

V-RAT to
LW
K

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



CFN 2004027678 01-29-2004 11:09 am
OR Book/Page: 5183 / 2309

Scott Ellis

Clerk Of Courts, Brevard County
#Pgs: 41 #Names: 2
Trust: 21.00 Rec: 165.00 Serv: 0.00
Deed: 0.00 Excise: 0.00
Mtg: 0.00 Int Tax: 0.00

**FIFTH AMENDMENT TO DECLARATION OF
CONDOMINIUM OF BAYSIDE CONDOMINIUMS**

DAY DEVELOPMENT CORPORATION OF CAPE CANAVERAL, a Florida corporation, pursuant to the authority reserved in Article XIII of the Declaration of Condominium establishing BAYSIDE CONDOMINIUMS, as recorded in Official Records Book 4605, Pages 3849 through 3967, as amended by the First Amendment to Declaration of Condominium as recorded in Official Records Book 4821, Pages 0767 through 0796, as amended by the Second Amendment to Declaration of Condominium as recorded in Official Records Book 5085, Pages 2087 through 2113, as amended by Third Amendment to Declaration of Condominium recorded in Official Records Book 5096, Pages 0019 through 0070, inclusive and as amended by Third Amendment recorded in Official Records Book 5128, Pages 1345 thorough 1360, inclusive all of the Public Records of Brevard County, Florida, and the Florida Condominium Act, hereby amends the Declaration as follows:

1. The surveyor's certificate of substantial completion for Building A of Phase I and Buildings 10, 11, 12 and 13 of Phase II, BAYSIDE CONDOMINIUMS is attached hereto.
2. The amendment to Declaration of Condominium recorded in Official Records Book 5128, Page 1345, Public Records of Brevard County, Florida is incorrectly labeled Third Amendment To Declaration of Condominium of BAYSIDE CONDOMINIUMS when in fact it is the Fourth Amendment to Declaration of Condominium of BAYSIDE CONDOMINIUMS.

IN WITNESS WHEREOF, the above-stated Developer has caused these presents to be signed and sealed on this 16th day of January, 2004.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Print Name: Roger A. Aumuller

Print Name: LYNNE GOWINS

DEVELOPER:

DAY DEVELOPMENT CORPORATION OF
CAPE CANAVERAL, a Florida corporation

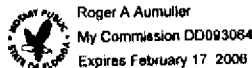
By:
William Young President

(CORPORATE SEAL)

STATE OF FLORIDA)
COUNTY OF BREVARD)

The foregoing instrument was acknowledged before me this 16th day of Jan, 2004, by William Young, President of DAY DEVELOPMENT CORPORATION OF CAPE CANAVERAL, a Florida corporation, on behalf of the Corporation. He is personally known to me or produced FL DRIVERS License as identification.

NOTARY PUBLIC
My Commission Expires: 2-17-2006





BAYSIDE CONDOMINIUMS

PHASE II, BUILDINGS 10 & 11 ONLY

700, 702, 706 & 708 Bayside Drive

SURVEYOR'S CERTIFICATE FOR BAYSIDE CONDOMINIUM

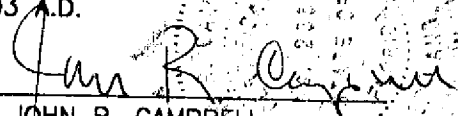
STATE OF FLORIDA
COUNTY OF BREVARD

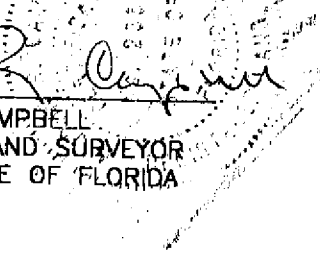
BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS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

I HEREBY CERTIFY THAT THE 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 ESTABLISHING BAYSIDE CONDOMINIUMS, IS AN ACCURATE REPRESENTATION OF THE LOCATION DIMENSIONS OF THE IMPROVEMENTS, AND THE IDENTIFICATION, LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS, AND EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

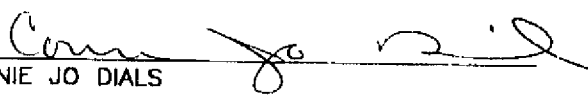
I FURTHER CERTIFY THAT ALL PLANNED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO UTILITY SERVICES AND ACCESS TO THE UNITS AND COMMON ELEMENTS SERVING BUILDINGS #10 & #11 IN WHICH THE UNITS TO BE CONVEYED ARE LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 4th DAY OF JUNE, 2003 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 4th DAY OF JUNE, 2003 A.D.


CONNIE JO DIALS
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: FEBRUARY 8, 2004



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

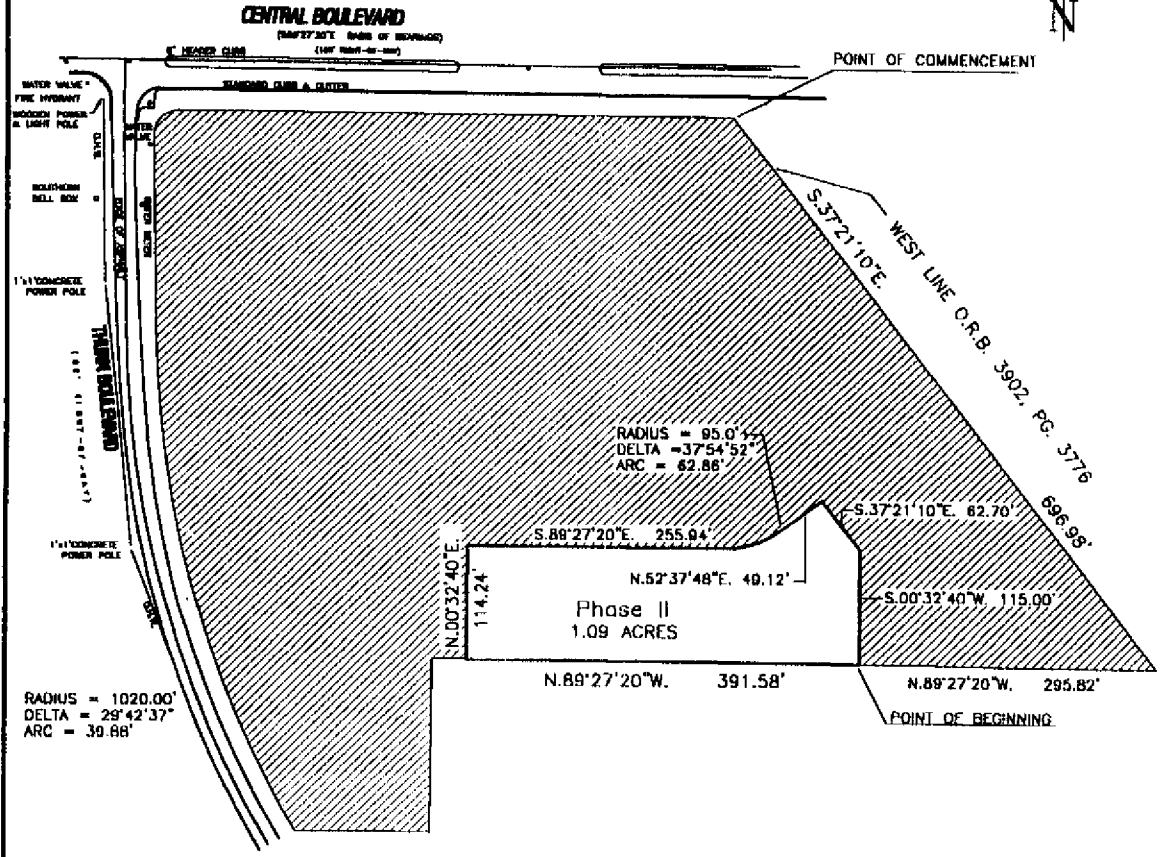


Connie Jo Dials
MY COMMISSION # CC908924 EXPIRES
February 8, 2004
BONDED THIRD PARTY LIABILITY INSURANCE, INC.



BAYSIDE CONDOMINIUMS

Sketch of Survey Phase II



LEGAL DESCRIPTION: (Phase II)

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 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., along the West line of said Official Records Book 3902 at Page 3776 a distance of 696.98 feet; Thence N.89°27'20"W., a distance of 295.82 feet to the Point of Beginning of the following described Parcel; Thence continue N.89°27'20"W., a distance of 391.58 feet; Thence run N.00°32'40"E., a distance of 114.24 feet to a point on the South line of Bayside Condominiums Phase I; Thence run S.89°27'20"E., along said South line a distance of 255.94 feet to the point of curvature of a circular curve to the left having a radius of 95.00 feet; thence run Easterly along the arc of said curve a distance of 62.86 feet, through a central angle of 37°54'52", to the point of tangency; Thence run N.52°37'48"E., a distance of 49.12 feet; Thence run S.37°21'10"E., a distance of 62.70 feet; Thence run S.00°32'40"W., a distance of 115.00 feet to the Point of Beginning. Said parcel contains 1.09 acres more or less.

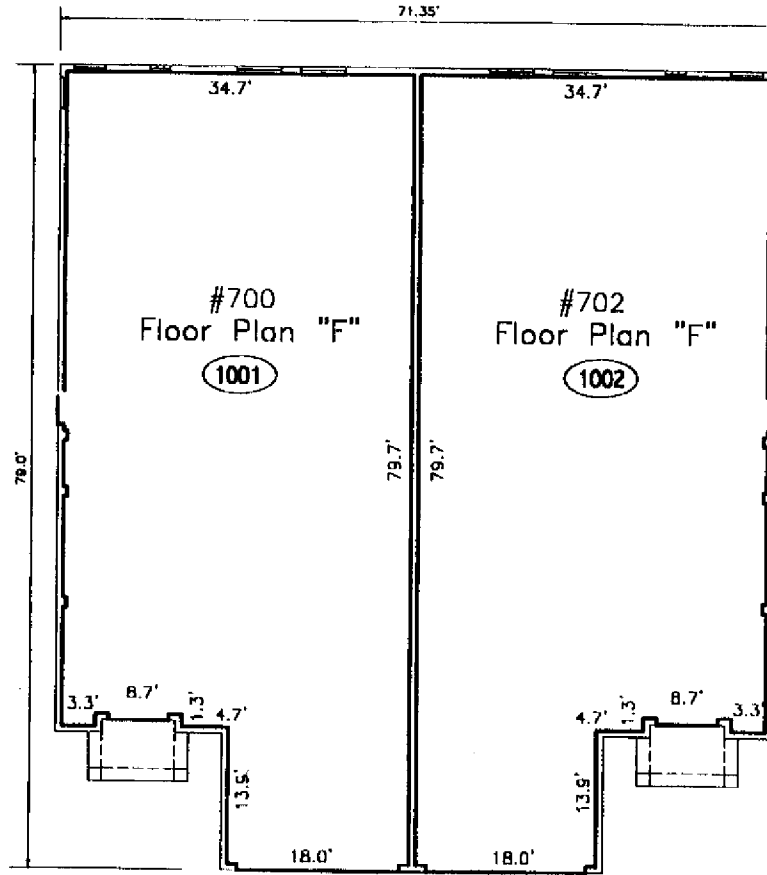


3925 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820



BAYSIDE CONDOMINIUMS

Phase II - Building 10



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevations is 8.82'.
The Finish Ceiling Elevation is 18.82'.
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. (1001) Indicates Unit number designation.
6. The Unit represented is Typical of Unit Floor Plan "F".
Refer to Sheets 6 & 7 for dimensions and Floor Plan of these Units.

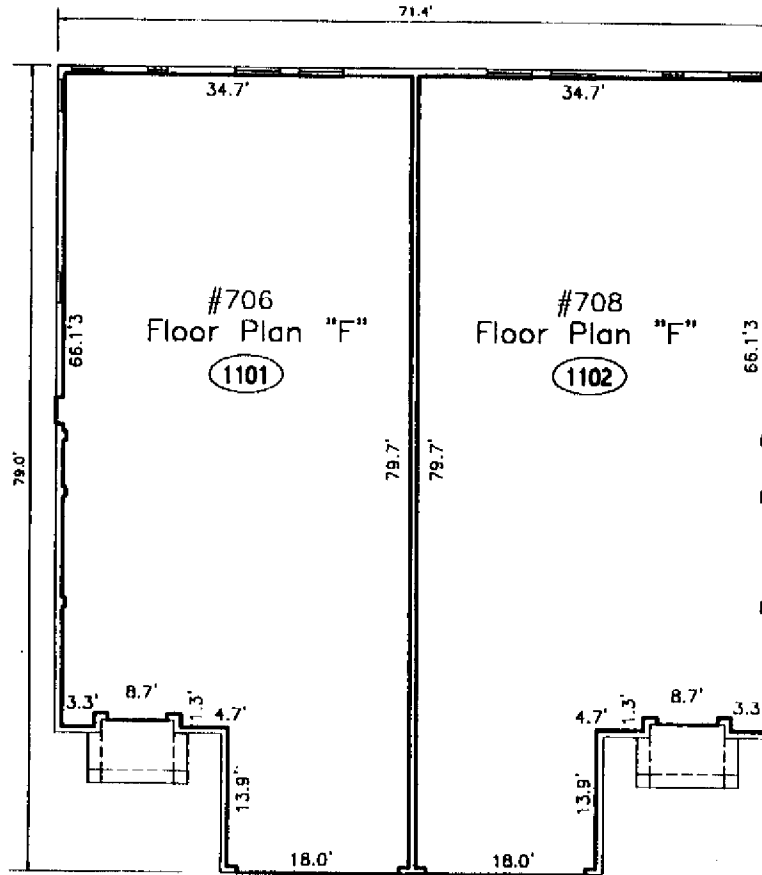
Campbell SURVEYING AND MAPPING
OF BREWERS, INC.

