

EXHIBIT "A"

LEGAL DESCRIPTION OF CONDOMINIUM

COPY

COPY

COPY

PRIVETT & ASSOC. OF FLA., INC.
SURVEYORS, MAPPERS AND LAND PLANNERS
2732 TOWNSEND BOULEVARD
JACKSONVILLE, FLORIDA, 32211
(904) 743-7658 LB No.4622
(904) 743-7661 (FAX)

LEGAL DESCRIPTION

**LA TERRAZA I,
A CONDOMINIUM**

BUILDING A

A PORTION OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 2006, PAGE 618, THE SAME BEING A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF PALENCIA VILLAGE DRIVE, A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED, ACCORDING TO MAP THEREOF RECORDED IN MAP BOOK 41, PAGES 52 THROUGH 57 OF PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 57°25'02" EAST, ALONG A NORTHEASTERLY LINE OF LAST SAID LANDS, 150.31 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE CONTINUE SOUTH 57°25'02" EAST, ALONG SAID NORTHEASTERLY LINE, 16.40 FEET; THENCE SOUTH 47°53'41" EAST, 185.82 FEET; THENCE SOUTH 42°06'19" WEST, 100.00 FEET; THENCE NORTH 47°53'41" WEST, 202.00 FEET; THENCE NORTH 42°06'19" EAST, 97.29 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 0.46 ACRES, MORE OR LESS.

TOGETHER WITH

BUILDING B

A PORTION OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 2006, PAGE 618, THE SAME BEING A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF PALENCIA VILLAGE DRIVE, A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED, ACCORDING TO MAP THEREOF RECORDED IN MAP BOOK 41, PAGES 52 THROUGH 57 OF PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING (4) COURSES ALONG THE NORTHEASTERLY AND EASTERLY BOUNDARIES OF LAST SAID LANDS: COURSE (1) - SOUTH 57°25'02" EAST, 194.52 FEET; COURSE (2) - SOUTH 82°39'17" EAST, 52.85 FEET; COURSE (3) - SOUTH 47°53'37" EAST, 152.74 FEET; COURSE (4) - SOUTH 12°46'26" WEST, 127.50 FEET; THENCE NORTH 57°18'32" WEST, 31.91 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 30°43'24" EAST, 202.00 FEET; THENCE SOUTH 59°16'36" WEST, 100.00 FEET; THENCE NORTH 30°43'24" WEST, 202.00 FEET; THENCE NORTH 59°16'36" EAST, 100.00 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 0.46 ACRES, MORE OR LESS.

EXHIBIT "B"

**SURVEYS, PLOT PLANS, FLOOR PLANS AND IDENTIFICATION OF UNITS AND
BUILDINGS**

COPY

COPY

COPY

This Exhibit "B" consists of:

1. Sheets 1 and 2 consisting of a Survey of the "Condominium Property" depicting the location of Buildings A and B. (2 pages)
2. Elevation drawing reflecting the vertical elevations of the unit boundaries within each of Buildings A and B.
3. Graphics reflecting the nineteen (19) units within each of Buildings A and B located on four (4) floors, a total of thirty eight (38) units. Units in each Building are numbered on these graphics. (4 pages)
4. Certificate of Substantial Completion as to Building A with attached graphics. (6 pages)
5. Schedule of Buildings, unit numbers and unit types.

The same unit numbers are used in each Building for units in the same locations. Units are described by use of the Building number and unit number within it.

COPY

COPY

MAP TO SHOW CONDOMINIUM SURVEY OF:

LA TERRAZA I

SHEET 1 OF 2

POINT OF REFERENCE

FOR BUILDINGS A & B
NELY CORNER OF
ORB 2006, PG 618

MB 41, PGS. 52-57
PALENCIA VILLAGE DRIVE
(R/W VARIES)

OVERALL
BOUNDARY

N53°10'29"E CH=471.30'
R=670.00' L=481.60'

SCALE: 1"=100'
DATE: 3-06-04

POINT OF BEGINNING

CONSERVATION
EASEMENT
"TRACT A"
PER ORB 1709,
PG 178

S57°25'02"E
194.52'
(LINE TOTAL)

S57°25'02"E
150.31'

97.29'
N42°06'19"E

S57°25'02"E
16.40'

S82°39'17"E
52.85'

S47°53'37"E
152.74'

BLDG A

N47°53'41"W
202.00'

185.82'

100.00'

S42°06'19"W

S12°46'26"W
127.50'

POINT OF BEGINNING

N57°18'32"W
31.91'

S30°43'24"E
202.00'

N59°16'36"E
100.00'

N30°43'24"W
202.00'

BLDG B

100.00'

S59°16'36"W

S30°38'33"E
427.14'

BLDG C

BLDG 1

BLDG 2

BLDG 3

BLDG 6

BLDG 4

BLDG 5

POND

S'LY R/W LINE

OVERALL BOUNDARY

UNPLATTED SECTION 4,
TOWNSHIP 6 SOUTH,
RANGE 29 EAST

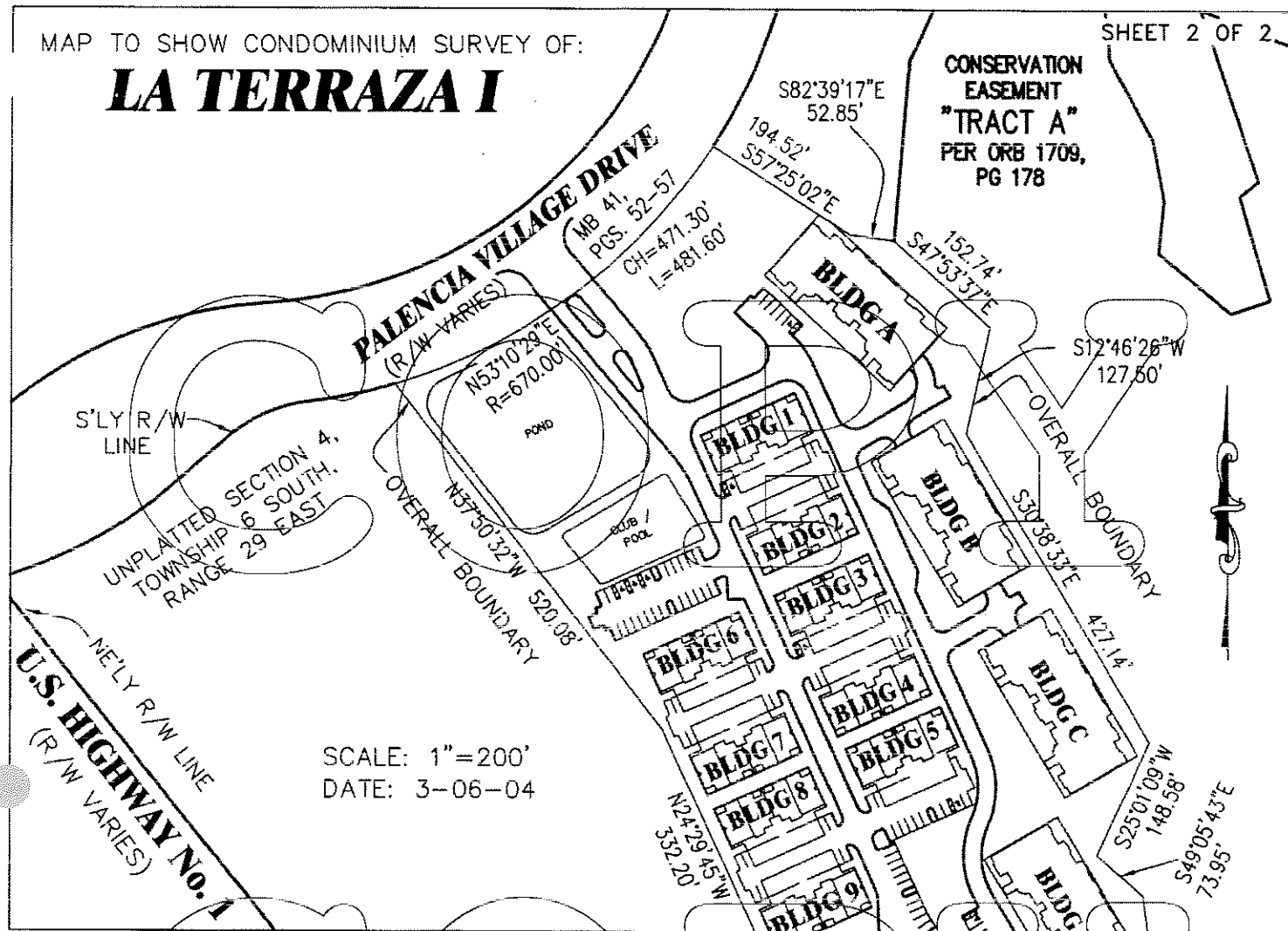
SEE SHEET 2 OF 2 FOR
GENERAL NOTES AND LEGEND

