## DESCRIPTION

CONDOMINIOM TO DECLARATION OF

EXHIBIL "A"

BK: 6081 PG: 1583

## LEGAL DESCRIPTION OF CONDOMINIUM

The East 200 feet of Lot 2, lying South of Gulf Beach Highway, also known as Lots 1S and 2S, of an unrecorded plat, Deed Book 536, Page 279, Section 24, Township 3 South, Range 31 West, Escambia County, Florida.

The West one hundred (100) feet of the East three hundred (300) feet of that part of Government Lot numbered two (2) lying South of Gulf Beach Highway in Section 24, Township 3 South, Range 31 West, Escambia County, Florida.

## GENERAL NOTES WITH RESPECT TO THE PLOT PLAN AND FLOOR PLANS MATERIAL AND DRAWINGS FOR SNUG HARBOUR, A CONDOMINIUM

- The plans have been prepared by Gregory R. Uzdevenes Architect, PA, 918 East Cervantes Street, Pensacola, Florida 32501.
- (2) All improvements depicted on the attached plans are proposed and construction is not substantially completed.
- (3) The fee simple estate in the real property and all of the depicted improvements are part of the common elements, except for the following:
  - (a) The 86 individual condominium units.
  - (b) The 20 covered parking spaces which are limited common elements.
  - (c) Each unit contains balcony areas contiguous to and serving only that unit, and heating and air conditioning equipment serving only that unit, which items are limited common elements.
  - (d) The 86 storage areas 101 through PH3, inclusive, depicted on the drawing of the ground floor plan, are limited common elements.

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## Narrative Description SNUG HARBOUR, A CONDOMINIUM

Snug Harbour, a Condominium, contains one high-rise building comprised of a ground floor for parking and storage, and a first floor which contains the mechanical room, community room and seven (7) condominium units. There will be eight (8) units on each of Floors 2, 3, 4, 5, 6, 7, 8, 9, and 10; four (4) units on Floor 11; and three (3) units on the penthouse floor (PH). The Condominium contains a total of eighty-six (86) residential units. There are fifty-nine (59) A units that contain three bedrooms and two bathrooms, with approximately 1624 square feet of living area; twenty (20) B units that contain three bedrooms and three bathrooms, with approximately 1769 square feet of living area; two (2) C units that contain three bedrooms and two bathrooms, with approximately 2051 square feet of living area; two (2) D units that contain three bedrooms and three bathrooms, with approximately 2373 square feet of living area; two (2) E units that contain three bedrooms and three bathrooms, with approximately 2193 square feet of living area; and one (1) F unit that contains three bedrooms and two bathrooms, with approximately 1550 square feet of living area.

The common elements in the Condominium include all lands and improvements thereon which are not included in the units and which are not designated as limited common elements.

