

EXHIBIT "A"
TO
DECLARATION OF CONDOMINIUM
FOR
FOUNTAIN BEACH RESORT, A CONDOMINIUM

LEGAL DESCRIPTION OF REAL PROPERTY

EXHIBIT "B"
TO
DECLARATION OF CONDOMINIUM
FOR
FOUNTAIN BEACH RESORT, A CONDOMINIUM

PLOT PLAN, SURVEY AND GRAPHIC DESCRIPTION

CERTIFICATE OF ARCHITECT

1. The undersigned, being a licensed and registered architect authorized to practice in the State of Florida, does hereby certify that the following floor plan sheets attached to "Exhibit "B" to the Declaration of Condominium for Fountain Beach Resort, a condominium located at 313 South Atlantic Avenue, Daytona Beach, Florida, were prepared by the undersigned.

1. Site/Location Plan
2. Sheet A1N First Floor Plan
3. Sheet A2N Second Floor Plan
4. Sheet A3N Third Floor Plan
5. Sheet A4N Fourth and Fifth Floor Plan
6. Sheet A5N Sixth Floor Plan
7. Sheet A6N and A7N Typical Unit Floor Plans
8. Sheet A8N Building Elevations

and that the Floor Plans are a correct representation of the units described therein as to the units location and dimensions; that each unit can be determined from the floor plans.

2. That a description of the common areas and elements are shown on the above site location plan which are designated as the asphalt paving parking areas, two swimming pools and all land areas covering the site location plan. In addition on above Sheet A1N, First Floor Plan, all the areas shown are common areas and elements.
3. There are limited common elements.
4. The approximate size, location and height of the existing one six-story building are shown on above Sheet A8N, Building Elevations, and the survey attached hereto.
5. The easements pertaining to the condominium property and building are defined in the Declaration of Condominium.

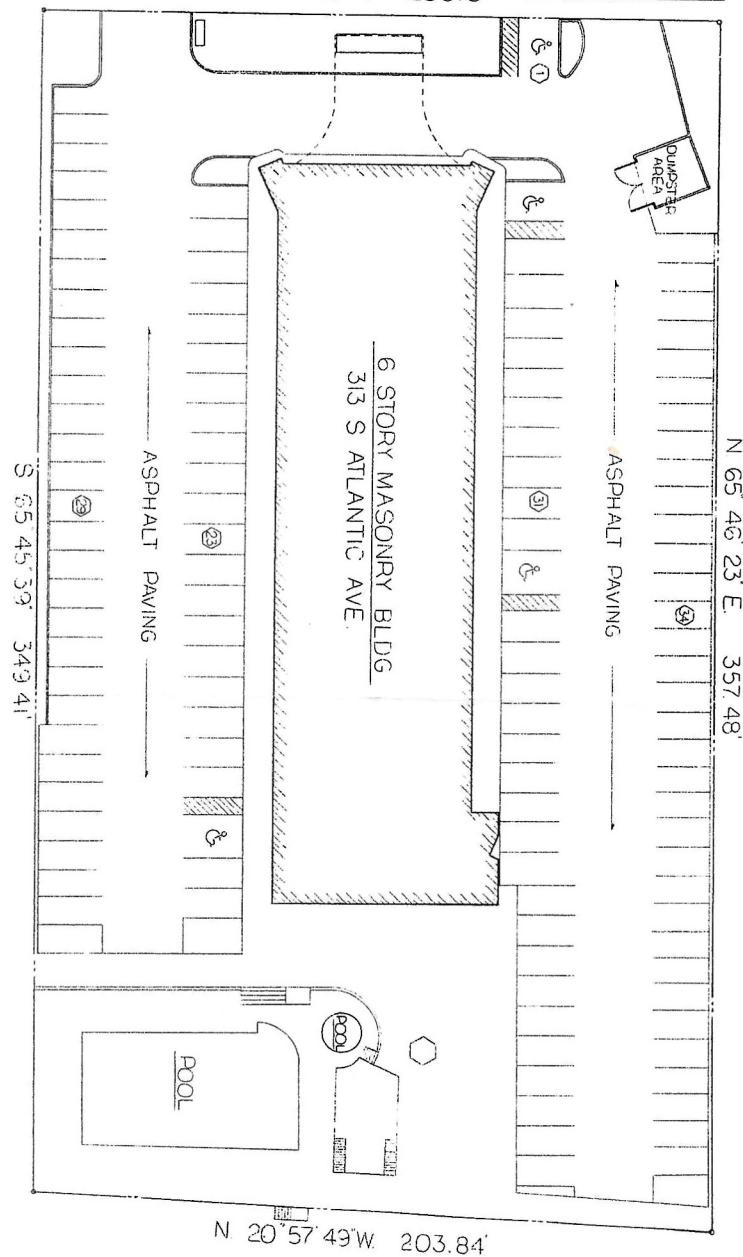
Dated: January 25, 1997

Larry W. Robinson, P. A., Architect
Florida Registration No. AR004664

SOUTH ATLANTIC AVENUE
(S.R. A1A)

(S.R. A1A)

