

SANTA CLARA, A CONDOMINIUM

Legal Description of Phase I

Commencing at the Northeast corner of Block 15 of the Key West Foundation Company's Plat No. 2 as recorded in Plat Book 1, Page 189 of the Public Records of Monroe County, Florida, bear North  $21^{\circ}22'20''$  West along the right-of-way line (curb line) of Roosevelt Boulevard for a distance of 677.90 feet to a point; thence bear South  $68^{\circ}41'40''$  West for a distance of 2876.60 feet to a point; thence run North  $32^{\circ}14'20''$  West for a distance of 1054.96 feet to the southerly right-of-way line of Northside Drive; thence run South  $57^{\circ}45'40''$  West along the said southerly right-of-way line for a distance of 475 feet to the point of beginning; thence continue South  $57^{\circ}45'40''$  West along said right-of-way line run a distance of 325 feet; thence run South  $32^{\circ}14'20''$  East for a distance of 505 feet; thence run North  $57^{\circ}45'40''$  East for a distance of 195 feet; thence run North  $32^{\circ}14'20''$  West for a distance of 179 feet; thence run North  $57^{\circ}45'40''$  East for a distance of 90 feet; thence run North  $32^{\circ}14'20''$  West for a distance of 26 feet; thence run North  $57^{\circ}45'40''$  East for a distance of 40 feet; thence run North  $32^{\circ}14'20''$  West for a distance of 300 feet back to the point of beginning.

LAW OFFICES OF  
DENNIS R. DeLOACH, JR., P.A.

606 SEMINOLE BLVD  
P O BOX 3202  
SEMINOLE FLA 32942

PHONE (813) 393 9371

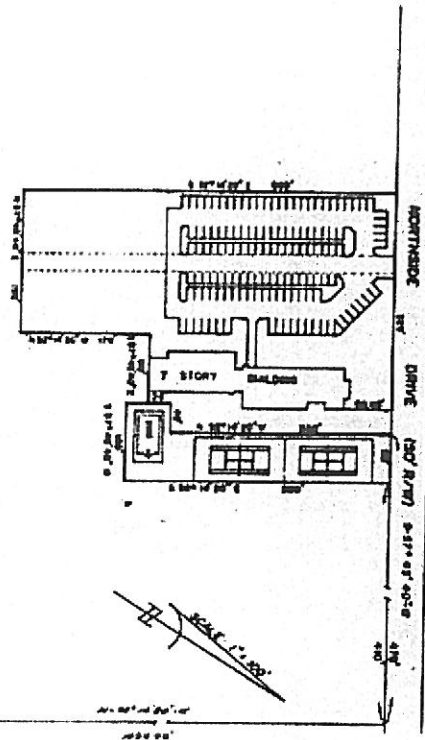
EXHIBIT "A" TO DECLARATION

NOTE  
Provision Area not included in Condominium Property

KEY WEST, FLORIDA

# SANTA CLARA

A CONDOMINIUM



ROOSEVELT BOULEVARD

PHILLIPS & TRICE  
SURVEYORS, INC.  
1004 BENTLEY BLVD.  
KEY WEST, FLORIDA  
EXHIBIT A-1-PG. 1

TYPICAL VERTICAL SECTION

SCALE: 1"=6'

7TH FLOOR	0.5'
6TH FLOOR	0.5'
5TH FLOOR	0.5'
4TH FLOOR	0.5'
3RD FLOOR	0.5'
2ND FLOOR	0.5'
GROUND FLOOR	0.5'
+13.300	

NOTE: Elevation shown is permanent unless otherwise noted. MEAN SEA LEVEL. NGVD 83.

