OR SERVE ANOTHER UNIT OF THE COMMON ELEMENTS, WHICH ITEMS SHALL BE MADE A PART OF THE COMMON ELEMENTS.
- (7) AIR CONDITIONING/HEATING: ANY AIR CONDITIONING/HEATING EQUIPMENT WHICH SERVES ONLY A SINGLE UNIT SHALL BE CONSIDERED PART OF SAID UNIT AND NOT A COMMON ELEMENT.
- (8) APPLIANCES: THE UNIT OWNER SHALL OWN ANY ELECTRIC DOORBELLS/HOOKERS, HOT WATER HEATERS, REFRIGERATORS, DISHWASHERS, ELECTRIC GARAGE DOOR OPENERS, GARAGE DOORS, AND OTHER APPLIANCES WHICH ARE LOCATED WITHIN THE BOUNDARIES OF THE UNIT OR THE LIMITED COMMON ELEMENTS.
- (9) ELEVATORS: THE UNIT OWNER SHALL OWN ALL INTERIOR FIXTURES WHICH SHALL SERVE THE UNIT EXCLUSIVELY, INCLUDING WITHOUT LIMITATION, ALL PLUMBING FIXTURES, UTILITY AND ELECTRICAL FIXTURES AND CABINETS.
- (10) EXTERIORS: IN CASES NOT SPECIFICALLY COVERED ABOVE, AND/OR IN ANY CASE OF CONFLICT OR AMBIGUITY, THE SURVEY OF THE UNITS SET FORTH AS "TYPICAL" HEREIN SHALL CONTROL IN DETERMINING THE BOUNDARIES OF A UNIT, EXCEPT THAT THE PROVISIONS OF SECTION 1.1(4) ABOVE SHALL CONTROL UNLESS SPECIFICALLY DEPICTED OTHERWISE ON SUCH SURVEY.
- (11) LIMITED COMMON ELEMENTS: GROUND FLOOR PARKING SPACES, AND TERRACES ARE LIMITED COMMON ELEMENTS.

NOTE:

- 1. COMMON ELEMENTS CONSIST OF ALL CONDOMINIUM PROPERTY NOT INCLUDED WITHIN THE UNITS.
- 2. LIMITED COMMON ELEMENTS CONSIST OF GROUND FLOOR PARKING SPACES, AND TERRACES.

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A CONDOMINIUM

LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 19 EAST
CITY OF VENICE, SARASOTA COUNTY, FLORIDA



FRONT ELEVATION

SURVEYOR'S NOTES:

UNIT BOUNDARIES: EACH UNIT SHALL INCLUDE THAT PART OF THE BUILDING CONTAINING THE UNIT THAT LIES WITHIN THE FOLLOWING BOUNDARIES:

- (A) **UPPER AND LOWER BOUNDARIES:** THE UPPER AND LOWER BOUNDARIES OF THE UNIT SHALL BE THE FOLLOWING BOUNDARIES EXTENDED TO THEIR PLANAR INTERSECTIONS WITH THE PERIMETRICAL BOUNDARIES:
 - (1) **UPPER BOUNDARIES:** THE HORIZONTAL PLANE OF THE UNFINISHED LOWER SURFACE OF THE CEILING.
 - (2) **LOWER BOUNDARIES:** THE HORIZONTAL PLANE OF THE UNFINISHED UPPER SURFACE OF THE FLOOR OF THE UNIT.
- (B) **PERIMETRICAL BOUNDARIES:** THE PERIMETRICAL BOUNDARIES OF THE UNIT SHALL BE THE VERTICAL PLANES OF THE UNFINISHED INTERIOR SURFACES OF THE WALLS BOUNDING THE UNIT EXTENDED TO THEIR PLANAR INTERSECTIONS WITH EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES.
- (C) **APERTURES:** WHERE THERE ARE APERTURES IN ANY BOUNDARY, INCLUDING, BUT NOT LIMITED TO, WINDOWS AND DOORS, THE BOUNDARIES OF THE UNIT EXTEND TO THE INTERIOR SURFACE OF ALL WINDOWS (WHICH TERM DOES NOT INCLUDE SLIDING GLASS DOORS BUT DOES INCLUDE GLASS CURTAIN WALLS) AND EXTEND TO THE EXTERIOR SURFACE OF SLIDING GLASS DOORS AND UNFINISHED EXTERIOR SURFACES OF EXTERIOR DOORS. THE FRAMEWORK FOR WINDOWS (AGAIN NOT INCLUDING FRAMEWORK FOR SLIDING GLASS DOORS) SHALL NOT BE INCLUDED IN THE BOUNDARIES OF THE UNIT AND SHALL BE COMMON ELEMENTS.
- (D) **UTILITY EQUIPMENT AND CONDUITS:** THE UNITS SHALL INCLUDE ALL PLUMBING AND ELECTRICAL LINES, EQUIPMENT AND FITTINGS LOCATED WITHIN THE BOUNDARIES OF THE UNIT, TOGETHER WITH PLUMBING AND ELECTRICAL AND OTHER UTILITY LINES WITHIN THE COMMON ELEMENTS WHICH SERVE THE UNIT ORS. THE UNIT SHALL NOT INCLUDE ELECTRICAL AND PLUMBING LINES, CONDUITS, EQUIPMENT, FITTINGS, PIPES, WELLS, AIR PASSAGEWAYS, DUCTS, OR OTHER UTILITY LINES RUNNING THROUGH OR ADJACENT TO THE UNIT WHICH ARE UTILIZED FOR OR SERVE ANOTHER UNIT OF THE COMMON ELEMENTS, WHICH ITEMS SHALL BE MADE A PART OF THE COMMON ELEMENTS.

