

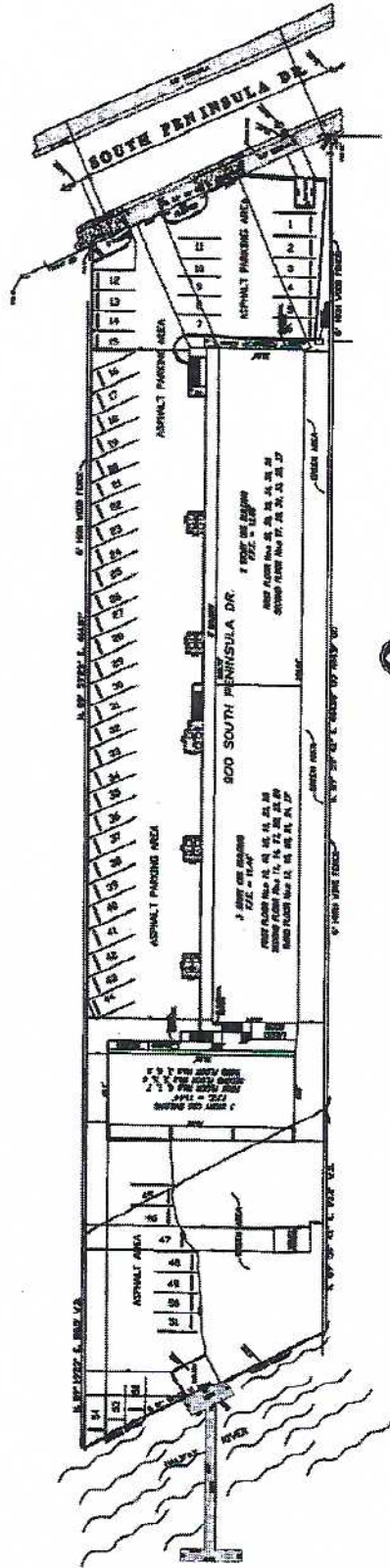
**EXHIBIT "A"**

**LEGAL DESCRIPTION OF CONDOMINIUM PROPERTY**

LOT 12 OF MAP OF ATLANTIC CITY (BURGOYNE'S ATLANTIC CITY),  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2,  
PAGE 85 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

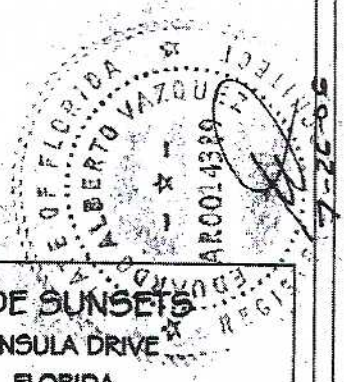
**EXHIBIT "B"**  
**SURVEY, FLOOR PLANS, GRAPHIC DESCRIPTION**  
**OF THE**  
**CONDOMINIUM PROPERTY**





**LIMITED COMMON ELEMENTS**  
 ASSIGNED PARKING SPACES, FENCED PATIOS, BALCONIES, AND TERRACES.  
**COMMON ELEMENTS**  
 HALLWAYS, WALKWAYS, STAIRS, EXTERIOR BUILDING DOORS, FENCES / GATES,  
 WALL DIVIDING UNITS, TRASH/DUMPSTERS, LAUNDRY AREA, STORAGE ROOM  
 PARKING SPACES AND DRIVEWAYS.  
 TOTAL PARKING SPACES = 54

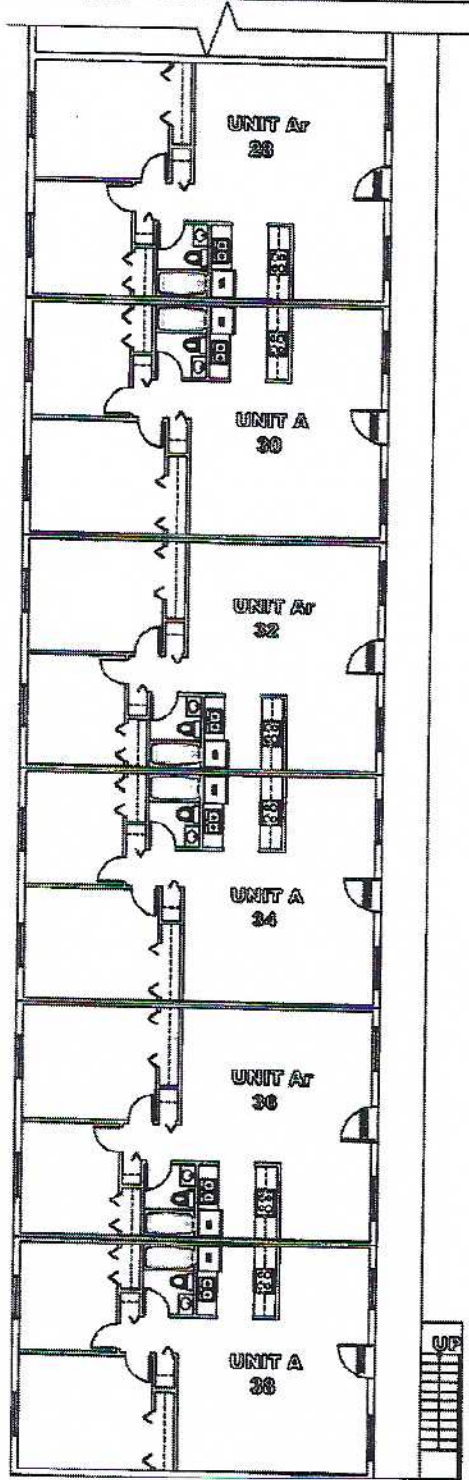
A/C UNITS ARE PART OF THEIR CORRESPONDING UNITS.  
 \*ALL ITEMS SHOWN ARE EXISTING UNLESS OTHERWISE NOTED\*



