

This instrument prepared by
CURTIS R. MOSLEY, ESQ.
Mosley & Wallis, P.A.
Post Office Box 1210
Melbourne, Florida 32902-1210

Scott Ellis

Clerk Of Courts, Brevard County

#Pgs: 81	#Names: 2
Trust: 41.00	Rec: 649.00 Serv: 0.00
Doc: 0.00	Excise: 0.00
Mtg: 0.00	nt Tax: 0.00

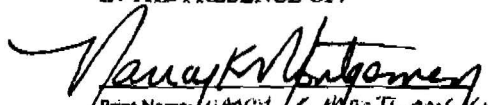
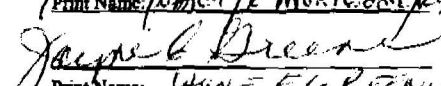
**SEVENTH AMENDMENT TO DECLARATION OF
CONDOMINIUM OF BAYPORT CONDOMINIUMS**

BAYPORT CONDOMINIUMS., a Florida limited liability company, pursuant to the authority reserved in Article XIII of the Declaration of Condominium establishing BAYPORT CONDOMINIUMS, as recorded in Official Records Book 5383, Pages 5692 through 5809 inclusive, as amended by First Amendment to Declaration of Condominiums of BAYPORT, A CONDOMINIUM recorded in Official Records Book 5393, Pages 6040 through 6045 inclusive, as amended by Second Amendment to Declaration of Condominiums of BAYPORT, A CONDOMINIUM recorded in Official Records Book 5393, Pages 6046 through 6052 inclusive, and as amended by Third Amendment to Declaration of Condominium of Bayport, A Condominium recorded in Official Records Book 5393, Pages 6053 through 6066 inclusive all of the Public Records of Brevard County, Florida, and the Florida Condominium Act, hereby amends said Declaration above described as follows, to-wit:

1. See Exhibit "A" attached hereto and made a part hereof for Certificate of Substantial Completion of Building 2.
2. See Exhibit "A" attached hereto and made a part hereof for Certificate of Substantial Completion of Building 4.
3. See Exhibit "A" attached hereto and made a part hereof for Certificate of Substantial Completion of Building 8.
4. See Exhibit "A" attached hereto and made a part hereof for Certificate of Substantial Completion of Building 10.
5. See Exhibit "A" attached hereto and made a part hereof for Certificate of Substantial Completion of Building 12.
6. See Exhibit "A" attached hereto and made a part hereof for Certificate of Substantial Completion of Building 14.
7. See Exhibit "A" attached hereto and made a part hereof for Certificate of Substantial Completion of Building 1.
8. See Exhibit "A" attached hereto and made a part hereof for Certificate of Substantial Completion of Building 3.
9. See Exhibit "A" attached hereto and made a part hereof for Certificate of Substantial Completion of Building 7.
10. See Exhibit "A" attached hereto and made a part hereof for Certificate of Substantial Completion of Building 9.
11. See Exhibit "A" attached hereto and made a part hereof for Certificate of Substantial Completion of Building 15.
12. See Exhibit "A" attached hereto and made a part hereof for Certificate of Substantial Completion of Building 21.

IN WITNESS WHEREOF, the above-stated Developer has caused these presents to be signed and sealed on this 2nd day of July, 2005.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:


Print Name: NANCY K. MONTGOMERY

Print Name: JOYCE E. GREEN

DEVELOPER:

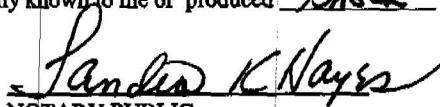
Bayport, L.L.C., a Florida limited liability company

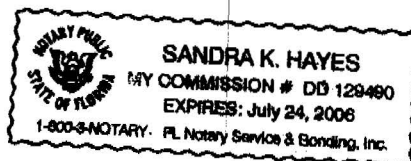
By: 
William Young, Operating Manager

(CORPORATE SEAL)

STATE OF FLORIDA)
COUNTY OF BREVARD)

The foregoing instrument was acknowledged before me this 2nd day of July, 2005, by WILLIAM YOUNG, Operating Manager of BAYPORT, L.L.C., a Florida limited liability company on behalf of the Company. He is personally known to me or produced known as identification.


NOTARY PUBLIC
My Commission Expires:



BAYPORT CONDOMINIUMS

PHASE 1, BUILDING 2 ONLY

8686, 8688 & 8690 VILLA NOVA DRIVE

SURVEYOR'S CERTIFICATE FOR BAYPORT CONDOMINIUM

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS TO-WIT:

I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A", 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 THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 12th DAY OF NOVEMBER, 2004 A.D.

BY: _____

JOHN R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NO. 2351 STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME
AS TO "JOHN R. CAMPBELL", THIS
12th DAY OF NOVEMBER, 2004 A.D.

Connie Jo Dials
CONNIE JO DIALS

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: MARCH 25, 2008



Connie Jo Dials
My Commission DD304031
Expires March 25, 2008

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

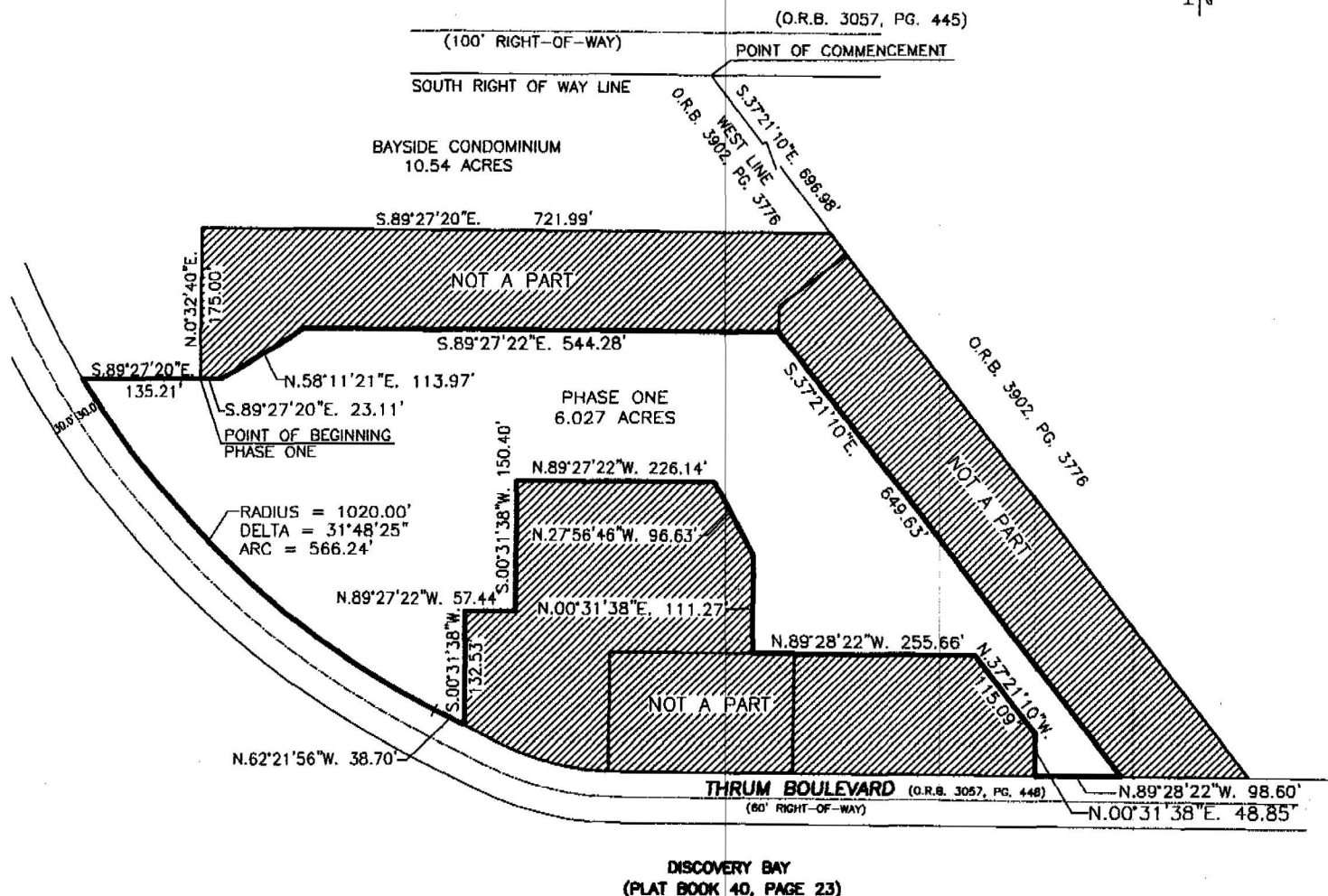
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 1

BAYPORT CONDOMINIUMS

Sketch of Survey Phase One



INDICATES THAT AREA NOT INCLUDED IN PHASE ONE

LEGAL DESCRIPTION: (PHASE ONE)

A portion of land lying in Section 15, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at a point on the South right of way line of Central Boulevard, a 100.00 foot right of way, as described in Official Records Book 3057 at Page 445 of the Public Records of Brevard County, Florida, and the Westerly line of the lands described in Official Records Book 3902 at Page 3776 of the Public Records of Brevard County, Florida; Thence run S.37°21'10"E., a distance of 696.98 feet; Thence run N.89°27'22"W. a distance of 721.99 feet; Thence run S.00°32'40"W. a distance of 175.00 feet to the Point of Beginning; Thence run S.89°27'20"E. a distance of 23.11 feet; Thence run N.58°11'21"E. a distance of 113.97 feet; Thence run S.89°27'22"E. a distance of 544.28 feet; Thence run S.37°21'10"E. a distance of 649.63 feet to a point on the North right of way line of Tower Boulevard, (Tower Boulevard) a 60.00 foot right of way as described in Official Records Book 3057 at Page 448 of said Public Records; Thence run N.89°28'22"W. along said North right of way line a distance of 98.60 feet; Thence leaving said North right of way line run N.00°31'38"E. a distance of 48.85 feet; Thence run N.37°21'10"W. a distance of 115.09 feet; Thence run N.89°28'22"W. a distance of 255.66 feet; Thence run N.00°31'38"E. a distance of 111.27 feet; Thence run N.27°56'46"W. a distance of 96.63 feet; Thence run N.89°27'22"W. a distance of 226.14 feet; Thence run S.00°31'38"W. a distance of 150.40 feet; Thence run N.89°27'22"W. a distance of 57.44 feet; Thence run S.00°31'38"W. a distance of 132.53 feet to a point on the said North right of way line of Tower Boulevard; Thence run N.62°21'56"W. along said North right of way line a distance of 38.70 feet to a point of curvature of a curve to the right having a radius of 1020.00 feet; Thence run Northwesterly along the arc of said curve through a central angle of 31°48'25", a distance of 566.24 feet; Thence leaving said right of way run S.89°27'20"E. a distance of 135.21 feet to the Point of Beginning. Said Parcel contains 6.027 acres more or less.

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OF BREVARD, INC.

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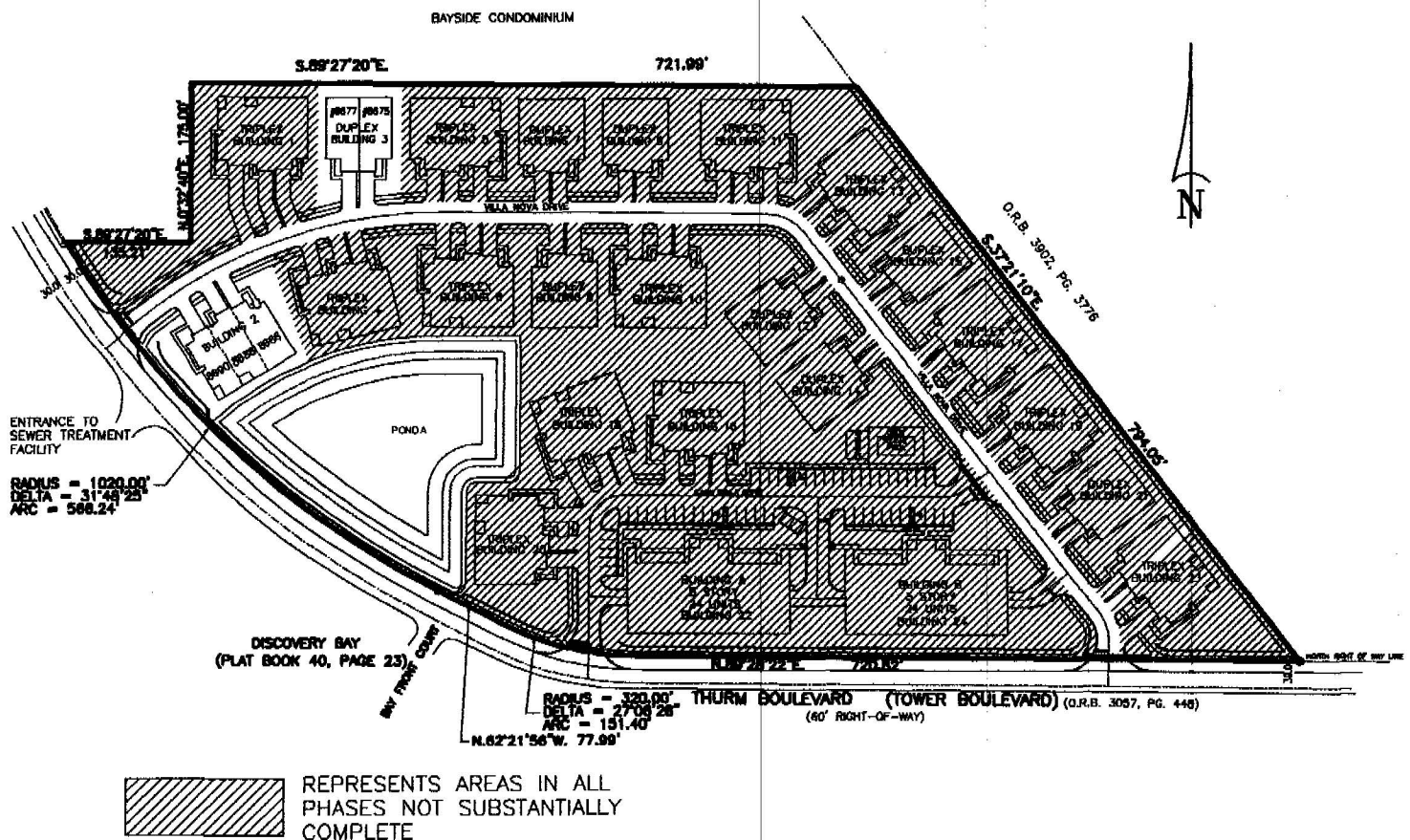
EXHIBIT "A"

SHEET 2

BAYPORT CONDOMINIUMS

Graphic Plot Plan

for Overall Planned Improvements



SURVEYORS NOTES CONCERNING GRAPHIC PLOT PLAN

1. This is a Phase Development consisting of six phases.
2. Some improvements are constructed.
3. This development consists of 24 buildings. There are 8 Duplex building, 14 Triplex buildings and 2 five story buildings. The balance of the improvements consist of parking areas, sidewalks, driveways, a pool and cabana and open spaces.
4. There exists a Non Exclusive easement over and across each phase for Ingress-Egress to the Units.
5. All areas and improvements exclusive of the Units are common elements of the Condominium. Some areas such as the balconies and garage spaces are common elements whose use is limited to the adjacent Unit or as set forth in the Declaration.
6. The Graphic Plot Plan shown was prepared by John R. Campbell, P.L.S. and is based on the proposed improvements as shown on the Engineering Site Plan.
7. The Elevations shown on the Floor Plans are based on N.G.V. Datum of 1929.
8. "8677" Indicates the address of the Unit.

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 OF BREVARD, INC.

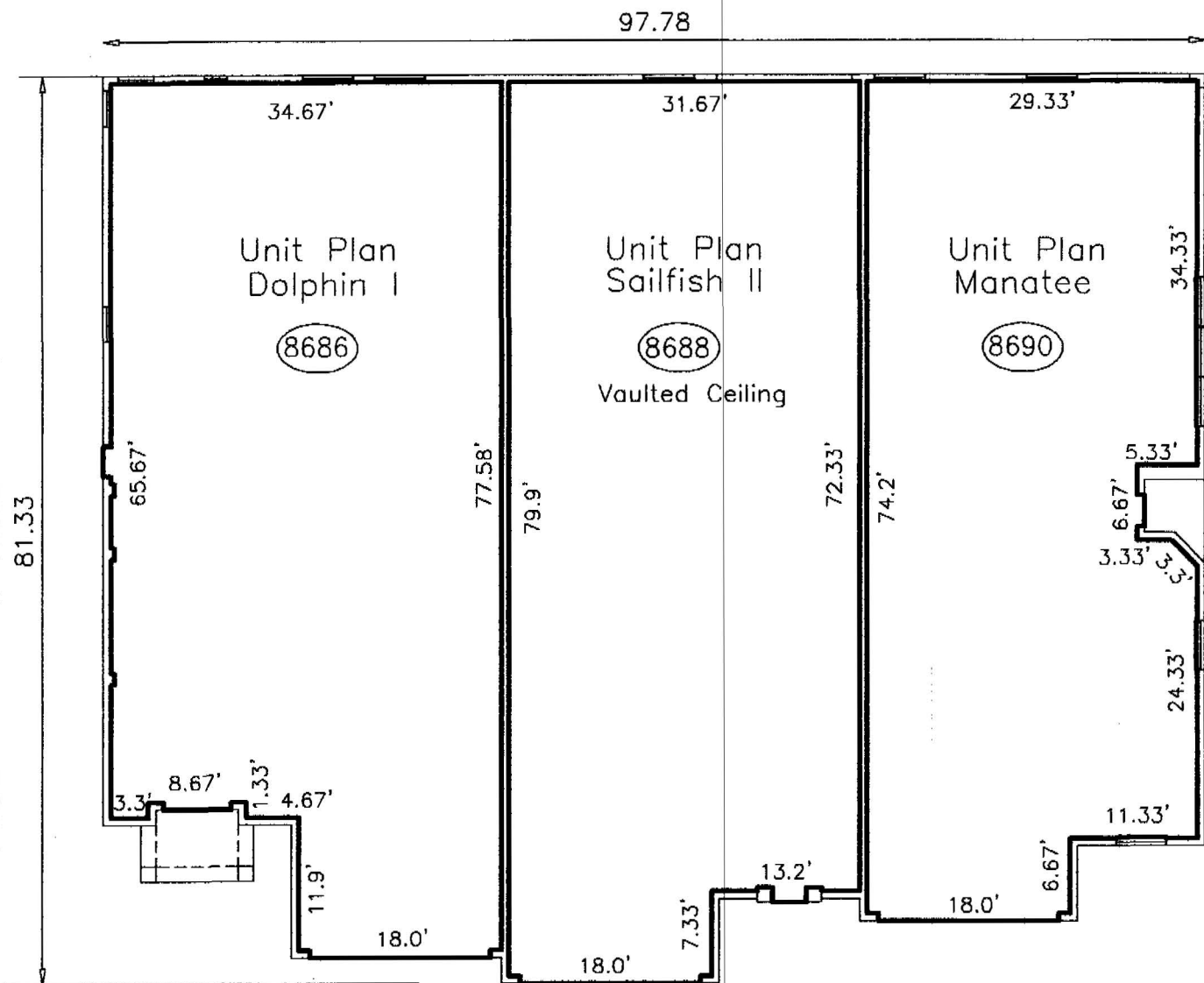
3525 N. COURTENAY PARKWAY - SUITE 1
 MAILING ADDRESS: P.O. BOX 542148
 MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 3

BAYPORT CONDOMINIUMS

Phase One — Building 2



SURVEYORS NOTES:

1. — Indicates the Horizontal Limits.
2. The Finish Floor Elevations is 9.54.
The Finish Ceiling Elevation for the Manatee & Dolphin is 19.54'
The Finish Ceiling Elevation for the Sailfish is 29.54'
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the porches are common elements whose use is limited to the adjacent Unit.
5. (8686) Indicates Unit number designation.
6. "Manatee" indicates Typical Floor Plan of that Unit.
Refer to Typical Floor Plans on Sheets 5 through 8.

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OF BREVARD, INC.

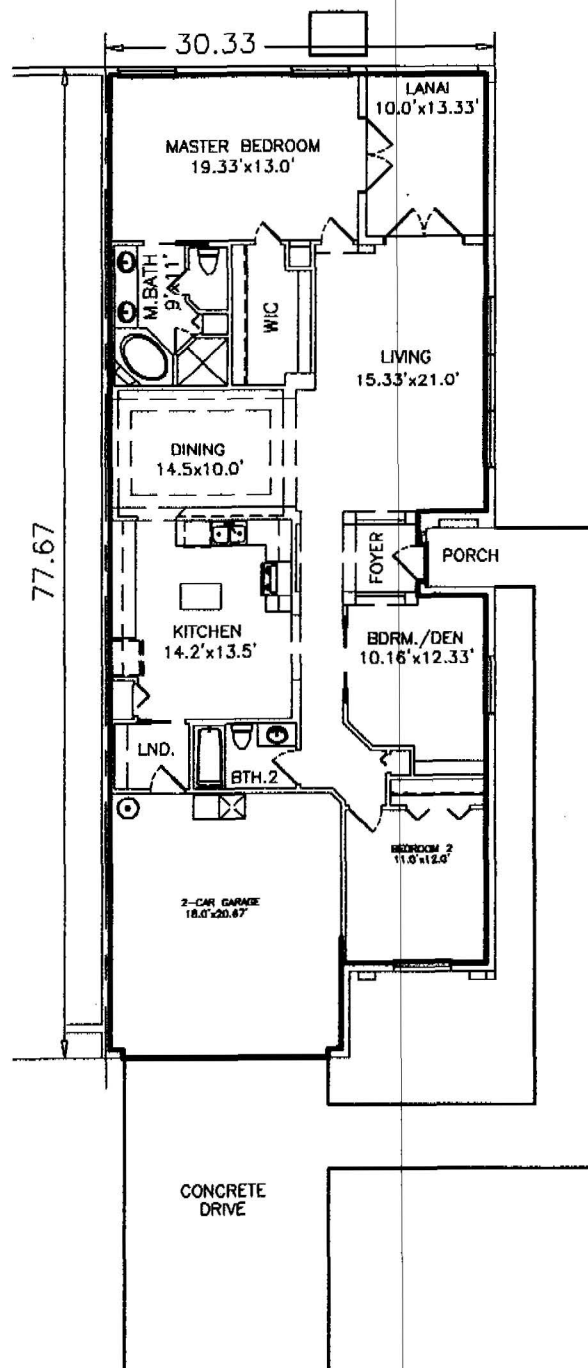
3525 N. COURTENAY PARKWAY — SUITE 1
MAILING ADDRESS: P.O. BOX 542148
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EXHIBIT "A"

SHEET 4

BAYPORT CONDOMINIUMS

Typical Floor Plan Manatee



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ————— Indicates the Horizontal Limits of the Unit.
3. The Porch and Lanai are Common Element whose use is limited to the adjacent Unit.

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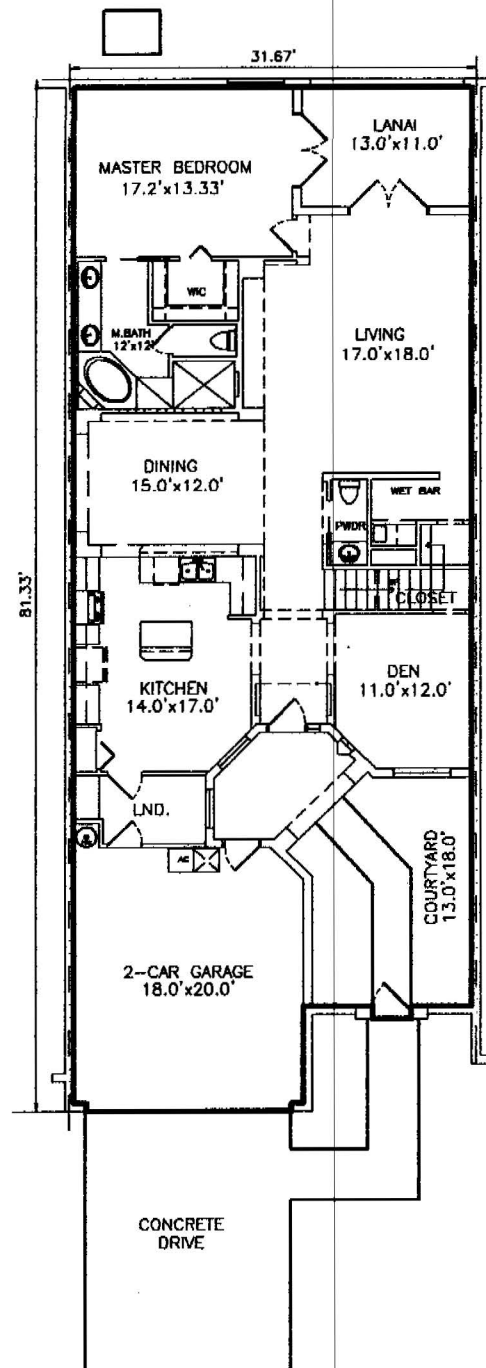
3525 N. COURTENAY PARKWAY - SUITE 1
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EXHIBIT "A"

SHEET 5

BAYPORT CONDOMINIUMS

Typical 1st Floor Plan Sailfish II



SURVEYORS' NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ————— Indicates the Horizontal Limits of the Unit.
3. The Lanai is a Common Element whose use is limited to the adjacent Unit.
4. This is the Typical 1st Floor Plan of this Unit. See Sheet 40 for its 2nd Floor Plan.

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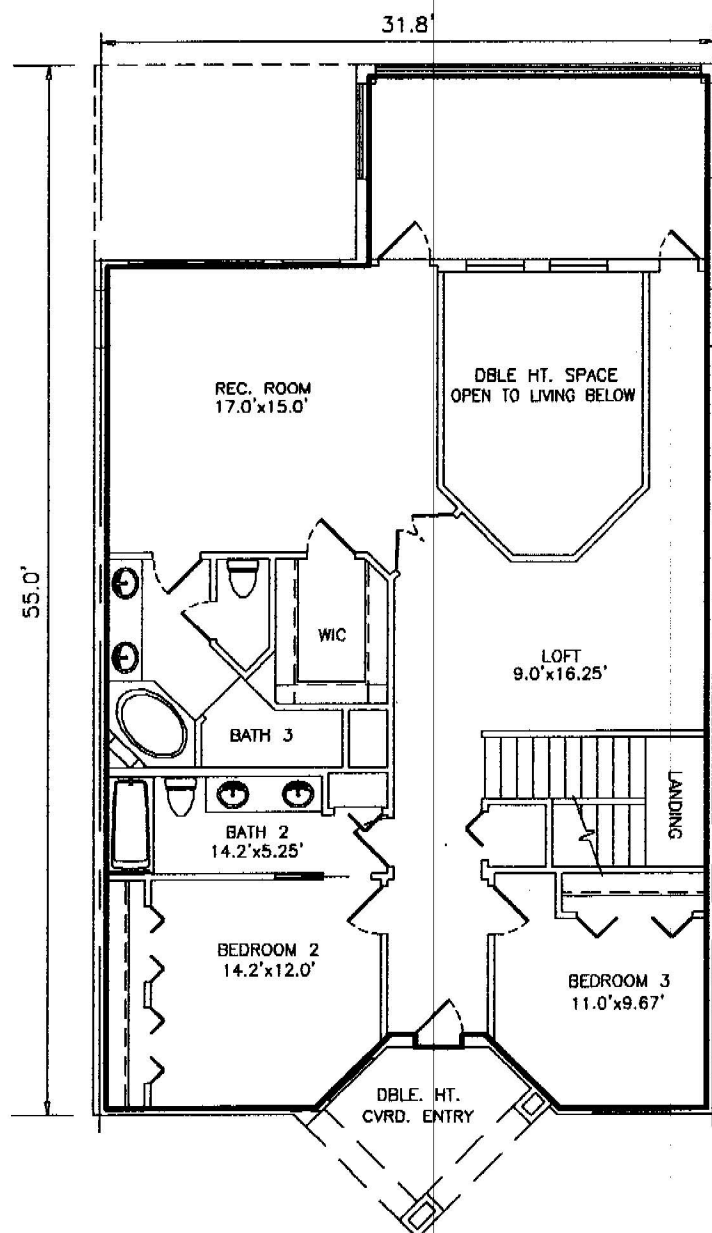
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 6

BAYPORT CONDOMINIUMS

Typical 2nd Floor Plan Sailfish II



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.

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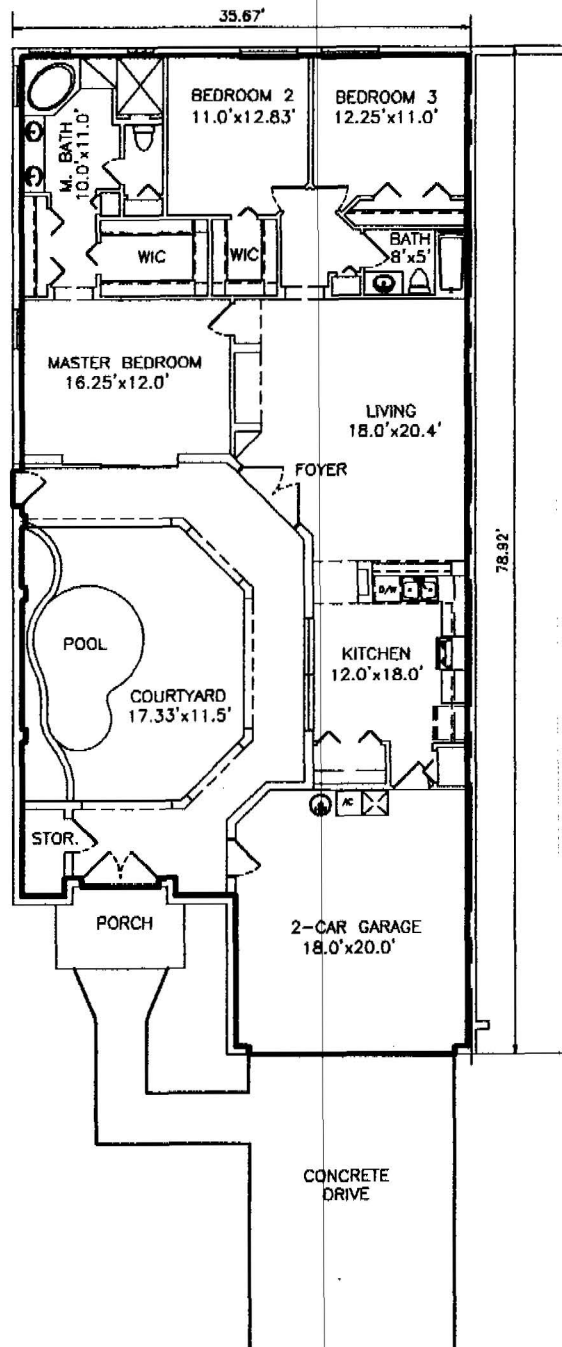
3525 N. COURTENAY PARKWAY - SUITE 1
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EXHIBIT "A"

SHEET 7

BAYPORT CONDOMINIUMS

Typical Floor Plan Dolphin I



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

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OF BREVARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
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EXHIBIT "A"

SHEET 8

BAYPORT CONDOMINIUMS

PHASE 1, BUILDING 4 ONLY

8680, 8678 & 8676 VILLA NOVA DRIVE

SURVEYOR'S CERTIFICATE FOR BAYPORT CONDOMINIUM

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS TO—WIT:

I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A", 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 THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 19th DAY OF JANUARY, 2005 A.D.

BY: _____

JOHN R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NO. 2381 STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME
AS TO "JOHN R. CAMPBELL", THIS
19th DAY OF JANUARY, 2005 A.D.

Connie Jo Dials
CONNIE JO DIALS

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: MARCH 25, 2008



Connie Jo Dials
My Commission DD304031
Expires March 25, 2008

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OF BREVARD, INC.