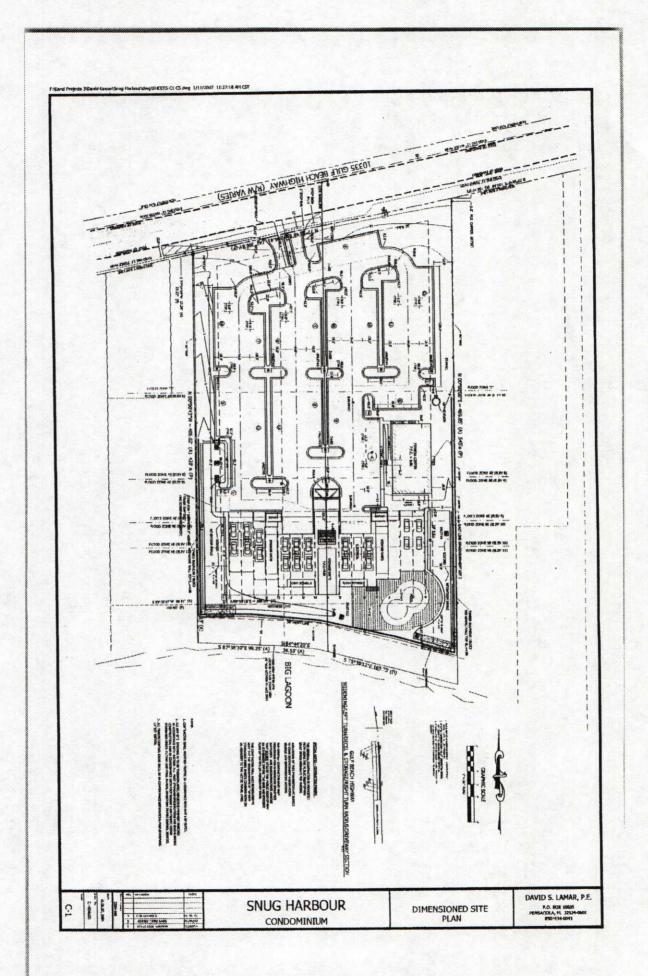
Reference should be made to the site plan, floor plans, and building elevations set forth in this exhibit. The construction is not complete, but upon completion of the building, this Declaration shall be amended to show the certificate of a surveyor authorized to practice in this state certifying that the construction of the improvements is substantially complete so that the material, together with the provisions of this Declaration describing the condominium property, constitute an accurate representation of the location and dimensions of the improvements and that the identification, location and dimensions of the common elements, and limited common elements, appurtenant to each unit, can be identified from these materials.

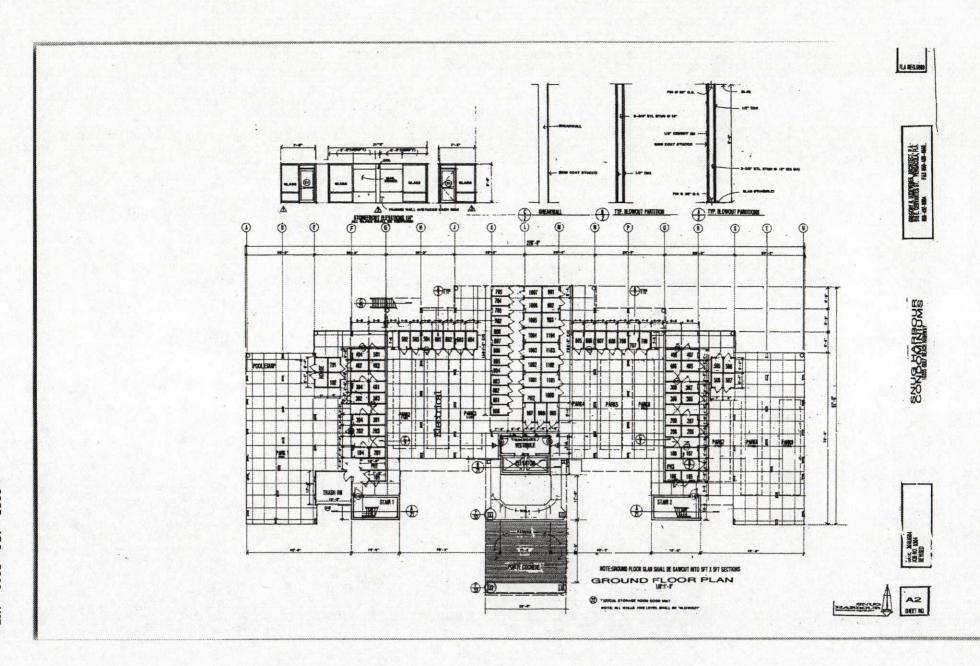
The unit numbers, and the numbers of bathrooms and bedrooms in each unit are set forth below as follows:

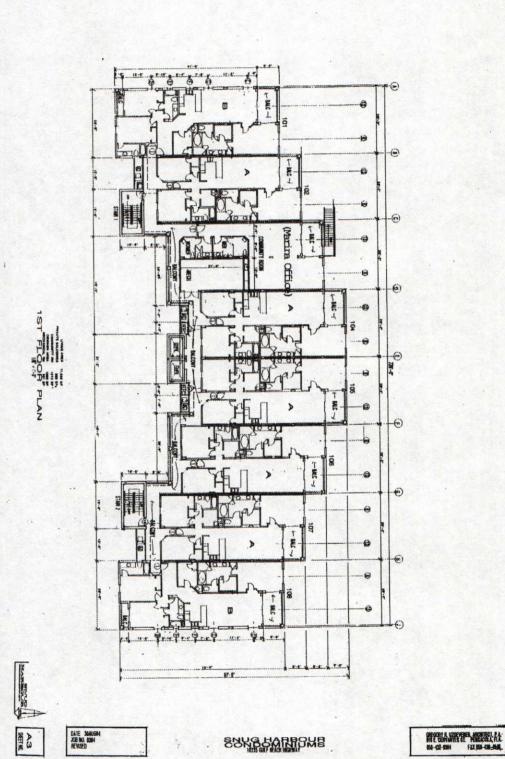
Unit No.	Unit Designation	# of Bedrooms	# of Baths	Unit	Unit Designation	# of Bedrooms	# of Baths	
101	В	3	3	102	A	3	2	
104	Α	3	2	105	Α	3	2	
106	Α	3	2	107	A	3	2	
108	В	3	3					
201	В	3	3	202	Α	3	2	
203	A	3	2	204	Α	3	2	
205	Α	3	2	206	Α	3	2	
207	A	3	2	208	В	3	3	
301	В	3	3	302	A	3	2	
303	A	3	2	304	A	3	2	
305	. A	3	2 2	306	A	3	2	
307	Α	3	2	308	В	3	3	
401	В	3	3	402	A	3	2	
403	Α	3	2	404	Α	3	2	
405	Α	3	2	406	Α	3	2	
407	A	3	2	408	В	3	3	
501	В	3	3	502	A	3	2	
503	Α	3	2	504	Α	3	2	
505	A	3	2	506	Α	3	2	
507	A	3	2	508	В	3	3	

Unit No.	Unit	# of Bedrooms	# of Baths	% Chait	Unit	# of Bedrooms	# of Baths
11	В	3	E.	602	4	3	2
33	A	3	7	604	A	3	7
35	A	3	7	909	A	3	7
11	A	3	7	809	В	3	3
)1	В	3	3	702	¥	9	7
)3	A	3	7	704	A	3	7
5	A	3	7	902	A	n	7
70	A	3	7	208	В	3	3
01	В	3	3	802	A	3	2
33	A	3	2	804	V	3	7
35	A	3	7	908	A	3	2
807	A	3	2	808	В	3	3
01	В	3	3	902	A	3	2
33	A	3	7	904	A	3	7
05	A	3	7	906	A	3	7
20	A	3	7	806	8	3	3
100	В	3	3	1002	A	3	7
003	A	3	7	1004	A	3	7
900	A	3	7	1006	A	3	7
200	A	3	7	1008	В	3	3
101	O	3	7	1102	D	3	3
103	D	3	3	1104	o	3	7
HI	H	3	3	PH2	H	3	2
H3	Э	3	3				

