



Prepared by and Return to:



Christopher C. Brockman, Esq.
Holland & Knight LLP
200 South Orange Avenue
Suite 2600
Orlando, Florida 32801

INSTR 20060462738
OR BK 08751 PG 4133 PGS=17
MARTHA O. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
07/13/2006 02:42:30 PM
REC FEE 146.00

**AMENDMENT THREE TO THE
DECLARATION OF CONDOMINIUM
FOR
DREW TINA COMMERCE CENTER,
a Commercial Condominium**

THIS AMENDMENT THREE is made this 13 day of July, 2006, by
DREW TINA PROPERTIES I, L.L.C., a Florida limited liability company, whose address is
c/o 6881 Kingspointe Parkway, Suite 11, Orlando, FL 32819
("Developer").

RECITALS:

A. Developer has subjected certain property to the condominium form of ownership as more fully described in the Declaration of Condominium ("Original Declaration") for DrewTina Commerce Center, a Commercial Condominium, recorded in Official Records Book 7618, Page 4825, as amended by that certain Amendment One to the Declaration of Condominium recorded at Official Records Book 7924, Page 1782, and re-recorded at Official Records Book 8124, Page 1226 ("Amendment One"), and that certain Amendment Two to the Declaration of Condominium recorded at Official Records Book 4404, Page 17, all of the Public Records of Orange County, Florida ("Amendment Two"), as amended from time to time (collectively referred to herein as the "Declaration").

B. Building B of DrewTina Commerce Center (the "Condominium") has been completed and, pursuant to Section 718.104, Florida Statutes and the terms of the Declaration, Developer is recording this Amendment with the attached Surveyor's Certification to establish the final size and configuration of Building B and the Units located therein.

C. Building C of the Condominium has been reconfigured and is under construction.

D. Pursuant to Section 718.104 and the rules and regulations issued in connection therewith and the applicable provisions of the Declaration, the Developer desires to amend the Declaration as set forth herein.

NOW, THEREFORE, for and in consideration of the premises, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Developer hereby amends the Declaration as follows:

1. Exhibit "B" attached to the Declaration is hereby amended so that the information relating to Building B of the Condominium set forth on Exhibit "B-1" attached hereto and made a part hereof supersedes and replaces those portions of Exhibit "B" relating to Building B of the Condominium. All references to Exhibit "B" in the Declaration shall mean and refer to Exhibit "B" contained within the Declaration, as amended and supplemented by Exhibit "B-1" attached hereto and made a part hereof.

2. Article 4.B. is deleted in its entirety and replaced with the following:

"B. The undivided share in the Common Elements, Common Expenses and Common Surplus appurtenant to each Unit is a ratio of which the numerator shall be the number of net square feet inside the Unit and the denominator shall be One Hundred Eighty-Five Thousand Eight Hundred Fifty (185,850), the total number of net square feet included inside all Units. The undivided shares of Common Elements and the fraction for Common Expenses for each Unit in Building B of the Condominium are listed on Exhibit "E-1" attached hereto."

3. The Plot Plan and Survey is hereby amended such that Exhibit "B" of the Declaration is amended to delete all references to Building B and the Units contained therein, and all such references are replaced by and supplemented with the information set forth on Exhibit "B-1" attached hereto and made part hereof.

4. The Divided Share of Common Elements and Fractional Share as to Common Expenses and Surplus for the Units are hereby amended such that Exhibit "E" to the Declaration is amended to delete all references to Building B and the Units contained therein and all such references are replaced by and supplemented with the information set forth on Exhibit "E-1" attached hereto and made a part hereof.

5. Exhibit "B" attached to the Declaration is hereby amended so that the information relating to Building C of the Condominium set forth on Exhibit "B-2" attached hereto and made a part hereof supersedes and replaces those portions of Exhibit "B" relating to Building C of the Condominium. All references to Exhibit "B" in the Declaration shall mean and refer to Exhibit "B" contained within the Declaration, as amended and supplemented by Exhibit "B-2" attached hereto and made a part hereof.

6. The Plot Plan and Survey is hereby amended such that Exhibit "B" of the Declaration is amended to delete all references to Building C and the Units contained therein, and all such references are replaced by and supplemented with the information set forth on Exhibit "B-2" attached hereto and made part hereof.

7. Each Unit Owner is entitled to one vote in Association matters for each Unit owned by such Owner.

8. Except as herein amended, the terms and conditions of the Declaration remain in full force and effect. All references to Exhibit "B" in the Declaration shall mean and refer to Exhibit "B", as modified by Exhibit "B-1" and Exhibit "B-2" attached hereto and made a part hereof. All references to Exhibit "E" in the Declaration shall mean and refer to Exhibit "E", as modified by Exhibit "E-1" attached hereto and made a part hereof.

IN WITNESS WHEREOF, this Amendment to the Declaration of Condominium has been duly executed as of the day and year first above written.

Witnesses: Shaine Capone

Print Name: Shaine Capone

Print Name: M. A. Subin

DREWTINA PROPERTIES I, L.L.C.
a Florida limited liability company

By: Art Neaf
Name: Art Neaf
Title: MANAGER

[Seal]

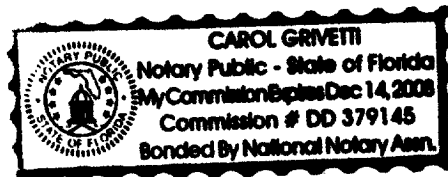
STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 13th day of July, 2006, by ART NEAF, the MANAGER of DREWTINA PROPERTIES I, L.L.C. a Florida limited liability company, on behalf of the company, who ☒ is personally known to me or who [] produced _____ as identification.

Signature of person taking acknowledgment

Print Name: CAROL GRIVETT
Commission number: DD 379145
My commission expires: 12-14-2008

(SEAL)



**EXHIBIT B-1
TO
DECLARATION OF CONDOMINIUM FOR
DREWTINA COMMERCE CENTER**

[see Surveyor's Certification and sketches attached]

BUILDING "B" DREWTTINA COMMERCE CENTER

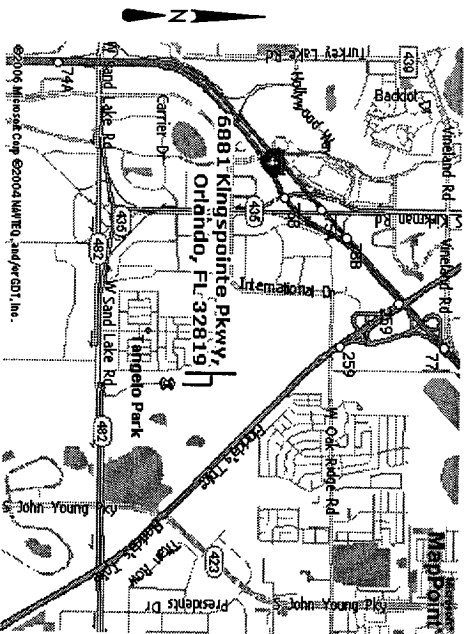
EXHIBIT "B-1"
SHEET 1 OF 12

A COMMERCIAL CONDOMINIUM SITUATED IN BLOCK 'N', CROWNPOINTE COMMERCE PARK, PHASE 2
ACCORDING TO PLAT BOOK 44, PAGES 37-39, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
LOCATED IN SECTION 29, TOWNSHIP 23 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

ALL OF BLOCK 'N', CROWNPOINTE COMMERCE PARK, PHASE 2 AS
RECORDED IN PLAT BOOK 44, PAGES 37 THROUGH 39 OF THE
PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

VICINITY MAP



NOT TO SCALE

SHEET INDEX

- SHEET 2 - SUITE MAP - OVERALL
- SHEET 3 - FLOOR PLAN EXHIBIT 1
- SHEET 4 - FLOOR PLAN EXHIBIT 2
- SHEET 5 - FLOOR PLAN EXHIBIT 3
- SHEET 6 - FLOOR PLAN EXHIBIT 4
- SHEET 7 - FLOOR PLAN EXHIBIT 5
- SHEET 8 - FLOOR PLAN EXHIBIT 6
- SHEET 9 - FLOOR PLAN EXHIBIT 7
- SHEET 10 - FLOOR PLAN EXHIBIT 8
- SHEET 11 - FLOOR PLAN EXHIBIT 9
- SHEET 12 - BOUNDARY SURVEY

LEGEND:

- ▲ = SET P/NAL AND DISC CLB G5722
- = SET 5/8" IRON ROD+CAP CLB G5722
- = FOUND 3/8" IRON AND CAP LB G5722
- = FOUND IRON PIPE (FIP)
- BOC = BACK OF CURB
- A/C = AIR CONDITIONING
- CBS = CONCRETE BLOCK STRUCTURE
- CONC. = CONCRETE
- C/P = CONCRETE PAD
- EOP = EDGE OF PAVEMENT
- LCE = LIMITED COMMON ELEMENTS
- OK = OFFICIAL RECORD
- P.B. = PLAT BOOK
- PC = FACE
- = CONCRETE
- TTP = TYPICAL