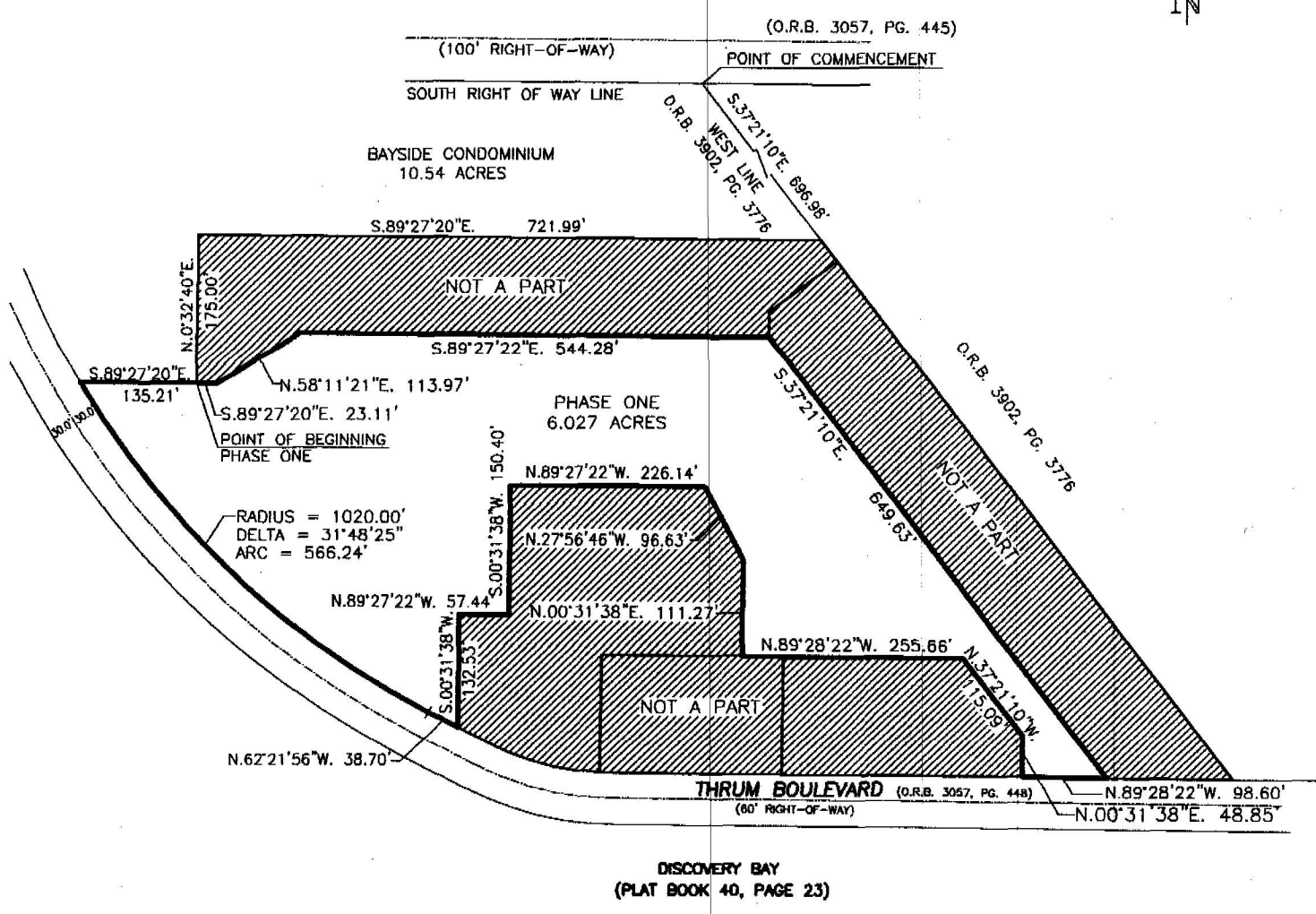
3525 N. COURTENAY PARKWAY - SUITE 1
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EXHIBIT "A"

SHEET 1

BAYPORT CONDOMINIUMS

Sketch of Survey Phase One

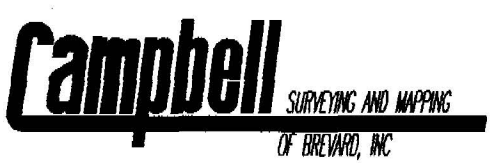


 INDICATES THAT AREA NOT INCLUDED IN PHASE ONE

LEGAL DESCRIPTION: (PHASE ONE)

A portion of land lying in Section 15, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at a point on the South right of way line of Central Boulevard, a 100.00 foot right of way, as described in Official Records Book 3057 at Page 445 of the Public Records of Brevard County, Florida, and the Westerly line of the lands described in Official Records Book 3902 at Page 3776 of the Public Records of Brevard County, Florida; Thence run S.37°21'10"E., a distance of 696.98 feet; Thence run N.89°27'22"W. a distance of 721.99 feet; Thence run S.00°32'40"W. a distance of 175.00 feet to the Point of Beginning; Thence run S.89°27'20"E. a distance of 23.11 feet; Thence run N.58°11'21"E. a distance of 113.97 feet; Thence run S.89°27'22"E. a distance of 544.28 feet; Thence run S.37°21'10"E. a distance of 649.63 feet to a point on the North right of way line of Tower Boulevard, (Tower Boulevard) a 60.00 foot right of way as described in Official Records Book 3057 at Page 448 of said Public Records; Thence run N.89°28'22"W. along said North right of way line a distance of 98.60 feet; Thence leaving said North right of way line run N.00°31'38"E. a distance of 48.85 feet; Thence run N.37°21'10"W. a distance of 115.09 feet; Thence run N.89°28'22"W. a distance of 255.66 feet; Thence run N.00°31'38"E. a distance of 111.27 feet; Thence run N.27°56'46"W. a distance of 96.63 feet; Thence run N.89°27'22"W. a distance of 226.14 feet; Thence run S.00°31'38"W. a distance of 150.40 feet; Thence run N.89°27'22"W. a distance of 57.44 feet; Thence run S.00°31'38"W. a distance of 132.53 feet to a point on the said North right of way line of Tower Boulevard; Thence run N.62°21'56"W. along said North right of way line a distance of 38.70 feet to a point of curvature of a curve to the right having a radius of 1020.00 feet; Thence run Northwesterly along the arc of said curve through a central angle of 31°48'25", a distance of 566.24 feet; Thence leaving said right of way run S.89°27'20"E. a distance of 135.21 feet to the Point of Beginning. Said Parcel contains 6.027 acres more or less.



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MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

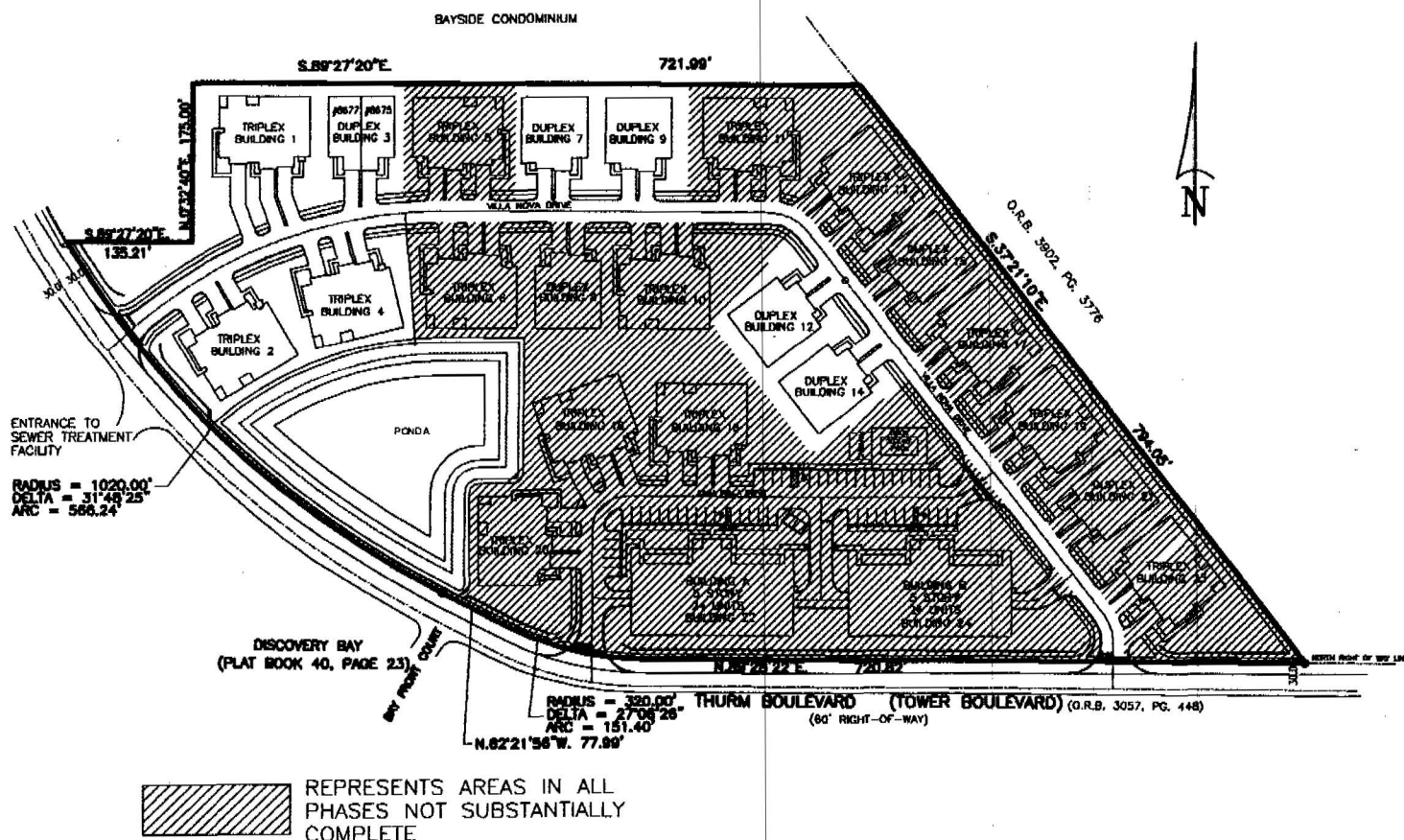
EXHIBIT "A"

SHEET 2

BAYPORT CONDOMINIUMS

Graphic Plot Plan

for Overall Planned Improvements



SURVEYORS NOTES CONCERNING GRAPHIC PLOT PLAN

1. This is a Phase Development consisting of six phases.
2. Some improvements are constructed.
3. This development consists of 24 buildings. There are 8 Duplex building, 14 Triplex buildings and 2 five story buildings. The balance of the improvements consist of parking areas, sidewalks, driveways, a pool and cabana and open spaces.
4. There exists a Non Exclusive easement over and across each phase for Ingress--Egress to the Units.
5. All areas and improvements exclusive of the Units are common elements of the Condominium. Some areas such as the balconies and garage spaces are common elements whose use is limited to the adjacent Unit or as set forth in the Declaration.
6. The Graphic Plot Plan shown was prepared by John R. Campbell, P.L.S. and is based on the proposed improvements as shown on the Engineering Site Plan.
7. The Elevations shown on the Floor Plans are based on N.G.V. Datum of 1929.
8. "8677" Indicates the address of the Unit.

Campbell SURVEYING AND MAPPING
 OF BREVARD, INC.

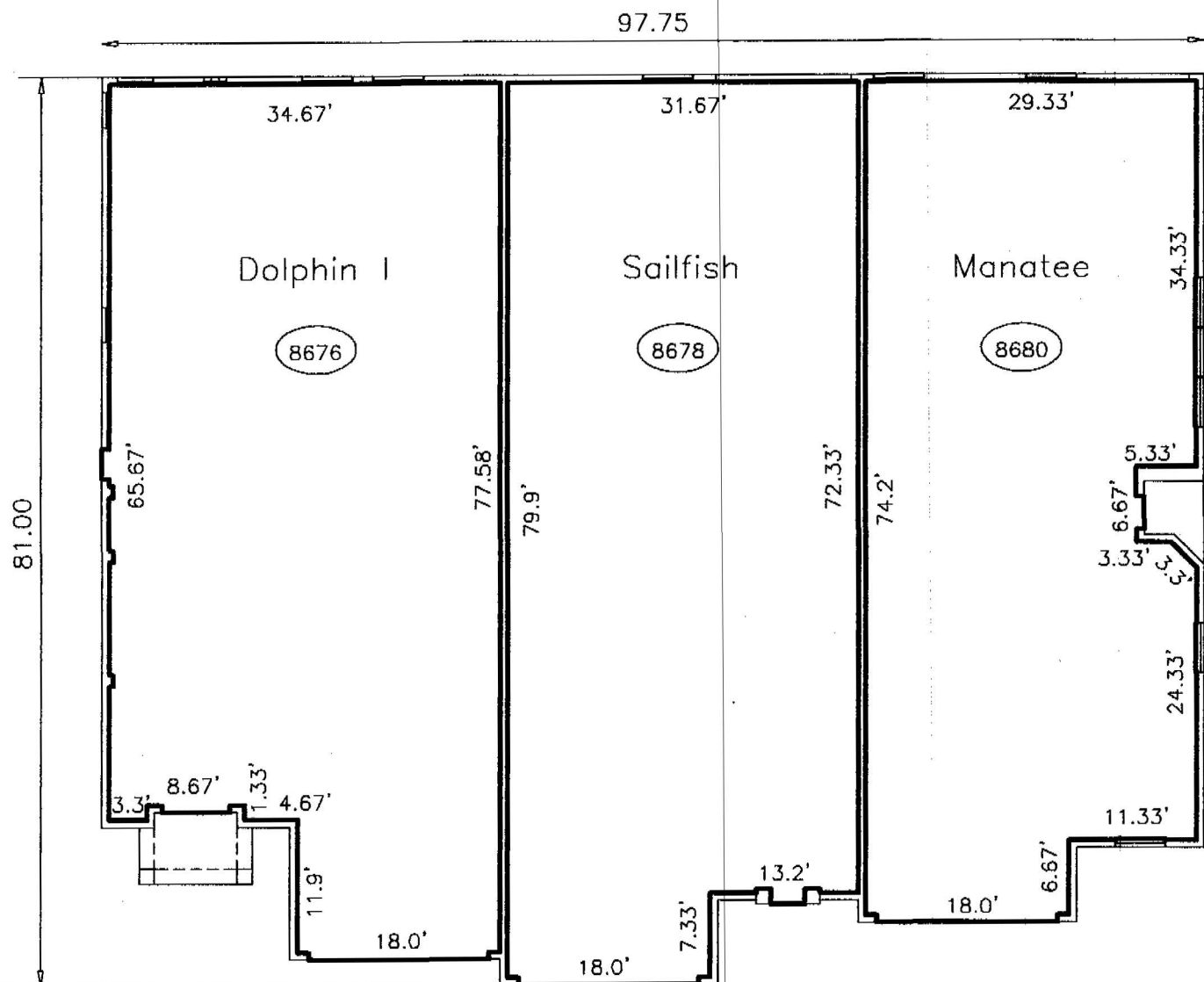
3525 N. COURTENAY PARKWAY - SUITE 1
 MAILING ADDRESS: P.O. BOX 542148
 MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 3

BAYPORT CONDOMINIUMS

Phase One — Building 4



SURVEYORS NOTES:

1. — Indicates the Horizontal Limits.
2. The Finish Floor Elevation is 9.60.
The Finish Ceiling Elevation for Manatee & Dolphin is 19.60'.
The Finish Ceiling Elevation for Sailfish is 29.60'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the porches are common elements whose use is limited to the adjacent Unit.
5. (8676) Indicates Unit number designation.
6. "Manatee" indicates Typical Floor Plan of that Unit.
Refer to Typical Floor Plans on Sheets through .

Campbell
SURVEYING AND MAPPING
OF BREVARD, INC

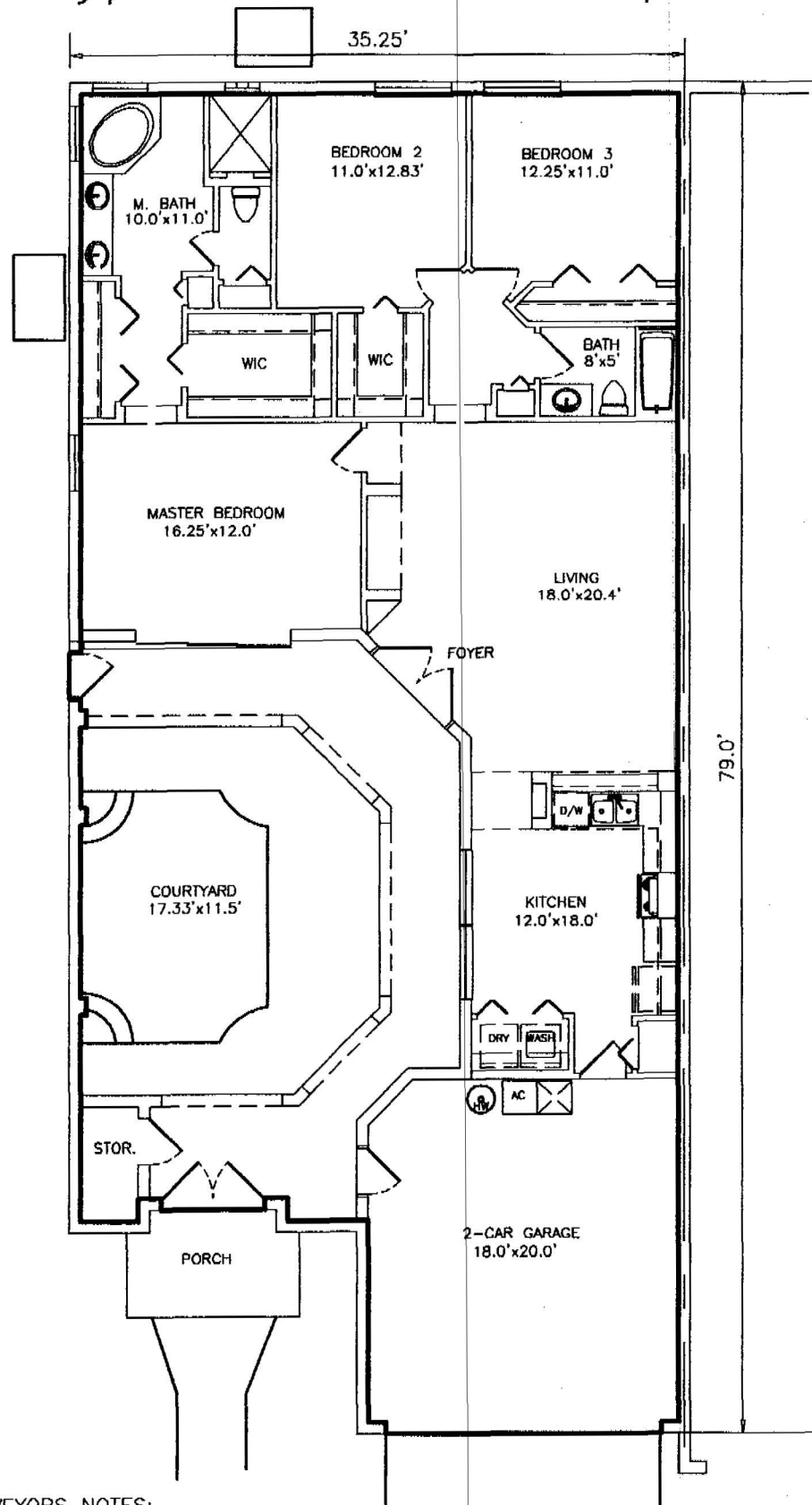
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EXHIBIT "A"

SHEET 4

BAYPORT CONDOMINIUMS

Typical Floor Plan Dolphin 1



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

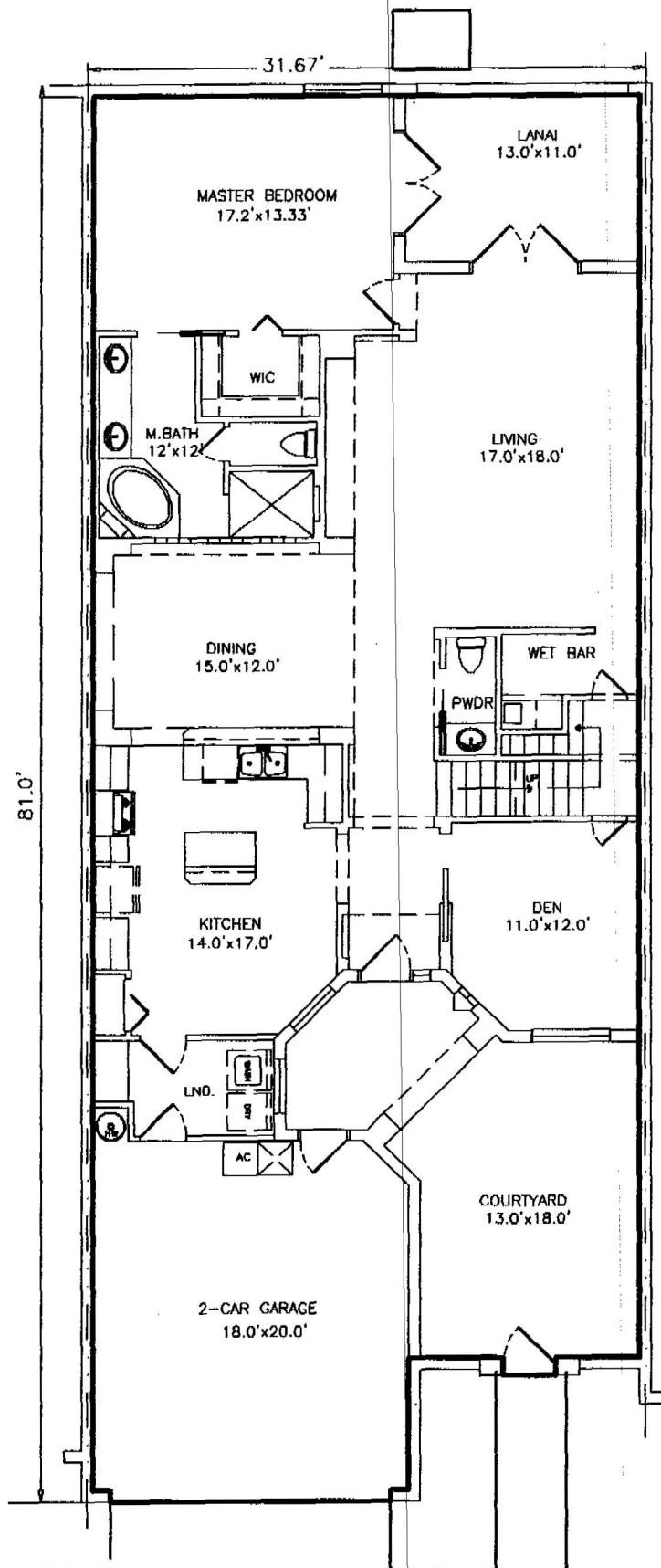
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (321) 453-5820

EXHIBIT "A"

SHEET 5

BAYPORT CONDOMINIUMS

Typical 1st Floor Plan Sailfish



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Lanai is a Common Element whose use is limited to the adjacent Unit.
4. This is the Typical 1st Floor Plan of this Unit. See Sheet 7 for 2nd Floor Plan.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

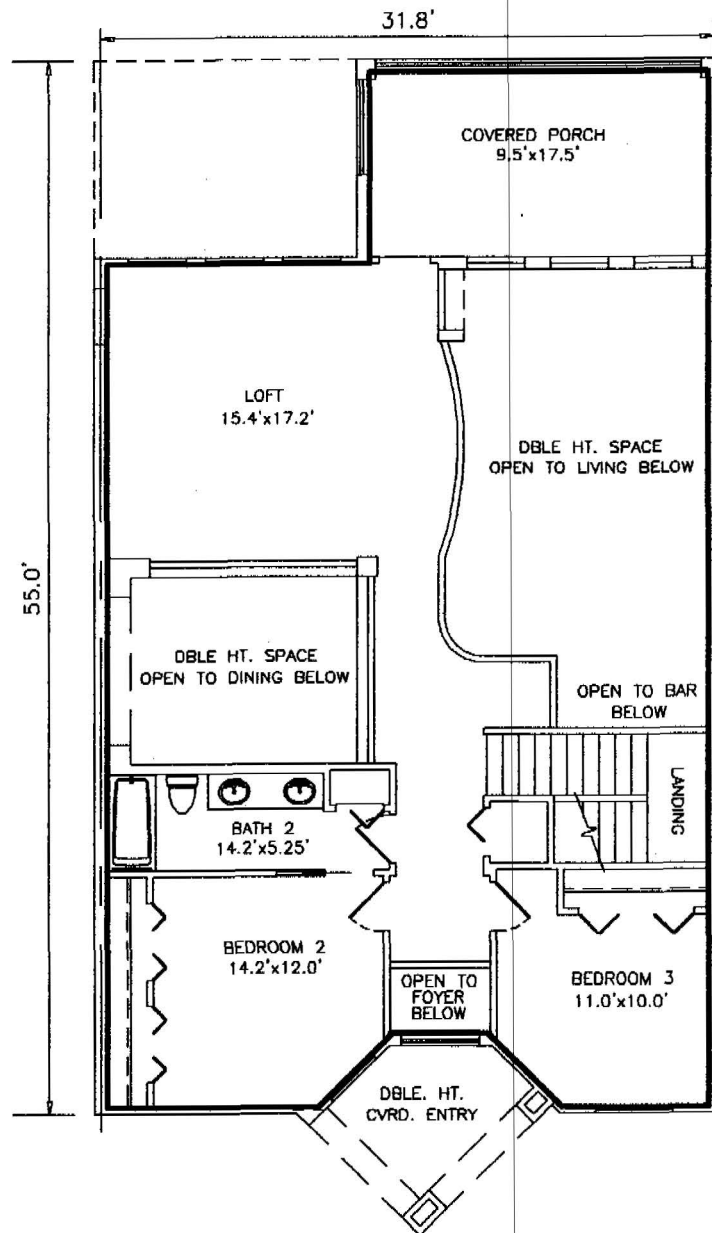
3525 N. COURTENAY PARKWAY — SUITE 1
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EXHIBIT "A"

SHEET 6

BAYPORT CONDOMINIUMS

Typical 2nd Floor Plan Sailfish



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

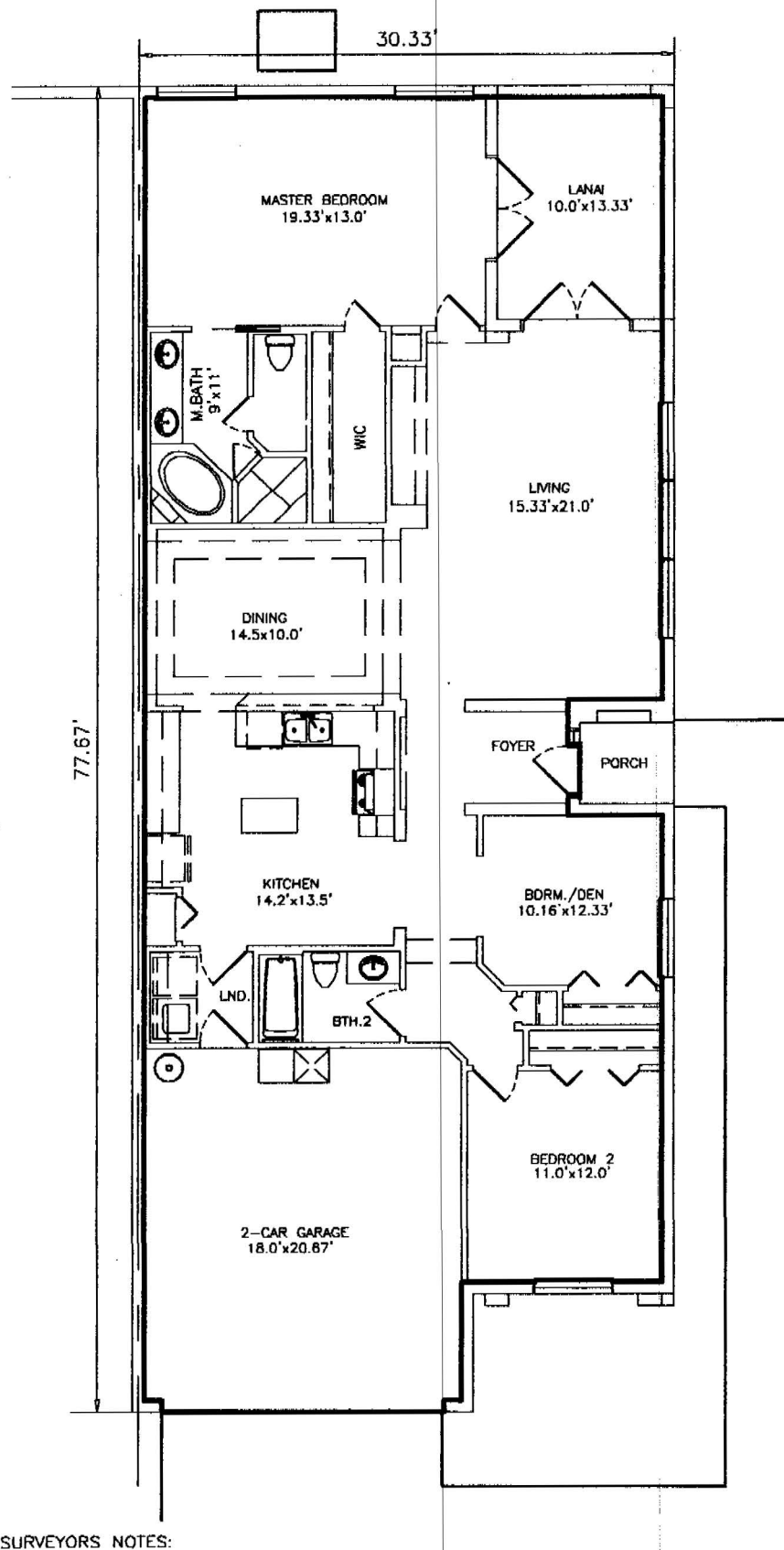
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EXHIBIT "A"

SHEET 7

BAYPORT CONDOMINIUMS

Typical Floor Plan Manatee



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ————— Indicates the Horizontal Limits of the Unit.
3. The Porch and Lanai are Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

3525 N. COURTENAY PARKWAY — SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 8

BAYPORT CONDOMINIUMS PHASE 1, BUILDING 8 ONLY

8660 & 8662 VILLA NOVA DRIVE

SURVEYOR'S CERTIFICATE FOR BAYPORT CONDOMINIUM

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS TO-WIT:

I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A", 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 THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 19th DAY OF JANUARY, 2005 A.D.

BY:

JOHN R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NO. 23516 STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME
AS TO "JOHN R. CAMPBELL", THIS
19th DAY OF JANUARY, 2005 A.D.



