

LEGAL DESCRIPTION OF CARIBE

A parcel of land in Government Lot 4 in Section 15, Township 8 South, Range 30 East, St. Johns County, Florida, being further described as follows:

Beginning at a point of intersection of the East right-of-way line of State Road A-1-A, said right-of-way line being 50 feet East of the centerline of said road, with a line 300.00 feet North of and parallel with the South line of said Government Lot 4; thence along said line, N. 89° 24' 30" E., 870.10 feet to the Southwest corner of "The Ocean Gallery Vistas, Premiere Phase," a condominium, as recorded in Condominium Plat Book 522, Pages 16 through 75 of the Public Records of said county; thence along the West line of said plat the following: N. 06° 48' 54" W., 281.19 feet; thence N. 07° 29' 43" W., 78.02 feet to the Northwest corner of said "The Ocean Gallery Vistas, Premiere Phase" and the point of beginning, said point also lying on the Northerly line of a 60.00 foot ingress-egress and utility easement as recorded in O.R. Book 518, Pages 742 through 744 of the Public Records of said county; said point also lying on a non-tangent curve concave Southwesterly and having a radius of 130.00 feet; thence Northwesterly along said curve and easement line 36.95 feet through a central angle of 15° 53' 21" (chord N. 74° 43' 44" W., 35.94 feet) to a reverse curve concave Northeasterly and having a radius of 70.00 feet; thence Northwesterly along said curve, 56.51 feet through a central angle of 46° 15' 07" (chord N. 59° 37' 51" W., 54.99 feet) to a non-tangent curve concave Northwesterly and having a radius of 490.00 feet; thence Northeasterly along said curve 6.78 feet through a central angle of 00° 48' 32" (chord N. 48° 44' 18" E., 6.78 feet); thence non-tangent from said curve N. 41° 39' 58" E., 5.00 feet radial to a curve concave Westerly and having a radius of 168.22 feet; thence leaving said ingress-egress and utility easement, Northerly along said curve 163.92 feet through a central angle of 55° 49' 48" (chord N. 20° 25' 11" E., 157.51 feet); thence N. 07° 29' 43" W., 73.69 feet; thence N. 82° 30' 17" E., 321.00 feet to the coastal construction control line; thence along said line, S. 37° 27' 43" E., 268.17 feet to the Northeast corner of said "The Ocean Gallery Vistas, Premiere Phase;" thence along the Northerly line of said plat the following: S. 83° 11' 03" W., 43.55 feet; thence S. 64° 15' 23" W., 123.51 feet; thence S. 06° 48' 54" E., 20.00 feet; thence S. 83° 11' 06" W., 51.00 feet; thence N. 69° 43' 42" W., 123.09 feet to the point of beginning. Containing 2.302 acres more or less.

LESS that property upon which the roadways, parking areas, and boardwalks serving this phase of The Ocean Gallery Vistas and subsequent phases of this condominium, to the extent these parking areas, roadways, and boardwalks fall within the above description. Lands upon which the parking areas, roadways, and boardwalks are constructed are not included in the lands dedicated to condominium ownership and all right, title, and interest to this property will remain vested in the Owner, Sun-Mark II Associates, until such time as they convey or transfer it to The Ocean Gallery Property Owner's Association.

# THE OCEAN GALLERY VISTAS PACIFICA PHASE A CONDOMINIUM "PROPOSED"

a portion of section 15, Township 8 South, range 36 East  
of 12TH, County, Nevada

THE UNDERSIGNED HEREBY CERTIFY that the foregoing plat, and the other documents which are hereby incorporated by reference, contain a true and correct copy of the original records on file in the office of the County Clerk of said County, Nevada, and that the same are a true and correct copy of the original records on file in the office of the County Clerk of said County, Nevada, and that the same are a true and correct copy of the original records on file in the office of the County Clerk of said County, Nevada.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office this 15th day of December, 2008.