N. 24° 14' 15" W. 200.0'

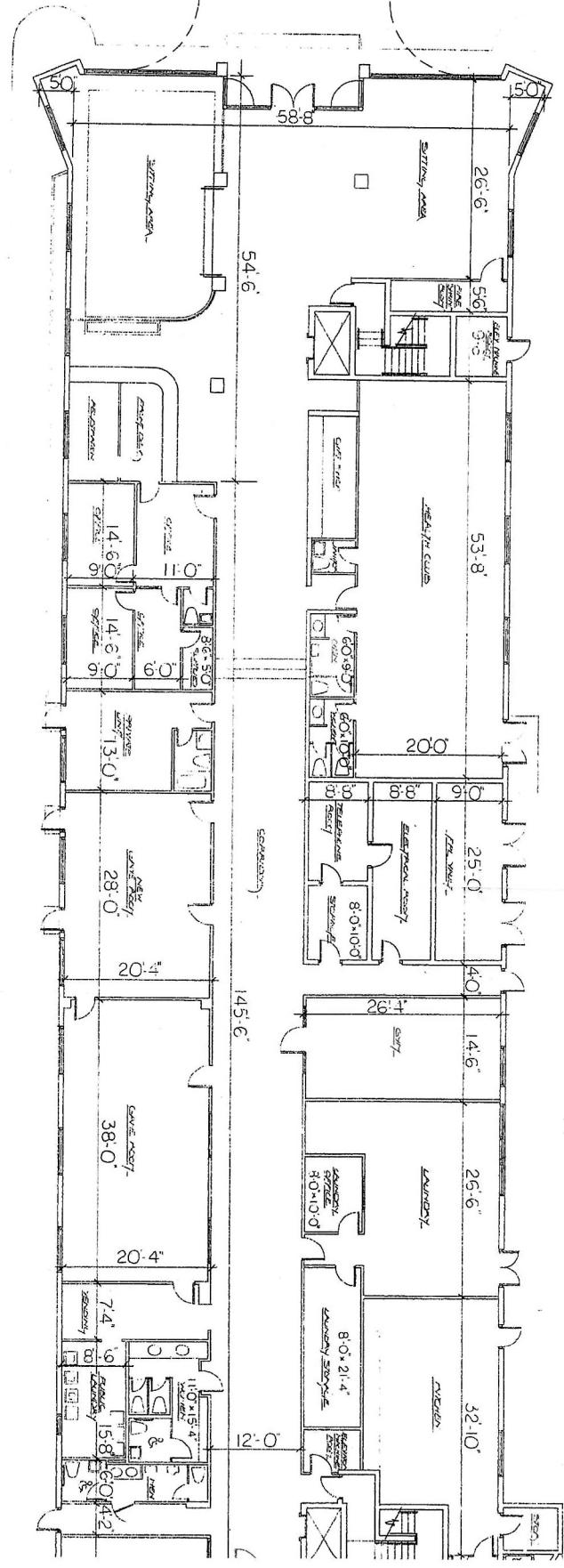


ATLANTIC BEACH

SITE / LOCATION PLAN

11

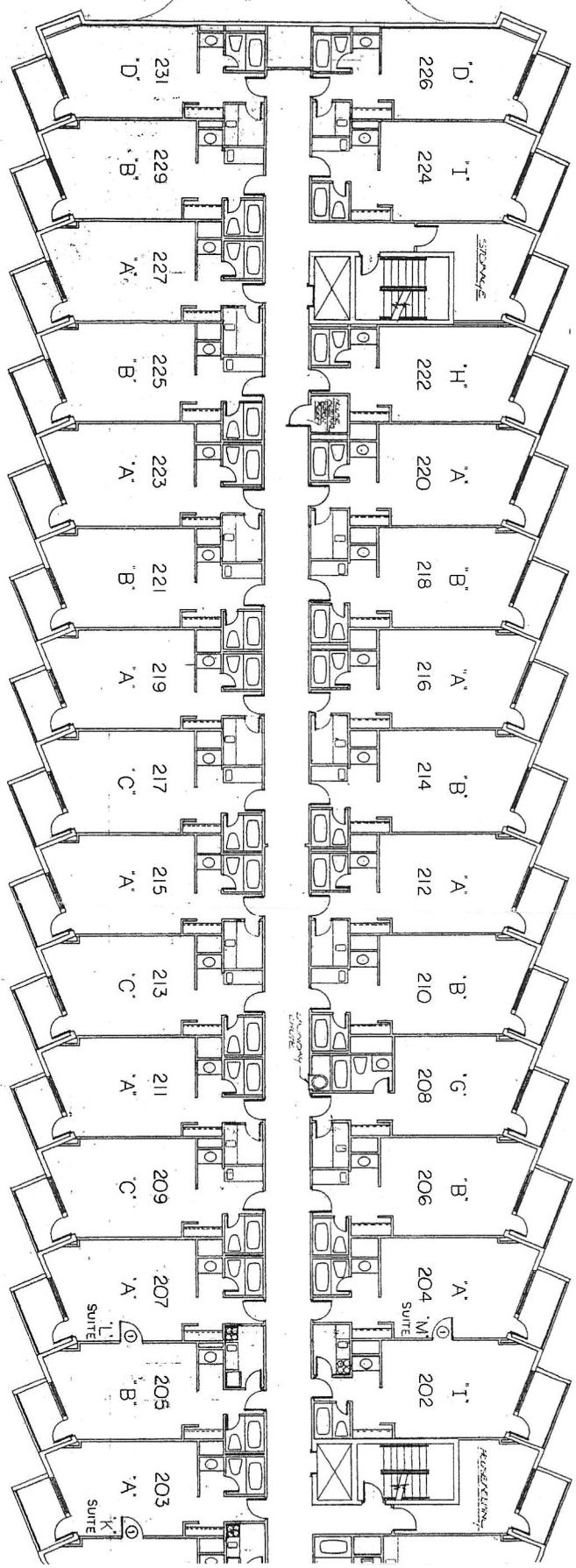
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FIRST FLOOR PLAN