PREPARED BY:

PRIVETT-NILES & ASSOC., INC.
SURVEYORS, MAPPERS AND LAND PLANNERS
3000 N. PONCE DE LEON BLVD.
ST. AUGUSTINE, FLORIDA, 32084
(904) 829-2591 LB No.6824

SHEET 2 OF 2

LA TERRAZA I



R/W=RIGHT-OF-WAY
MB=MAP BOOK
ORB=OFFICIAL RECORDS BOOK
PG=PAGE
BLDG=BUILDING
⊙=SET 1/2" IRON PIPE

I HEREBY CERTIFY THAT THIS CONDOMINIUM SURVEY OF THE
HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY
RESPONSIBLE CHARGE ON 07/11/06 THIS SURVEY MEETS THE
MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA
BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER
61G17-6, FAC PURSUANT TO SECTION 472.027 FLORIDA
STATUTES.

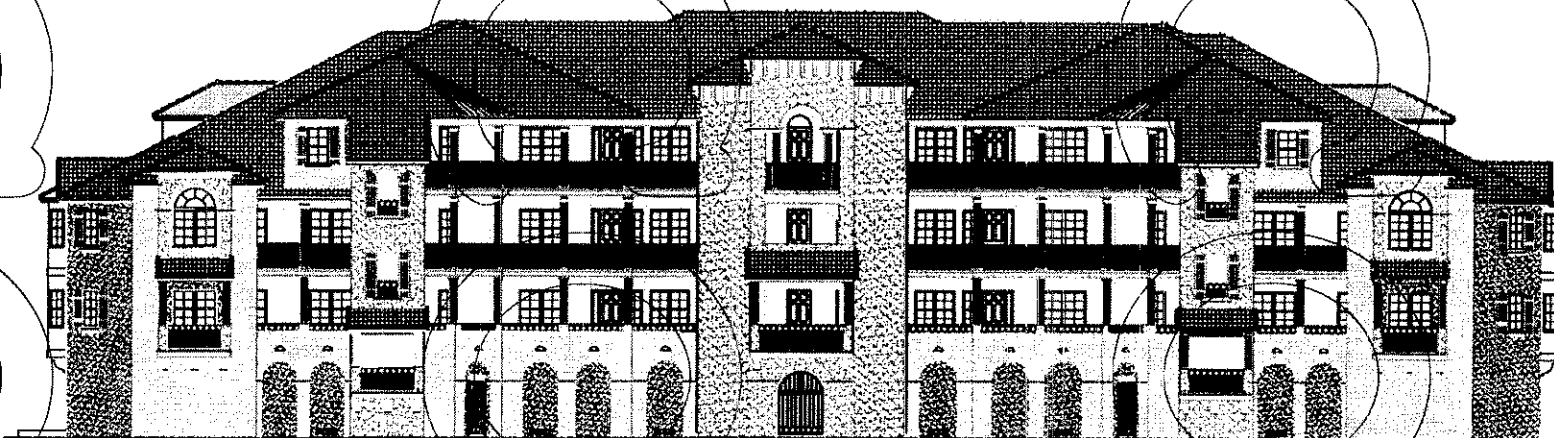
ALBERT D. BRADSKY, P.S.M.
FLORIDA CERTIFICATION No. 6824

- 1) BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES (FLORIDA EAST ZONE).
- 2) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.
- 3) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- 4) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 5) THIS PROPERTY IS LOCATED IN FLOOD ZONE C, HAVING NO BASE FLOOD ELEVATION, PER F.I.R.M. #125147 0175 D, MAP REVISED SEPTEMBER 18, 1985.
- 6) ALL IMPROVEMENTS ARE PROPOSED AS OF THE DATE OF THIS DRAWING, UNLESS OTHERWISE SHOWN.

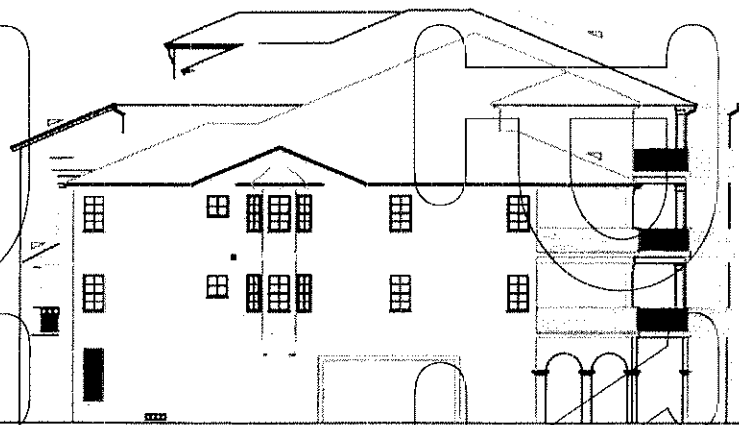
PRIVETT-NILES & ASSOC., INC.
SURVEYORS, MAPPERS AND LAND PLANNERS
3000 N. PONCE DE LEON BLVD.
ST. AUGUSTINE, FLORIDA, 32084
(904) 829-2591 LB No.6824

MAP TO SHOW CONDOMINIUM SURVEY OF:

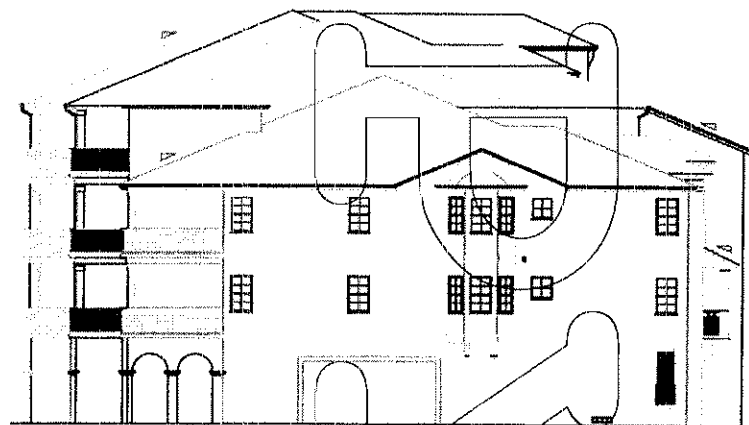
LA TERRAZA I-BUILDINGS "A" & "B"



Front Elevation



Right Elevation



Left Elevation

SCALE: 1"=30'

DATE: 07/14/06

- 1) ARCHITECTURAL DESIGN PROVIDED BY BSB DESIGN.
- 2) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND PROVIDED BY THE ARCHITECTURAL PLANS.
- 3) DROP CEILINGS & CATHEDRAL CEILINGS HAVE NOT BEEN SHOWN. REFER TO THE DECLARATION OF CONDOMINIUM FOR A DESCRIPTION OF VERTICAL UNIT BOUNDARIES.