SURVEYORS NOTES:

1. AREAS SHOWN HEREIN REPRESENT APPROXIMATE AREAS OF TOTAL FINISHED FLOORS AT TIME OF THE SURVEY.
2. ALL INTERIOR MEASUREMENTS OF INDIVIDUAL UNITS ARE TO FINISHED FACE OF WALL SURFACES OF EACH UNIT.
3. ALL EXTERIOR WALLS AS WELL AS INTERIOR WALLS BETWEEN UNITS ARE INDICATED AS COMMON AREAS AND NOT DIMENSIONED.
4. ALL AIR CONDITIONING/HEATING EQUIPMENT SERVING A UNIT IS CONSIDERED TO BE A PART OF THAT UNIT, THOUGH SUCH EQUIPMENT MAY BE OUTSIDE THE BOUNDARIES OF THE UNIT, AS DEFINED AND SHOWN HEREON.
5. COMMON ELEMENTS SUCH AS, BUT NOT LIMITED TO, CONDUTS, WIRES, UTILITY LINES, DUCTS, LIGHTING, ETC., HAVE NOT BEEN GRAPHICALLY SHOWN HEREON.
6. DIMENSIONS AND SQUARE FOOTAGE SHOWN HEREON ARE BASED ON THE WALLS BEING CONSTRUCTED AT 90 DEGREE ANGLES OR WITHIN TOLERANCE FOR THIS TYPE OF CONSTRUCTION, UNLESS SHOWN OTHERWISE. DIMENSIONS ALONG THE RADII ARE MEASURED ALONG THE TANGENT OF THE CURVE.
7. COMMON ELEMENTS AND LIMITED COMMON ELEMENTS SHOWN HEREON ARE DEFINED WITHIN THE DECLARATION OF CONDOMINIUM FOR BUILDING "B".
8. REFER TO SHEETS 3 THROUGH 11 OF 12 FOR UNIT FLOOR PLANS.
9. ACCORDING TO THE DECLARATION OF CONDOMINIUM DOCUMENTS AS RECORDED IN OFFICIAL RECORDS 7924, PAGE 1782 OF SAID PUBLIC RECORDS, ALL ENTRIES AND TRUCK BAYS ARE ARE COMMON ELEMENTS, AND ALL OTHER AREAS OUTSIDE THE UNIT BOUNDARIES SHOWN ARE COMMON ELEMENTS.

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THIS EXHIBIT "B-1", PAGES 1 THROUGH 12 IS A CORRECT REPRESENTATION OF THE IMPROVEMENTS DESCRIBED HEREON AND THAT THE CONSTRUCTION OF SUCH IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT SUCH MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM FOR DREWTTINA COMMERCE CENTER, A CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 7924, PAGE 1782 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE RELATIVE LOCATIONS AND DIMENSIONS OF THE IMPROVEMENT AND THE IDENTIFICATION OF THE LOCATION AND APPROXIMATE DIMENSIONS OF EACH UNIT AND LOCATION OF COMMON ELEMENTS CAN BE DETERMINED FROM THOSE MATERIALS. I FURTHER CERTIFY THAT THIS EXHIBIT "C" COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS OF SURVEYS SET FORTH IN RULE 61G17-6, F.A.C. AND THE SURVEY REGULATIONS, FOR CONDOMINIUMS ACCORDING TO CHAPTER 716, FLORIDA STATUTES, AND ALL RULES PROMULGATED PURSUANT THERETO AND UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND HAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

COMMUNITY ENGINEERING SERVICES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB6572

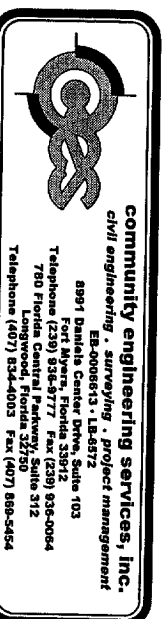
ROBERT A. ELLIS, P.L.S.
FLORIDA REGISTRATION NO. 3880

DATE 7/10/06

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Fort Myers, Florida 33908
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EXHIBIT "B-1"
SHEET 2 OF 12

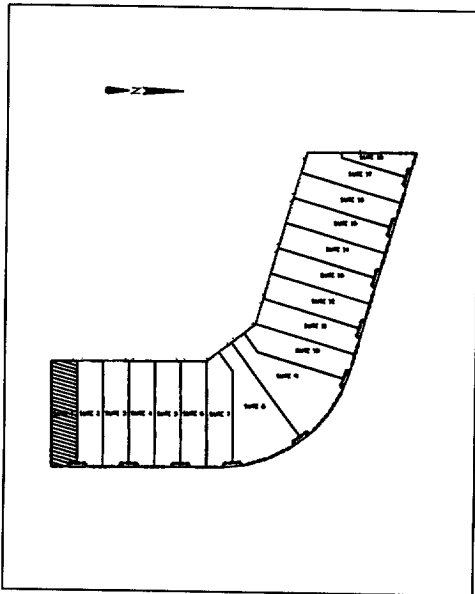
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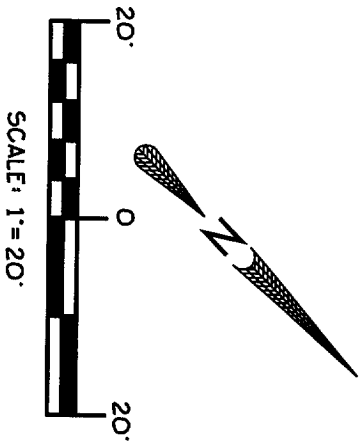
BUILDING "B" DREWITINA COMMERCE CENTER

EXHIBIT "B-1"
SHEET 3 OF 12

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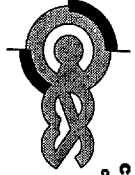
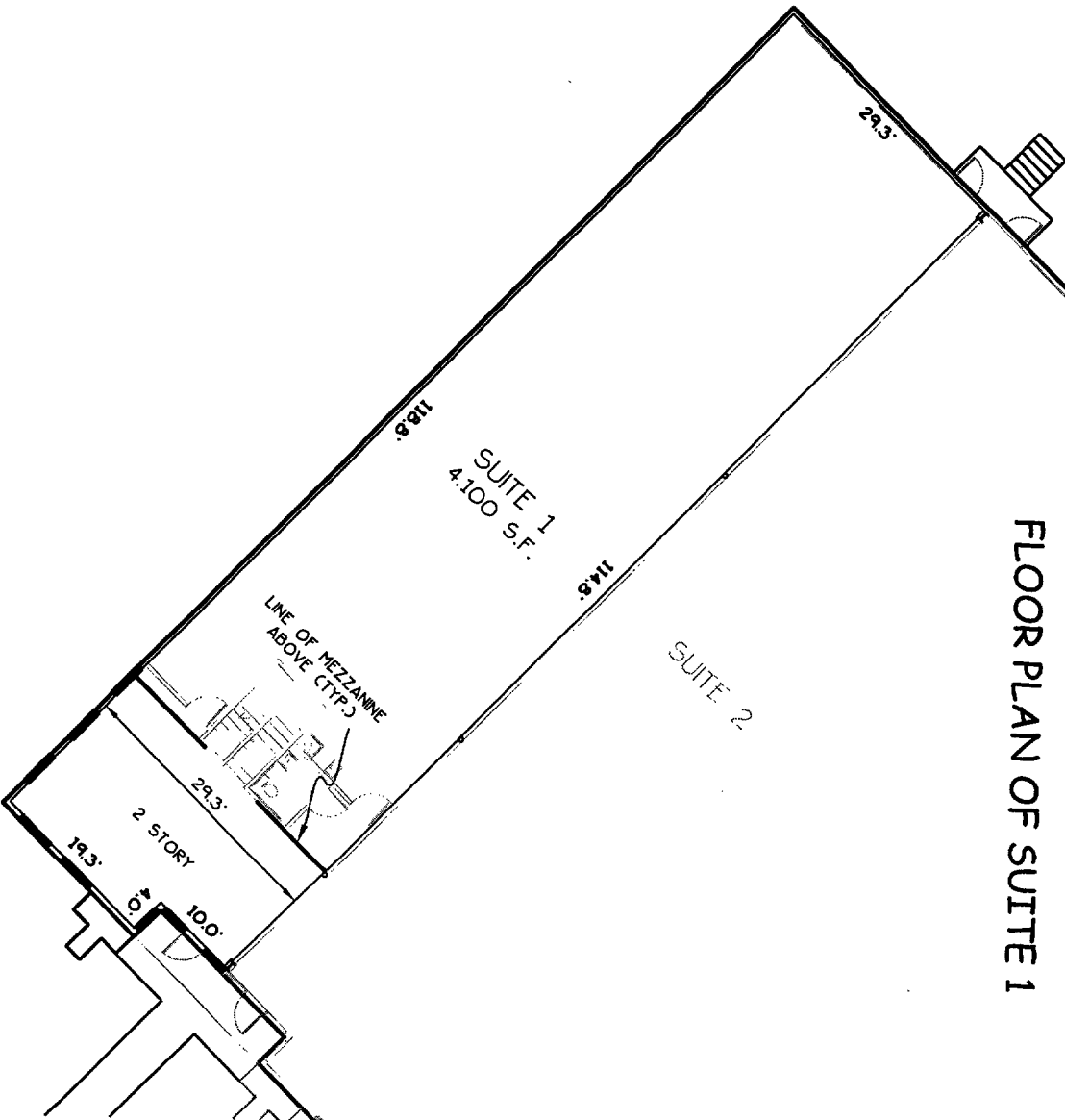