4255
4266
4267
4268
4269

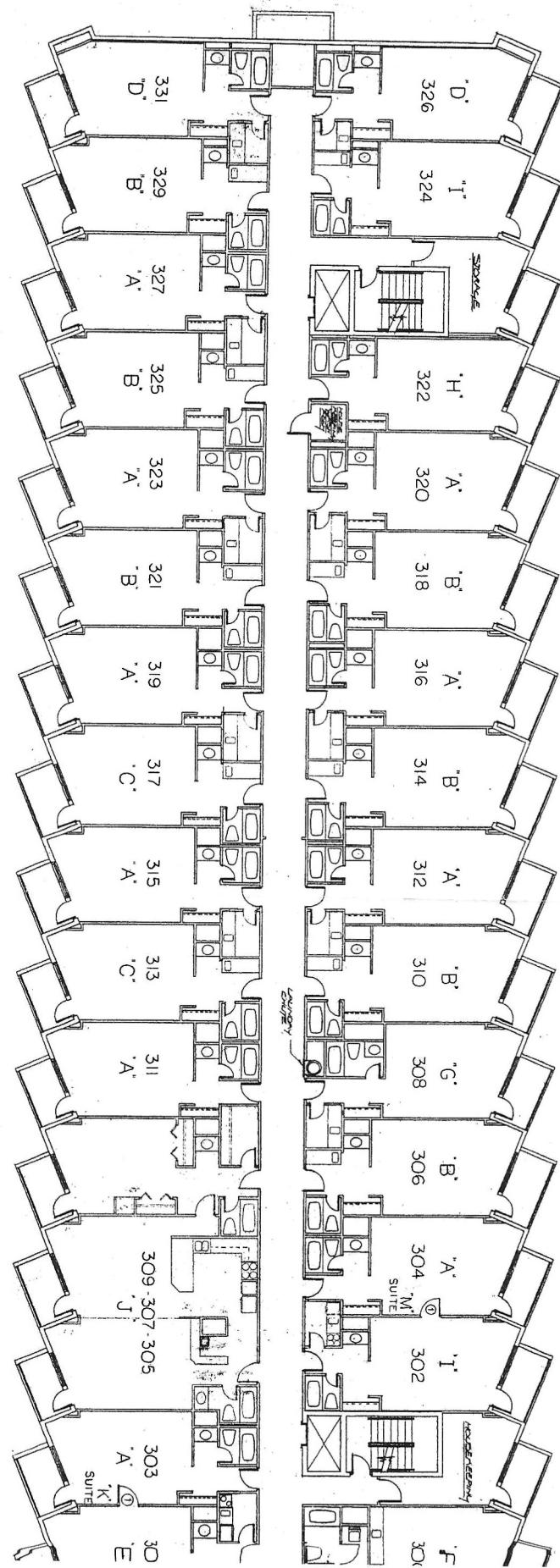


NOTE
150 ROOMS TOTAL IN BUILDING
① SOME ROOMS CAN BE JOINED
② TOP FLOOR (NOT SHOWN) TO HAVE SUITES

SECOND FLOOR PLAN

1/8" = 1'-0"