3525 N. COURTEWAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32854 PHONE (407) 453-5820



BAYSIDE CONDOMINIUMS

Phase II - Building 11



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevations is 8.70'.
The Finish Ceiling Elevation is 18.70'.
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. (1101) Indicates Unit number designation.
6. The Unit represented is Typical of Unit Floor Plan "F".
Refer to Sheets 8 & 9 for dimensions and Floor Plans of these Units.

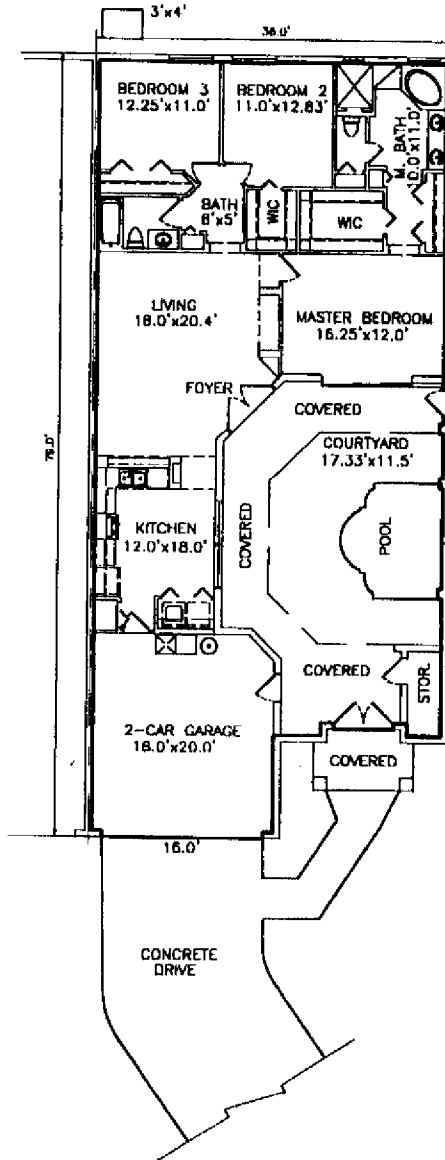


3525 N. COURTENAY PARKWAY - SUITE 1
 MAILING ADDRESS: P.O. BOX 542148
 MERRITT ISLAND, FL 32954 PHONE (407) 453-5820



BAYSIDE CONDOMINIUMS

Phase II, Building 10
Typical Floor Plan "F"



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.

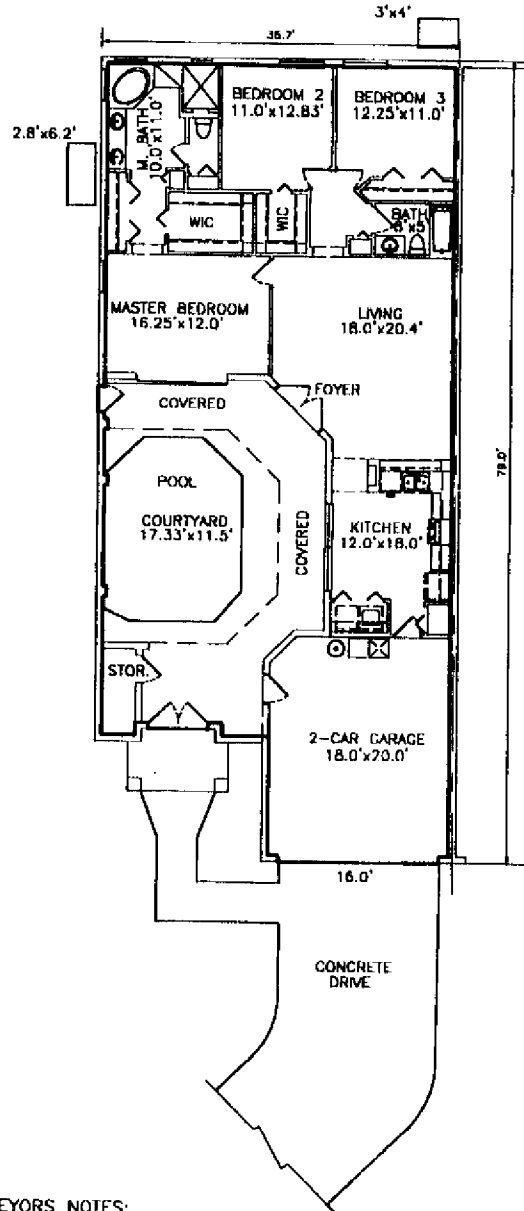
Campbell SURVEYING AND MAPPING
OF BREWSTER, INC.

3525 N. COURTENAY PARKWAY - SLATE 1
MAILING ADDRESS: P.O. BOX 842148
MERRITT ISLAND, FL. 32954 PHONE (407) 453-5820



BAYSIDE CONDOMINIUMS

Phase II, Building 10
 Typical Floor Plan "F"



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.

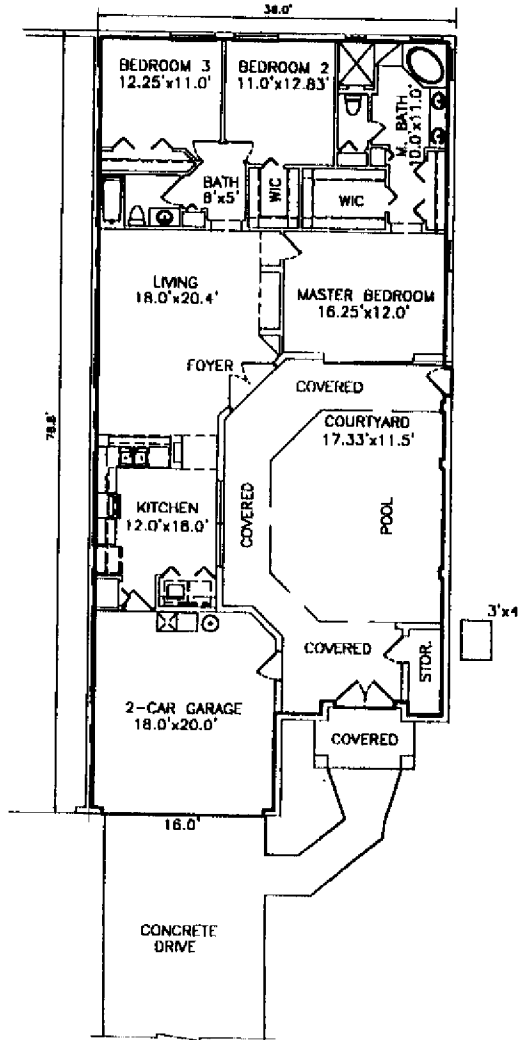
Campbell SURVEYING AND MAPPING
 OF BREWER, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
 MAILING ADDRESS: P.O. BOX 342148
 HENRITT ISLAND, FL. 32654 PHONE (407) 453-5820



BAYSIDE CONDOMINIUMS

Phase II, Building 11
Typical Floor Plan "F"



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.

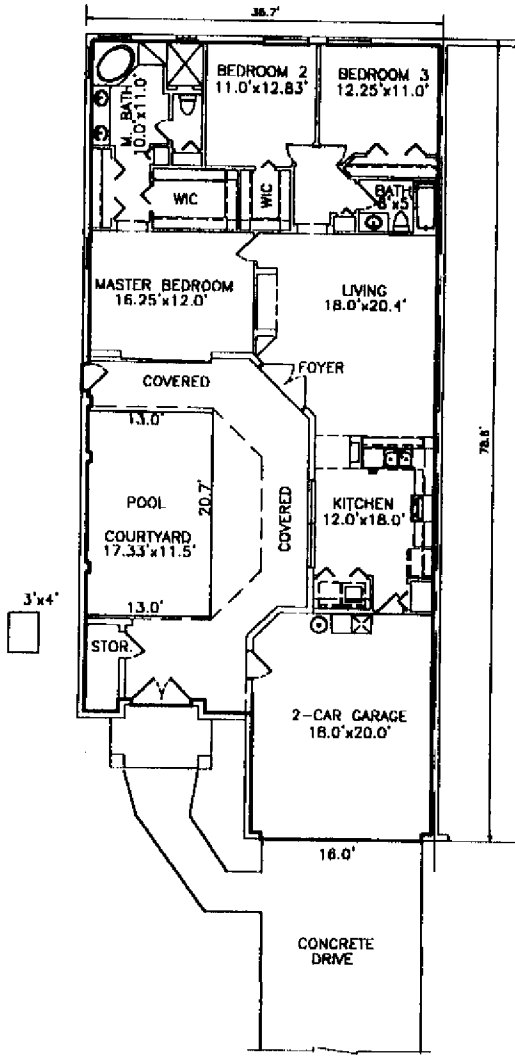
Campbell SURVEYING AND MAPPING
OF BREWSTER, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 342148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820



BAYSIDE CONDOMINIUMS

Phase II, Building 11
Typical Floor Plan "F"



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.



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



CFN:2004027678

OR Book/Page: 5183 / 2318

BAYSIDE CONDOMINIUMS
PHASE II, BUILDINGS 12 & 13 ONLY
712, 714, 718, 720 & 722 Bayside Drive

SURVEYOR'S CERTIFICATE
FOR
BAYSIDE CONDOMINIUM

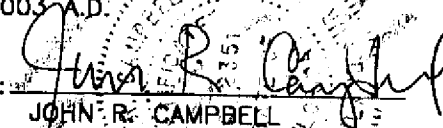
STATE OF FLORIDA
COUNTY OF BREVARD

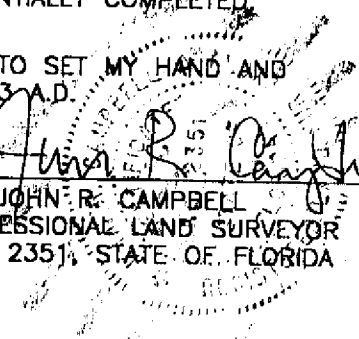
BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS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

I HEREBY CERTIFY THAT THE 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 ESTABLISHING BAYSIDE CONDOMINIUMS, IS AN ACCURATE REPRESENTATION OF THE LOCATION DIMENSIONS OF THE IMPROVEMENTS, AND THE IDENTIFICATION, LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS, AND EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

I FURTHER CERTIFY THAT ALL PLANNED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO UTILITY SERVICES AND ACCESS TO THE UNITS AND COMMON ELEMENTS SERVING BUILDINGS #11 & #12 IN WHICH THE UNITS TO BE CONVEYED ARE LOCATED HAVE BEEN SUBSTANTIALLY COMPLETED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 17th DAY OF JULY, 2003 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 17th DAY OF JULY, 2003 A.D.


CONNIE JO DIALS

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: FEBRUARY 8, 2004



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

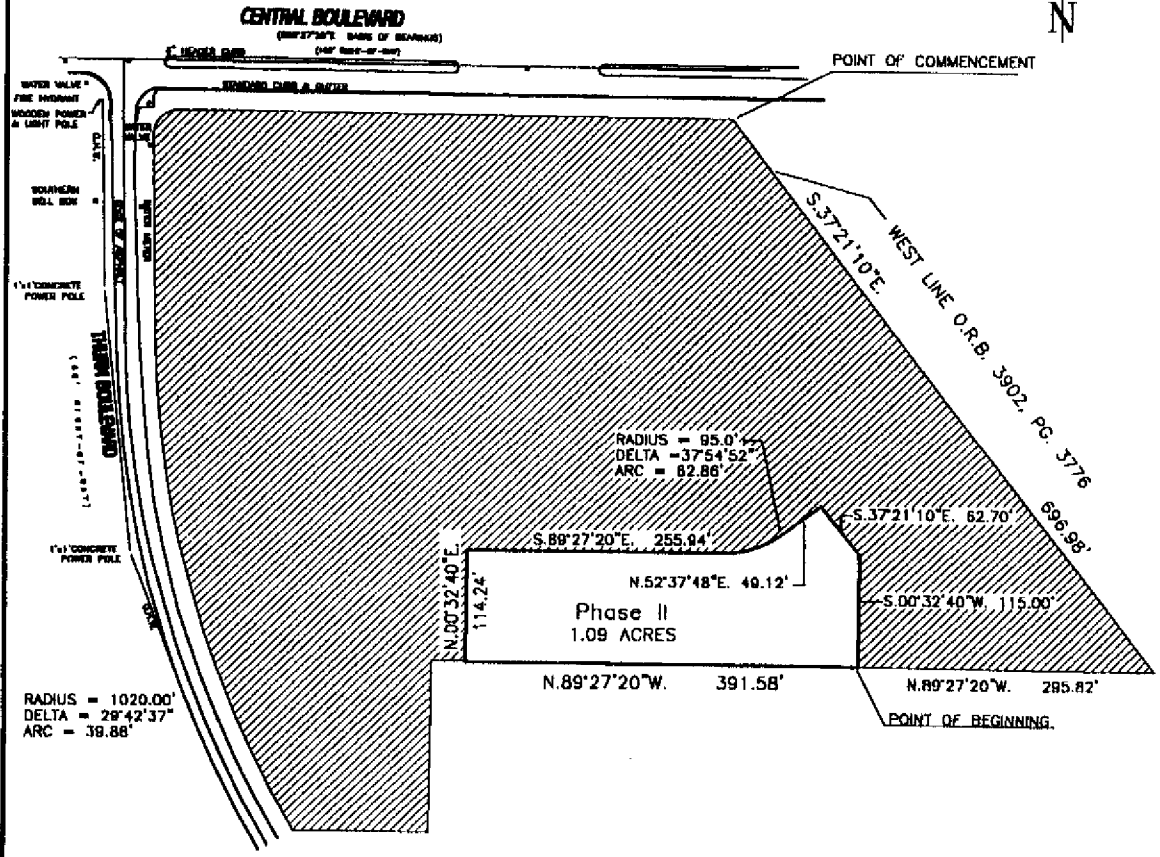


Connie Jo Dials
MY COMMISSION # CC908924 EXPIRES
February 8, 2004
BONDED THRU TROY FAIR INSURANCE, INC.