SUITE MAP: NOT TO SCALE



SCALE: 1" = 20'

FLOOR PLAN OF SUITE 1



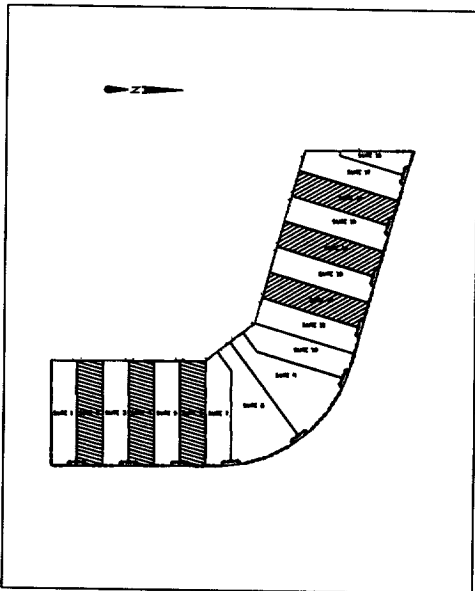
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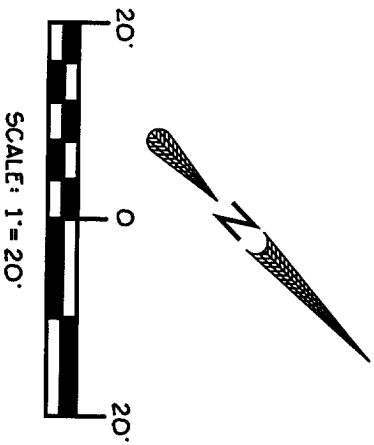
BUILDING "B" DREWITINA COMMERCE CENTER

EXHIBIT "B-1"
SHEET 4 OF 12

A COMMERCIAL CONDOMINIUM SITUATED IN BLOCK "N", CROWNPOINTE COMMERCE PARK, PHASE 2
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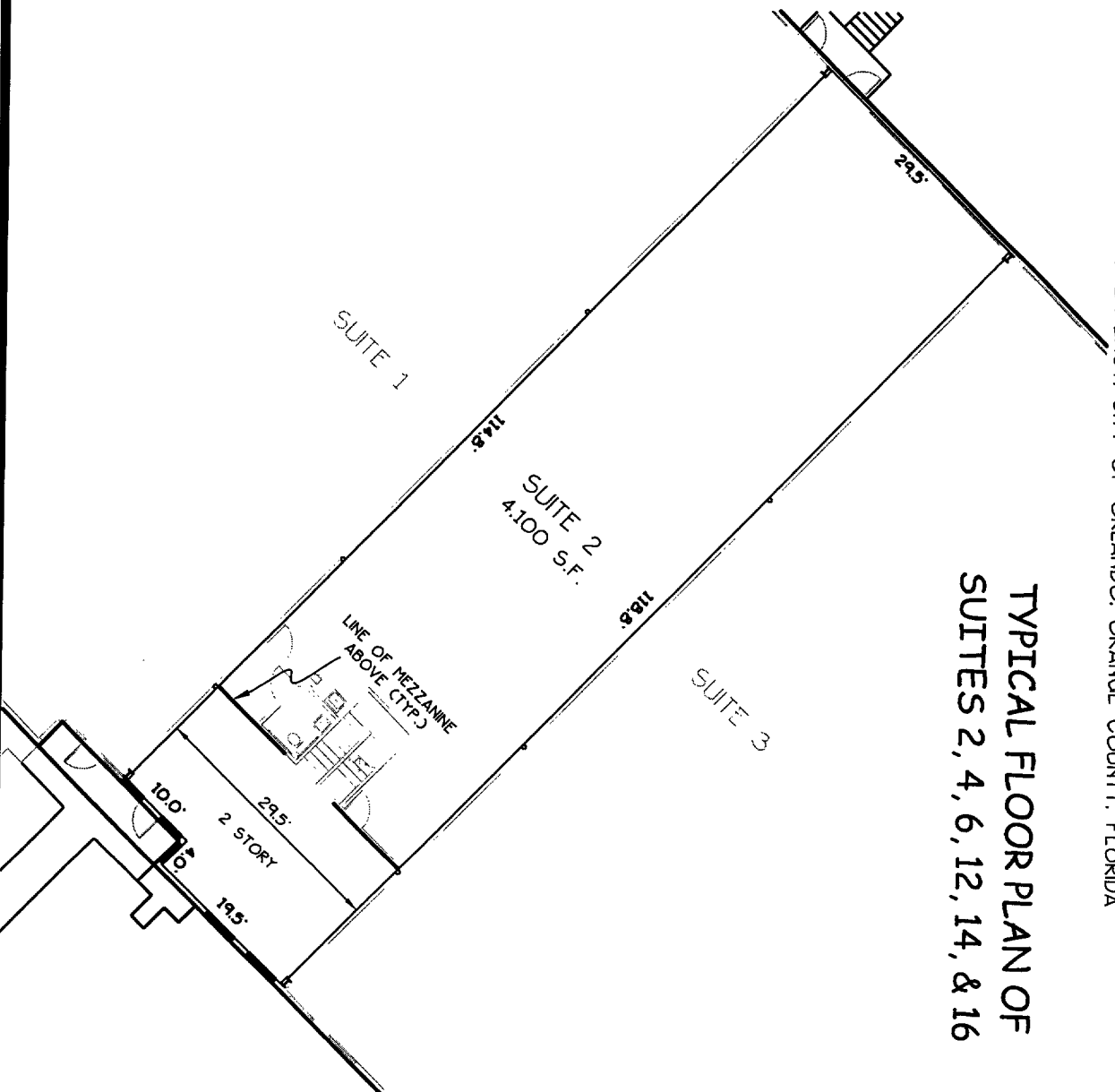


SITE MAP: NOT TO SCALE



SCALE: 1" = 20'

TYPICAL FLOOR PLAN OF SUITES 2, 4, 6, 12, 14, & 16

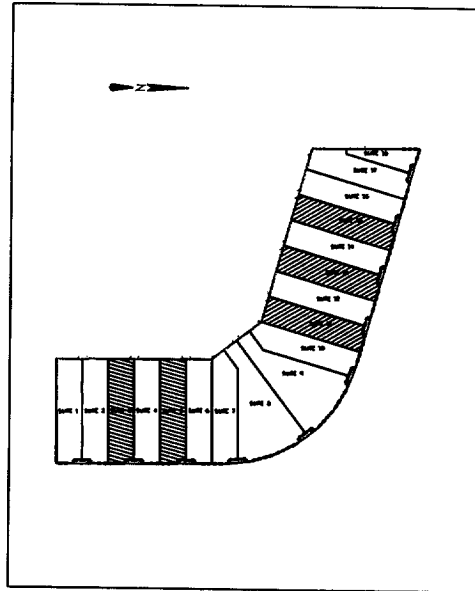


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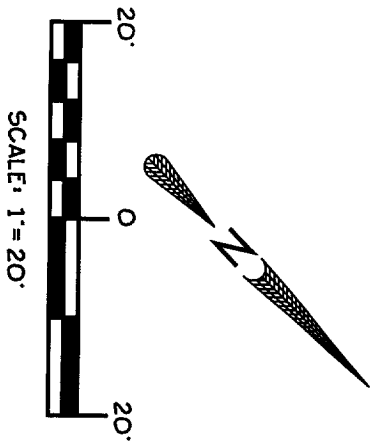
BUILDING "B" DREWITINA COMMERCE CENTER