**EDUARDO ALBERTO VAZQUEZ, RA**  
 4400 NW 79 AVE  
 MIAMI, FLORIDA 33166  
 TEL: (305) 592-6114

DATE: NOVEMBER 28, 2005

**HARBOURSIDE SUNSETS**  
 900 SOUTH PENINSULA DRIVE  
 DAYTONA BEACH, FLORIDA



Instrument# 2007-015550 # 53  
 Book : 5993  
 Page : 3743

⊕ FIRST FLOOR

GRAPHIC SCALE



(IN FEET)

BUILDING 1

PLAT

ARC0014389  
 7-25-06

**EDUARDO ALBERTO VAZQUEZ, RA**

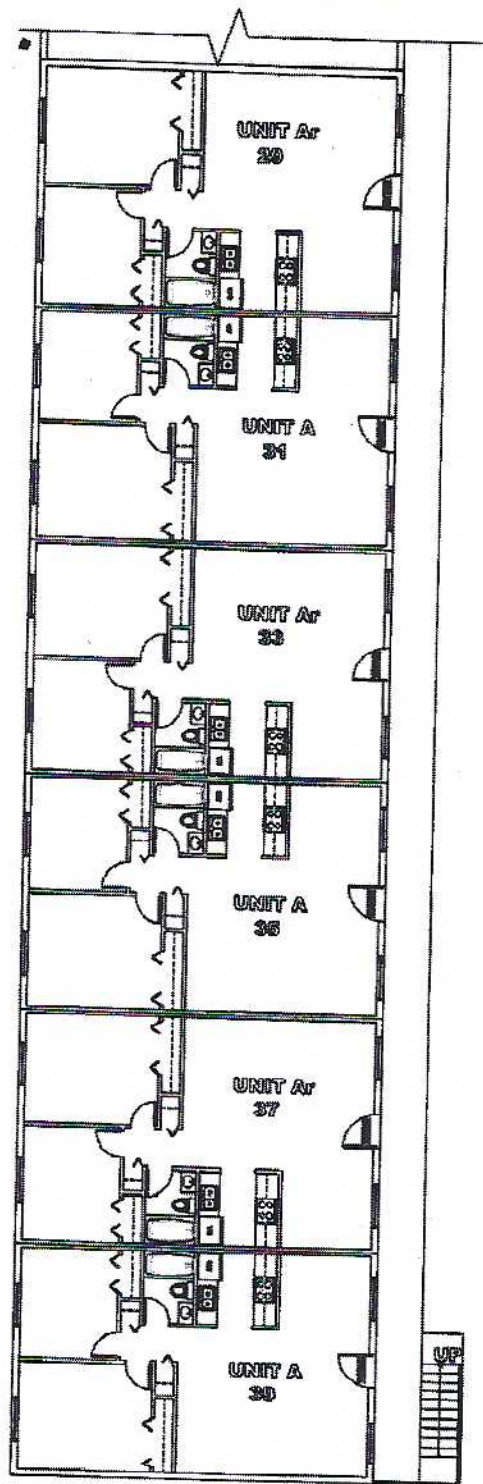
4400 NW 79 AVE  
 MIAMI, FLORIDA 33166  
 TEL.: (305) 592-6114

DATE: NOVEMBER 28, 2005

**HARBOURSIDE SUNSETS**

900 SOUTH PENINSULA DRIVE  
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Instrument# 2007-015550 # 54  
Book : 5993  
Page : 3744



⊙ SECOND FLOOR



(IN FEET)