BAYSIDE CONDOMINIUMS

Sketch of Survey Phase II



LEGAL DESCRIPTION: (Phase II)

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 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., along the West line of said Official Records Book 3902 at Page 3776 a distance of 696.98 feet; Thence N.89°27'20"W., a distance of 295.82 feet to the Point of Beginning of the following described Parcel; Thence continue N.89°27'20"W., a distance of 391.58 feet; Thence run N.00°32'40"E., a distance of 114.24 feet to a point on the South line of Bayside Condominiums Phase I; Thence run S.89°27'20"E., along said South line a distance of 255.94 feet to the point of curvature of a circular curve to the left having a radius of 95.00 feet; thence run Easterly along the arc of said curve a distance of 62.86 feet, through a central angle of 37°54'52", to the point of tangency; Thence run N.52°37'48"E., a distance of 49.12 feet; Thence run S.37°21'10"E., a distance of 62.70 feet; Thence run S.00°32'40"W., a distance of 115.00 feet to the Point of Beginning. Said parcel contains 1.09 acres more or less.



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

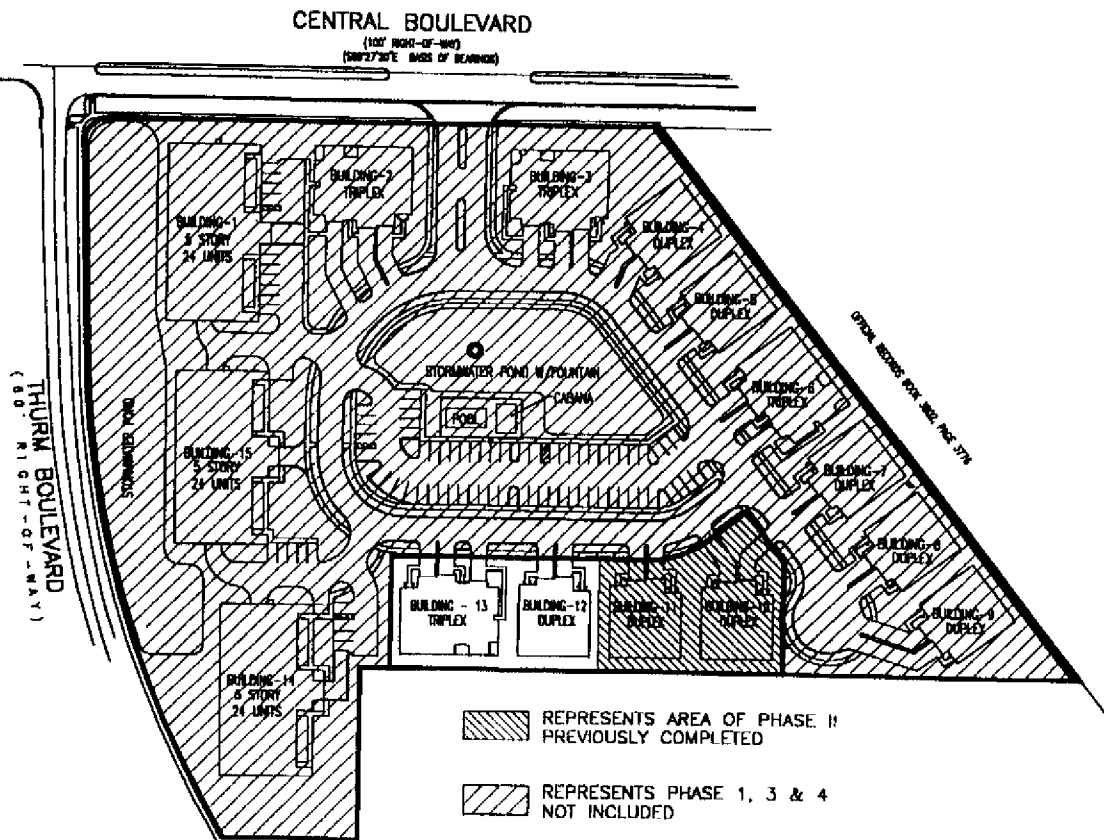


CFN:2004027678

OR Book/Page: 5183 / 2320

BAYSIDE CONDOMINIUMS

Graphic Plot Plan for Phase II



SURVEYORS NOTES CONCERNING GRAPHIC PLOT PLAN

1. This is a Phase Development consisting of four phases.
2. All improvements are proposed.
3. This development consists of 15 buildings. There are 8 Duplex building, 4 Triplex buildings and 3 five story buildings. The balance of the improvements consist of parking areas, sidewalks, driveways, a pool and cobana 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.

Campbell SURVEYING AND MAPPING
OF BRUNNEN, INC.

3825 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 463-5820

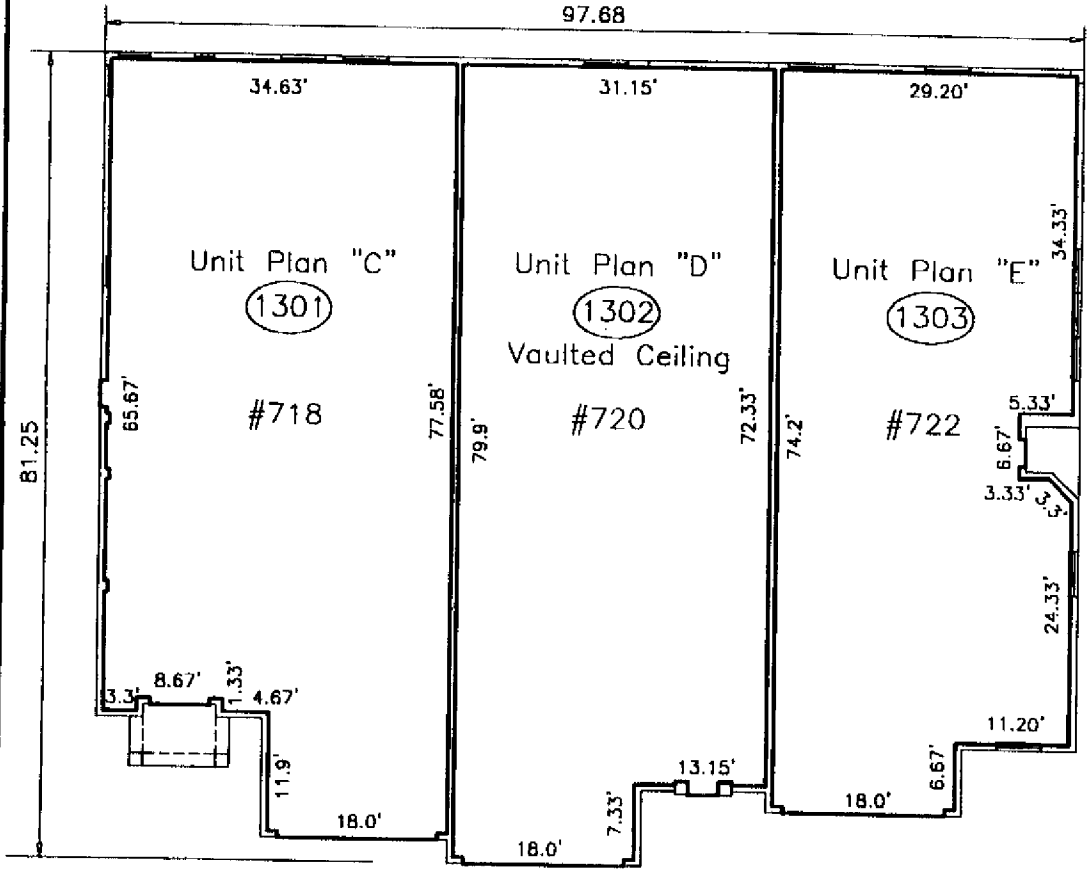
EXHIBIT "A"

SHEET 3



BAYSIDE CONDOMINIUMS

Phase II - Building 13



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevations is 8.80.
 The Finish Ceiling Elevation ifor Unit "C" & "E" is 18.80'.
 The Finish Ceiling Elevation ifor Unit "D" is 28.80'.
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. (1301) Indicates Unit number designation.
6. "Unit Plan C" indicates Typical Floor Plan of that Unit. Refer to Sheets 8, 9, 10 and 11 for dimensions and Floor Plans for these typical units.

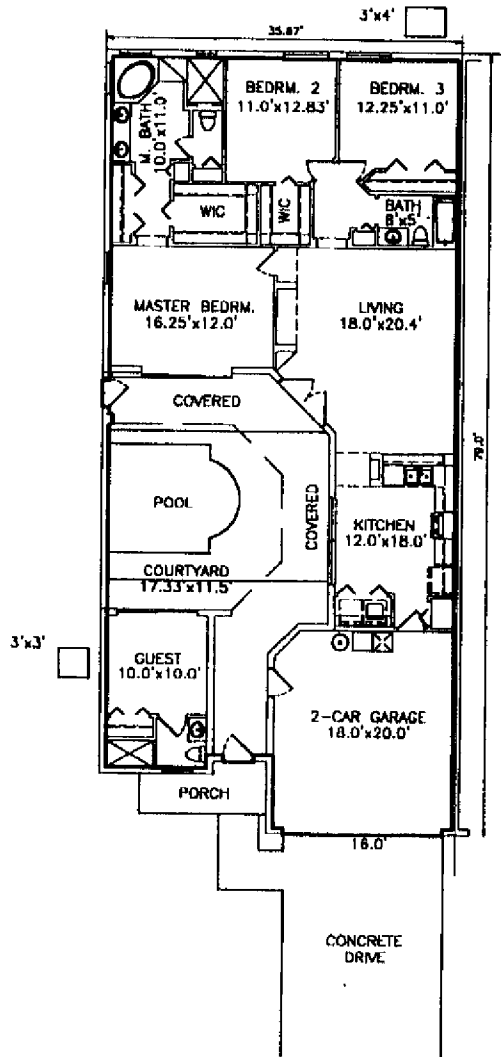


3525 N. COURTENAY PARKWAY - SUITE 1
 MAILING ADDRESS: P.O. BOX 542148
 MERRITT ISLAND, FL 32854 PHONE (407) 453-5620



BAYSIDE CONDOMINIUMS

Phase II, Building 12
 Typical Floor Plan "G"



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.

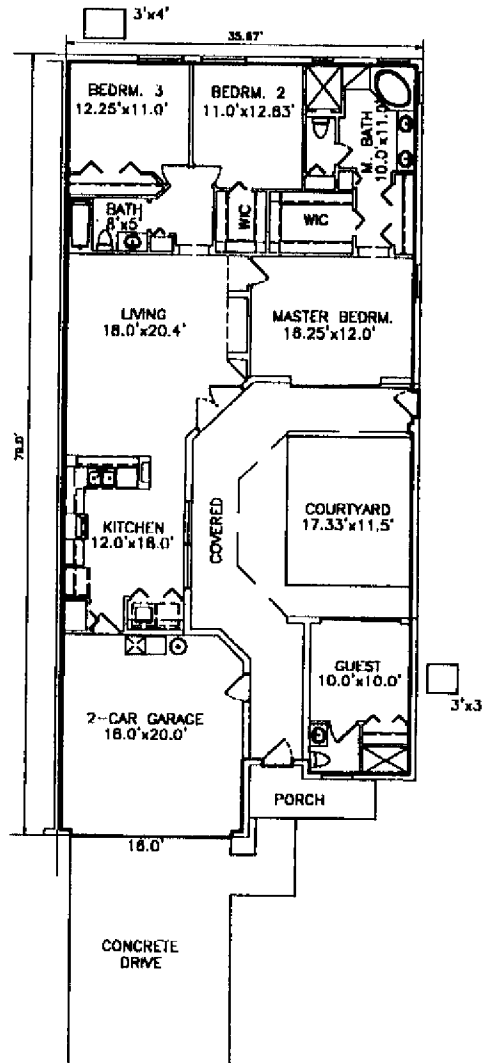


3525 N. COURTENAY PARKWAY - SUITE 1
 MAILING ADDRESS: P.O. BOX 542148
 MERRITT ISLAND, FL. 32954 PHONE (407) 453-5820



BAYSIDE CONDOMINIUMS

Phase II, Building 12
Typical Floor Plan "G"



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 BREWSTER, INC.

