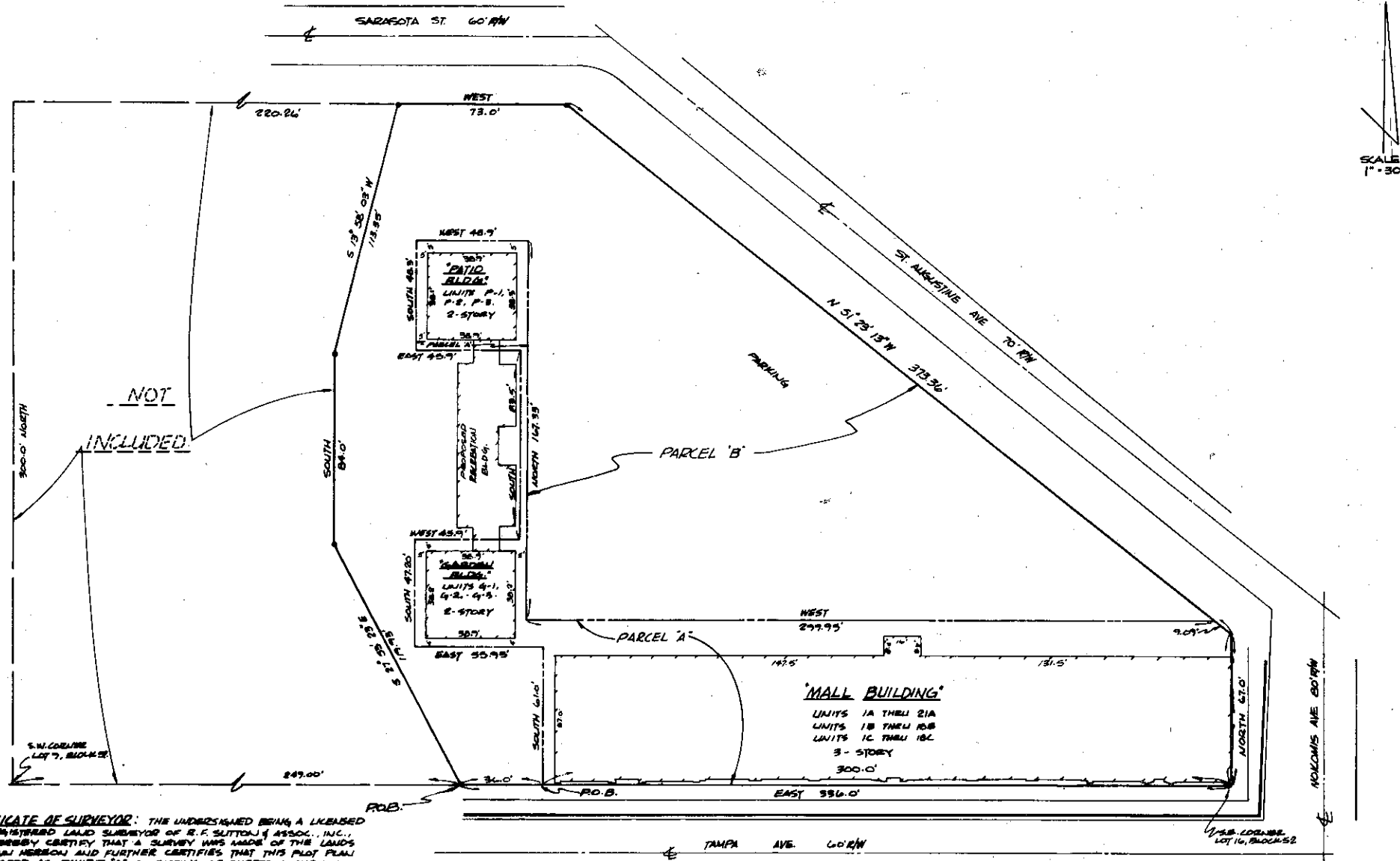


THE VENICE CENTRE PHASE I A CONDOMINIUM
 SECTION 7 TOWNSHIP 39S. RANGE 19E.
 CITY OF VENICE COUNTY OF SARASOTA STATE OF FLORIDA