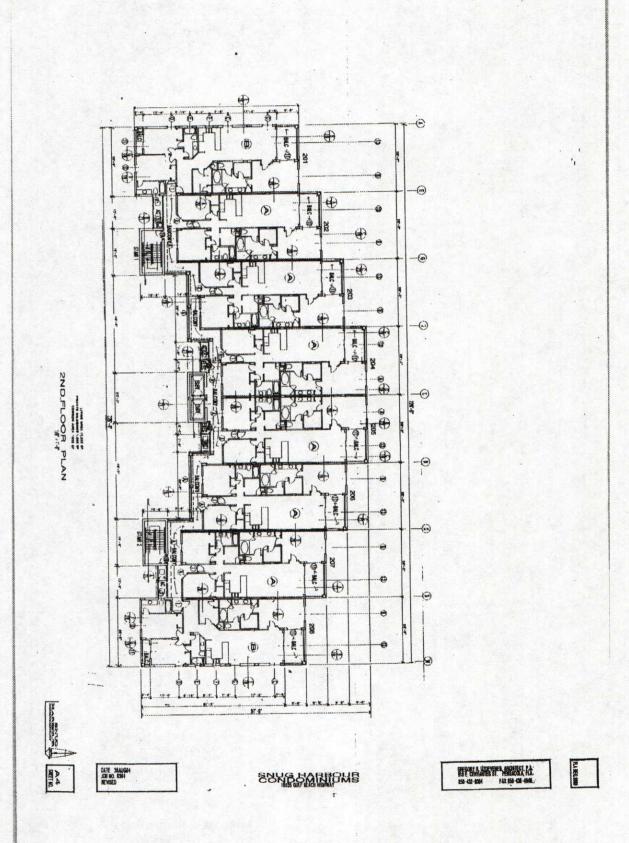
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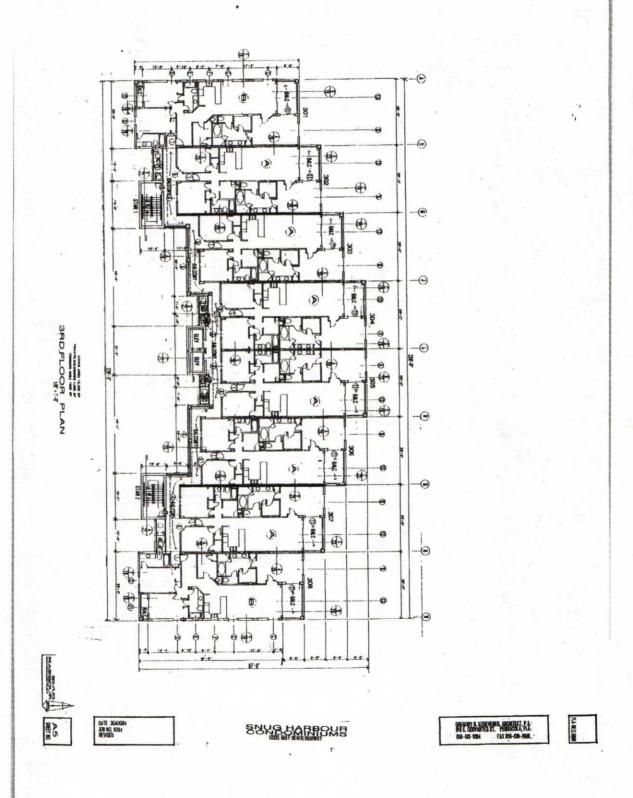


