

6000

This Instrument Prepared by:
James S. Campbell, Esquire
Beggs and Lane
Post Office Box 12950
501 Commendencia Street
Pensacola, Florida 32591
(850) 432-2451

SUPPLEMENTAL DECLARATION OF CONDOMINIUM OF
LAGUNA POINTE CONDOMINIUMS, PHASE II

WHEREAS, the Declaration of Condominium of Laguna Pointe Condominiums, made by Laguna Pointe, Inc., a Florida Corporation, for itself, its successors, its grantees, and assigns, hereinafter referred to as "Developer", is dated February 21, 2002 and was filed for record on February 25, 2002, in Official Records Book 4857 beginning at Page 617, of the Public Records of Escambia County, Florida, (hereinafter referred to as the "Original Declaration"); and

WHEREAS, the Developer reserved in the Original Declaration the right to expand the condominium by the filing of Supplemental Declaration(s) of Condominium of Laguna Pointe Condominiums, in the Official Records of Escambia County, Florida; and

WHEREAS, the Developer now desires to exercise said reserved right by filing herewith a Supplemental Declaration of Condominium of Laguna Pointe Condominiums, for Phase II;

NOW, THEREFORE, the Developer makes the following declarations and files this Supplemental Declaration of Condominium of Laguna Pointe Condominiums, Phase II, in the Official Records of Escambia County, Florida.

1. **PURPOSE.** The purpose of this Supplemental Declaration of Condominium of Laguna Pointe Condominiums, is to exercise those rights reserved to the Developer by the Original Declaration to expand Laguna Pointe Condominiums, by submitting the additional lands described in this instrument and improvements of such lands to the condominium form of ownership and use in the manner provided by the Original Declaration, as an addition to the Condominium. This expansion includes Phase II as described in the Original Declaration.

(a) **Legal Description of the Supplemental Land** The lands owned by the Developer which by this instrument are submitted to the condominium form of ownership, as an addition to the Condominium, as set forth in the Original Declaration, are the lands lying in Escambia County, Florida, described in Exhibit A attached hereto.

(b) **Unit Identifications** The legal description of each unit shall consist of the identifying number of such unit, as shown in Exhibit "B" attached hereto, followed by the name "Laguna Pointe Condominiums, Phase II". Every deed, lease, mortgage or other instrument may legally describe a unit by its identifying number as provided for herein above and each and every description shall be deemed good and sufficient for all purposes.

(c) **The Supplemental Survey, Graphic Description, and Plot Plans** The supplemental survey of the supplemental land and the supplemental plans for the supplemental improvements, in sufficient detail to identify the Common Elements (as defined in the Original Declaration), Limited Common Elements (as defined in the Original Declaration), and each unit in their respective location and approximate dimensions, are set forth in Exhibit "C" to this Supplemental Declaration.

(d) **Amendment of Supplemental Plans and Supplemental Declaration** The Developer reserves the right to change the interior design and arrangement of all units and to otherwise make whatever changes it may deem necessary in the Condominium drawings recorded herewith as Exhibits "B" and "C" and this Supplemental Declaration until such time as fifty-one percent (51%) of the units have been sold. The amendment reflecting such changes need only be executed by the Developer; provided, however, that no such amendment unilaterally approved by the Developer shall change the configuration or size of any unit in any material fashion, materially alter or modify the appurtenances to the unit, or change the proportion or percentage by which the unit

owner shares the Common Expenses and owns the Common Surplus, unless such amendment is also approved by at least a majority of the total voting interests of the Association.

2. EXPANSION OF DEFINITIONS. As provided by the Original Declaration, the definitions used in the Original Declaration are hereby automatically expanded to encompass and refer to the Condominium as expanded by this Supplemental Declaration. Thus, for example, the "land" shall mean the real property described in Paragraph 1.3 of the Original Declaration, in Paragraph 1, subparagraph (a) above, plus any additional real property added by any other Supplemental Declarations of record in Escambia County, Florida. All conveyances of condominium units after such expansion shall be effective to transfer rights to the Condominium as expanded, by reference to the unit number, the Original Declaration, prior Supplemental Declaration(s) of record in Escambia County, Florida, if any, and by this Supplemental Declaration.

3. SUPPLEMENTAL DECLARATIONS EFFECTIVE TO VEST SHARE OF NEW COMMON ELEMENTS IN OWNERS OF OLD UNITS. The recording in the public records of Escambia County, Florida, of this Supplemental Declaration of Condominium shall operate to vest in the owners of condominium units in the Condominium as it existed before the expansion, the respective undivided interest in the common elements and surpluses (including all added as a result of expansion) as set forth in Exhibit "B" which is attached and made a part of the Original Declaration and is attached hereto as Exhibit "D" for convenient reference. The recording of this Supplemental Declaration shall also vest in any mortgagee of any condominium unit in the Condominium as it existed before the expansion, a mortgage or security interest encumbering the undivided interest in the common elements and surplus (including all added as a result of this expansion) as set forth in Exhibit "B" to the Original Declaration (Exhibit "D" hereto) which are appurtenant to the condominium unit encumbered by the mortgage.

4. SUPPLEMENTAL DECLARATIONS EFFECTIVE TO VEST SHARE OF OLD COMMON ELEMENTS IN NEW OWNERS. Any land, unit, building or improvement added to the Condominium pursuant to this Supplemental Declaration shall be subject to all of the terms and conditions of the Original Declaration and of this Supplemental Declaration, and all of the condominium units shall be subject to condominium ownership with all of its incidents pertaining thereto as specified herein upon recording of this Supplemental Declaration of Condominium in the public records of Escambia County, Florida. The recordation of this Supplemental Declaration shall operate automatically to vest in the owners of the condominium units added by such expansion, the respective undivided interest in all the common elements and surplus of the Condominium as it exists after the expansion, including the common elements and common surpluses of any prior phase of the Condominium and the common elements and surplus of Phase II of the Condominium as described in this Supplemental Declaration and exhibits attached hereto.

5. COMPUTATION OF FRACTIONAL UNDIVIDED INTEREST/SHARE IN COMMON ELEMENTS AND SURPLUS AND FRACTION AND MANNER OF SHARING COMMON EXPENSES. The computation of fractional undivided interest in the common elements and surplus and the fraction and manner of sharing common expenses is more particularly set forth in Exhibit "B" to the Original Declaration which is attached and made a part hereof as Exhibit "D" for convenient reference. It generally involves an allocation of such interest and share to the owners of condominium units in the condominium as expanded to include Phases I and II as is set forth in Exhibit "B" to the Original Declaration (Exhibit "D" to this Supplemental Declaration).

IN WITNESS WHEREOF, the Developer has executed this Supplemental Declaration on the 15th day of December, 2003.

Signed, sealed and
delivered in the
presence of:

Sign: Stephane L. Watts
Print: Stephane L. Watts

Sign: Kimberly M. Biggs
Print: Kimberly M. Biggs

LAGUNA POINTE, INC., a
Florida corporation

By: Michael Greene
Michael Greene
Its President

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 15th day of December, 2003, by Michael Greene, President of Laguna Pointe, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has provided a valid Driver's License as identification, and did not take an oath.

Kimberly M. Biggs

Notary Public, State of Florida at Large
My Commission Expires:

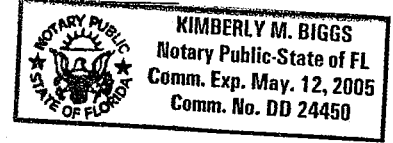


EXHIBIT "A"

LEGAL DESCRIPTION OF PHASE II

DR BK 5310 PG 1497
Escambia County, Florida
INSTRUMENT 2003-185727

DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA ENGINEERING
AND SURVEYING INC.

(PHASE II)

COMMENCE AT THE NORTH-WEST CORNER OF SECTION 25, TOWNSHIP
3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE
GO SOUTH 00 DEGREES 36 MINUTES 19 SECONDS WEST ALONG THE
WEST LINE OF SAID SECTION 25 A DISTANCE OF 461.70 FEET,
THENCE DEPARTING SAID WEST LINE OF SECTION 25, GO SOUTH
89 DEGREES 23 MINUTES 41 SECONDS EAST A DISTANCE OF
200.00 FEET, THENCE GO SOUTH 00 DEGREES 36 MINUTES 19
SECONDS WEST A DISTANCE OF 214.47 FEET TO THE POINT OF
BEGINNING, THENCE CONTINUE SOUTH 00 DEGREES 36 MINUTES 19
SECONDS WEST A DISTANCE OF 51.74 FEET, THENCE GO NORTH 89
DEGREES 23 MINUTES 41 SECONDS WEST A DISTANCE OF 26.38
FEET, THENCE GO NORTH 73 DEGREES 26 MINUTES 58 SECONDS
WEST A DISTANCE OF 47.29 FEET, THENCE GO SOUTH 16 DEGREES
33 MINUTES 02 SECONDS WEST A DISTANCE OF 9.00 FEET,
THENCE GO NORTH 73 DEGREES 26 MINUTES 58 SECONDS WEST A
DISTANCE OF 26.70 FEET, THENCE GO NORTH 00 DEGREES 36
MINUTES 19 SECONDS EAST A DISTANCE OF 68.64 FEET, THENCE
GO SOUTH 73 DEGREES 26 MINUTES 58 SECONDS EAST A DISTANCE
OF 104.00 FEET TO THE POINT OF BEGINNING, THE ABOVE
DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 25,
TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA
AND CONTAINS 0.139 ACRES.