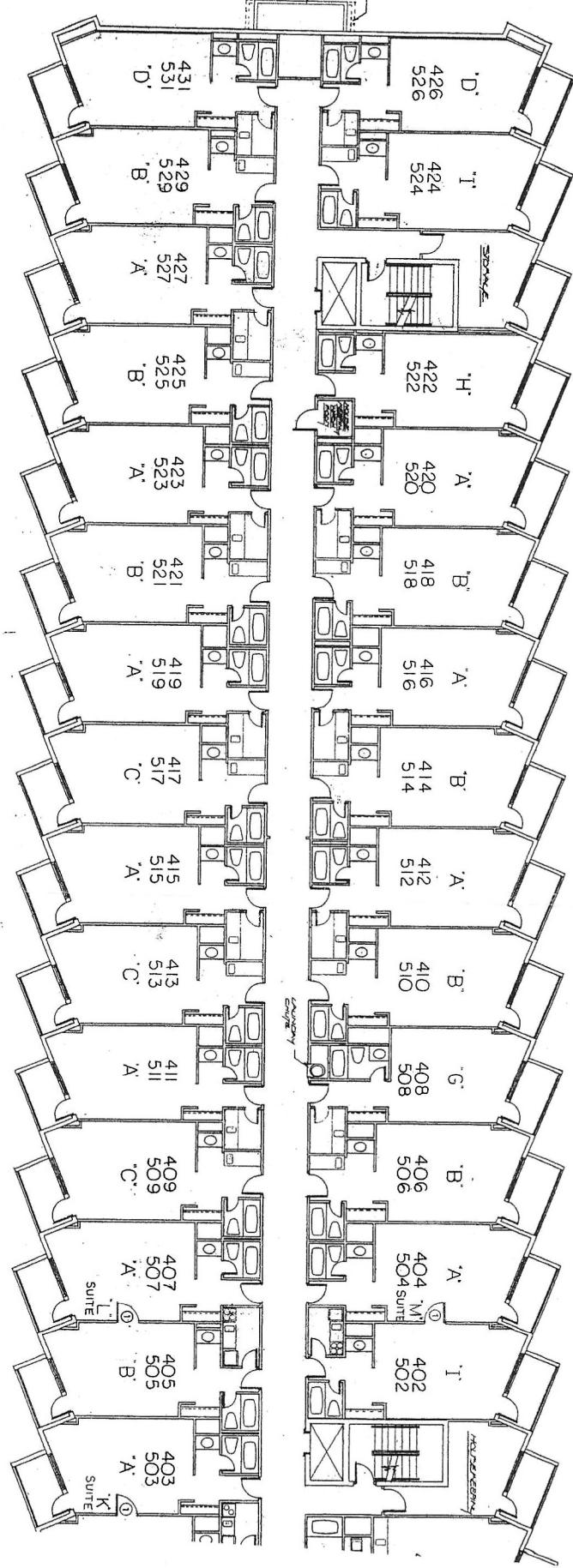
0 2 4 6 8 10 12 14 16
GRAPHIC SCALE



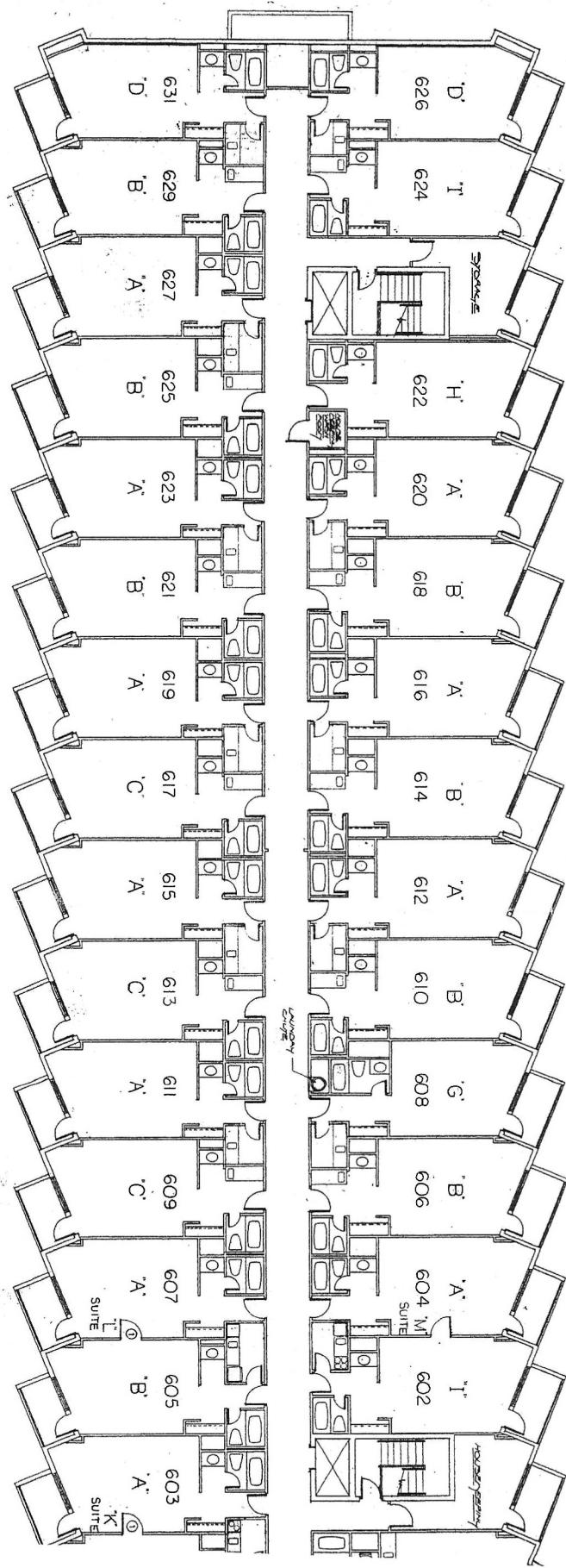
THIRD FLOOR PLAN

18/1





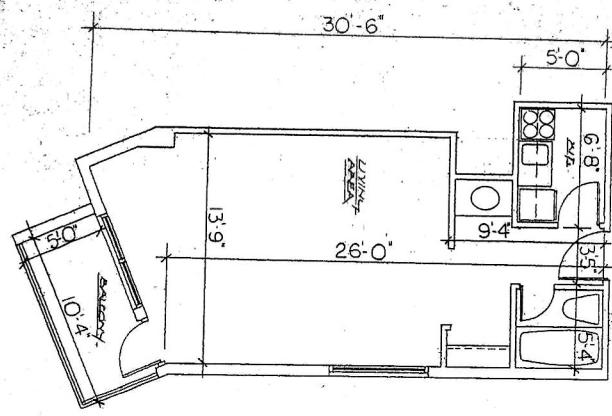
FOURTH AND FIFTH FLOOR PLAN



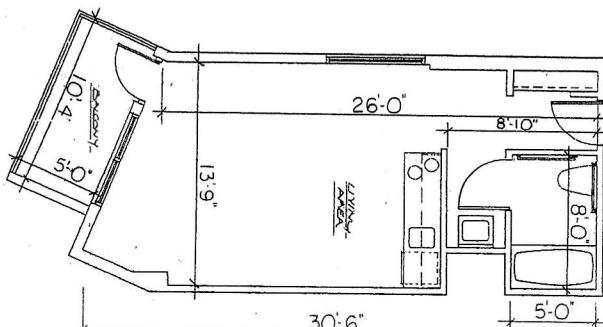
SIXTH FLOOR PLAN

1/8" = 1'