The undersigned hereby certifies that the foregoing plat and the other documents which are hereby incorporated by reference, contain a true and correct copy of the original records on file in the office of the County Clerk of said County, Nevada, and that the same are a true and correct copy of the original records on file in the office of the County Clerk of said County, Nevada, and that the same are a true and correct copy of the original records on file in the office of the County Clerk of said County, Nevada.

*[Signature]*  
11/24/08

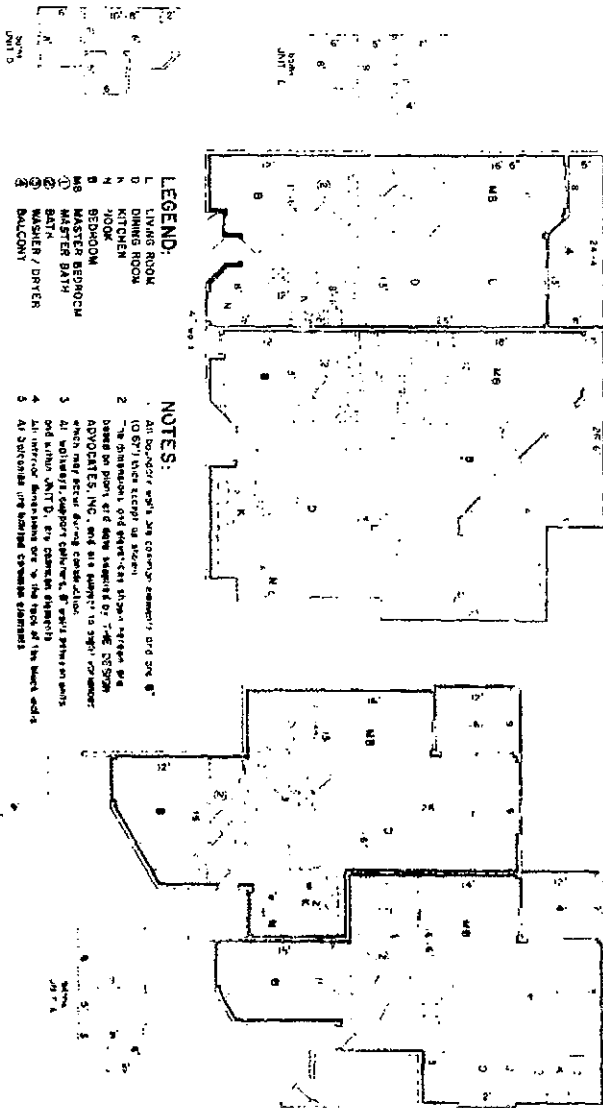
EXHIBIT 10

# THE OCEAN GALLERY VISTAS

portion of section 15, Township 8 South, Range 30 East, 41st Meridian, County of San Diego

## TYPICAL UNITS FLOOR PLAN

UNIT C      UNIT D      UNIT B      UNIT A



- LEGEND:**
- L LIVING ROOM
  - D DINING ROOM
  - K KITCHEN
  - B BEDROOM
  - BA BATHROOM
  - MA MASTER BATH
  - MD MASTER DRESSING
  - DR DRIVER
  - BALC BALCONY

- NOTES:**
- 1 All boundary walls are concrete masonry and are 8" (10 1/2" thick except as noted).
  - 2 The dimensions and elevations shown herein are based on plans and data prepared by THE DESIGN ADVISORIES, INC., and are subject to their comments.
  - 3 All interior dimensions are shown in feet and inches.
  - 4 All interior dimensions are to the top of the finish wall.
  - 5 All dimensions are shown in feet and inches.