PREPARED BY:

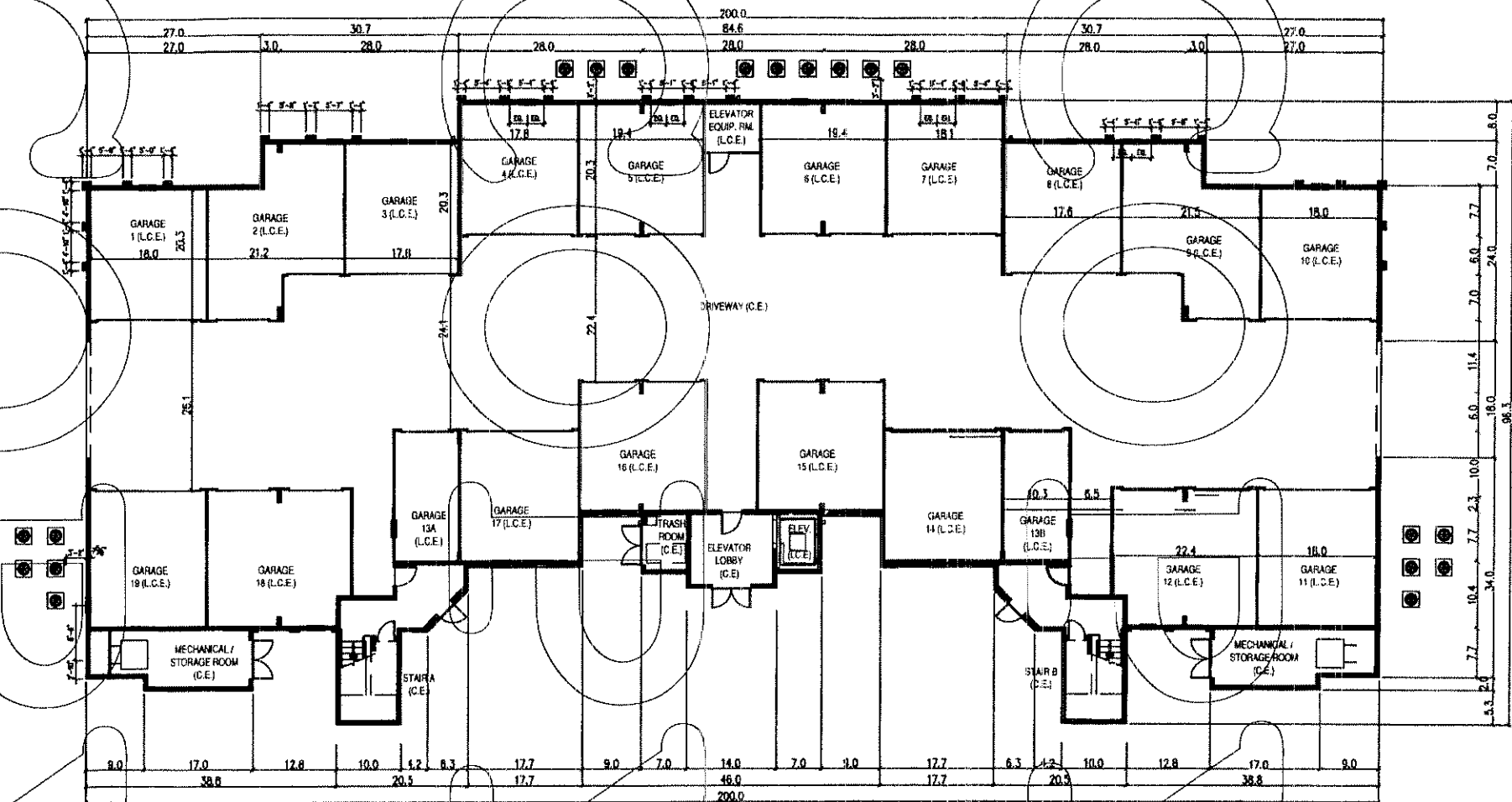
PRIVETT-NILES and ASSOCIATES, INC.

SURVEYING AND MAPPING CONSULTANTS
LICENSED BUSINESS No. 6824

3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
ST. AUGUSTINE, FLORIDA 32084
(904) 829-2591 FAX: (904) 829-5070

MAP TO SHOW CONDOMINIUM SURVEY OF:

LA TERRAZA I - BUILDINGS "A" & "B"



FIRST FLOOR PLAN

SCALE: 1"=30'

- 1) ARCHITECTURAL DESIGN PROVIDED BY BSB DESIGN.
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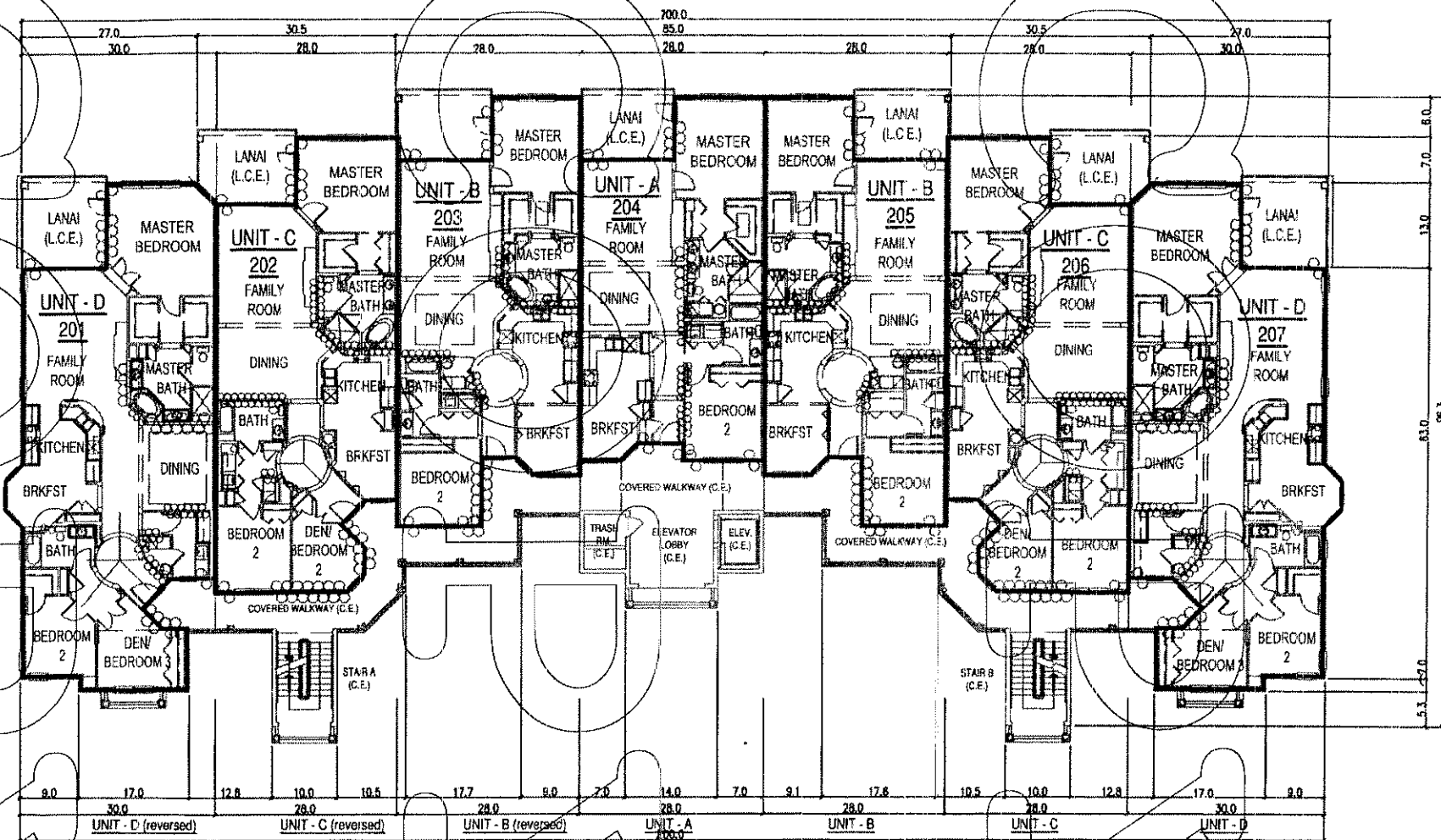
DATE: 07/11/05