Connie Jo Dials
My Commission DD304031
Expires March 25, 2008

Connie Jo Dials
CONNIE JO DIALS

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: MARCH 25, 2008

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

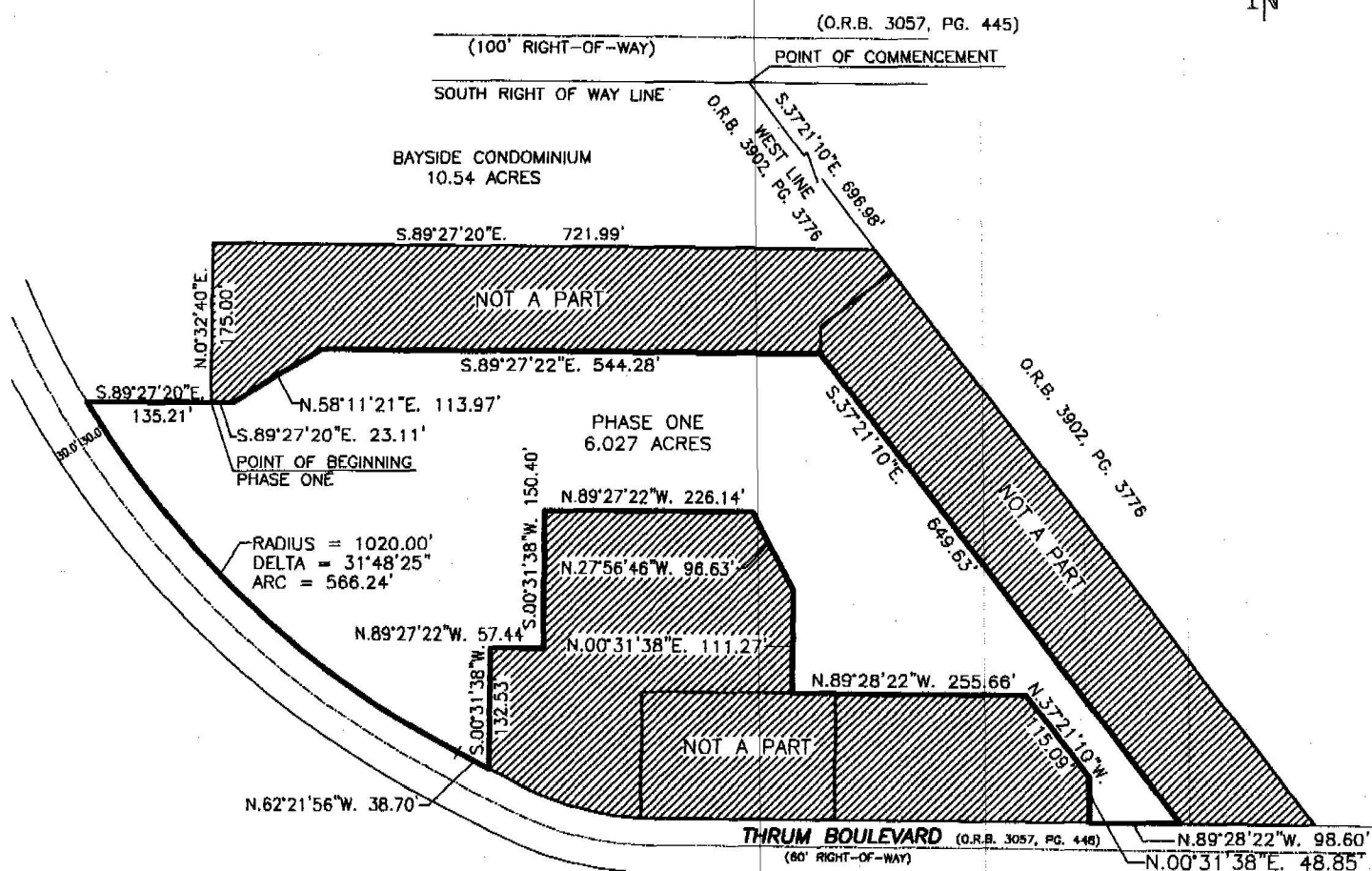
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 1

BAYPORT CONDOMINIUMS

Sketch of Survey Phase One



DISCOVERY BAY
(PLAT BOOK 40, PAGE 23)



INDICATES THAT AREA NOT INCLUDED IN PHASE ONE

LEGAL DESCRIPTION: (PHASE ONE)

A portion of land lying in Section 15, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at a point on the South right of way line of Central Boulevard, a 100.00 foot right of way, as described in Official Records Book 3057 at Page 445 of the Public Records of Brevard County, Florida, and the Westerly line of the lands described in Official Records Book 3902 at Page 3776 of the Public Records of Brevard County, Florida; Thence run S.37°21'10"E., a distance of 696.98 feet; Thence run N.89°27'22"W. a distance of 721.99 feet; Thence run S.00°32'40"W. a distance of 175.00 feet to the Point of Beginning; Thence run S.89°27'20"E. a distance of 23.11 feet; Thence run N.58°11'21"E. a distance of 113.97 feet; Thence run S.89°27'22"E. a distance of 544.28 feet; Thence run S.37°21'10"E. a distance of 649.63 feet to a point on the North right of way line of Tower Boulevard, (Tower Boulevard) a 60.00 foot right of way as described in Official Records Book 3057 at Page 448 of said Public Records; Thence run N.89°28'22"W. along said North right of way line a distance of 98.60 feet; Thence leaving said North right of way line run N.00°31'38"E. a distance of 48.85 feet; Thence run N.37°21'10"W. a distance of 115.09 feet; Thence run N.89°28'22"W. a distance of 255.66 feet; Thence run N.00°31'38"E. a distance of 111.27 feet; Thence run N.27°56'46"W. a distance of 98.63 feet; Thence run N.89°27'22"W. a distance of 226.14 feet; Thence run S.00°31'38"W. a distance of 150.40 feet; Thence run N.89°27'22"W. a distance of 57.44 feet; Thence run S.00°31'38"W. a distance of 132.53 feet to a point on the said North right of way line of Tower Boulevard; Thence run N.62°21'56"W. along said North right of way line a distance of 38.70 feet to a point of curvature of a curve to the right having a radius of 1020.00 feet; Thence run Northwesterly along the arc of said curve through a central angle of 31°48'25", a distance of 566.24 feet; Thence leaving said right of way run S.89°27'20"E. a distance of 135.21 feet to the Point of Beginning. Said Parcel contains 6.027 acres more or less.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

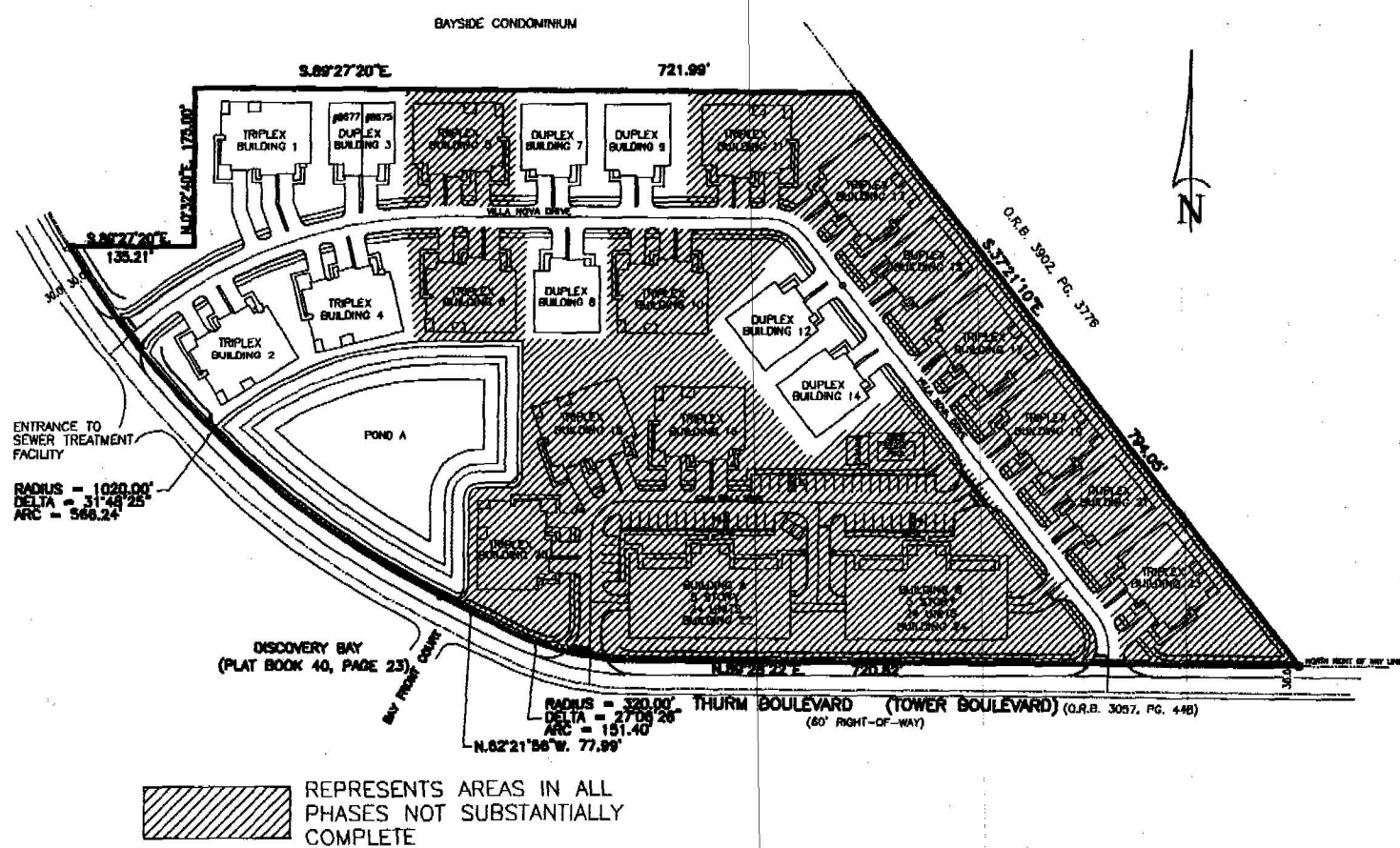
EXHIBIT "A"

SHEET 2

BAYPORT CONDOMINIUMS

Graphic Plot Plan

for Overall Planned Improvements



SURVEYORS NOTES CONCERNING GRAPHIC PLOT PLAN

1. This is a Phase Development consisting of six phases.
2. Some improvements are constructed.
3. This development consists of 24 buildings. There are 8 Duplex building, 14 Triplex buildings and 2 five story buildings. The balance of the improvements consist of parking areas, sidewalks, driveways, a pool and cabana and open spaces.
4. There exists a Non Exclusive easement over and across each phase for Ingress-Egress to the Units.
5. All areas and improvements exclusive of the Units are common elements of the Condominium. Some areas such as the balconies and garage spaces are common elements whose use is limited to the adjacent Unit or as set forth in the Declaration.
6. The Graphic Plot Plan shown was prepared by John R. Campbell, P.L.S. and is based on the proposed improvements as shown on the Engineering Site Plan.
7. The Elevations shown on the Floor Plans are based on N.G.V. Datum of 1929.
8. "8677" Indicates the address of the Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

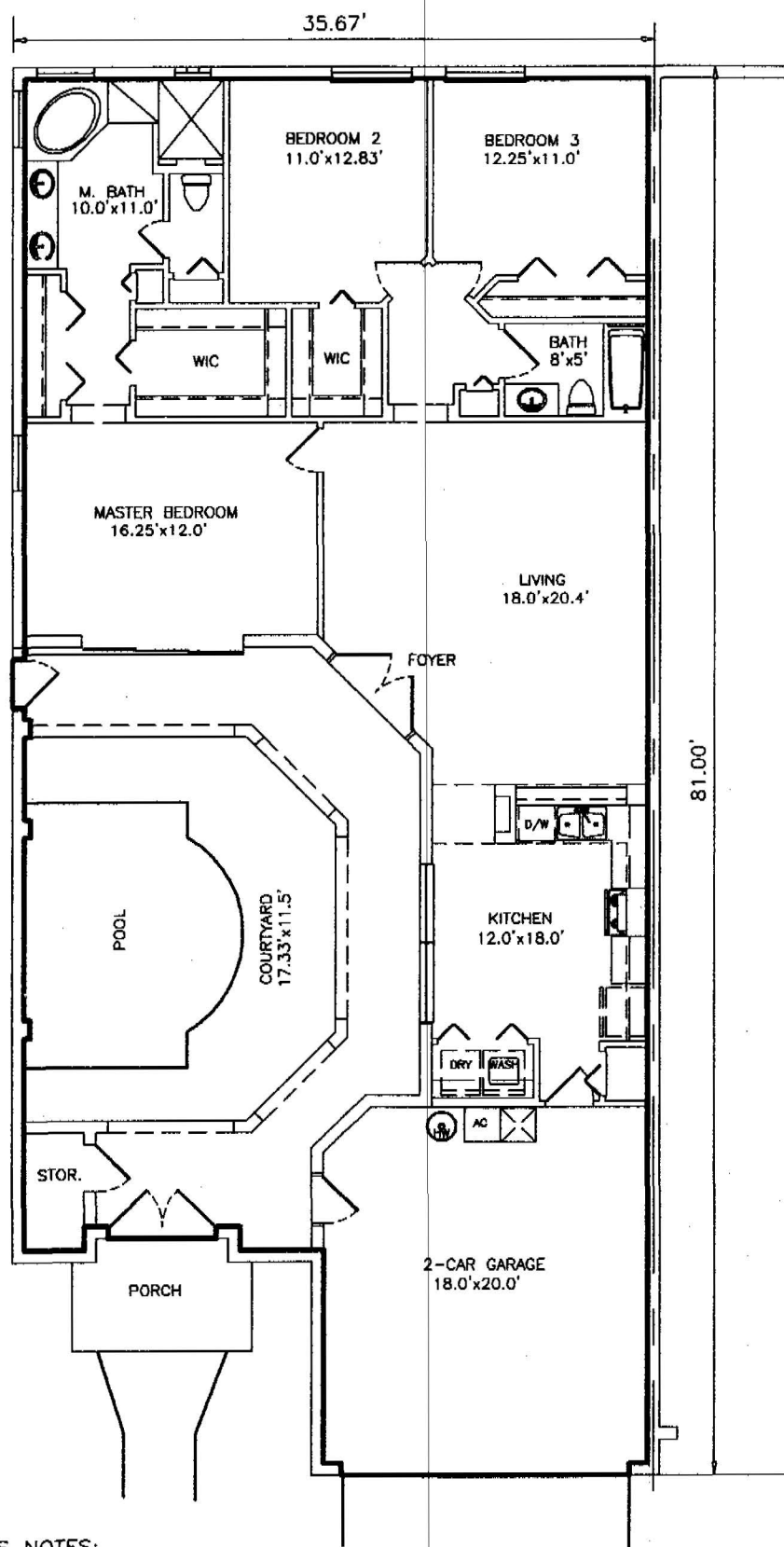
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 3

BAYPORT CONDOMINIUMS

Typical Floor Plan Dolphin I



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

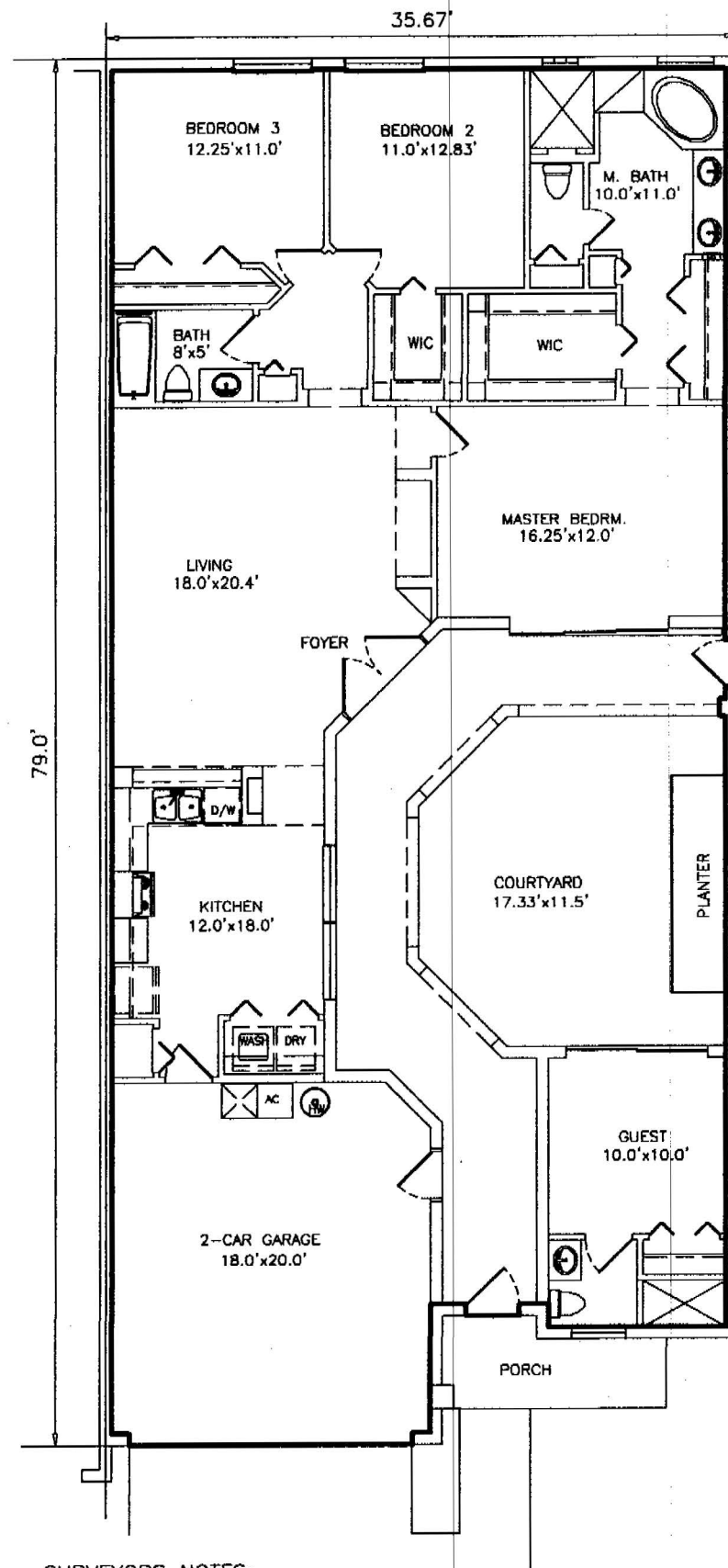
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 5

BAYPORT CONDOMINIUMS

Typical Floor Plan Dolphin II



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 6

BAYPORT CONDOMINIUMS

PHASE 1, BUILDING 10 ONLY

8652, 8654 & 8656 VILLA NOVA DRIVE

SURVEYOR'S CERTIFICATE FOR BAYPORT CONDOMINIUM

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS TO-WIT:

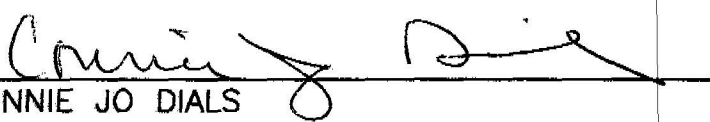
I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A", TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 31st DAY OF MARCH, 2005 A.D.

BY: _____

JOHN R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NO. 2351, STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME
AS TO "JOHN R. CAMPBELL", THIS
31st DAY OF MARCH, 2005 A.D.


CONNIE JO DIALS

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: MARCH 25, 2008



Connie Jo Dials
My Commission DD304031
Expires March 25, 2008

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

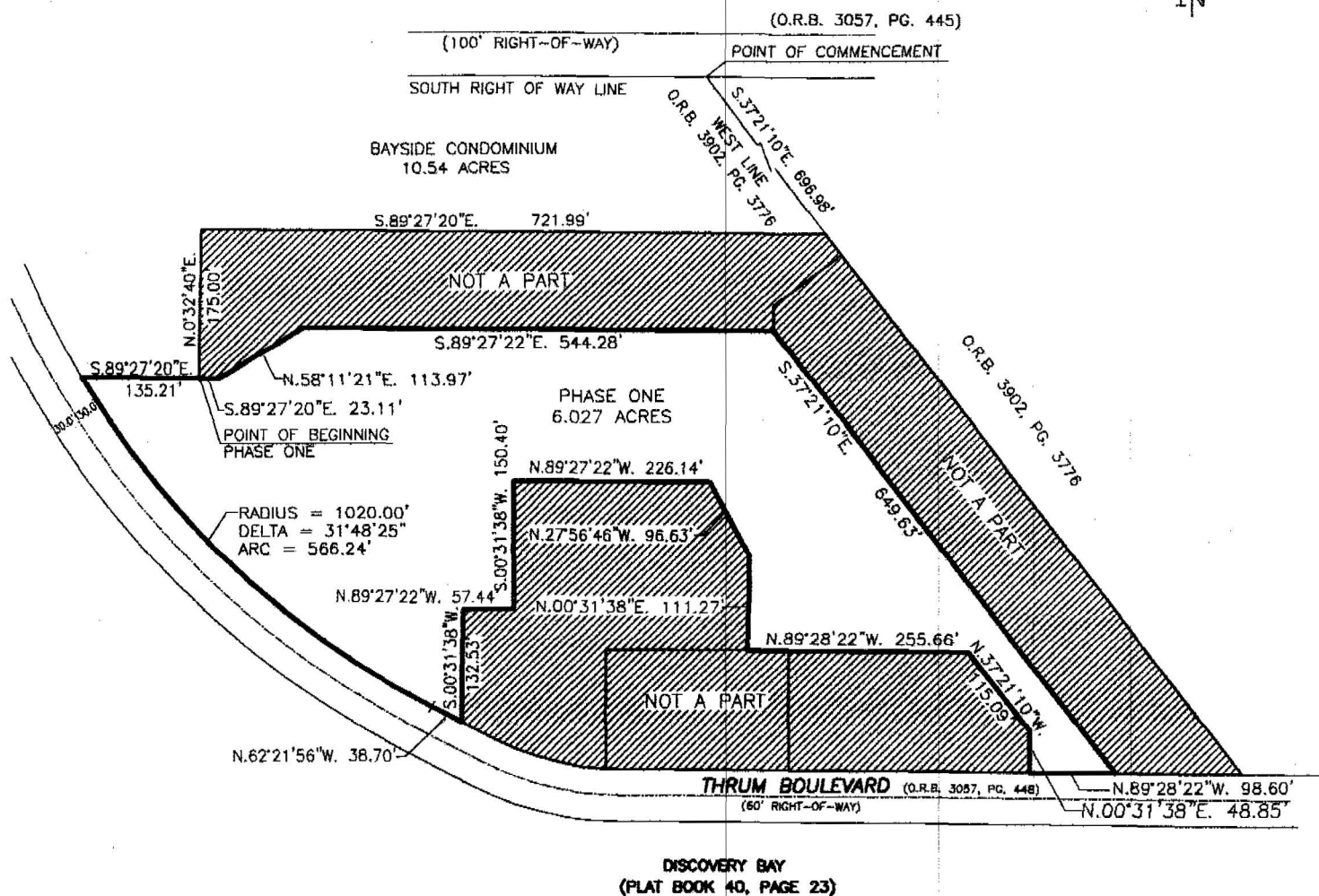
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 1

BAYPORT CONDOMINIUMS

Sketch of Survey Phase One



INDICATES THAT AREA NOT INCLUDED IN PHASE ONE

LEGAL DESCRIPTION: (PHASE ONE)

A portion of land lying in Section 15, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at a point on the South right of way line of Central Boulevard, a 100.00 foot right of way, as described in Official Records Book 3057 at Page 445 of the Public Records of Brevard County, Florida, and the Westerly line of the lands described in Official Records Book 3902 at Page 3776 of the Public Records of Brevard County, Florida; Thence run S.37°21'10"E., a distance of 696.98 feet; Thence run N.89°27'22"W. a distance of 721.99 feet; Thence run S.00°32'40"W. a distance of 175.00 feet to the Point of Beginning; Thence run S.89°27'20"E. a distance of 23.11 feet; Thence run N.58°11'21"E. a distance of 113.97 feet; Thence run S.89°27'22"E. a distance of 544.28 feet; Thence run S.37°21'10"E. a distance of 649.63 feet to a point on the North right of way line of Tower Boulevard, (Tower Boulevard) a 60.00 foot right of way as described in Official Records Book 3057 at Page 448 of said Public Records; Thence run N.89°28'22"W. along said North right of way line a distance of 98.60 feet; Thence leaving said North right of way line run N.00°31'38"E. a distance of 48.85 feet; Thence run N.37°21'10"W. a distance of 115.09 feet; Thence run N.89°28'22"W. a distance of 255.66 feet; Thence run N.00°31'38"E. a distance of 111.27 feet; Thence run N.27°56'46"W. a distance of 96.63 feet; Thence run N.89°27'22"W. a distance of 226.14 feet; Thence run S.00°31'38"W. a distance of 150.40 feet; Thence run N.89°27'22"W. a distance of 57.44 feet; Thence run S.00°31'38"W. a distance of 132.53 feet to a point on the said North right of way line of Tower Boulevard; Thence run N.62°21'56"W. along said North right of way line a distance of 38.70 feet to a point of curvature of a curve to the right having a radius of 1020.00 feet; Thence run Northwesterly along the arc of said curve through a central angle of 31°48'25", a distance of 566.24 feet; Thence leaving said right of way run S.89°27'20"E. a distance of 135.21 feet to the Point of Beginning. Said Parcel contains 6.027 acres more or less.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

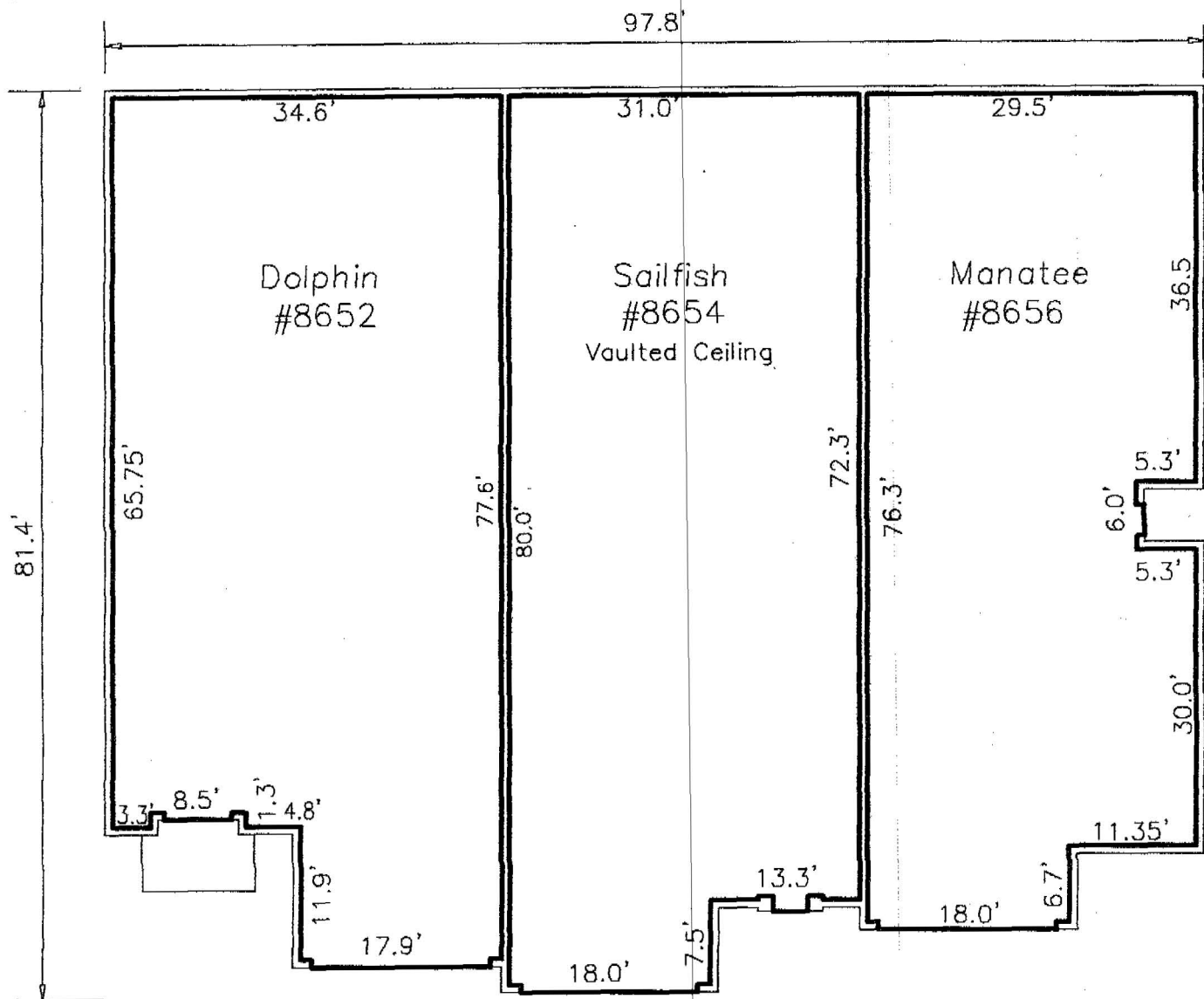
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 2

BAYPORT CONDOMINIUMS

Phase Two – Building 1



Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

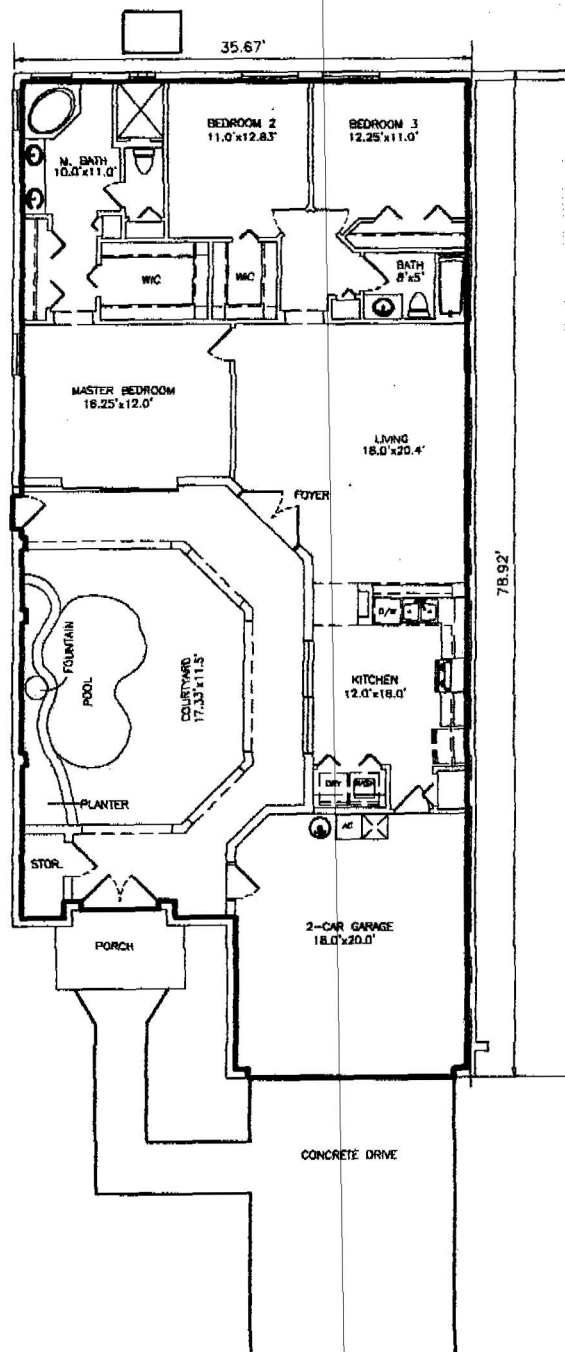
3525 N. COURTENAY PARKWAY – SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 4

BAYPORT CONDOMINIUMS

Typical Floor Plan Dolphin I



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

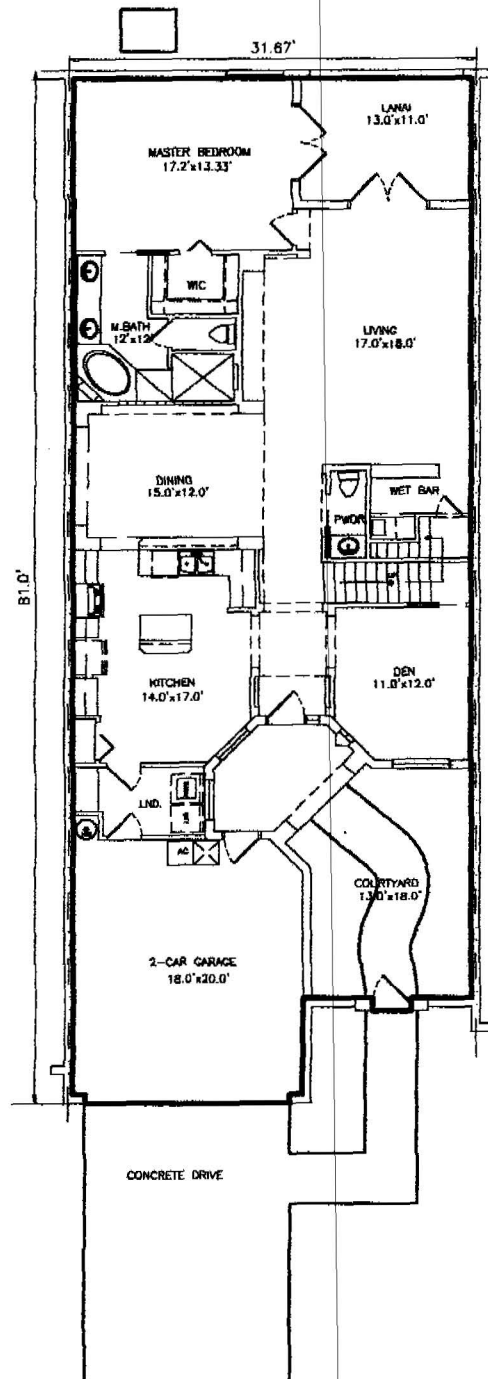
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 5

BAYPORT CONDOMINIUMS

Typical 1st Floor Plan Sailfish



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Lanai is a Common Element whose use is limited to the adjacent Unit.
4. This is the Typical 1st Floor Plan of this Unit. See Sheet 7 for its 2nd Floor Plan.