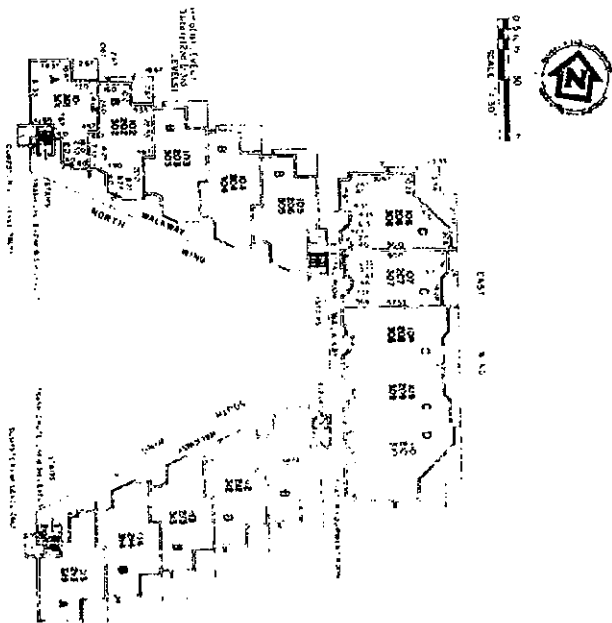
CLARENCE W. & SONS, INC.  
Architects  
1000 La Jolla Village Drive, Suite 100  
La Jolla, California 92037  
Tel: (619) 452-1111

EXHIBIT 11

# THE OCEAN GALLERY VISTAS

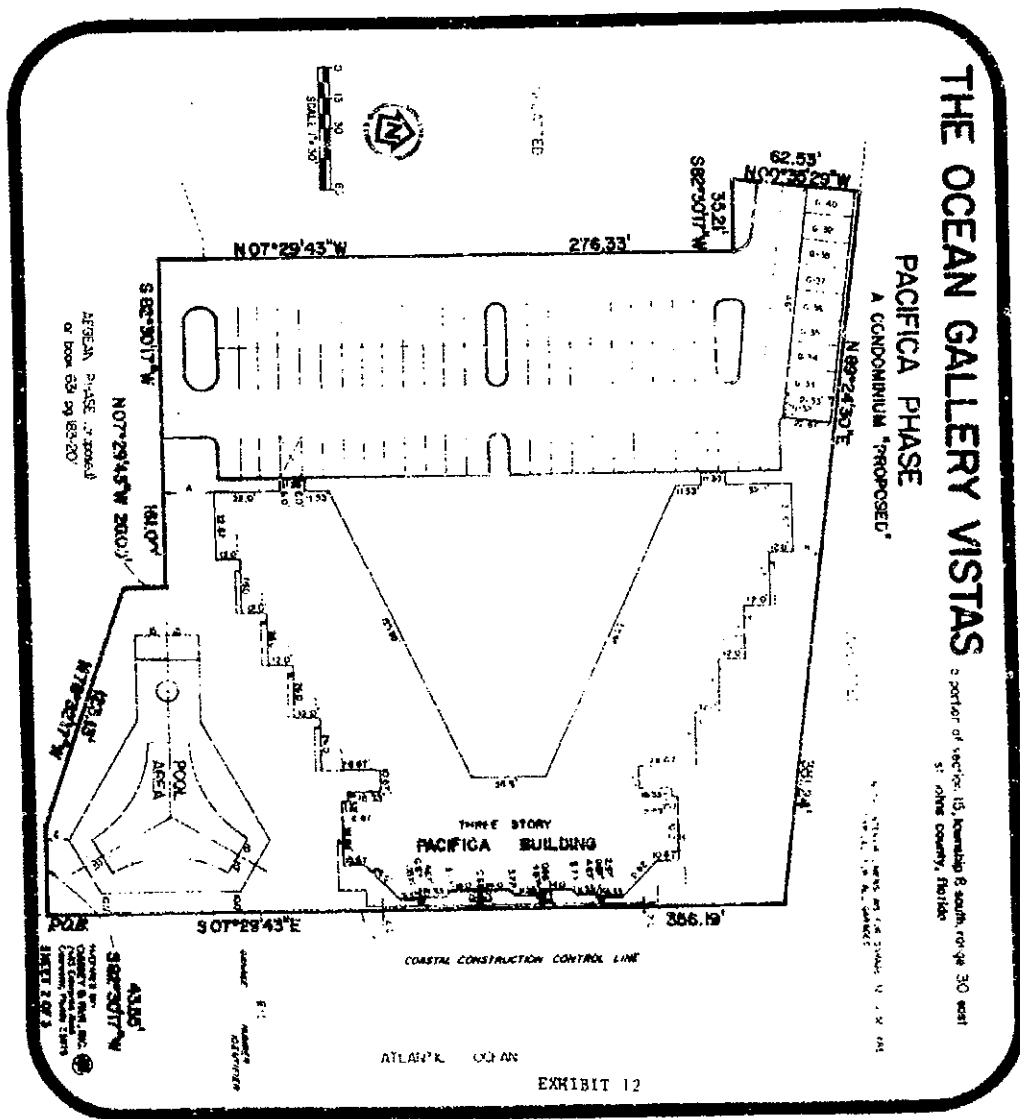
PACIFICA PHASE  
A CONDOMINIUM "PROPOSED"

