

EXHIBIT A

That portion of Arpent Lots 48, 49, 50, 66, 67 and 68, Old City Tract in the City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson and Company in 1906, more particularly described as follows;

Beginning at an iron rod at the Southeast corner of said Lot 68;

Thence North $11^{\circ}10'00''$ West along the East line of said lot and its extension, 258.84 feet to an iron rod;

Thence South $78^{\circ}50'00''$ West, 110.0 feet to an iron rod;

Thence North $11^{\circ}10'00''$ West, 125.0 feet to an iron rod in the North line of said Lot 66;

Thence South $78^{\circ}50'00''$ West, along the North line of said Lot and its extension, 378.5 feet to an iron rod, being 10 feet East of Lessors Tract 157;

Thence Southerly along a curve to the right having a radius of 433.34 feet; a chord bearing of South $22^{\circ}18'19''$ East, a chord distance of 159.87 feet to a point of reverse curve;

Thence continue Southerly along a curve to the left, having a radius of 327.54 feet, a chord bearing of South $15^{\circ}00'10''$ East, and a chord distance of 53.82 feet to a point of tangency;

Thence South $10^{\circ}42'55''$ East, 92.76 feet to a point of curvature;

Thence Southerly along a curve to the right having a radius of 535.13 feet, a chord bearing of South $15^{\circ}09'10''$ East, and a chord distance of 82.39 feet to a point in the South line of said Lot 50;

Thence North $76^{\circ}45'00''$ East, along the South line of said Lot and its extension 438.36 feet to the point of beginning.

AND INCLUDING: A parcel of land being the East 110.0 feet of the North 125.0 feet of Arpent Lot 66, Old City Tract, City of Pensacola, Escambia County, Florida, according to the map of said City, copyrighted by Thomas C. Watson in 1905; containing 13,750 square feet, more or less, in Escambia County, Florida.

LESS AND EXCEPT: A parcel of land, triangular in shape, situate, lying and being in Arpent Lot 68, Old City Tract, according to a map of the City of Pensacola, Florida copyrighted by Thomas C. Watson in 1906; being more particularly described as follows:

Begin at the Southeast corner of said Arpent Lot 68;

Thence run North $9^{\circ}46'39''$ West, 50 feet along the East line of said Arpent Lot 68;

Thence South $28^{\circ}53'13''$ West, 64.02 feet to the South line of said Arpent Lot 68 to a point 40.0 feet South $80^{\circ}14'05''$ West of the point of beginning;

Thence run North $80^{\circ}14'05''$ East, 40.0 feet along the South line of said Arpent Lot 68 to the point of beginning, containing 1000 square feet, more or less, in Escambia County, Florida.

Instrument 00124657

Filed and recorded in the
public records
MAY 2 1984
at 07:57 A.M.
in Book and Page noted
above or hereon
and record verified
JOE A. FLOWERS,
COMPTROLLER
Escambia County,
Florida

SCHEDULE "11"
CARLTON PALMS, A CONDOMINIUM
FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

CARLTON PALMS CONDOMINIUM ASSOCIATION, INC.

Date _____

- Q: What are my voting rights in the condominium association?
- A: There is one (1) vote for each Condominium Unit.
- Q: What restrictions exist in the condominium documents on my right to use my unit?
- A: There are restrictions regarding alteration and repair of a Unit, the keeping of pets in a Unit, and parking. The restrictions are set forth in paragraph 11 of the General Information (Prospectus), Article XXII of the Declaration of Condominium (Schedule 1), and Schedule 7 of the Prospectus.
- Q: What restrictions exist in the condominium documents on the leasing of my unit.
- A: All leases shall be deemed to include a clause requiring the tenant to comply with all terms and conditions of the Condominium Documents and shall be for a period of not less than seven (7) months. The restrictions are set forth in Article XV of the Declaration of Condominium (Schedule 1).
- Q: How much are my assessments to the condominium association for my unit type and when are they due?
- A: Assessments are due monthly and vary depending on the class of unit being purchased. The initial assessment for your Unit is set forth in the Estimated Operating Budget attached as Schedule 3 of the Prospectus and is shown on the page of the Estimated Operations Budget which indicates the monthly assessment per class of unit. Additionally, you are responsible for a capital contribution equal to two (2) months maintenance which is due at the time of closing.
- Q: Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my assessments?
- A: No.
- Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?
- A: No.
- Q: Is the condominium association, or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.
- A: No.

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT AND THE CONDOMINIUM DOCUMENTS.