BUILDING 1

AR0714389

**EDUARDO ALBERTO VAZQUEZ, RA**

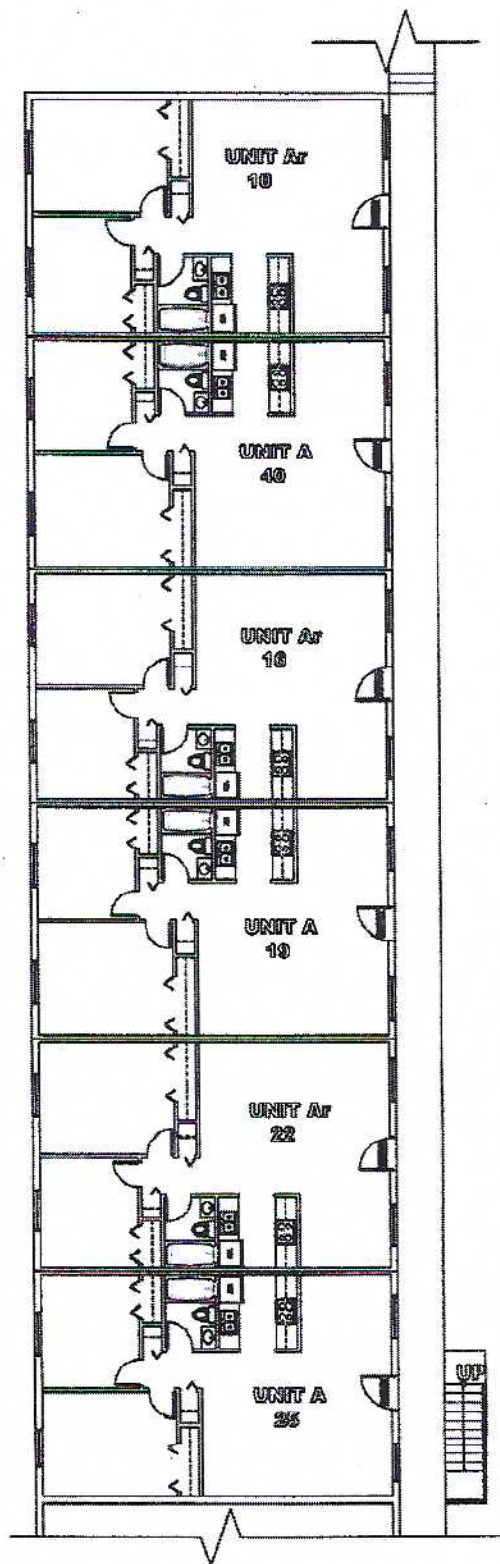
4400 NW 79 AVE  
MIAMI, FLORIDA 33166  
TEL.: (305) 592-6114