1000 West Ocean Blvd., Suite 100, Pompano Beach, Florida 33062



NOTES:  
1. OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.  
2. OWNER SHALL MAINTAIN SUPPORT TO ALL UTILITIES AND COMMON ELEMENTS.  
3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.  
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10. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

FLOOR	AREA	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
FIRST FLOOR	COMMON ELEMENTS	1,234,567	100%
SECOND FLOOR	COMMON ELEMENTS	1,234,567	100%
THIRD FLOOR	COMMON ELEMENTS	1,234,567	100%
FOURTH FLOOR	COMMON ELEMENTS	1,234,567	100%
FIFTH FLOOR	COMMON ELEMENTS	1,234,567	100%
SIXTH FLOOR	COMMON ELEMENTS	1,234,567	100%
SEVENTH FLOOR	COMMON ELEMENTS	1,234,567	100%
EIGHTH FLOOR	COMMON ELEMENTS	1,234,567	100%
NINTH FLOOR	COMMON ELEMENTS	1,234,567	100%
TENTH FLOOR	COMMON ELEMENTS	1,234,567	100%
ELEVENTH FLOOR	COMMON ELEMENTS	1,234,567	100%
TWELFTH FLOOR	COMMON ELEMENTS	1,234,567	100%
THIRTEENTH FLOOR	COMMON ELEMENTS	1,234,567	100%
FOURTEENTH FLOOR	COMMON ELEMENTS	1,234,567	100%
FIFTEENTH FLOOR	COMMON ELEMENTS	1,234,567	100%
SIXTEENTH FLOOR	COMMON ELEMENTS	1,234,567	100%
SEVENTEENTH FLOOR	COMMON ELEMENTS	1,234,567	100%
EIGHTEENTH FLOOR	COMMON ELEMENTS	1,234,567	100%
NINETEENTH FLOOR	COMMON ELEMENTS	1,234,567	100%
TWENTIETH FLOOR	COMMON ELEMENTS	1,234,567	100%



THE OCEAN GALLERY VISTAS, PACIFICA PHASE

Apportionment Factors

(For the use in calculating percentage ownership of common elements and percentage share of common expenses and surplus)

<u>UNIT NUMBER</u>	<u>FACTOR</u>
101	.0198
102	.0216
103	.0216
104	.0216
105	.0216
106	.0280
107	.0216
108	.0216
109	.0216
110	.0280
111	.0216
112	.0216
113	.0216
114	.0216
115	.0198
201	.0198
202	.0216
203	.0216
204	.0216
205	.0316
206	.0280
207	.0216
208	.0216
209	.0216
210	.0280
211	.0216
212	.0216
213	.0216
214	.0216
215	.0198
301	.0198
302	.0216
303	.0216
304	.0216
305	.0282
306	.0216
307	.0216
308	.0216
309	.0216
310	.0282
311	.0216
312	.0216
313	.0216
314	.0216
315	.0198

1980 SEP 16 AM 12 28

*Chris "Linda" Hotal*  
CLERK OF COURT

Exhibit 13

LEJ811

87 18046

AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF THE OCEAN GALLERY VISTAS, A PHASE CONDCMINIUM (ADDING AS BUILT PLANS FOR PACIFICA PHASE)