CERTIFICATE OF SURVEYOR: THE UNDERSIGNED BEING A LICENSED AND REGISTERED LAND SURVEYOR OF R. F. SUTTON & ASSOC., INC., DOES HEREBY CERTIFY THAT A SURVEY WAS MADE OF THE LANDS AS SHOWN HEREON AND FURTHER CERTIFIES THAT THIS PLOT PLAN DESIGNATED AS EXHIBIT 'A' CONSISTING OF SHEETS 1 THRU 8 SHALL BE READ TOGETHER WITH THE WORDS OF THE DECLARATION OF CONDOMINIUM AS RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA IS A CORRECT REPRESENTATION OF THE IMPROVEMENTS DESCRIBED AND THAT IT CAN BE DETERMINED THEREFROM THE IDENTIFICATION, LOCATIONS, DIMENSIONS AND SIZES OF THE COMMON ELEMENTS AND OF EACH UNIT CONTAINED THEREIN.

DATE OF SURVEY 5/2/74

RICHARD F. SUTTON
[Signature]
 FLORIDA SURVEYOR'S REG. NO. 1233

NOTE:
 THE TERMS "MALL BUILDING", "GARDEN BUILDING", AND "PATIO BUILDING" ARE USED FOR CONVENIENCE AND ARE NOT NECESSARY TO THE LEGAL DESCRIPTION OF THE PROPERTY.

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 VENICE, FLORIDA

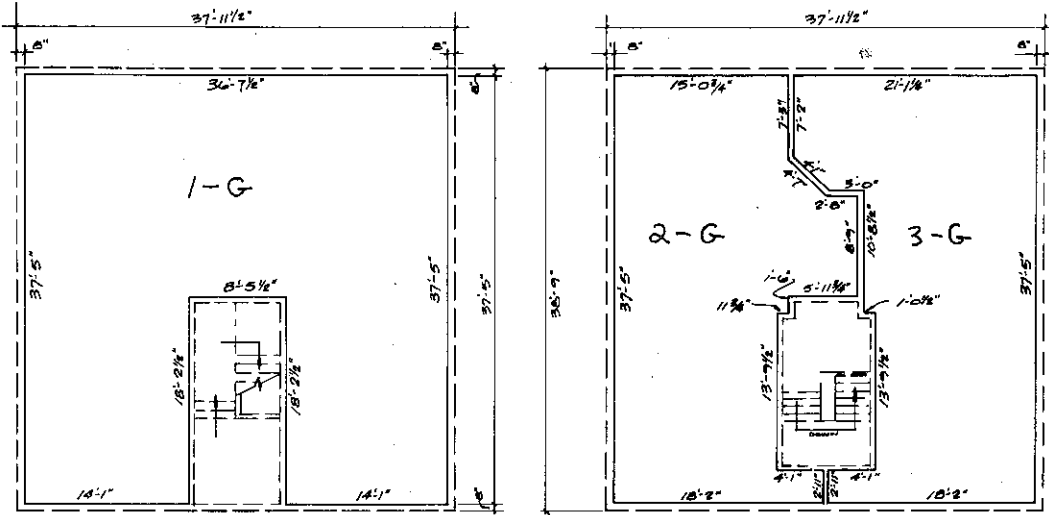
EXHIBIT 'A'

SHEET 1 OF 5

THE VENICE CENTRE 'PHASE I' A CONDOMINIUM
 SECTION 7 TOWNSHIP 39S. RANGE 19E.
 CITY OF VENICE COUNTY OF SARASOTA STATE OF FLORIDA