DATE: NOVEMBER 28, 2005

**HARBOURSIDE SUNSETS**

900 SOUTH PENINSULA DRIVE  
DAYTONA BEACH, FLORIDA

Instrument# 2007-015550 # 55  
Book: 5993  
Page: 3745



➔ FIRST FLOOR



(IN FEET)  
BUILDING 2

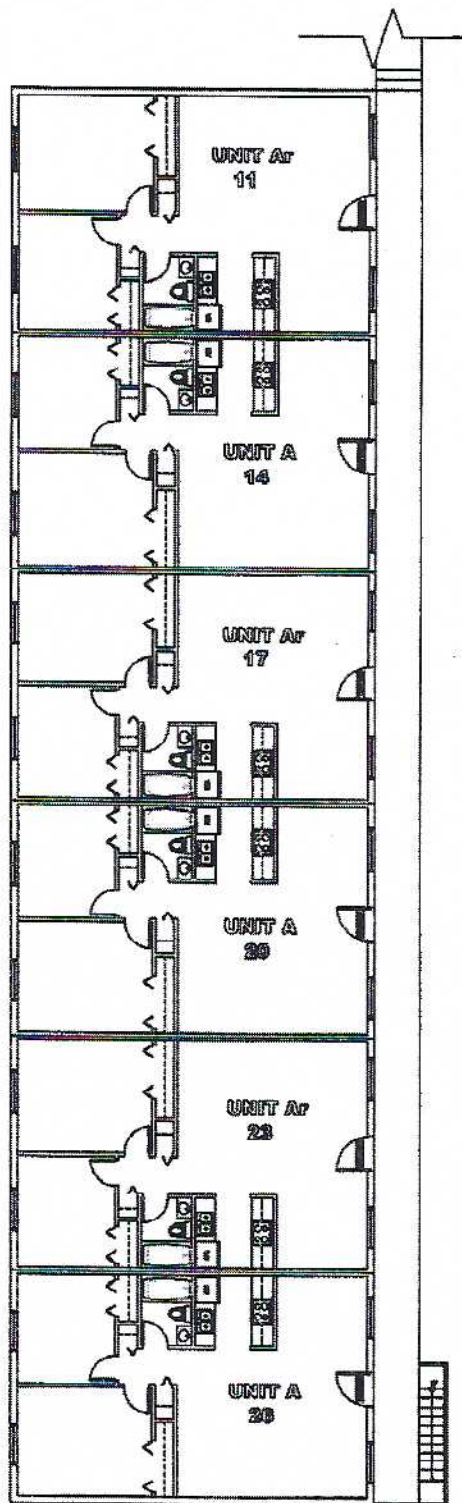
001438  
REC'D  
7-28-05

**EDUARDO ALBERTO VAZQUEZ, RA**  
4400 NW 79 AVE  
MIAMI, FLORIDA 33166  
TEL.: (305) 592-6114

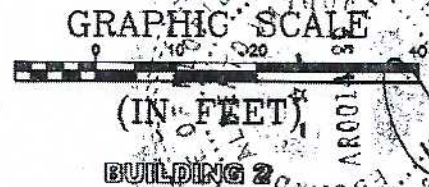
DATE: NOVEMBER 28, 2005

**HARBOURSIDE SUNSETS**  
900 SOUTH PENINSULA DRIVE  
DAYTONA BEACH, FLORIDA

Instrument# 2007-015550 # 56  
Book: 5993  
Page: 3746



SECOND FLOOR



**EDUARDO ALBERTO VAZQUEZ, RA**

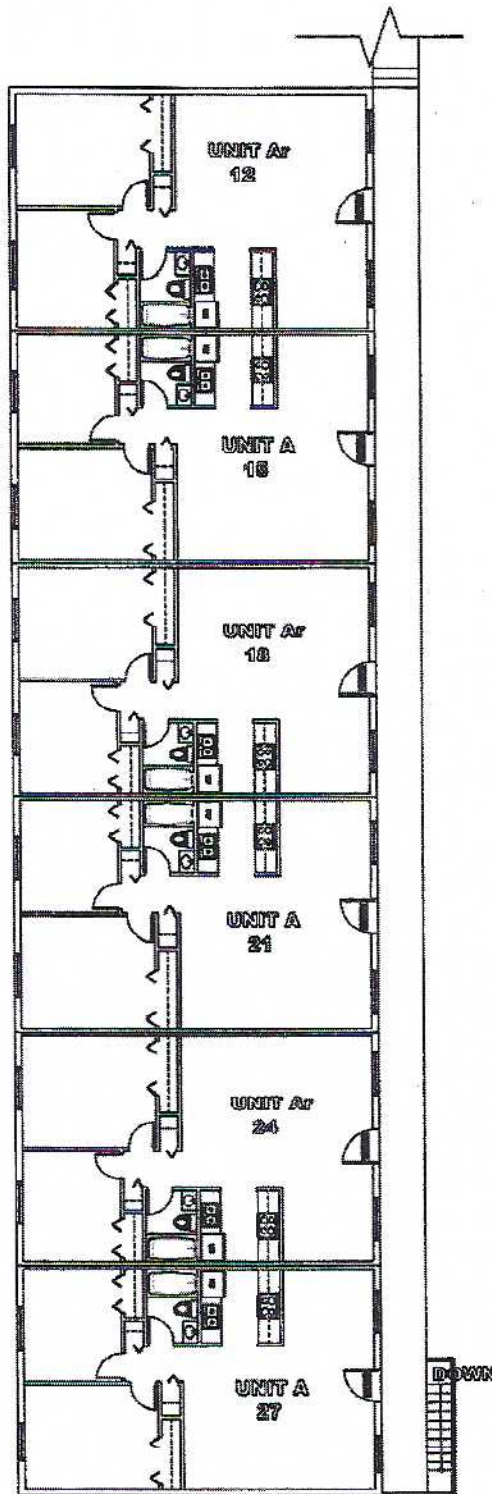
4400 NW 79 AVE  
MIAMI, FLORIDA 33166  
TEL: (305) 592-6114

DATE: NOVEMBER 28, 2005

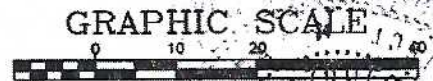
**HARBOURSIDE SUNSETS**

900 SOUTH PENINSULA DRIVE  
DAYTONA BEACH, FLORIDA





Instrument# 2007-015550 # 57  
 Book : 5993  
 Page : 3747



⊕ THIRD FLOOR

(IN FEET)

BUILDING 2

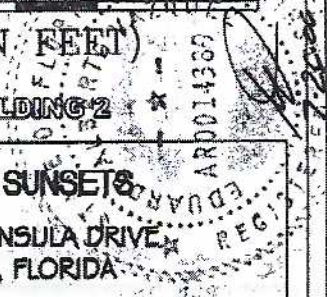
**EDUARDO ALBERTO VAZQUEZ, RA**

4400 NW 79 AVE  
 MIAMI, FLORIDA 33166  
 TEL.: (305) 592-6114

DATE: NOVEMBER 28, 2005

**HARBOURSIDE SUNSETS**

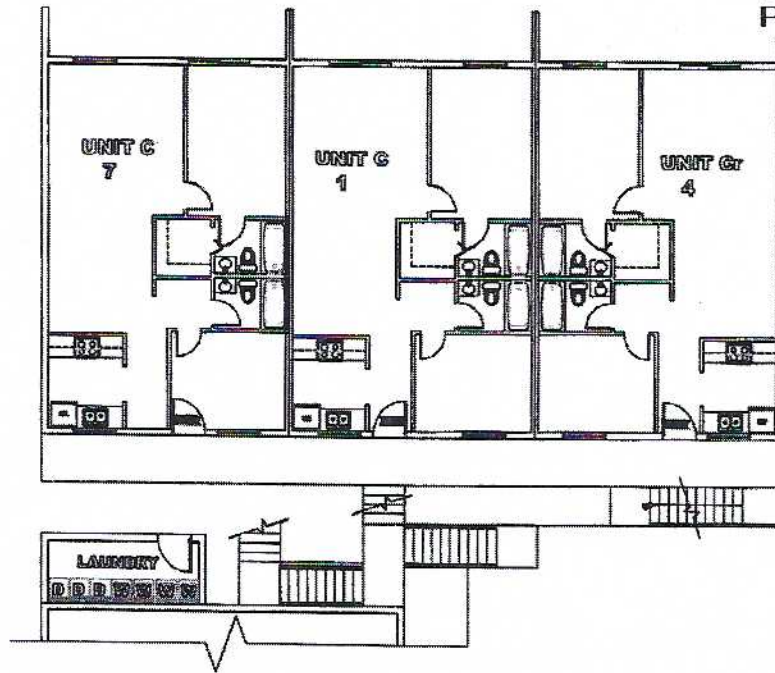
900 SOUTH PENINSULA DRIVE  
 DAYTONA BEACH, FLORIDA



Instrument# [REDACTED] # 58

Book : 5993

Page : 3748



 FIRST FLOOR

GRAPHIC SCALE



(IN FEET)