PREPARED BY:

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MAP TO SHOW CONDOMINIUM SURVEY OF:

LA TERRAZA I - BUILDINGS "A" & "B"



SECOND FLOOR PLAN

SCALE: 1"=30'

- 1) ARCHITECTURAL DESIGN PROVIDED BY BSB DESIGN.
- 2) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND PROVIDED BY THE ARCHITECTURAL PLANS.
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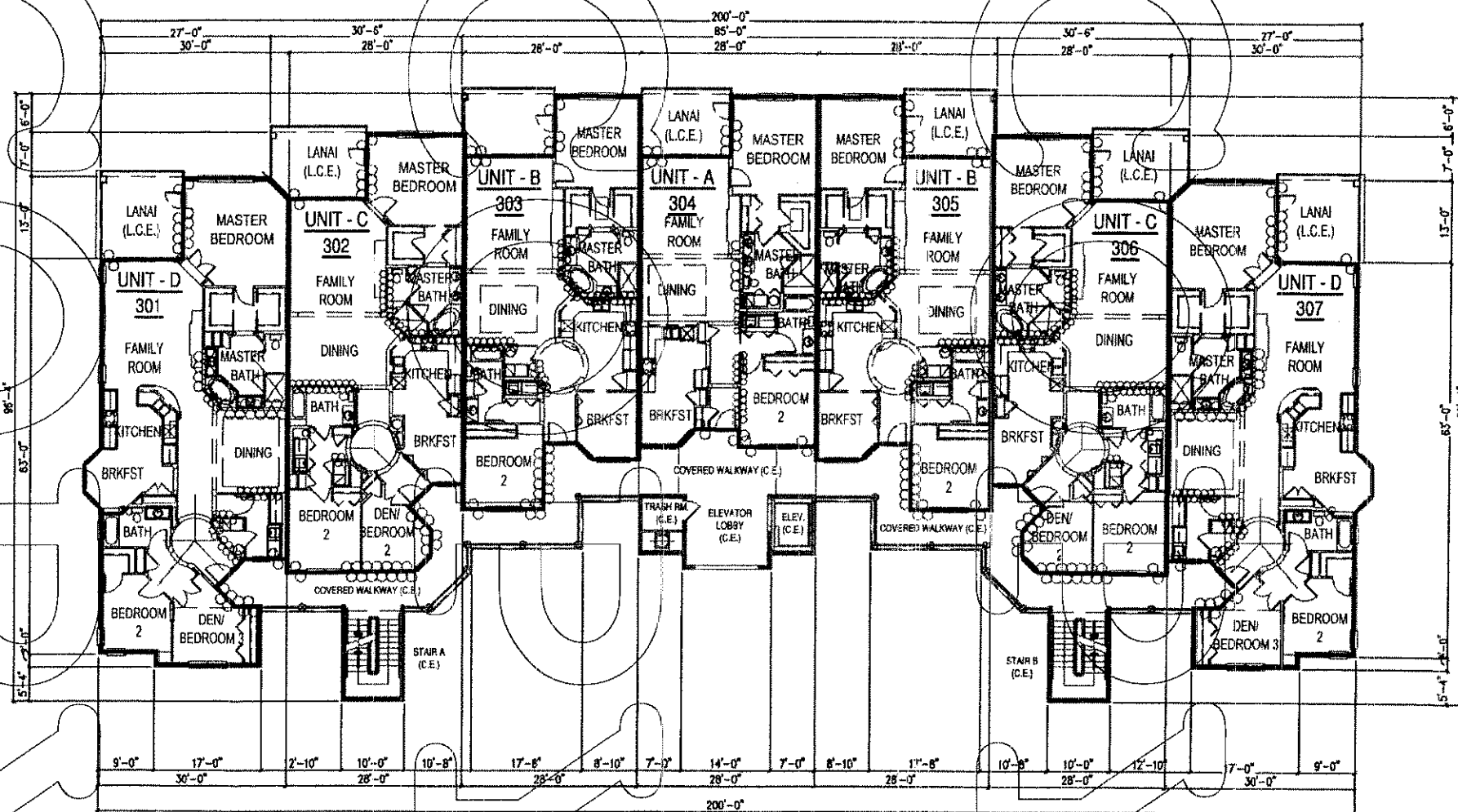
DATE: 07/11/06

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 3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
 ST. AUGUSTINE, FLORIDA 32084
 (904) 829-2591 FAX: (904) 829-5070

MAP TO SHOW CONDOMINIUM SURVEY OF:

LA TERRAZA I - BUILDINGS "A" & "B"



THIRD FLOOR PLAN

SCALE: 1"=30'

- 1) ARCHITECTURAL DESIGN PROVIDED BY BSB DESIGN.
- 2) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND PROVIDED BY THE ARCHITECTURAL PLANS.
- 3) DROP CEILINGS & CATHEDRAL CEILINGS HAVE NOT BEEN SHOWN. REFER TO THE DECLARATION OF CONDOMINIUM FOR A DESCRIPTION OF VERTICAL UNIT BOUNDARIES.

