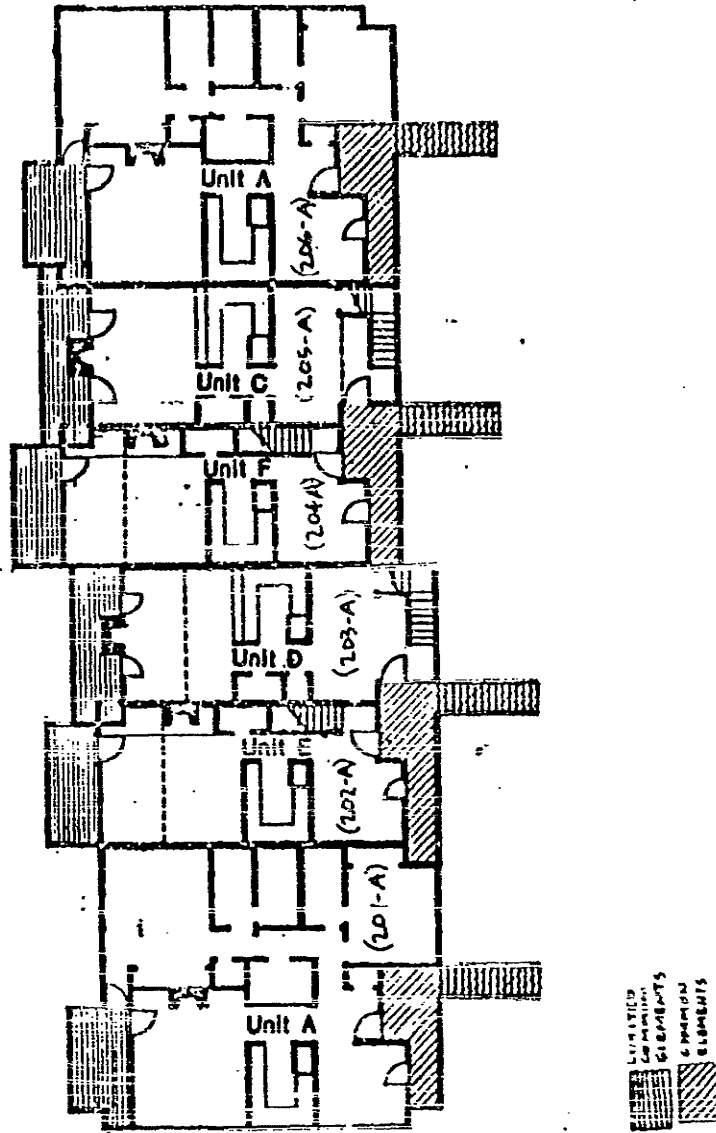


**BUILDING A - FIRST LEVEL**

$\frac{1}{16}'' = 1'-0''$

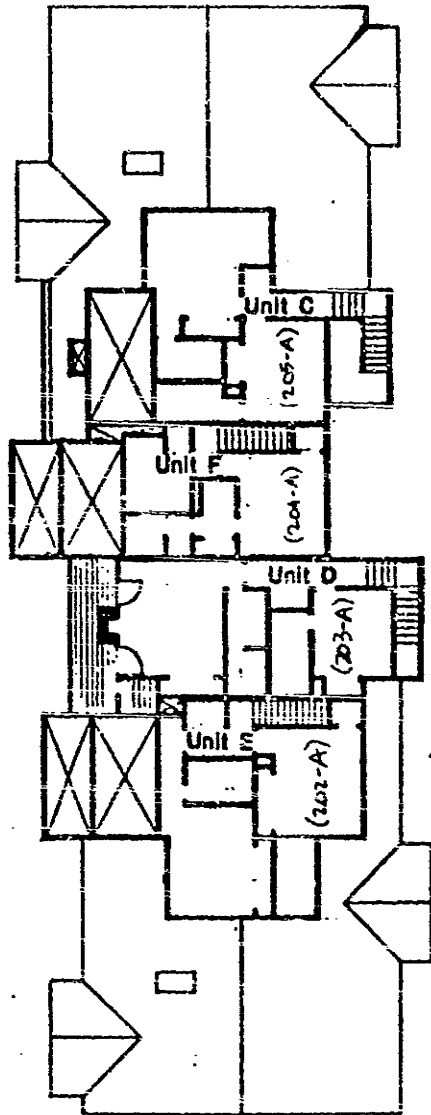
**Anastasia Oaks Condominium  
St. Augustine Beach, Florida**

EXHIBIT "B"



**BUILDING A- SECOND LEVEL**  
1/6" = 1'-0"

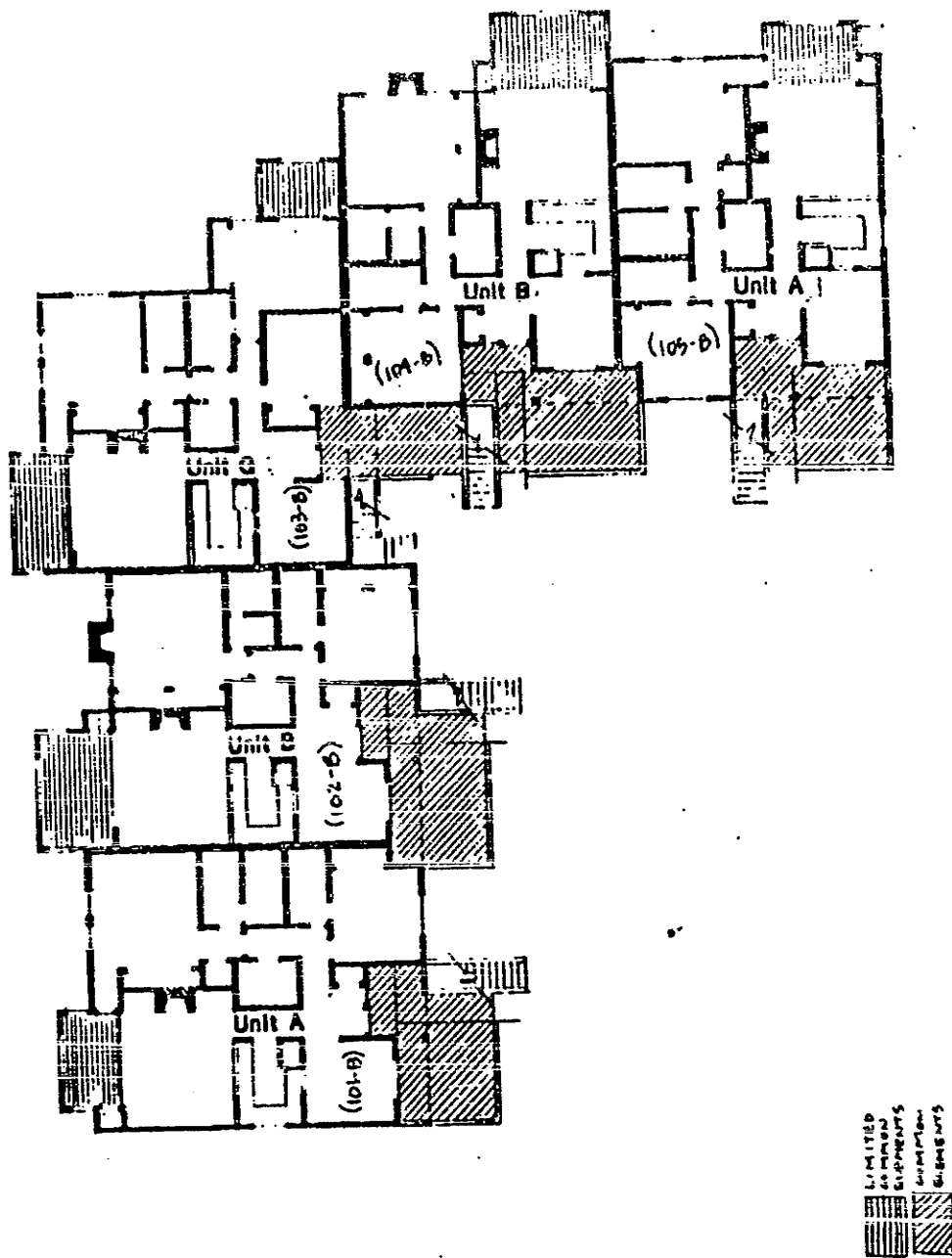
**Anastasia Oaks Condominium  
St. Augustine Beach, Florida**