BUILDING WEST

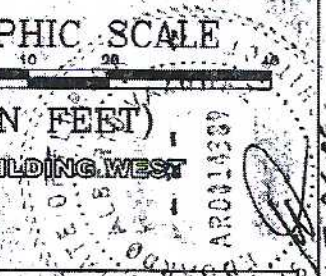
**EDUARDO ALBERTO VAZQUEZ, RA**

4400 NW 79 AVE  
MIAMI, FLORIDA 33166  
TEL: (305) 592-6114

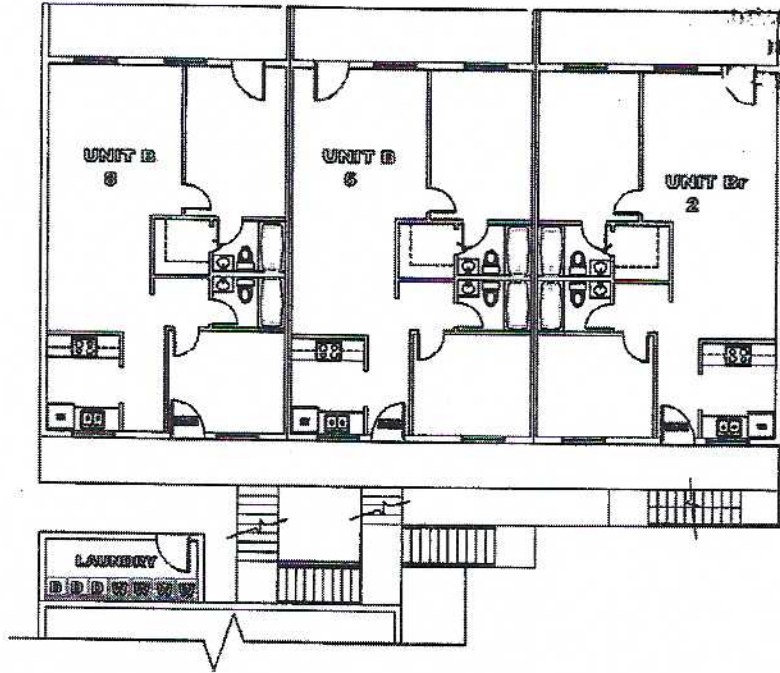
DATE: NOVEMBER 28, 2005

**HARBOURSIDE SUNSETS**

900 SOUTH PENINSULA DRIVE  
DAYTONA BEACH, FLORIDA



Instrument# 2007-015550 # 59  
Book : 5993  
Page : 3749



➡ SECOND FLOOR

GRAPHIC SCALE



(IN FEET)

BUILDING WEST



**EDUARDO ALBERTO VAZQUEZ, RA**

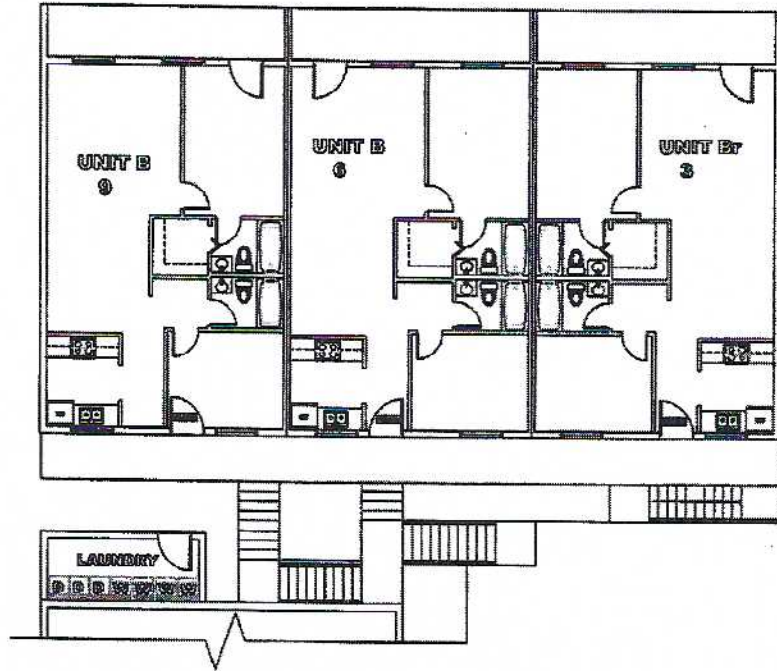
4400 NW 79 AVE  
MIAMI, FLORIDA 33166  
TEL: (305) 592-6114

DATE: NOVEMBER 28, 2005

**HARBOURSIDE SUNSETS**

900 SOUTH PENINSULA DRIVE  
DAYTONA BEACH, FLORIDA

Instrument# 2007-015550 # 80  
Book: 5993  
Page: 3750



 THIRD FLOOR

GRAPHIC SCALE



(IN FEET)