NORTHWEST FLORIDA ENGINEERING AND SURVEYING INC.


THEODORE R. SHAW, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NUMBER 5939, CORPORATE NUMBER 4882

SHEET 2 OF 2

SCALE: 1" = 30'



NORTHWEST FLORIDA ENGINEERING & SURVEYING, INC.
A PROFESSIONAL SERVICE ORGANIZATION

1600 N. Palafox St.
Pensacola, FL 32501
(850) 432-1052

105 Willing St.
Milton, FL 32570
(850) 826-9270

EXHIBIT "B"
UNIT IDENTIFICATION/FLOOR PLANS
FOR PHASE II

Narrative Description

LAGUNA POINTE CONDOMINIUMS, PHASE II

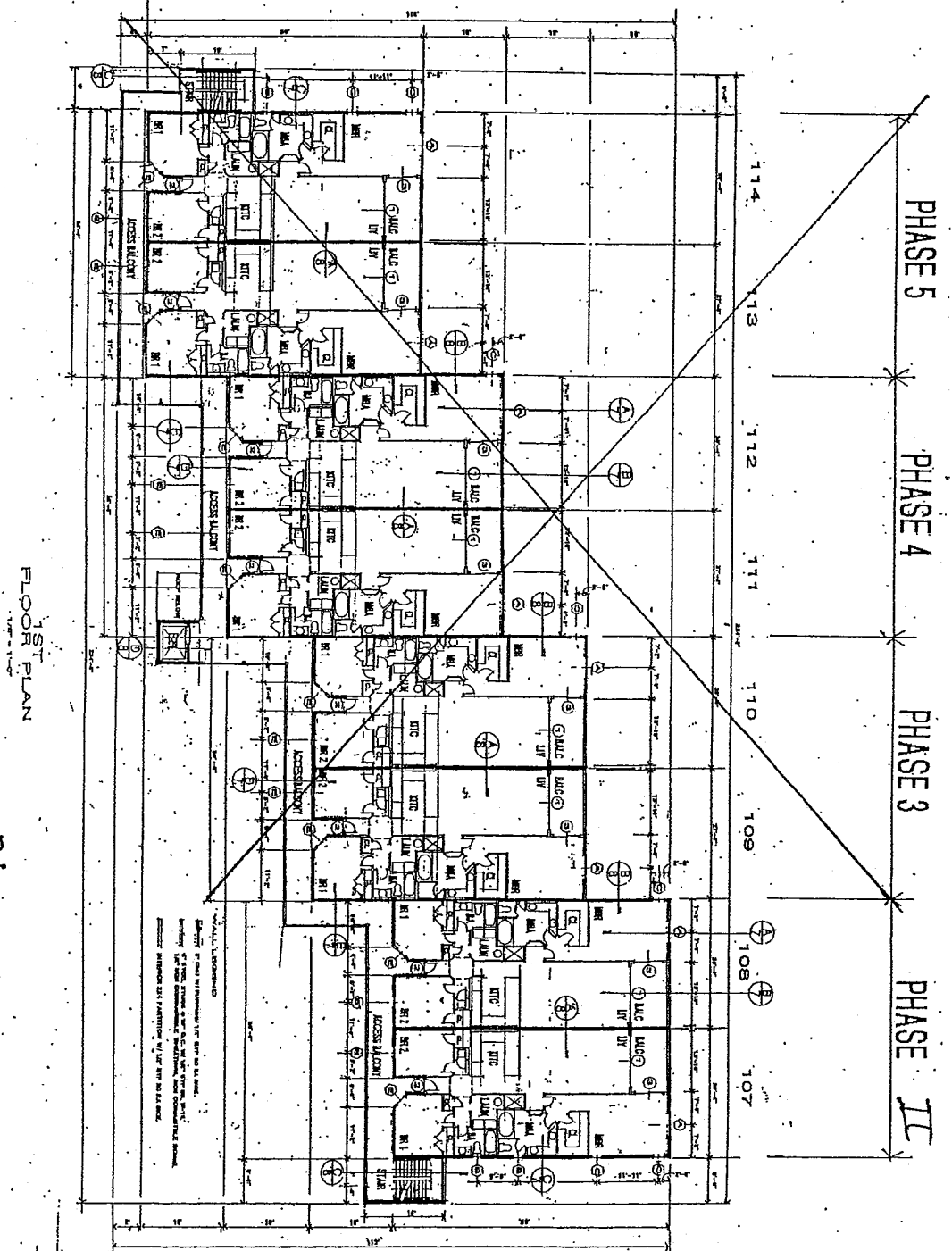
Laguna Pointe Condominiums, Phase II contains one building containing four (4) floors. The Condominium contains a total of six (6) residential units.

The common elements in the Condominium include all lands and improvements thereon which are not included in the units and which are not designated as limited common elements.

Reference should be made to the site plan, floor plans, and building elevation set forth in these exhibits. Attached hereto is a certificate of a surveyor authorized to practice in this state certifying that the construction of the improvements is substantially complete so that said certificate and the attachments thereto, together with the provisions of this Supplemental Declaration describing the condominium property, constitute an accurate representation of the location and dimensions of the improvements and that the identification, location and dimensions of the common elements, and limited common elements, appurtenant to each unit, can be determined from these materials.

The unit numbers, unit types, and numbers of bathrooms and bedrooms in each unit are set forth below as follows:

Unit No.	Type	No. of Bedrooms	No. of Bathrooms
107	A	3	2
108	B	3	2
207	A	3	2
208	B	3	2
307	A	3	2
308	B	3	2

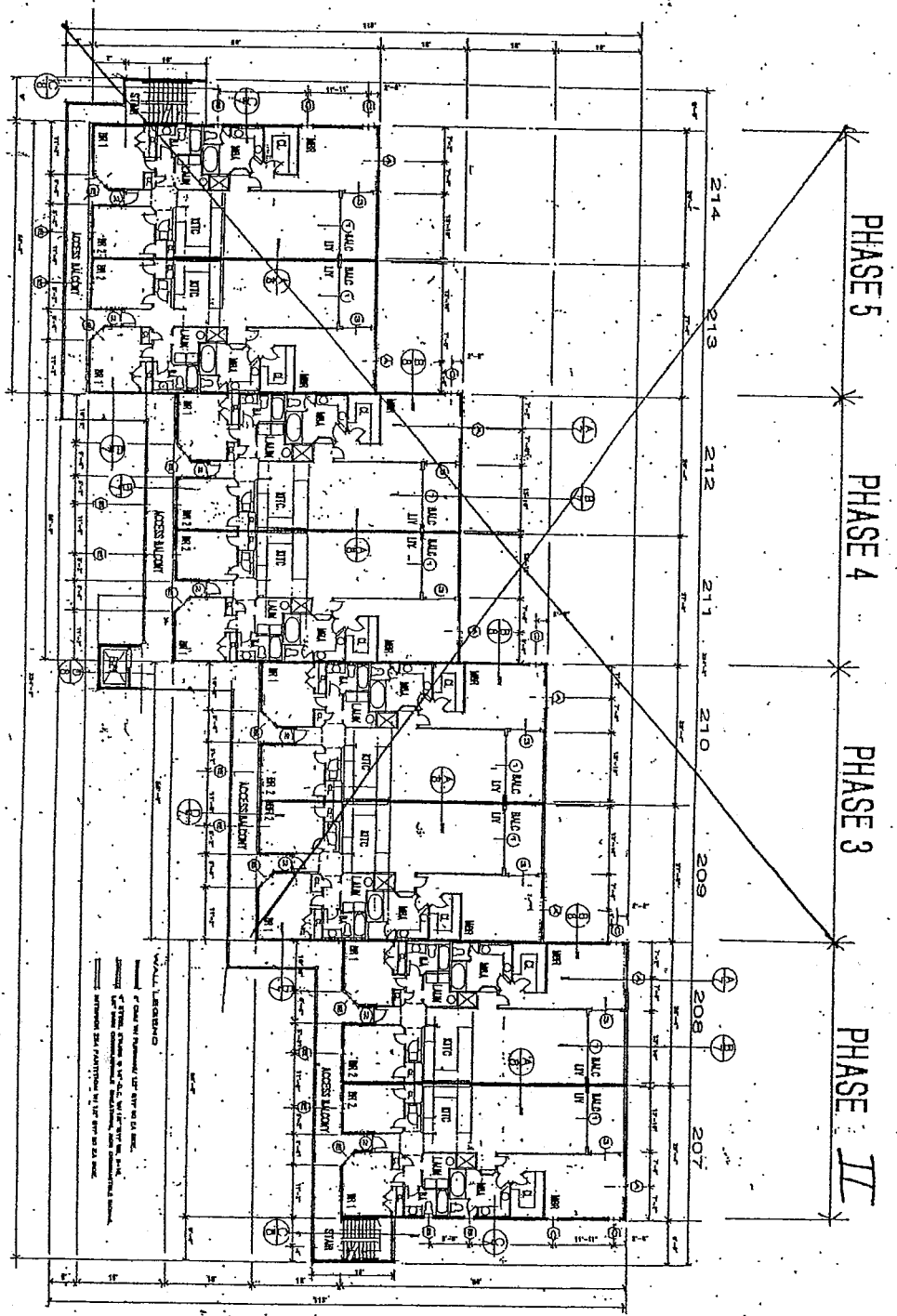


1ST FLOOR PLAN
11/10/03

Phase II

LAGUNA PONTE

1/2" = 1'-0"



