

EXHIBIT "A" TO THE
DECLARATION OF CONDOMINIUM
SUNSHINE TERRACE, A CONDOMINIUM

LEGAL DESCRIPTION
OF THE
REAL PROPERTY BEING SUBMITTED

SUNSHINE TERRACE, A CONDOMINIUM

PHASE I - LEGAL DESCRIPTION

A parcel of land in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 22, Township 29 South, Range 15 East, Pinellas County, Florida, further described as follows:

Begin at the NW corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the said Section 22-29-15, and run thence along the 40 acre line, also the centerline of Greenwood Avenue R/W, S 00°01'36" E, 117.50'; thence S 89°03'49" E, 266.39' to the northwesterly corner of Sunshine Terrace Condominiums boundary line for a P.O.B.; thence continue along the said line S 89°03'49" E, 188.65'; thence S 00°10'32" E, 119.46'; thence N 89°03'49" W, 66.99'; thence S 00°56'11" W, 116.00'; thence N 89°03'49" W, 123.76' to the westerly boundary line of the said Sunshine Terrace Condominiums; thence along the said boundary line, N 00°57'56" E, 21.31'; S 89°03'49" E, 3.67'; N 46°57'11" E, 55.00'; thence N 44°45'49" W, 55.13'; N 89°03'49" W, 5.97'; N 01°44'49" E, 137.44' to the P.O.B. Containing 35,360.68 sq. ft. (0.8118 Acres) MOL.

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EXHIBIT "B" TO THE
DECLARATION OF CONDOMINIUM OF
SUNSHINE TERRACE, A CONDOMINIUM

PLOT PLAN, SURVEY AND GRAPHIC DESCRIPTION

CONDOMINIUM
BOOK _____ PAGE _____

City of Clearwater, Florida
Section 22 - Township 29 South - Range 15 East

DESCRIPTION

PHASE 1:
A parcel of land in the NE¼ of the NE¼ of Section 22 Township 20 north, Range 13 East, Pinellas County, Florida, further described as follows: Begin at the NW corner of the NE¼ of the NE¼ of the said section 22-28-15, and run thence along the 40 acre line, also the centerline of Greenwood Avenue N.W., S. 00°01'18" E., 113.50'; thence S 89°03'49" E., 286.39' to the NE corner of Sunshine Terrace Condominiums boundary line for a P.O.B.; thence continue along the said line S 89°03'49" E., 188.45'; thence S 00°10'32" E., 119.44'; thence S 89°03'49" E., 66.79'; thence S 00°35'11" W., 116.00'; thence S 89°03'49" E., 133.76'; to the western boundary line of the said Sunshine Terrace Condominiums; thence along the said boundary line, W 00°53'56" E., 21.31'; S 89°03'49" E., 3.67'; S 46°57'11" E., 55.00'; thence N 44°43'49" W., 55.13'; S 89°03'49" E., 5.97'; S 01°44'49" E., 137.44'; to the P.O.B. Containing 35,360.68 sq. ft., or 0.8118 Acres W/ 50.13'.

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies that he is a Registered Land Surveyor, under the laws of the State of Florida, that the construction of the improvements described as substantially completed, and that upon substantial completion of improvements and final survey of such improvements the Surveyor's Certificate will be duly executed upon As-built plans.

This classification together with the identification of Condolantium of SUBMERGENT THERMAGE, and the exhibits attached thereto is an adequate representation of the location and dimension of the Improvements described, and that the identification, location and dimensions of the common elements and of each Condolantium Unit therein can be determined from these materials.

KT 1.24.84
~~Feb 1984~~
Date
Yam Torgal
Neg, Land Strvfor 2760

Key, Land Surveyor #2760

The floor plan shows a rectangular building with several rooms. A legend in the top right corner identifies the rooms:

- 1** - PRIMARY BEDROOM
- 2** - BATH
- 3** - STORAGE
- 4** - COMMON AREA
- 5** - UNITS COMMON AREA

 A north arrow is located in the top left corner, pointing towards the top of the page. The plan includes a central corridor and various sized rooms, some of which are labeled with numbers 1 through 5. There are also several unlabeled rooms and a large area at the bottom labeled '5'.