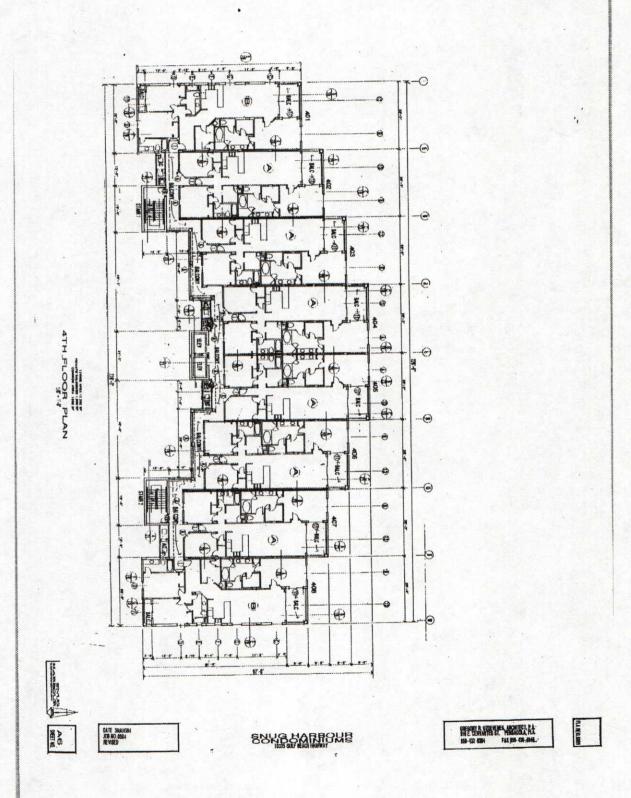


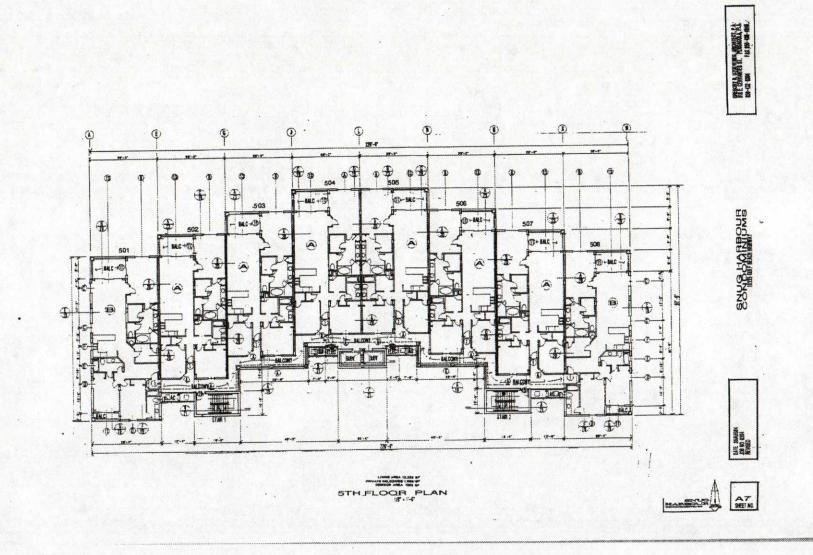


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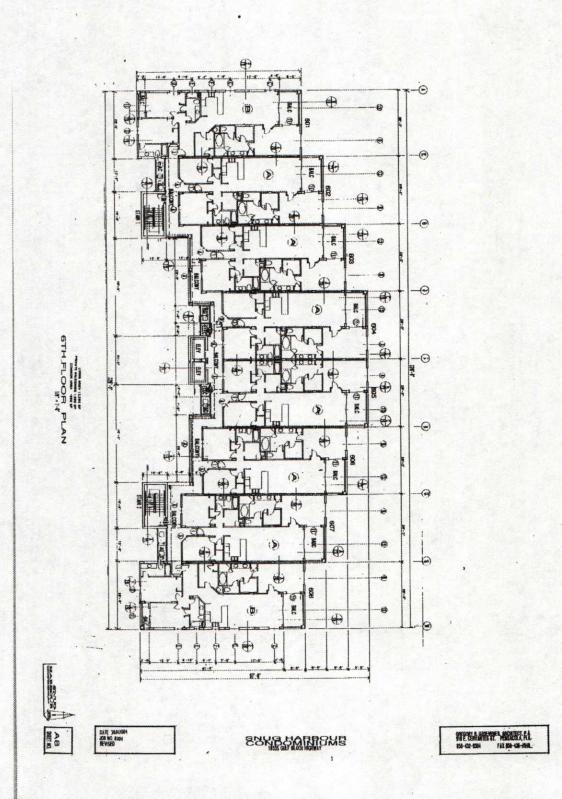