BUILDING WEST



**EDUARDO ALBERTO VAZQUEZ, RA**

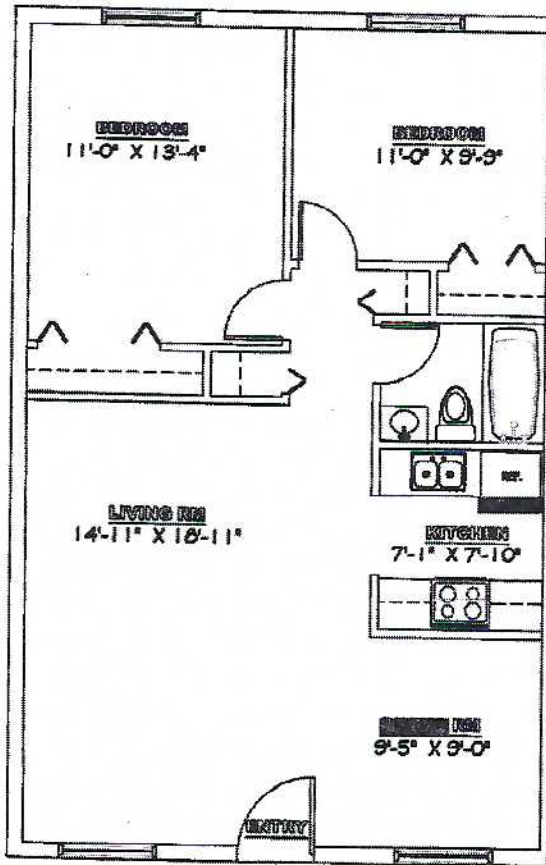
4400 NW 79 AVE  
MIAMI, FLORIDA 33166  
TEL.: (305) 592-6114

DATE: NOVEMBER 28, 2005

**HARBOURSIDE SUNSETS**

900 SOUTH PENINSULA DRIVE  
DAYTONA BEACH, FLORIDA

Inst number# 2007-015550 # 61  
Book: 5993  
Page: 3751



**FLOOR PLAN MODEL-A**  
2 BEDROOM, 1 BATH

SCALE 1/8"

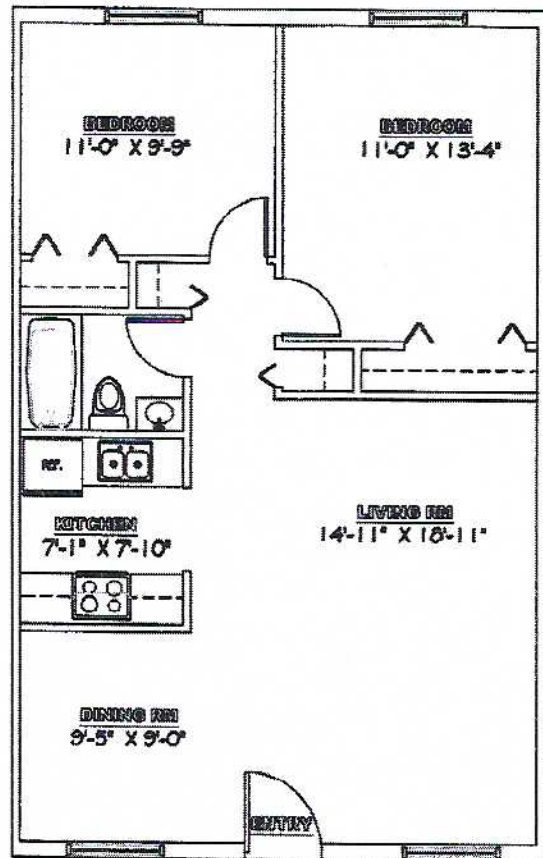


**EDUARDO ALBERTO VAZQUEZ, RA**  
4400 NW 79 AVE  
MIAMI, FLORIDA 33166  
TEL: (786) 277-4512

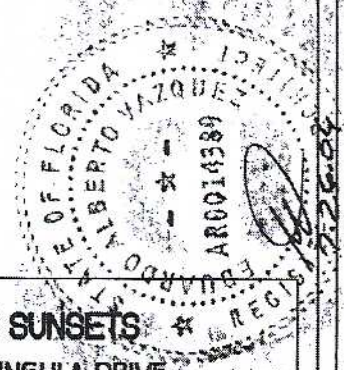
DATE: NOVEMBER 25, 2005

**HARBOURSIDE SUNSETS**  
900 SOUTH PENINSULA DRIVE  
DAYTONA BEACH, FLORIDA

Instrument# 2007-015550 # 62  
Book: 5993  
Page: 3752



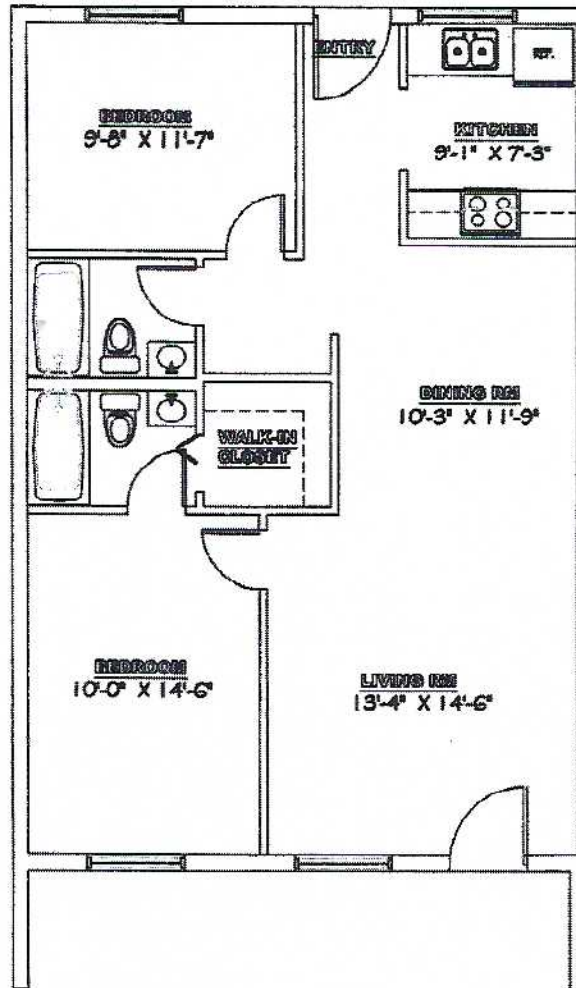
**FLOOR PLAN MODEL-Ar**  
2 BEDROOM, 1 BATH      SCALE 1/8"