EXHIBIT "B-1"
SHEET 5 OF 12

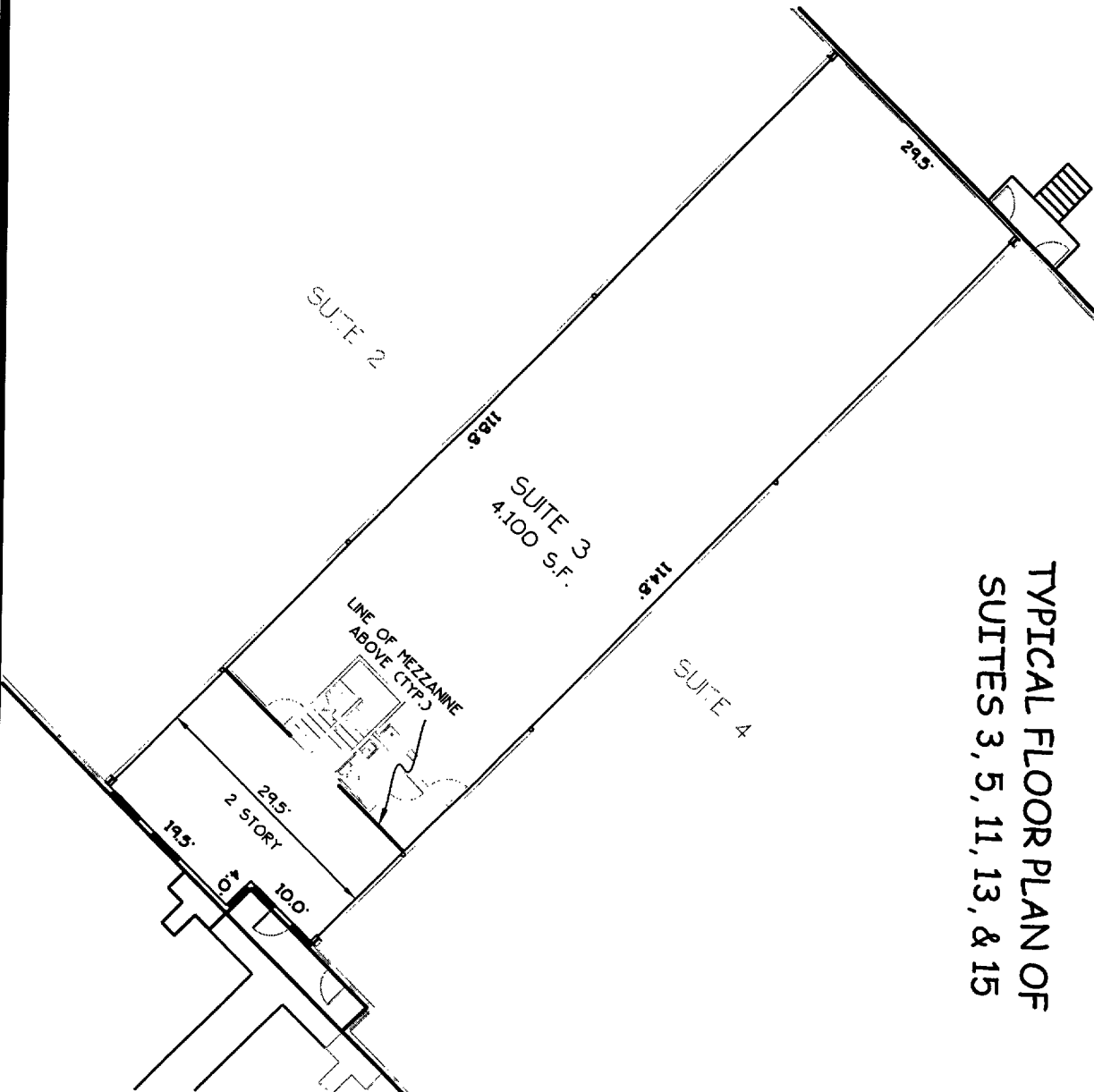
A COMMERCIAL CONDOMINIUM SITUATED IN BLOCK "N", CROWNSHORE COMMERCE PARK, PHASE 2
ACCORDING TO PLAT BOOK 44, PAGES 37-39, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
LOCATED IN SECTION 29, TOWNSHIP 23 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



SUITE MAP: NOT TO SCALE



TYPICAL FLOOR PLAN OF SUITES 3, 5, 11, 13, & 15

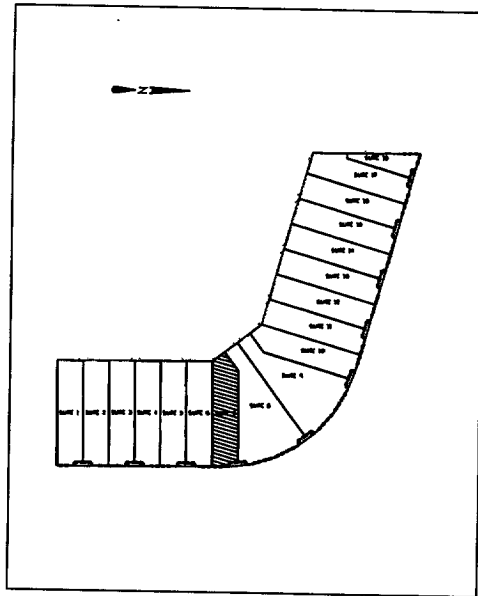


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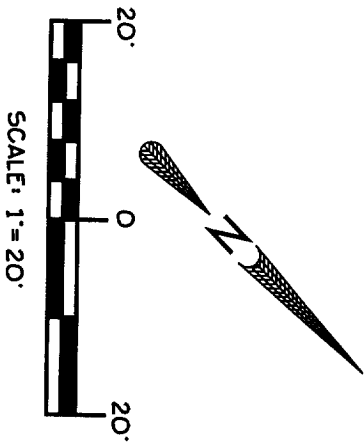
BUILDING "B" DREWITINA COMMERCE CENTER

EXHIBIT "B-1"
SHEET 6 OF 12

A COMMERCIAL CONDOMINIUM SITUATED IN BLOCK "N", CROWNPONTE COMMERCE PARK, PHASE 2
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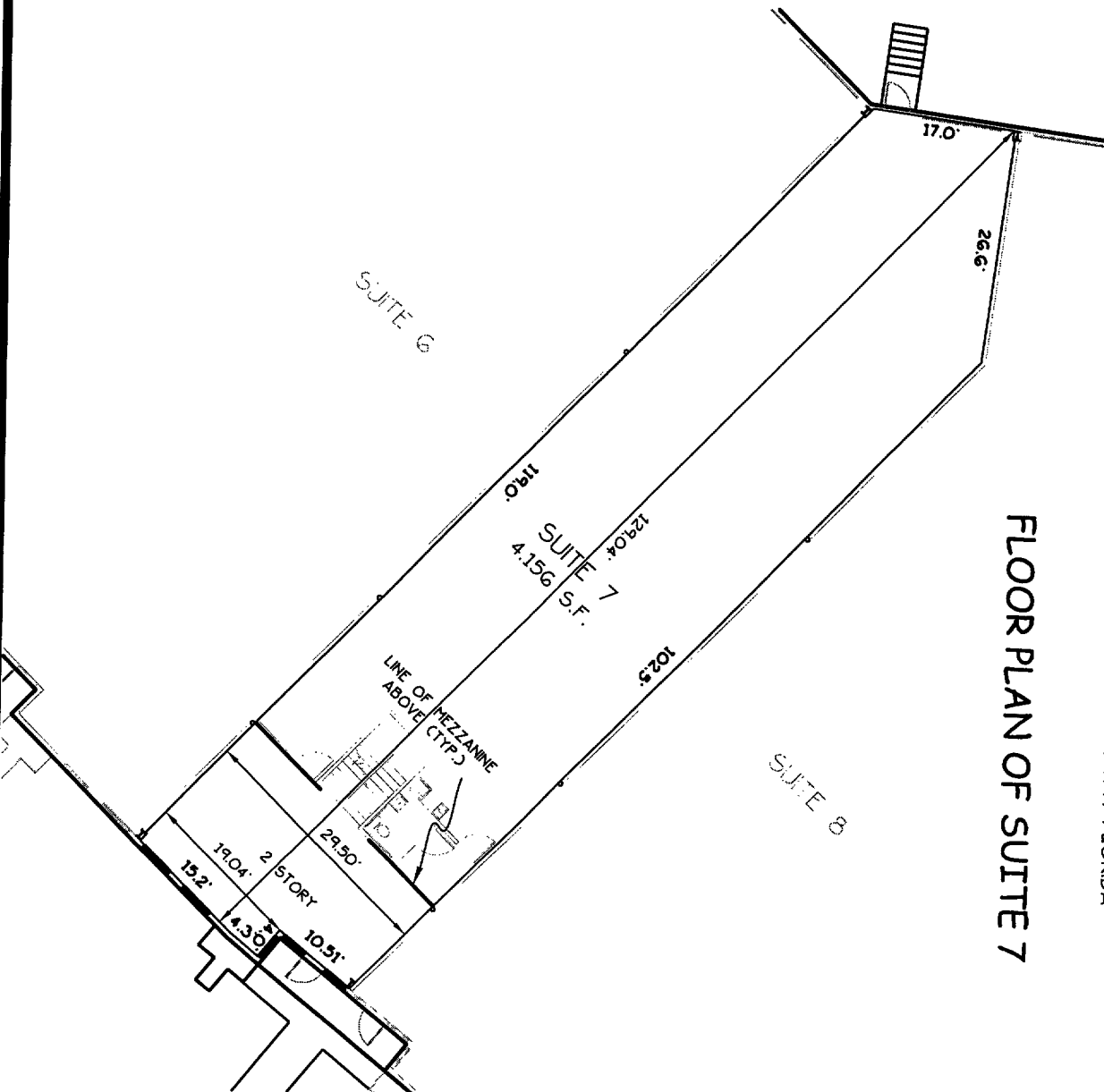