Campbell
SURVEYING AND MAPPING
OF BREVARD, INC.

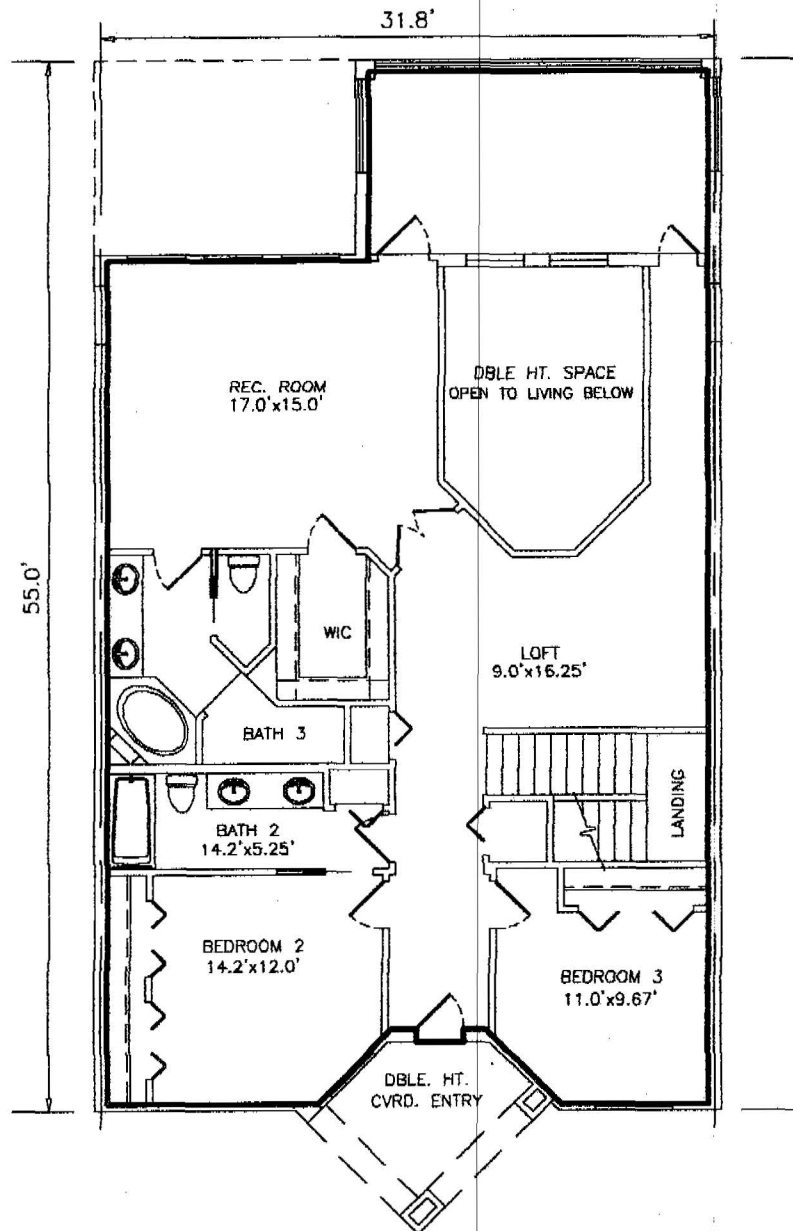
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 6

BAYPORT CONDOMINIUMS

Typical 2nd Floor Plan Sailfish II



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

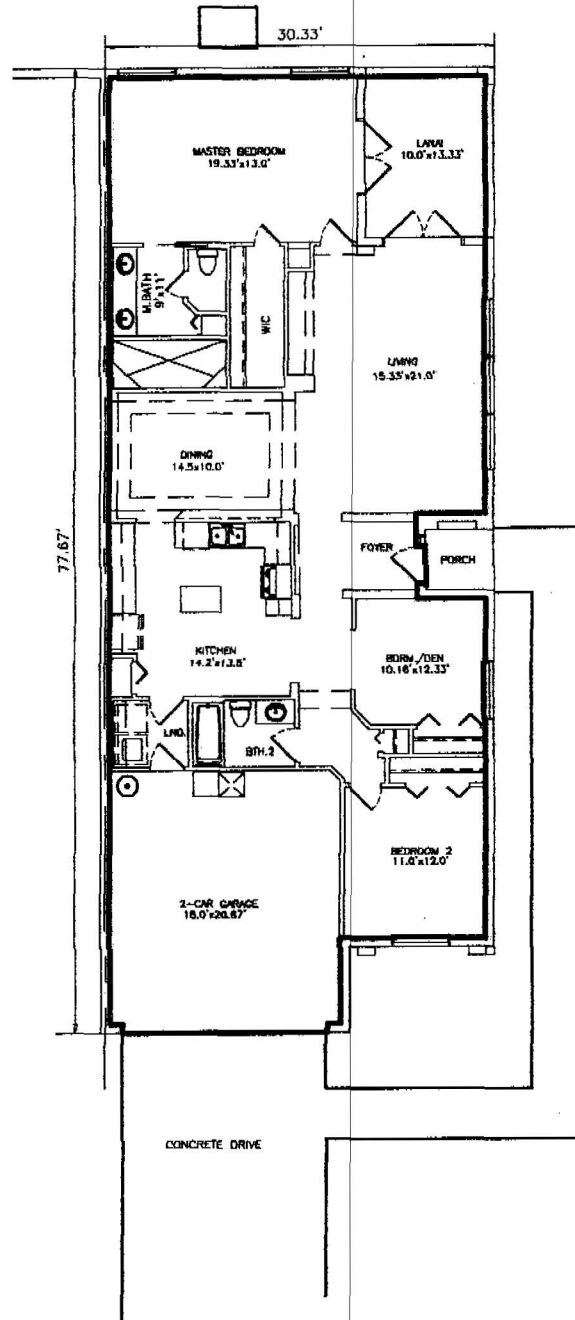
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 7

BAYPORT CONDOMINIUMS

Typical Floor Plan Manatee



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Porch and Lanai are Common Element whose use is limited to the adjacent Unit.

Campbell
SURVEYING AND MAPPING
OF BREVARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 8

BAYPORT CONDOMINIUMS PHASE 1, BUILDING 12 ONLY

8636 & 8638 VILLA NOVA DRIVE

SURVEYOR'S CERTIFICATE FOR BAYPORT CONDOMINIUM

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS TO-WIT:

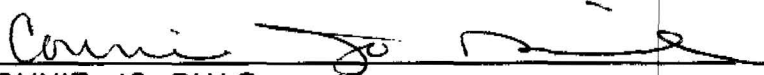
I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A", TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 22th DAY OF NOVEMBER, 2004 A.D.

BY:

JOHN R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NO. 2351, STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME
AS TO "JOHN R. CAMPBELL", THIS
22th DAY OF NOVEMBER, 2004 A.D.


CONNIE JO DIALS

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: MARCH 25, 2008



Connie Jo Dials
My Commission DD304031
Expires March 25, 2008

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

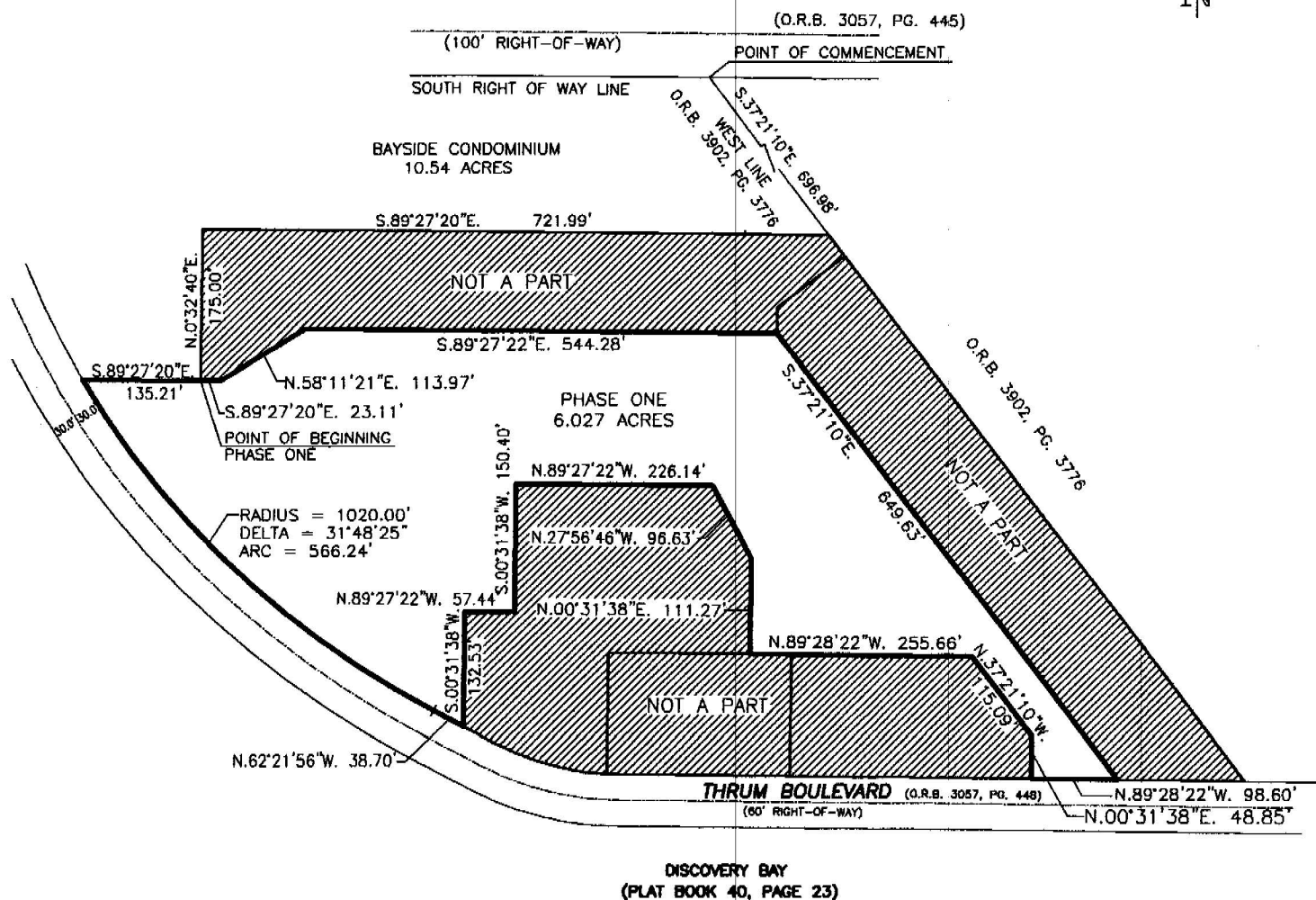
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 1

BAYPORT CONDOMINIUMS

Sketch of Survey Phase One



INDICATES THAT AREA NOT INCLUDED IN PHASE ONE

LEGAL DESCRIPTION: (PHASE ONE)

A portion of land lying in Section 15, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at a point on the South right of way line of Central Boulevard, a 100.00 foot right of way, as described in Official Records Book 3057 at Page 445 of the Public Records of Brevard County, Florida, and the Westerly line of the lands described in Official Records Book 3902 at Page 3776 of the Public Records of Brevard County, Florida; Thence run S.37°21'10"E., a distance of 696.98 feet; Thence run N.89°27'22"W. a distance of 721.99 feet; Thence run S.00°32'40"W. a distance of 175.00 feet to the Point of Beginning; Thence run S.89°27'20"E. a distance of 23.11 feet; Thence run N.58°11'21"E. a distance of 113.97 feet; Thence run S.89°27'22"E. a distance of 544.28 feet; Thence run S.37°21'10"E. a distance of 649.63 feet to a point on the North right of way line of Tower Boulevard, (Tower Boulevard) a 60.00 foot right of way as described in Official Records Book 3057 at Page 448 of said Public Records; Thence run N.89°28'22"W. along said North right of way line a distance of 98.60 feet; Thence leaving said North right of way line run N.00°31'38"E. a distance of 48.85 feet; Thence run N.37°21'10"W. a distance of 115.09 feet; Thence run N.89°28'22"W. a distance of 255.66 feet; Thence run N.00°31'38"E. a distance of 111.27 feet; Thence run N.27°56'46"W. a distance of 96.63 feet; Thence run N.89°27'22"W. a distance of 226.14 feet; Thence run S.00°31'38"W. a distance of 150.40 feet; Thence run N.89°27'22"W. a distance of 57.44 feet; Thence run S.00°31'38"W. a distance of 132.53 feet to a point on the said North right of way line of Tower Boulevard; Thence run N.62°21'56"W. along said North right of way line a distance of 38.70 feet to a point of curvature of a curve to the right having a radius of 1020.00 feet; Thence run Northwest along the arc of said curve through a central angle of 31°48'25", a distance of 566.24 feet; Thence leaving said right of way line run S.89°27'20"E. a distance of 135.21 feet to the Point of Beginning. Said Parcel contains 6.027 acres more or less.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

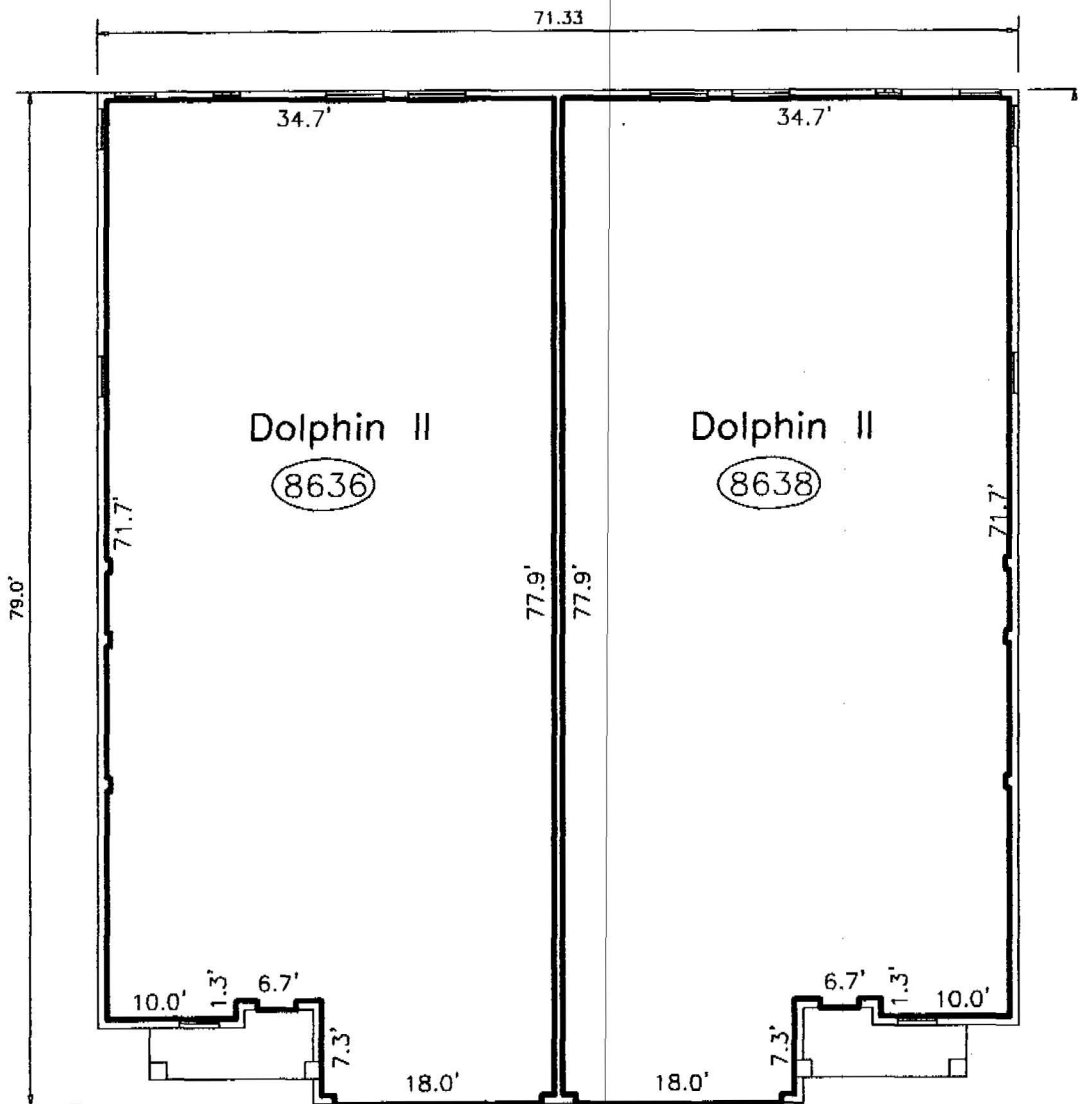
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "B"

SHEET 2

BAYPORT CONDOMINIUMS

Phase Two – Building 3



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevations is 9.50'.
The Finish Ceiling Elevation is 19.50'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the porches are common elements whose use is limited to the adjacent Unit.
5. (8636) Indicates Unit Address.
6. The Unit represented is typical of Unit Floor Plan for "Dolphin I". At the buyers request Unit Floor Plan "Manatee" may be substituted. Refer to Sheets 36, 37 and 38 for dimensions and Floor Plans of these Typical Units.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

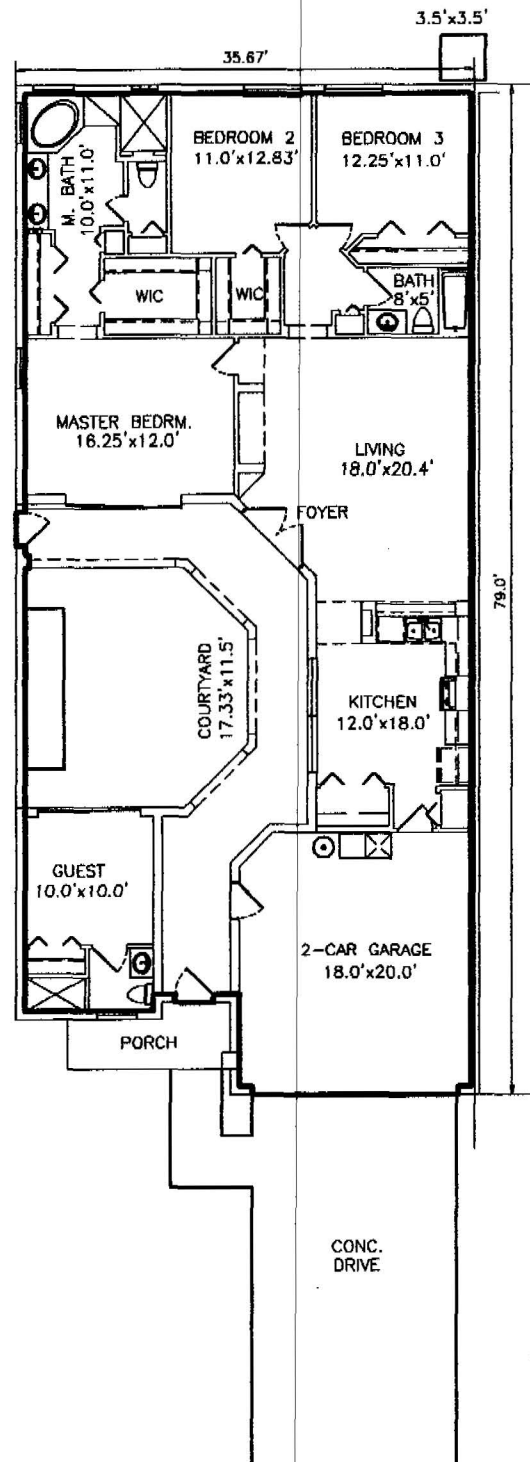
3525 N. COURTENAY PARKWAY – SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 4

BAYPORT CONDOMINIUMS

Typical Floor Plan Dolphin II



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

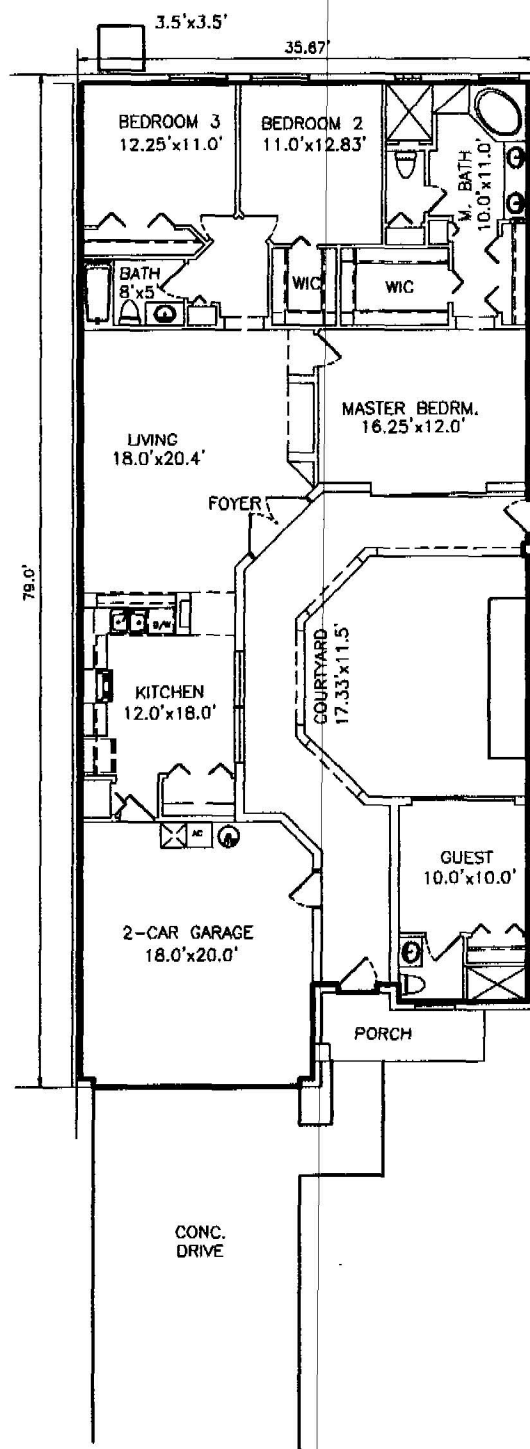
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 5

BAYPORT CONDOMINIUMS

Typical Floor Plan Dolphin II



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 6

BAYPORT CONDOMINIUMS PHASE 1, BUILDING 14 ONLY

8630 & 8632 VILLA NOVA DRIVE

SURVEYOR'S CERTIFICATE FOR BAYPORT CONDOMINIUM

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS TO-WIT:

I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A", 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 THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 23th DAY OF NOVEMBER, 2004 A.D.

BY:

JOHN R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NO. 2351, STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME
AS TO "JOHN R. CAMPBELL", THIS
23th DAY OF NOVEMBER, 2004 A.D.

CONNIE JO DIALS

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: MARCH 25, 2008



Connie Jo Dials
My Commission DD304031
Expires March 25, 2008

Campbell
SURVEYING AND MAPPING
OF BREVARD, INC

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

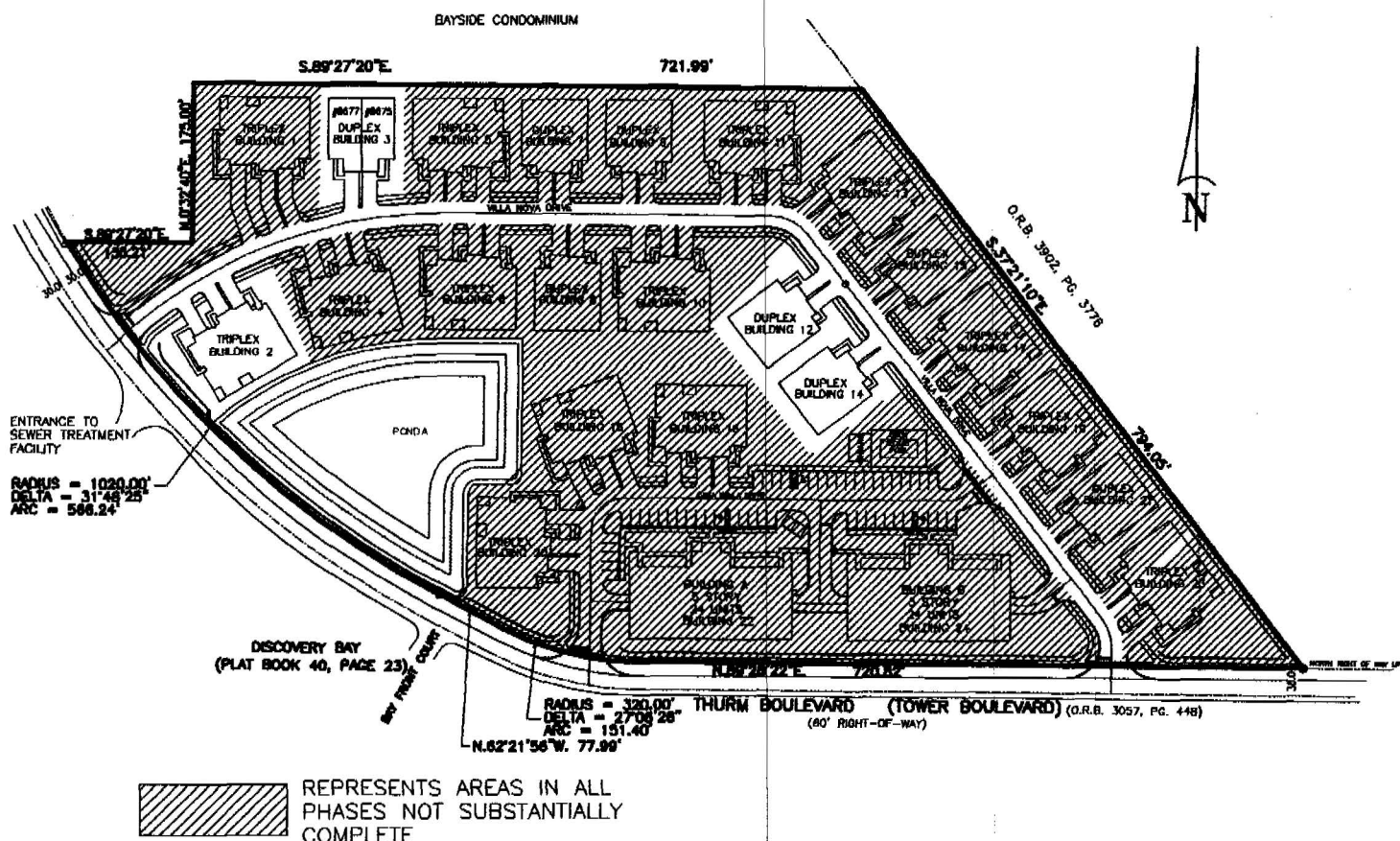
EXHIBIT "A"

SHEET 1

BAYPORT CONDOMINIUMS

Graphic Plot Plan

for Overall Planned Improvements



SURVEYORS NOTES CONCERNING GRAPHIC PLOT PLAN

1. This is a Phase Development consisting of six phases.
2. Some improvements are constructed.
3. This development consists of 24 buildings. There are 8 Duplex building, 14 Triplex buildings and 2 five story buildings. The balance of the improvements consist of parking areas, sidewalks, driveways, a pool and cabana and open spaces.
4. There exists a Non Exclusive easement over and across each phase for Ingress-Egress to the Units.
5. All areas and improvements exclusive of the Units are common elements of the Condominium. Some areas such as the balconies and garage spaces are common elements whose use is limited to the adjacent Unit or as set forth in the Declaration.
6. The Graphic Plot Plan shown was prepared by John R. Campbell, P.L.S. and is based on the proposed improvements as shown on the Engineering Site Plan.
7. The Elevations shown on the Floor Plans are based on N.G.V. Datum of 1929.
8. "8677" Indicates the address of the Unit.

Campbell SURVEYING AND MAPPING
 OF BREVARD, INC.