3825 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 842148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

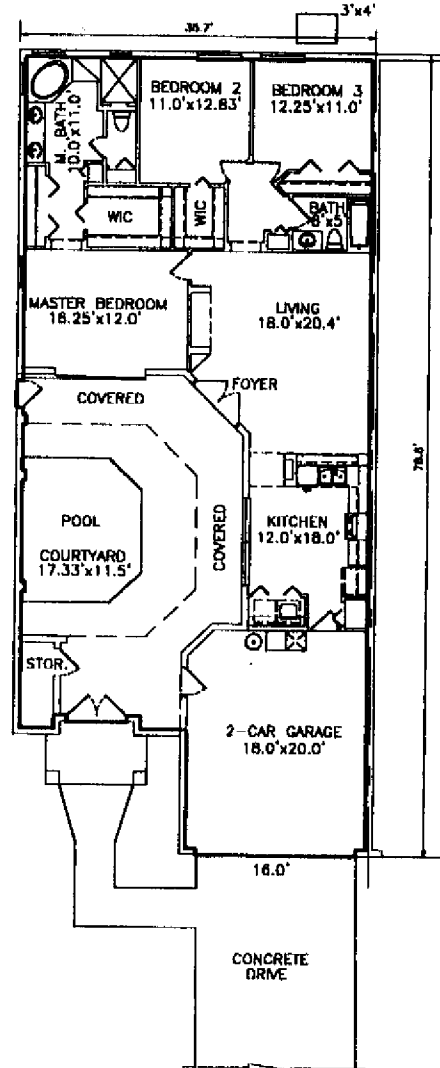


CFN:2004027678

OR Book/Page: 5183 / 2324

BAYSIDE CONDOMINIUMS

Phase II, Building 13
Typical Floor Plan "F"



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 THE WORLD, INC.

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

EXHIBIT "A"

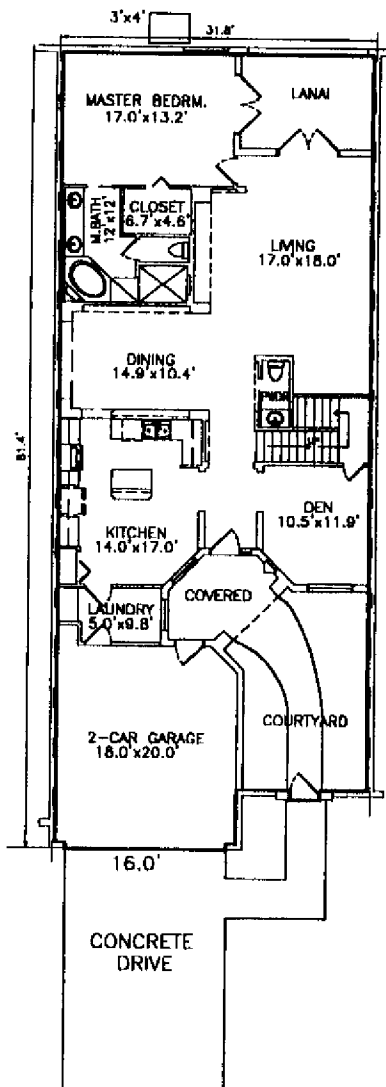
SHEET 8



BAYSIDE CONDOMINIUMS

Phase II, Building 13

1st Floor Plan "D"



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. This is the Typical 1st Floor Plan of this Unit. See Sheet 8 for its 2nd Floor Plan.

Campbell SURVEYING AND MAPPING
OF BREWERS, INC.

3526 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 842148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

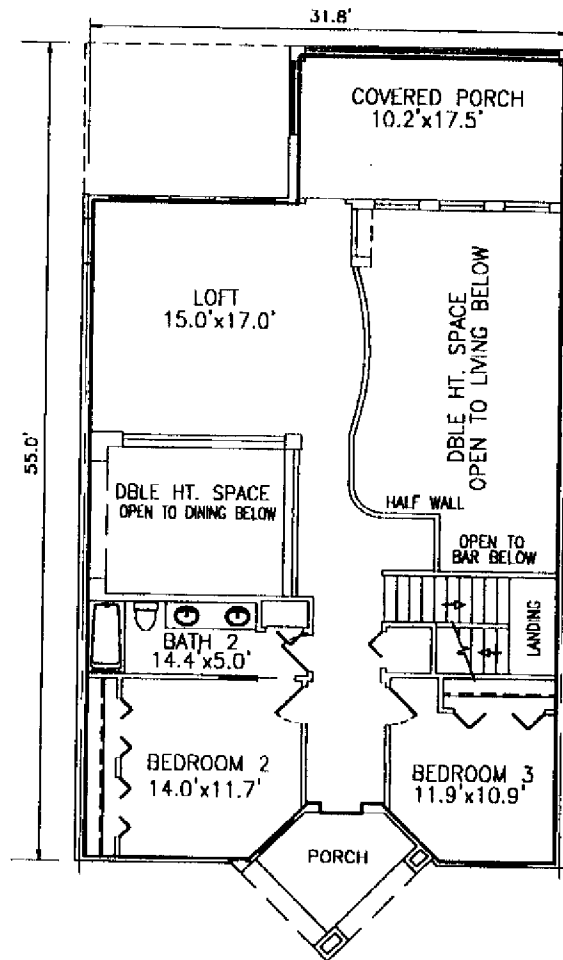
EXHIBIT "A"

SHEET 9



BAYSIDE CONDOMINIUMS

Phase II, Building 13
 2nd Floor Plan "D"



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 is a Common Element whose use is limited to the adjacent Unit.

Campbell
 SURVEYING AND MAPPING
 OF BEHAVIOR, INC.

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

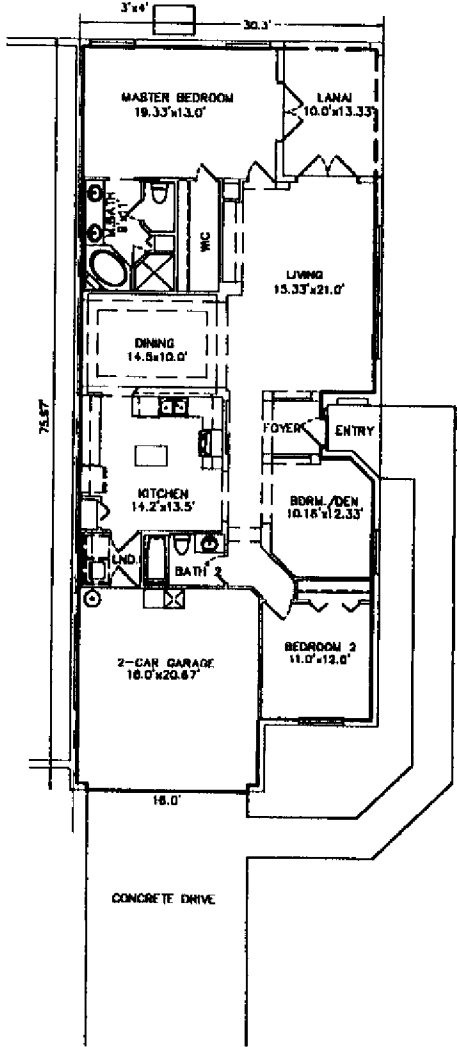
EXHIBIT "A"

SHEET 10



BAYSIDE CONDOMINIUMS

Phase II - Building 13
Typical Floor Plan "H"



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 242148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820



CFN:2004027678

OR Book/Page: 5183 / 2328

BAYSIDE CONDOMINIUMS PHASE I, BUILDING "A"

752 Bayside Drive

SURVEYOR'S CERTIFICATE
FOR
BAYSIDE CONDOMINIUM


STATE OF FLORIDA
COUNTY OF BREVARD

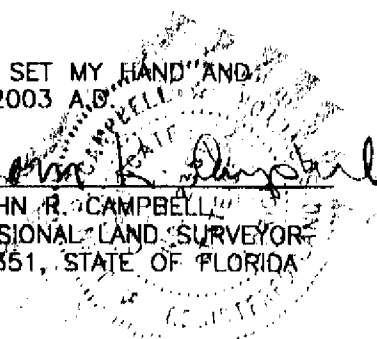
BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS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

I HEREBY CERTIFY THAT THE 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 ESTABLISHING BAYSIDE CONDOMINIUMS, IS AN ACCURATE REPRESENTATION OF THE LOCATION DIMENSIONS OF THE IMPROVEMENTS, AND THE IDENTIFICATION, LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS, AND CAN BE DETERMINED FROM THESE MATERIALS.

I FURTHER CERTIFY THAT ALL PLANNED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO UTILITY SERVICES AND ACCESS TO THE CABANA AND COMMON ELEMENTS SERVING THIS BUILDINGS ARE LOCATED AND HAVE BEEN SUBSTANTIALLY COMPLETED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 25th DAY OF NOVEMBER, 2003 A.D.

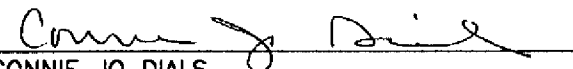
BY: 
JOHN R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NO. 2351, STATE OF FLORIDA



SWORN TO AND SUBSCRIBED BEFORE ME AS TO "JOHN R. CAMPBELL", THIS 25th DAY OF NOVEMBER, 2003 A.D.



Connie Jo Dials
MY COMMISSION # CC908924 EXPIRES
February 8, 2004
BONDED THROUGH FARM INSURANCE INC


CONNIE JO DIALS
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: FEBRUARY 8, 2004



3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 463-5820

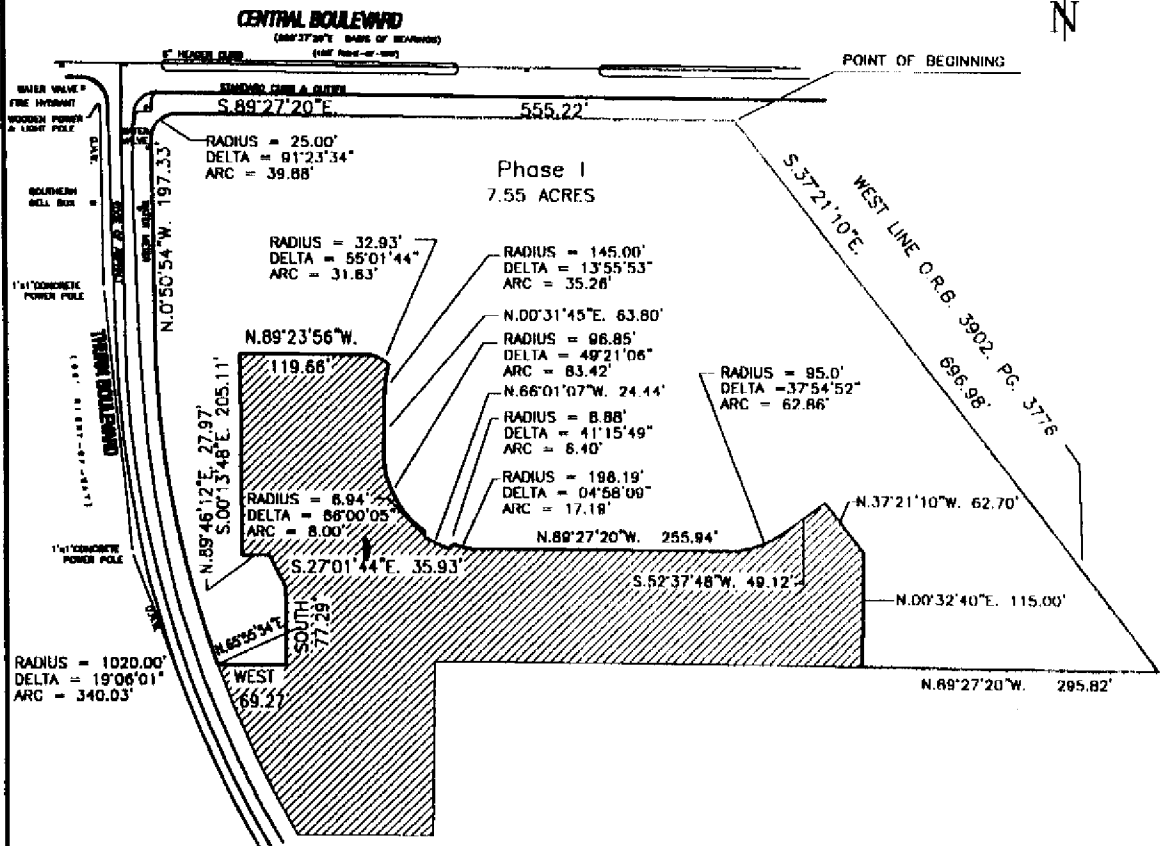
EXHIBIT "A"

SHEET 1



BAYSIDE CONDOMINIUMS

Sketch of Survey Phase I



INDICATES THAT AREA NOT INCLUDED IN PHASE I

SEE SHEET 3 FOR LEGAL DESCRIPTION FOR PHASE I.