SUITE MAP: NOT TO SCALE



SCALE: 1" = 20'

FLOOR PLAN OF SUITE 7



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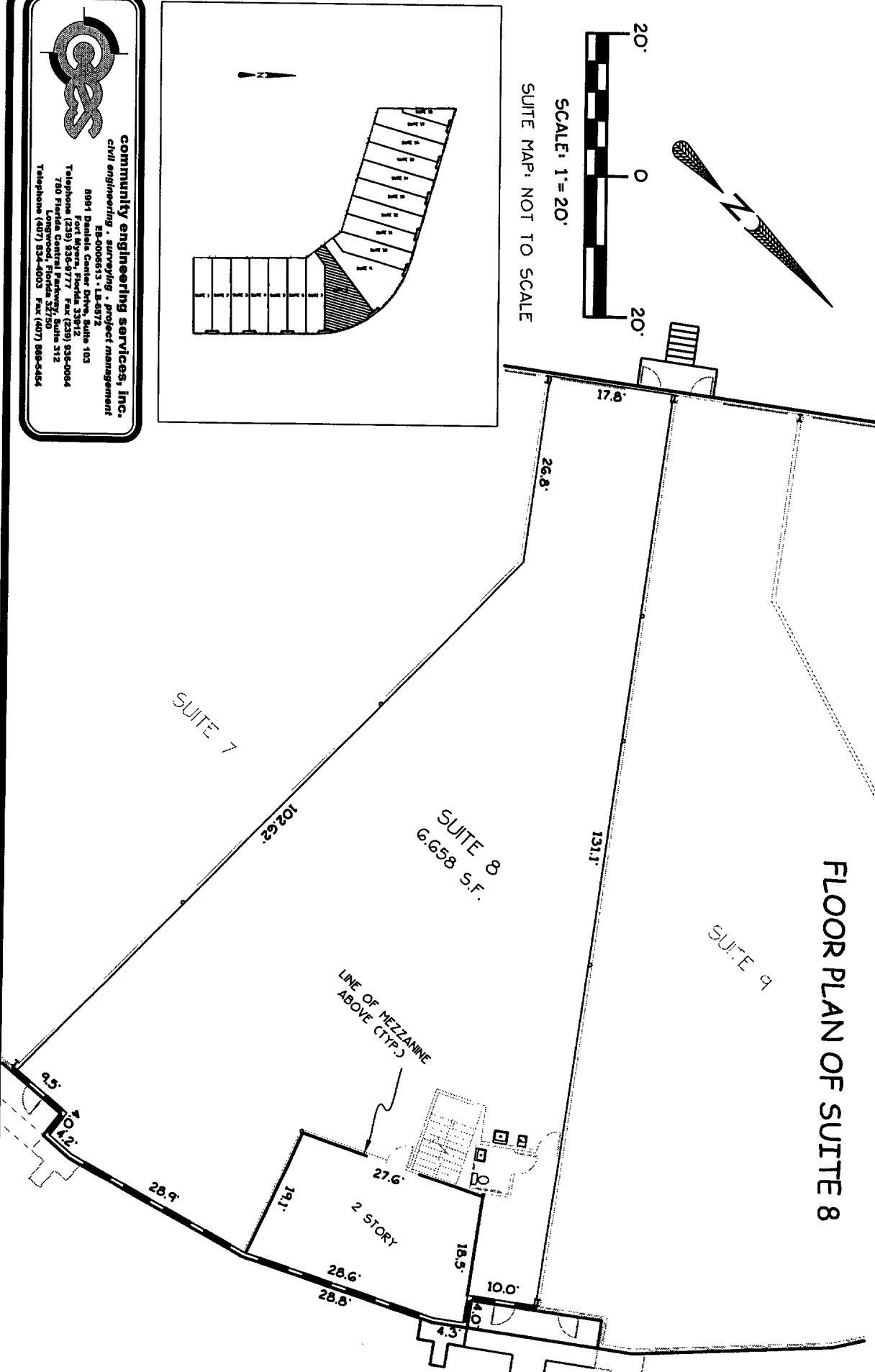
EB-000613, LB-8572
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BUILDING "B" DREWITINA COMMERCE CENTER

EXHIBIT "B-1"
SHEET 7 OF 12

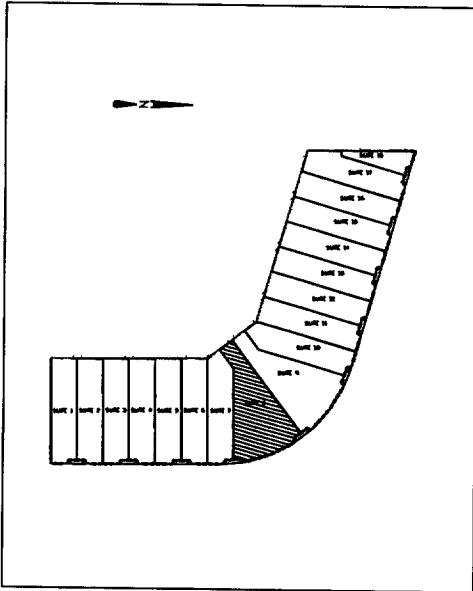
A COMMERCIAL CONDOMINIUM SITUATED IN BLOCK "N", CROWNPONTE COMMERCE PARK, PHASE 2
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FLOOR PLAN OF SUITE 8



SCALE: 1" = 20'

SUITE MAP: NOT TO SCALE



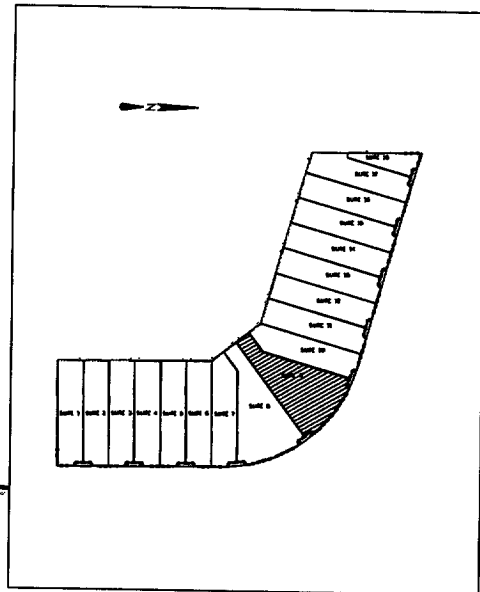
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BUILDING "B" DREWITINA COMMERCE CENTER