**EDUARDO ALBERTO VAZQUEZ, RA**  
4400 NW 79 AVE  
MIAMI, FLORIDA 33166  
TEL: (786) 277-4512

DATE: JULY , 2005

**HARBOURSIDE SUNSETS**  
900 SOUTH PENINSULA DRIVE  
DAYTONA BEACH, FLORIDA



**FLOOR PLAN MODEL-B**  
**2 BEDROOM, 2 BATH**

**SCALE 1/8"**

**EDUARDO ALBERTO VAZQUEZ, RA**

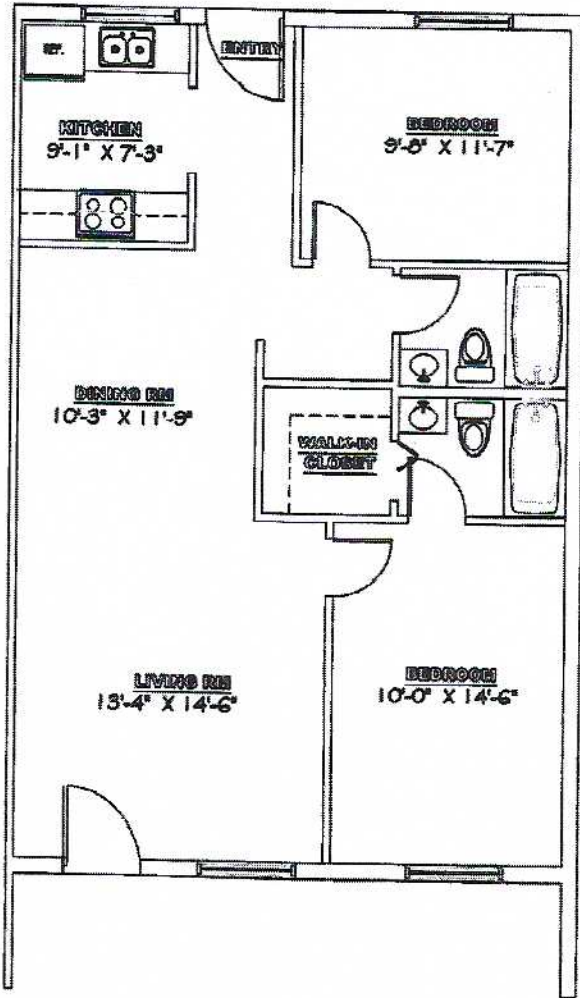
4400 NW 79 AVE  
MIAMI, FLORIDA 33166  
TEL.: (786) 277-4512

DATE: JULY , 2005

**HARBOURSIDE SUNSETS**

900 SOUTH PENINSULA DRIVE  
DAYTONA BEACH, FLORIDA





**FLOOR PLAN MODEL-Br**  
2 BEDROOM, 2 BATH SCALE 1/8"



**EDUARDO ALBERTO VAZQUEZ, RA**

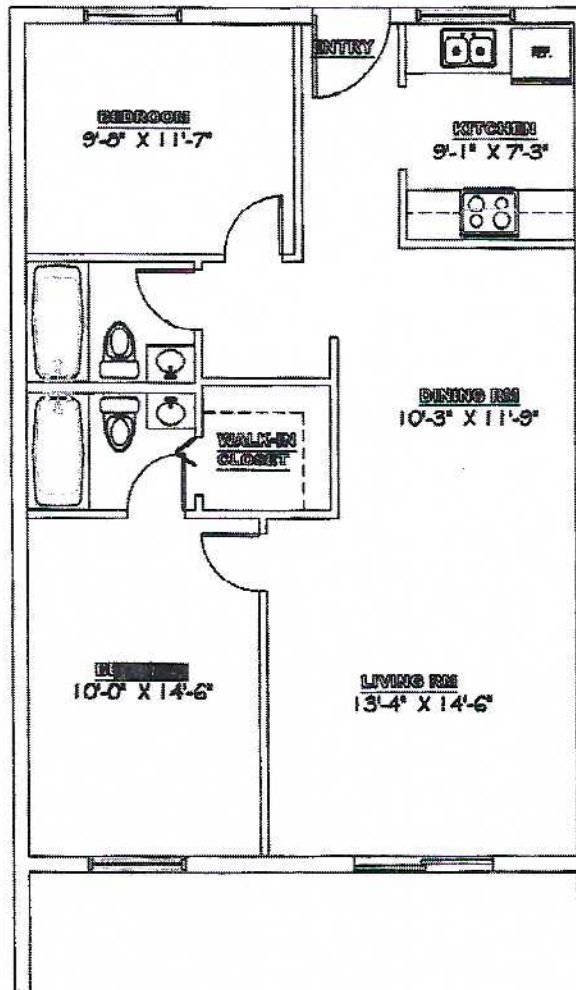
4400 NW 79 AVE  
MIAMI, FLORIDA 33166  
TEL.: (786) 277-4512