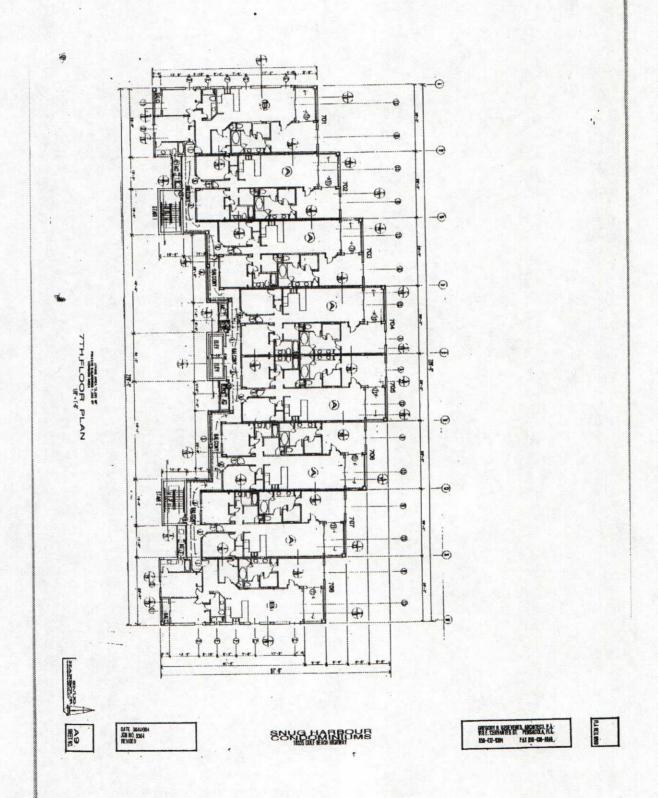


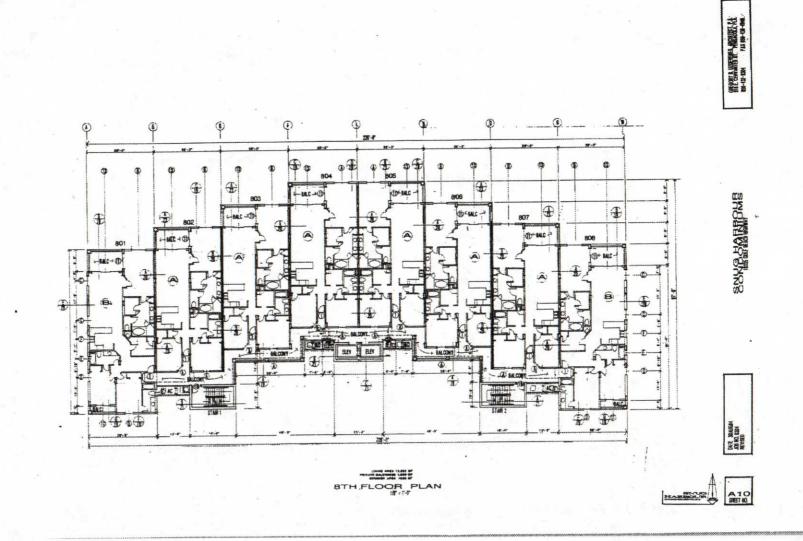




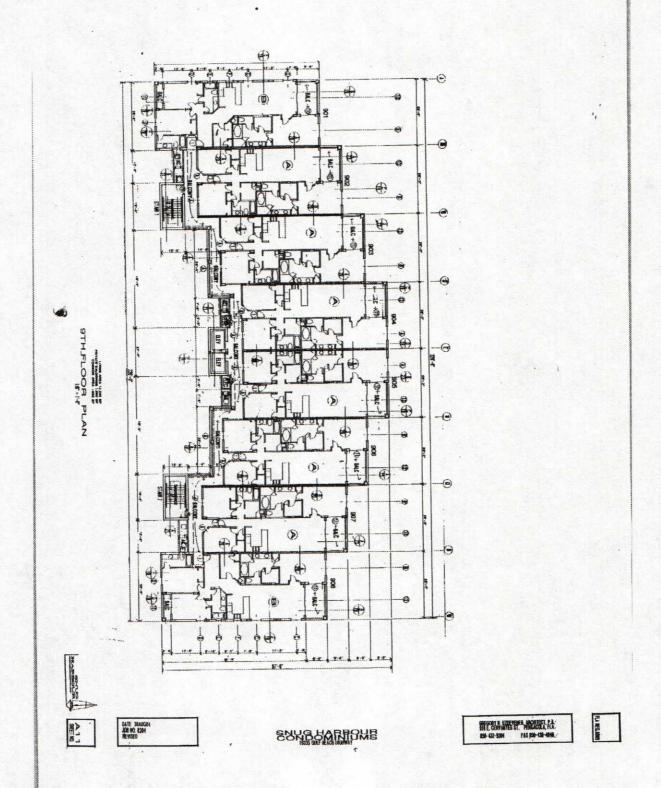