PARCEL "A"
 LAND SUBMITTED TO CONDOMINIUM OWNERSHIP.
 DESCRIPTION OF PROPERTY SUBMITTED TO CONDOMINIUM OWNERSHIP OF THE VENICE CENTRE PHASE I, A CONDOMINIUM, LYING IN A PART OF BLOCK 52, INCLUDING A TRIANGULAR TRACT LYING BETWEEN LOTS 13, 14, 15, AND 16, AND ST. AUGUSTINE AVENUE, GULF VIEW SECTION OF VENICE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 77 AND 77A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 FROM THE SOUTHWEST CORNER OF LOT 7, BLOCK 52, OF ABOVE DESCRIBED GULF VIEW SECTION OF VENICE; RUN THENCE EAST ALONG THE NORTH R/W LINE OF TAMPA AVENUE (60 FOOT R/W) AS SHOWN ON SAID PLAT, 285.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE EAST, 300.00 FEET TO THE SOUTHEAST CORNER OF LOT 16, BLOCK 52, OF SAID GULF VIEW SECTION OF VENICE; THENCE NORTH, 61.00 FEET TO THE SOUTHERLY R/W LINE OF ST. AUGUSTINE AVENUE (70 FOOT R/W); THENCE N 51° 23' 13" W, ALONG SAID R/W LINE, 9.07 FEET; THENCE WEST 279.95 FEET; THENCE NORTH 167.33 FEET; THENCE WEST 48.9 FEET; THENCE SOUTH 48.3 FEET; THENCE EAST 45.9 FEET; THENCE SOUTH 83.50 FEET; THENCE WEST 45.9 FEET; THENCE SOUTH 47.20 FEET; THENCE EAST 55.95 FEET; THENCE SOUTH 61.0 FEET TO THE POINT OF BEGINNING.

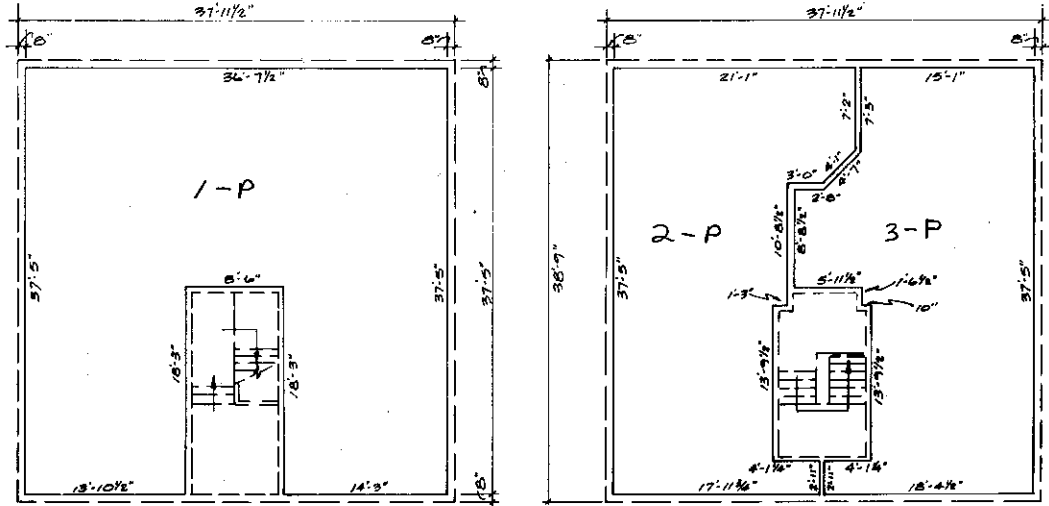
PARCEL "B"
 LAND LEASED TO CONDOMINIUM ASSOCIATION ON 99 YEAR LEASE
 DESCRIPTION OF LEASED AREA OF THE VENICE CENTRE PHASE I, A CONDOMINIUM, LYING IN A PART OF BLOCK 52, INCLUDING A TRIANGULAR TRACT LYING BETWEEN LOTS 13, 14, 15, AND 16 AND ST. AUGUSTINE AVENUE, GULF VIEW SECTION OF VENICE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 77 AND 77A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 FROM THE SOUTHWEST CORNER OF LOT 7, BLOCK 52, OF ABOVE DESCRIBED GULF VIEW SECTION OF VENICE; RUN THENCE EAST ALONG THE NORTHERLY R/W LINE OF TAMPA AVENUE (60 FOOT R/W) AS SHOWN ON SAID PLAT, 249.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE EAST, 336.00 FEET TO THE SOUTHEAST CORNER OF LOT 16, BLOCK 52, OF SAID GULF VIEW SECTION OF VENICE; THENCE NORTH, 61.00 FEET TO THE SOUTHWESTERLY R/W LINE OF ST. AUGUSTINE AVENUE (70.0 FOOT R/W); THENCE N 51° 23' 13" W, ALONG SAID R/W LINE, 373.36 FEET TO THE SOUTHERLY R/W LINE OF SARASOTA STREET (60.0 FOOT R/W); THENCE WEST, ALONG SAID R/W LINE, 73.00 FEET; THENCE S 13° 58' 05" W, 113.35 FEET; THENCE SOUTH, 84.00 FEET; THENCE S 27° 53' 23" E, 117.75 FEET TO THE POINT OF BEGINNING.
 LESS THE FOLLOWING DESCRIBED PARCEL:
 FROM THE SOUTHWEST CORNER OF LOT 7, BLOCK 52, OF ABOVE DESCRIBED GULF VIEW SECTION OF VENICE; RUN THENCE EAST ALONG THE NORTH R/W LINE OF TAMPA AVENUE (60 FOOT R/W) AS SHOWN ON SAID PLAT, 285.00 FEET TO THE SOUTHEAST CORNER OF LOT 16, BLOCK 52, OF SAID GULF VIEW SECTION OF VENICE; THENCE NORTH, 61.0 FEET TO THE SOUTHERLY R/W LINE OF ST. AUGUSTINE AVENUE (70 FOOT R/W); THENCE N 51° 23' 13" W ALONG SAID R/W LINE, 9.07 FEET; THENCE WEST 277.75 FEET; THENCE NORTH 167.33 FEET; THENCE WEST 48.9 FEET; THENCE SOUTH 48.3 FEET; THENCE EAST 45.9 FEET; THENCE SOUTH 83.50 FEET; THENCE WEST 45.9 FEET; THENCE SOUTH 47.20 FEET; THENCE EAST 55.95 FEET; THENCE SOUTH 61.0 FEET TO THE POINT OF BEGINNING.