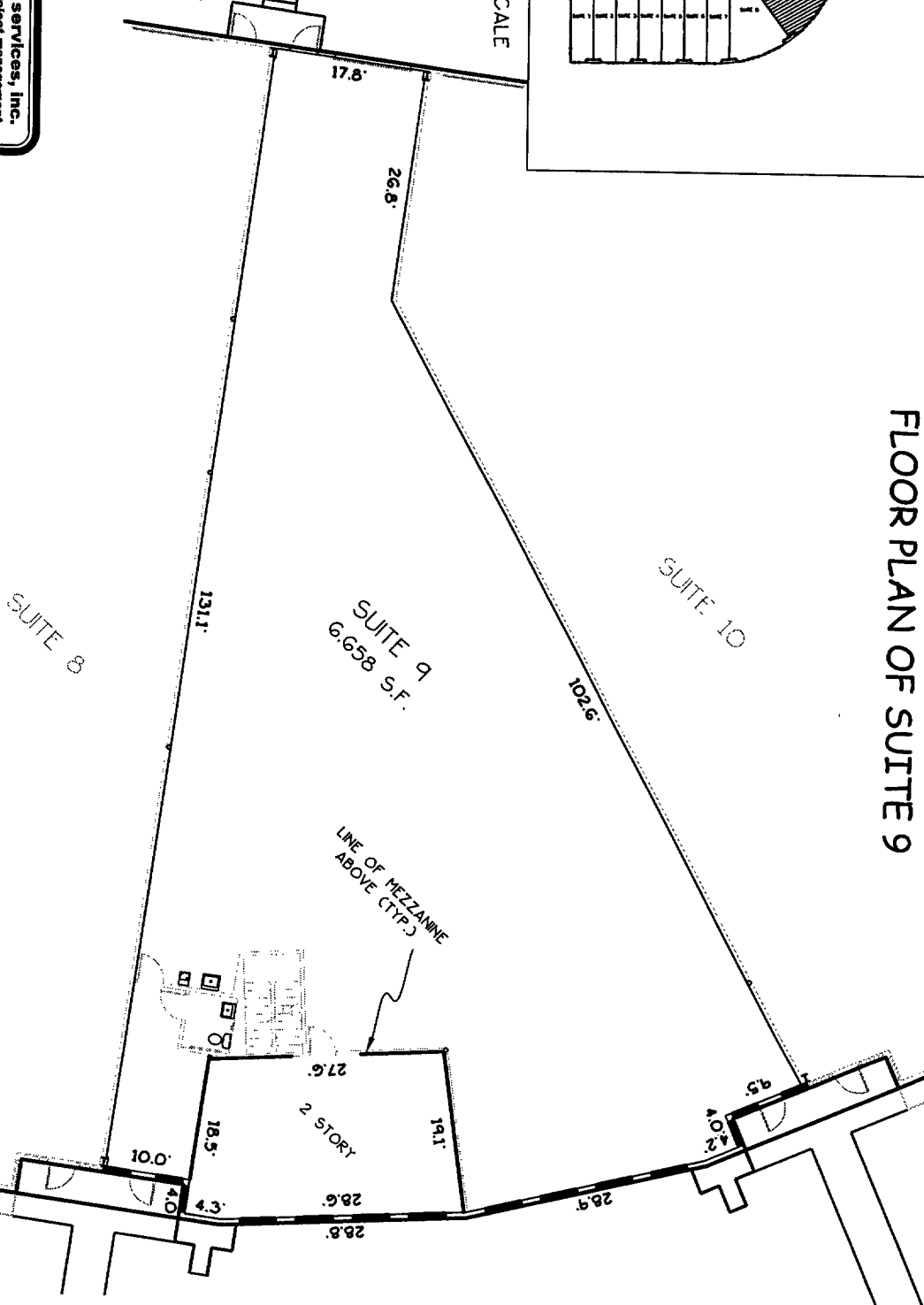
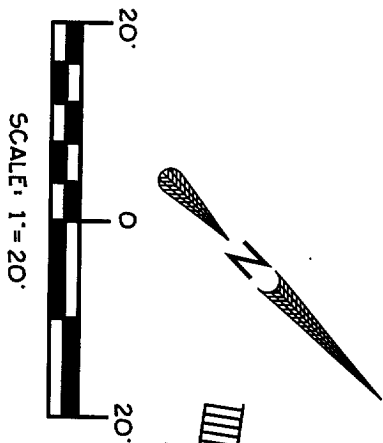
EXHIBIT "B-1"
SHEET 8 OF 12

A COMMERCIAL CONDOMINIUM SITUATED IN BLOCK "N", CROWNSPOINTE COMMERCE PARK, PHASE 2
ACCORDING TO PLAT BOOK 44, PAGES 37-39, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
LOCATED IN SECTION 29, TOWNSHIP 23 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

FLOOR PLAN OF SUITE 9



SUITE MAP: NOT TO SCALE



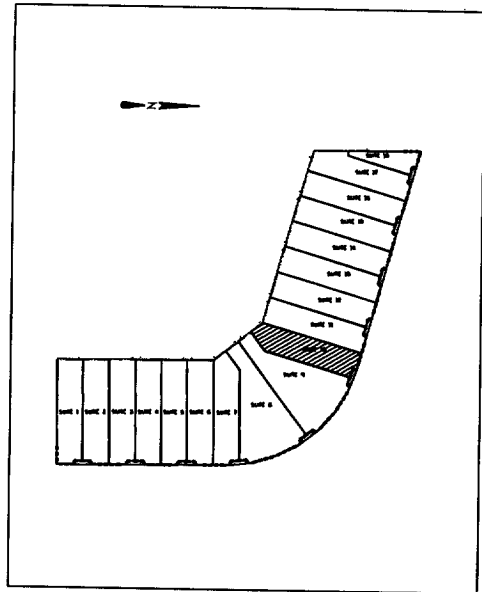
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BUILDING "B" DREWITINA COMMERCE CENTER

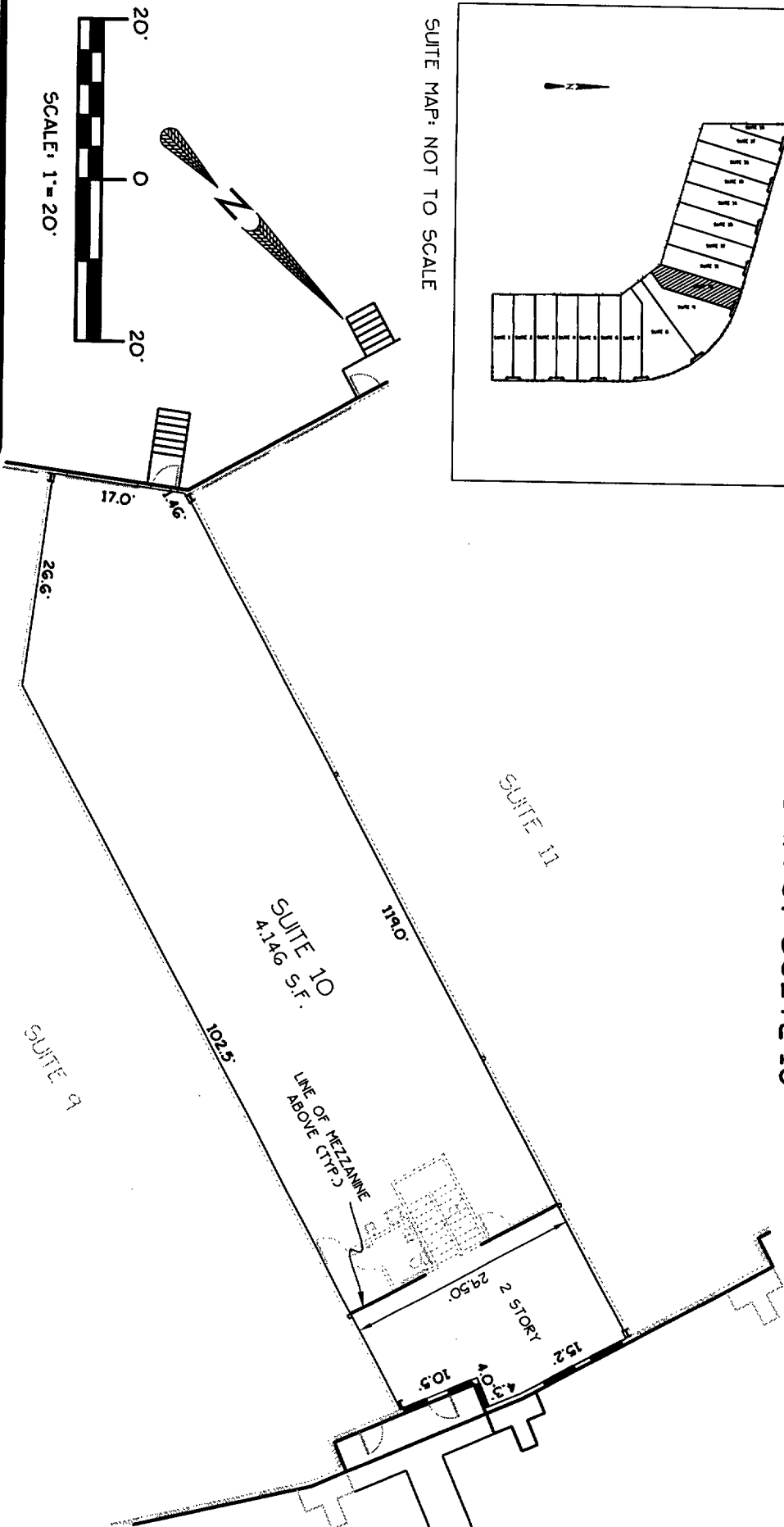
EXHIBIT "B-1"
SHEET 9 OF 12

A COMMERCIAL CONDOMINIUM SITUATED IN BLOCK "N", CROWNPOINTE COMMERCE PARK, PHASE 2
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FLOOR PLAN OF SUITE 10