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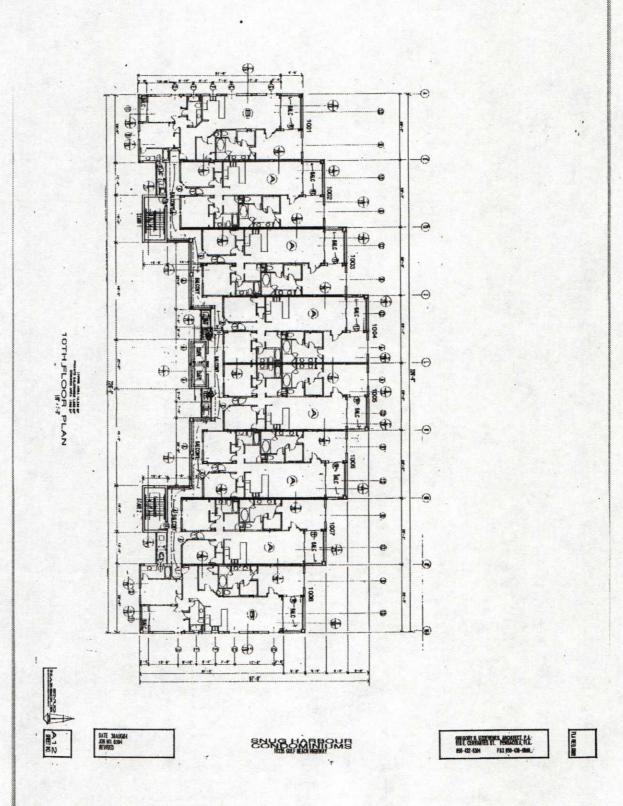