LEGAL DESCRIPTION

CONDOMINIUM AT THE IMMEDIATE CORNER OF BLOCK 2 OF THE KEY WEST FOUNDATION COMPANY'S PLAT NO. 2 AS RECORDED IN PLAT BOOK 1, PAGE 89 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING NORTH 32° 30' 00" WEST ALONG THE RIGHT-OF-WAY LINE (SOME LOTS) OF PROBABLY BOLLINGER FOR A DISTANCE OF 671.50 FEET TO A POINT; THENCE BEAR SOUTH 89° 44' 00" WEST FOR A DISTANCE OF 387.60 FEET TO A POINT; THENCE BEAR NORTH 32° 14' 30" WEST FOR A DISTANCE OF 1034.50 FEET TO THE SOUTHWEST CORNER-OF-BEAR LINE OF NORTHEAST DRIVE; THENCE BEAR SOUTH 57° 45' 40" WEST ALONG THE SAID SOUTHWEST CORNER-OF-BEAR LINE FOR A DISTANCE OF 475 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 57° 45' 40" WEST ALONG THE SAID SOUTHWEST CORNER-OF-BEAR LINE FOR A DISTANCE OF 419 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 57° 45' 40" WEST FOR A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING; THENCE BEAR NORTH 32° 14' 30" WEST FOR A DISTANCE OF 40 FEET; THENCE BEAR NORTH 32° 14' 30" WEST FOR A DISTANCE OF 300 FEET BACK TO THE POINT OF BEGINNING.

CERTIFICATE:

The undersigned hereby certifies that the construction of the improvements is substantially complete so that the proposed S. Survey Exhibit, sheets 1 thru 10 inclusive, all of which are exhibits annexed to and made a part of the Declaration of Condominium of Sargo City, a condominium, together with the provisions of the Declaration describing the Condominium Property as it refers to matters of survey is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the Common Elements and of each unit can be determined from these materials.

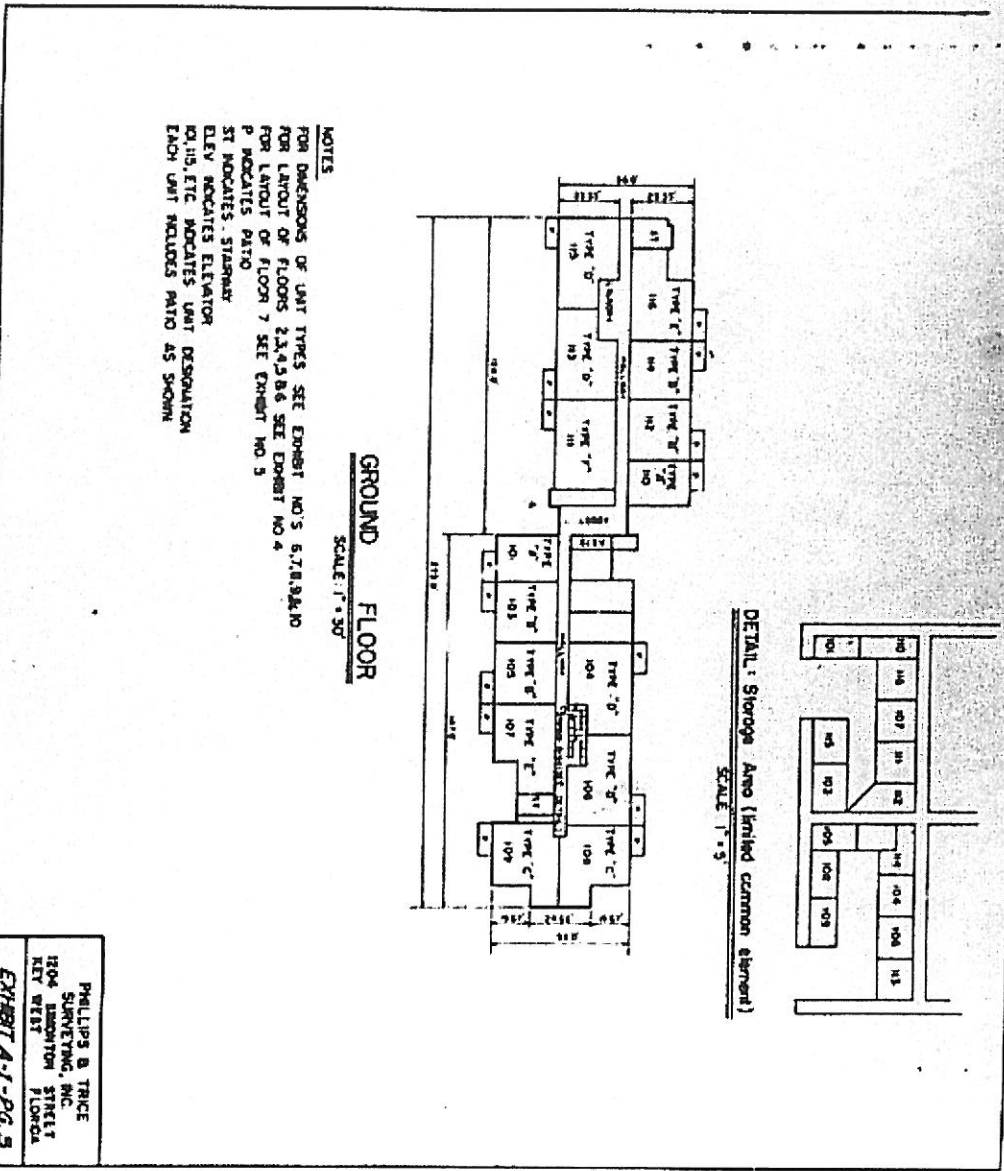
CERTIFIED to Key West Towers, Inc., subject to qualifications noted hereon, dated this 24th day of December, 1979, Key West, Monroe County, Florida

