

EXHIBIT ATHE SANDS ON THE OCEAN - A CONDOMINIUM - SECTION ILEGAL DESCRIPTION

Those portions of Government Lots 2 and 3, in Section 25, Township 34 South, Range 40 East, lying East of State Road A-1-A, together with Tract 'S' and a portion of Tract 'R' of "CORAL COVE BEACH SUBDIVISION" according to the Plat thereof as recorded in Plat Book 11, Pages 30 A and B, of the Public Records of St. Lucie County, Florida, all the above being described as follows:

COMMENCING at the Southwest corner of said Tract 'R'; thence Northerly along the Easterly Right-of-Way line of State Road A-1-A, said Right-of-Way line being a curve concave to the East and having as its elements a radius of 2814.93 feet, a central angle of $00^{\circ}25'18''$, for an arc distance of 20.72 feet to the POINT OF BEGINNING; thence continue Northerly along said Right-of-Way line and along the last described curve through a central angle of $03^{\circ}11'07''$ for an arc distance of 156.49 feet; thence continue Northerly along said Right-of-Way line tangent to said curve for a distance of 28.34 feet to the Northwest corner of said Tract 'S'; thence continue Northerly along said Right-of-Way line for a distance of 141.93 feet to a line that is 339.00 feet North of and parallel with the South line of said Tract 'R'; thence Easterly along said parallel line for a distance of 620.56 feet to the Mean High Water line of the Atlantic Ocean; thence Southerly along said Mean High Water line to its intersection with a line that is 20.00 feet North of and parallel with the South line of said Tract 'R'; thence Westerly along said parallel line for a distance of 615.72 feet to the POINT OF BEGINNING. Said lands containing 4.54 acres more or less.

SURVEYOR'S CERTIFICATION

THE SANDS ON THE OCEAN ————— A CONDOMINIUM, SECTION 1

State of Florida)
County of St. Lucie)

Before me, the undersigned authority duly authorized to administer oaths and take acknowledgements, personally appeared A. Gerald Weatherington by me well known and known to me to be the person hereinafter described, who, being by me first duly cautioned and sworn, deposes and says on oaths as follows, to wit:

1. That he is a duly registered and duly licensed land surveyor authorized to practice under the laws of the State of Florida.

2. Affiant hereby certifies that the attached survey and floor plans marked Exhibit B through _____ consisting of 22 sheets together with the wording of the Declaration of condominium, represent the improvements to the land, and that there can be determined therefrom the identification, location, dimensions and size of the common elements and of each existing condominium unit, limited common element and common element.

WEATHERINGTON LAND SURVEYING

A. Gerald Weatherington

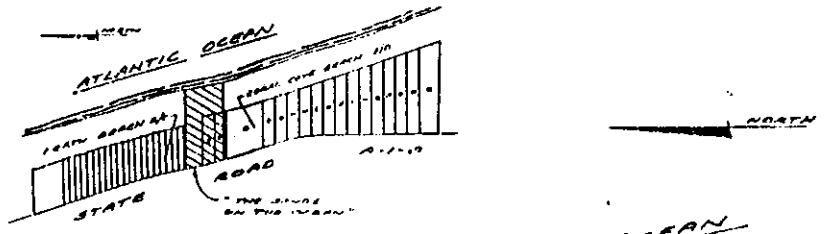
A. Gerald Weatherington,
Registered Land Surveyor,
State of Florida
Certificate No. 1859