DATE: NOVEMBER 28, 2005

**HARBOURSIDE SUNSETS**

900 SOUTH PENINSULA DRIVE  
DAYTONA BEACH, FLORIDA





**FLOOR PLAN MODEL-C**  
2 BEDROOM, 2 BATH SCALE 1/8"

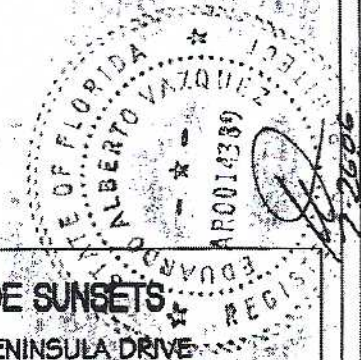
**EDUARDO ALBERTO VAZQUEZ, RA**

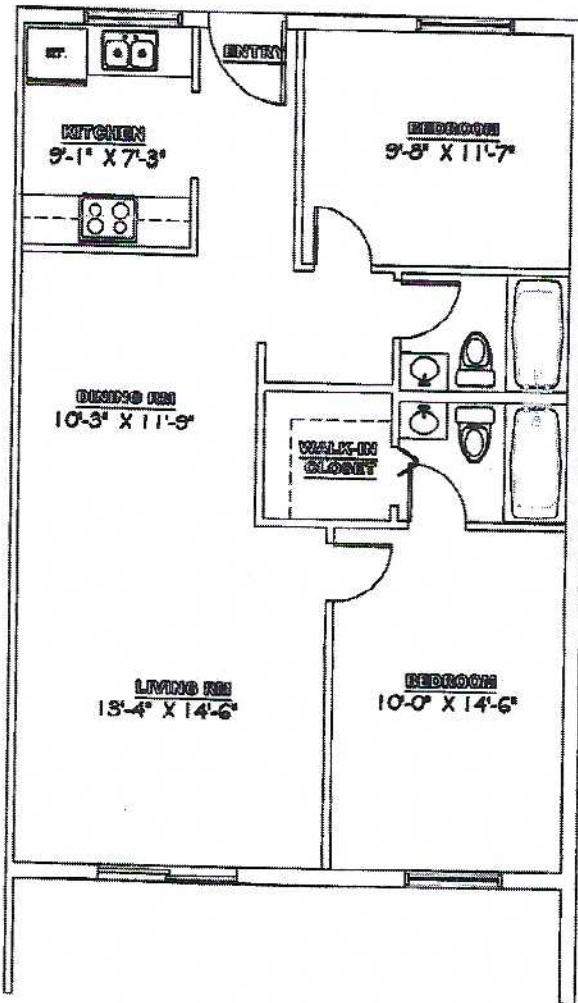
4400 NW 79 AVE  
MIAMI, FLORIDA 33166  
TEL.: (786) 277-4512

DATE: NOVEMBER 28, 2005

**HARBOURSIDE SUNSETS**

900 SOUTH PENINSULA DRIVE  
DAYTONA BEACH, FLORIDA





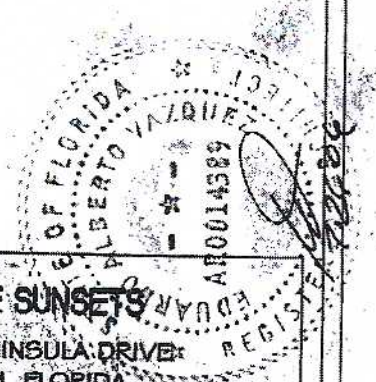
**FLOOR PLAN MODEL-C7**  
2 BEDROOM, 2 BATH

SCALE 1/8"

**EDUARDO ALBERTO VAZQUEZ, RA**  
4400 NW 79 AVE  
MIAMI, FLORIDA 33166  
TEL: (786) 277-4512

DATE: NOVEMBER 28, 2005

**HARBOURSIDE SUNSETS**  
900 SOUTH PENINSULA DRIVE  
DAYTONA BEACH, FLORIDA



## EXHIBIT "C"

SHARE OF COMMON EXPENSES,  
COMMON ELEMENTS AND COMMON SURPLUS

UNIT NUMBER	UNIT TYPE	SQUARE FOOTAGE	SHARE IN EXPENSES/SURPLUS
1	C	970	.028563
2	B	970	.028563
3	B	970	.028563
4	C	970	.028563
5	B	970	.028563
6	B	970	.028563
7	C	970	.028563
8	B	970	.028563
9	B	970	.028563
10	A	841	.0247644
11	A	841	.0247644
12	A	841	.0247644
14	A	841	.0247644
15	A	841	.0247644
16	A	841	.0247644
17	A	841	.0247644
18	A	841	.0247644
19	A	841	.0247644
20	A	841	.0247644
21	A	841	.0247644
22	A	841	.0247644
23	A	841	.0247644

24	A	841	.0247644
25	A	841	.0247644
26	A	841	.0247644
27	A	841	.0247644
28	A	841	.0247644
29	A	841	.0247644
30	A	841	.0247644
31	A	841	.0247644
32	A	841	.0247644
33	A	841	.0247644
34	A	841	.0247644
35	A	841	.0247644
36	A	841	.0247644
37	A	841	.0247644
38	A	841	.0247644
39	A	841	.0247644
40	A	841	.0247644
		33960	0.999999

*\*there is no unit no. 13*