FIRST FLOOR
 FINISHED FLOOR ELEV: 14.58
 UNFINISHED CEILING ELEV: 25.58

'GARDEN BUILDING'
 SCALE: 1/8" = 1'-0"

SECOND FLOOR
 FINISHED FLOOR ELEV: 24.58
 UNFINISHED CEILING ELEV: 35.18



FIRST FLOOR
 FINISHED FLOOR ELEV: 14.58
 UNFINISHED CEILING ELEV: 25.58

'PATIO BUILDING'
 SCALE: 1/8" = 1'-0"

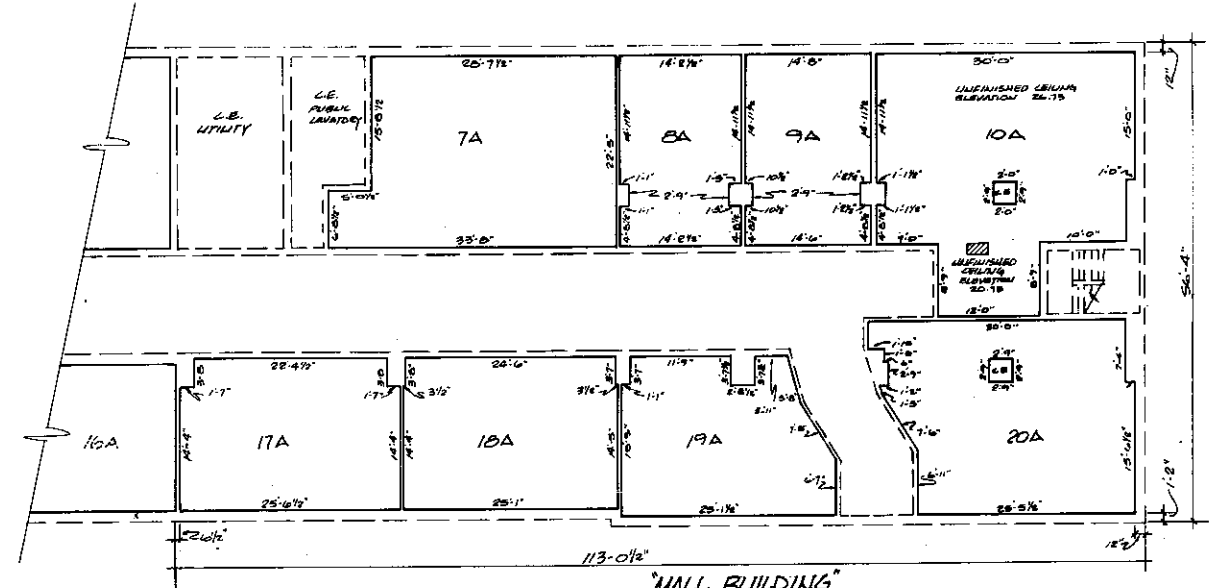
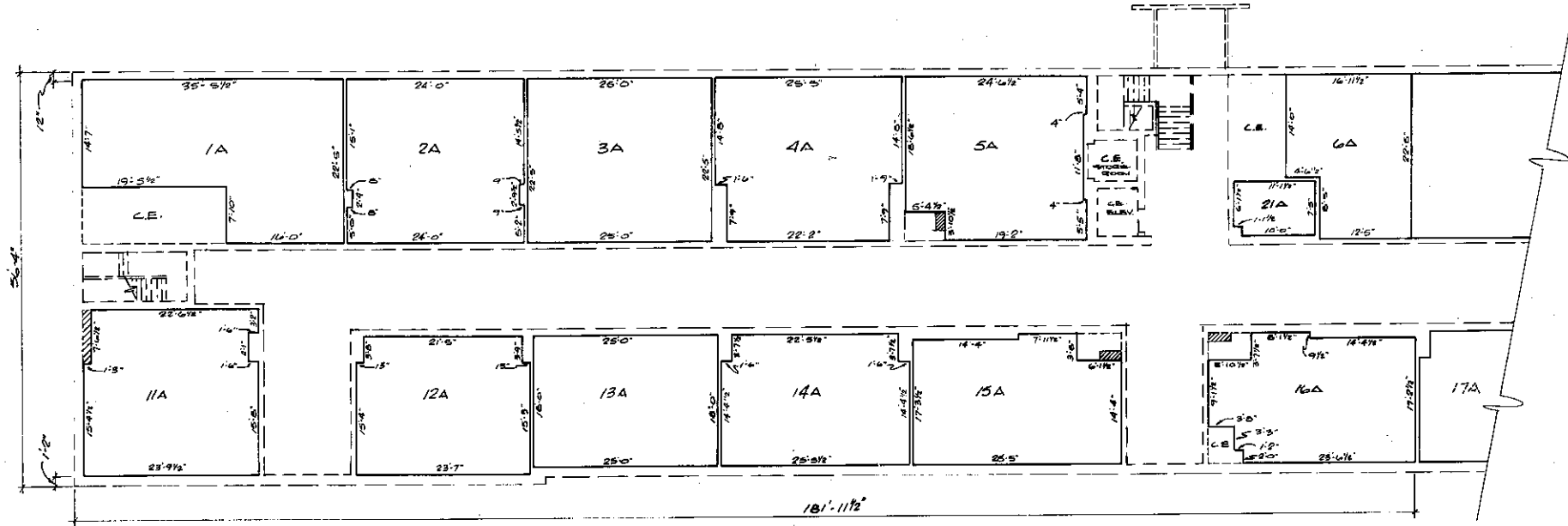
SECOND FLOOR
 FINISHED FLOOR ELEV: 24.58
 UNFINISHED CEILING ELEV: 35.18

LEGEND
 _____ UNIT BOUNDARY LINE
 _____ COMMON ELEMENT BUILDING LINE

NOTE:
 EACH UNIT CONSISTS OF THE SPACE BOUND BY A VERTICAL PROJECTION OF THE UNIT BOUNDARY LINES SHOWN, AND BY THE HORIZONTAL PLANES AT THE UNDECORATED FINISHED FLOOR AND UNFINISHED CEILING.

PREPARED BY
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THE VENICE CENTRE^D PHASE I A CONDOMINIUM
 SECTION 7 TOWNSHIP 39S. RANGE 19E.
 CITY OF VENICE COUNTY OF SARASOTA STATE OF FLORIDA



NOTE:
 EACH UNIT CONSISTS OF THE SPACE BOUND BY A VERTICAL PROJECTION OF THE UNIT BOUNDARY LINES SHOWN, AND BY THE HORIZONTAL PLANE AT THE UNDECORATED FINISHED FLOOR AND UNFINISHED CEILING.