**BUILDING A- THIRD LEVEL**

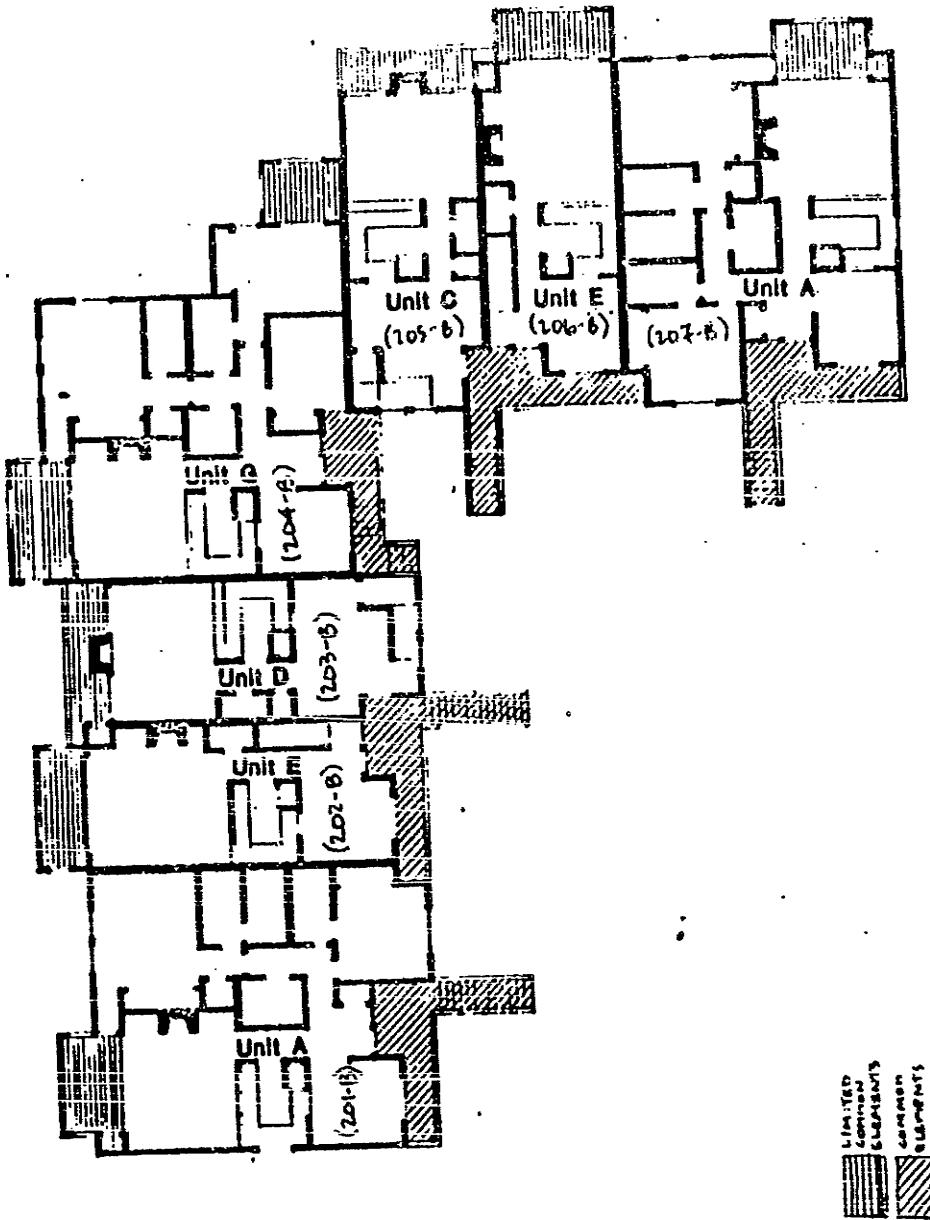
$\frac{1}{16}'' = 1'-0''$

**Anastasia Oaks Condominium  
St. Augustine Beach, Florida**



**BUILDING B - FIRST LEVEL**  
1/2" = 1'-0"

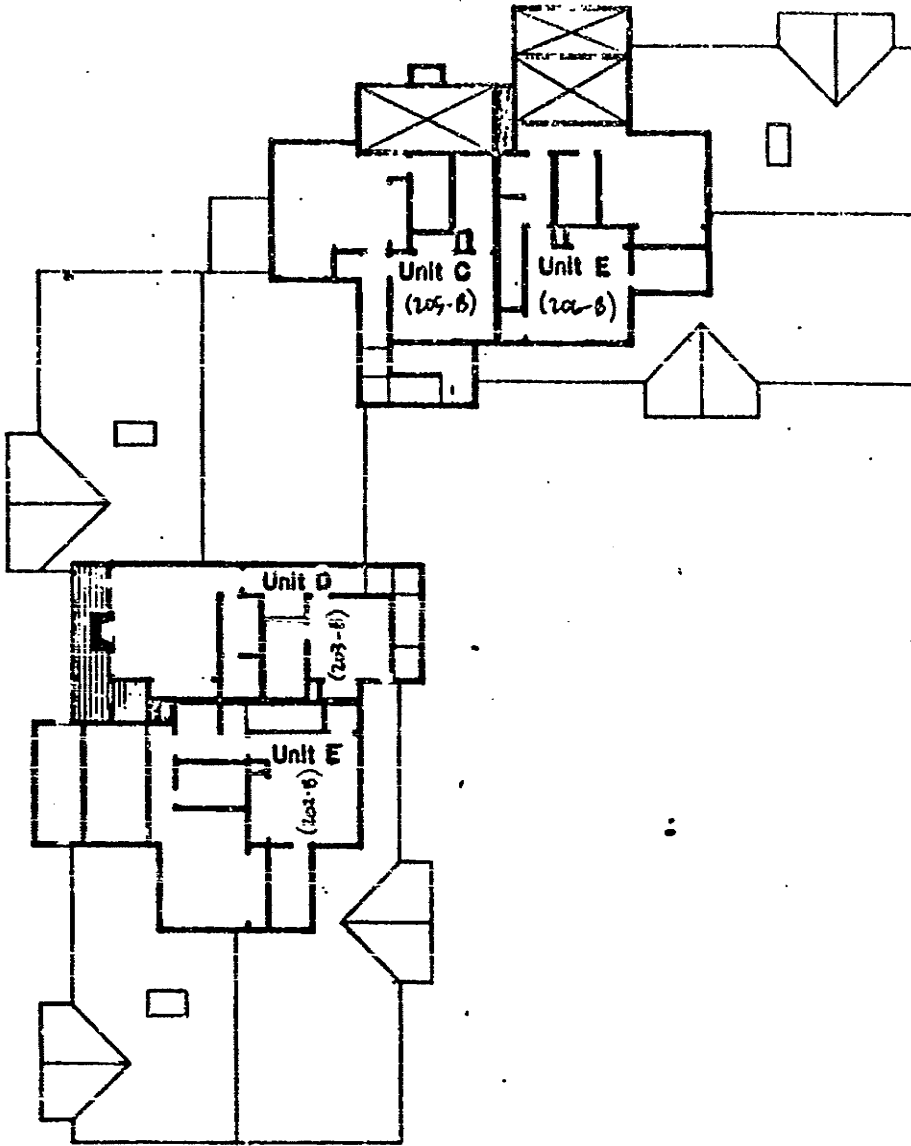
Anastasia Oaks Condominium  
St. Augustine Beach, Florida