DATE: 07/11/06

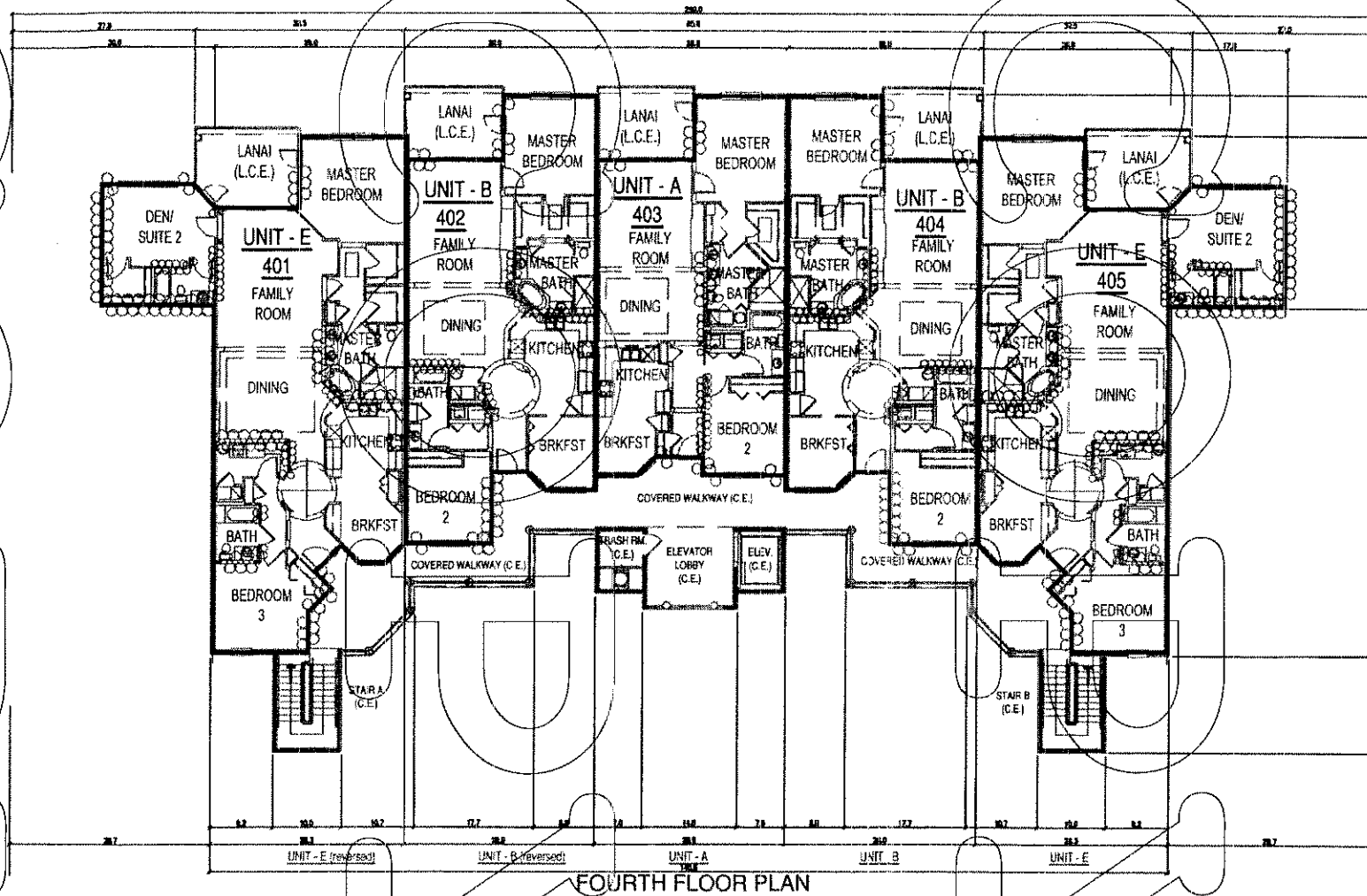
PREPARED BY:

PRIVETT-NILES and ASSOCIATES, INC.
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3000 N. PONCE DE LEON BOULEVARD, SUITE 70
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(904) 829-2581 FAX: (904) 829-5070

MAP TO SHOW CONDOMINIUM SURVEY OF:

LA TERRAZA I - BUILDINGS "A" & "B"



SCALE: 1"=30'

- 1) ARCHITECTURAL DESIGN PROVIDED BY BSB DESIGN.
- 2) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND PROVIDED BY THE ARCHITECTURAL PLANS.
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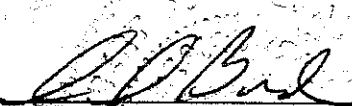
PRIVETT-NILES & ASSOCIATES, INC.
SURVEYING & MAPPING CONSULTANTS
3000 N. PONCE DELEON BLVD., SUITE D
ST. AUGUSTINE, FL 32084
TELEPHONE: 904-829-2591
FACSIMILE: 904-829-5070

COPY

LA TERRAZA I,
A CONDOMINIUM,
BUILDING A

SURVEYOR'S CERTIFICATE OF SUBSTANTIAL COMPLETION

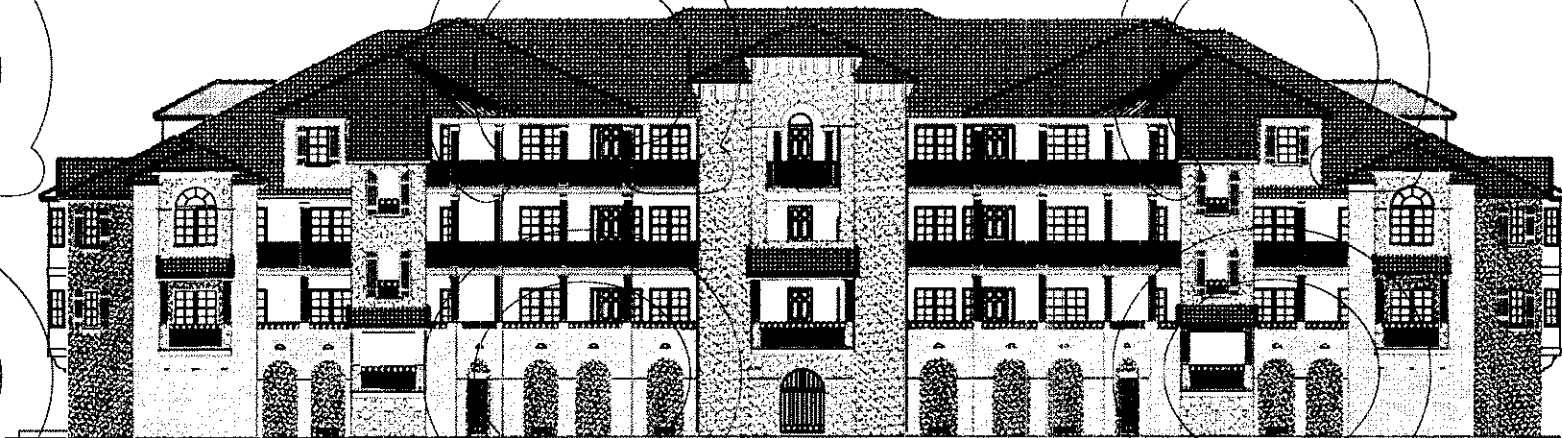
THE UNDERSIGNED LAND SURVEYOR HEREBY CERTIFIES THAT THE CONSTRUCTION OF THE IMPROVEMENTS LA TERRAZA I, A CONDOMINIUM, BUILDING A, IS SUBSTANTIALLY COMPLETE SO THAT THE ATTACHED GRAPHIC DESCRIPTION OF THE IMPROVEMENTS TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS AND SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS. ALL PLANNED IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO LANDSCAPING, UTILITIES SERVICES, ACCESS TO BUILDING A, AND CONDOMINIUM COMMON ELEMENT FACILITIES AS SET FORTH IN THE DECLARATION OF CONDOMINIUM HAVE BEEN SUBSTANTIALLY COMPLETED.