Pursuant to the provisions of Section 718.104(4)(c), Florida Statutes (1985), Sun-Mark II Associates, a joint venture partnership between Calmark Communities, Inc., a California corporation, and Sunshine State Mortgage Company, a Florida corporation, hereby amends the Declaration of Condominium of the Ocean Gallery Vistas, a phase condominium (the "Declaration"), to include the as built plans for the Pacifica Phase. The as built plans for the Pacifica Phase, including the surveyor's certificate, are attached hereto as Exhibit 1 and amend Exhibit 12 to the Declaration which was recorded in Official Records Book 684 at Page 436 of the Public Records of St. Johns County, Florida.

Executed this 1st day of \_\_\_\_\_, 1987.

SUN-MARK II ASSOCIATES, a Joint Venture

Witnesseth:

CALMARK COMMUNITIES, INC.

*[Handwritten signature]*

BY: *[Handwritten signature]*

As Its: \_\_\_\_\_

(Affix Corporate Seal Here)

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

Witnesseth:

SUNSHINE STATE MORTGAGE COMPANY

*Judith P. Baxter*  
*Ruthanne Jackson*

BY: *[Handwritten signature]*

As Its: VICE PRESIDENT

(Affix Corporate Seal Here)

STATE OF FLORIDA )  
COUNTY OF HILLSBOROUGH )

The foregoing instrument was acknowledged before me this 1st day of \_\_\_\_\_, 1987 by \_\_\_\_\_ of Calmark Communities, Inc., a California corporation, on behalf of the corporation.

Notary Public  
My Commission Expires: \_\_\_\_\_

STATE OF FLORIDA )  
COUNTY OF HILLSBOROUGH )

The foregoing instrument was acknowledged before me this 2ND day of July, 1987 by *J. Floyd Hall* who is the VICE PRESIDENT of Sunshine State Mortgage Company, a Florida corporation, on behalf of the corporation.

*Judith P. Baxter*  
Notary Public  
My Commission Expires: \_\_\_\_\_

PLD/C7-2719A  
06/30/87

CONSENT OF MORTGAGE

The First, F.A., mortgage holder on the property described on Exhibit I attached hereto, consents to the Amendment To The Declaration Of Condominium Of The Ocean Gallery Vistas, A Phase Condominium (Adding As Built Plans For The Pacifica Phase).

Witnesseth:

Gabuth Clarke  
Carl W. Mason

THE FIRST, F.A.

BY:

Louis E. Laubscher  
As is: Senior Vice President

STATE OF FLORIDA )  
COUNTY OF ORANGE )