**BUILDING B-SECOND LEVEL**

- 1/16" = 1'-0" -

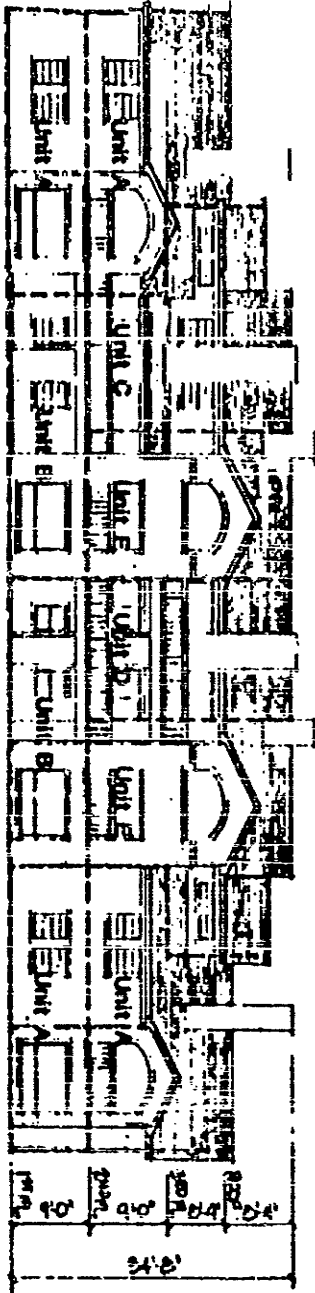
**Anastasia Oaks Condominium  
St. Augustine Beach, Florida**



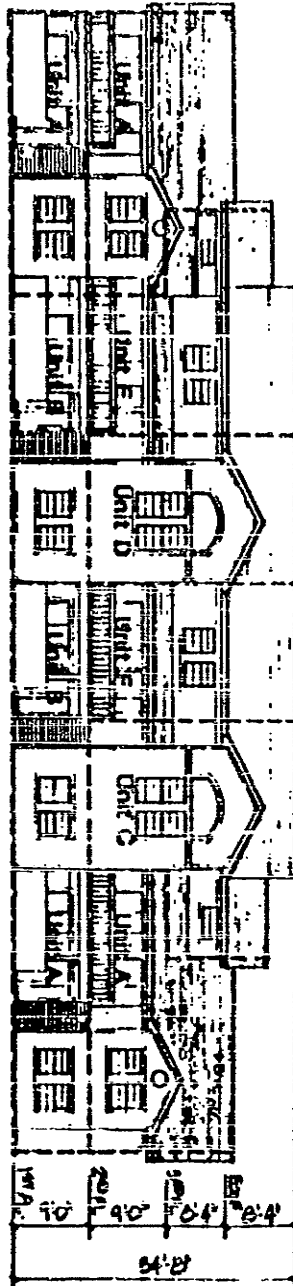
**BUILDING B - THIRD LEVEL**

1/16" = 1'-0"

**Anastasia Oaks Condominium  
St. Augustine Beach, Florida**



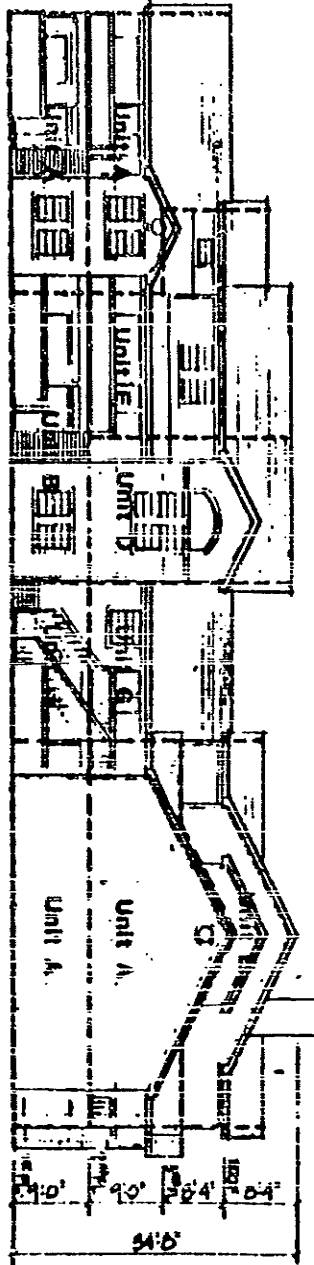
FRONT ELEVATION  
1/16" = 1'-0"



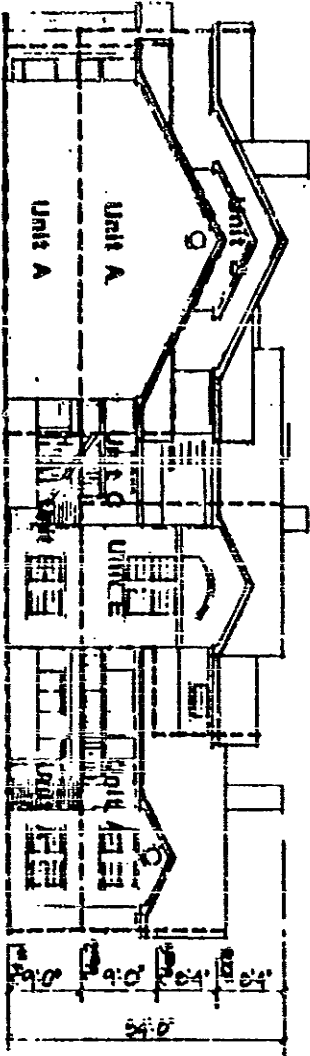
REAR ELEVATION  
1/16" = 1'-0"

BUILDING 1

Anastasia Oaks Condominium  
St. Augustine Beach, Florida



RIGHT FRONT ELEVATION  
1/8" = 1'-0"