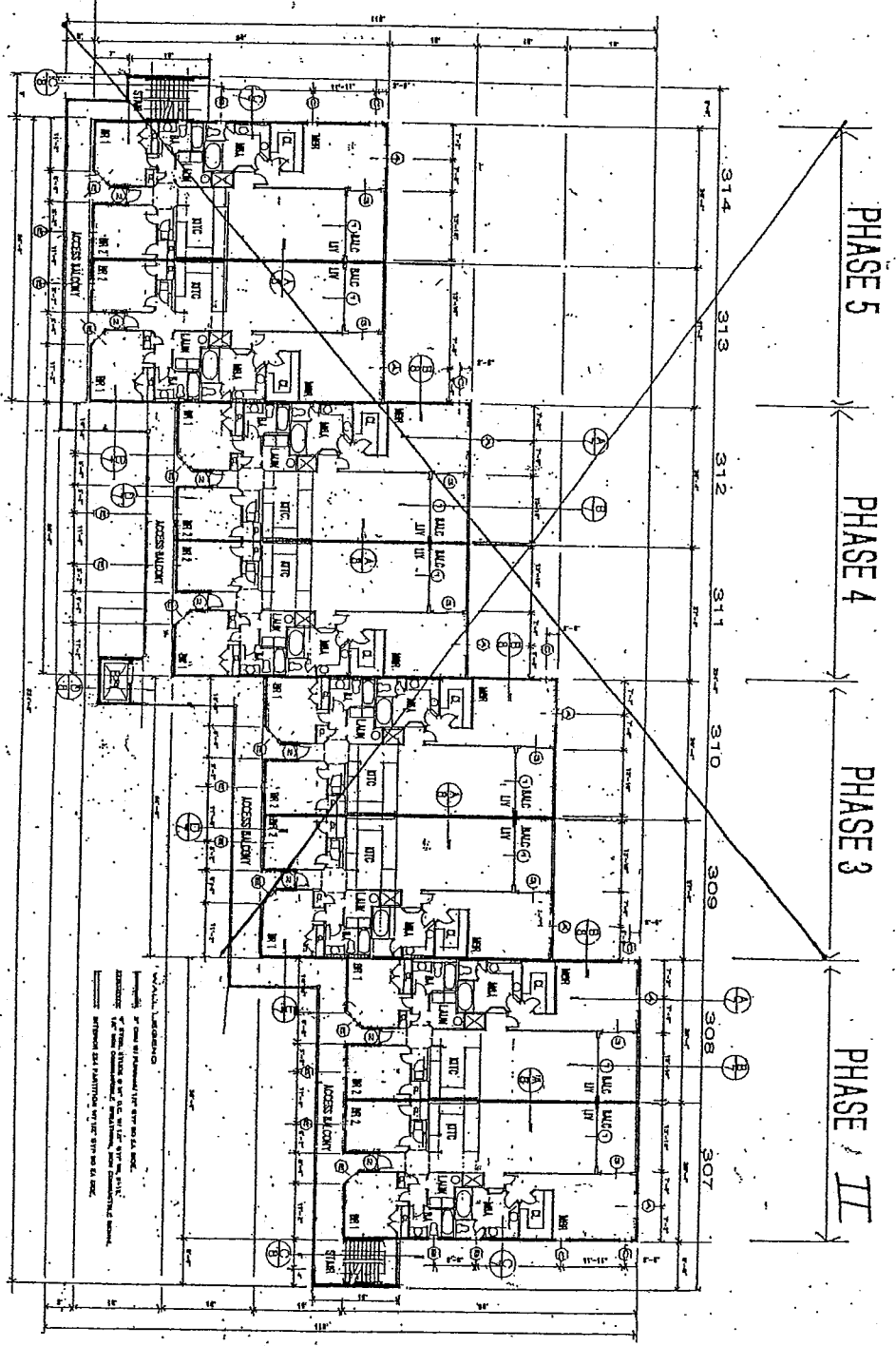
2ND FLOOR PLAN

Phase II

LAGUNA POINTE

ALL DIMENSIONS
SHOWN ON THIS PLAN ARE IN FEET AND INCHES.
DIMENSIONS IN FEET AND INCHES SHALL BE USED FOR CONSTRUCTION.
DIMENSIONS IN METERS SHALL BE USED FOR RECORDING PURPOSES.

1/8/03



3RD FLOOR PLAN
1/8/03

Phase II

LAGUNA POINTE

NOTES:
1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES.
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODES.
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND LIFE SAFETY CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND ALARM CODES.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING CODES.
5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY STANDARDS AND THE LATEST EDITIONS OF THE INTERNATIONAL UNIVERSAL DESIGN STANDARDS.
6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY STANDARDS AND THE LATEST EDITIONS OF THE INTERNATIONAL HEALTH AND SAFETY STANDARDS.
7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENVIRONMENTAL STANDARDS AND THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABILITY STANDARDS.
8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL QUALITY STANDARDS AND THE LATEST EDITIONS OF THE INTERNATIONAL BEST PRACTICES STANDARDS.
9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL INNOVATION STANDARDS AND THE LATEST EDITIONS OF THE INTERNATIONAL LEAN CONSTRUCTION STANDARDS.
10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESILIENCE STANDARDS AND THE LATEST EDITIONS OF THE INTERNATIONAL CLIMATE RESILIENCE STANDARDS.

EXHIBIT "C"
SURVEY, PLOT PLAN, AND GRAPHIC DESCRIPTION
FOR PHASE II

GENERAL NOTES WITH RESPECT TO THE PLOT PLAN
AND FLOOR PLAN MATERIALS AND DRAWINGS FOR
LAGUNA POINTE CONDOMINIUMS, PHASE II

(1) The plot plan and the survey have been prepared by Northwest Florida Engineering & Surveying, Inc., 1500 North Palafox Street, Pensacola, Florida, 32501. The floor plans have been prepared by Gregory R. Uzdevenes Architect, P. A., 918 East Cervantes Street, Pensacola, Florida, 32501.

(2) All improvements depicted on the attached plot plan and floor plans are proposed and construction is not substantially completed.

(3) The real property and all of the depicted improvements are part of the common elements, except for the following:

(a) The 6 individual condominium units.

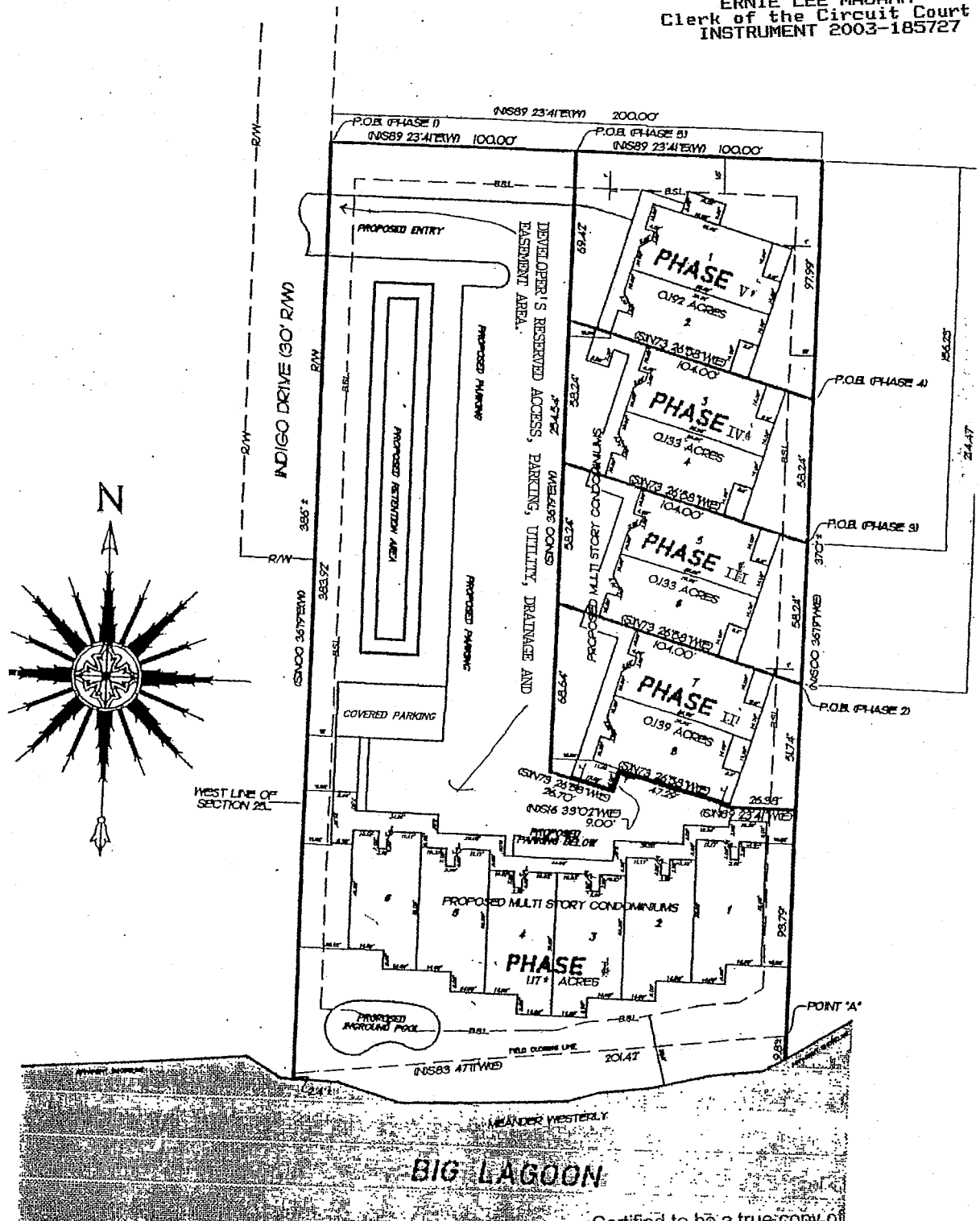
(b) The 12 covered parking spaces which are limited common elements.