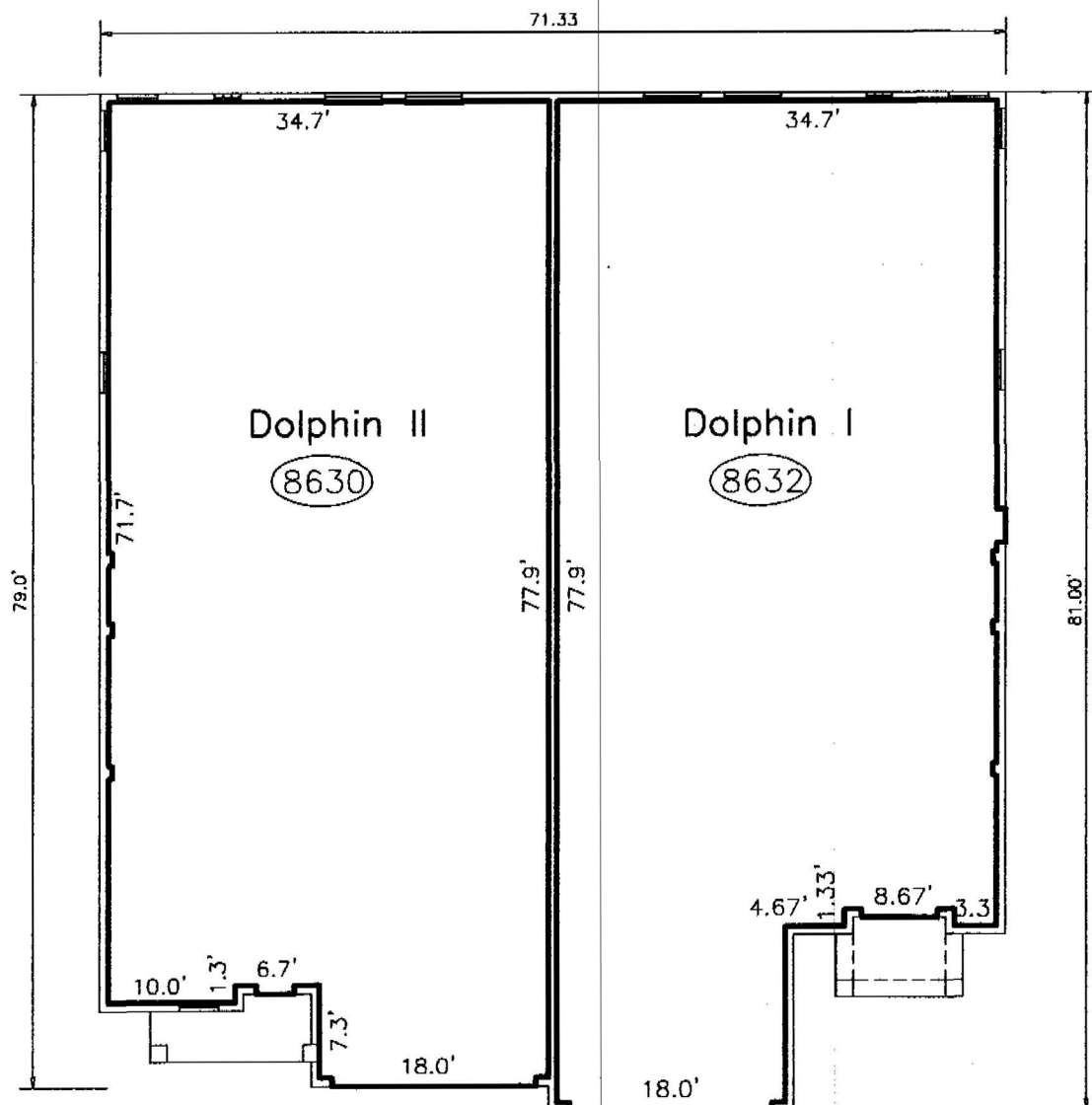
3525 N. COURTENAY PARKWAY - SUITE 1
 MAILING ADDRESS: P.O. BOX 542148
 MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 3

BAYPORT CONDOMINIUMS

Phase Two – Building 3



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevations is 9.48'.
The Finish Ceiling Elevation is 19.48'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the porches are common elements whose use is limited to the adjacent Unit.
5. (8632) Indicates Unit Address.
6. The Unit represented is typical of Unit Floor Plan for "Dolphin I". At the buyers request Unit Floor Plan "Manatee", may be substituted. Refer to Sheets 36, 37 and 38 for dimensions and Floor Plans of these Typical Units.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

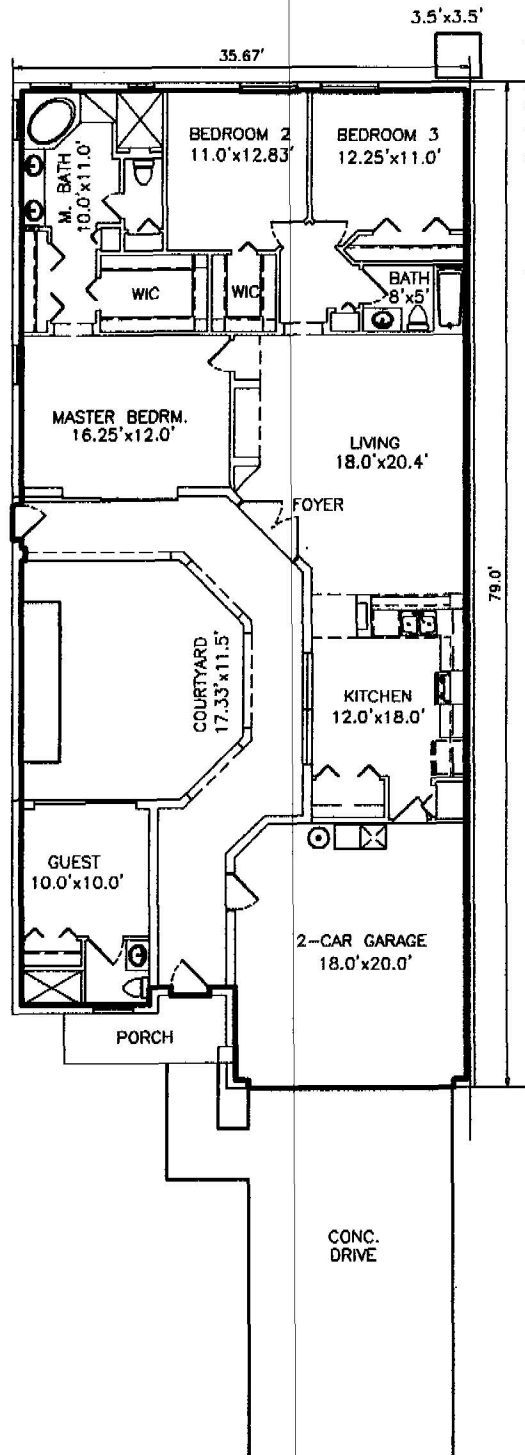
3525 N. COURTENAY PARKWAY -- SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 4

BAYPORT CONDOMINIUMS

Typical Floor Plan Dolphin II



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell
SURVEYING AND MAPPING
OF BREVARD, INC.

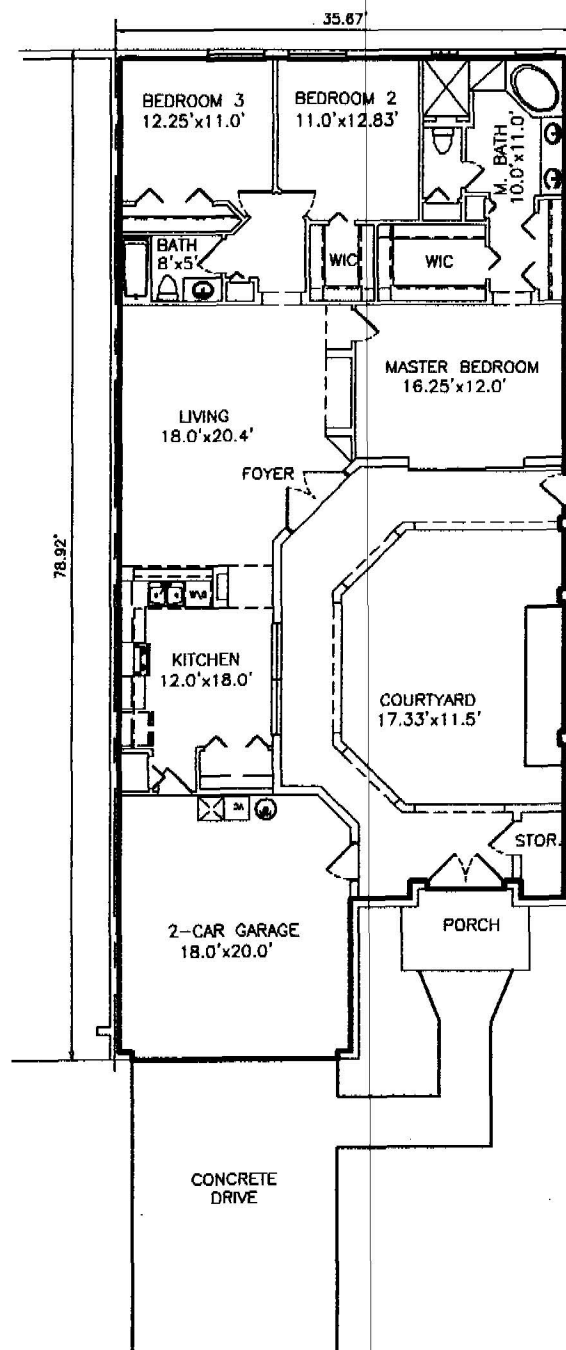
3525 N. COURTENAY PARKWAY — SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 5

BAYPORT CONDOMINIUMS

Typical Floor Plan Dolphin 1



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. — Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 6

BAYPORT CONDOMINIUMS PHASE 2, BUILDING 1 ONLY

8685, 8683 & 8681 VILLA NOVA DRIVE

SURVEYOR'S CERTIFICATE FOR BAYPORT CONDOMINIUM

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS TO-WIT:

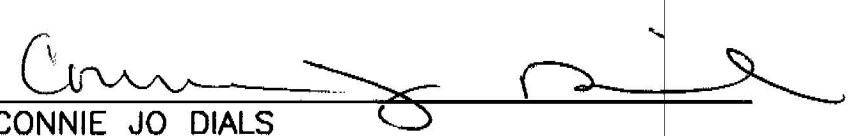
I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A", TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 30th DAY OF NOVEMBER, 2004 A.D.

BY:


JOHN R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NO. 2359, STATE OF FLORIDA
REGISTERED

SWORN TO AND SUBSCRIBED BEFORE ME
AS TO "JOHN R. CAMPBELL", THIS
30th DAY OF NOVEMBER, 2004 A.D.


CONNIE JO DIALS

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: MARCH 25, 2008

Campbell
SURVEYING AND MAPPING
OF BREVARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820


 Connie Jo Dials
My Commission DD304031
Expires March 25, 2008

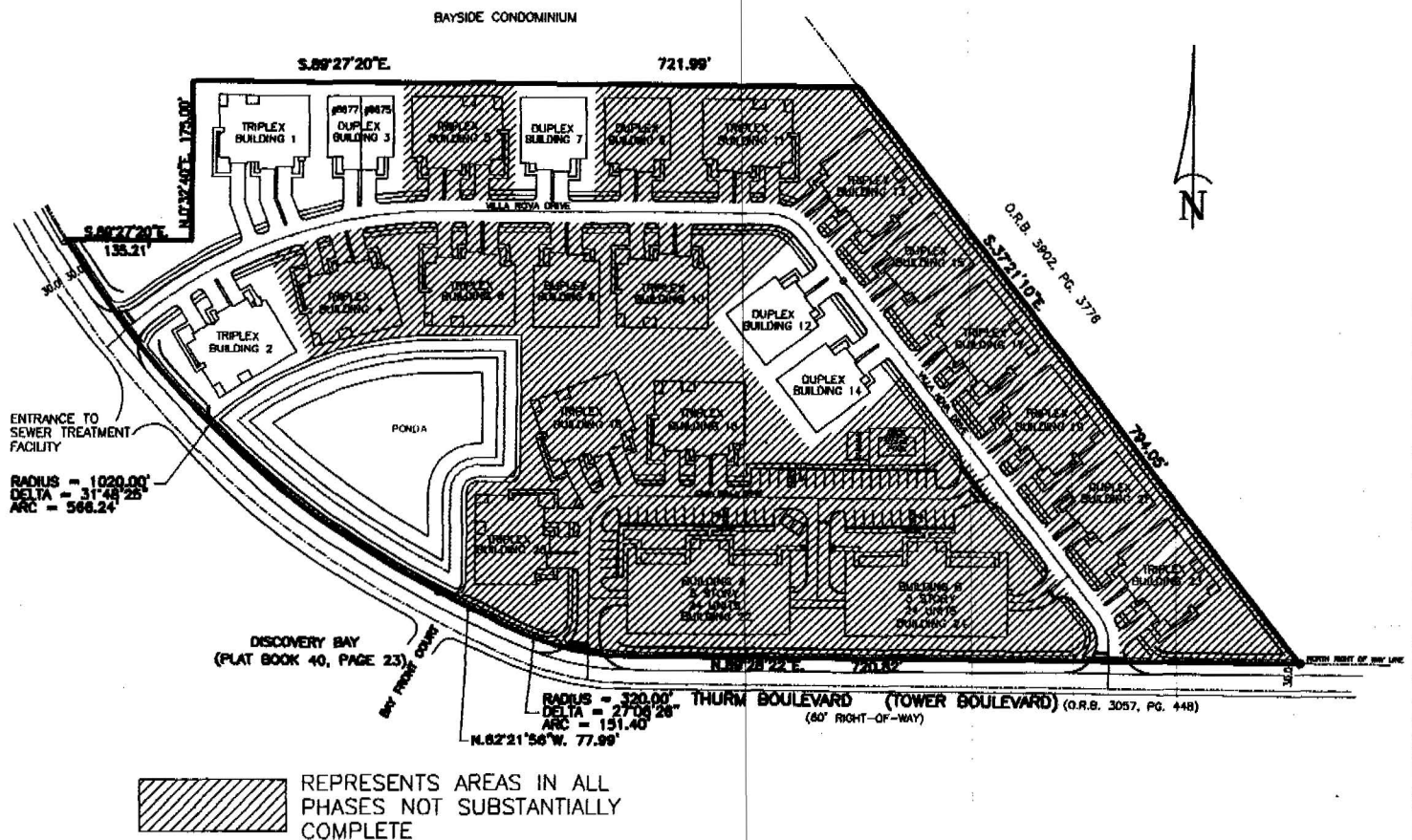
EXHIBIT "A"

SHEET 1

BAYPORT CONDOMINIUMS

Graphic Plot Plan

for Overall Planned Improvements



SURVEYORS NOTES CONCERNING GRAPHIC PLOT PLAN

1. This is a Phase Development consisting of six phases.
2. Some improvements are constructed.
3. This development consists of 24 buildings. There are 8 Duplex building, 14 Triplex buildings and 2 five story buildings. The balance of the improvements consist of parking areas, sidewalks, driveways, a pool and cabana and open spaces.
4. There exists a Non Exclusive easement over and across each phase for Ingress-Egress to the Units.
5. All areas and improvements exclusive of the Units are common elements of the Condominium. Some areas such as the balconies and garage spaces are common elements whose use is limited to the adjacent Unit or as set forth in the Declaration.
6. The Graphic Plot Plan shown was prepared by John R. Campbell, P.L.S. and is based on the proposed improvements as shown on the Engineering Site Plan.
7. The Elevations shown on the Floor Plans are based on N.G.V. Datum of 1929.
8. "8677" Indicates the address of the Unit.

Campbell SURVEYING AND MAPPING
 OF BREVARD, INC.

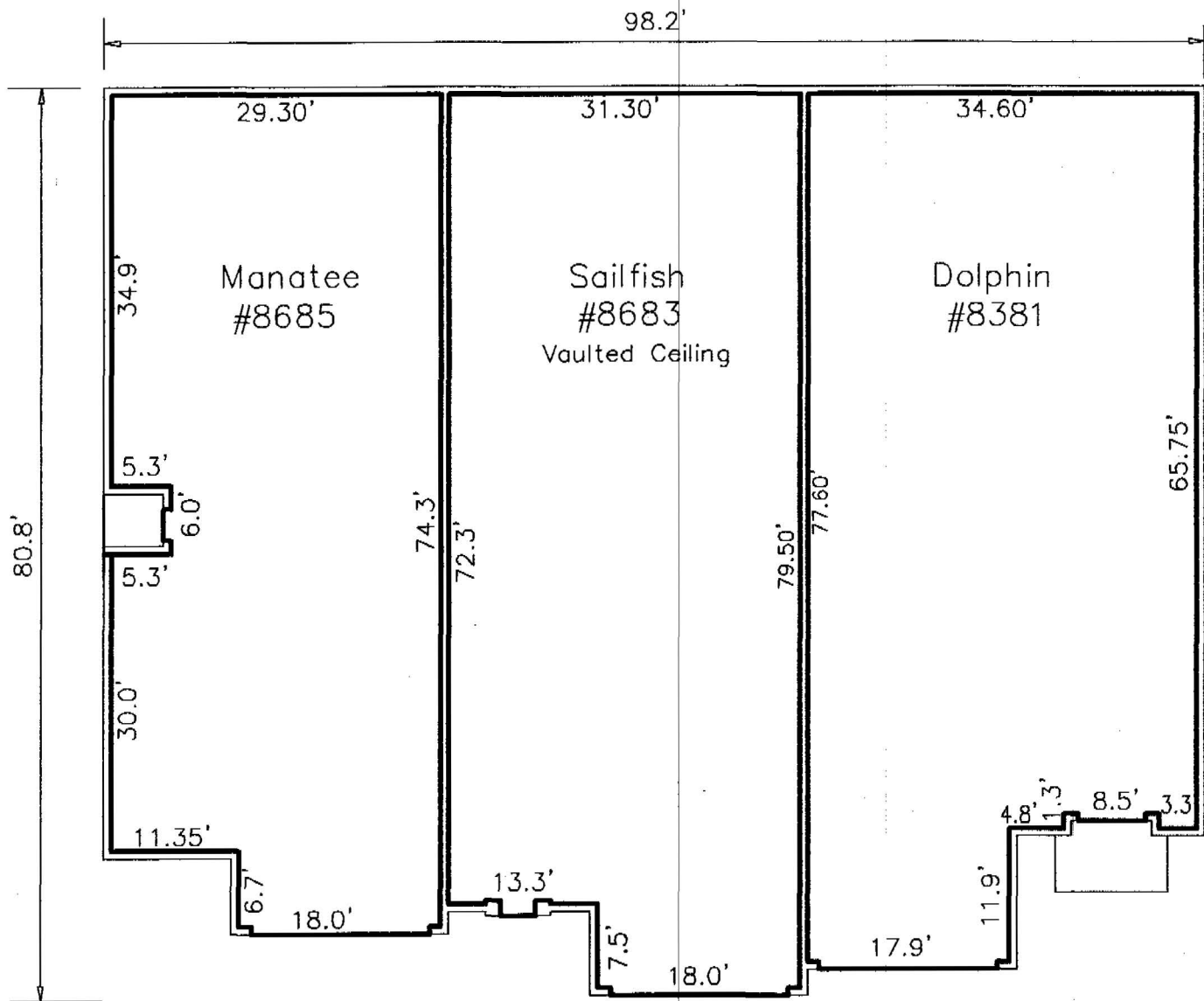
3525 N. COURTENAY PARKWAY - SUITE 1
 MAILING ADDRESS: P.O. BOX 542148
 MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 3

BAYPORT CONDOMINIUMS

Phase Two – Building 1



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevations is 9.54'.
The Finish Ceiling Elevation for the Manatee & Dolphin is 19.54'.
The Finish Ceiling Elevation for the Sailfish is 29.54'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the porches are common elements whose use is limited to the adjacent Unit.
5. (8685) Indicates Unit number designation.
6. "Unit Plan Manatee" indicates Typical Floor Plan of that Unit.
Refer to Typical Floor Plans on Sheets 5, 6, 7 & 8.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

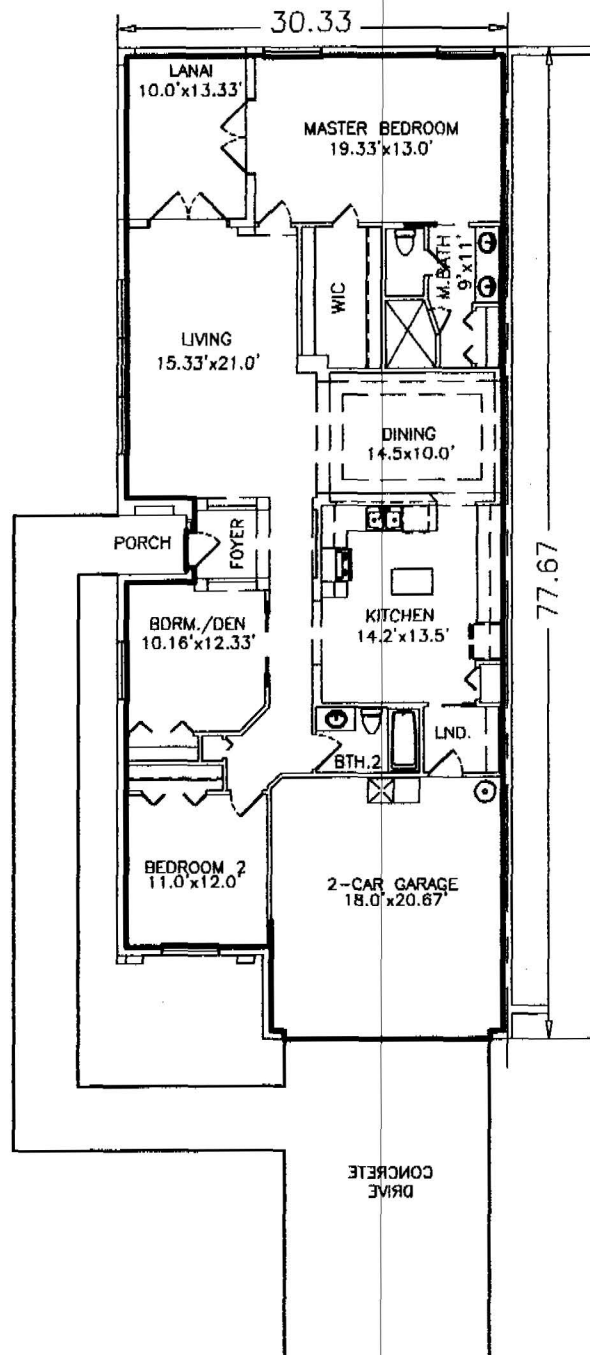
3525 N. COURTENAY PARKWAY – SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 4

BAYPORT CONDOMINIUMS

Typical Floor Plan Manatee



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Porch and Lanai are Common Element whose use is limited to the adjacent Unit.

Campbell
SURVEYING AND MAPPING
OF BREVARD, INC

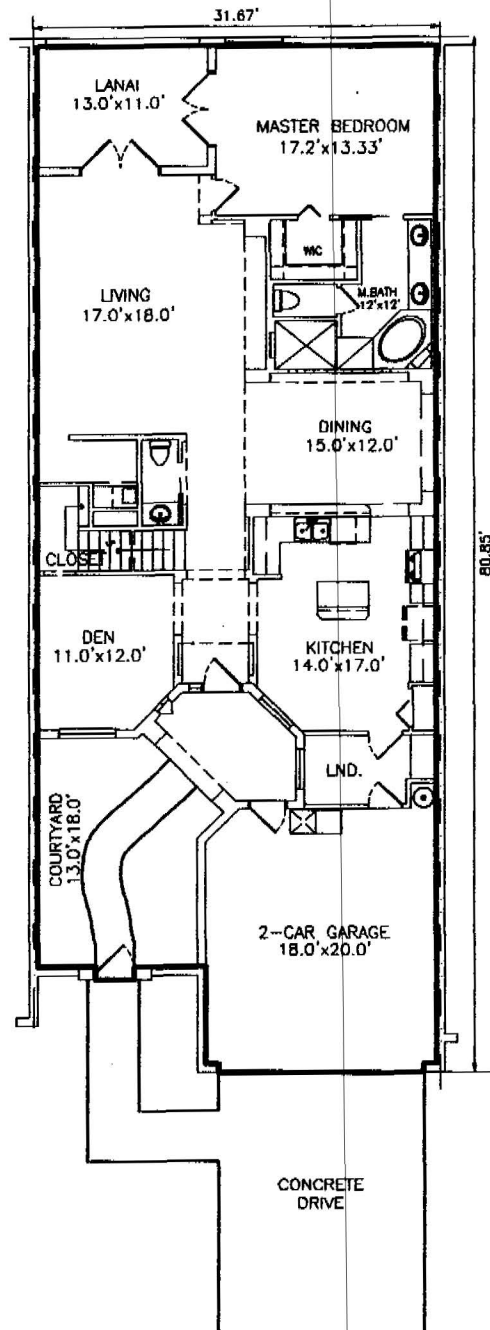
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 5

BAYPORT CONDOMINIUMS

Typical 1st Floor Plan Sailfish II



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Lanai is a Common Element whose use is limited to the adjacent Unit.
4. This is the Typical 1st Floor Plan of this Unit. See Sheet 40 for its 2nd Floor Plan.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

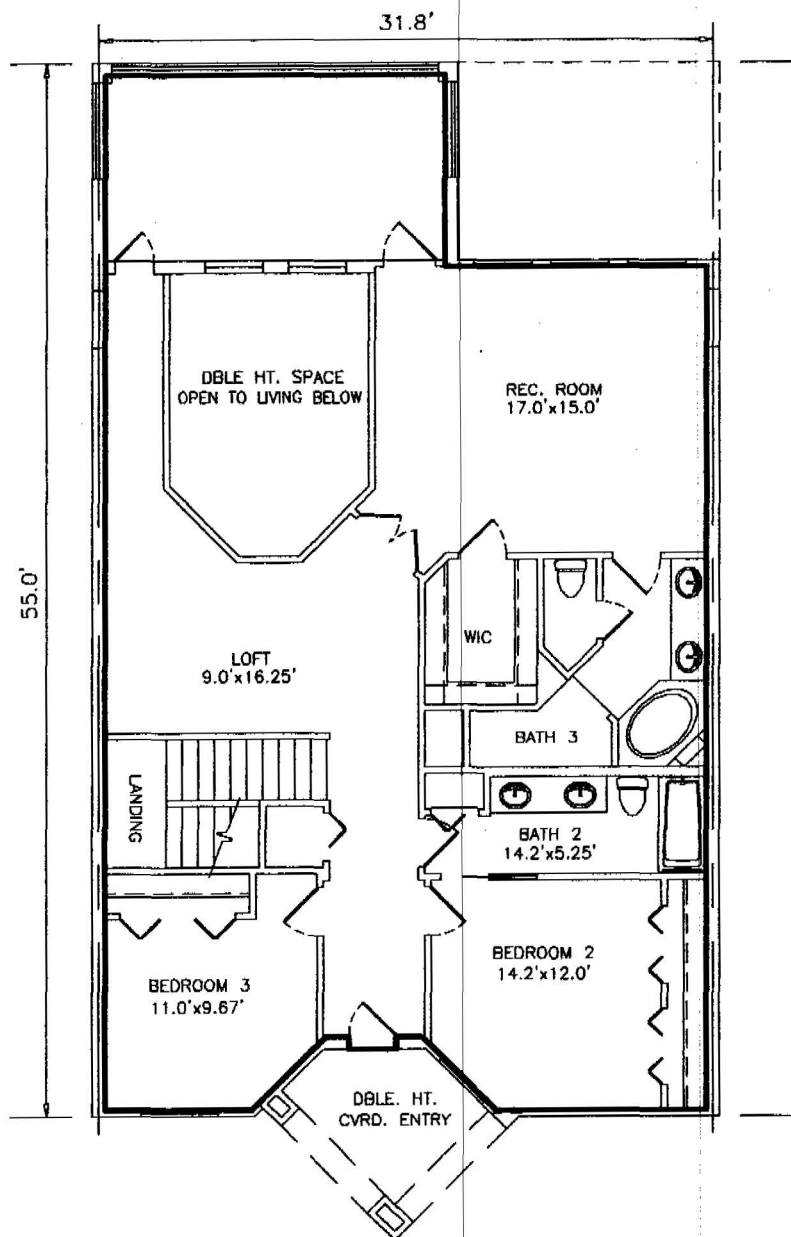
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 6

BAYPORT CONDOMINIUMS

Typical 2nd Floor Plan Sailfish II



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ————— Indicates the Horizontal Limits of the Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC

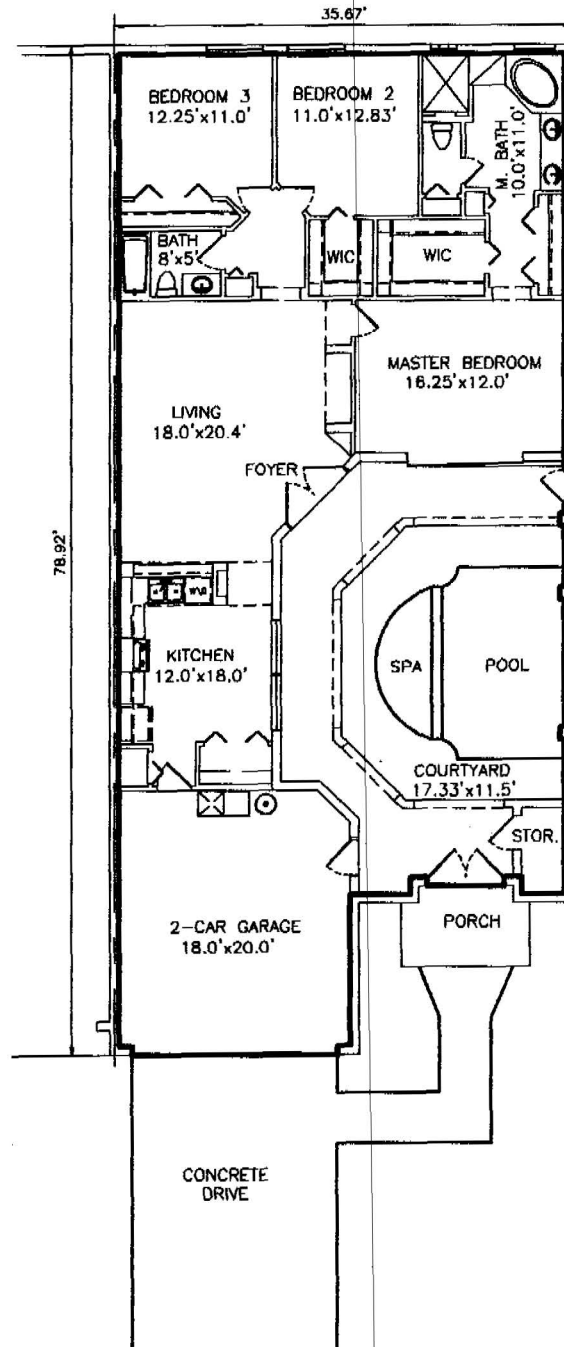
3525 N. COURTENAY PARKWAY — SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 7

BAYPORT CONDOMINIUMS

Typical Floor Plan Dolphin 1



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 8

BAYPORT CONDOMINIUMS PHASE 2, BUILDING 3 ONLY

8675 & 8677 VILLA NOVA DRIVE

SURVEYOR'S CERTIFICATE
FOR
BAYPORT CONDOMINIUM

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS TO-WIT:

I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A", 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 THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 12th DAY OF NOVEMBER, 2004 A.D.

BY:

JOHN R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NO. 2357 STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME
AS TO "JOHN R. CAMPBELL", THIS
12th DAY OF NOVEMBER, 2004 A.D.