Phillips & Trice Surveying, Inc

JACK W. PHILLIPS, P.L.S.  
Florida Certificate No. 1440

PHILLIPS & TRICE  
SURVEYING, INC.  
1804 SANDHILL STREET  
KEY WEST, FLORIDA

EXHIBIT A-1-RG 2

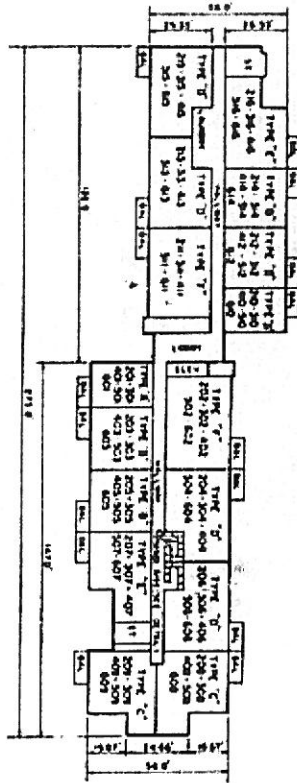
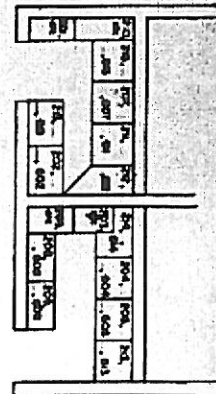


NOTES  
 FOR DIMENSIONS OF UNIT TYPES SEE EXHIBIT NO'S 5, 6, 7, 8, 9, 10  
 FOR LAYOUT OF FLOORS 2, 3, 4, 5, 6, 7 SEE EXHIBIT NO 4  
 FOR LAYOUT OF FLOOR 7 SEE EXHIBIT NO 5  
 P POCATES PATIO  
 ST POCATES STAIRWAY  
 ELEV RECARVES ELEVATOR  
 ELEV RECARVES PATIO  
 EACH UNIT INCLUDES PATIO AS SHOWN

**GROUND FLOOR**  
 SCALE 1" = 30'

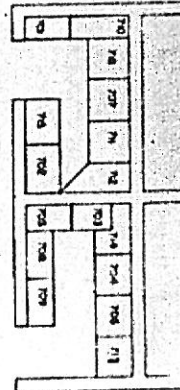
**DETAIL: Storage Area (limited common element)**  
 SCALE 1" = 3'