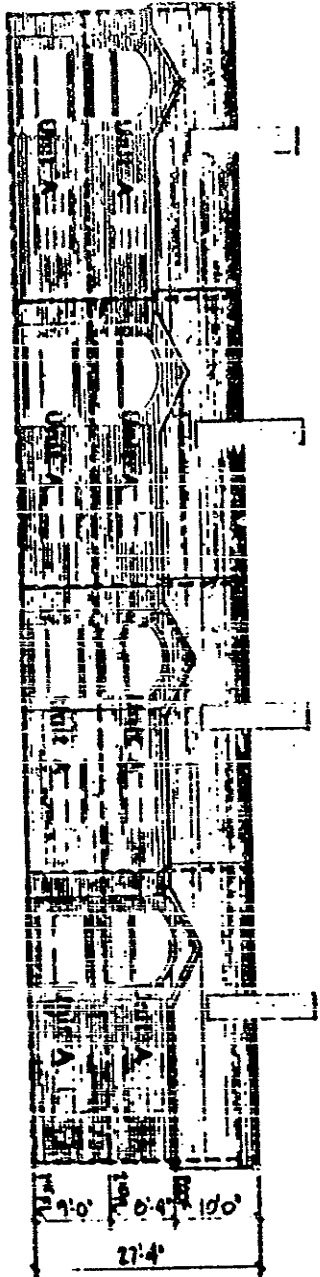


LEFT FRONT ELEVATION  
1/8" = 1'-0"

BUILDING II



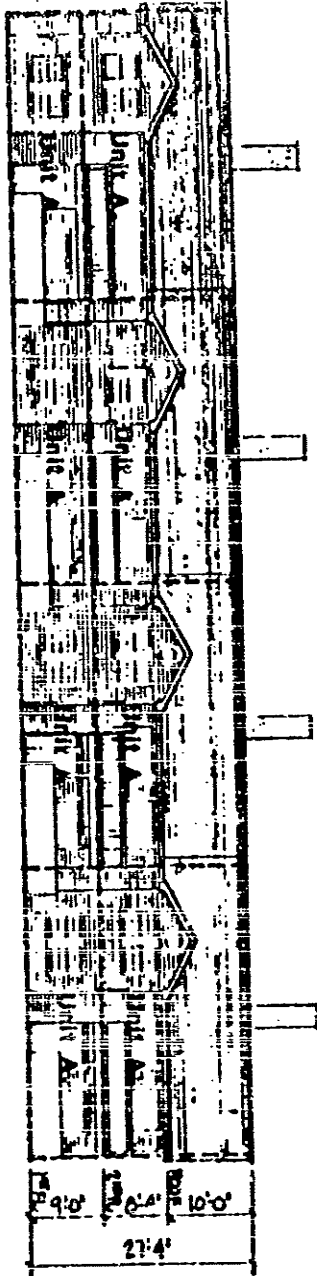




REAR ELEVATION

1/8" = 1'-0"

BUILDING III



FRONT ELEVATION

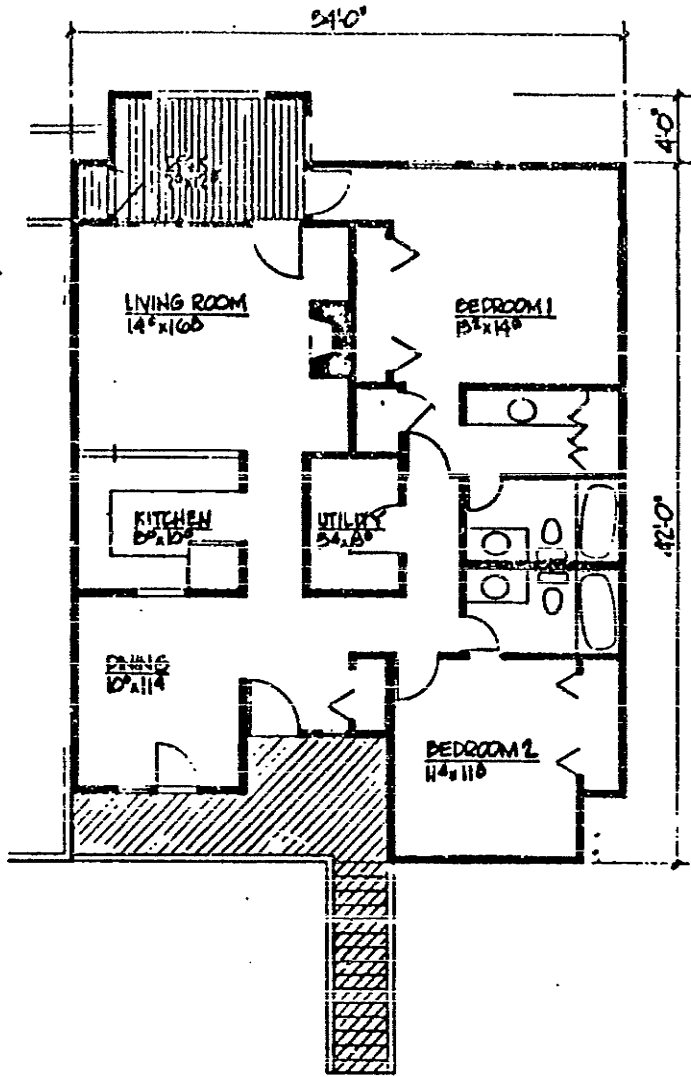
1/8" = 1'-0"

Anastasia Oaks Condominium  
St. Augustine Beach, Florida

EXHIBIT C  
 PERCENTAGE SHARE OF OWNERSHIP  
 IN COMMON ELEMENTS

UNIT #	SQUARE FOOTAGE	PERCENTAGE OF OWNERSHIP
101-A	1261	4.2
102-A	1205	4.01
103-A	1205	4.01
104-A	1261	4.2
201-A	1261	4.2
202-A	1221	4.06
203-A	1202	4.0
204-A	1059	3.53
205-A	1204	4.01
206-A	1261	4.2
101-B	1261	4.2
102-B	1205	4.01
103-B	1358	4.52
104-B	1205	4.01
105-B	1261	4.2
201-B	1261	4.2
202-B	1221	4.06
203-B	1202	4.0
204-B	1358	4.52
205-B	1204	4.01
206-B	1221	4.06
207-B	1261	4.2
CP-1	240	.8
CP-2	240	.8
CP-3	240	.8
CP-4	240	.8
CP-5	240	.8
CP-6	240	.8
CP-7	240	.8
CP-8	240	.8
CP-9	240	.8
CP-10	240	.8
CP-11	240	.8
CP-12	240	.8
	30,038 Total Sq.Ft.	100.0 Percent