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



BAYSIDE CONDOMINIUMS

LEGAL DESCRIPTION: (Phase I)

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

Begin 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 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., along the West line of said Official Records Book 3902 at Page 3776 a distance of 696.98 feet; Thence run N.89°27'20"W., a distance of 295.82 feet; Thence run N.00°32'40"E., a distance of 115.00 feet; Thence run N.37°21'10"W., a distance of 62.70 feet; Thence run S.52°37'48"W., a distance of 49.12 feet to the point of curvature of a non-tangent curve to the left having a radius of 20.85 feet, thence Northwesterly along the arc of said curve a distance of 33.82 feet, through a central angle of 92°54'58", whose chord bears S.86°50'45"W., to the point of tangency; Thence run S.52°37'48"W., a distance of 28.65 feet to the point of curvature of a circular curve to the right having a radius of 95.00 feet, thence Southwesterly along the arc of said curve a distance of 62.86 feet, through a central angle of 37°54'52" to the point of tangency; Thence run N.89°27'20"W., a distance of 255.94 feet to the point of curvature of a non-tangent curve to the right having a radius of 198.19 feet, thence Westerly along the arc of said curve a distance of 17.19 feet, through a central angle of 04°58'09", whose chord bears N.77°51'01"E., to a point of curvature of a non-tangent curve to the left, having a radius of 8.88 feet; thence run Westerly along said curve a distance of 6.40 feet through a central angle of 41°15'49", whose chord bears S.54°10'37"W.; Thence run N.86°01'07"W., a distance of 24.44 feet to the point of curvature of a non-tangent curve to the right, having a radius of 6.94 feet, thence Northwesterly along the arc of said curve a distance of 8.00 feet, through a central angle of 66°00'05", whose chord bears N.9°03'38"W., to the point of curvature of a non-tangent curve to the right, having a radius of 96.85 feet, thence run northwesterly along the arc of said curve a distance of 83.42 feet, through a central angle of 49°21'06" whose chord bears N.29°48'37"W., to the point of tangency; Thence run N.00°31'45"E., a distance of 63.80 feet to the point of curvature of a non-tangent curve to the right, having a radius of 145.00 feet, thence run northerly along the arc of said curve a distance of 35.26 feet, through a central angle of 13°55'53", whose chord bears N.7°30'37"E., to the point of curvature of a non-tangent curve to the left, having a radius of 32.93 feet; thence run Northwesterly along the arc of said curve a distance of 31.63 feet, through a central angle of 55°01'44" whose chord bears N.71°09'56"W., to the point of tangency; Thence run N.89°23'56"W., a distance of 119.66 feet; Thence run S.00°13'48"E., a distance of 205.11 feet; Thence run N.89°46'12"E., a distance of 27.97 feet; Thence run S.27°01'44"E., a distance of 35.93 feet; Thence run South a distance of 77.29 feet; Thence run West a distance of 69.27 feet to a point on the Easterly right of way line of Tower Boulevard, (A.K.A. Thurm Boulevard) a 60 foot right of way, as described in Official Records Book 3057 at Page 447, of the Public Records of Brevard County, Florida; said point being on a curve to the right have a radius of 1020.00 feet and whose radius point lies N.70°03'05"E., from said point; Thence run Northerly along said right of way line and along the arc of said curve a distance of 340.03 feet, through a central angle of 19°06'01", to the point of tangency; Thence run N.00°50'54"W., along said East right of way line a distance of 197.33 feet to a point of curvature of a circular curve to the right having a radius of 25.00 feet; Thence run Northeasterly along the arc of said curve a distance of 39.88 feet, through a central angle of 91°23'34", to the point of tangency on the said Southerly right of way line of Central Boulevard; Thence run S.89°27'20"E., along said South right of way line a distance of 555.22 feet to the Point of Beginning. Said parcel contains 7.55 acres more or less.

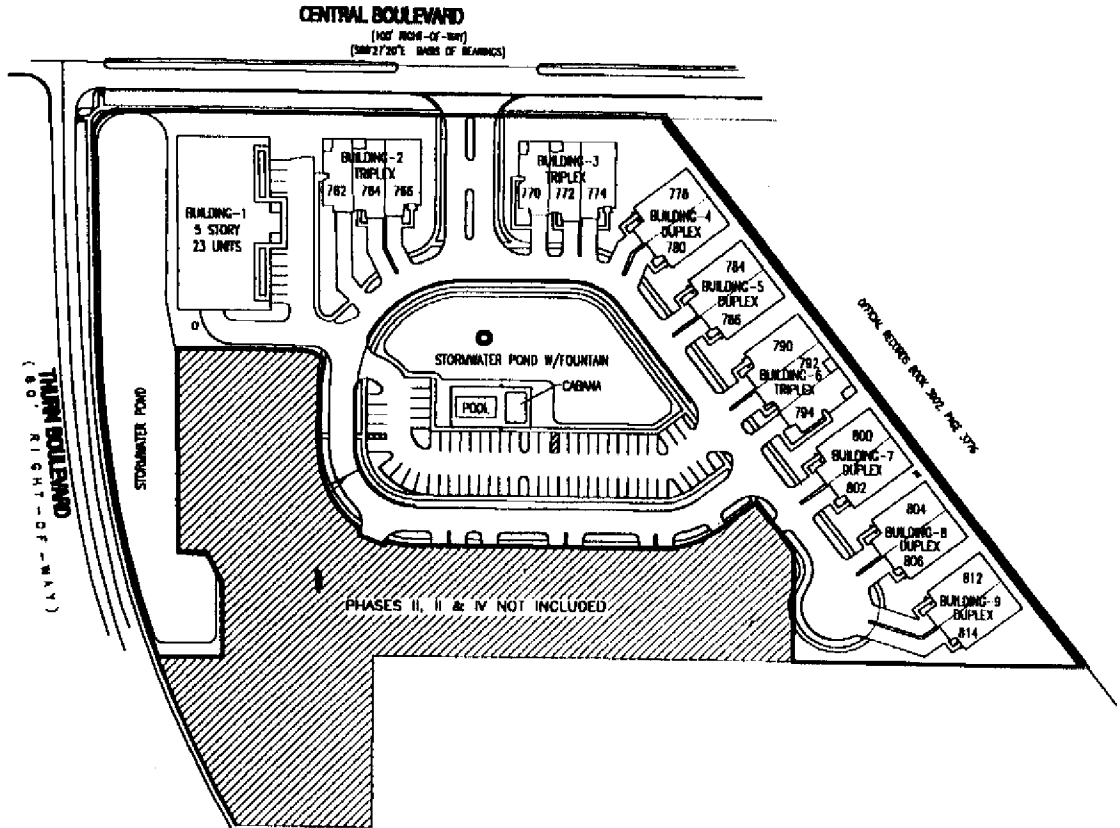


3625 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 942148
MERRITT ISLAND, FL 32954 PHONE: (407) 453-5820



BAYSIDE CONDOMINIUMS

Graphic Plot Plan for Phase 1



SURVEYORS NOTES CONCERNING GRAPHIC PLOT PLAN

1. This is a Phase Development consisting of four phases.
2. All improvements are constructed.
3. This development consists of 15 buildings. There are 8 Duplex building, 4 Triplex buildings and 3 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.C.V. Datum of 1929.
8. "778" Indicates address of the Unit.

Campbell SURVEYING AND MAPPING
OF BREWELL, INC.

3525 N. COURTESAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5420

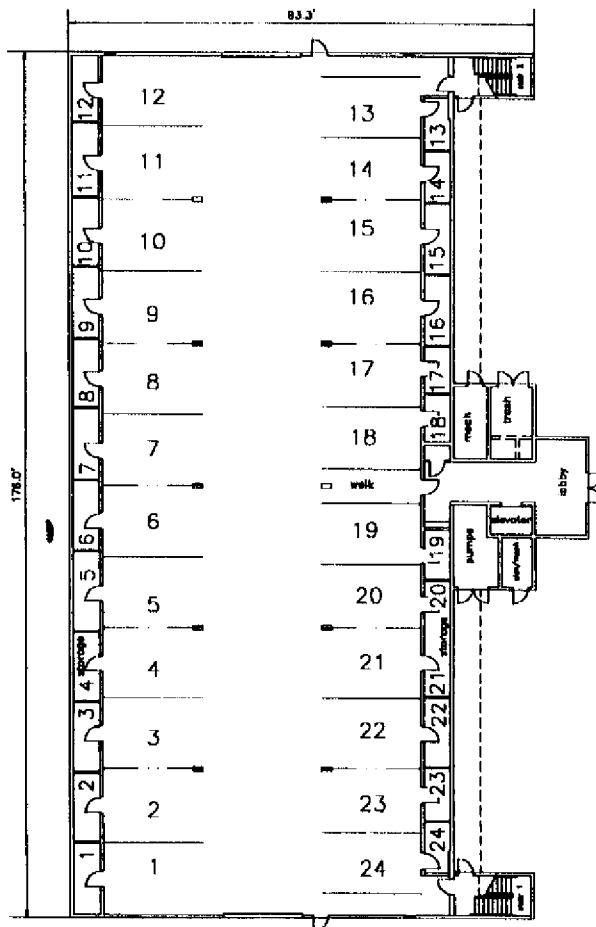
EXHIBIT "A"

SHEET 4



BAYSIDE CONDOMINIUMS

Phase I – Condominium Building A
 Garage Floor Plan
 752 Bayside Drive



SURVEYORS NOTES:

1. All areas within this plan are Common Elements of the Condominium.
2. The parking spaces and storage areas shown are limited common elements whose use is reserved to certain Units as set forth in the Declaration. The minimum parking space is 12.25'x20.0', some spaces are larger. The minimum storage space is 5.33'x9.40', some spaces are larger.
3. The Finish Floor is 9.30'.
The Finish Ceiling is 18.90'.
4. Elevations shown hereon are based on N.G.V. Datum of 1929.



3525 N. COURTENAY PARKWAY - SUITE 1
 MAILING ADDRESS: P.O. BOX 542148
 MERRITT ISLAND, FL 32954 PHONE (407) 483-5820

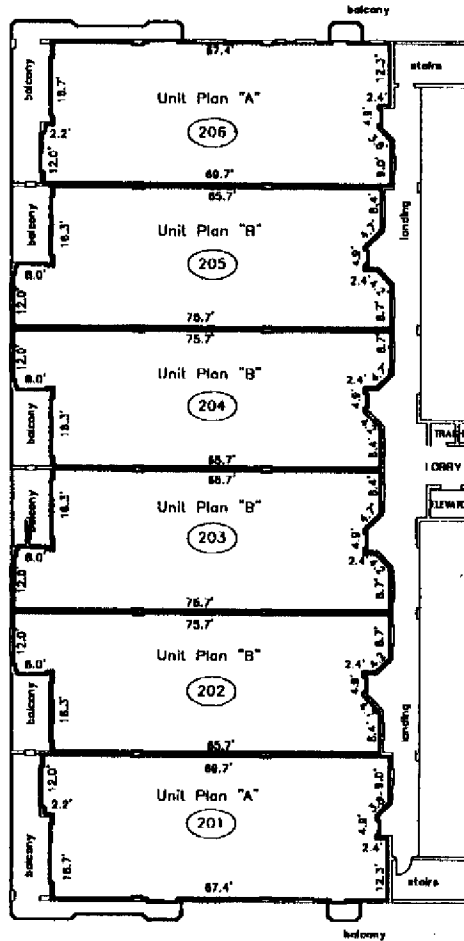


CFN:2004027678

OR Book/Page: 5183 / 2333

BAYSIDE CONDOMINIUMS

Phase I - Condominium Building A
2nd Floor Plan
752 Bayside Drive



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevations is 19.57'
The Finish Ceiling Elevation is 27.57'
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 balconies are common elements whose use is limited to the adjacent Unit.
5. (201) Indicates Unit number designation.
6. "Unit Plan B" indicates Typical Floor Plan of that Unit.
Refer to Sheets 10 through 14 for floor plans.

Campbell
SURVEYING AND MAPPING
OF BREWSTER, INC.