(c) Each unit contains a balcony area contiguous to and serving only that unit, and heating and air conditioning equipment serving only that unit, which items are limited common elements.

(d) The storage lockers, depicted on the drawings, on the ground floor plan are limited common elements.

LAGUNA POINTE CONDOMINIUMS RCD Dec 18, 2003 10:21 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-185727



Certified to be a true copy of
the original on file in my office
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
By: *[Signature]*
Date: *12/18/03*



2330

OR BK 5310 PG1506
Escambia County, Florida
INSTRUMENT 2003-185728

This Instrument Prepared by:
James S. Campbell, Esquire
Beggs and Lane, RLLP
Post Office Box 12950
501 Commendencia Street
Pensacola, Florida 32591
(850) 432-2451

CERTIFICATE OF SURVEYOR PURSUANT TO
SECTION 718.104(e), FLORIDA STATUTES

LAGUNA POINTE CONDOMINIUMS, PHASE II

STATE OF FLORIDA
COUNTY OF ESCAMBIA

BEFORE ME, the undersigned authority, personally appeared Fred R. Thompson (the "Affiant"), who was sworn and says:

1. Affiant is a duly registered and duly licensed land surveyor, authorized to practice under the laws of the State of Florida.
2. Affiant is providing this Certificate of Surveyor pursuant to Section 718.104(4)(e), F.S. (2000).
3. Affiant hereby certifies that the construction of the improvements (the "Improvements"), all as more particularly described on Exhibit "A" of the Declaration of Condominium for Laguna Pointe Condominiums, as supplemented by that certain Supplemental Declaration of Condominium of Laguna Pointe Condominiums, Phase II, recorded in Official Records Book 5310, Page 1493, of the public records of Escambia County, Florida, are substantially complete so that Exhibit "A" of the Declaration of Condominium of Laguna Pointe Condominiums, as supplemented, together with all other provisions of the Declaration describing the condominium property as it relates to matters of survey, is an accurate representation of the location and dimensions of the Improvements, and that the identification, location, and dimensions of the Common Elements (as defined in the Declaration), the Limited Common Elements (as defined in the Declaration), and each unit of the Condominium can be determined from these materials.

Further Affiant Sayeth Not.

Dated this 17th day of December, 2003.

NORTHWEST FLORIDA ENGINEERING &
SURVEYING, INC., a Florida corporation

By: Fred R. Thompson
Fred R. Thompson
Title: President
State Survey No.: 3027

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was sworn to, subscribed to and acknowledged before me this 17th day of December, 2003, by Fred R. Thompson, as President of Northwest Florida Engineering & Surveying, Inc., a Florida corporation, on behalf of the corporation, who did not take an oath and who is personally known to me.

(Notary Public)
KRISTINA ZUCCARELLI
Notary Public - State of FL
Comm. Exp. Sept. 7, 2004
Comm. No. CC 966183

Kristina Zuccarelli
Notary Public
Kristina Zuccarelli
Name of Notary Printed
My Commission Expires: September 7, 2004
Commission Number: 966183



NORTHWEST FLORIDA LAND SURVEYING, INC.

1500 N. Palafox Street
Pensacola, FL 32501
(850) 432-1052

A PROFESSIONAL SERVICE ORGANIZATION

5237 Willing Street
Milton, FL 32570
(850) 626-9270



PREPARED FOR: JAMES CAMPBELL

JOB NO.: 10-10910-99-PH2

REQUESTED BY: JAMES CAMPBELL

DATE: 12-10-03

PROPERTY ADDRESS:

SCALE: 1" = 40'

OR BK 5310 PG 1507
Escambia County, Florida
INSTRUMENT 2003-185728

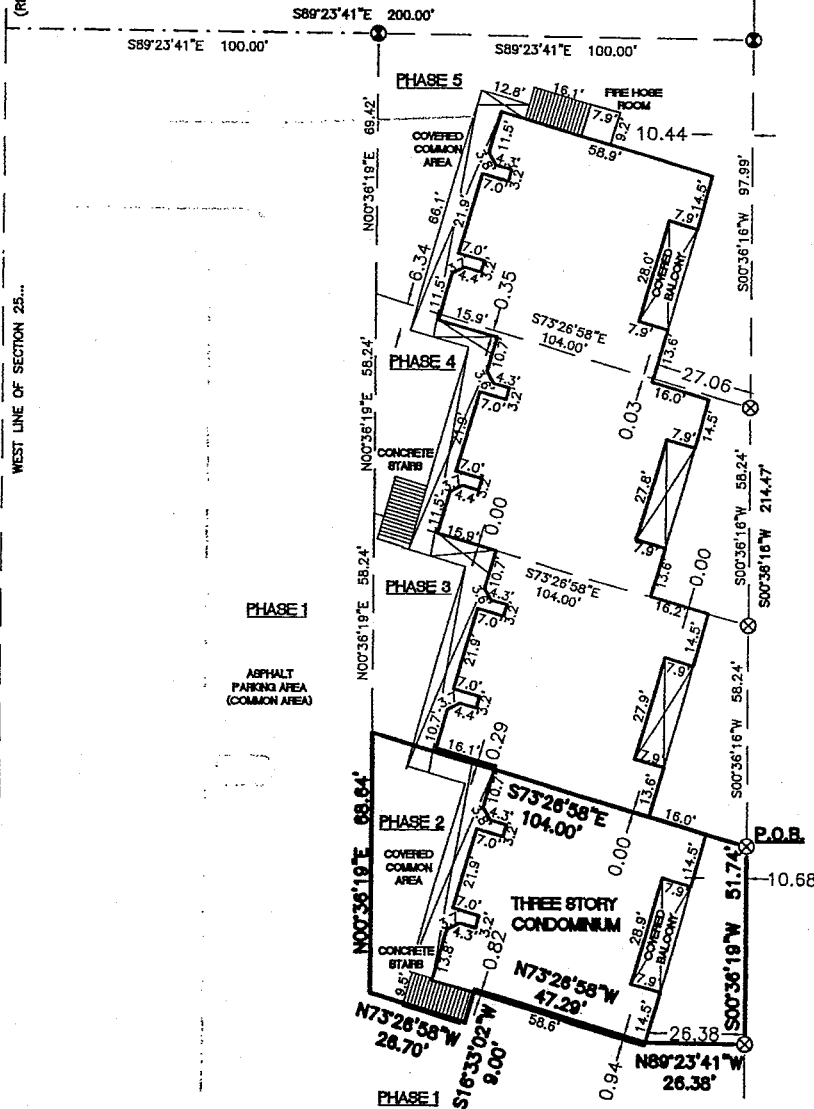
P.O.C.
N.W. CORNER OF SECTION 25
TOWNSHIP-3-SOUTH, RANGE-31-WEST

INDIGO DRIVE
N00°36'19"E 461.70'
(REFERENCE BEARING)

NOT INCLUDED



WEST LINE OF SECTION 25...



BOUNDARY SURVEY WITH IMPROVEMENTS

SHEET 1 OF 5

MEASUREMENTS MADE TO UNITED STATES STANDARDS

P.C.: TH DRAFTED: AES TYPED: AES CHECKED: FRT

DESCRIPTION: SEE PAGE THREE

SEC. 25, TWP. -3-S, RGE. -31-W, ESCAMBIA COUNTY, STATE OF FLORIDA.