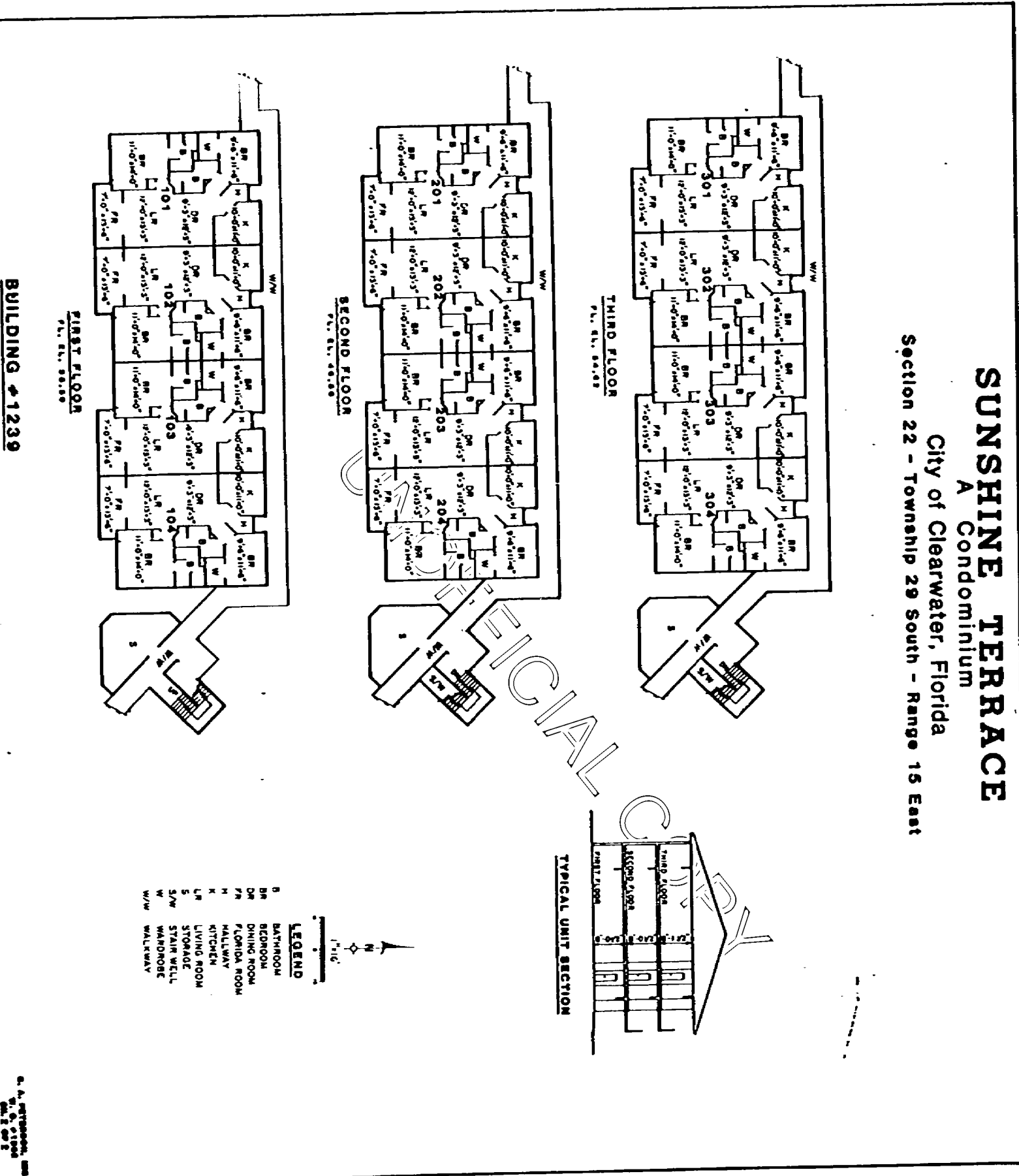
G. A. PATENSON, INC
W. O. P1001
Oct. 1 07 P