ALBERT D. BRADSHAW, STATE OF FLORIDA (L.S.#5257)
PRIVETT-NILES & ASSOCIATES, INC. (L.B.#6824)

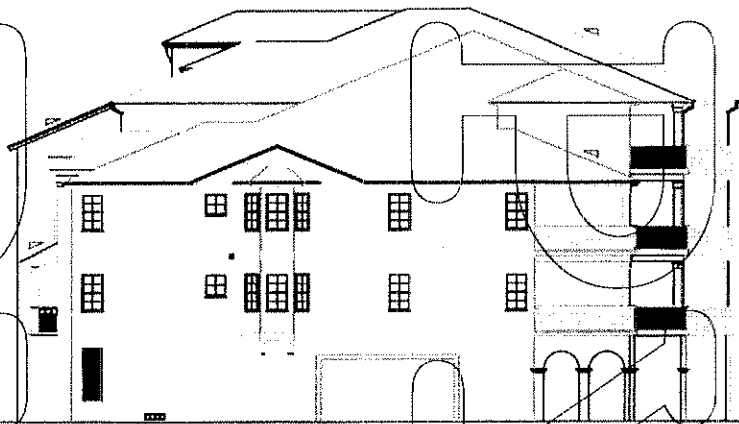
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MAP TO SHOW CONDOMINIUM SURVEY OF:

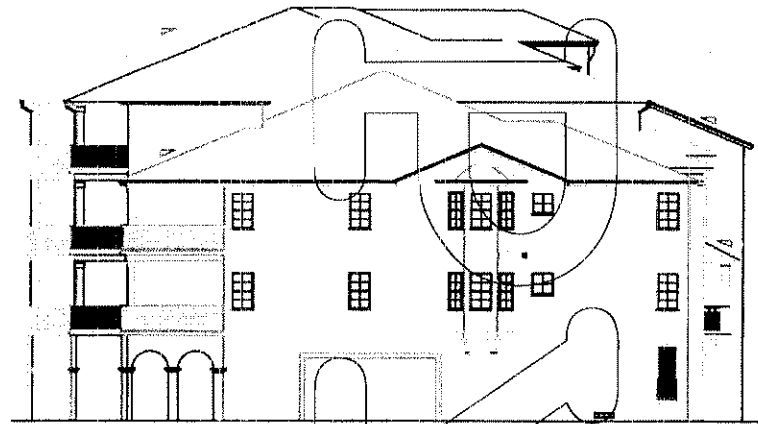
LA TERRAZA I - BUILDING "A"



Front Elevation



Right Elevation



Left Elevation

SCALE: 1"=30'

DATE: 07/14/06

- 1) ARCHITECTURAL DESIGN PROVIDED BY BSB DESIGN.
- 2) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND PROVIDED BY THE ARCHITECTURAL PLANS.
- 3) DROP CEILINGS & CATHEDRAL CEILINGS HAVE NOT BEEN SHOWN. REFER TO THE DECLARATION OF CONDOMINIUM FOR A DESCRIPTION OF VERTICAL UNIT BOUNDARIES.

PREPARED BY:

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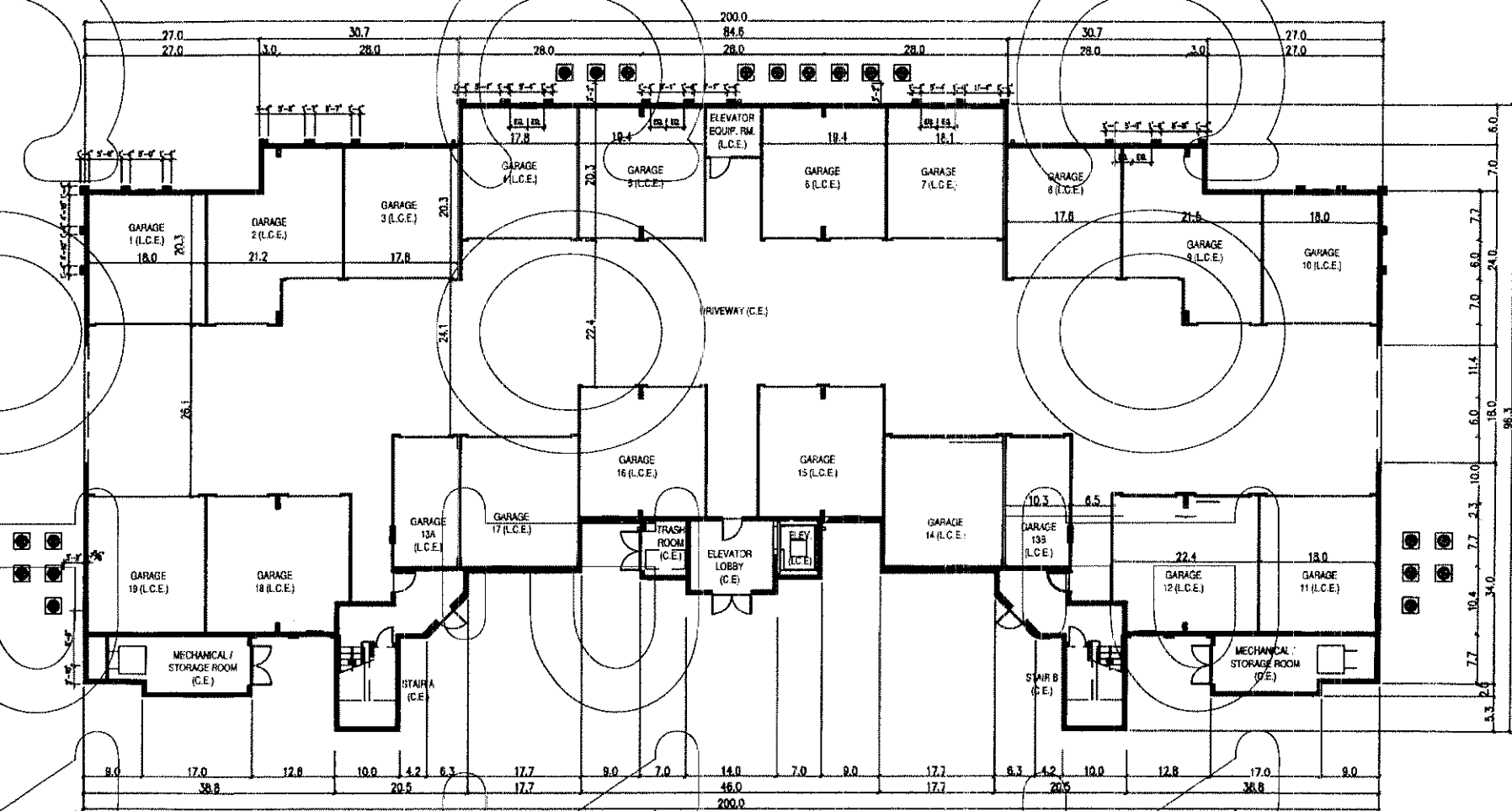
SURVEYING AND MAPPING CONSULTANTS
LICENSED BUSINESS No. 6824

3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
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MAP TO SHOW CONDOMINIUM SURVEY OF:

LA TERRAZA I - BUILDING "A"