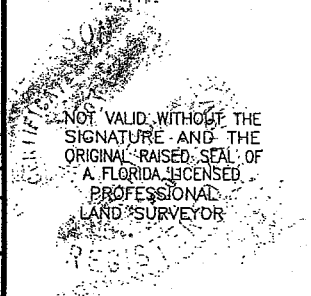
RECORDED D BOOK 00, PAGE 00 *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 12-01-03, FIELD BOOK: C-190, PG. 33&34

NORTHWEST FLORIDA LAND SURVEYING, INC.

REVISIONS:

Fred R. Thompson
 FRED R. THOMPSON PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NUMBER 3027 STATE OF FLORIDA





NORTHWEST FLORIDA LAND SURVEYING, INC.

1500 N. Palafox Street
Pensacola, FL 32501
(850) 432-1052

A PROFESSIONAL SERVICE ORGANIZATION

5237 Willing Street
Milton, FL 32570
(850) 828-9270



PREPARED FOR: JAMES CAMPBELL

JOB NO.: 10-10910-99-PH2

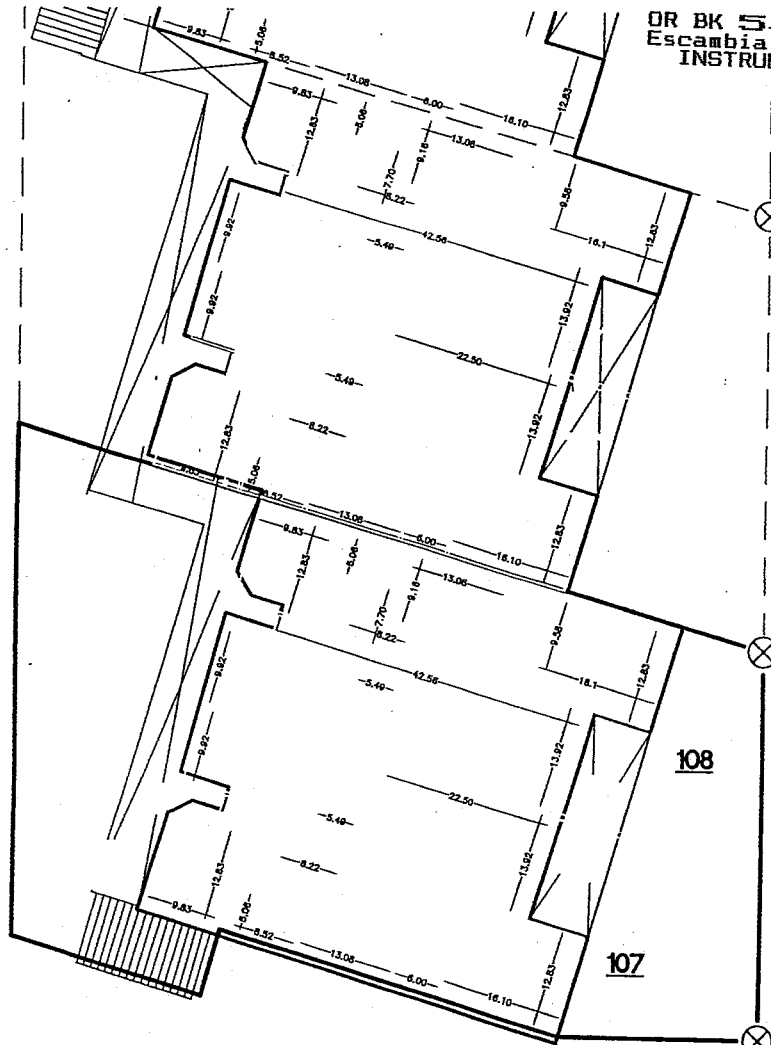
REQUESTED BY: JAMES CAMPBELL

DATE: 12-10-03

PROPERTY ADDRESS:

SCALE: 1" = 20'

OR BK 5310 PG 1508
Escambia County, Florida
INSTRUMENT 2003-185728



1ST FLOOR

BOUNDARY SURVEY WITH IMPROVEMENTS

SHEET 2 OF 5

MEASUREMENTS MADE TO UNITED STATES STANDARDS

P.C.: TH DRAFTED: AES TYPED: AES CHECKED: FRT

DESCRIPTION: SEE PAGE THREE

SEC. 25, TWP. -3-S, RGE. -31-W, ESCAMBIA COUNTY, STATE OF FLORIDA.

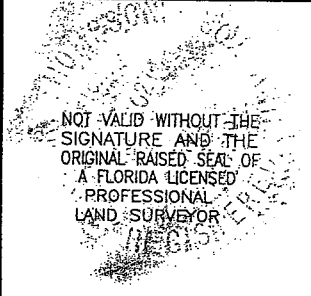
RECORDED D BOOK 00, PAGE 00 *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 12-01-03, FIELD BOOK: C-190, PG. 33&34

NORTHWEST FLORIDA LAND SURVEYING, INC.

REVISIONS:

Fred R. Thompson 12/15/03
FRED R. THOMPSON PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER **3027** STATE OF FLORIDA





NORTHWEST FLORIDA LAND SURVEYING, INC.

1500 N. Palafox Street
Pensacola, FL 32501
(850) 432-1052

A PROFESSIONAL SERVICE ORGANIZATION

5237 Willing Street
Milton, FL 32570
(850) 628-9270



PREPARED FOR: JAMES CAMPBELL

JOB NO.: 10-10910-99-PH2

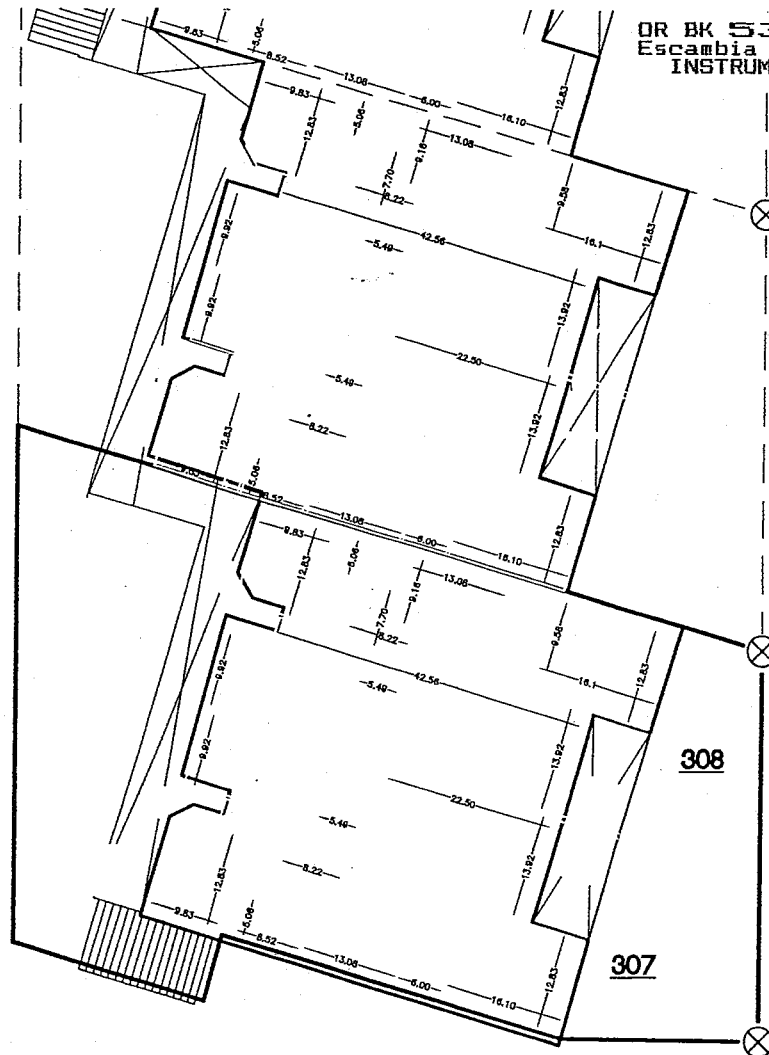
REQUESTED BY: JAMES CAMPBELL

DATE: 12-10-03

PROPERTY ADDRESS:

SCALE: 1" = 20'

OR BK 5310 PG 1510
Escambia County, Florida
INSTRUMENT 2003-185728



308

307

3RD FLOOR

BOUNDARY SURVEY WITH IMPROVEMENTS

SHEET 4 OF 5

MEASUREMENTS MADE TO UNITED STATES STANDARDS

P.G.: TH DRAFTED: AES TYPED: AES CHECKED: FRT

DESCRIPTION: SEE PAGE THREE

SEC. 25, TWP. -3-S, RGE. -31-W, ESCAMBIA COUNTY, STATE OF FLORIDA.

RECORDED D BOOK 00, PAGE 00. *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 12-01-03, FIELD BOOK: C-190, PG. 33&34

NORTHWEST FLORIDA LAND SURVEYING, INC.