PHILLIPS & THORPE  
 SURVEYING, INC.  
 1204 BROADWAY  
 KEY WEST  
 FLORIDA  
**EXHIBIT A-1-Pg. 5**

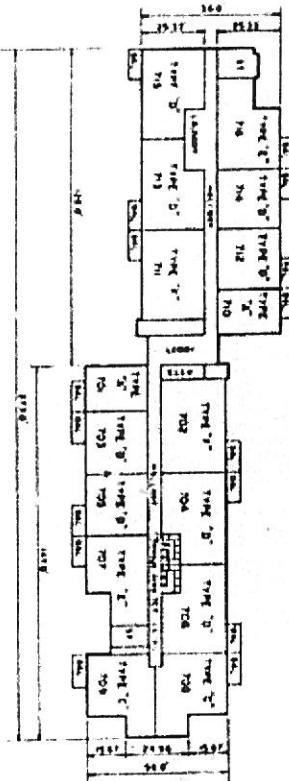


NOTES:  
FOR DIMENSIONS OF UNIT TYPES SEE EXHIBIT NO'S 4, 7, 8, 9, 10, 11  
FOR LAYOUT OF FLOOR 7 SEE EXHIBIT NO 5  
BL. INDICATES BALCONY  
ST INDICATES STAIRWAY  
ELEV INDICATES ELEVATOR  
20, 30, ETC INDICATES UNIT DESIGNATION  
EACH UNIT INCLUDES BALCONY AS SHOWN

PHILLIPS & TRICE  
SURVEYING, INC.  
1804 SUMMIT STREET  
KEY WEST  
FLORIDA  
EXHIBIT A-1-PC-4



DETAIL: Storage Area (limited common element)  
SCALE 1/4"

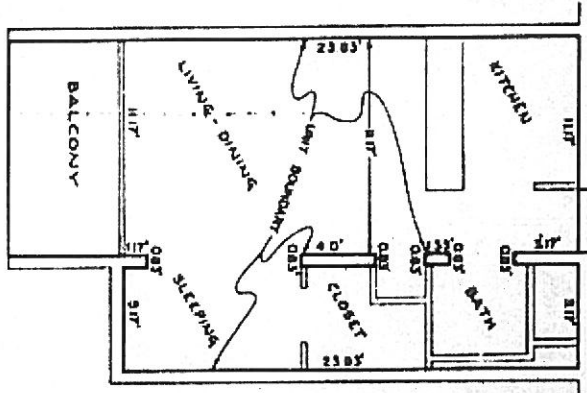


TYPICAL LAYOUT OF FLOOR 7

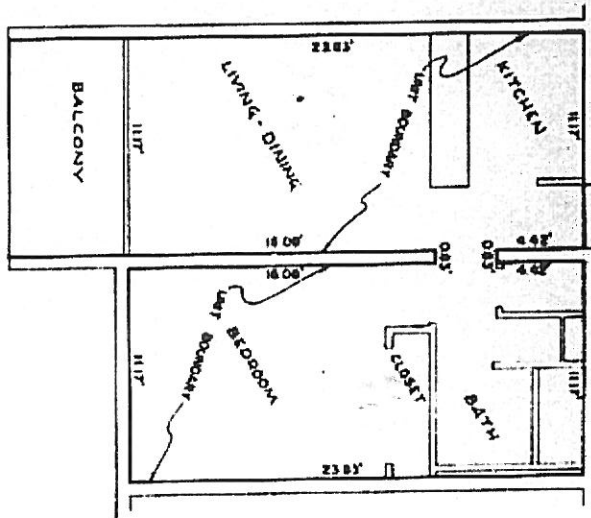
SCALE 1/8"

NOTES:  
FOR DIMENSIONS OF UNIT TYPES SEE EXHIBIT NO'S 6, 7, 8, 9, 10  
BAL. LOCATES BALCONY  
ST. LOCATES STAIRWAY  
ELEV. LOCATES ELEVATOR  
701, 704, ETC. LOCATES UNIT DESIGNATION  
EACH UNIT INCLUDES BALCONY AS SHOWN

PHILLIPS & TRICE  
SURVEYING, INC.  
1104 SUMMITTOWN STREET  
KEY WEST  
FLORIDA  
EXHIBIT A-1-Pg. 5



TYPICAL UNIT TYPE "A"



TYPICAL UNIT TYPE "B"

SCALE 1" = 4'