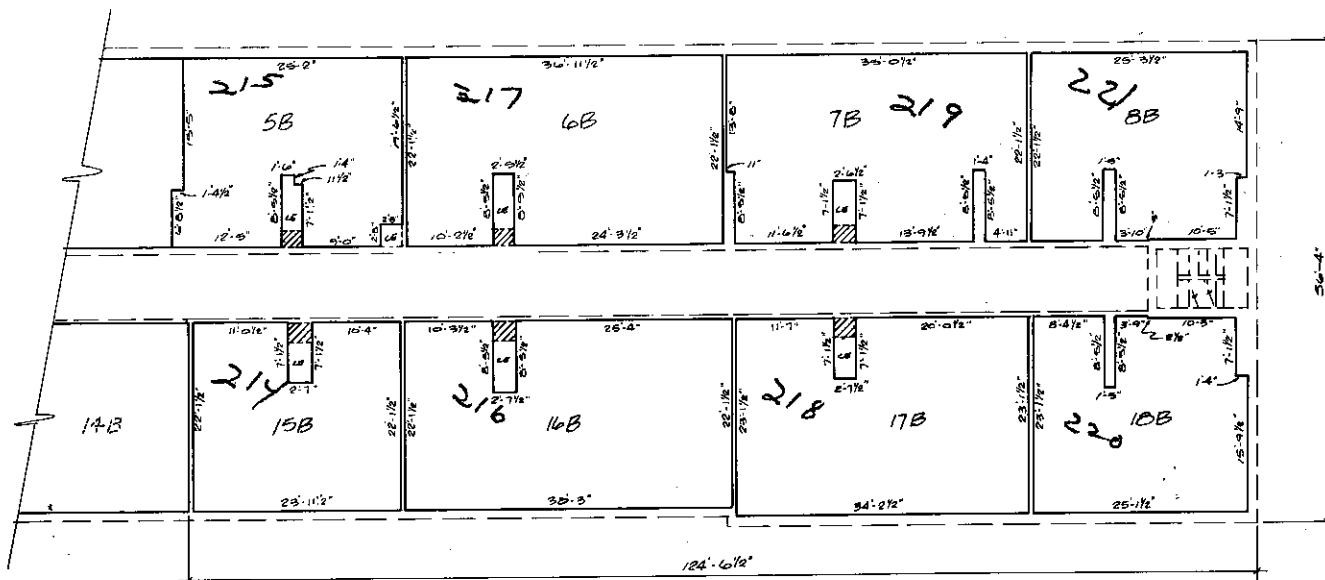
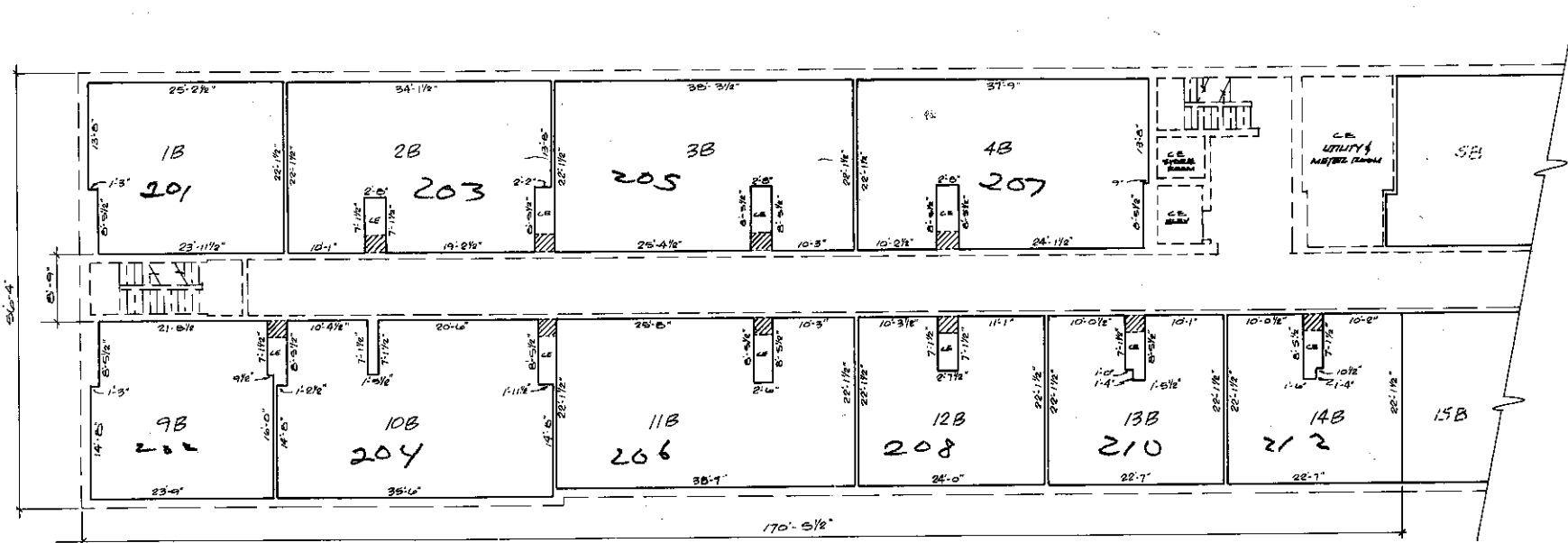
- LEGEND**
- SHOP UNIT
 - BOUNDARY LINE
 - COMMON ELEMENT BUILDING LINE
 - ▨ LIMITED COMMON ELEMENT