- (E) **AIR CONDITIONING/HEATING:** ANY AIR CONDITIONING/HEATING EQUIPMENT WHICH SERVES ONLY A SINGLE UNIT SHALL BE CONSIDERED PART OF SAID UNIT AND NOT A COMMON ELEMENT.
- (F) **APPLIANCES:** THE UNIT OWNER SHALL OWN ANY ELECTRIC BODYSHELLS/HOODERS, HOT WATER HEATERS, REFRIGERATORS, DISHWASHERS, ELECTRIC GARAGE DOOR OPENERS, GARAGE DOORS, AND OTHER APPLIANCES WHICH ARE LOCATED WITHIN THE BOUNDARIES OF THE UNIT OR THE LIMITED COMMON ELEMENTS.
- (G) **EXTERIORS:** THE UNIT OWNER SHALL OWN ALL INTERIOR FIXTURES WHICH SHALL SERVE THE UNIT EXCLUSIVELY, INCLUDING, WITHOUT LIMITATION, ALL PLUMBING FIXTURES, UTILITY AND ELECTRICAL FIXTURES AND CABINETS.
- (H) **EXCEPTIONS:** IN CASES NOT SPECIFICALLY COVERED ABOVE, AND/OR IN ANY CASE OF CONFLICT OR AMBIGUITY, THE SURVEY OF THE UNITS SET FORTH AS "LIMITED COMMON ELEMENTS" SHALL CONTROL IN DETERMINING THE BOUNDARIES OF A UNIT, EXCEPT THAT THE PROVISIONS OF SECTION 5.10(2) ABOVE SHALL CONTROL UNLESS SPECIFICALLY DEPECTED OTHERWISE ON SUCH SURVEY.
- (I) **LIMITED COMMON ELEMENTS:** GROUND FLOOR PARKING SPACES, AND REBRACES ARE LIMITED COMMON ELEMENTS.

NOTE:

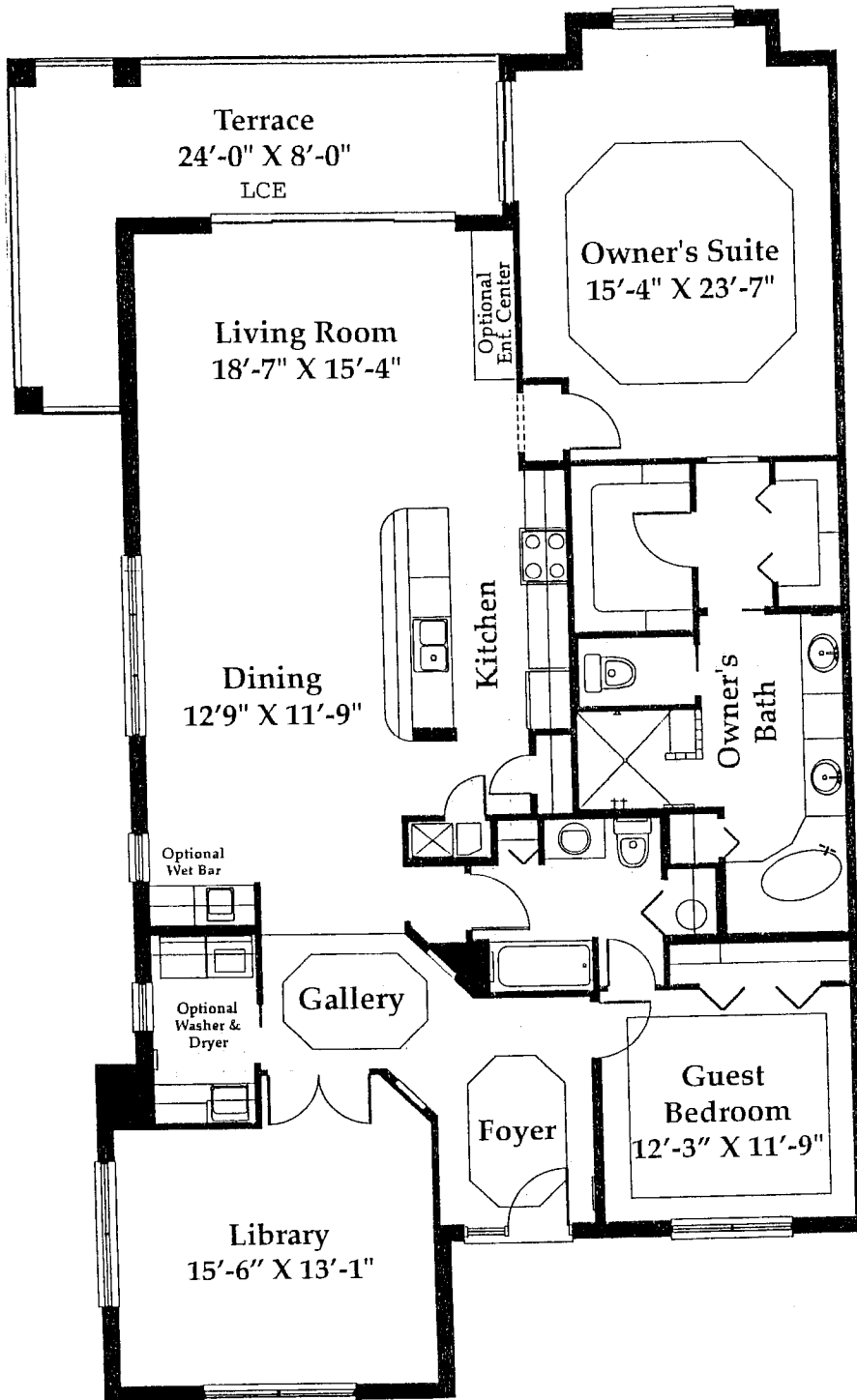
- 1. COMMON ELEMENTS CONSIST OF ALL CONDOMINIUM PROPERTY NOT INCLUDED WITHIN THE UNITS.
- 2. LIMITED COMMON ELEMENTS CONSIST OF GROUND FLOOR PARKING SPACES, AND TERRACES.

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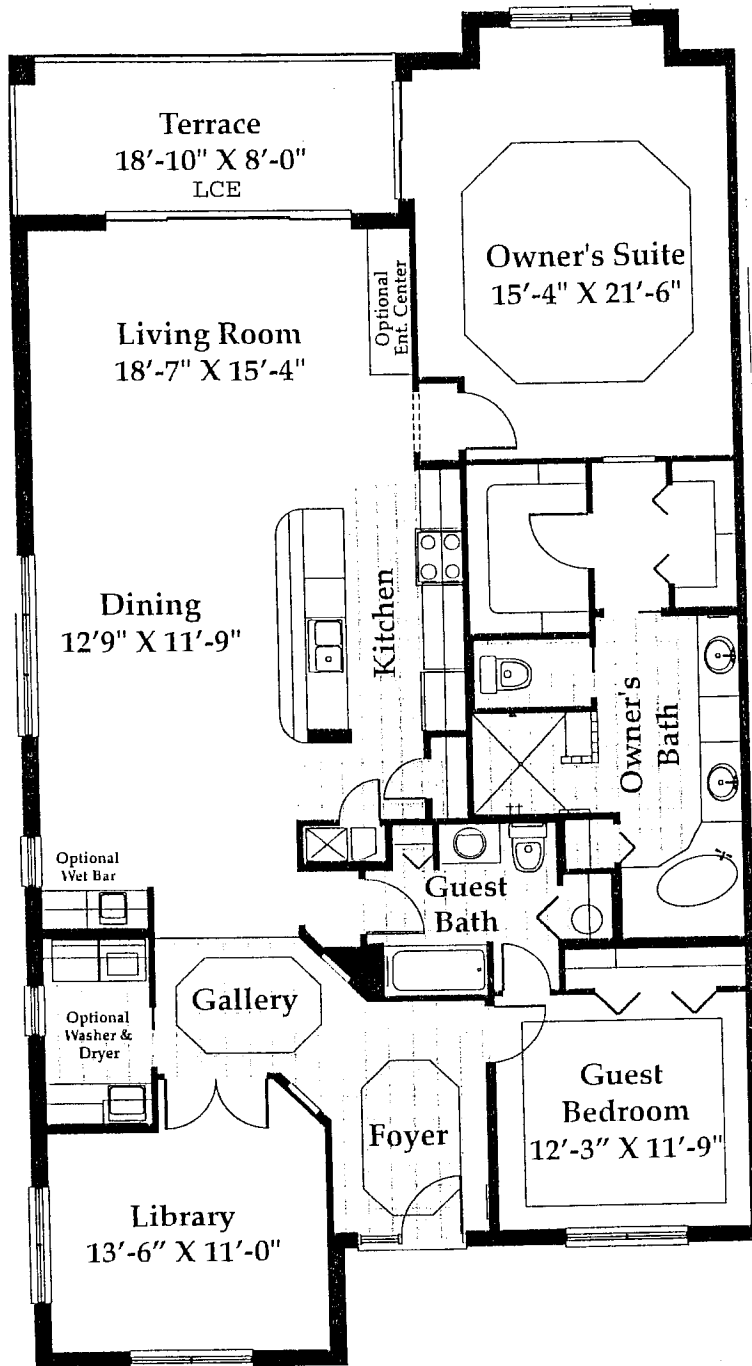