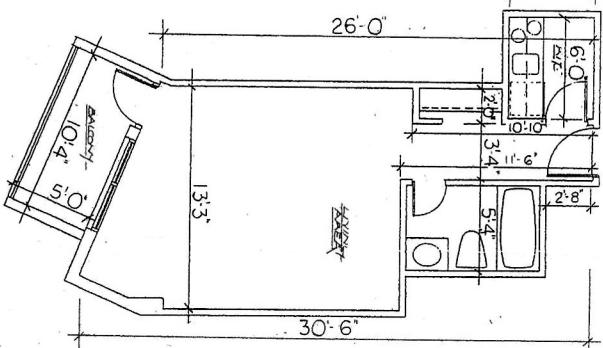
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feet
GRAPHIC SCALE



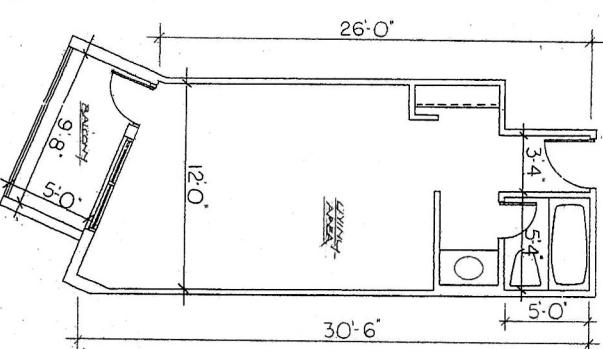
UNIT E



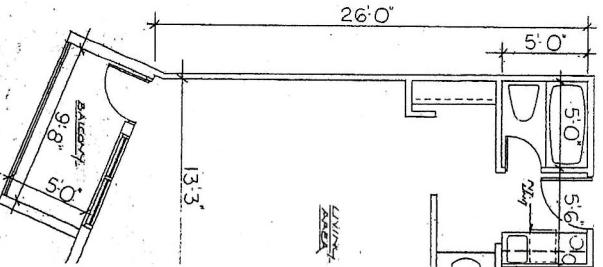
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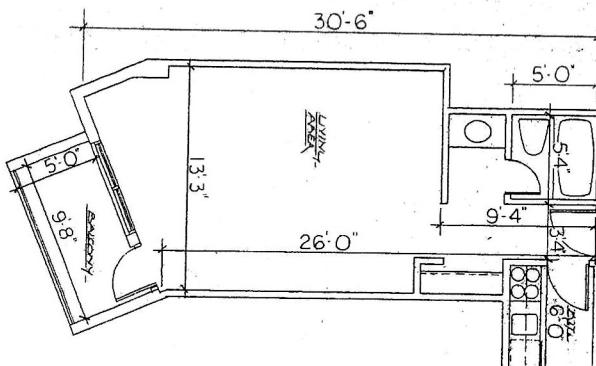
UNIT F



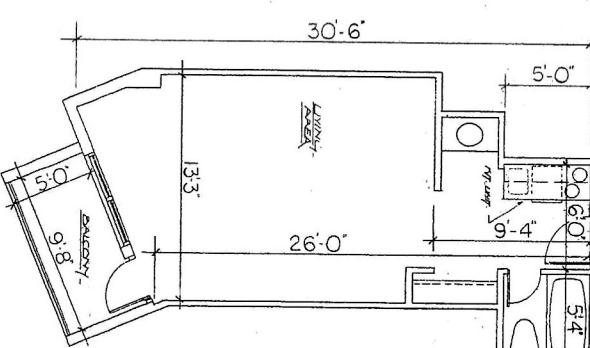
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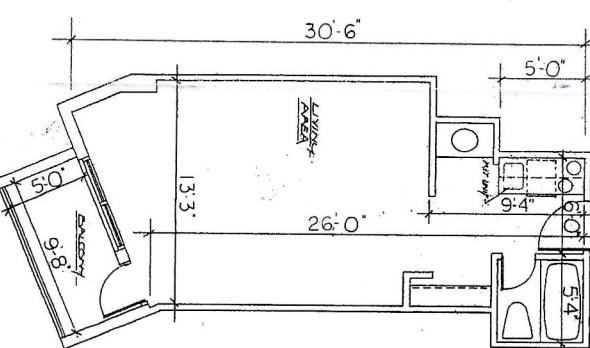
UNIT G



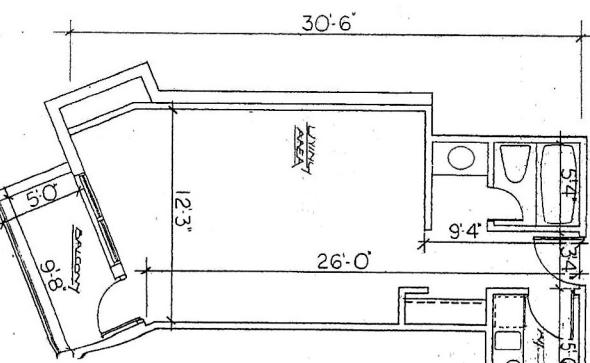
UNIT C



UNIT D

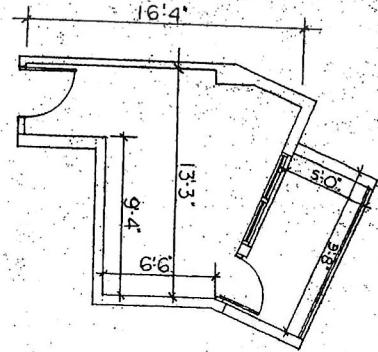


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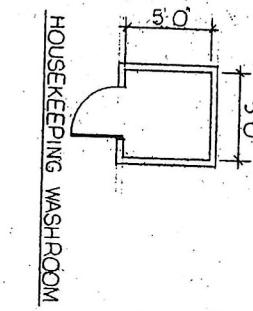