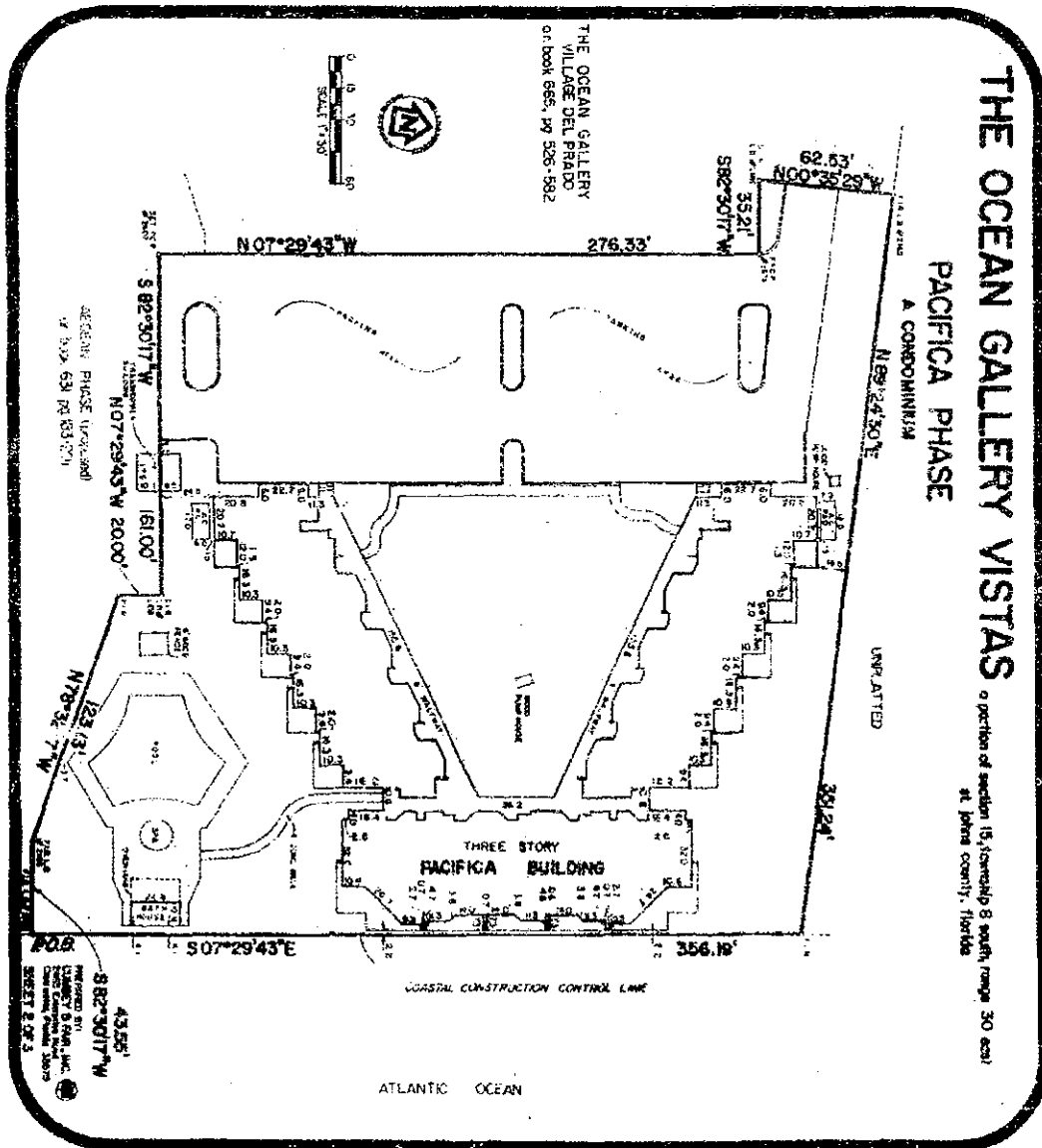
The foregoing instrument was acknowledged before me this 3rd day of July, 1987 by Louis E. Laubscher who is the Sr. Vice President of The First, F.A., on behalf of the Association.

Marcin A. Zelazny  
Notary Public  
My Commission Expires

NOTARY PUBLIC STATE OF FLORIDA  
BY ELECTING FOR THE YEAR 1988  
EXPIRES 1990 JANUARY 15th 1990







# THE OCEAN GALLERY VISTAS PACIFICA PHASE A CONDOMINIUM

portion of section 18, township 8 south, range 30 east  
st. Johns county, florida

O.R. 750 PG 1264



LOFT DETAIL  
1'-0"

UNITS 307, 308, & 309 ONLY

LOFT	CEILING PEAK ELEV. = 20.06
FLOOR ELEV. = 49.71	
THIRD FLOOR	CEILING ELEV. = 45.99
FLOOR ELEV. = 35.06	
SECOND FLOOR	CEILING ELEV. = 38.70
FLOOR ELEV. = 28.15	
FIRST FLOOR	CEILING ELEV. = 25.25
FLOOR ELEV. = 17.18	