SUNSHINE TERRACE

A Condominium

City of Clearwater, Florida

Section 22 - Township 29 South - Range 15 East



D. A. 5688, 1988
 10/1/88
 10/1/88

EXHIBIT "C" TO THE
DECLARATION OF CONDOMINIUM OF
SUNSHINE TERRACE, A CONDOMINIUM

UNIT OWNERS PERCENTAGE OF COMMON ELEMENTS
AND COMMON SURPLUS: SHARING OF COMMON EXPENSES

SUNSHINE TERRACE, A CONDOMINIUM

SCHEDULE

Condominium Units - Area & Percentage OwnershipPHASE I - 12 Units

<u>Unit No.</u>	<u>Percentage of Total</u>
1239-101	8.33
1239-102	8.33
1239-103	8.33
1239-104	8.33
1239-201	8.33
1239-202	8.33
1239-203	8.33
1239-204	8.33
1239-301	8.33
1239-302	8.33
1239-303	8.33
1239-304	8.37
	<u>100.00</u>

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SUNSHINE TERRACE, A CONDOMINIUM

SCHEDULE

Condominium Units - Area & Percentage OwnershipPHASE I & II - 24 Units

<u>Unit No.</u>	<u>Percentage of Total</u>
1239-101	4.16
1239-102	4.16
1239-103	4.16
1239-104	4.16
1239-201	4.16
1239-202	4.16
1239-203	4.16
1239-204	4.16
1239-301	4.16
1239-302	4.16
1239-303	4.16
1239-304	4.32
1241-101	4.16
1241-102	4.16
1241-103	4.16
1241-104	4.16
1241-201	4.16
1241-202	4.16
1241-203	4.16
1241-204	4.32
1241-301	4.16
1241-302	4.16
1241-303	4.16
1241-304	4.16
	<u>100.00</u>

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SUNSHINE TERRACE, A CONDOMINIUM

SCHEDULE

Condominium Units - Area & Percentage OwnershipPHASE I, II & III - 36 Units

<u>Unit No.</u>	<u>Percentage of Total</u>
1239-101	2.77
1239-102	2.77
1239-103	2.77
1239-104	2.77
1239-201	2.77
1239-202	2.77
1239-203	2.77
1239-204	2.77
1239-301	2.77
1239-302	2.77
1239-303	2.77
1239-304	3.05
1241-101	2.77
1241-102	2.77
1241-103	2.77
1241-104	2.77
1241-201	2.77
1241-202	2.77
1241-203	2.77
1241-204	2.77
1241-301	2.77
1241-302	2.77
1241-303	2.77
1241-304	2.77
1245-101	2.77
1245-102	2.77
1245-103	2.77
1245-104	2.77
1245-201	2.77
1245-202	2.77
1245-203	2.77
1245-204	2.77
1245-301	2.77
1245-302	2.77
1245-303	2.77
1245-304	2.77
	<u>100.00</u>

SUNSHINE TERRACE, A CONDOMINIUM

SCHEDULE

Condominium Units - Area & Percentage Ownership

PHASE I, II, III & IV - 54 Units

<u>Unit No.</u>	<u>Percentage of Total</u>
1239-101	1.85
1239-102	1.85
1239-103	1.85
1239-104	1.85
1239-201	1.85
1239-202	1.85
1239-203	1.85
1239-204	1.85
1239-301	1.85
1239-302	1.85
1239-303	1.85
1239-304	1.95
1241-101	1.85
1241-102	1.85
1241-103	1.85
1241-104	1.85
1241-201	1.85
1241-202	1.85
1241-203	1.85
1241-204	1.85
1241-301	1.85
1241-302	1.85
1241-303	1.85
1241-304	1.85
1245-101	1.85
1245-102	1.85
1245-103	1.85
1245-104	1.85
1245-201	1.85
1245-202	1.85
1245-203	1.85
1245-204	1.85
1245-301	1.85
1245-302	1.85
1245-303	1.85
1245-304	1.85
1247-101	1.85
1247-102	1.85
1247-103	1.85
1247-104	1.85
1247-105	1.85
1247-106	1.85
1247-201	1.85
1247-202	1.85
1247-203	1.85
1247-204	1.85
1247-205	1.85
1247-206	1.85
1247-301	1.85
1247-302	1.85
1247-303	1.85
1247-304	1.85
1247-305	1.85
1247-306	1.85
	<u>100.00</u>