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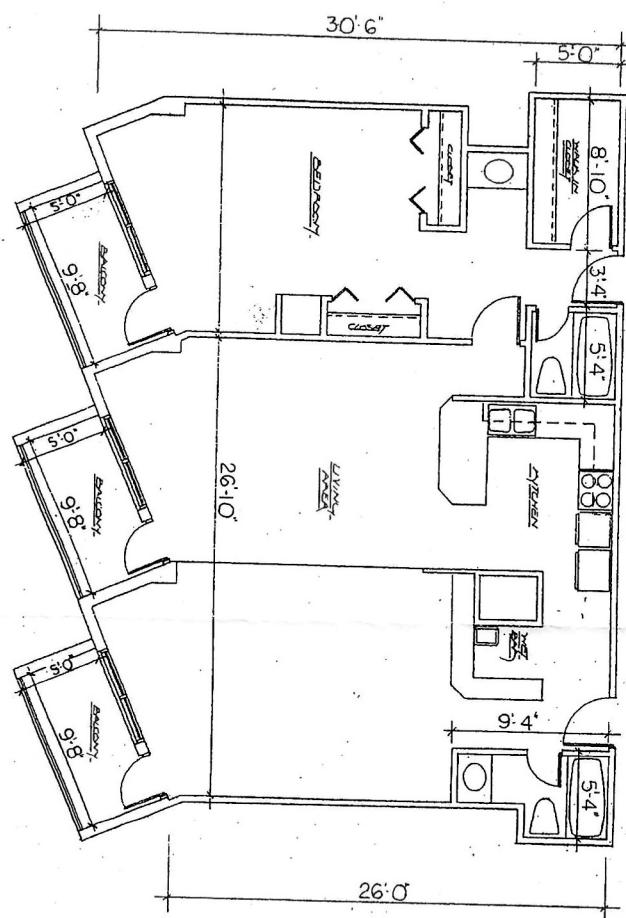
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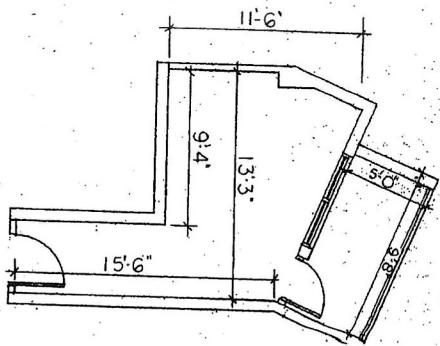
STORAGE ROOM

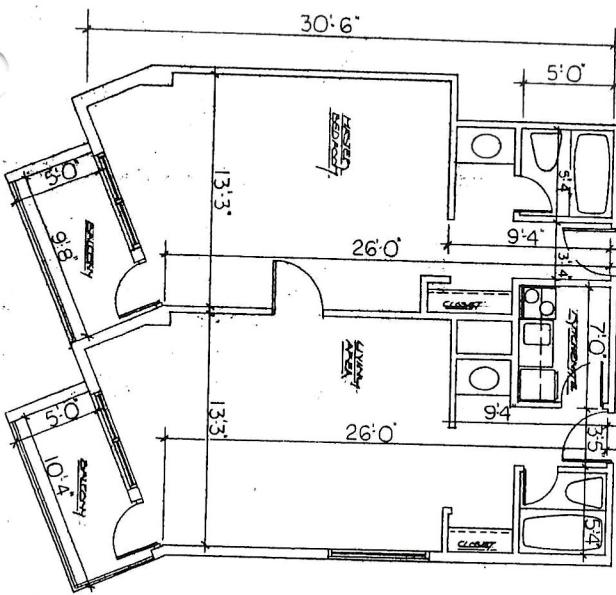


SUITE 'J'