3525 N. COURTESY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MIAMI BEACH, FL 33154 PHONE (305) 463-5820

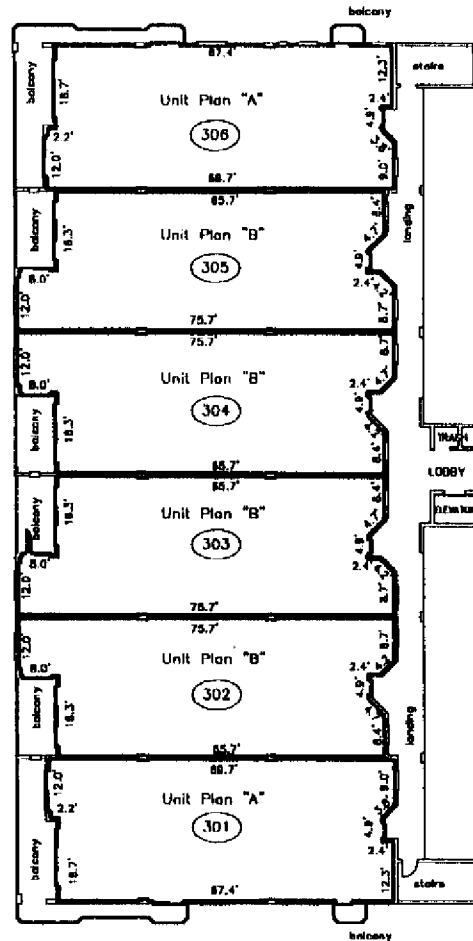
EXHIBIT "A"

SHEET 6



BAYSIDE CONDOMINIUMS

Phase I – Condominium Building A
 3rd Floor Plan
 752 Bayside Drive



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevations is 28.23'.
The Finish Ceiling Elevation is 36.23'.
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 balconies are common elements whose use is limited to the adjacent Unit.
5. (301) Indicates Unit number designation.
6. "Unit Plan B" indicates Typical Floor Plan of that Unit.
Refer to Sheets 10 through 14 for floor plans.

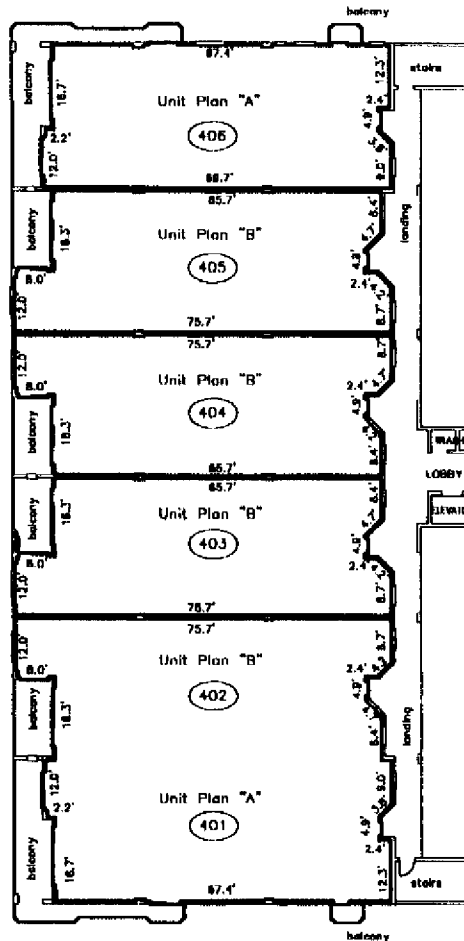


3525 N. COURTENAY PARKWAY – SUITE 1
 MAILING ADDRESS, P.O. BOX 842146
 MERRITT ISLAND, FL 32954 PHONE (407) 453-5820



BAYSIDE CONDOMINIUMS

Phase I – Condominium Building A
 4th Floor Plan
 752 Bayside Drive



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevations is 36.90'.
The Proposed Finish Ceiling Elevation is 44.90'.
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 balconies are common elements whose use is limited to the adjacent Unit.
5. (401) Indicates Unit number designation.
6. "Unit Plan B" indicates Typical Floor Plan of that Unit.
Refer to Sheets 10 through 14 for floor plans.



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

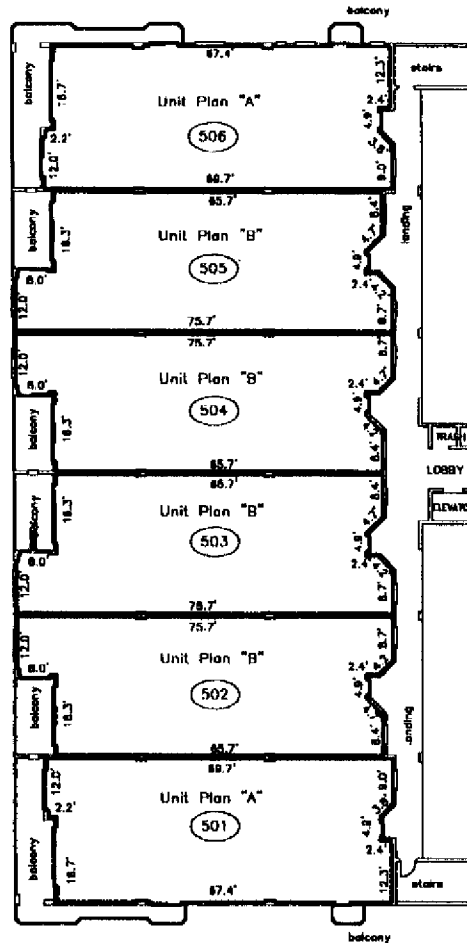
EXHIBIT "A"

SHEET 8



BAYSIDE CONDOMINIUMS

Phase I - Condominium Building A
5th Floor Plan
752 Bayside Drive



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevations is 45.57'.
The Finish Ceiling Elevation is 53.57'.
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 balconies are common elements whose use is limited to the adjacent Unit.
5. (501) Indicates Unit number designation.
6. "Unit Plan B" indicates Typical Floor Plan of that Unit.
Refer to Sheets 10 through 14 for floor plans.



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

EXHIBIT "A"

SHEET 9

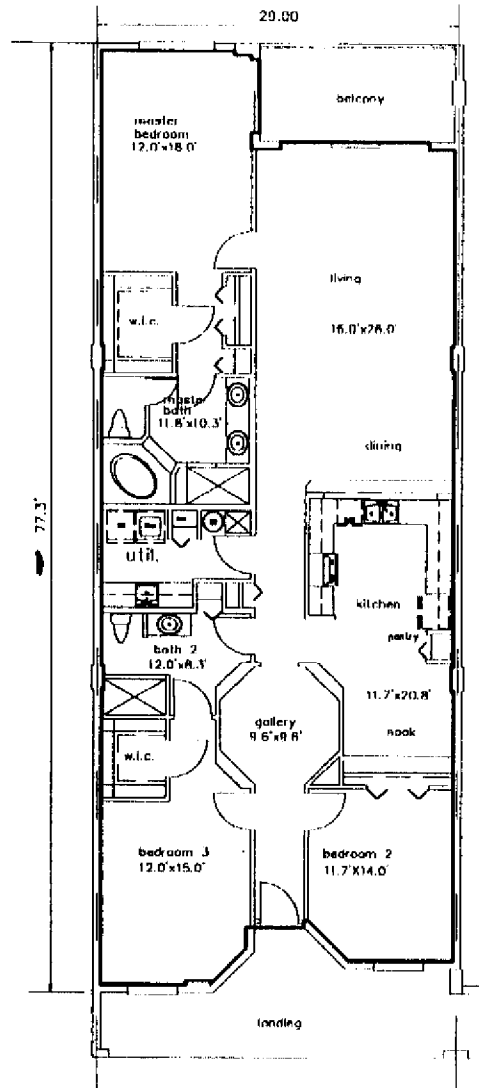


CFN 2004027678

OR Book/Page: 5183 / 2337

BAYSIDE CONDOMINIUMS

Condominium – Typical Floor Plan "B"
Units 202, 204, 302, 304, 404, 502 & 504



SURVEYORS NOTES:

1. This plan is Typical of some units within the development. Refer to building plans for their location.
2. ——— indicates the Horizontal Limits of the Unit.
3. The Balconies are a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREWERS, INC.

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

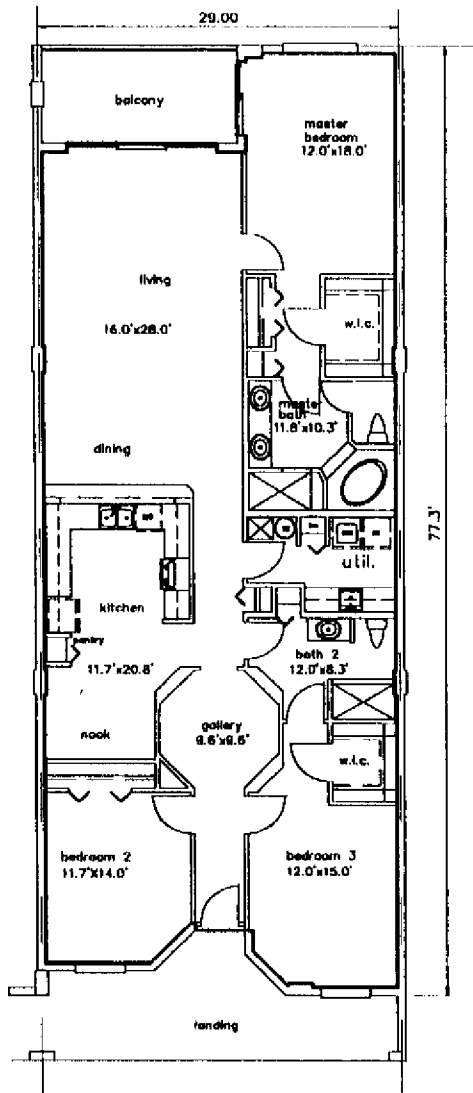
EXHIBIT "A"

SHEET 10



BAYSIDE CONDOMINIUMS

Condominium — Typical Floor Plan "B"
Units 203, 303, 305, 403 & 405



SURVEYORS NOTES:

1. This plan is typical of some units within the development. Refer to building plans for their location.
2. ——— indicates the Horizontal Limits of the Unit.
3. The Balconies are a Common Element whose use is limited to the adjacent Unit.

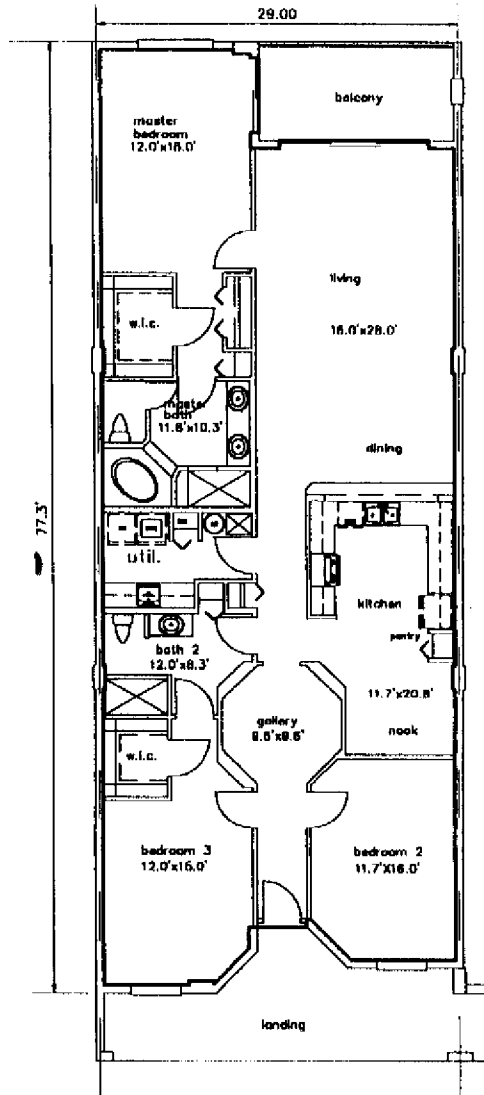
Campbell SURVEYING AND MAPPING
OF OREGON, INC.

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



BAYSIDE CONDOMINIUMS

Condominium Unit # 205



SURVEYORS NOTES:

1. This plan is Typical of this unit within the development. Refer to building plans for its location.
2. ———Indicates the Horizontal Limits of the Unit.
3. The Balconies are a Common Element whose use is limited to the adjacent Unit.

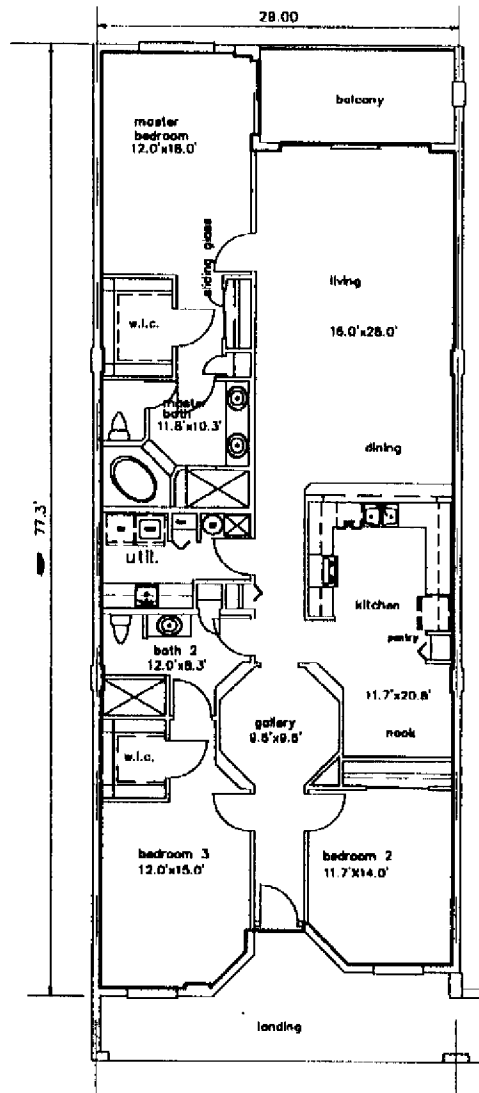


3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-0820



BAYSIDE CONDOMINIUMS

Condominium Unit # 503



SURVEYORS NOTES:

1. This plan is Typical of this unit within the development. Refer to building plans for its location.
2. ———Indicates the Horizontal Limits of the Unit.
3. The Balconies are a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREWERS, INC.