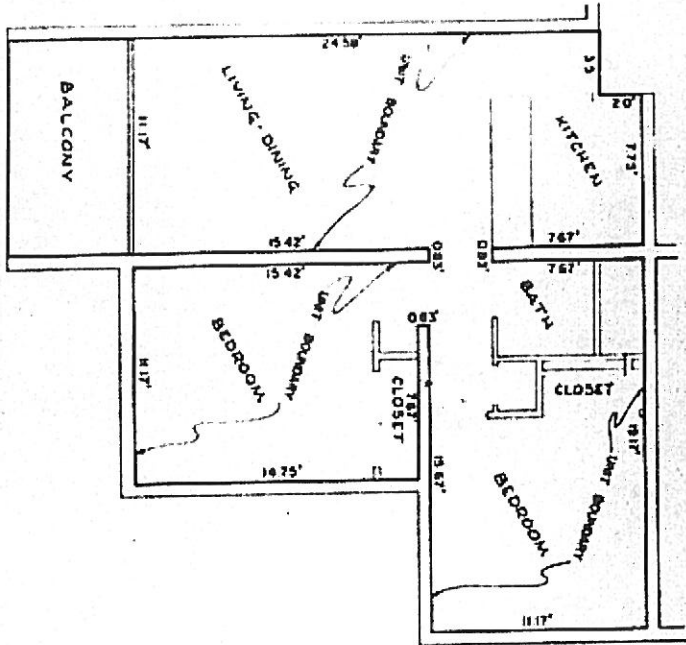
NOTE  
UNIT MAY BE OPPOSITE HAND

PHILLIPS & TRICE  
CARPETING, INC.  
1204 SANDWICH STREET  
KEY WEST  
FLORIDA

SCALE 1/4" = 1'-0"

TYPICAL UNIT TYPE "C"