Grand Cayman Penthouse

Building B

2 Bedroom,
2 Bath, Library

Square Foot Areas	
Living	2165
Lanai	239 LCE
Total	2404



Antigua

Building B

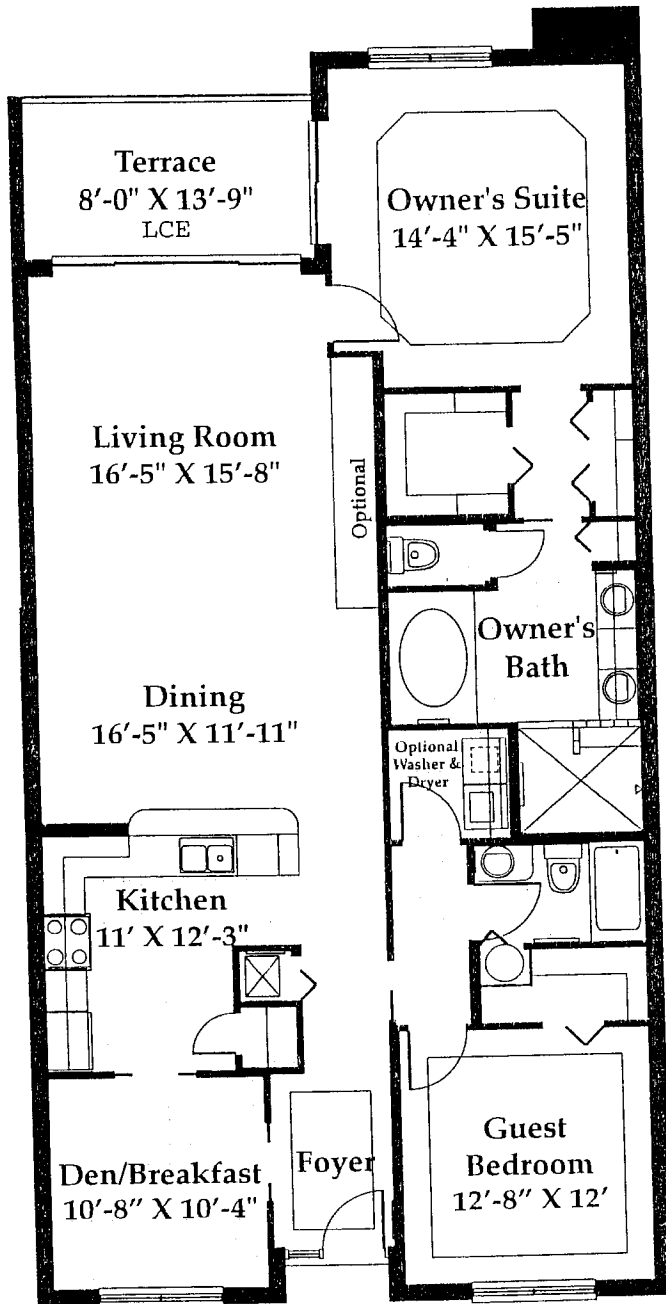
2 Bedroom,
2 Bath, Library

Square Foot Areas	
Living	2101
Lanai	152 LCE
Total	2253

Exhibit "B" - Page 2



Denotes Standard
Floor Tile Areas



Montego

Building B

2 Bedroom,
2 Bath, Den

Square Foot Areas

Living	1705	
Lanai	116	LCE
Total	1821	



Denotes Standard
Floor Tile Areas