SUITE MAP: NOT TO SCALE

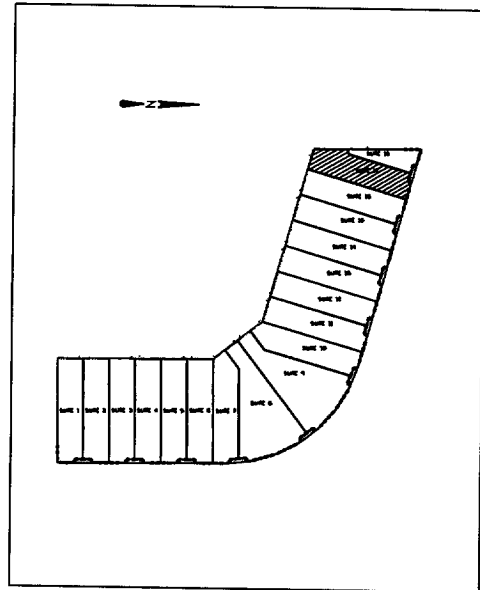


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Orlando, Florida 32750
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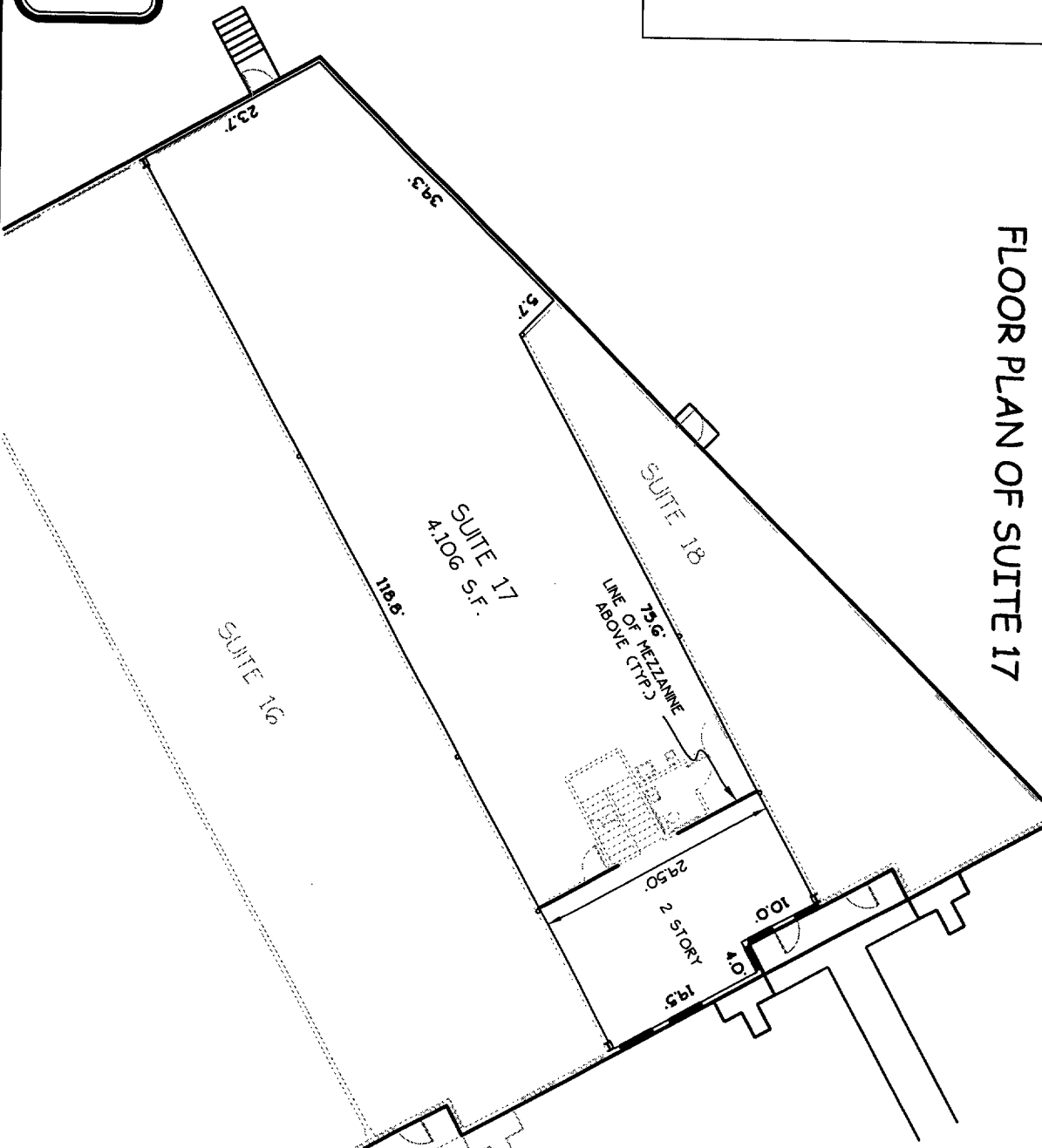
BUILDING "B" DREWITINA COMMERCE CENTER

EXHIBIT "B-1"
SHEET 10 OF 12

A COMMERCIAL CONDOMINIUM SITUATED IN BLOCK 'N', CROWNPOINTE COMMERCE PARK, PHASE 2
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FLOOR PLAN OF SUITE 17



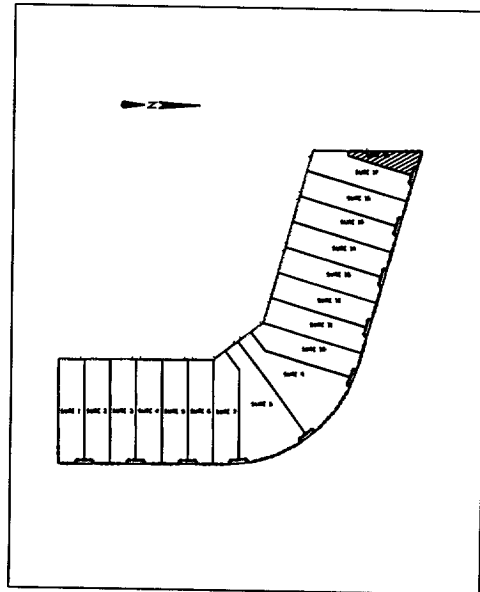
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BUILDING "B" DREWITINA COMMERCE CENTER