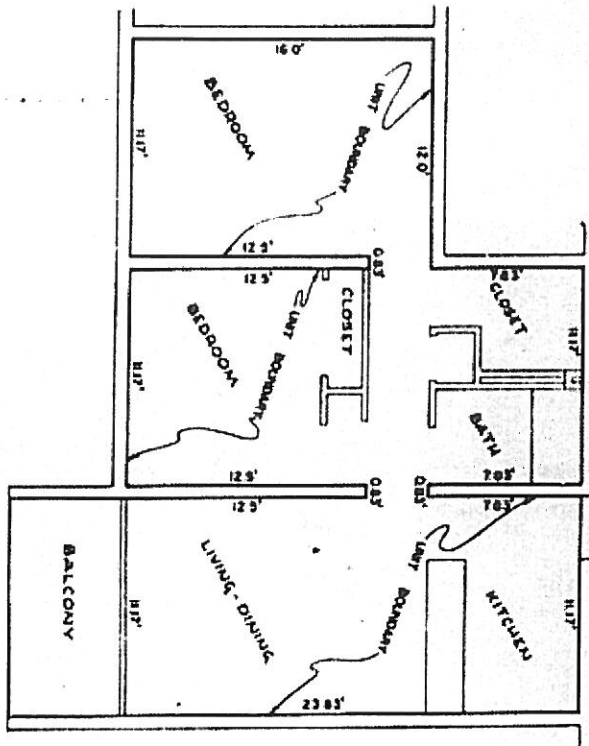
NOTE  
UNIT MAY BE OPPOSITE HALL



PHILLIPS & TRICE  
 SURVEYING, INC.  
 1204 SAMPSON STREET  
 KEY WEST  
 FLORIDA

EXHIBIT A-1-Pg 7

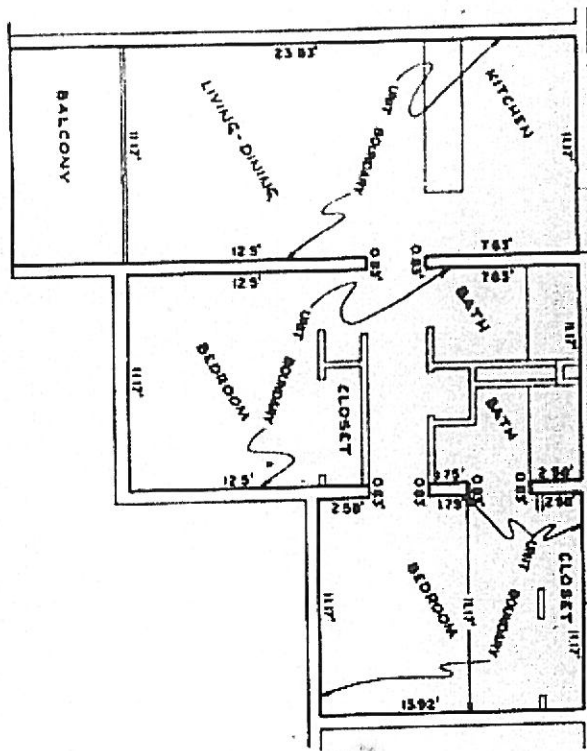




TYPICAL UNIT TYPE "D"

SCALE 1/4"  
NOTE:  
UNIT MAY BE OPPOSITE HAND

PHILLIPS & TRICE  
SURVEYING, INC.  
1204 SHERIDAN STREET  
KEY WEST, FLORIDA  
EXHIBIT A-1-PG. 8

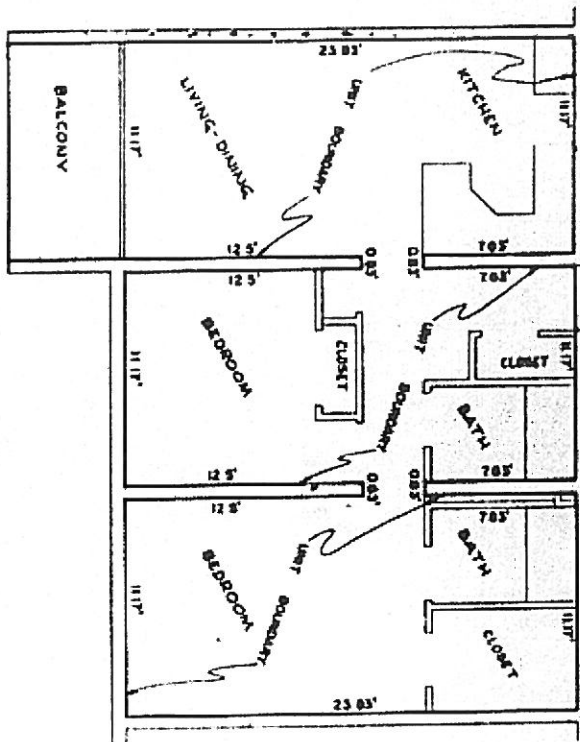


SCALE 1/4" = 1'-0"

TYPICAL UNIT TYPE "E"

1/4" = 1'-0"  
UNIT MAY BE OPPOSITE HAND

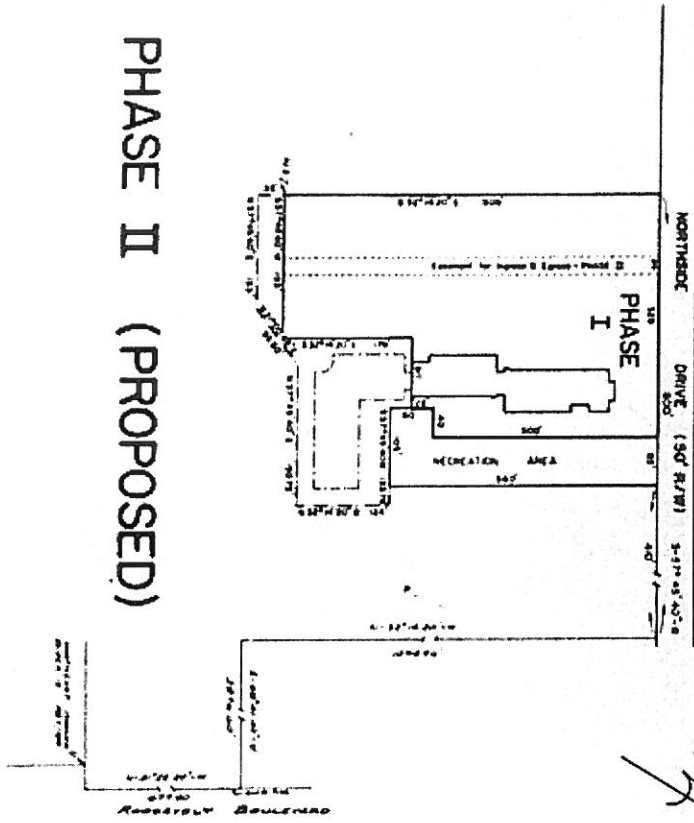
PHILLIPS & TRICE  
SURVEYORS, INC.  
1204 SANDWICH STREET  
KEY WEST  
EXHIBIT A-1-Ac 9