"MALL BUILDING"
FIRST FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 FINISHED FLOOR ELEV: 18.73
 UNFINISHED CEILING ELEV: 20.73

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THE VENICE CENTRE PHASE I A CONDOMINIUM

SECTION 7 TOWNSHIP 39S. RANGE 19E.
CITY OF VENICE — COUNTY OF SARASOTA — STATE OF FLORIDA



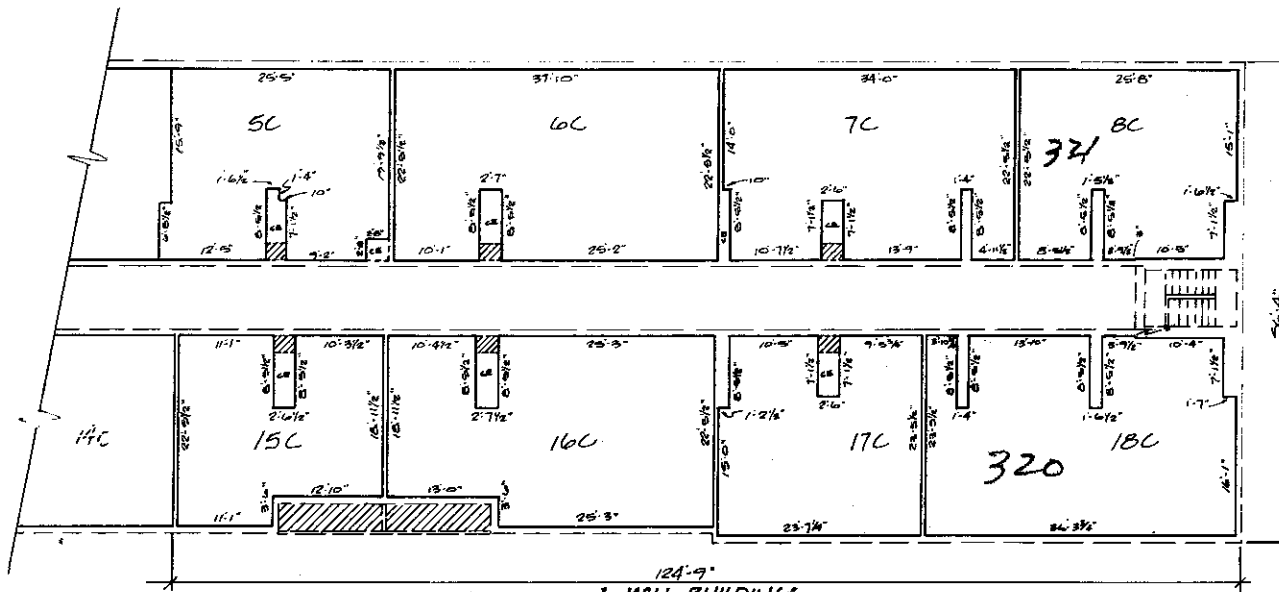
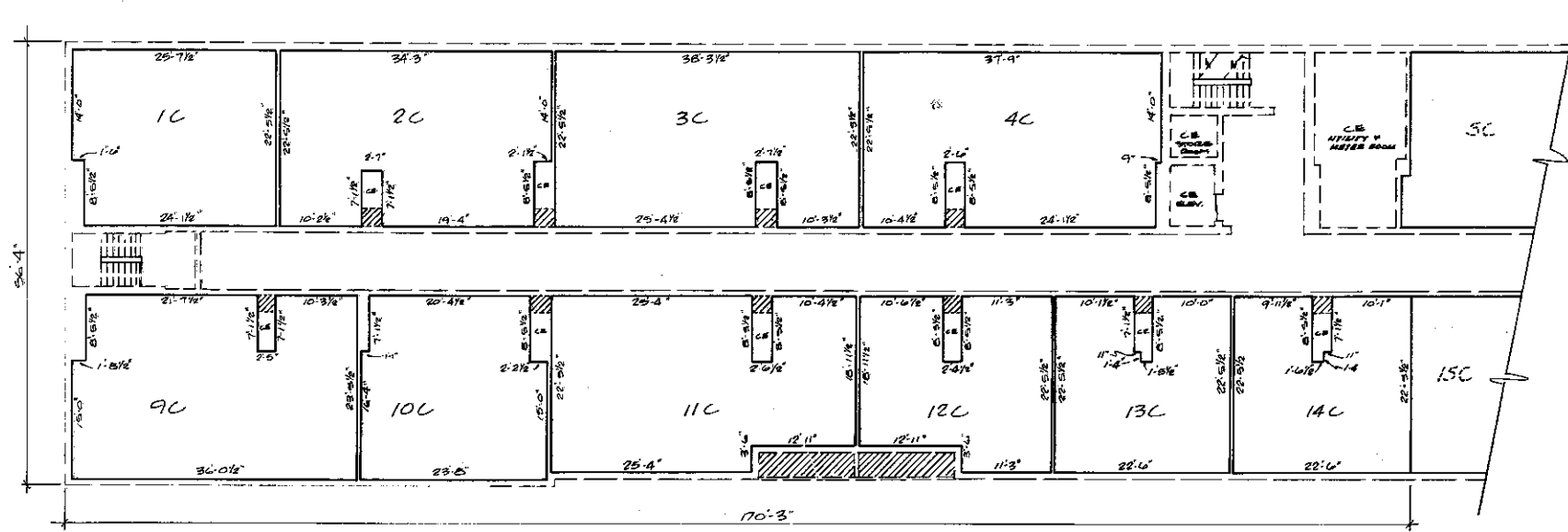
LEGEND
 --- UNIT BOUNDARY LINE
 --- COMMON ELEMENT BUILDING LINE
 ▨ LIMITED COMMON ELEMENT

NOTE:
 EACH UNIT CONSISTS OF THE SPACE BOUND BY A VERTICAL PROJECTION OF THE UNIT BOUNDARY LINES SHOWN, AND BY THE HORIZONTAL PLANES AT THE UNDERSLABBED FINISHED FLOOR AND UNFINISHED CEILING.

"MALL BUILDING"
SECOND FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 FINISHED FLOOR ELEV: 21.05'
 UNFINISHED CEILING ELEV: 20.55'

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THE VENICE CENTRE PHASE I A CONDOMINIUM
 SECTION 7 TOWNSHIP 39S. RANGE 19E.
 CITY OF VENICE COUNTY OF SARASOTA STATE OF FLORIDA



MALL BUILDING
THIRD FLOOR PLAN

SCALE: 3/32" = 1'-0"
 FINISHED FLOOR ELEV.: 40.20
 UNFINISHED CEILING ELEV.: 47.05

- LEGEND**
- UNIT BOUNDARY LINE
 - - - - COMMON ELEMENT BUILDING LINE
 - ▨ LIMITED COMMON ELEMENT

NOTE:
 EACH UNIT CONSISTS OF THE SPACE BOUND BY A VERTICAL PROJECTION OF THE UNIT BOUNDARY LINES SHOWN, AND BY THE HORIZONTAL PLANES AT THE UNDECORATED FINISHED FLOOR AND UNFINISHED CEILING.

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