CONNIE JO DIALS

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: MARCH 25, 2008



Connie Jo Dials
My Commission DD304031
Expires March 25, 2008

Campbell
SURVEYING AND MAPPING
OF BREVARD, INC

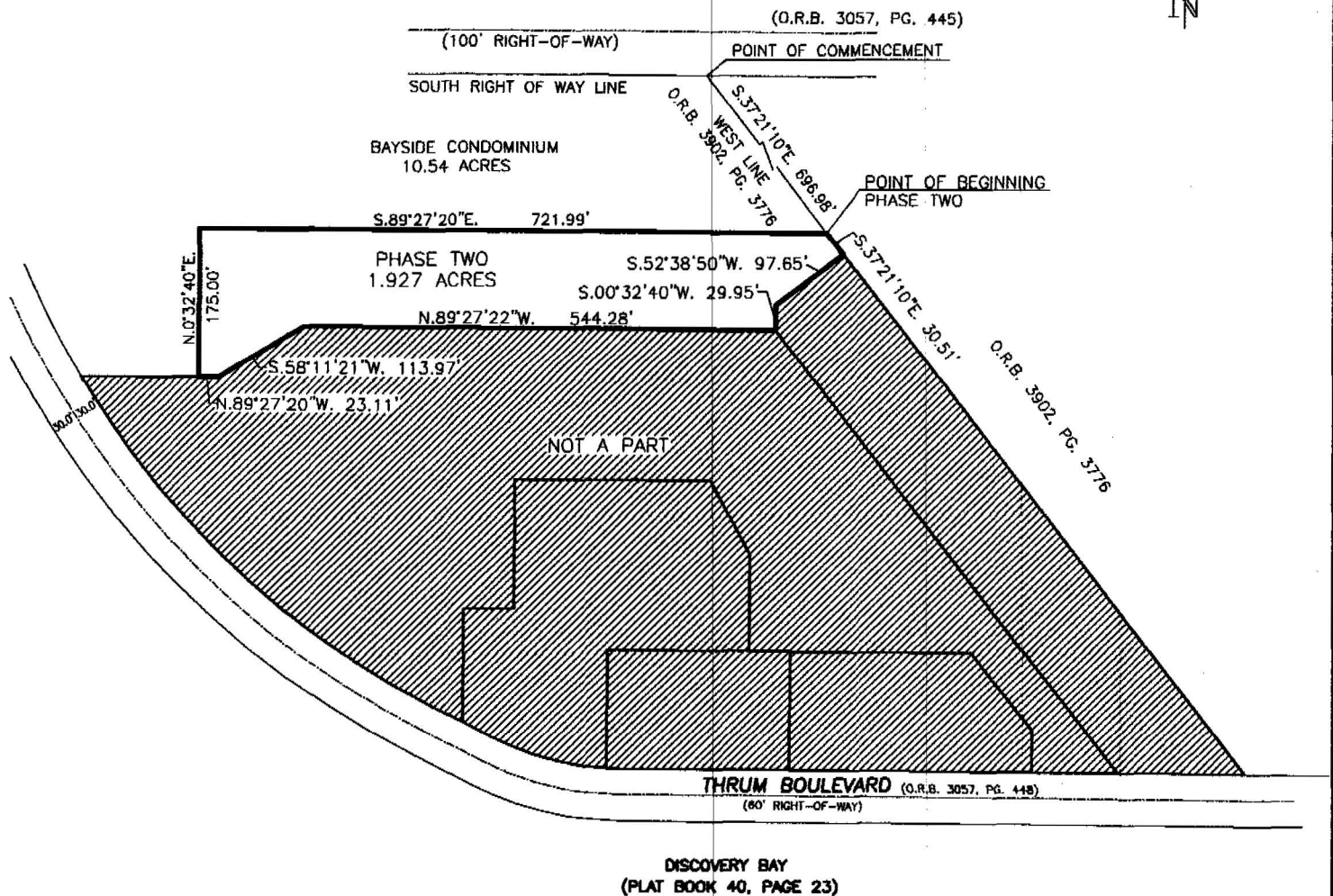
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 1

BAYPORT CONDOMINIUMS

Sketch of Survey Phase Two



INDICATES THAT AREA NOT INCLUDED IN PHASE TWO

LEGAL DESCRIPTION: (PHASE TWO)

A portion of land lying in Section 15, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at a point on the South right of way line of Central Boulevard, a 100.00 foot right of way, as described in Official Records Book 3057 at Page 445 of the Public Records of Brevard County, Florida, and the Westerly line of the lands described in Official Records Book 3902 at Page 3776 of the Public Records of Brevard County, Florida; Thence run S.37°21'10"E., a distance of 696.98 feet to the Point of Beginning; Thence run S.37°21'10"E. a distance of 30.51 feet; Thence run S.52°38'50"W., a distance of 97.65 feet; Thence run S.00°32'40"W. a distance of 29.95 feet; Thence run N.89°27'22"W. a distance of 544.28 feet; Thence run S.58°11'21"W. a distance of 113.97 feet; Thence run N.89°27'20"W. a distance of 23.11 feet; Thence run N.00°32'40"E. a distance of 175.00 feet; Thence run S.89°27'22"E. a distance of 721.99 feet to the Point of Beginning. Said Parcel contains 1.927 acres more or less.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

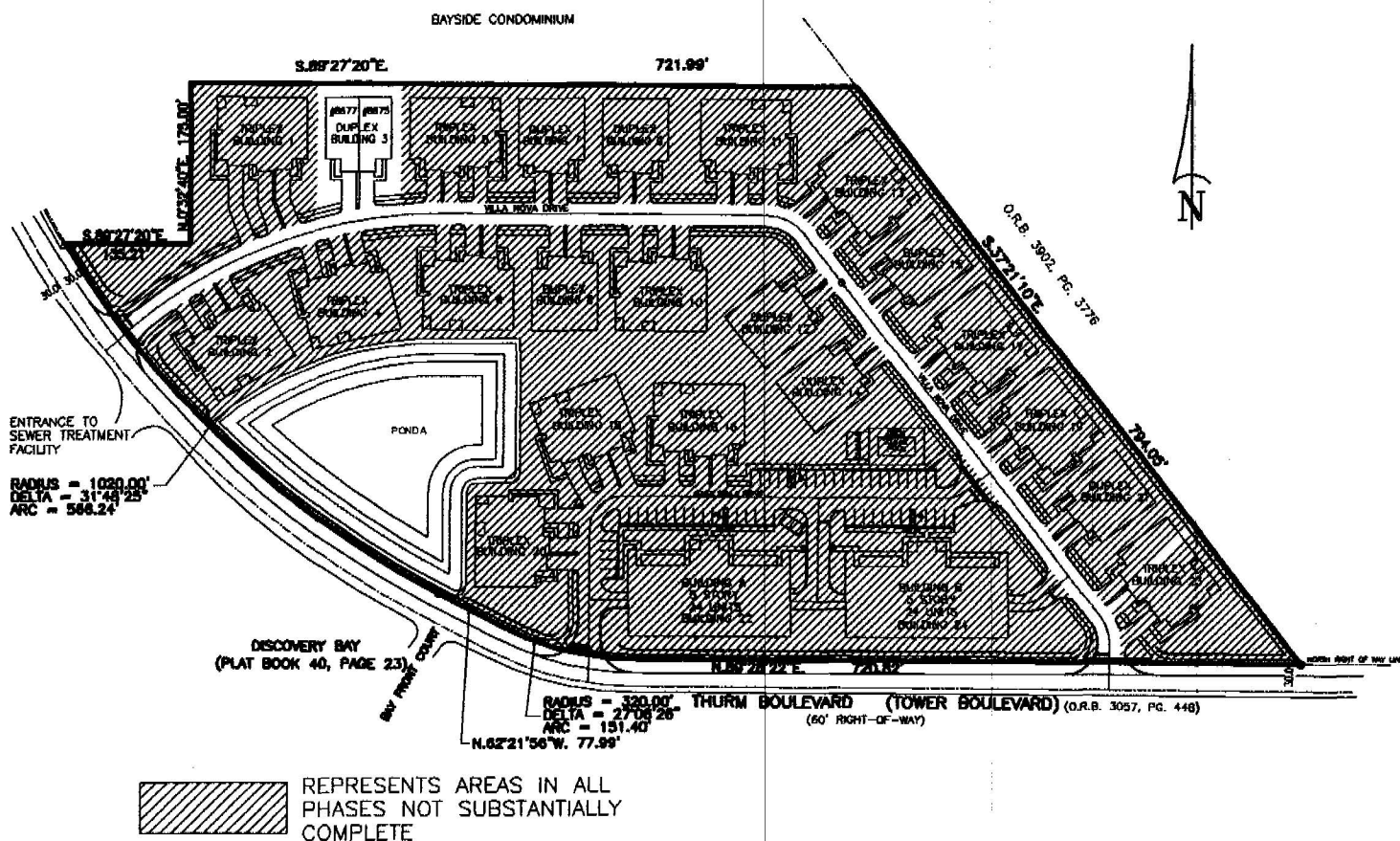
EXHIBIT "B"

SHEET 2

BAYPORT CONDOMINIUMS

Graphic Plot Plan

for Overall Planned Improvements



SURVEYORS NOTES CONCERNING GRAPHIC PLOT PLAN

1. This is a Phase Development consisting of six phases.
2. Some improvements are constructed.
3. This development consists of 24 buildings. There are 8 Duplex building, 14 Triplex buildings and 2 five story buildings. The balance of the improvements consist of parking areas, sidewalks, driveways, a pool and cabana and open spaces.
4. There exists a Non Exclusive easement over and across each phase for Ingress-Egress to the Units.
5. All areas and improvements exclusive of the Units are common elements of the Condominium. Some areas such as the balconies and garage spaces are common elements whose use is limited to the adjacent Unit or as set forth in the Declaration.
6. The Graphic Plot Plan shown was prepared by John R. Campbell, P.L.S. and is based on the proposed improvements as shown on the Engineering Site Plan.
7. The Elevations shown on the Floor Plans are based on N.G.V. Datum of 1929.
8. "8677" Indicates the address of the Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

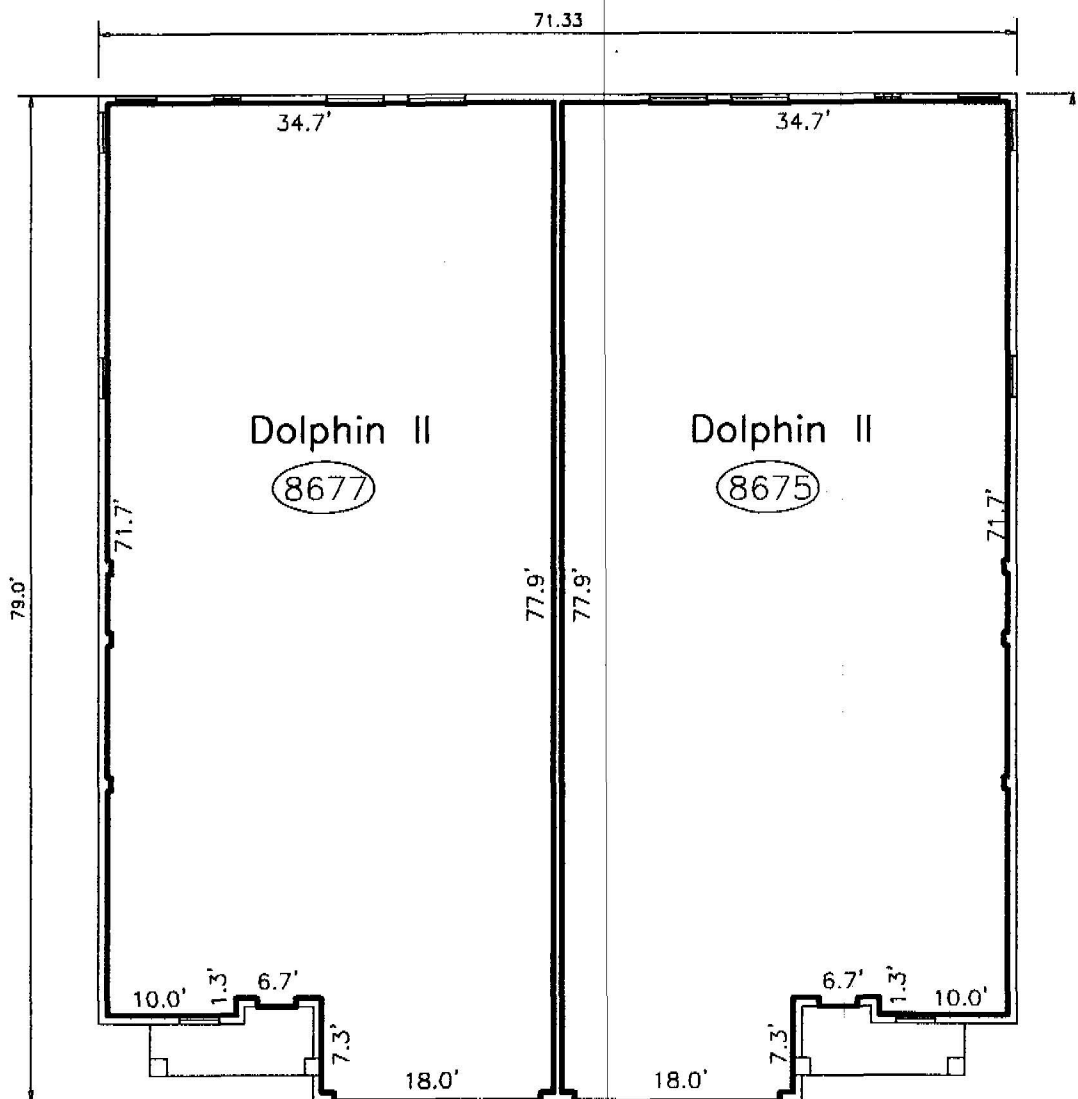
3525 N. COURTENAY PARKWAY -- SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 3

BAYPORT CONDOMINIUMS

Phase Two - Building 3



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevations is 9.50'.
The Finish Ceiling Elevation is 19.50'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the porches are common elements whose use is limited to the adjacent Unit.
5. (8775) Indicates Unit Address.
6. The Unit represented is typical of Unit Floor Plan for "Dolphin II". At the buyers request Unit Floor Plan "Manatee" may be substituted. Refer to Sheets 5 and 6 for dimensions and Floor Plans of these Typical Units.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

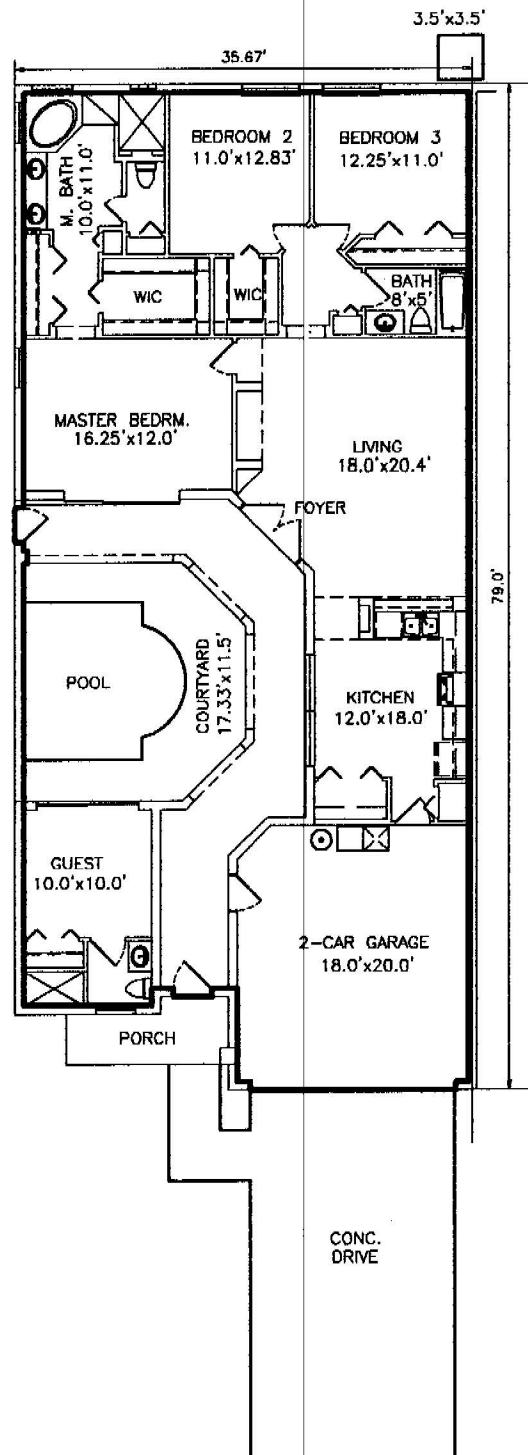
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 4

BAYPORT CONDOMINIUMS

Typical Floor Plan Dolphin II



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREWARD, INC.

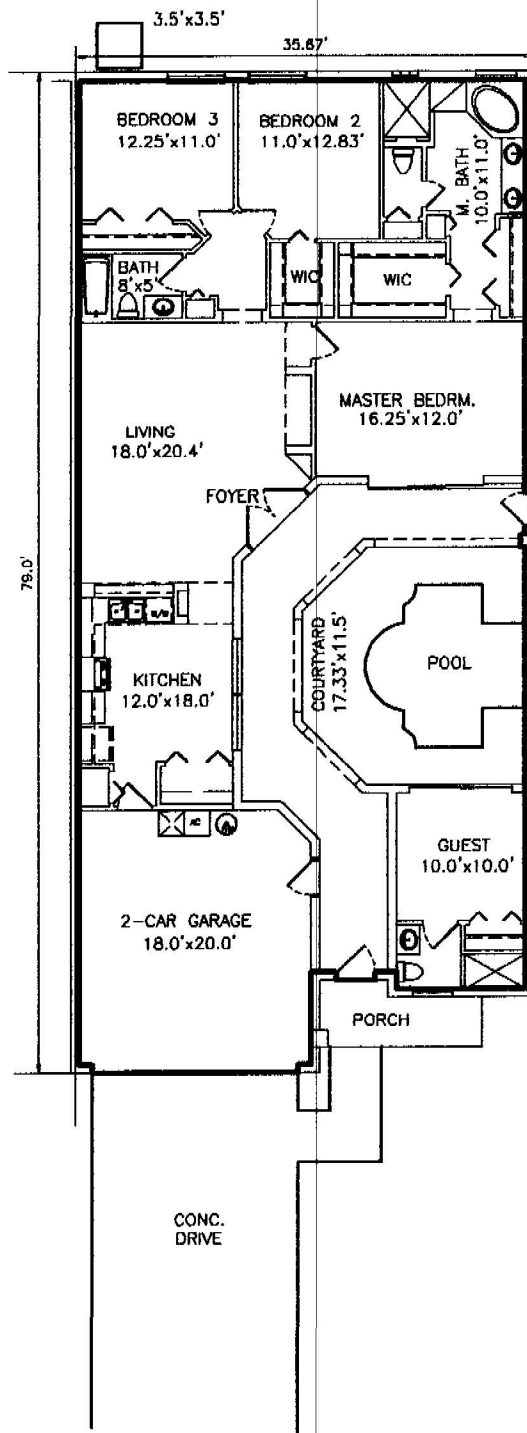
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 5

BAYPORT CONDOMINIUMS

Typical Floor Plan Dolphin II



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 6

BAYPORT CONDOMINIUMS PHASE 1, BUILDING 7 ONLY

8663 & 8661 VILLA NOVA DRIVE

SURVEYOR'S CERTIFICATE FOR BAYPORT CONDOMINIUM

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS TO-WIT:

I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A", 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 THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 29th DAY OF NOVEMBER, 2004 A.D.

BY: _____

JOHN R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NO. 2351, STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME
AS TO "JOHN R. CAMPBELL", THIS
29th DAY OF NOVEMBER, 2004 A.D.

CONNIE JO DIALS

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: MARCH 25, 2008



Connie Jo Dials
My Commission DD304031
Expires March 25, 2008

Campbell SURVEYING AND MAPPING
OF BREVARD, INC

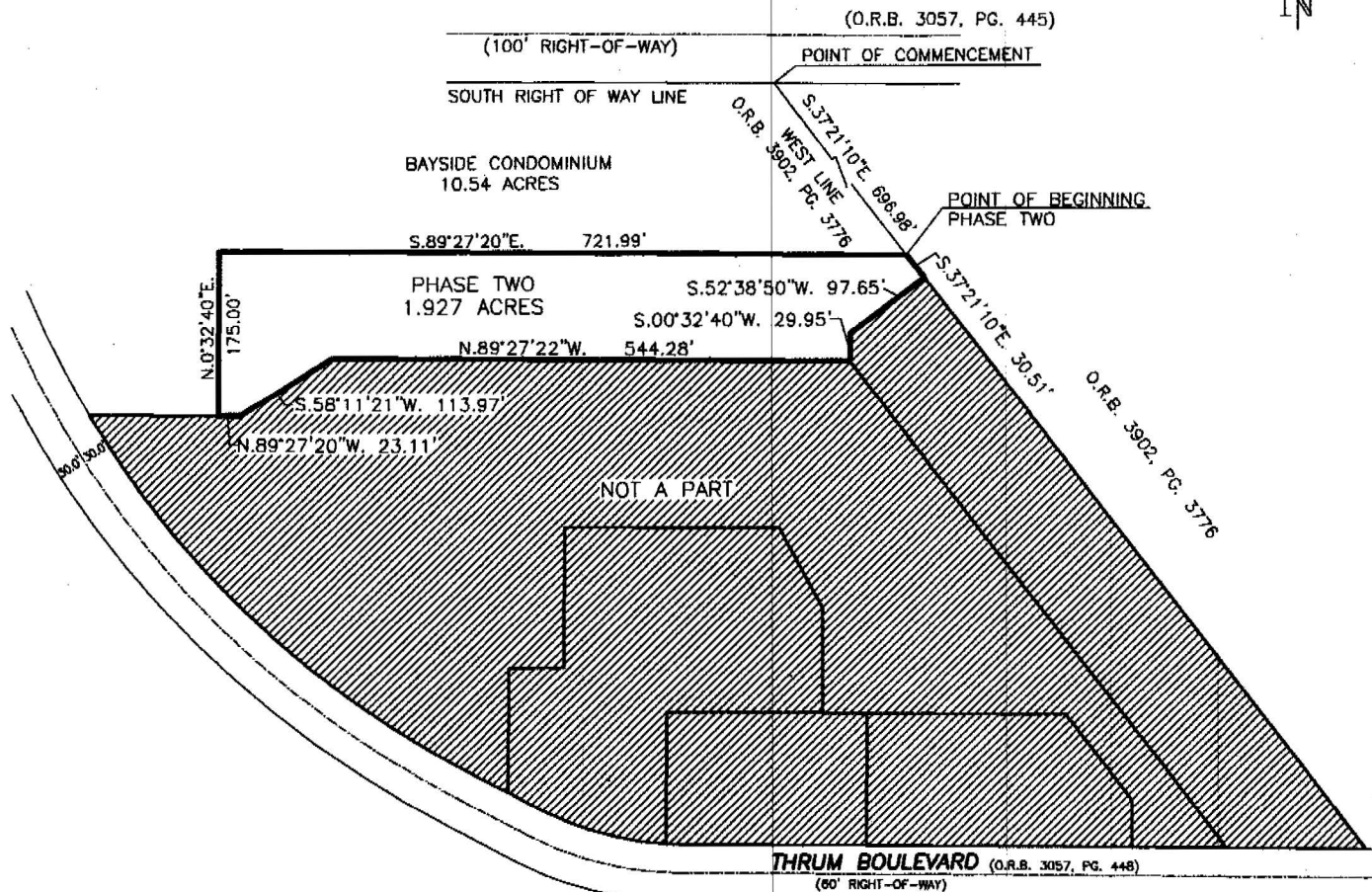
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 1

BAYPORT CONDOMINIUMS

Sketch of Survey Phase Two



INDICATES THAT AREA NOT INCLUDED IN PHASE TWO

LEGAL DESCRIPTION: (PHASE TWO)

A portion of land lying in Section 15, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at a point on the South right of way line of Central Boulevard, a 100.00 foot right of way, as described in Official Records Book 3057 at Page 445 of the Public Records of Brevard County, Florida, and the Westerly line of the lands described in Official Records Book 3902 at Page 3776 of the Public Records of Brevard County, Florida; Thence run S.37°21'10"E., a distance of 696.98 feet to the Point of Beginning; Thence run S.37°21'10"E. a distance of 30.51 feet; Thence run S.52°38'50"W., a distance of 97.65 feet; Thence run S.00°32'40"W. a distance of 29.95 feet; Thence run N.89°27'22"W. a distance of 544.28 feet; Thence run S.58°11'21"W. a distance of 113.97 feet; Thence run N.89°27'20"W. a distance of 23.11 feet; Thence run N.00°32'40"E. a distance of 175.00 feet; Thence run S.89°27'22"E. a distance of 721.99 feet to the Point of Beginning. Said Parcel contains 1.927 acres more or less.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

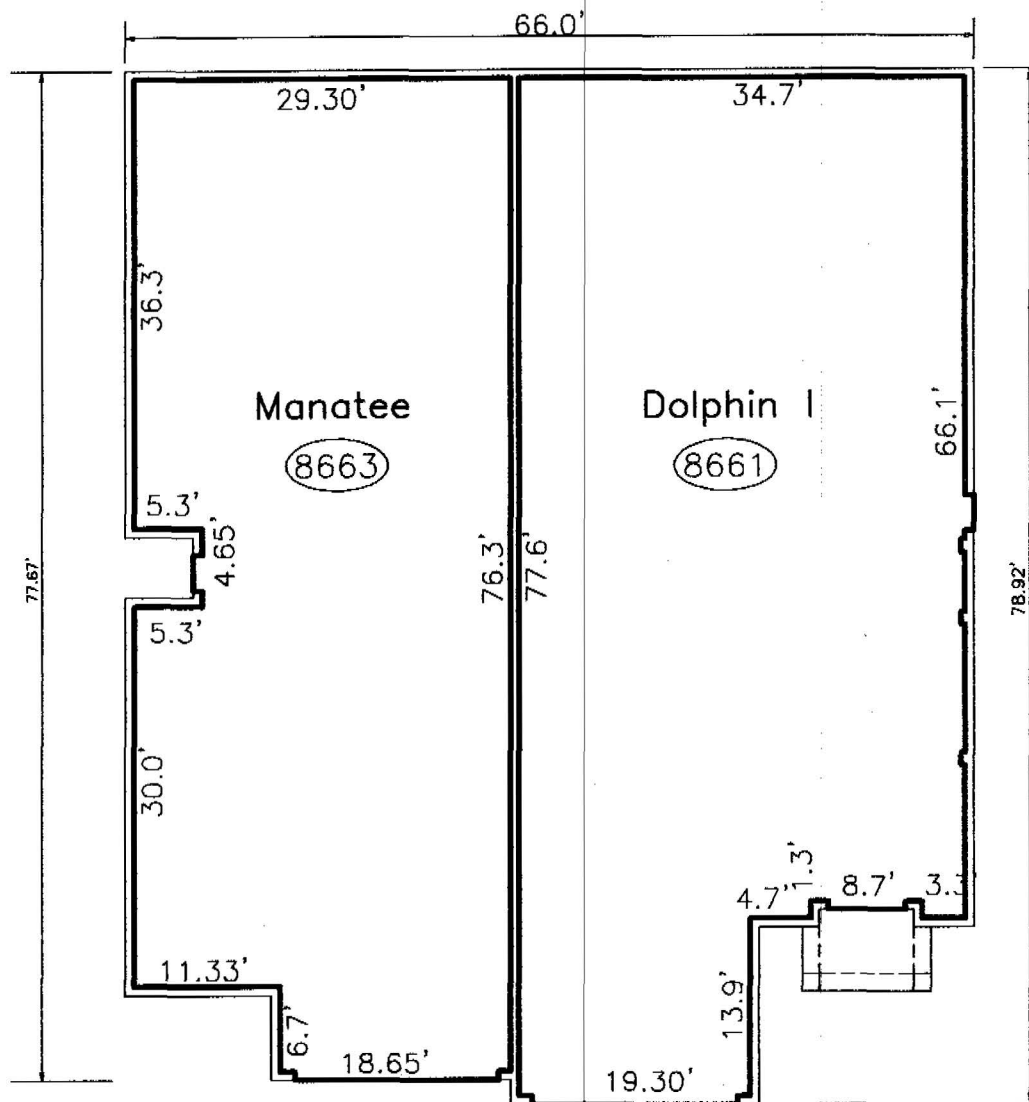
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "B"

SHEET 2

BAYPORT CONDOMINIUMS

Phase Two — Building 7



SURVEYORS NOTES:

1. — Indicates the Horizontal Limits.
2. The Proposed Finish Floor Elevations is 9.50'.
The Proposed Finish Ceiling Elevation is 19.50'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the porches are common elements whose use is limited to the adjacent Unit.
5. (8663) Indicates Unit number designation.
6. The Units represented is typical of Unit Floor Plans for "Dolphin I" and "Dolphin II". At the buyers request Unit Floor Plan "Manatee" may be substituted. Refer to Sheets 5 and 6 for dimensions and Floor Plans of these Typical Units.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC

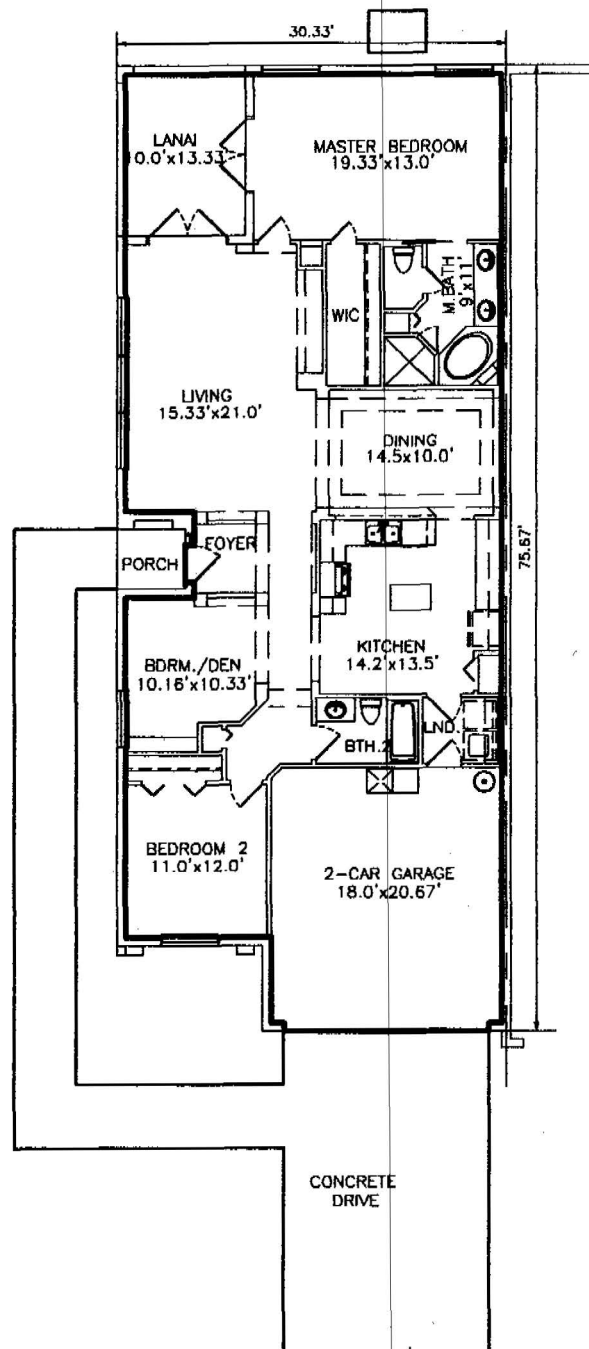
3525 N. COURTENAY PARKWAY — SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 4

BAYPORT CONDOMINIUMS

Typical Floor Plan Manatee



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

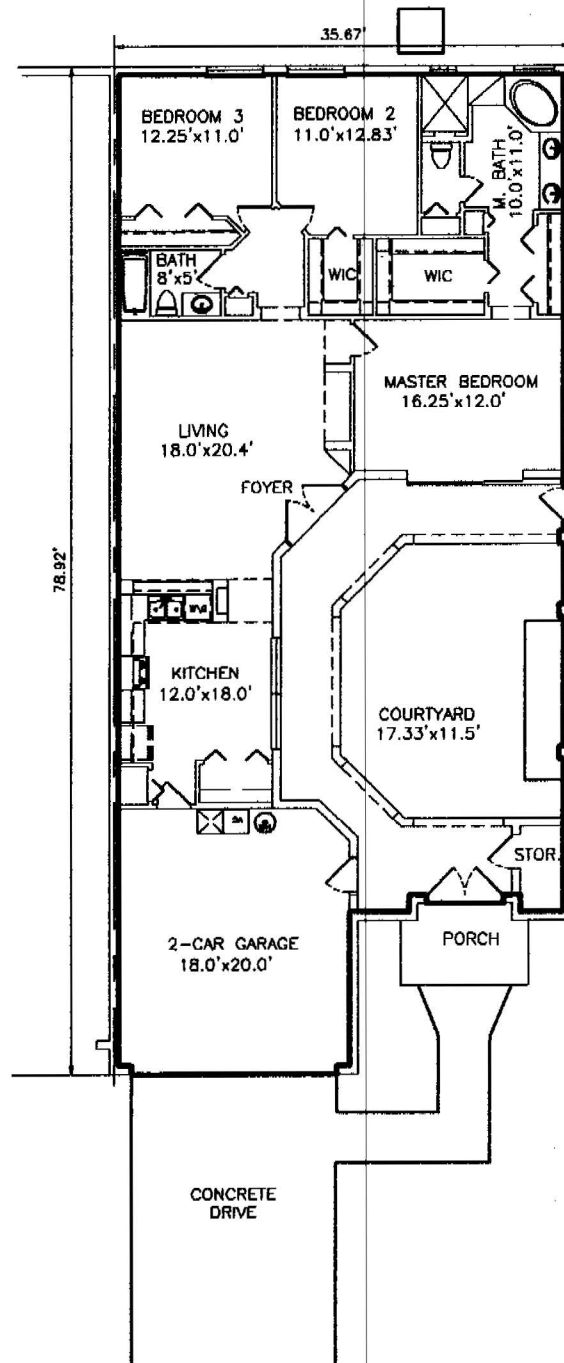
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 5

BAYPORT CONDOMINIUMS

Typical Floor Plan Dolphin I



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

3525 N. COURTENAY PARKWAY — SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 6

BAYPORT CONDOMINIUMS PHASE 2, BUILDING 9 ONLY

8655 & 8657 VILLA NOVA DRIVE

SURVEYOR'S CERTIFICATE FOR BAYPORT CONDOMINIUM

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS TO-WIT:


I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A", 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 THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 22nd DAY OF DECEMBER, 2004 A.D.

BY: 

JOHN R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NO. 2351, STATE OF FLORIDA
REGISTERED

SWORN TO AND SUBSCRIBED BEFORE ME
AS TO "JOHN R. CAMPBELL", THIS
22nd DAY OF DECEMBER, 2004 A.D.