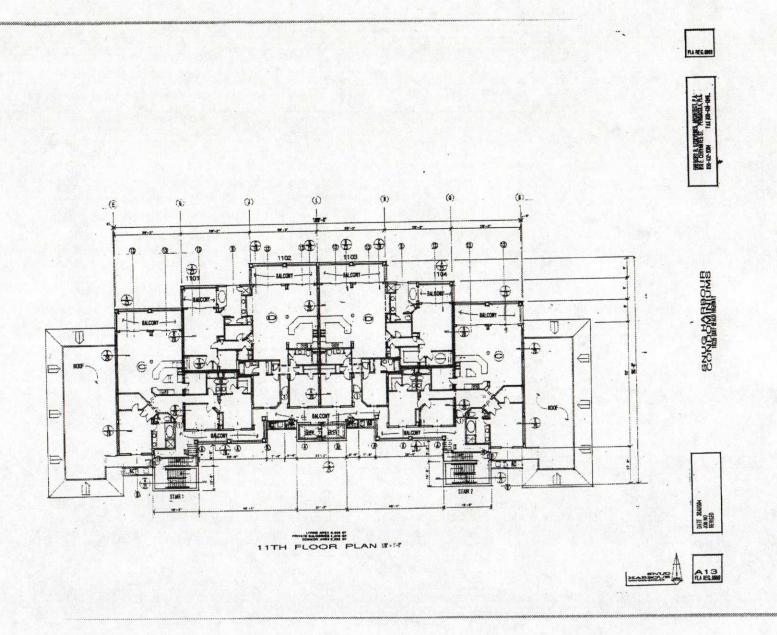


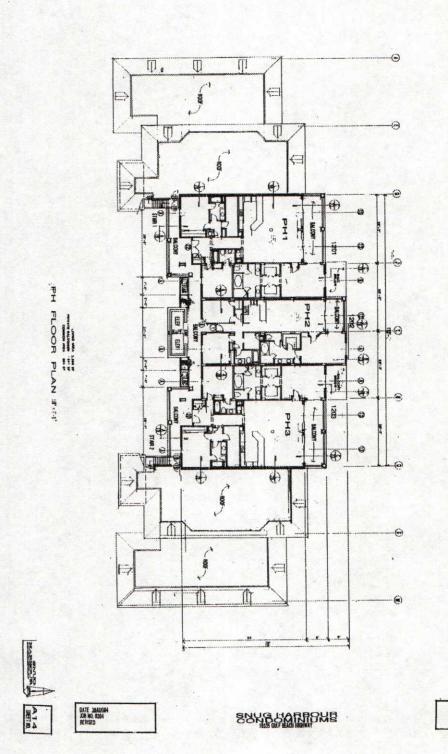


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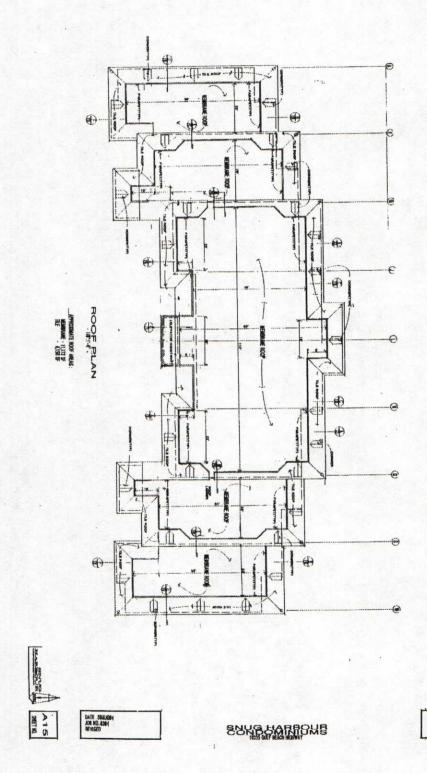






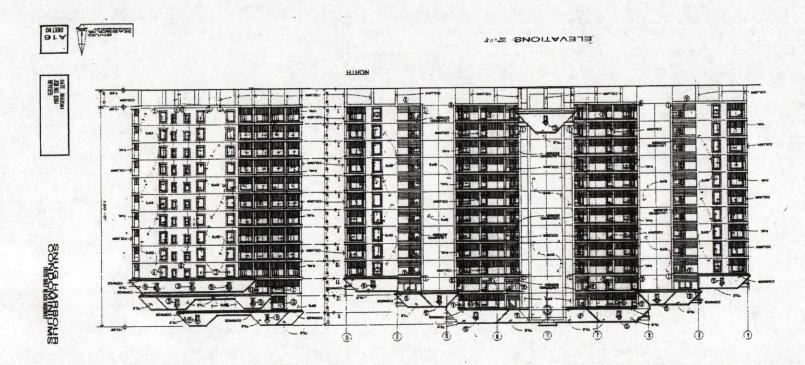


GREGORY R. UNDEVENES, ARCHITECT, P.A. 118 E CERYANTES ST. PERSACOLA FILL 884-122-8804 FAX 889-130-8948. PLA RECLAME



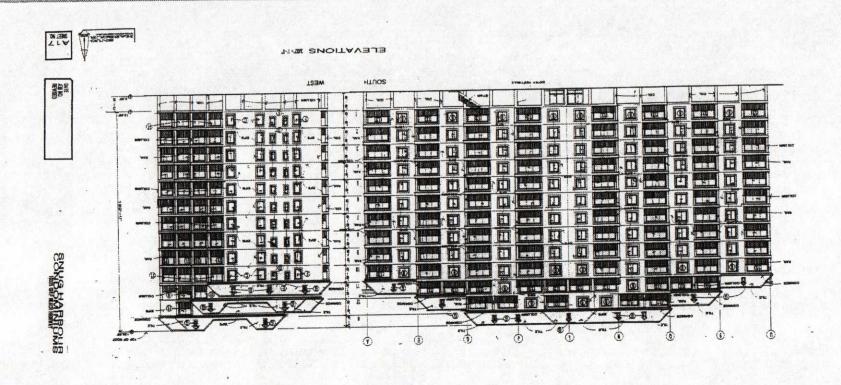
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