TYPICAL UNIT TYPE "F"  
NOTE  
SCALE 1"=4'  
UNIT MAY BE OPPOSITE HAND

PHILLIPS & TRICE  
SURVEYING, INC.  
1204 SADDLE CREEK STREET  
KEY WEST  
FLORIDA  
EXHIBIT A-1-A-10

# PHASE II (PROPOSED)



PHILLIPS & TRICE  
SURVEYING, INC.  
1004 SMOOKTON STREET  
NEW YORK  
FLORIDA  
EXHIBIT A-1-Pg 11

SANTA CLARA, A CONDOMINIUM

Legal Description of Phase II

Commencing at the Northeast corner of Block 15 of the Key West Foundation Company's Plat No. 2 as recorded in Plat Book 1, page 189 of the Public Records of Monroe County, Florida; thence bear N.  $21^{\circ}22'20''$  W along the right-of-way line (curb line) of Roosevelt Boulevard for a distance of 677.90 feet to a point; thence bear S  $68^{\circ}41'40''$  W for a distance of 2876.60 feet to a point; thence bear N  $32^{\circ}14'20''$  W for a distance of 1054.96 feet to the southerly right-of-way line of Northside Drive; thence bear S  $57^{\circ}45'40''$  W along the said southerly right-of-way line for a distance of 800 feet to a point; thence bear S  $32^{\circ}14'20''$  E for a distance of 505 feet to the Point of Beginning; thence continue S  $32^{\circ}14'20''$  E for a distance of 35 feet to a point; thence bear N  $57^{\circ}45'40''$  E for a distance of 153 feet to a point; thence bear N  $21^{\circ}00'49''$  E for a distance of 93.60 feet to a point; thence bear N  $57^{\circ}45'40''$  E for a distance of 190.75 feet to a point; thence bear N  $32^{\circ}14'20''$  W for a distance of 124 feet to a point; thence bear S  $57^{\circ}45'40''$  W for a distance of 133.75 feet to a point; thence bear N  $32^{\circ}14'20''$  W for a distance of 34 feet to a point; thence bear S  $57^{\circ}45'40''$  W for a distance of 90 feet to a point; thence bear S  $32^{\circ}14'20''$  E for a distance of 179 feet to a point; thence bear S  $57^{\circ}45'40''$  W for a distance of 195 feet back to the Point of Beginning.

LAW OFFICES OF  
DENNIS R. DeLOACH, JR., P.A.

8400 SEMINOLE BLVD  
P O BOX 3282  
SEMINOLE FLA 32542

PHONE (904) 387-9971

EXHIBIT "A-1" TO DECLARATION  
PAGE 12

SANTA CLARA, A CONDOMINIUM

PERCENTAGE OWNERSHIP SCHEDULE OF COMMON ELEMENTS  
AND COMMON SURPLUS  
FIRST PHASE

<u>Unit Number</u>	<u>%</u>
101, 110, 201, 210, 301, 310, 401, 410, 501, 510, 601, 610, 701, 710	0.57% each
103, 105, 112, 114, 203, 205, 212, 214, 303, 305, 312, 314, 403, 405, 412, 414, 503, 505, 512, 514, 603, 605, 612, 614, 703, 705, 712, 714	0.78% each
108, 109, 208, 209, 308, 309, 408, 409, 508, 509, 608, 609, 708, 709	0.915% each
107, 116, 207, 216, 307, 316, 407, 416, 507, 516, 607, 616, 707, 716	0.99% each
104, 106, 113, 115, 204, 206, 213, 215, 304, 306, 313, 315, 404, 406, 413, 415, 504, 506, 513, 515, 604, 606, 613, 615, 704, 706, 713, 715	1.02% each
111, 202, 211, 302, 311, 402, 411, 502, 511, 602, 611, 702, 711	1.15% each
14 x 0.57% =	7.98%
28 x 0.78 =	21.84%
14 x 0.915% =	12.81%
14 x 0.99% =	13.86%
28 x 1.02 =	28.56%
13 x 1.15 =	14.95%
TOTAL:	100.00%