REVISIONS:

Fred R. Thompson
FRED R. THOMPSON PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3027 STATE OF FLORIDA

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL OF
A FLORIDA LICENSED
PROFESSIONAL
LAND SURVEYOR



NORTHWEST FLORIDA LAND SURVEYING, INC.

1500 N. Palafox Street
Pensacola, FL 32501
(850) 432-1052

A PROFESSIONAL SERVICE ORGANIZATION

5237 Willing Street
Milton, FL 32570
(850) 626-9270



PREPARED FOR: JAMES CAMPBELL

JOB NO.: 10-10910-99-PH2

REQUESTED BY: JAMES CAMPBELL

DATE: 12-10-03

PROPERTY ADDRESS:

SCALE:

OR BK 5310 PG 1511
Escambia County, Florida
INSTRUMENT 2003-185728

COMMENCE AT THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE GO SOUTH 00 DEGREES 36 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 25 A DISTANCE OF 461.70 FEET, THENCE DEPARTING SAID WEST LINE OF SECTION 25, GO SOUTH 89 DEGREES 23 MINUTES 41 SECONDS EAST A DISTANCE OF 200.00 FEET, THENCE GO SOUTH 00 DEGREES 36 MINUTES 19 SECONDS WEST A DISTANCE OF 214.47 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00 DEGREES 36 MINUTES 19 SECONDS WEST A DISTANCE OF 51.74 FEET, THENCE GO NORTH 89 DEGREES 23 MINUTES 41 SECONDS WEST A DISTANCE OF 26.38 FEET, THENCE GO NORTH 73 DEGREES 28 MINUTES 58 SECONDS WEST A DISTANCE OF 47.29 FEET, THENCE GO SOUTH 16 DEGREES 33 MINUTES 02 SECONDS WEST A DISTANCE OF 9.00 FEET, THENCE GO NORTH 73 DEGREES 28 MINUTES 58 SECONDS WEST A DISTANCE OF 26.70 FEET, THENCE GO NORTH 00 DEGREES 36 MINUTES 19 SECONDS EAST A DISTANCE OF 68.64 FEET, THENCE GO SOUTH 73 DEGREES 28 MINUTES 58 SECONDS EAST A DISTANCE OF 104.00 FEET TO THE POINT OF BEGINNING, THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 0.139 ACRES.

GENERAL NOTES:

1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 00 DEGREES 36 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SECTION 25, TOWNSHIP-3-SOUTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA.
2. THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO DEEDS OF RECORD AND TO EXISTING FIELD MONUMENTATION.
3. NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY NORTHWEST FLORIDA LAND SURVEYING, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
4. THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE 'AE', BASE FLOOD ELEVATION 9 FEET, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA (UNINCORPORATED AREAS), MAP NUMBER 12060 0528F REVISED FEBRUARY 20, 2000.
5. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
6. THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
7. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
8. THE MEASUREMENTS OF THE BUILDINGS AND/OR FOUNDATIONS SHOWN HEREON DO NOT INCLUDE CONCRETE FOOTERS OR EAVE OVERHANGS.

DENOTES:

- ⊗ 1/2" CAPPED IRON ROD, NUMBERED 7277 (PLACED)
- ⊙ 1/2" CAPPED IRON ROD, NUMBERED 1052 (FOUND)
- NAIL IN ASPHALT UNNUMBERED (FOUND)
- R/W * RIGHT OF WAY
- P.O.C. * POINT OF COMMENCEMENT
- P.O.B. * POINT OF BEGINNING

BOUNDARY SURVEY WITH IMPROVEMENTS

SHEET 5 OF 5

MEASUREMENTS MADE TO UNITED STATES STANDARDS

P.C.: TH DRAFTED: AES TYPED: AES CHECKED: FRT

DESCRIPTION: SEE ABOVE

SEC. 25, TWP. -3-S, RGE. -31-W, ESCAMBIA COUNTY, STATE OF FLORIDA:

RECORDED D BOOK 00, PAGE 00. *THE ENCROACHMENTS ARE AS SHOWN*

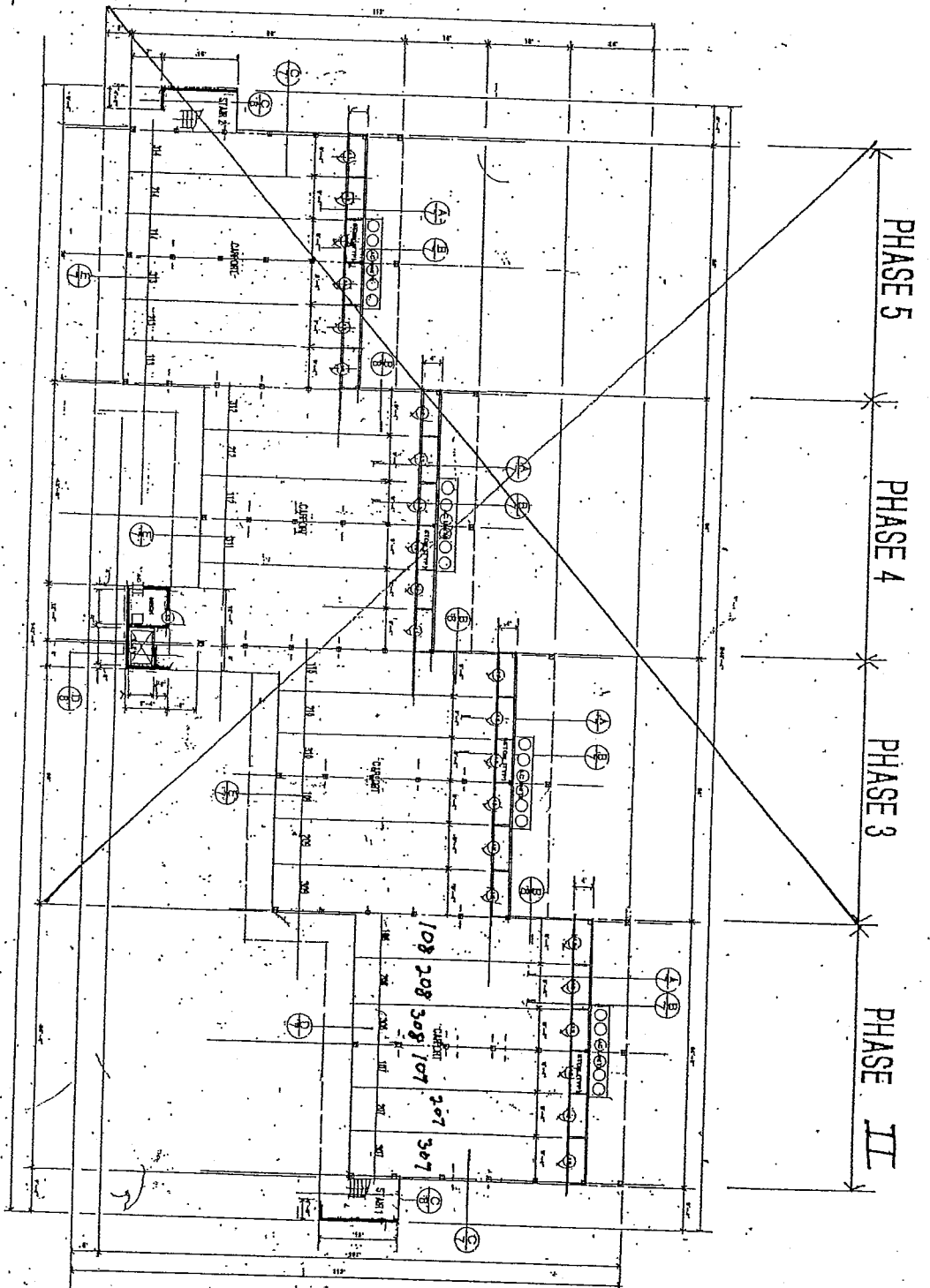
FIELD DATE: 12-01-03, FIELD BOOK: C-190, PG. 33&34

NORTHWEST FLORIDA LAND SURVEYING, INC.