0222a

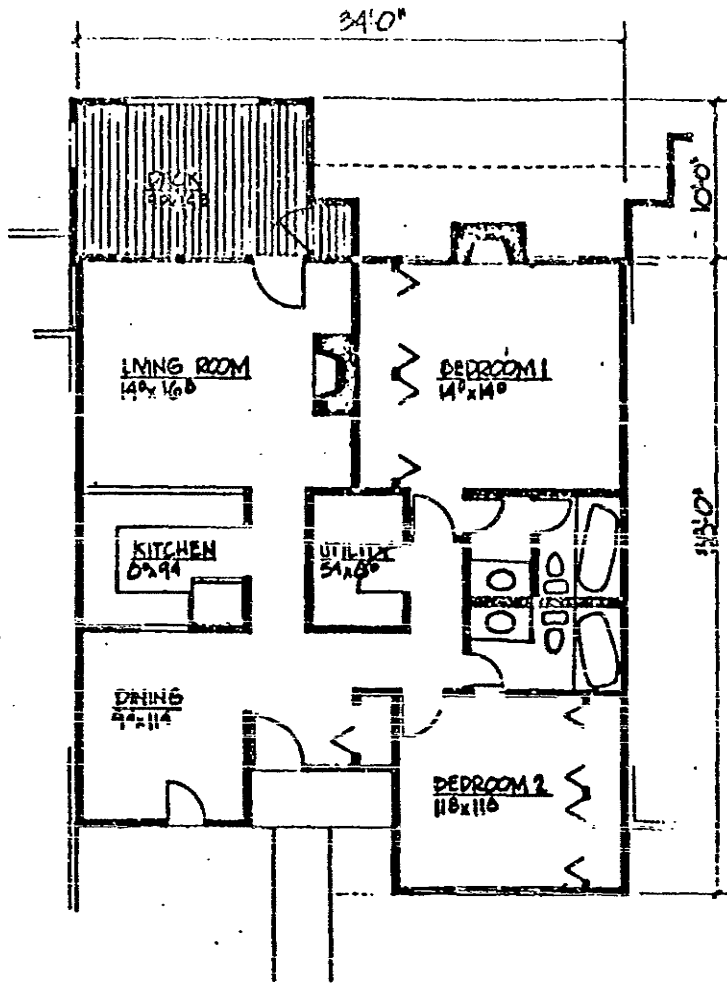


UNIT A (1261 SQUARE FEET)  
16' x 10'

- UNITS  
101-A  
104-A  
201-A  
206-A  
101-B  
105-B  
201-B  
207-B

**Anastasia Oaks Condominium  
St. Augustine Beach, Florida**

EXHIBIT "D"

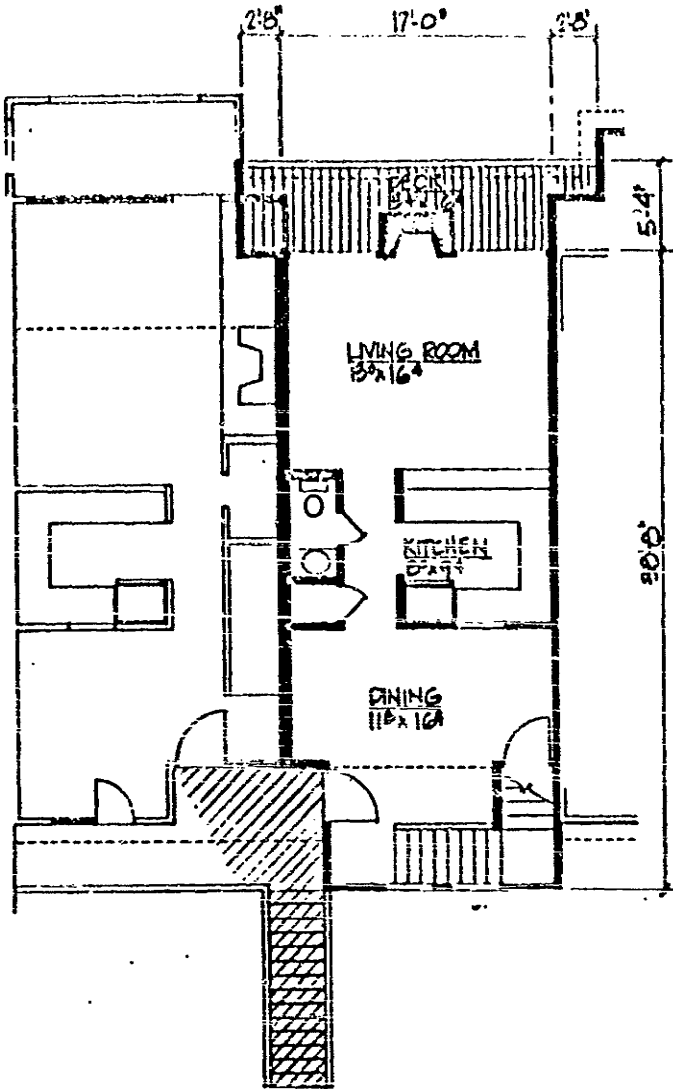


**UNIT B ! (1205 SQUARE FEET)**  
16' x 10'

UNITS

- 102-A
- 103-A
- 102-B
- 104-B

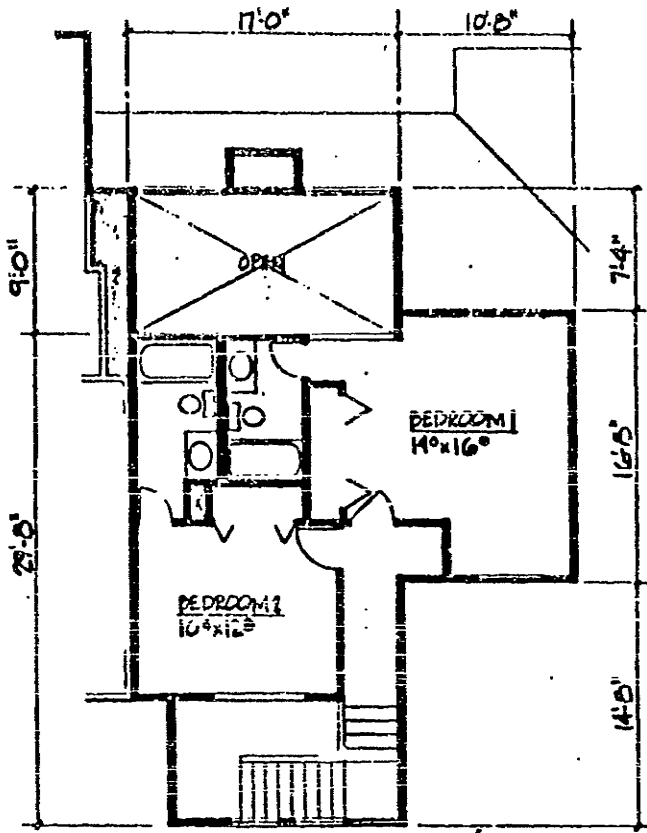
**Anastasia Oaks Condominium**  
**St. Augustine Beach, Florida**