EXHIBIT "B" TO DECLARATION

LAW OFFICES OF  
DENNIS R. DeLOACH, JR., P.A.  
888 SEMINOLE BLVD  
P O BOX 1392  
SEMINOLE FLA 31542  
PHONE (813) 397 5571

SANTA CLARA, A CONDOMINIUM

PERCENTAGE OWNERSHIP SCHEDULE OF COMMON ELEMENTS  
AND COMMON SURPLUS  
FIRST AND SECOND PHASE

<u>Unit Number</u>	<u>%</u>
101, 110, 201, 210, 301, 310, 401, 410, 501, 510, 601, 610, 701, 710	0.2743% each
103, 105, 112, 114, 117, 203, 205, 212, 214, 217, 303, 305, 312, 314, 317, 403, 405, 412, 414, 417, 503, 505, 512, 514, 517, 603, 605, 612, 614, 617, 703, 705, 712, 714, 717	0.3669% each
108, 109, 208, 209, 308, 309, 408, 409, 508, 509, 608, 609, 708, 709	0.4443% each
107, 116, 207, 216, 307, 316, 407, 416, 507, 516, 607, 616, 707, 716	0.4911% each
104, 106, 113, 115, 204, 206, 213, 215, 304, 306, 313, 315, 404, 406, 413, 415, 504, 506, 513, 515, 604, 606, 613, 615, 704, 706, 713, 715	0.4771% each
111, 202, 211, 302, 311, 402, 411, 502, 511, 602, 611, 702, 711	0.5501% each
125, 126, 127, 128, 225, 226, 227, 228, 325, 326, 327, 328, 425, 426, 427, 428, 525, 526, 527, 528, 625, 626, 627, 628, 725, 726, 727, 728	0.4283% each

LAW OFFICES OF  
DENNIS R. DELOACH, JR., P.A.  
8888 SEMINOLE BLVD  
P O BOX 3282  
SEMINOLE FLA 32182

EXHIBIT "B-1" TO DECLARATION

SANTA CLARA, A CONDOMINIUM  
 PERCENTAGE OWNERSHIP SCHEDULE OF COMMON ELEMENTS  
 AND COMMON SURPLUS  
 FIRST AND SECOND PHASE

-- CONTINUED --

<u>Unit Number</u>	<u>%</u>
119, 120, 122, 124, 129, 130, 219, 220, 222, 224, 229, 230, 319, 320, 322, 324, 329, 330, 419, 420, 422, 424, 429, 430, 519, 520, 522, 524, 529, 530, 619, 620, 622, 624, 629, 630, 719, 720, 722, 724, 729, 730	0.5665% each
131, 231, 331, 431, 531, 631, 731	0.6243% each
118, 218, 318, 418, 518, 618, 718	0.6129% each
132, 232, 332, 432, 532, 632, 732	0.7244% each
14 x 0.2743% =	3.8402%
35 x 0.3669% =	12.8415%
14 x 0.4443% =	6.2202%
28 x 0.4911% =	13.7508%
14 x 0.4771% =	6.6794%
13 x 0.5501% =	7.1513%
38 x 0.4283% =	11.9924%
42 x 0.5665% =	23.7930%
7 x 0.6243% =	4.3701%
7 x 0.6129% =	4.2903%
7 x 0.7244% =	5.0708%
TOTAL:	100.0000%

LAW OFFICES OF  
 DENNIS R. DeLOACH, JR., P.A.

300 SEMINOLE BLVD  
 P O BOX 1292  
 SEMINOLE FLA 32547  
 PHONE (913) 367 9371

EXHIBIT "B-1" TO DECLARATION  
 CONTINUED 58