CONNIE JO DIALS

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: MARCH 25, 2008



Connie Jo Dials
My Commission DD304031
Expires March 25, 2008

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

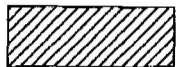
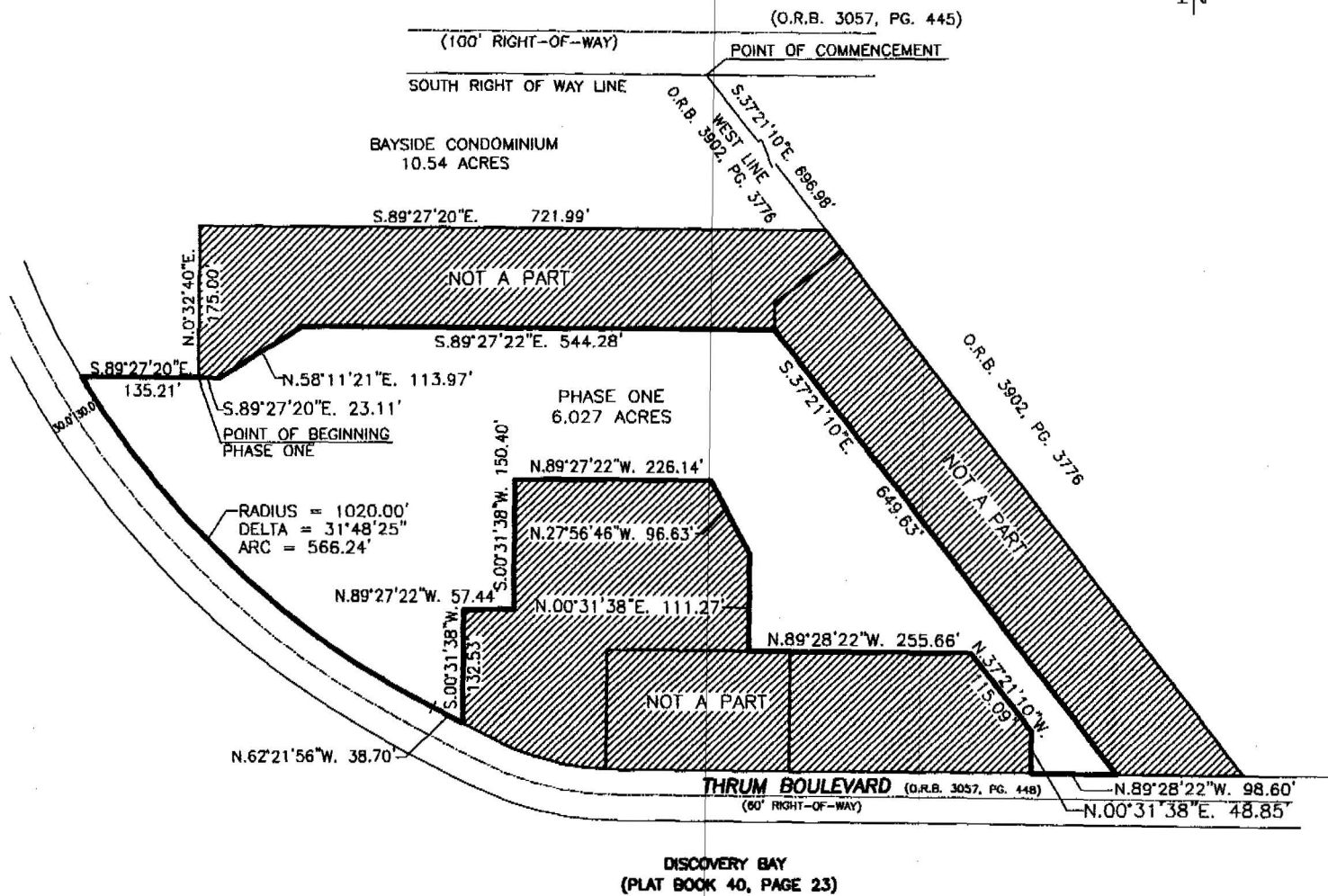
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 1

BAYPORT CONDOMINIUMS

Sketch of Survey Phase One



INDICATES THAT AREA NOT INCLUDED IN PHASE ONE

LEGAL DESCRIPTION: (PHASE ONE)

A portion of land lying in Section 15, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at a point on the South right of way line of Central Boulevard, a 100.00 foot right of way, as described in Official Records Book 3057 at Page 445 of the Public Records of Brevard County, Florida, and the Westerly line of the lands described in Official Records Book 3902 at Page 3776 of the Public Records of Brevard County, Florida; Thence run S.37°21'10"E., a distance of 696.98 feet; Thence run N.89°27'22"W. a distance of 721.99 feet; Thence run S.00°32'40"W. a distance of 175.00 feet to the Point of Beginning; Thence run S.89°27'20"E. a distance of 23.11 feet; Thence run N.58°11'21"E. a distance of 113.97 feet; Thence run S.89°27'22"E. a distance of 544.28 feet; Thence run S.37°21'10"E. a distance of 649.63 feet to a point on the North right of way line of Tower Boulevard, (Tower Boulevard) a 60.00 foot right of way as described in Official Records Book 3057 at Page 448 of said Public Records; Thence run N.89°28'22"W. along said North right of way line a distance of 98.60 feet; Thence leaving said North right of way line run N.00°31'38"E. a distance of 48.85 feet; Thence run N.37°21'10"W. a distance of 115.09 feet; Thence run N.89°28'22"W. a distance of 255.66 feet; Thence run N.00°31'38"E. a distance of 111.27 feet; Thence run N.27°56'46"W. a distance of 96.63 feet; Thence run N.89°27'22"W. a distance of 226.14 feet; Thence run S.00°31'38"W. a distance of 150.40 feet; Thence run N.89°27'22"W. a distance of 57.44 feet; Thence run S.00°31'38"W. a distance of 132.53 feet to a point on the said North right of way line of Tower Boulevard; Thence run N.62°21'56"W. along said North right of way line a distance of 38.70 feet to a point of curvature of a curve to the right having a radius of 1020.00 feet; Thence run Northwestery along the arc of said curve through a central angle of 31°48'25", a distance of 566.24 feet; Thence leaving said right of way run S.89°27'20"E. a distance of 135.21 feet to the Point of Beginning. Said Parcel contains 6.027 acres more or less.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

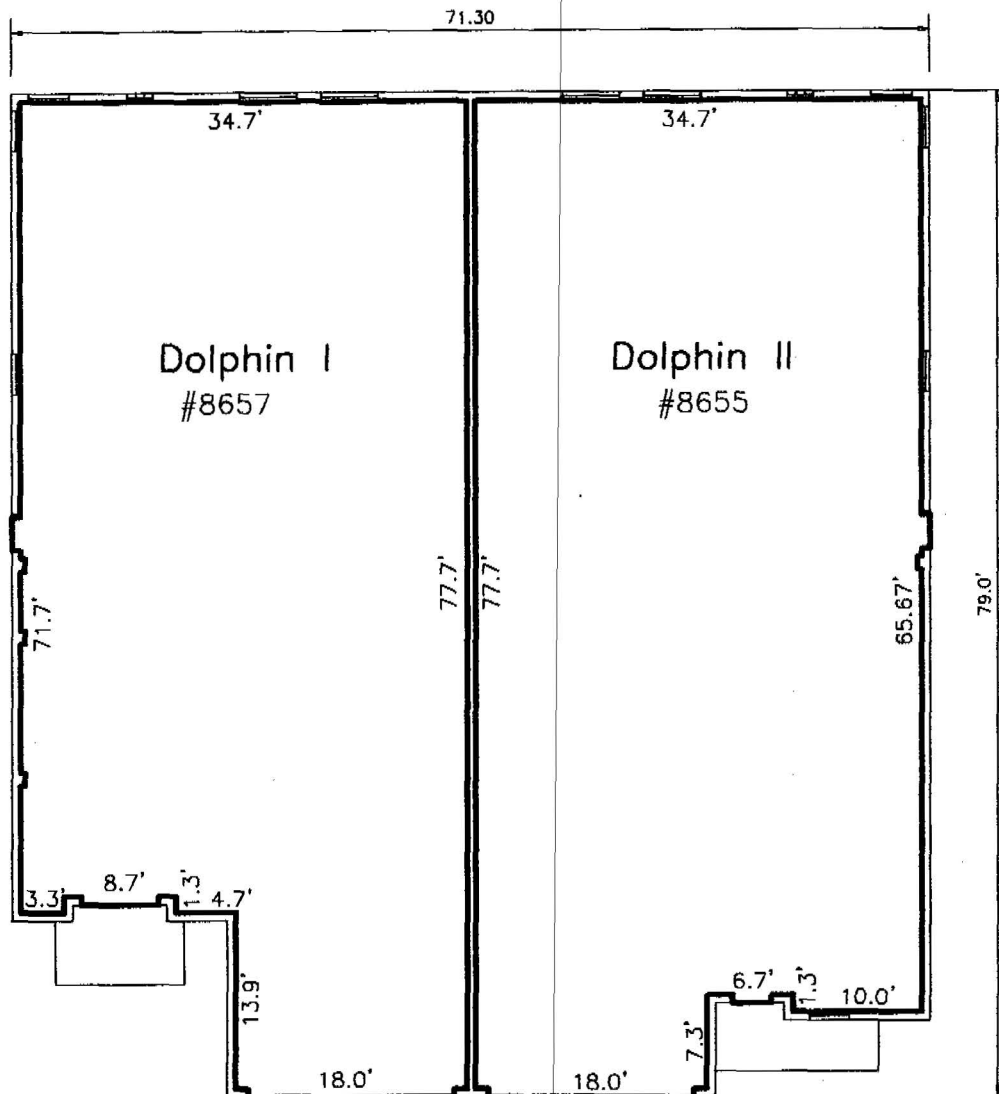
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "B"

SHEET 2

BAYPORT CONDOMINIUMS

Phase Two – Building 9



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevations is 9.50'.
The Finish Ceiling Elevation is 19.50'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the porches are common elements whose use is limited to the adjacent Unit.
5. (8657) Indicates Unit number designation.
6. The Units represented is typical of Unit Floor Plans for "Dolphin I" and "Dolphin II". Refer to Sheets 5 and 6 for dimensions and Floor Plans of these Typical Units.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

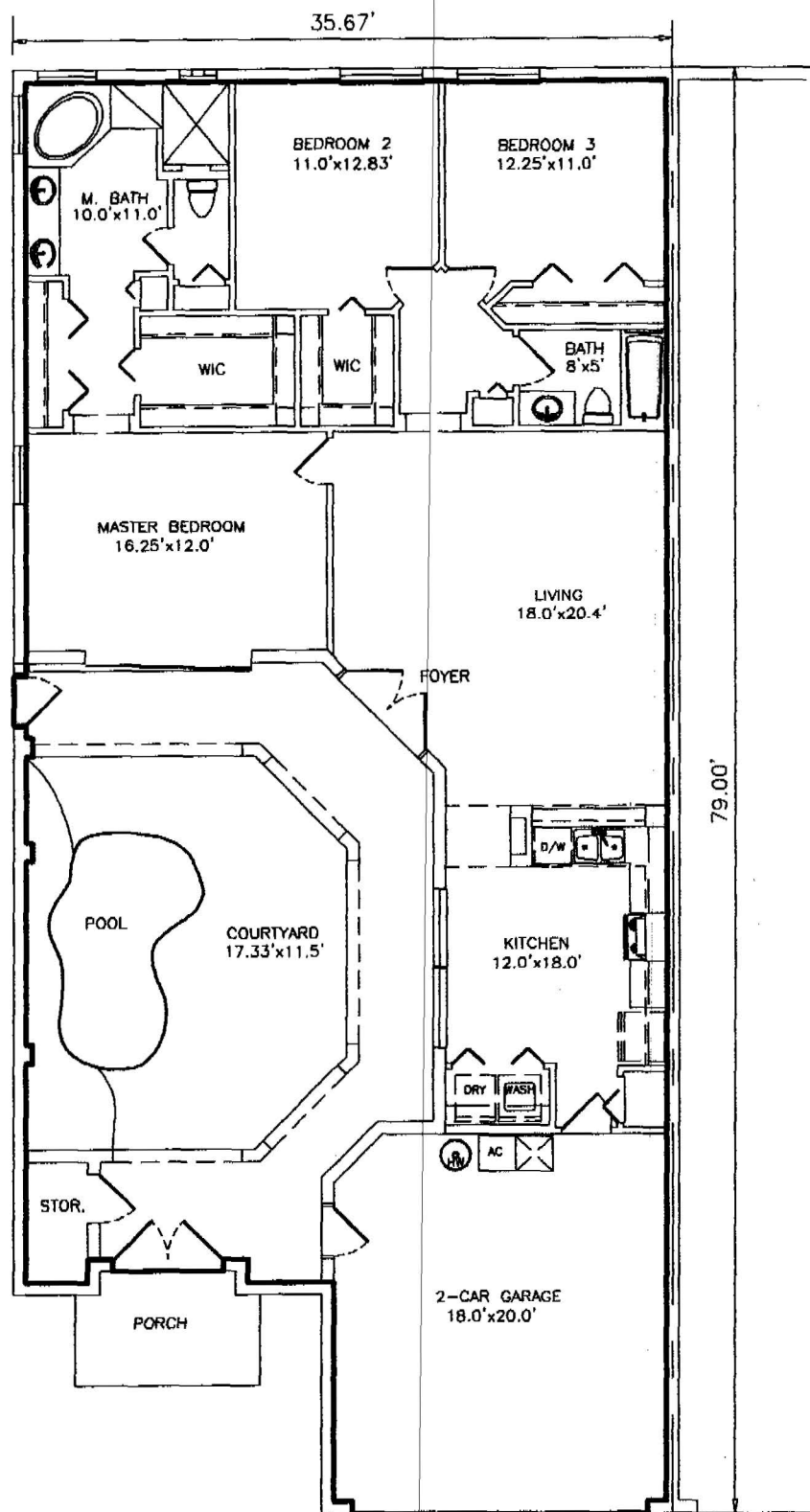
3525 N. COURTENAY PARKWAY – SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 4

BAYPORT CONDOMINIUMS

Typical Floor Plan Dolphin I



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

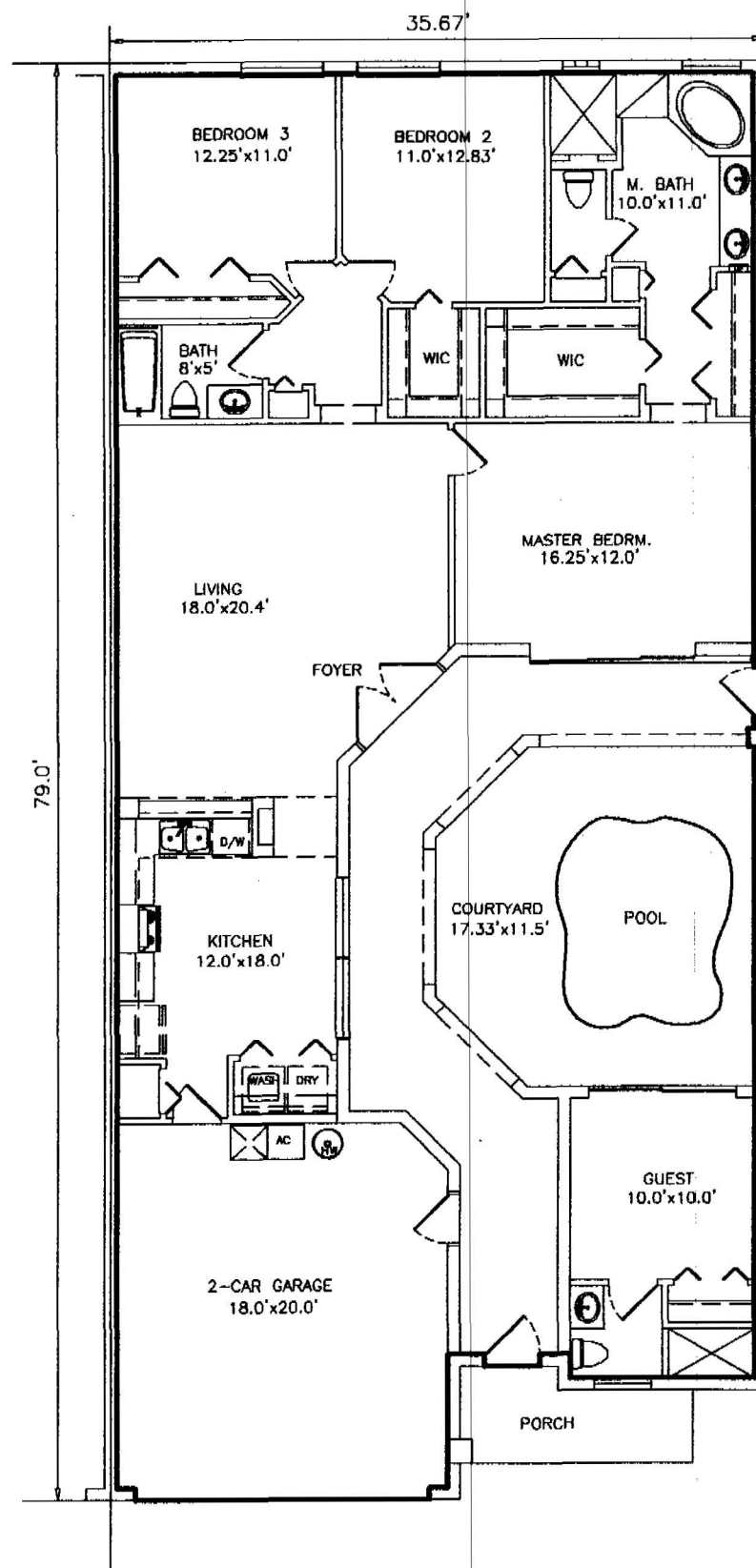
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 5

BAYPORT CONDOMINIUMS

Typical Floor Plan Dolphin II



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 6

BAYPORT CONDOMINIUMS PHASE 3, BUILDING 15 ONLY

8633 & 8635 VILLA NOVA DRIVE

SURVEYOR'S CERTIFICATE
FOR
BAYPORT CONDOMINIUM

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS TO-WIT:

I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A", 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 THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 10th DAY OF FEBRUARY, 2005 A.D.

BY:

JOHN R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NO. 23510 STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME
AS TO "JOHN R. CAMPBELL", THIS
10th DAY OF FEBRUARY, 2005 A.D.

Crystal M. Williams
CRYSTAL M. WILLIAMS

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: NOVEMBER 3, 2008



Crystal M Williams
My Commission DD368538
Expires November 03, 2008

Campbell
SURVEYING AND MAPPING
OF BREVARD, INC

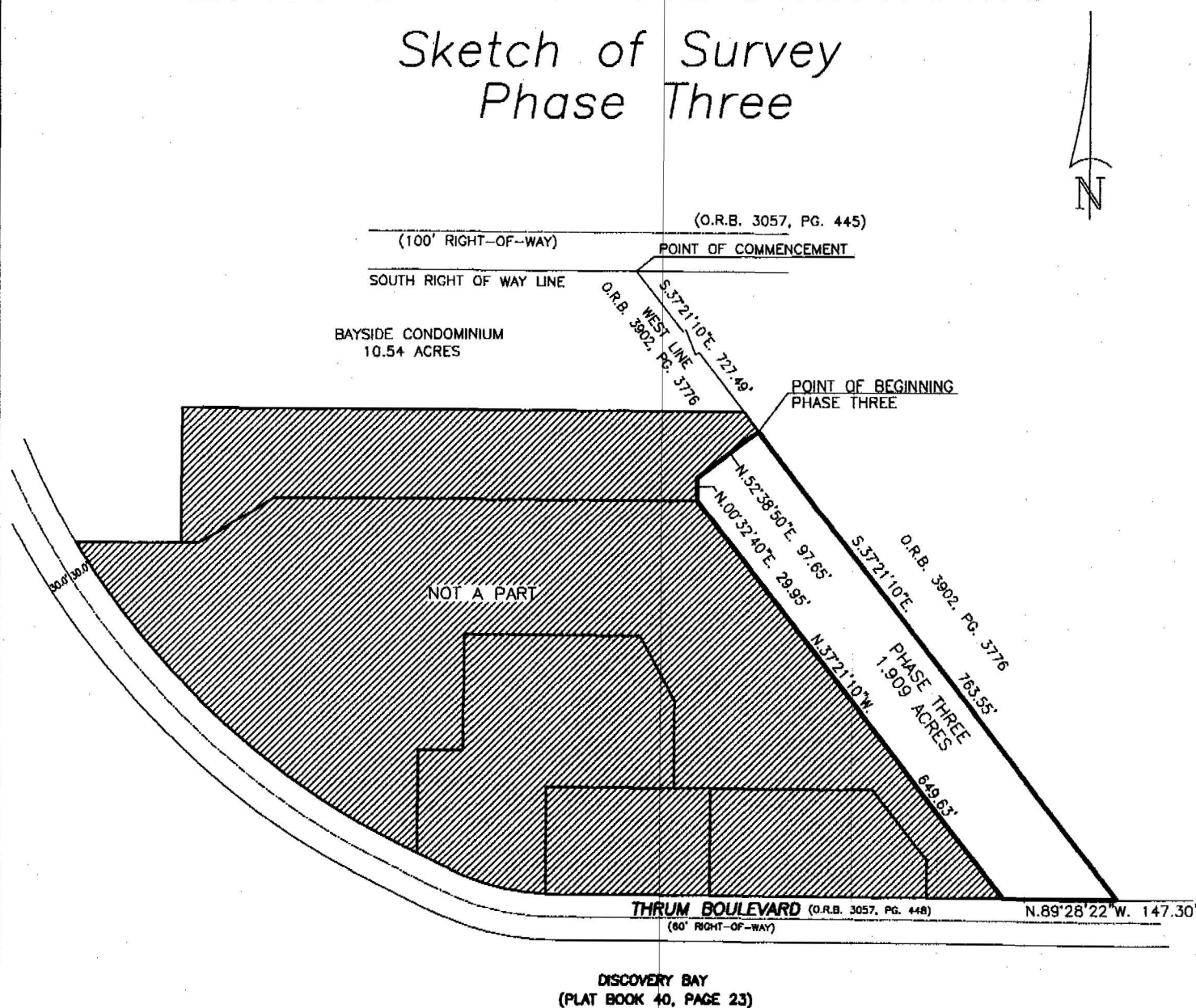
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 1

BAYPORT CONDOMINIUMS

Sketch of Survey Phase Three



INDICATES THAT AREA NOT INCLUDED IN PHASE THREE

LEGAL DESCRIPTION: (PHASE THREE)

A portion of land lying in Section 15, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at a point on the South right of way line of Central Boulevard, a 100.00 foot right of way, as described in Official Records Book 3057 at Page 445 of the Public Records of Brevard County, Florida, and the Westerly line of the lands described in Official Records Book 3902 at Page 3776 of the Public Records of Brevard County, Florida; Thence run S.37°21'10"E., a distance of 727.49 feet to the Point of Beginning; Thence run S.37°21'10"E. a distance of 763.55 feet to a point on the North right of way line of Tower Boulevard, (Tower Boulevard) a 60.00 foot right of way as described in Official Records Book 3057 at Page 448 of said Public Records; Thence run N.89°28'22"W. along said North right of way line a distance 147.03 feet; Thence leaving said North right of way line run N.37°22'12"W. a distance of 649.63 feet; Thence run N.00°32'40"E. a distance of 29.95 feet; Thence run N.52°38'50"E. a distance of 97.65 feet to the Point of Beginning. Said Parcel contains 1.909 acres more or less.

Beginning; Thence continue N.89°28'22"W. along said North right of way line a distance of 278.60 feet; Thence leaving said North right of way line run N.00°31'38"E. a distance of 139.69 feet; Thence run S.89°28'22"E. a distance of 207.93 feet; Thence run S.37°21'10"E. a distance of 115.09 feet; Thence run S.00°31'38"W. a distance of 48.85 feet to the Point of Beginning. Said Parcel contains 0.677 acres more or less.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

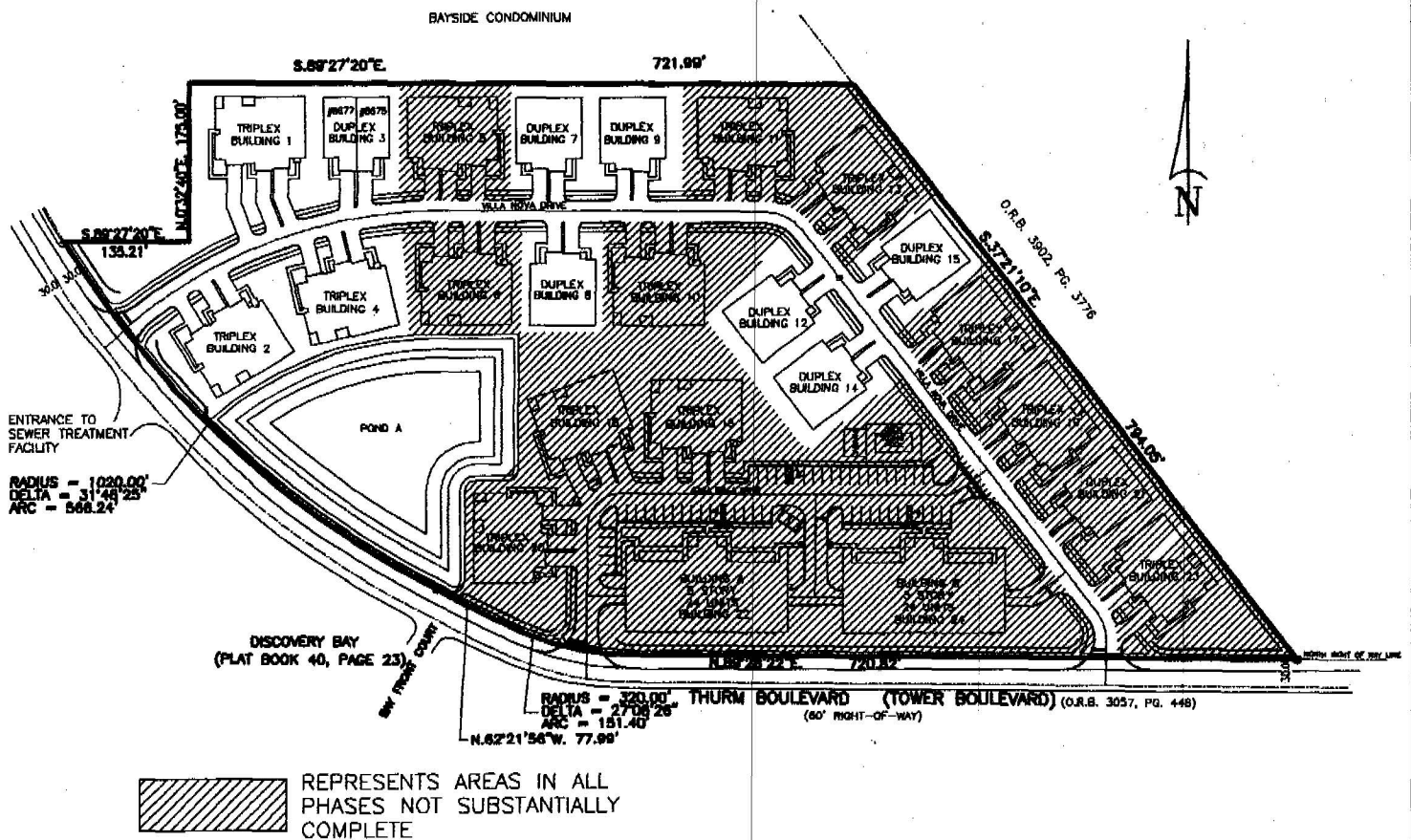
EXHIBIT "A"

SHEET 2

BAYPORT CONDOMINIUMS

Graphic Plot Plan

for Overall Planned Improvements



SURVEYORS NOTES CONCERNING GRAPHIC PLOT PLAN

1. This is a Phase Development consisting of six phases.
2. Some improvements are constructed.
3. This development consists of 24 buildings. There are 8 Duplex building, 14 Triplex buildings and 2 five story buildings. The balance of the improvements consist of parking areas, sidewalks, driveways, a pool and cabana and open spaces.
4. There exists a Non Exclusive easement over and across each phase for Ingress-Egress to the Units.
5. All areas and improvements exclusive of the Units are common elements of the Condominium. Some areas such as the balconies and garage spaces are common elements whose use is limited to the adjacent Unit or as set forth in the Declaration.
6. The Graphic Plot Plan shown was prepared by John R. Campbell, P.L.S. and is based on the proposed improvements as shown on the Engineering Site Plan.
7. The Elevations shown on the Floor Plans are based on N.G.V. Datum of 1929.
8. "8677" Indicates the address of the Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

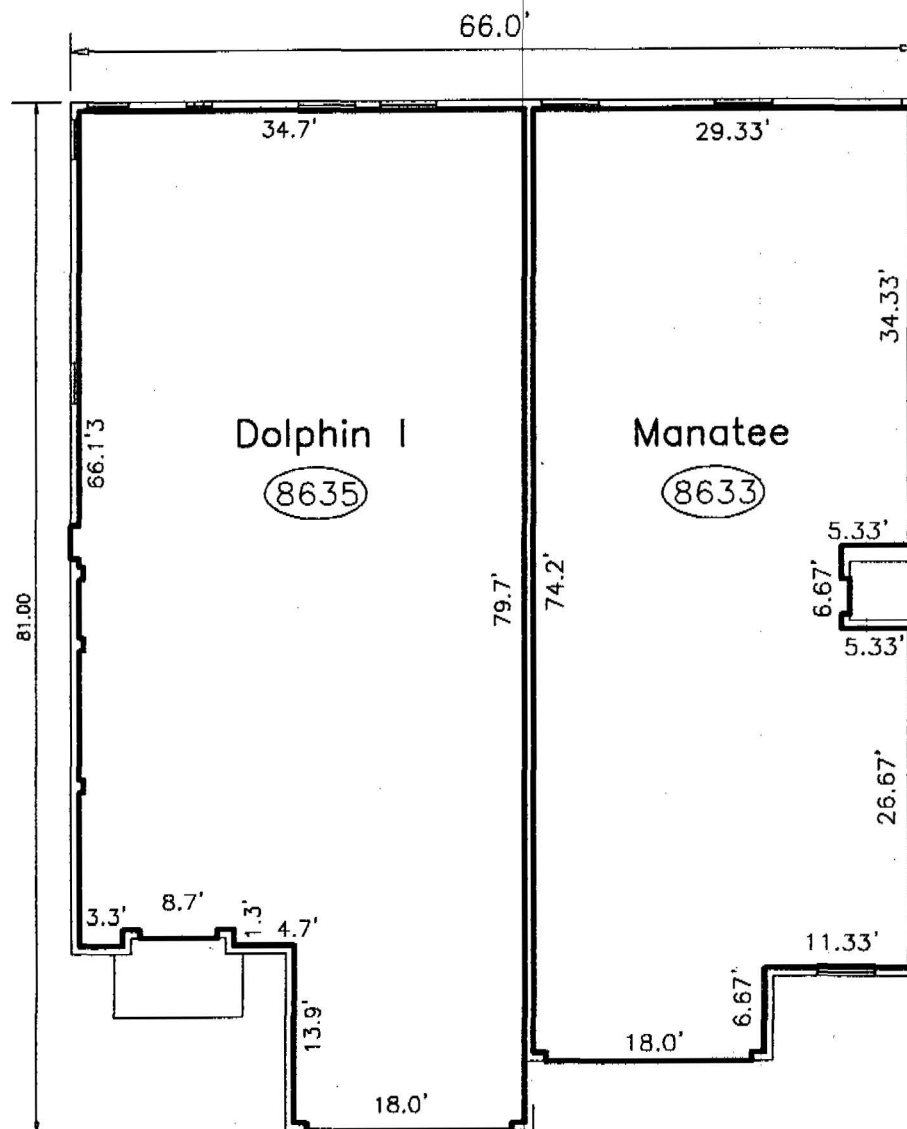
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 3

BAYPORT CONDOMINIUMS

Phase Three — Building 15



SURVEYORS NOTES:

1. — Indicates the Horizontal Limits.
2. The Finished Floor Elevations is 9.50'.
The Finished Ceiling Elevation is 19.50'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the porches are common elements whose use is limited to the adjacent Unit.
5. (8635) Indicates Unit number designation.
6. The Units represented is typical of Unit Floor Plans for "Dolphin I" and "Dolphin II". At the buyers request Unit Floor Plan "Manatee" may be substituted. Refer to Sheets 36, 37 and 38 for dimensions and Floor Plans of these Typical Units.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

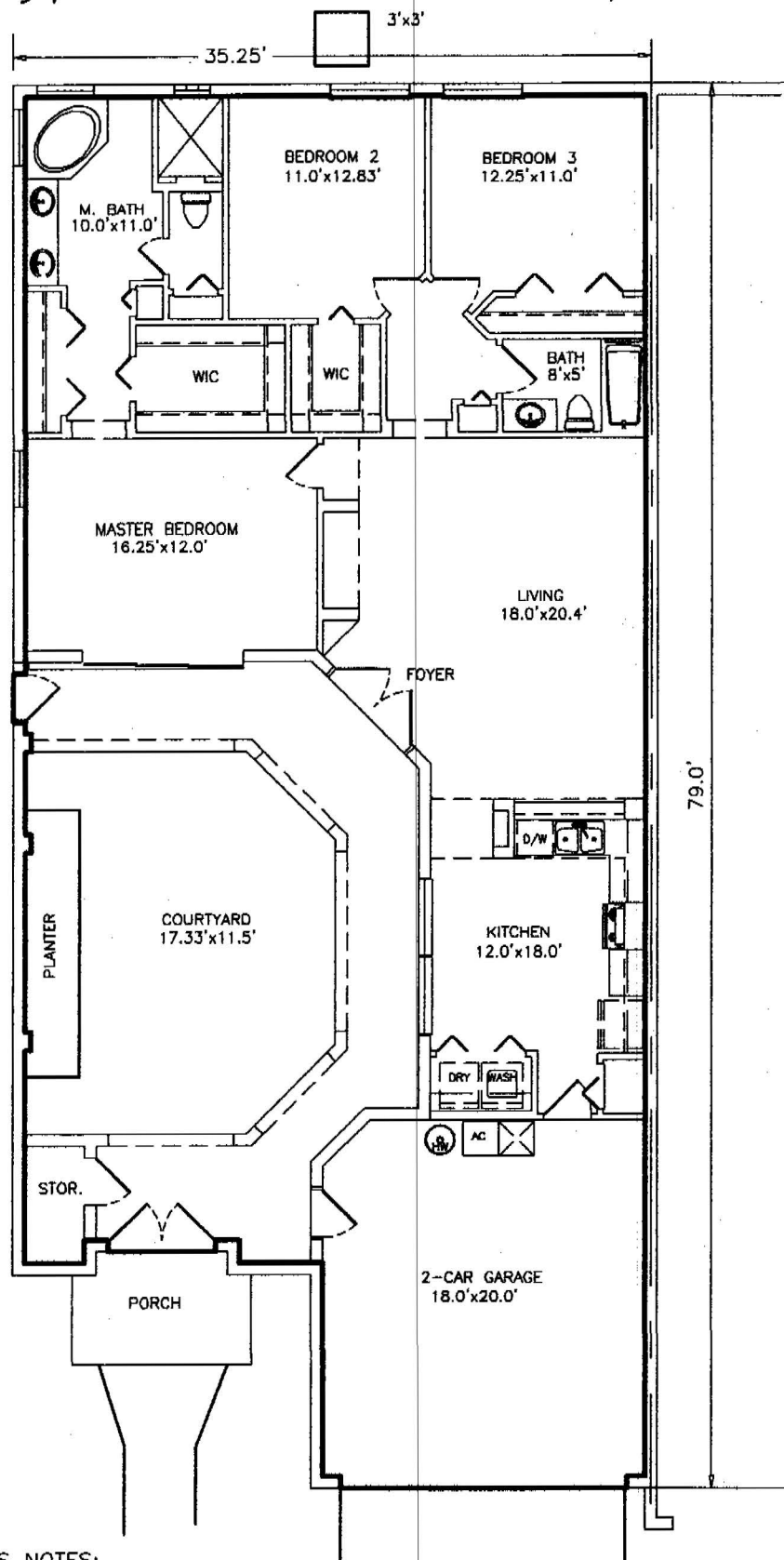
3525 N. COURTENAY PARKWAY — SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 4

BAYPORT CONDOMINIUMS

Typical Floor Plan Dolphin I



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. — Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell
SURVEYING AND MAPPING
OF BREVARD, INC.