**UNIT C / D - LOWER FLOOR**  
**SECOND LEVEL**  $\frac{1}{8}'' = 1'-0''$

**Anastasia Oaks Condominium**  
**St. Augustine Beach Florida**

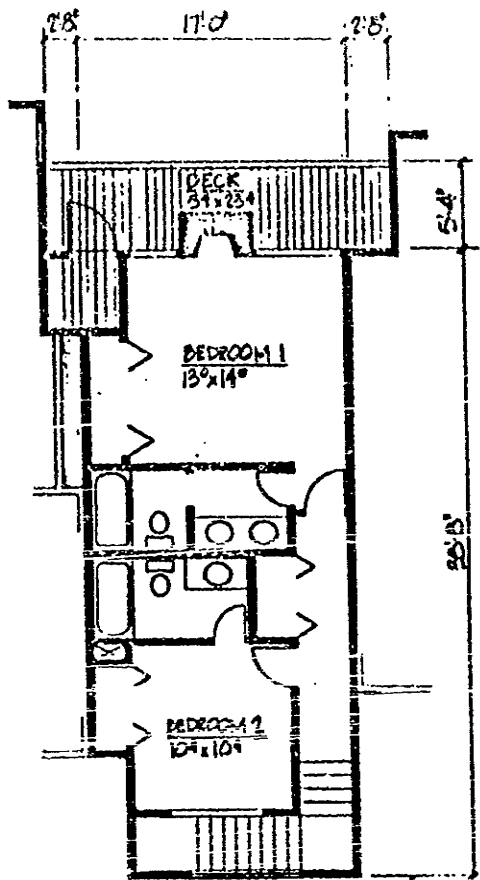
O.R. 717 PG 0489



UNIT C - UPPER FLOOR  
THIRD LEVEL 16'-1'-0"  
TOTAL SQUARE FEET, 1204

UNITS  
205-A  
205-B

Anastasia Oaks Condominium  
St. Augustine Beach, Florida



UNIT D - UPPER FLOOR  
THIRD LEVEL     46' x 10'

1202 TOTAL SQUARE FEET

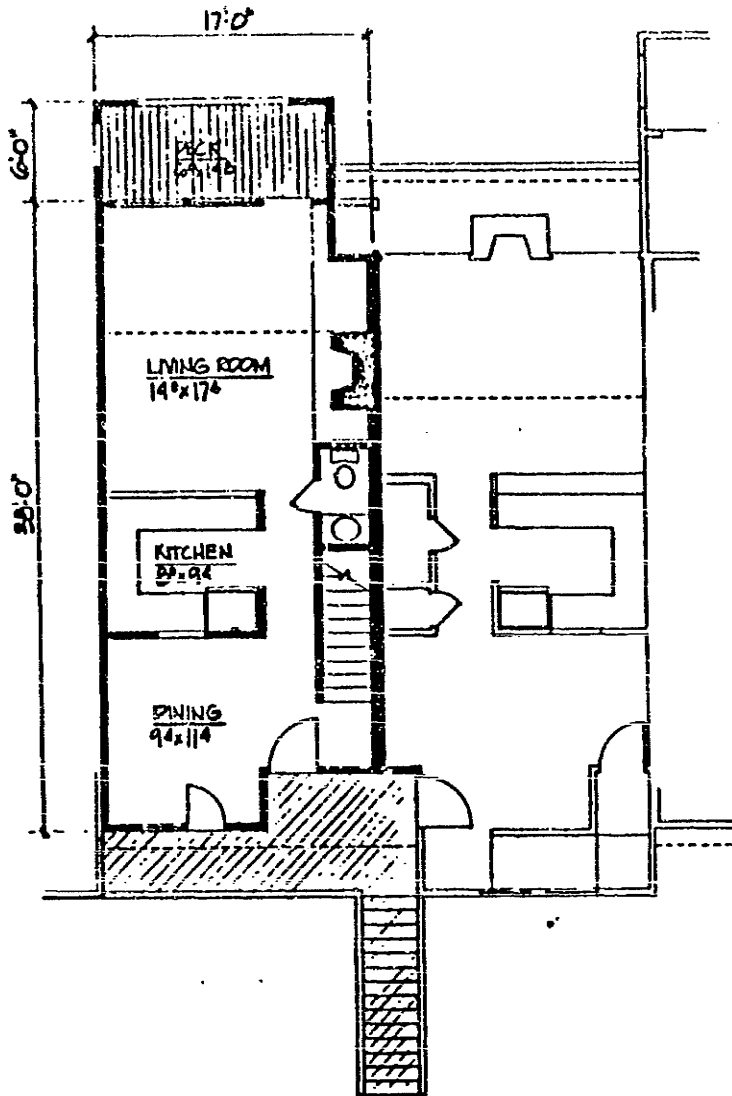
UNITS

203-A

203-B

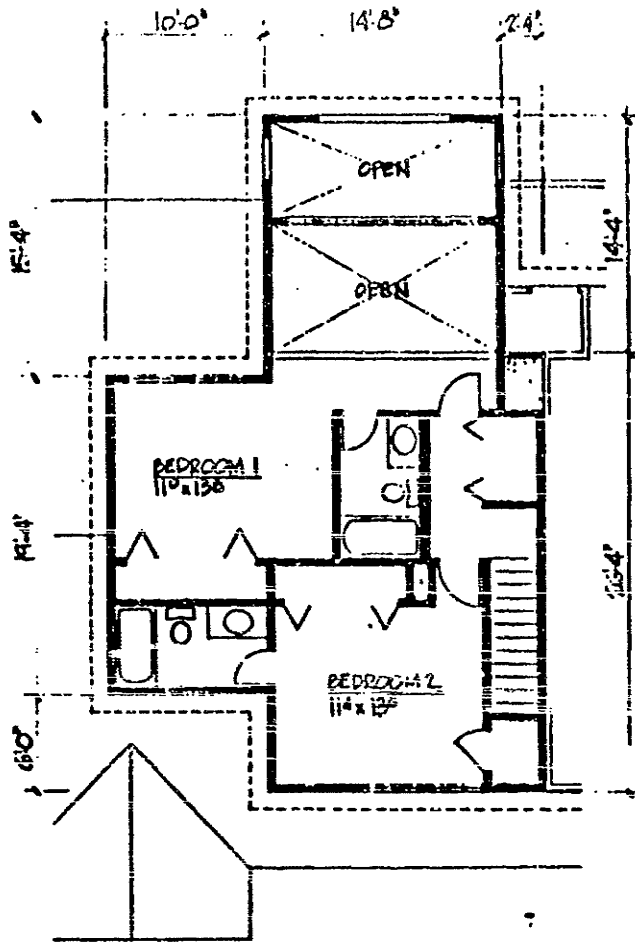
Anastasia Oaks Condominium  
St. Augustine Beach, Florida