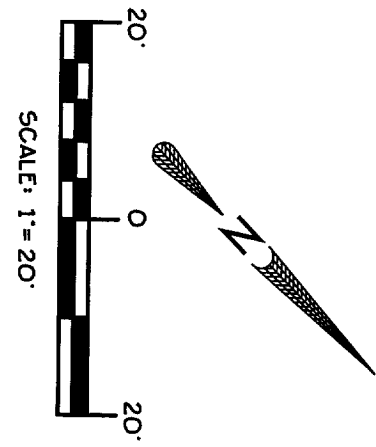
EXHIBIT "B-1"
SHEET 11 OF 12

A COMMERCIAL CONDOMINIUM SITUATED IN BLOCK "N", CROWNPOINTE COMMERCE PARK, PHASE 2
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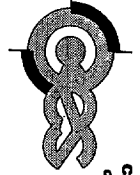
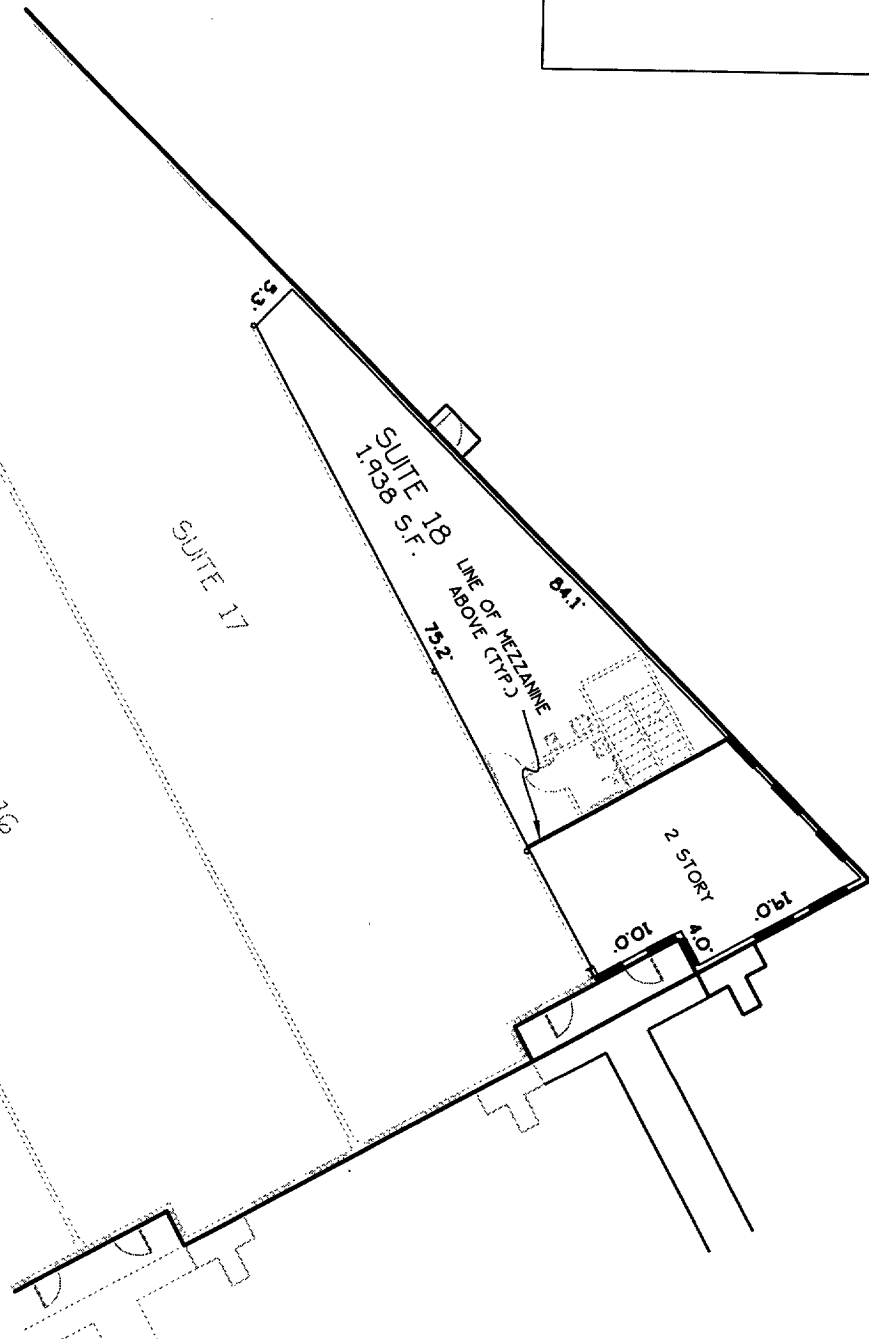
FLOOR PLAN OF SUITE 18



SUITE MAP: NOT TO SCALE



SCALE: 1" = 20'



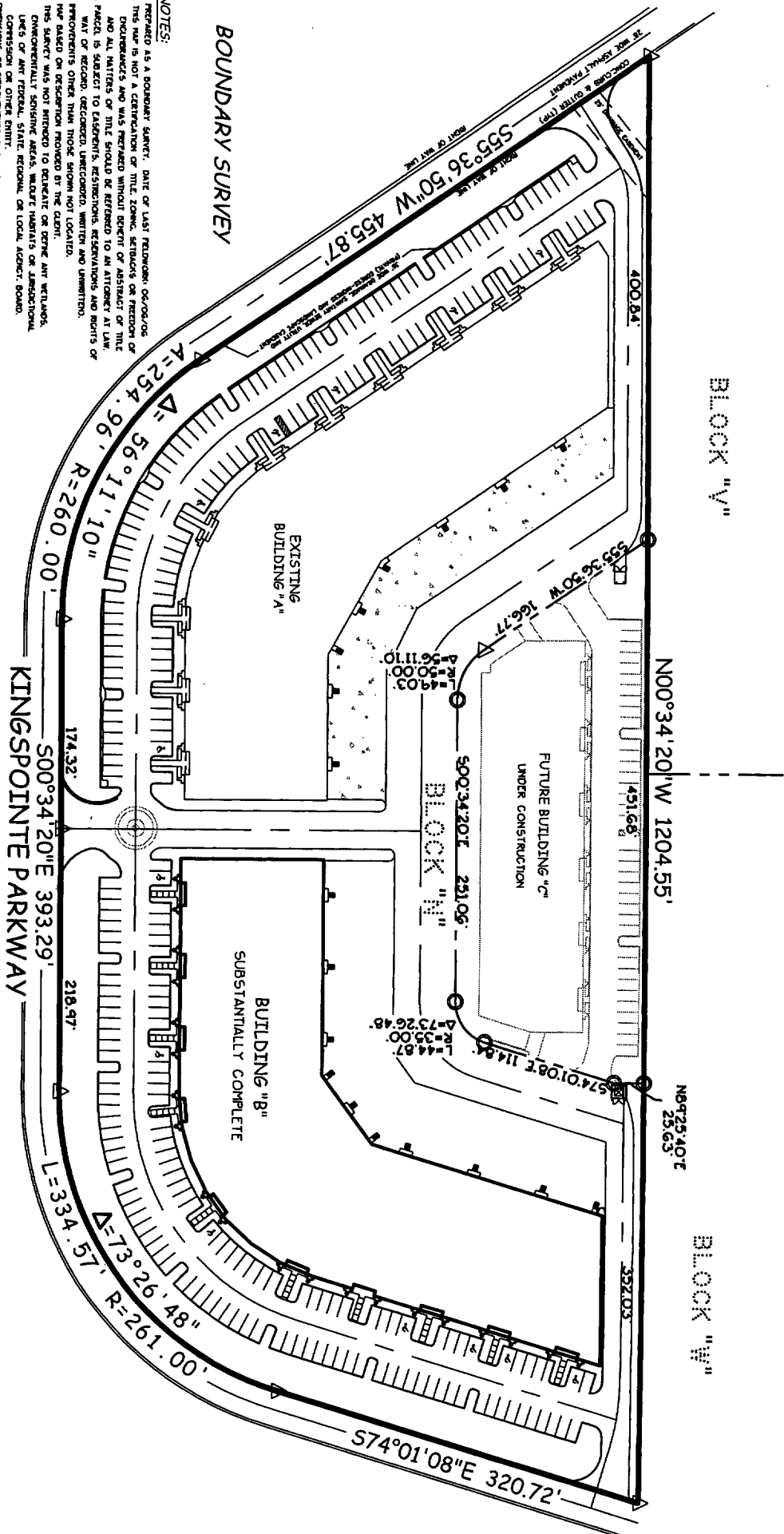
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BUILDING "B" DREWITINA COMMERCE CENTER

EXHIBIT "B-1"
SHEET 12 OF 12

A COMMERCIAL CONDOMINIUM SITUATED IN BLOCK "N", CROWNSPOINTE COMMERCE PARK, PHASE 2
ACCORDING TO PLAT BOOK 44, PAGES 37-39, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
LOCATED IN SECTION 29, TOWNSHIP 23 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



BOUNDARY SURVEY

NOTES:

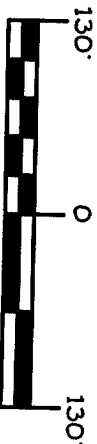
1. PREPARED AS A BOUNDARY SURVEY. DATE OF LAST REVISION: 06/06/05.
2. THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES AND WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
3. PARCELS ARE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN).
4. IMPROVEMENTS OTHER THAN THOSE SHOWN NOT LOCATED.
5. MAP BASED ON DESCRIPTION PROVIDED BY THE CLIENT.
6. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY UTILITIES, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LIMITS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER ENTITY.
7. OVERLAP OF IMPROVEMENTS SHOWN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

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LEGEND:

- ROAD RIGHT-OF-WAY (R.O.W.)
- FUTURE ROAD AND R.O.W. (2000)
- AC. LENGTH
- RADIUS
- CENTRAL ANGLE (DEGREES)



SCALE: 1" = 130'

EXHIBIT E-1
TO
DECLARATION OF CONDOMINIUM FOR
DREWTONA COMMERCE CENTER,
UNDIVIDED SHARE OF COMMON ELEMENTS AND FRACTIONAL
SHARE AS TO COMMON EXPENSES AND COMMON SURPLUS

Building "B" Schedule

<u>Unit Number</u>	<u>Square Feet Inside Unit</u>	<u>Undivided Share of Common Elements and Common Expenses/Surplus</u>
Unit #1	4,100	4100/185,850
Unit #2	4,100	4100/185,850
Unit #3	4,100	4100/185,850
Unit #4	4,100	4100/185,850
Unit #5	4,100	4100/185,850
Unit #6	4,100	4100/185,850
Unit #7	4,156	4156/185,850
Unit #8	6,658	6658/185,850
Unit #9	6,658	6658/185,850
Unit #10	4,146	4146/185,850
Unit #11	4,100	4100/185,850
Unit #12	4,100	4100/185,850
Unit #13	4,100	4100/185,850
Unit #14	4,100	4100/185,850
Unit #15	4,100	4100/185,850
Unit #16	4,100	4100/185,850
Unit #17	4,106	4106/185,850
Unit #18	1,938	1938/185,850