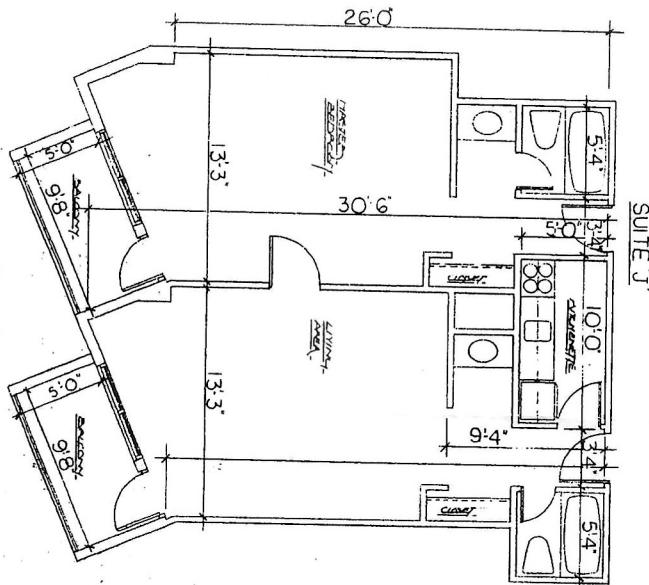


HOUSEKEEPING

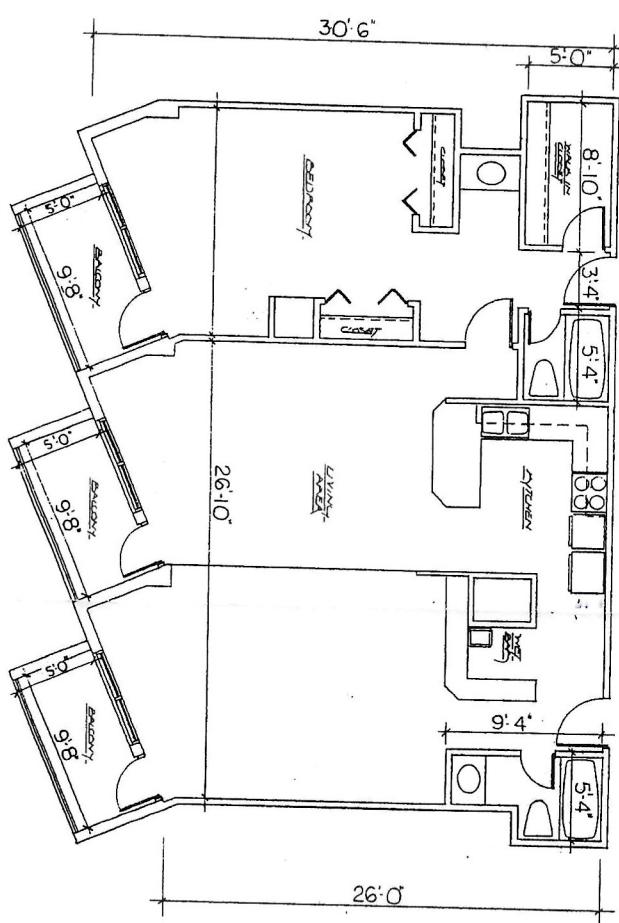




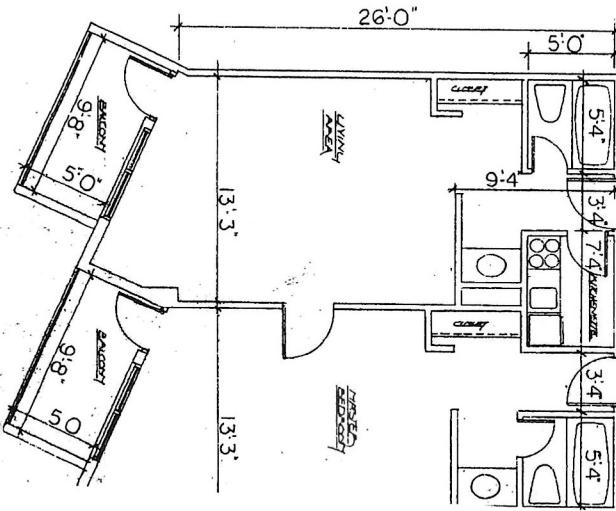
HOUSEKEEPING WASHROOM



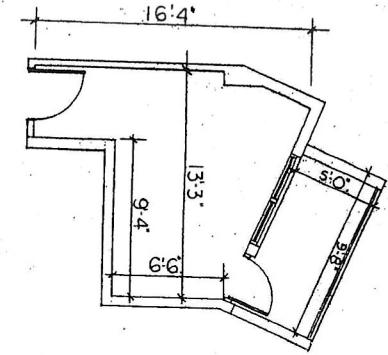
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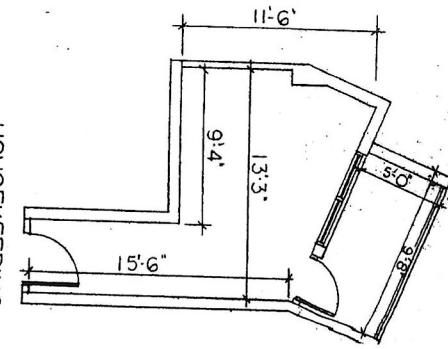
SUITE L