**UNIT E / F - LOWER FLOOR**  
**SECOND LEVEL** 18'-10"

**Anastasia Oaks Condominium**  
**St. Augustine Beach, Florida**

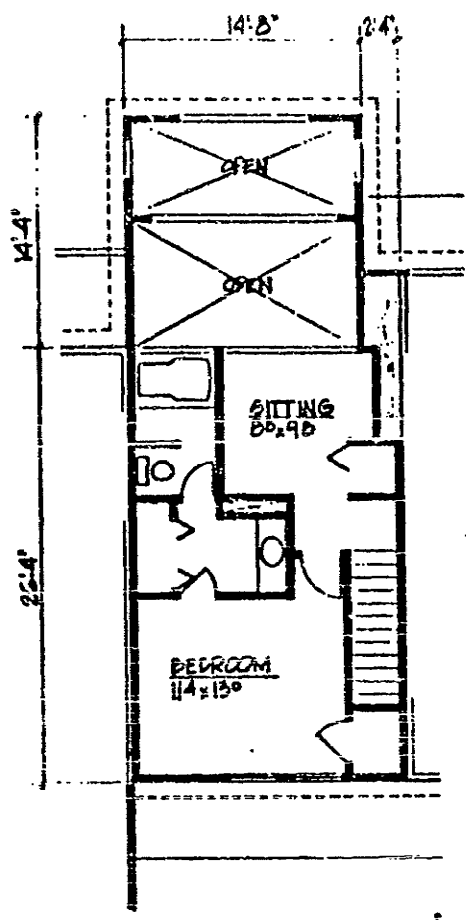


UNIT E - UPPER FLOOR  
THIRD LEVEL

1221 SQUARE FEET (TOTAL)

UNITS

- 202-A
- 202-B
- 206-B



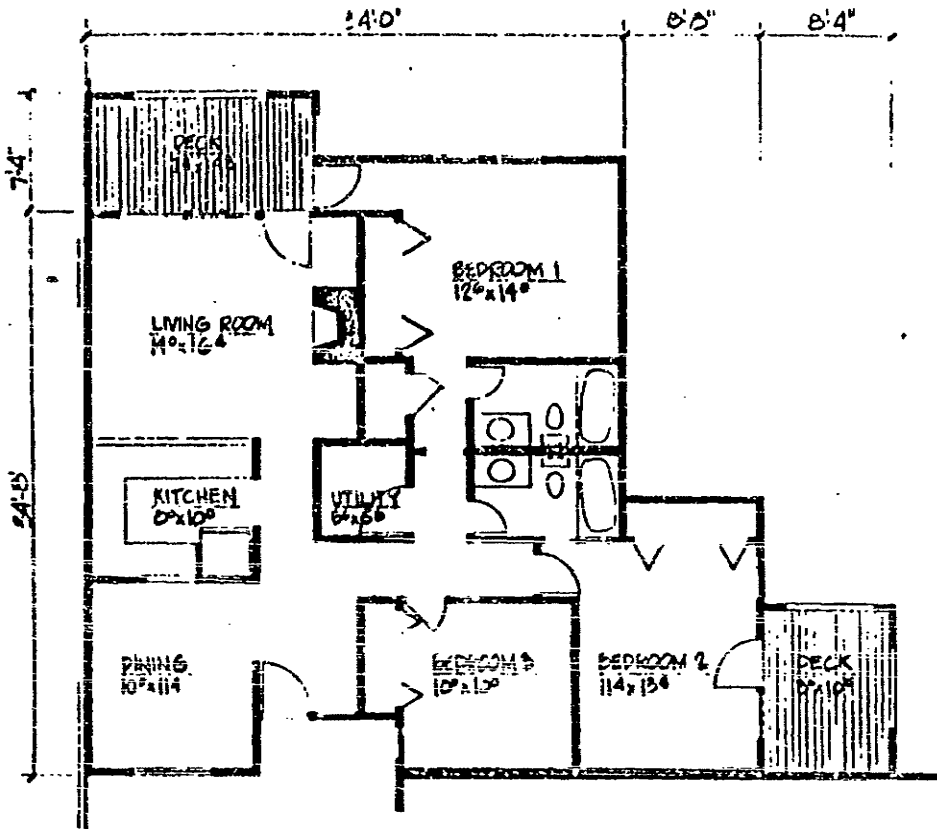
UNIT F - UPPER FLOOR  
THIRD LEVEL      18' x 11'0"

UNIT 204-A

1059 TOTAL SQUARE FEET

Anastasia Oaks Condominium  
St. Augustine Beach, Florida

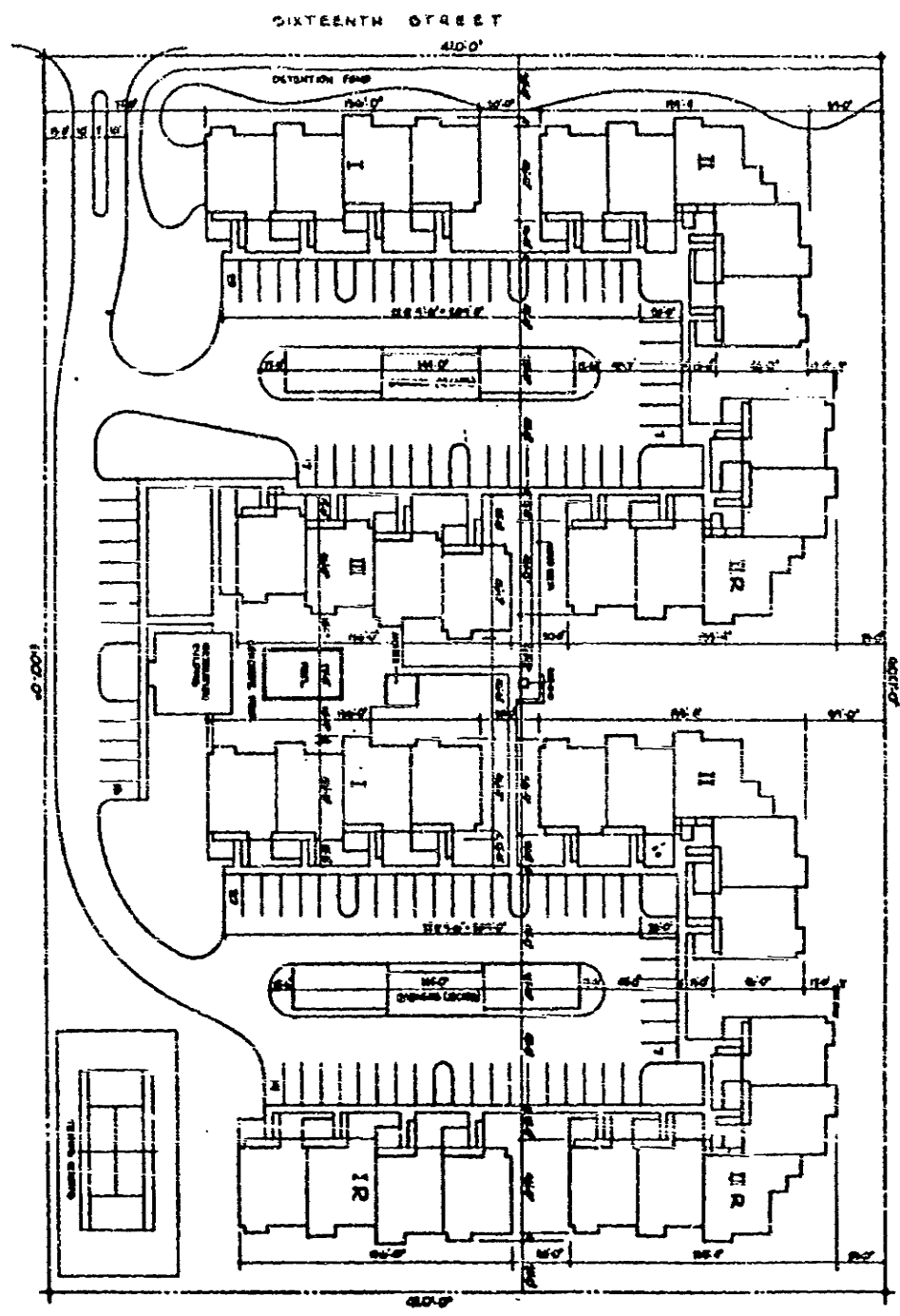
O.R. 717 PG 0494



UNIT G (1358 SQUARE FEET)  
10' x 11'0"