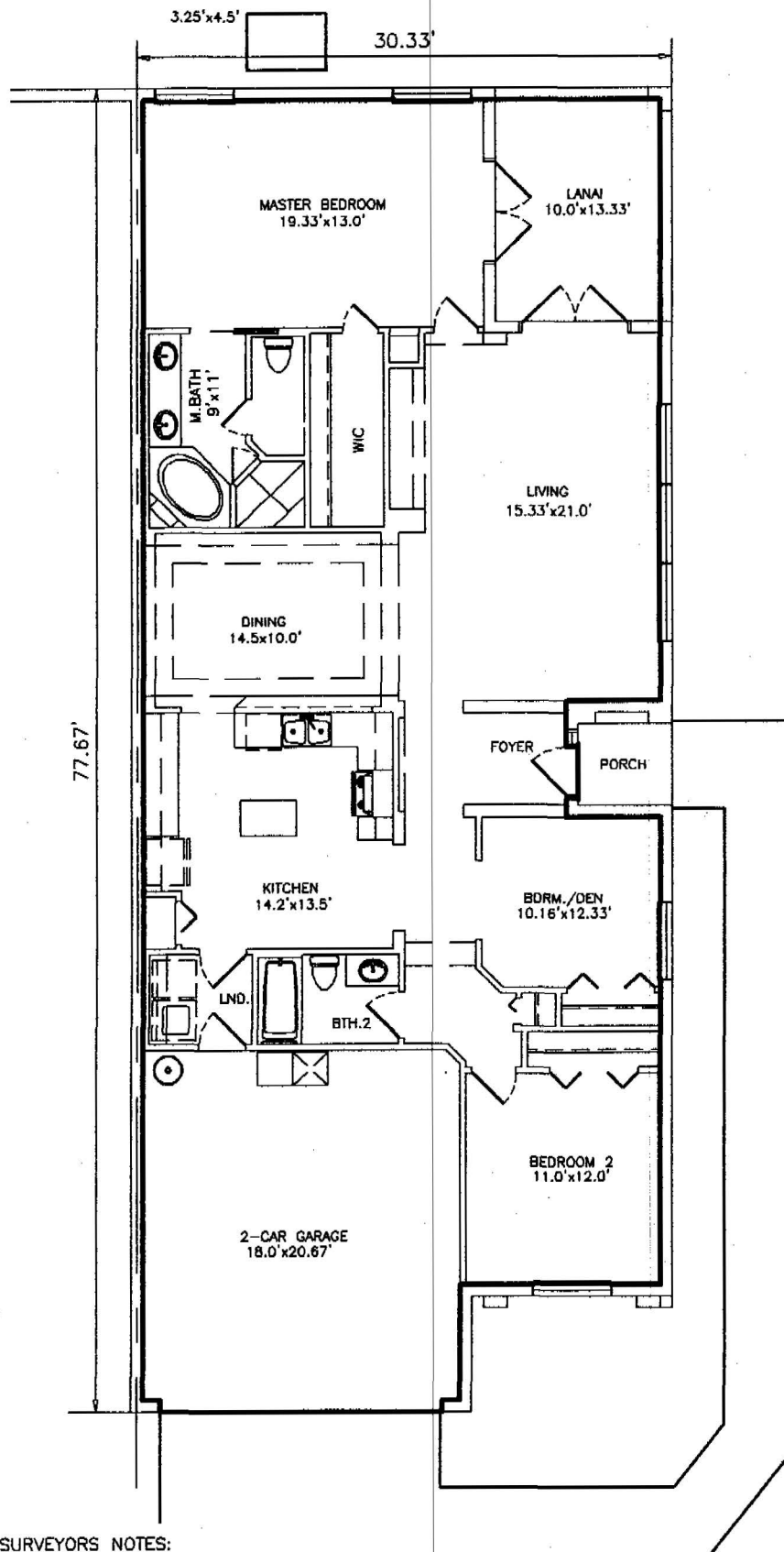
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (321) 453-5820

EXHIBIT "A"

SHEET 5

BAYPORT CONDOMINIUMS

Typical Floor Plan Manatee



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ————— Indicates the Horizontal Limits of the Unit.
3. The Porch and Lanai are Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 6

BAYPORT CONDOMINIUMS PHASE 3, BUILDING 21 ONLY

8611 & 8613 VILLA NOVA DRIVE

SURVEYOR'S CERTIFICATE FOR BAYPORT CONDOMINIUM

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS TO-WIT:

I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A", 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 THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 28th DAY OF FEBRUARY, 2005 A.D.

BY: 

JOHN R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NO. 23547 STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME
AS TO "JOHN R. CAMPBELL", THIS
28th DAY OF FEBRUARY, 2005 A.D.



CRYSTAL M. WILLIAMS

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: NOVEMBER 3, 2008



Crystal M Williams
My Commission DD308538
Expires November 03, 2008

Campbell SURVEYING AND MAPPING
OF BREVARD, INC

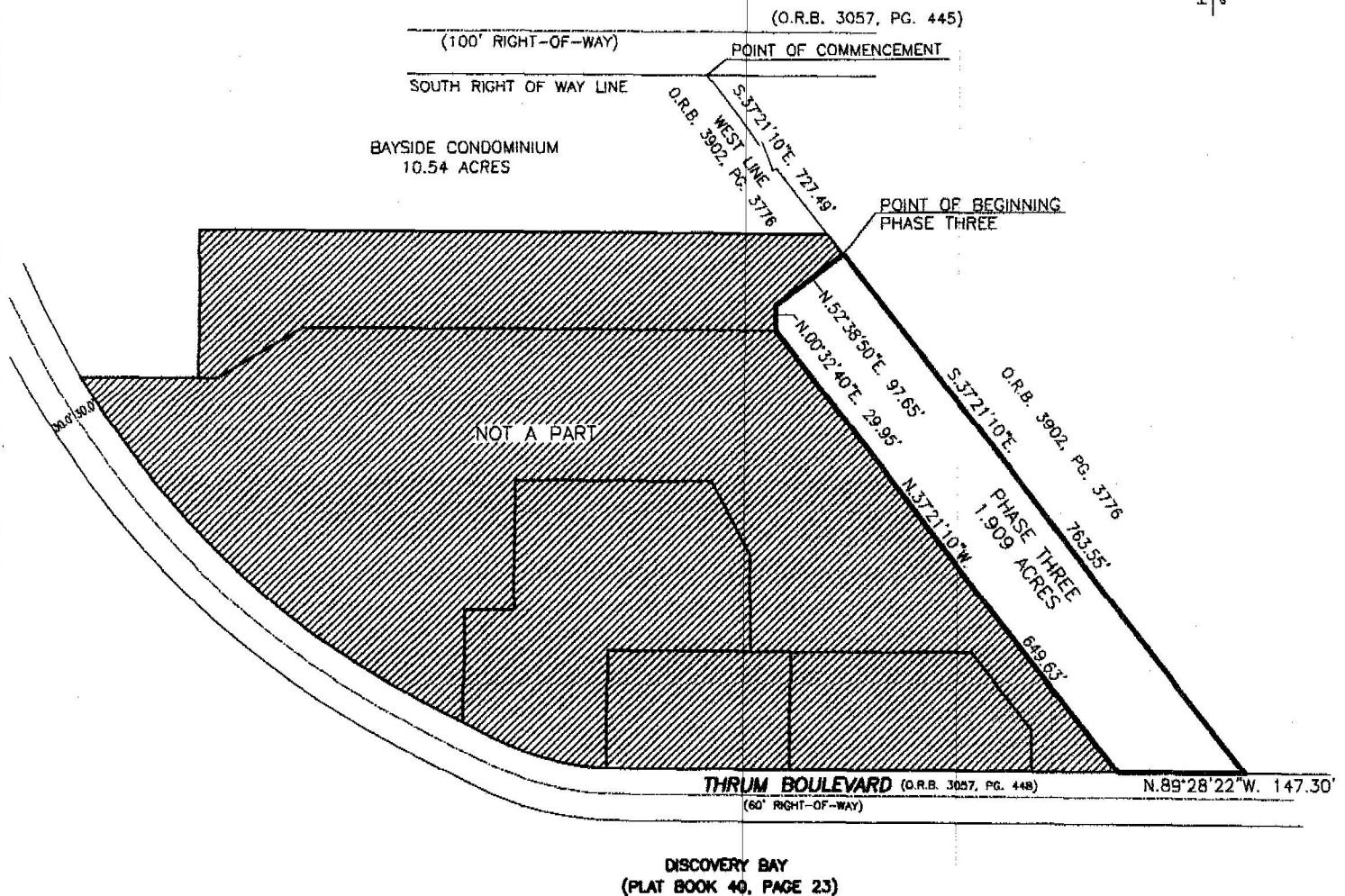
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (321) 453-5820

EXHIBIT "A"

SHEET 1

BAYPORT CONDOMINIUMS

Sketch of Survey Phase Three



INDICATES THAT AREA NOT INCLUDED IN PHASE THREE

LEGAL DESCRIPTION: (PHASE THREE)

A portion of land lying in Section 15, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at a point on the South right of way line of Central Boulevard, a 100.00 foot right of way, as described in Official Records Book 3057 at Page 445 of the Public Records of Brevard County, Florida, and the Westerly line of the lands described in Official Records Book 3902 at Page 3776 of the Public Records of Brevard County, Florida; Thence run S.37°21'10"E., a distance of 727.49 feet to the Point of Beginning; Thence run S.37°21'10"E. a distance of 763.55 feet to a point on the North right of way line of Tower Boulevard, (Tower Boulevard) a 60.00 foot right of way as described in Official Records Book 3057 at Page 448 of said Public Records; Thence run N.89°28'22"W. along said North right of way line a distance 147.03 feet; Thence leaving said North right of way line run N.37°22'12"W. a distance of 649.63 feet; Thence run N.00°32'40"E. a distance of 29.95 feet; Thence run N.52°38'50"E. a distance of 97.65 feet to the Point of Beginning. Said Parcel contains 1.909 acres more or less.

Beginning; Thence continue N.89°28'22"W. along said North right of way line a distance of 278.60 feet; Thence leaving said North right of way line run N.00°31'38"E. a distance of 139.69 feet; Thence run S.89°28'22"E. a distance of 207.93 feet; Thence run S.37°21'10"E. a distance of 115.09 feet; Thence run S.00°31'38"W. a distance of 48.85 feet to the Point of Beginning. Said Parcel contains 0.677 acres more or less.

Campbell
SURVEYING AND MAPPING
OF BREVARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (321) 453-5820

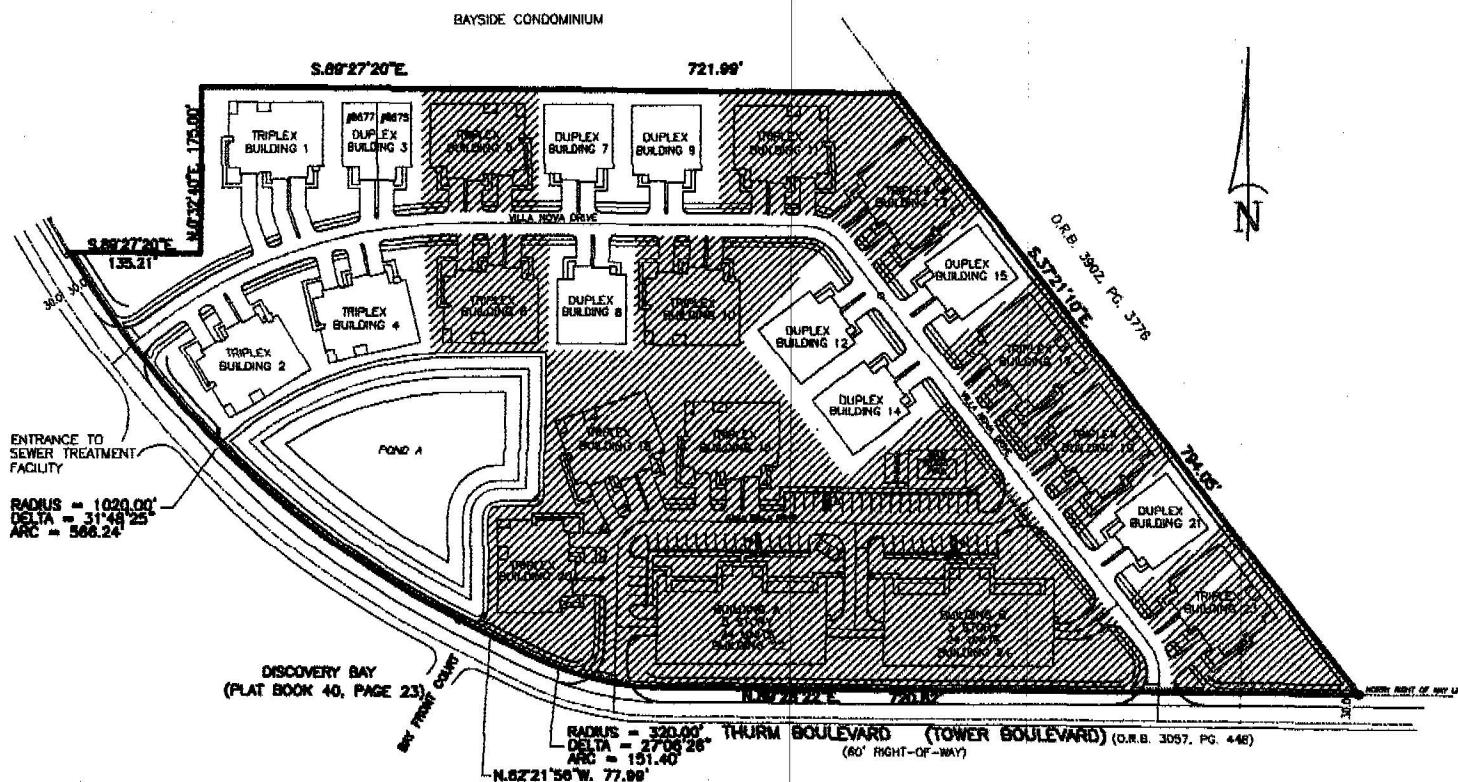
EXHIBIT "A"

SHEET 2

BAYPORT CONDOMINIUMS

Graphic Plot Plan

for Overall Planned Improvements



SURVEYORS NOTES CONCERNING GRAPHIC PLOT PLAN

1. This is a Phase Development consisting of six phases.
2. Some improvements are constructed.
3. This development consists of 24 buildings. There are 8 Duplex building, 14 Triplex buildings and 2 five story buildings. The balance of the improvements consist of parking areas, sidewalks, driveways, a pool and cabana and open spaces.
4. There exists a Non Exclusive easement over and across each phase for Ingress-Egress to the Units.
5. All areas and improvements exclusive of the Units are common elements of the Condominium. Some areas such as the balconies and garage spaces are common elements whose use is limited to the adjacent Unit or as set forth in the Declaration.
6. The Graphic Plot Plan shown was prepared by John R. Campbell, P.L.S. and is based on the proposed improvements as shown on the Engineering Site Plan.
7. The Elevations shown on the Floor Plans are based on N.G.V. Datum of 1929.
8. "8677" Indicates the address of the Unit.

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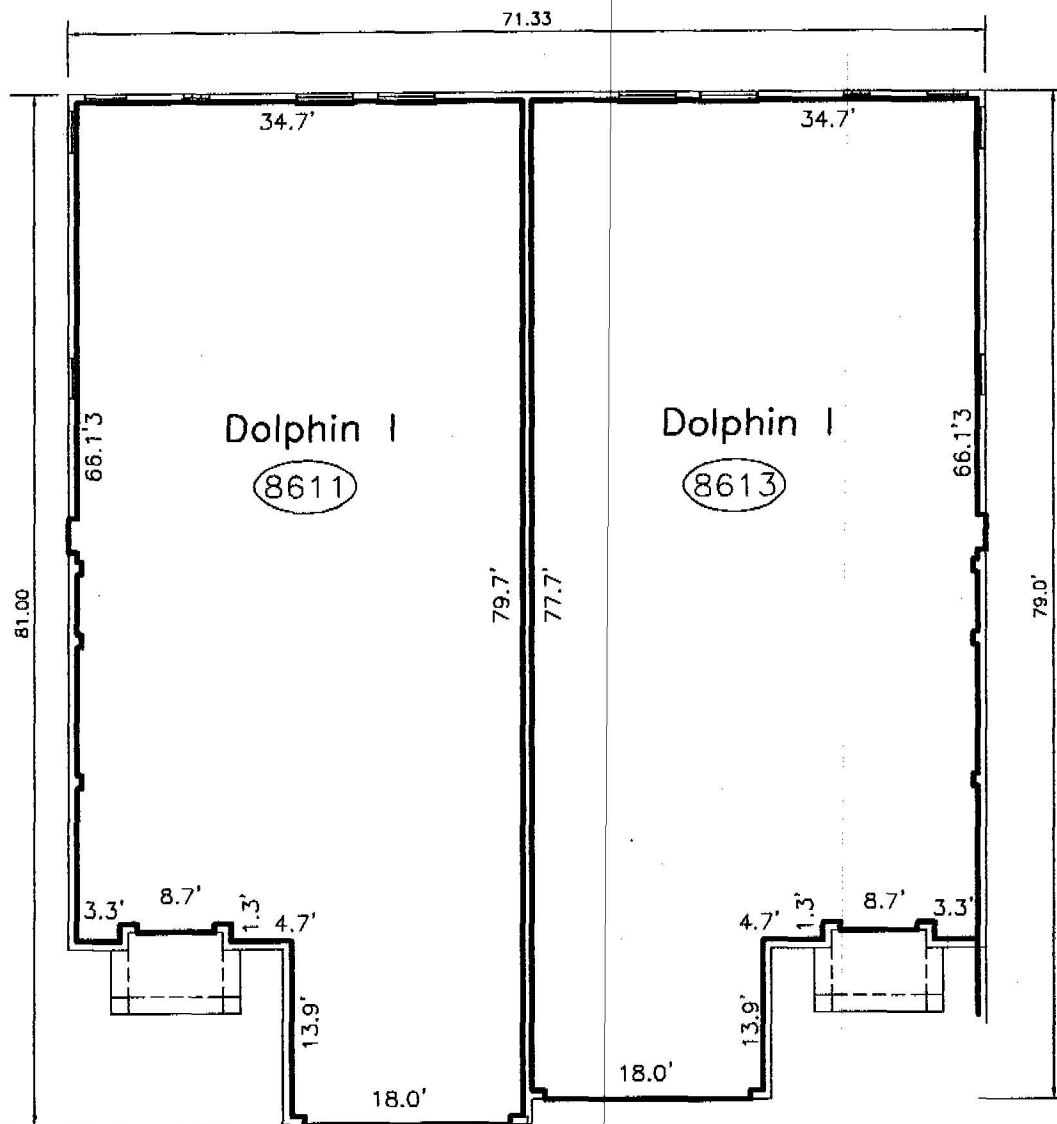
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (321) 453-5820

EXHIBIT "A"

SHEET 3

BAYPORT CONDOMINIUMS

Phase Three - Building 21



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Proposed Finish Floor Elevations is 9.50'.
The Proposed Finish Ceiling Elevation is 19.50'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the porches are common elements whose use is limited to the adjacent Unit.
5. (8611) Indicates Unit number designation.
6. The Units represented is typical of Unit Floor Plans for "Dolphin I" and "Dolphin II". At the buyers request Unit Floor Plan "Manatee" may be substituted. Refer to Sheets 36, 37 and 38 for dimensions and Floor Plans of these Typical Units.

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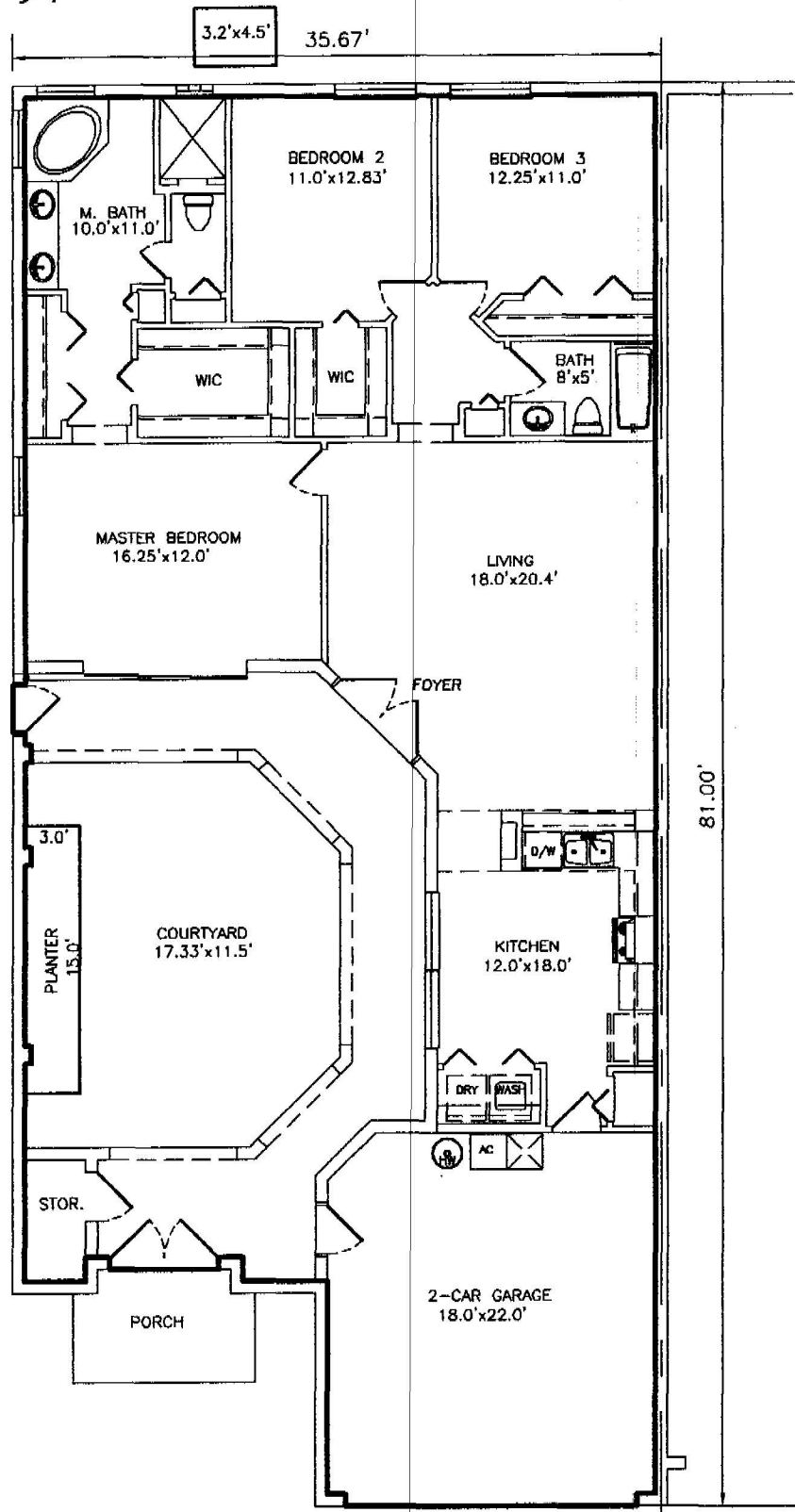
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EXHIBIT "A"

SHEET 4

BAYPORT CONDOMINIUMS

Typical Floor Plan Dolphin 1



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

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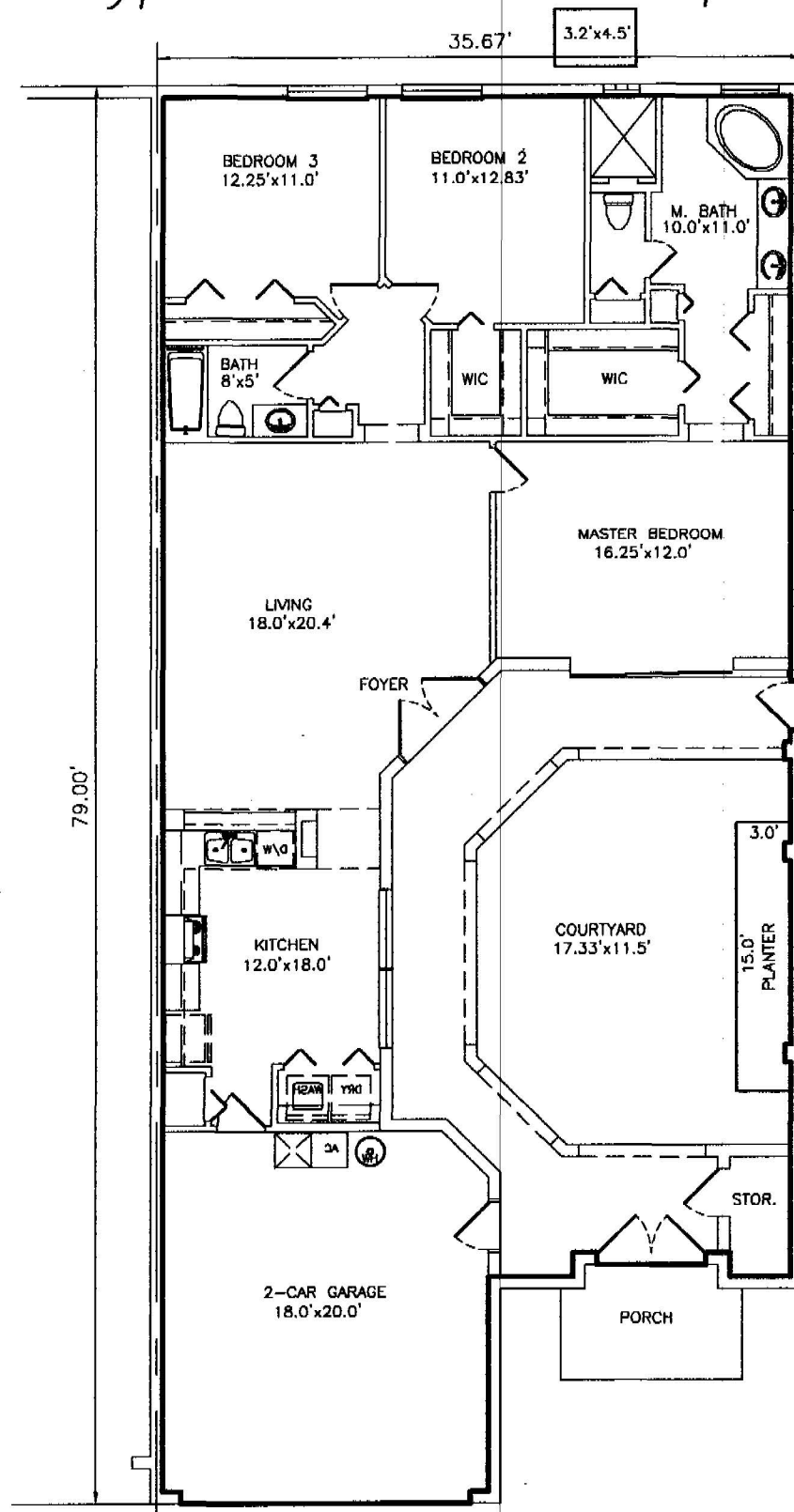
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EXHIBIT "A"

SHEET 5

BAYPORT CONDOMINIUMS

Typical Floor Plan Dolphin I



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

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EXHIBIT "A"

SHEET 6