REVISIONS:

FRED R. THOMPSON PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3027 STATE OF FLORIDA

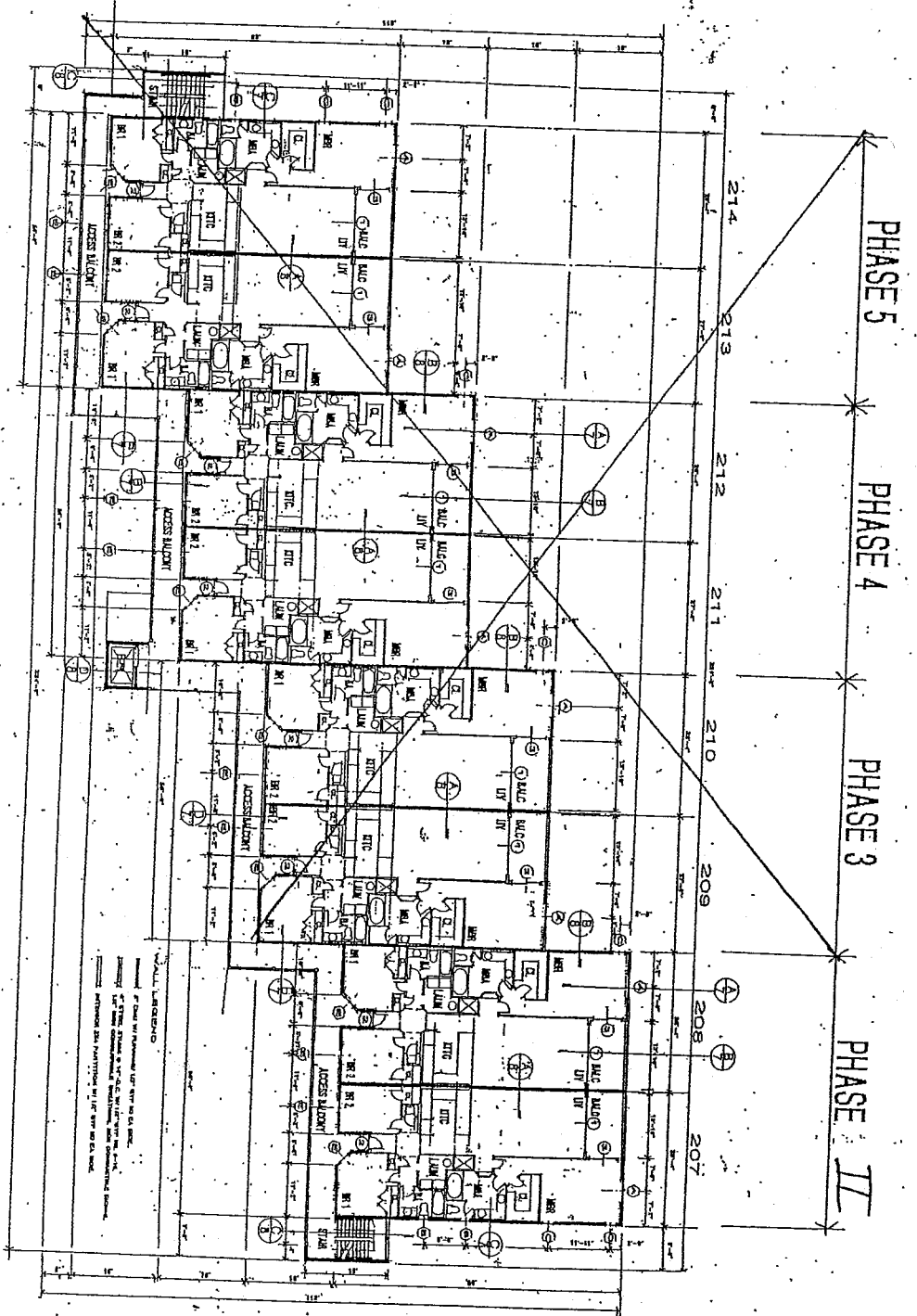
NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.