UNITS  
103-B  
204-B

Anastasia Oaks Condominium  
St. Augustine Beach, Florida



Anastasia Oaks Condominium  
St. Augustine Beach, Florida

EXHIBIT "A"

L O R E N N . J O N E S  
C I V I L E N G I N E E R & S U R V E Y O R  
104 ANASTASIA BOULEVARD • POST OFFICE BOX 1281  
ST. AUGUSTINE, FLORIDA 32088-1281

DESCRIPTION: PHASE 2 ANASTASIA OAKS CONDOMINIUMS

A PARCEL OF LAND IN THE WEST 420 FEET OF THE SOUTH 508 FEET OF THE EAST 720 FEET OF GOVERNMENT LOT 2, SECTION 34, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. AUGUSTINE BEACH, ST. JOHN COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE DUE WEST, ON THE SOUTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 300.00 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 40 SECONDS EAST, ON THE EAST LINE OF SAID WEST 420 FEET OF THE EAST 720 FEET OF GOVERNMENT LOT 2, A DISTANCE OF 118.00 FEET TO THE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE DUE WEST 316.00 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 40 SECONDS WEST 55.50 FEET; THENCE DUE WEST 104.00 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 40 SECONDS EAST, ON THE WEST LINE OF THE SAID EAST 720 FEET OF GOVERNMENT LOT 2, A DISTANCE OF 147.25 FEET; THENCE DUE EAST 420.00 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 40 SECONDS WEST, ON SAID EAST LINE OF THE WEST 420 FEET OF THE EAST 720 FEET OF GOVERNMENT LOT 2, A DISTANCE OF 91.75 FEET TO THE POINT OF BEGINNING.

EXHIBIT F-1

O.R. 717 PG 0497

TELEPHONE 224-8118

L C R E N N . J O N E S  
C I V I L E N G I N E E R & S U R V E Y O R  
906 ANASTASIA BOULEVARD • POST OFFICE BOX 1981  
ST. AUGUSTINE, FLORIDA 32086-1281

DESCRIPTION: PHASE 3 ANASTASIA OAKS CONDOMINIUMS

A PARCEL OF LAND IN THE WEST 420 FEET OF THE SOUTH 500 FEET OF THE EAST 720 FEET GOVERNMENT LOT 2, SECTION 34, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. AUGUSTINE BEACH, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE DUE WEST, ON THE SOUTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 300.00 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 40 SECONDS EAST, ON THE EAST LINE OF SAID WEST 420 FEET OF THE EAST 720 FEET OF GOVERNMENT LOT 2, A DISTANCE OF 209.75 FEET TO THE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE DUE WEST 420.00 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 40 SECONDS EAST, ON THE WEST LINE OF SAID EAST 720 FEET OF GOVERNMENT LOT 2, A DISTANCE OF 137.25 FEET; THENCE DUE EAST 104.00 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 40 SECONDS EAST 55.50 FEET; THENCE DUE EAST 316.00 FEET; THENCE DUE SOUTH, ON SAID EAST LINE OF THE WEST 420 FEET OF THE EAST 720 FEET OF GOVERNMENT LOT 2, A DISTANCE OF 206.75 FEET TO THE POINT OF BEGINNING.

EXHIBIT "P-2"

PL 717 497A TELEPHONE 824-8116

**L O R E N N . J O N E S**  
CIVIL ENGINEER & SURVEYOR  
908 ANASTASIA BOULEVARD & POST OFFICE BOX 1321  
ST. AUGUSTINE, FLORIDA 32088-1321

**DESCRIPTION: PHASE 4 ANASTASIA OAKS CONDOMINIUMS**

A PARCEL OF LAND IN THE WEST 420 FEET OF THE SOUTH 508 FEET OF THE EAST 720 FEET OF GOVERNMENT LOT 2, SECTION 34, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. AUGUSTINE BEACH, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE DUE WEST, ON THE SOUTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 300.00 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 40 SECONDS EAST, ON THE EAST LINE OF SAID WEST 420 FEET OF THE EAST 720 FEET OF GOVERNMENT LOT 2, A DISTANCE OF 416.50 FEET TO THE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE DUE WEST 316.00 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 40 SECONDS WEST 55.50 FEET; THENCE DUE WEST 104.00 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 40 SECONDS EAST, ON THE WEST LINE OF SAID EAST 720 FEET OF GOVERNMENT LOT 2, A DISTANCE OF 147.00 FEET; THENCE DUE EAST, ON THE NORTH LINE OF SAID SOUTH 508 FEET OF THE EAST 720 FEET OF GOVERNMENT LOT 2, A DISTANCE OF 420.00 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 40 SECONDS WEST, ON SAID EAST LINE OF THE WEST 420 FEET OF THE EAST 720 FEET OF GOVERNMENT LOT 2, A DISTANCE OF 91.50 FEET TO THE POINT OF BEGINNING.

EXHIBIT "F-1"



11/17 497 B

JOINDER OF MORTGAGEE

BARNETT BANK OF JACKSONVILLE, N.A., herein called the Mortgagee, the owner and holder of a mortgage upon the following lands in St. Johns County, Florida:

[insert description of land]

which mortgage is dated September 5, 1985, and is recorded in O.R. Book 683, Pages 360-368, of the public records of St. Johns County, Florida, joins in the making of the foregoing Declaration for Anastasia Oaks Condominium, and the Mortgagee agrees that the lien of its mortgage shall be upon the following-described property in St. Johns County, Florida:

All of the Units of Anastasia Oaks Condominium, according to the foregoing Declaration for Anastasia Oaks Condominium

TOGETHER WITH all of the appurtenances to such Units including but not limited to all of the undivided shares in the common elements and limited common elements.

Signed, sealed and delivered in the presence of:

BARNETT BANK OF JACKSONVILLE, N.A.

[Signature]  
[Signature]

By: [Signature]  
Asst. Vice President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing was agreed to and acknowledged before me this 14th day of September, 1986, by [Signature], the Vice President of Barnett Bank of Jacksonville, N.A., a national association, on behalf of the association.

[Signature]  
Notary Public, State of Florida at Large  
My Commission Expires 01/01/87  
NOTARY PUBLIC, STATE OF FLORIDA  
My Commission Expires 01/01/87



SURVEYOR'S CERTIFICATE

The undersigned, being a surveyor duly licensed and registered in the State of Florida, hereby certifies that the construction of the improvements for Anastasia Oaks Condominium is substantially complete so that the Declaration for Anastasia Oaks Condominium, and all exhibits attached thereto, is an accurate representation of the location and dimensions of the improvements and the identity, location and dimensions of the Common Elements and of each Unit can be determined from said materials.

*Sam J. Jones*  
9/18/66  
STATE OF FLORIDA  
SURVEYOR

FILED AND RECORDED IN  
PUBLIC RECORDS OF  
ST. JOHNS COUNTY, FLA.

1966 SEP 22 PM 3:56

*Carl "Bud" Markel*  
CLERK OF DISTRICT COURT