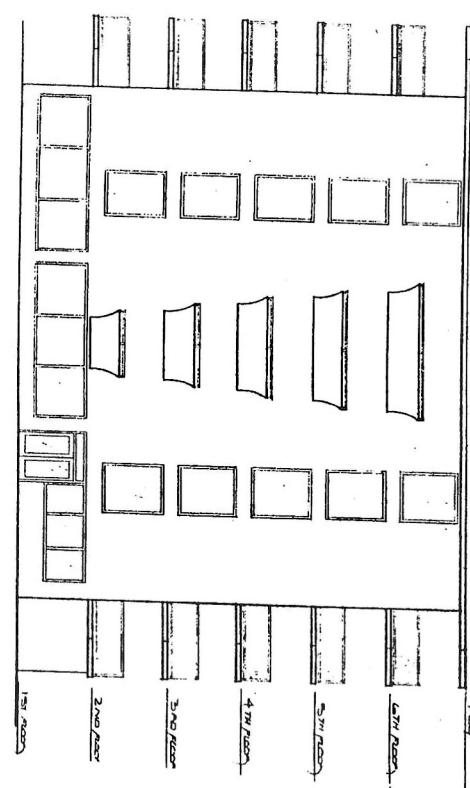
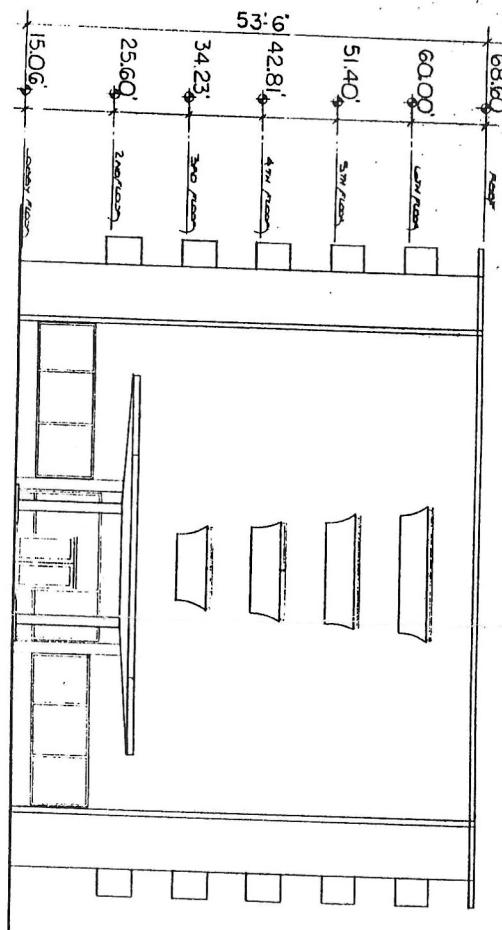
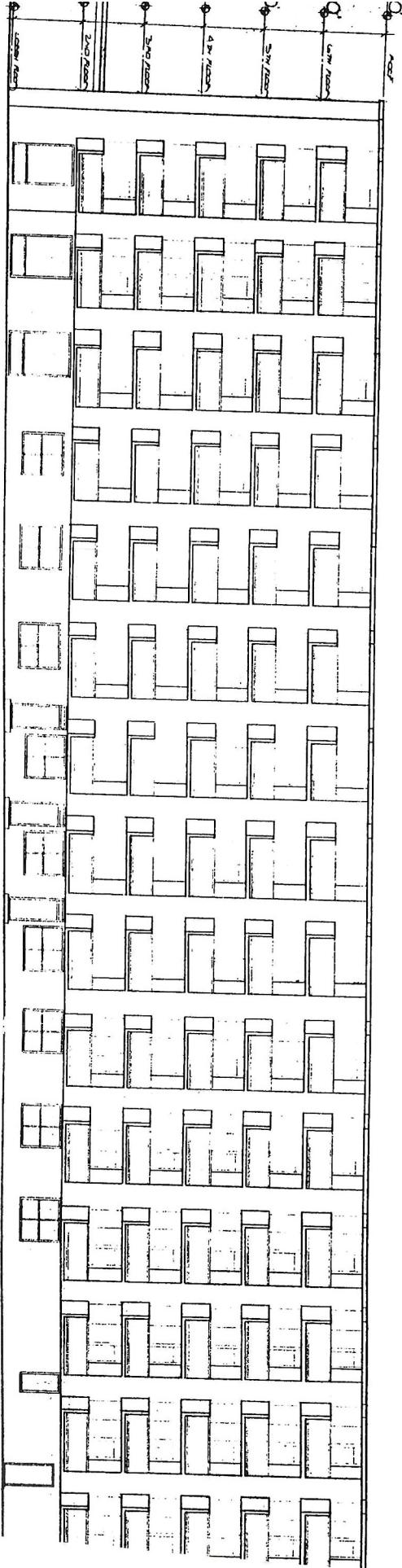
SUITE M



STORAGE ROOM



HOUSEKEEPING

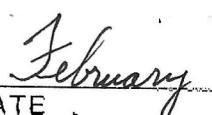


SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, LICENSED AND REGISTERED LAND SURVEYOR IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT A SURVEY WAS MADE OF THE REAL PROPERTY DESCRIBED HEREIN AND FURTHER CERTIFIES THAT THE ATTACHED SURVEY DESIGNATED AS FOUNTAIN BEACH RESORT, A CONDOMINIUM, CONSISTING OF PAGES 1 THROUGH 12, TOGETHER WITH THE DECLARATION OF CONDOMINIUM AND THE ARCHITECT'S PLOT AND FLOOR PLANS IS A CORRECT REPRESENTATION OF THE REAL PROPERTY DESCRIBED HEREIN AND THE IMPROVEMENTS LOCATED THEREON; THAT THE CONSTRUCTIONS OF THE IMPROVEMENTS IS COMPLETE SO THAT THIS SURVEY, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM AND THE ARCHITECT'S PLOT AND FLOOR PLANS, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE CONDOMINIUM ELEMENTS, AND EACH CONDOMINIUM UNIT CAN BE DETERMINED FROM THIS SURVEY AND THE ARCHITECT'S PLOT AND FLOOR PLANS.



JAMES E. PHILLIPS
REGISTERED LAND SURVEYOR
FLORIDA REGISTER NO.: 2048



February 12, 1997
DATE

(SEAL)

ORIG. R/W ATLANTIC AC

10' N LINE 10' P.D.R. NW COR lot 9

SECOND THROU-

THIS SKETCH IS HERBLY CERTIFIED ON 1/13/97 AS AN

JAMES E. PHILLIPS
JAMES E. PHILLIPS, P.S.M. #204
PHILLIPS SURVEYING, INC.