GROUND FLOOR PLAN

Phase II

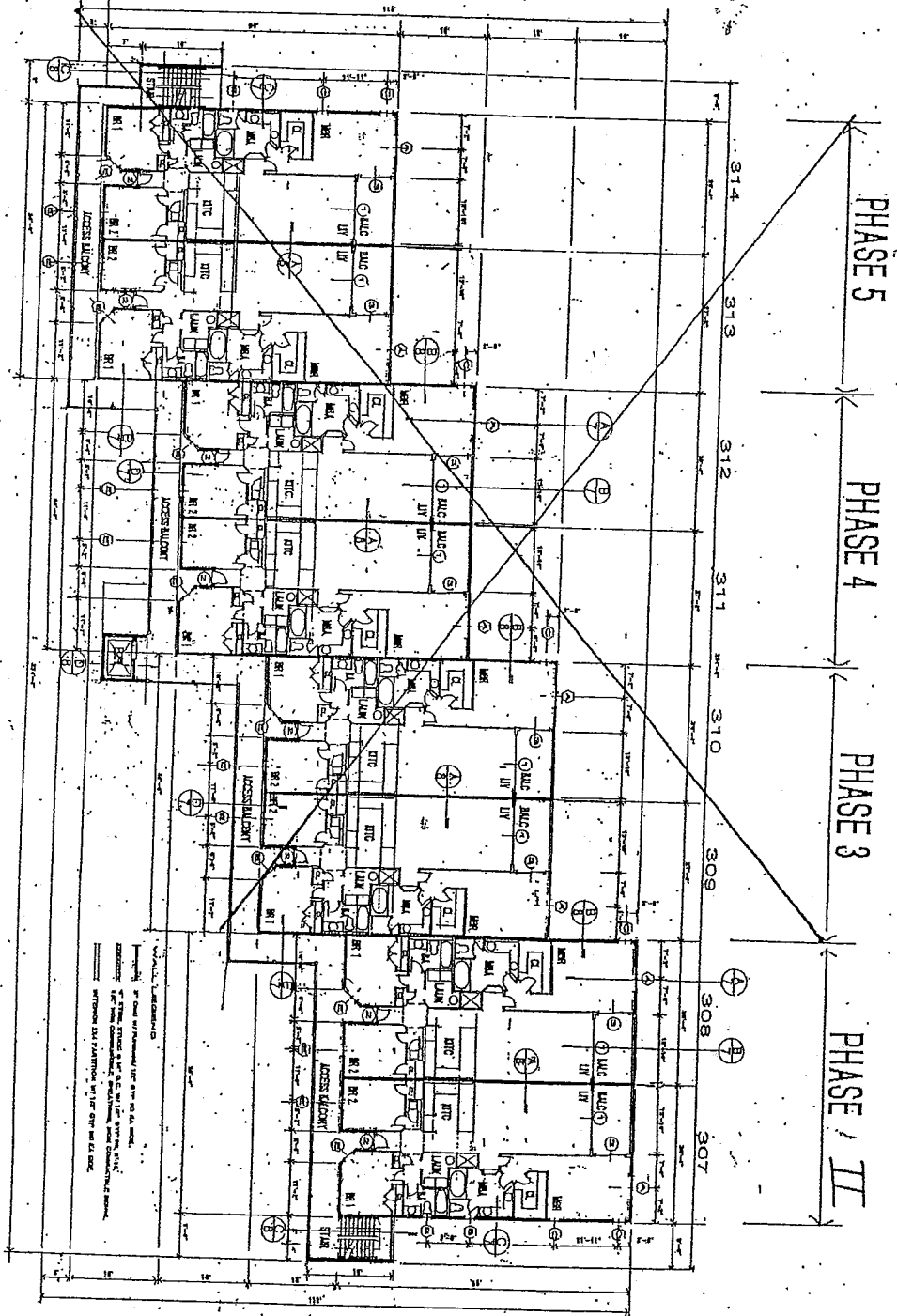
LAGUNA POINTE



2ND FLOOR PLAN

Phase II

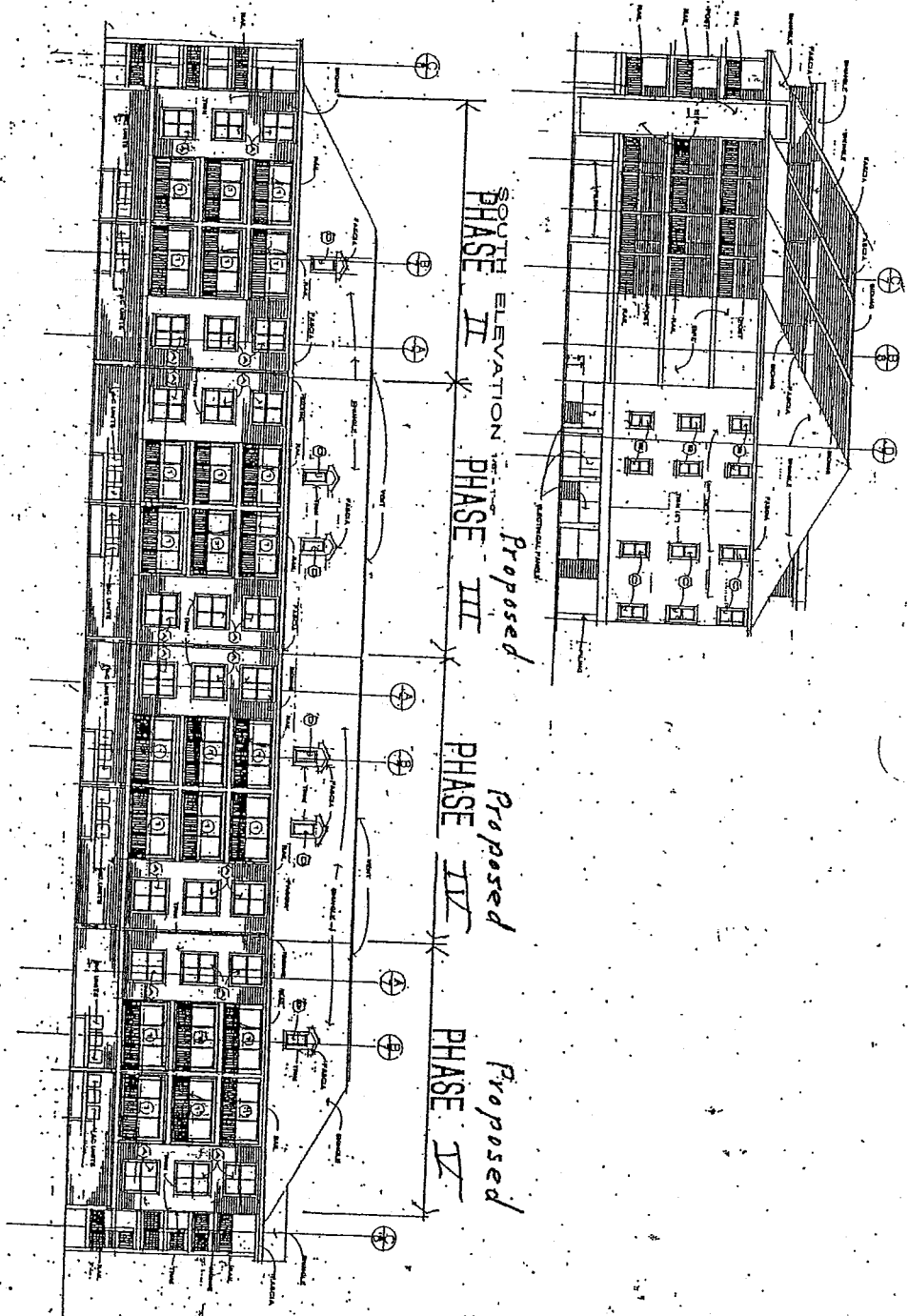
IAGIINA PINTTF



3RD FLOOR PLAN
1/18/04

Phase II

1 ACINIA DINANTE



EAST ELEVATION

Phase II

ARCHITECT

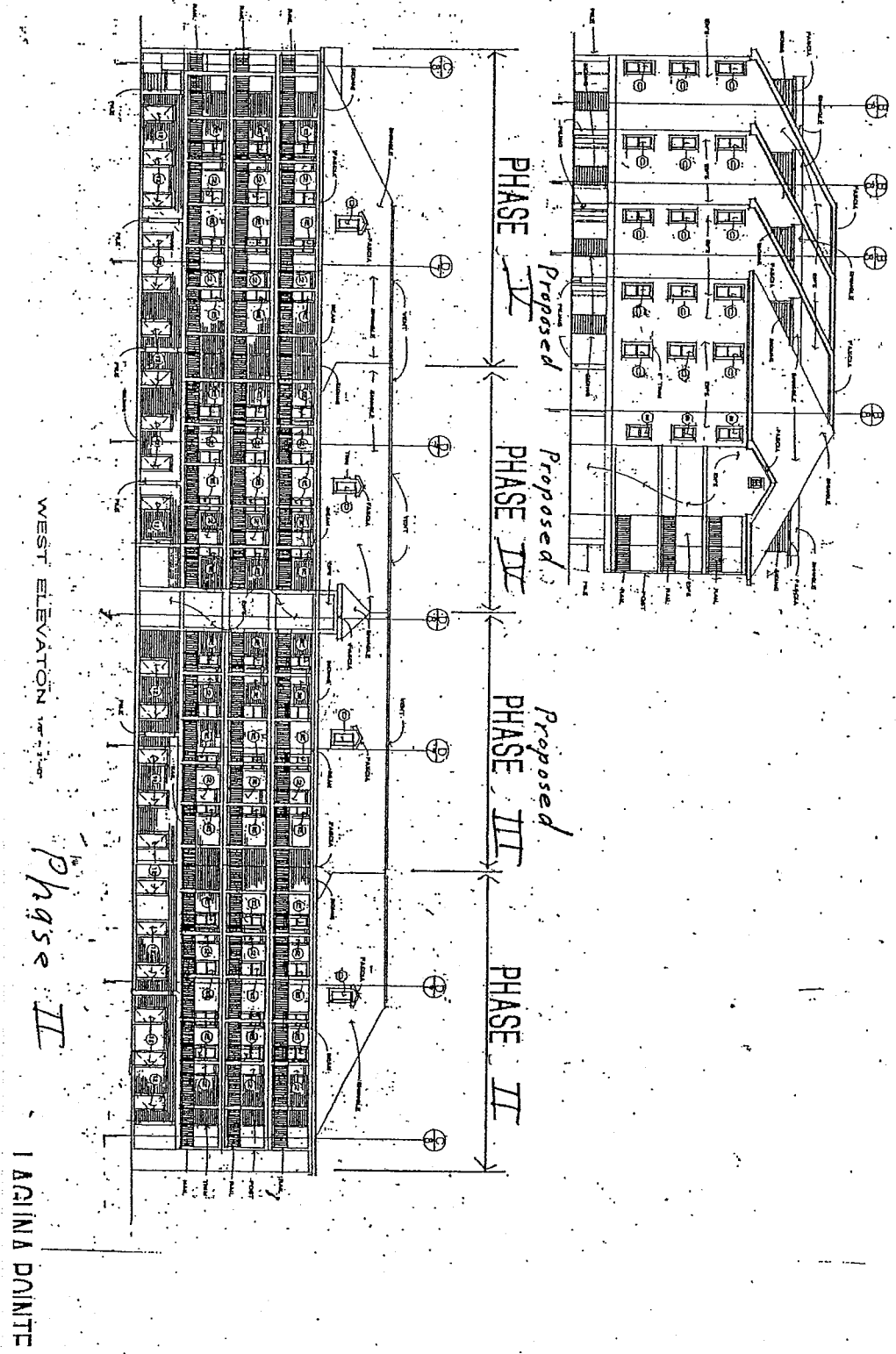


EXHIBIT "D"

**COMPUTATION OF FRACTIONAL UNDIVIDED
INTEREST/SHARE IN COMMON ELEMENTS AND
SURPLUS AND FRACTION AND MANNER OF SHARING
COMMON EXPENSES**

Schedule of Shares

LAGUNA POINTE CONDOMINIUMS

SCHEDULE OF SHARES IN THE COMMON EXPENSE, COMMON SURPLUS, AND OWNERSHIP OF THE COMMON ELEMENTS

Phase I

TYPE	NUMBER OF UNITS	UNDIVIDED SHARE
Each of the 18 condominium units	18	1/18 undivided share for each unit

The percentage of common expense, common surplus, and ownership of the common elements shall be determined on a per unit basis. For example, there are eighteen (18) units within Phase I, for which a Declaration of Condominium has been recorded submitting said units to condominium ownership. Each unit owner within said condominium would be required to pay one -eighteenth (1/18) of the expenses of the Association. In addition, each unit owner would also have a one-eighteenth (1/18) interest in the Association properties.

Phases I and II

TYPE	NUMBER OF UNITS	UNDIVIDED SHARE
Each of the 24 condominium units	24	1/24 undivided share for each unit

The percentage of common expense, common surplus, and ownership of the common elements shall be determined on a per unit basis. For example, there would be twenty-four (24) units within Phases I and II. Each unit owner within said condominium would be required to pay one -twentyfourth (1/24) of the expenses of the Association. In addition, each unit owner would also have a one-twentyfourth (1/24) interest in the Association properties.

Phases I, II and III

TYPE	NUMBER OF UNITS	UNDIVIDED SHARE
Each of the 30 condominium units	30	1/30 undivided share for each unit

The percentage of common expense, common surplus, and ownership of the common elements shall be determined on a per unit basis. For example, there would be thirty (30) units within Phases I, II and III. Each unit owner within said condominium would be required to pay one -thirtieth (1/30) of the expenses of the Association. In addition, each unit owner would also have a one-thirtieth (1/30) interest in the Association properties.

Phases I, II, III and IV

TYPE	NUMBER OF UNITS	UNDIVIDED SHARE
Each of the 36 condominium units	36	1/36 undivided share for each unit

The percentage of common expense, common surplus, and ownership of the common elements shall be determined on a per unit basis. For example, there would be thirty-six (36) units within Phases I, II, III and IV. Each unit owner within said condominium would be required to pay one -thirtysixth (1/36) of the expenses of the Association. In addition, each unit owner would also

have a one-thirtysixth (1/36) interest in the Association properties.

Phases I, II, III, IV and V

TYPE	NUMBER OF UNITS	UNDIVIDED SHARE
Each of the 42 condominium units	42	1/42 undivided share for each unit

The percentage of common expense, common surplus, and ownership of the common elements shall be determined on a per unit basis. For example, there would be forty-two (42) units within Phases I, II, III, IV and V. Each unit owner within said condominium would be required to pay one -fortysecond (1/42) of the expenses of the Association. In addition, each unit owner would also have a one-fortysecond (1/42) interest in the Association properties.

RCD Dec 18, 2003 10:21 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-185728

Certified to be a true copy of
the original on file in my office
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida

By: 
Date: Dec 18 2003