FIRST FLOOR PLAN

SCALE: 1"=30'

- 1) ARCHITECTURAL DESIGN PROVIDED BY BSB DESIGN.
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DATE: 07/11/06

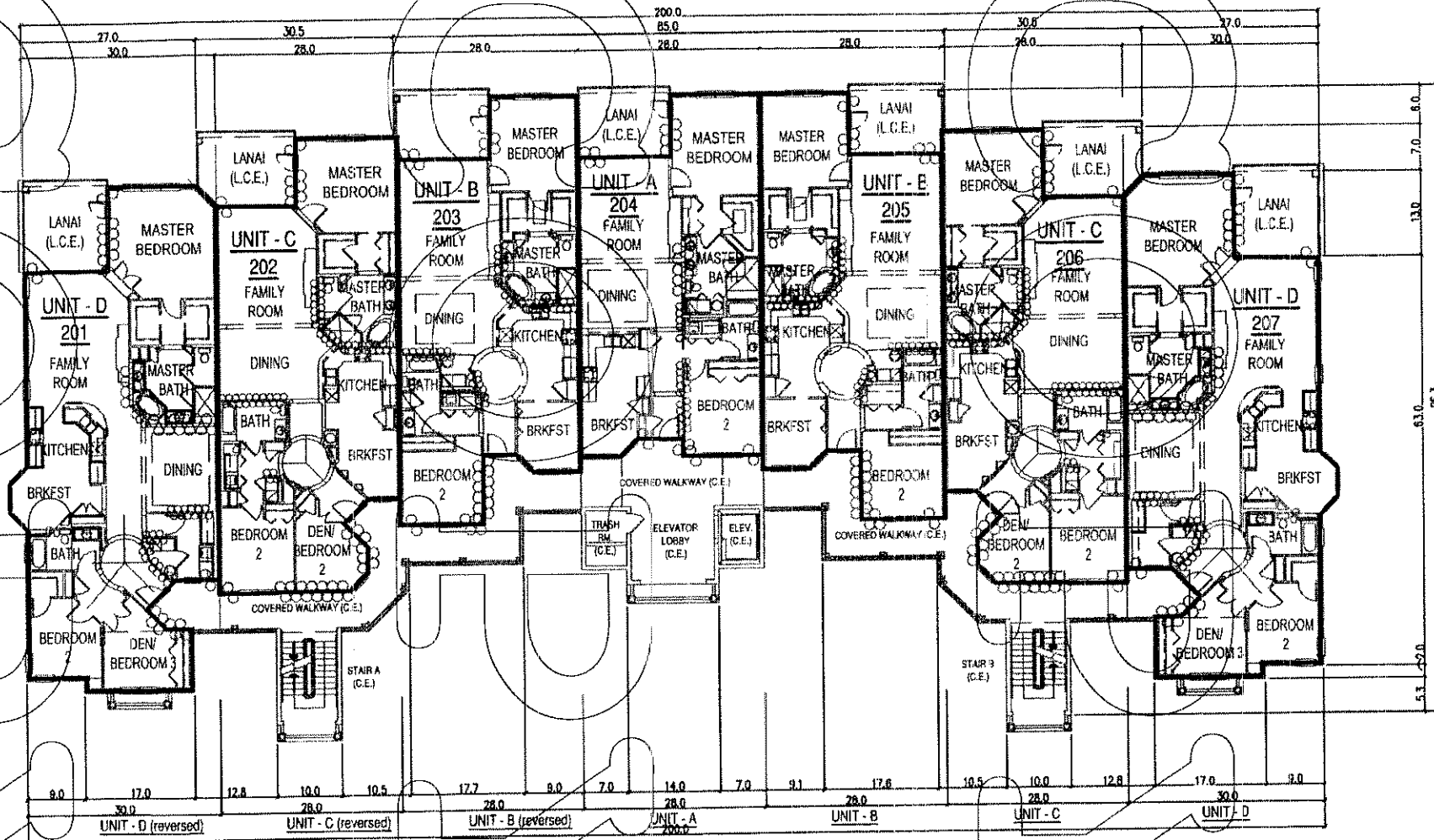
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MAP TO SHOW CONDOMINIUM SURVEY OF:

LA TERRAZA I - BUILDING "A"



SECOND FLOOR PLAN

SCALE: 1"=36'

- 1) ARCHITECTURAL DESIGN PROVIDED BY BSB DESIGN.
- 2) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND PROVIDED BY THE ARCHITECTURAL PLANS.
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DATE: 07/11/06

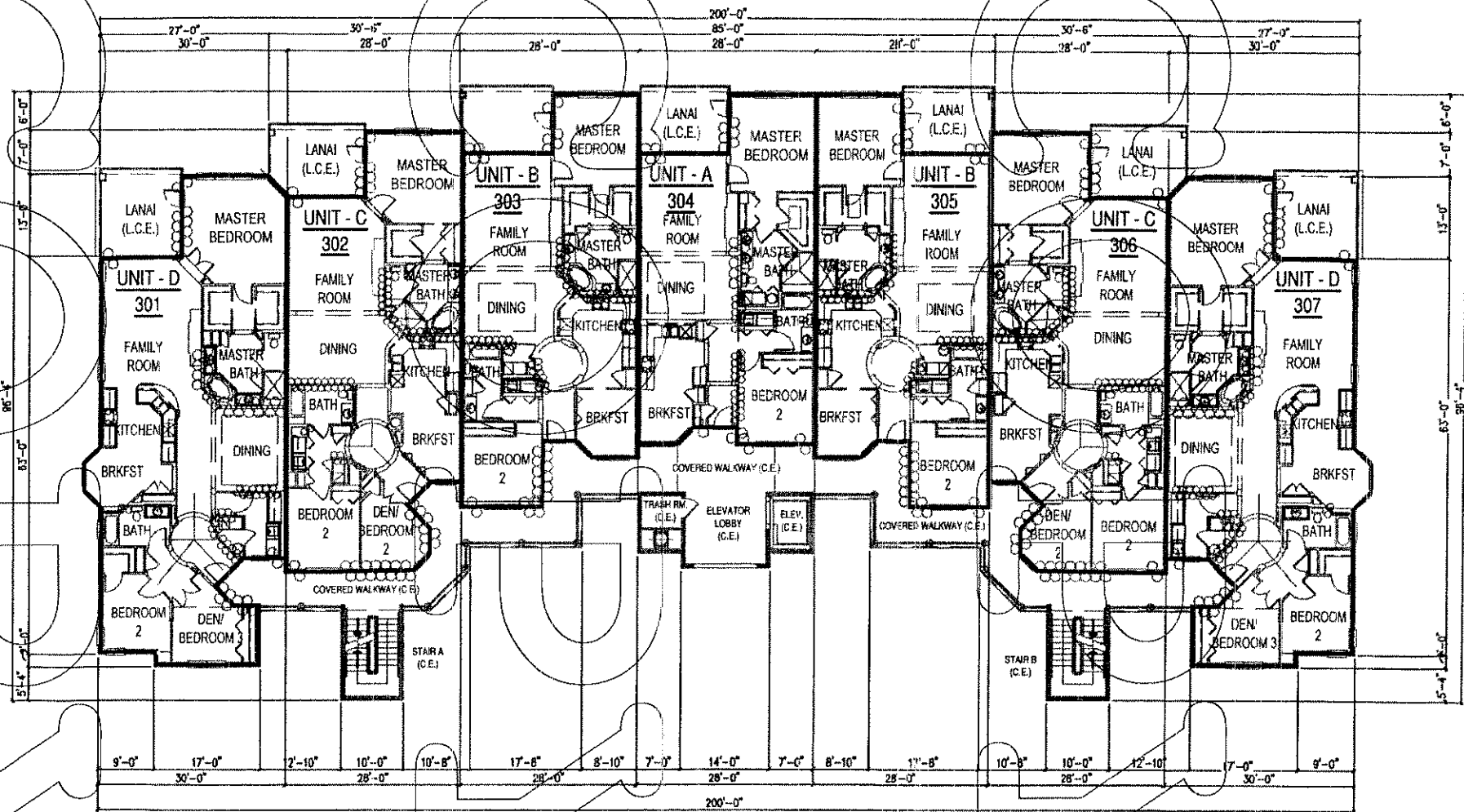
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MAP TO SHOW CONDOMINIUM SURVEY OF:

LA TERRAZA I- BUILDING "A"



THIRD FLOOR PLAN

SCALE: 1" = 30'

- 1) ARCHITECTURAL DESIGN PROVIDED BY BSB DESIGN.
- 2) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND PROVIDED BY THE ARCHITECTURAL PLANS.
- 3) DROP CEILINGS & CATHEDRAL CEILINGS HAVE NOT BEEN SHOWN. REFER TO THE DECLARATION OF CONDOMINIUM FOR A DESCRIPTION OF VERTICAL UNIT BOUNDARIES.

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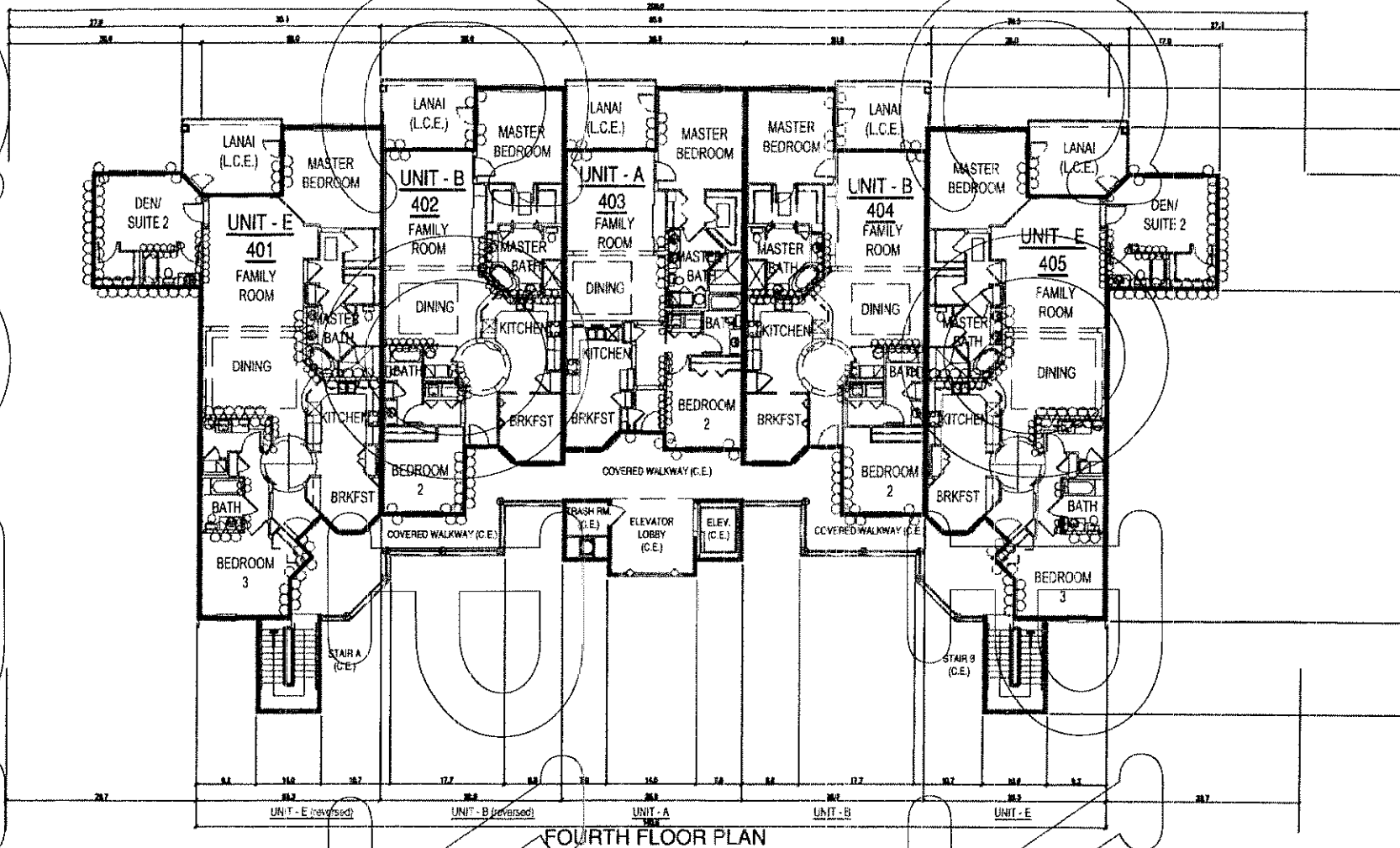
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MAP TO SHOW CONDOMINIUM SURVEY OF:

LA TERRAZA I - BUILDING "A"



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LA TERRAZA I

BUILDING "A" - 200 PASEO TERRAZA				
FLOOR / LEVEL	UNIT #	UNIT LETTER	UNIT NAME	GARAGE #
2ND	201	D	CORTES	4
2ND	202	C	PIZZARO	17
2ND	203	B	CORONADO	1
2ND	204	A	BALBOA	13A and 13B
2ND	205	B	CORONADO	10
2ND	206	C	PIZZARO	14
2ND	207	D	CORTES	7
3RD	301	D	CORTES	5
3RD	302	C	PIZZARO	3
3RD	303	B	CORONADO	19
3RD	304	A	BALBOA	2
3RD	305	B	CORONADO	11
3RD	306	C	PIZZARO	8
3RD	307	D	CORTES	6
4TH	401	E	PONCE DE LEON	16
4TH	402	B	CORONADO	18
4TH	403	A	BALBOA	9
4TH	404	B	CORONADO	12
4TH	405	E	PONCE DE LEON	15

BUILDING "B" - 210 PASEO TERRAZA				
FLOOR / LEVEL	UNIT #	UNIT LETTER	UNIT NAME	GARAGE #
2ND	201	D	CORTES	4
2ND	202	C	PIZZARO	17
2ND	203	B	CORONADO	1
2ND	204	A	BALBOA	13A and 13B
2ND	205	B	CORONADO	10
2ND	206	C	PIZZARO	14
2ND	207	D	CORTES	7
3RD	301	D	CORTES	5
3RD	302	C	PIZZARO	3
3RD	303	B	CORONADO	19
3RD	304	A	BALBOA	2
3RD	305	B	CORONADO	11
3RD	306	C	PIZZARO	8
3RD	307	D	CORTES	6
4TH	401	E	PONCE DE LEON	16
4TH	402	B	CORONADO	18
4TH	403	A	BALBOA	9
4TH	404	B	CORONADO	12
4TH	405	E	PONCE DE LEON	15