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

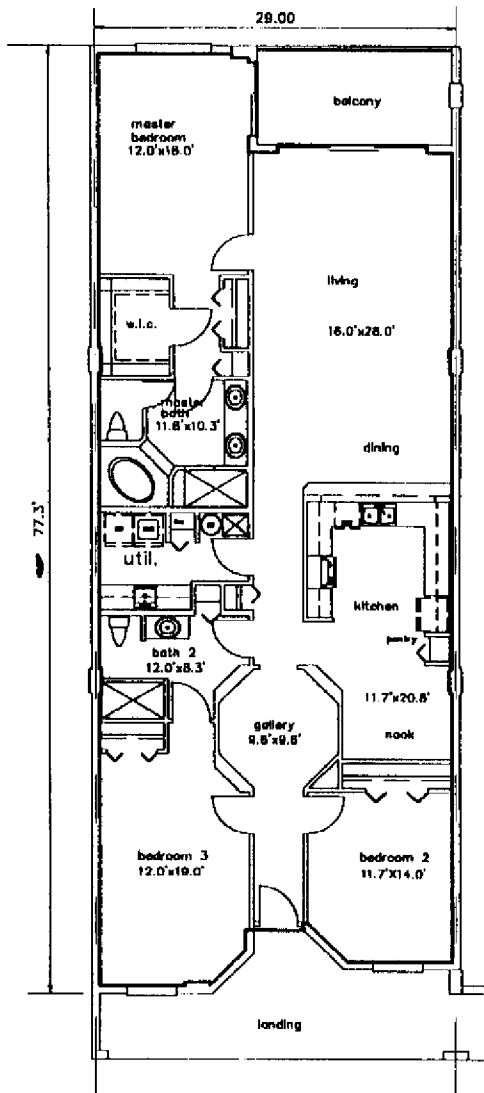
EXHIBIT "A"

SHEET 13



BAYSIDE CONDOMINIUMS

Condominium Unit # 505



SURVEYORS NOTES:

1. This plan is typical of this unit within the development. Refer to building plans for its location.
2. ——— indicates the Horizontal Limits of the Unit.
3. The Balconies are a Common Element whose use is limited to the adjacent Unit.



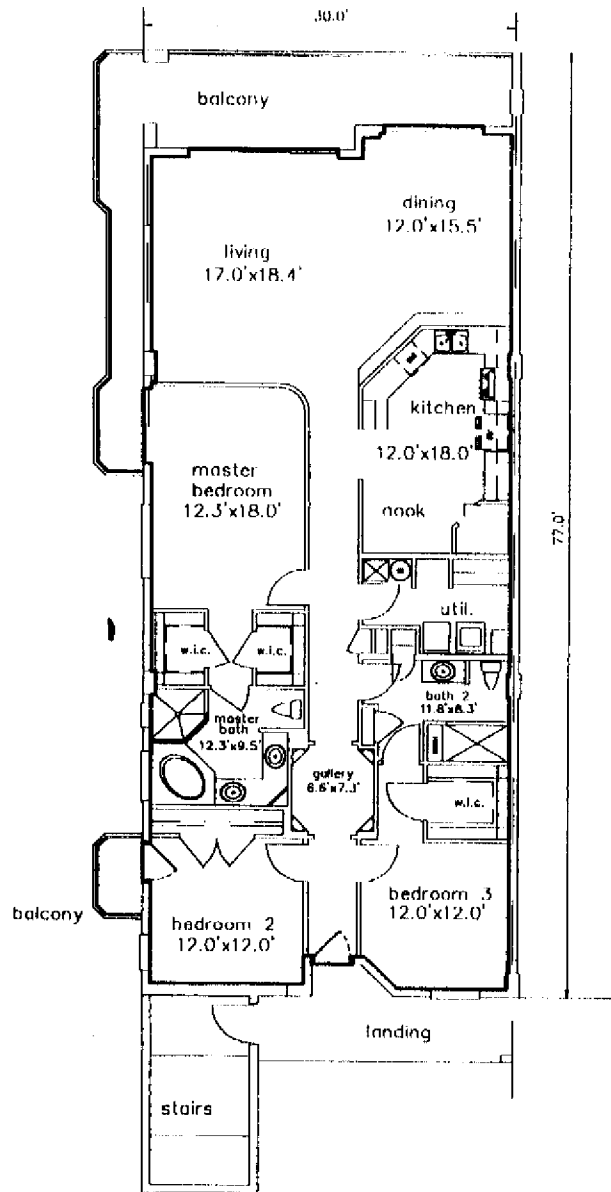
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 842148
MERRITT ISLAND, FL 32964 PHONE (407) 453-5820



CFN:2004027678
 OR Book/Page: 5183 / 2342

BAYSIDE CONDOMINIUMS

Condominium Unit # 201



SURVEYORS NOTES:

1. This plan is Typical of this unit within the development. Refer to building plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Balconies are a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
 OF FLORIDA, INC.

3625 N. COURTENAY PARKWAY - SUITE 1
 MAILING ADDRESS: P.O. BOX 542148
 MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

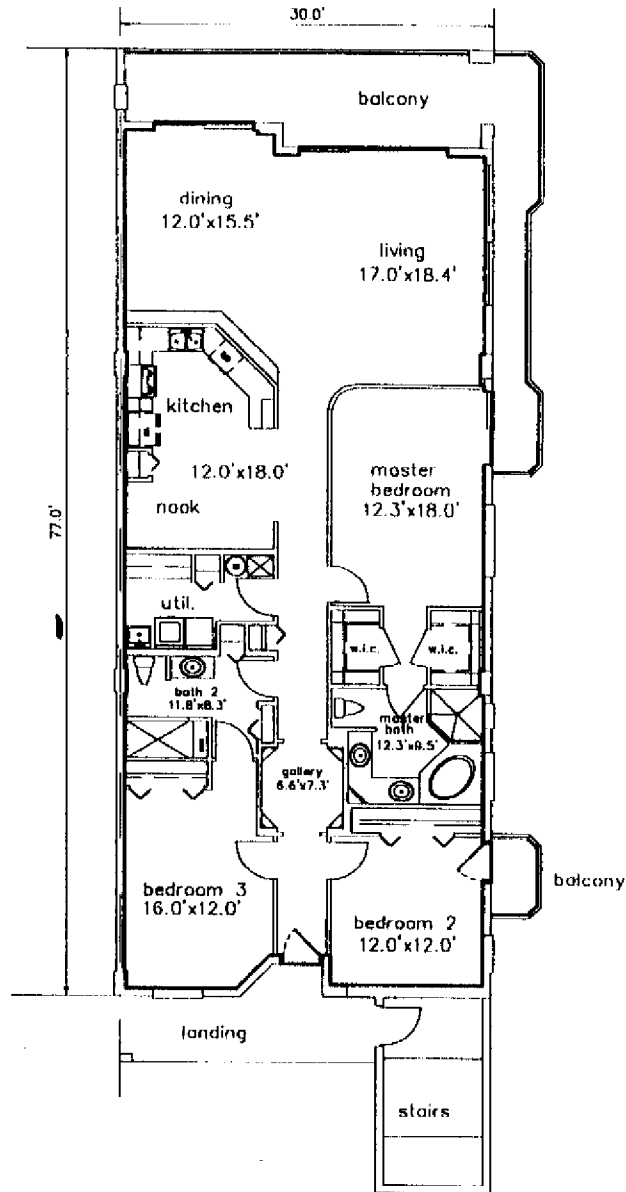
EXHIBIT "A"

SHEET 15



BAYSIDE CONDOMINIUMS

Condominium Unit # 206



SURVEYORS NOTES:

1. This plan is Typical of this unit within the development. Refer to building plans for its location.
2. ———Indicates the Horizontal Limits of the Unit.
3. The Balconies are a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREWSTER, INC.

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

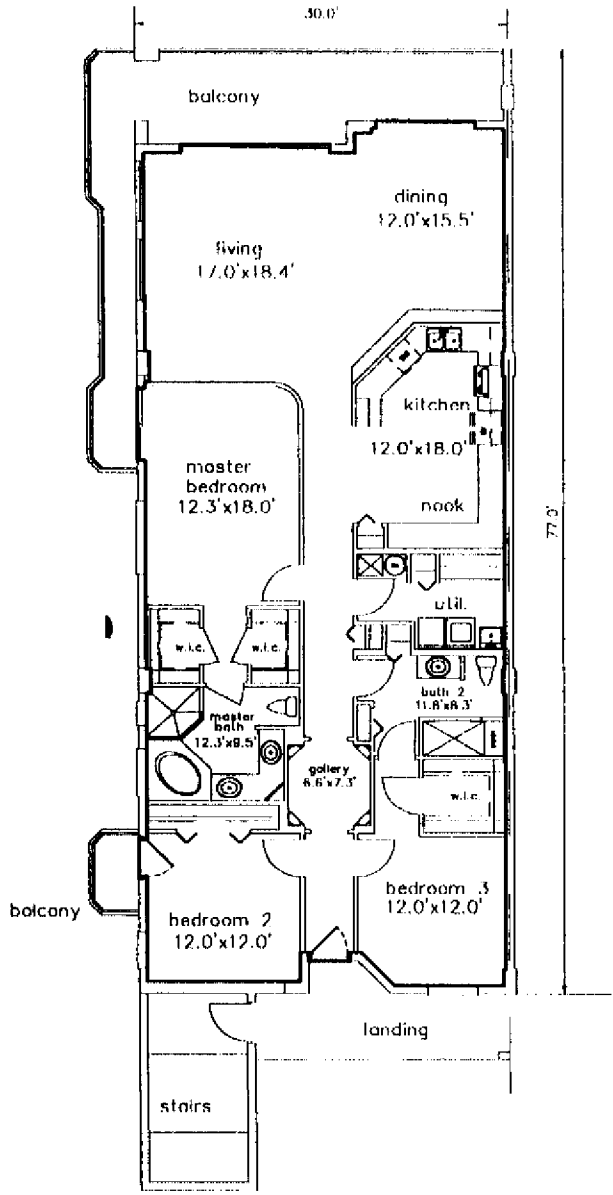
EXHIBIT "A"

SHEET 16



BAYSIDE CONDOMINIUMS

Condominium Unit # 301



SURVEYORS NOTES:

1. This plan is typical of this unit within the development. Refer to building plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Balconies are a Common Element whose use is limited to the adjacent Unit.



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

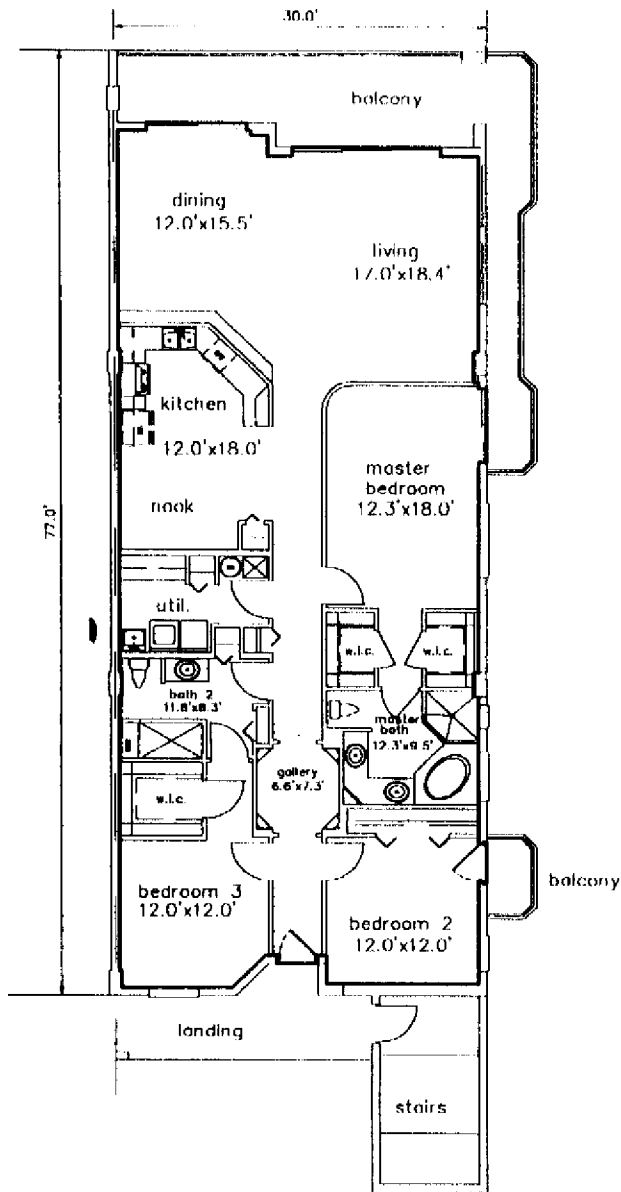
EXHIBIT "A"

SHEET 17



BAYSIDE CONDOMINIUMS

Condominium Unit # 306



SURVEYORS NOTES:

1. This plan is Typical of this unit within the development. Refer to building plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Balconies are a Common Element whose use is limited to the adjacent Unit.