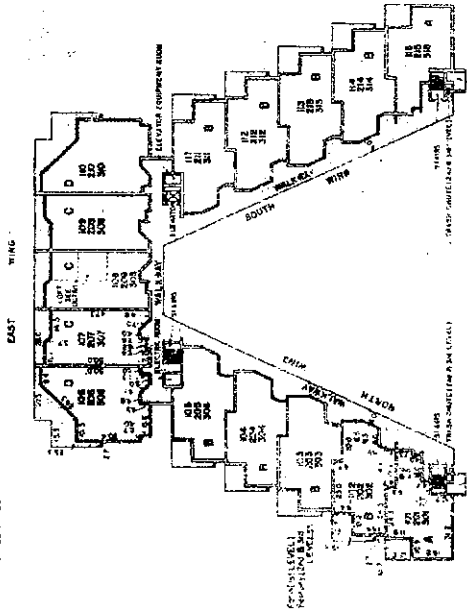
NOTE - ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC  
VERTICAL DATUM OF 1988, MEAN SEA LEVEL (1988)

BATH HOUSE FLOOR ELEV. = 19.29

INDICATES FLOOR INDICATES LOFT RUMBLE

DESIGNED BY  
CUNNEIFF OBERG  
200 S. BAYVIEW BLVD.  
CORPORA, FLORIDA 32003

SHEET 3 OF 3



NOTE: ALL ROOMS AND WALLS ARE COMMON ELEMENTS AND ARE TO BE PAINTED AND FINISHED AS SHOWN. ALL WALLS ARE TO BE FINISHED WITH GYP. BOARD. ALL INTERIOR DOORWAYS ARE TO BE FINISHED WITH GYP. BOARD. ALL BALCONIES ARE TO BE FINISHED WITH GYP. BOARD. ALL DIMENSIONS SHOWN HEREON ARE TYPICAL FOR ALL UNITS, INCLUDING DECEASED UNITS.

MAP SHOWING SURVEY OF

O.R. 750 PG 1265

VACANT PARCEL LAS PALMAS

A parcel in Government Lot 4, Section 15, Township 8 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows:

Commence at the intersection of the North line of Ocean Gallery and the East right-of-way line of State Road No. A-1-A; thence South 14°58'01" East along said East right-of-way line 1019.99 feet to the Point of Beginning; thence continue South 14°58'01" East, 166.65 feet to the P.C. of a curve to the left having a radius, delta and chord of 11,509 feet 00°19'50" and 133.35 feet; thence Southeasterly around the arc of the curve 133.36 feet to the South line of said tract; thence North 89°24'30" East 244.12 feet on said South line; thence North 00°35'30" West 124.32 feet to the P.C. of a curve to the left having a radius, delta and chord of 93 feet, 30°0'31", and 48.15 feet; thence Northwesterly around the arc of said curve 48.71 feet to a Point of Reverse Curvature for a curve to the right having a radius, delta and chord of 117 feet 52°22'13", and 103.26 feet; thence Northwesterly and Northeasterly around the arc of said curve 111.26 feet to the P.T. of said curve; thence North 21°48'11" East 51.75 feet to the Southerly line of a 66 foot right-of-way for ingress and egress said point being on a curve to the left, said curve being non tangent to the East line; said curve having a radius, chord and chord bearing of 282 feet, 166.30 feet and North 87°49'05" West; thence Northwesterly around the arc of said curve, 168.81 feet to the P.T. of said curve; thence South 75°02'00" West, 157.0 feet to the Point of Beginning. Said Parcel contains ± 2.04 acres.

I HEREBY CERTIFY that I have surveyed the lands as shown in the above caption and there are no encroachments to the best of my knowledge except as shown and this sketch is an accurate representation thereof. This survey complies with Section 472.927 FLORIDA STATUTES.

FIELD WORK: 11/17/86  
SKETCHED: 11/19/86  
SCALE: 1" = 30'  
JOB NO: 86-1147

Paul L. Taylor, P.L.S.  
Registered Land Surveyor #2674-FL  
133 South Dixie Highway  
St. Augustine, FL 32084  
1-904-824-1427

FILED AND RECORDED IN  
ST. JOHNS COUNTY  
1987 JUL -9 AM 11:00  
Paul L. Taylor  
REGISTERED LAND SURVEYOR