3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32854 PHONE (407) 453-5820

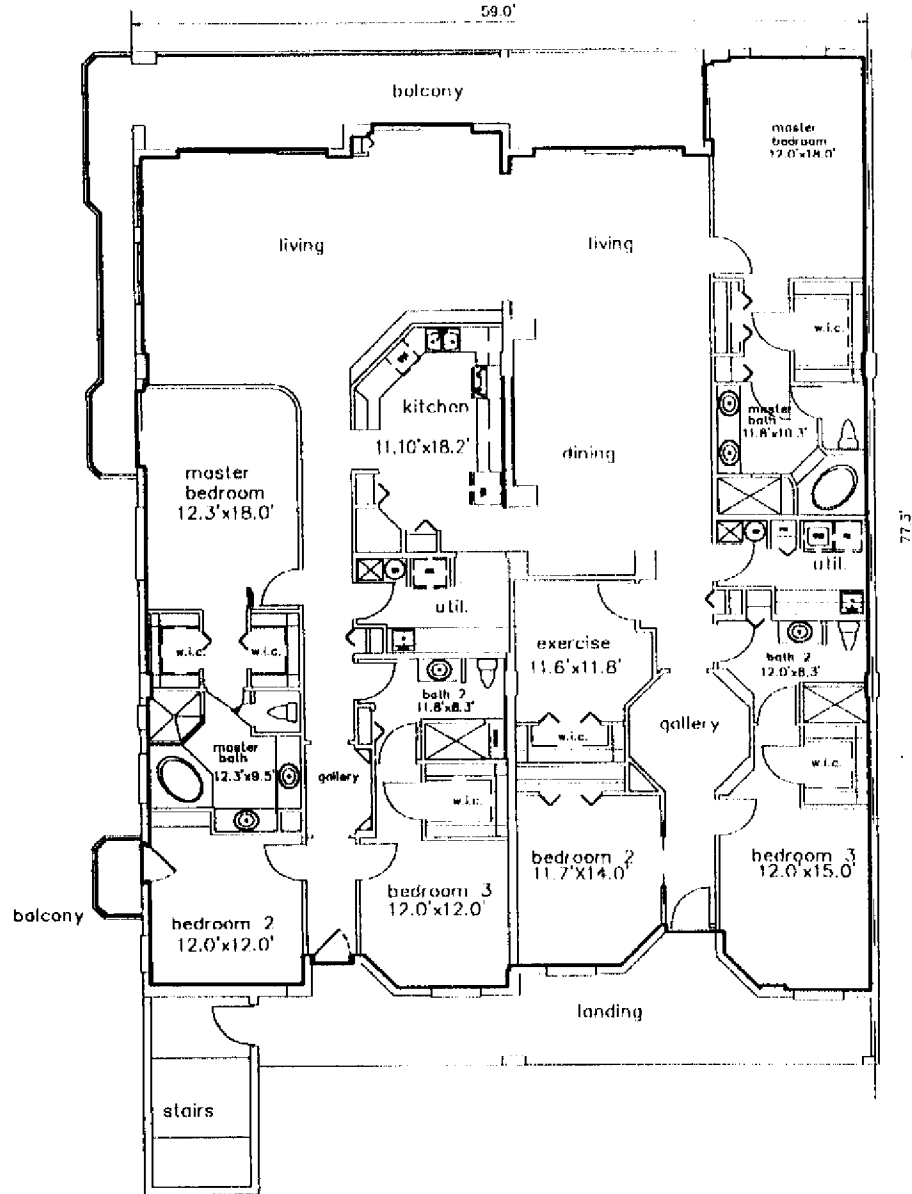


CFN 2004027678

OR Book/Page: 5183 / 2346

BAYSIDE CONDOMINIUMS

Condominium Unit # 401 & 402



SURVEYORS NOTES:

1. This plan is typical of this unit within the development. Refer to building plans for its location.
2. ——— indicates the Horizontal Limits of the Unit.
3. The Balconies are a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF FLORIDA, INC.

3925 N. COURTENAY PARKWAY - SUITE 1
MARIETTA, GA 30067
MERRITT ISLAND, FL 32854 PHONE (407) 433-5820

EXHIBIT "A"

SHEET 19

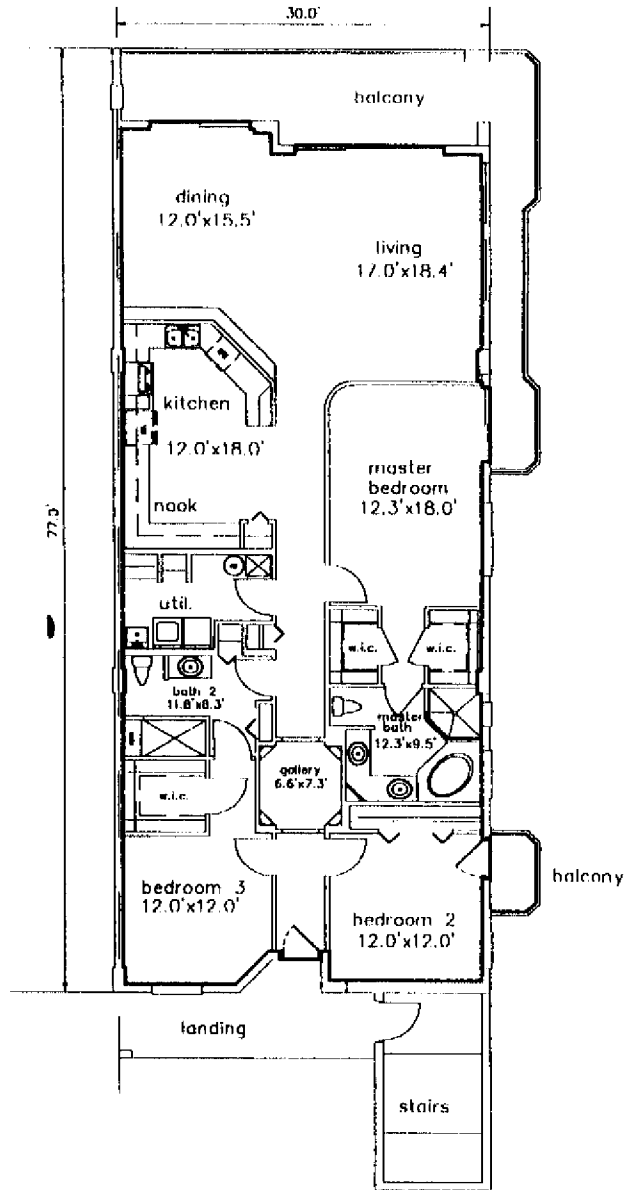


CFN:2004027678

OR Book/Page: 5183 / 2347

BAYSIDE CONDOMINIUMS

Condominium Unit # 406



SURVEYORS NOTES:

1. This plan is Typical of this unit within the development. Refer to building plans for its location.
2. ——— indicates the Horizontal Limits of the Unit.
3. The Balconies are a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREWING, INC.

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

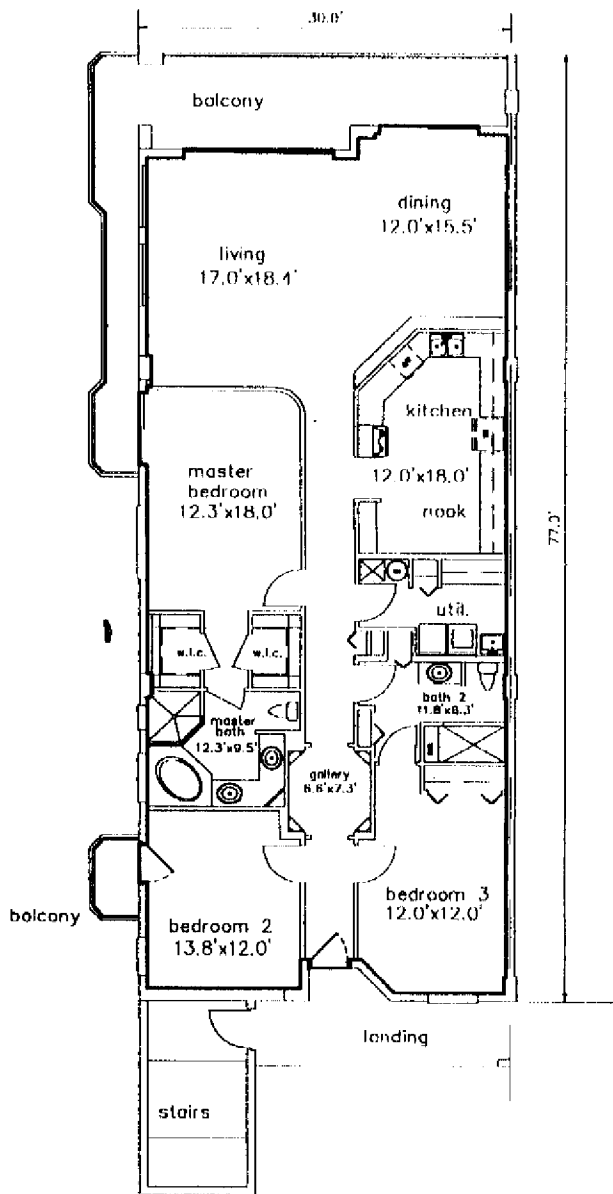
EXHIBIT "A"

SHEET 20



BAYSIDE CONDOMINIUMS

Condominium Unit # 501



SURVEYORS NOTES:

1. This plan is Typical of this unit within the development. Refer to building plans for its location.
2. ——— indicates the Horizontal Limits of the Unit.
3. The Balconies are a Common Element whose use is limited to the adjacent Unit.

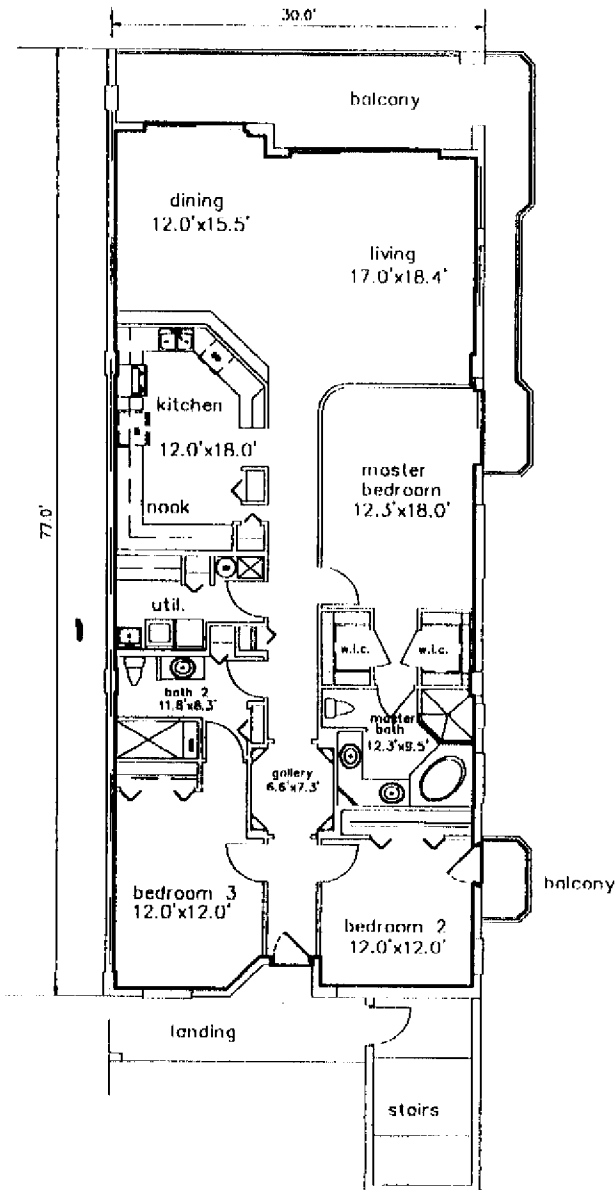


3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820



BAYSIDE CONDOMINIUMS

Condominium Unit # 506



SURVEYORS NOTES:

1. This plan is Typical of this unit within the development. Refer to building plans for its location.
2. ——— indicates the Horizontal Limits of the Unit.
3. The Balconies are a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF FLORIDA, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS, P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 463-5820

EXHIBIT "A"

SHEET 22