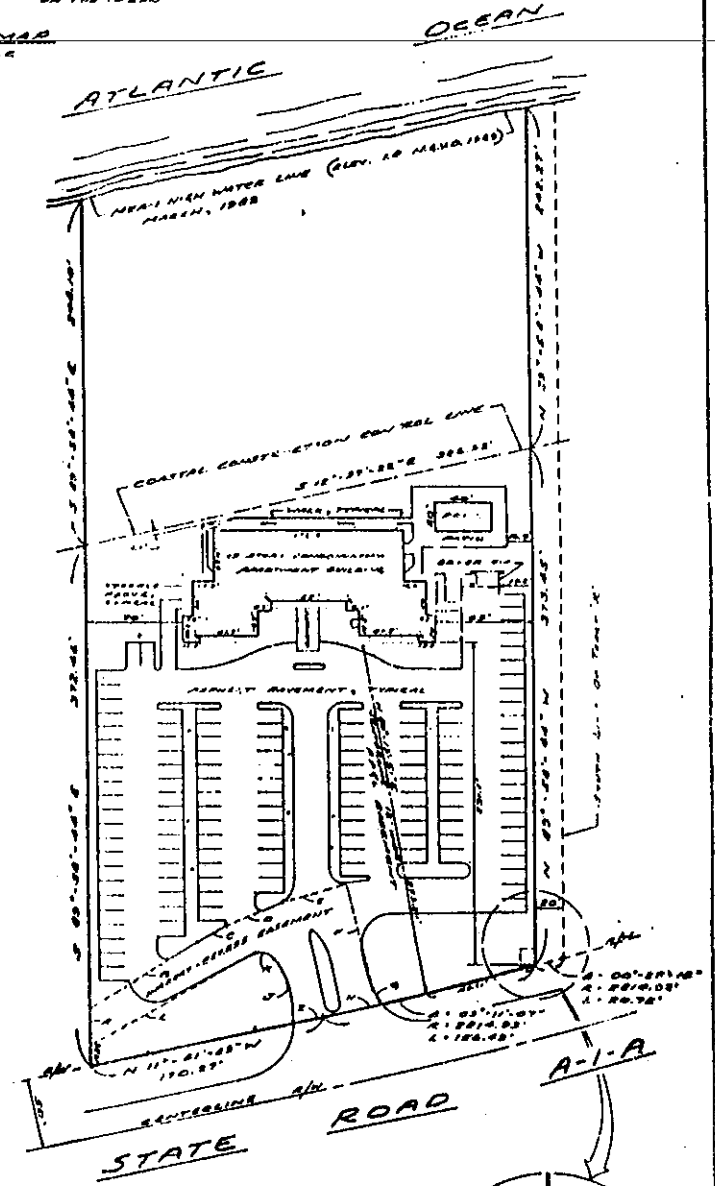
Sworn and subscribed before me
this 21st day of June, 1983

Wanda L. Morris
Notary Public
State of Florida at Large

Notary Public, State of Florida
My Commission Expires Dec. 17, 1985
My commission expires _____



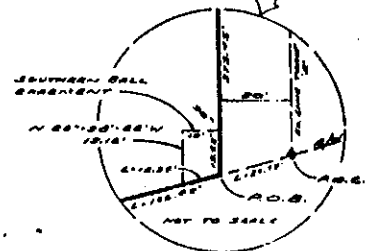
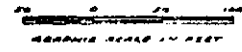
LOCATION MAP
NOT TO SCALE



DATA SCHEDULE

INR4888 - E48883 EASEMENT

A	2	43° 28' 41" E	23.80'
B	2	72° 08' 10" A	30.10'
C	3	20° 24' 48" A	13.50'
D	3	21° 20' 23" E	44.00'
E	2	15° 06' 08" E	18.00'
F	3	24° 24' 32" W	75.00'
G	3	58° 48' 07" W	11.87'
H	0	00° 28' 28" A	1812.33' L 48.88'
I	W	11° 42' 25" W	20.74'
J	A	38° 28' 30" A	1700.1' L 48.88'
K	2	23° 30' 00" A	212.80' L 12.22'
L	W	28° 15' 15" W	133.00'



THE SANDS ON THE OCEAN -
A CONDOMINIUM
SECTION 2
NORTH HUYENHINSON ISLAND
ST. LUCIE COUNTY, FLORIDA

V. GERALD WRATHERINGTON
1809 orange Avenue

REGISTERED LAND SURVEYOR
fort pierce, florida

PREPARED FOR:
THE SANDS
OCEAN VIEW DEVELOPMENT
A Florida Partnership

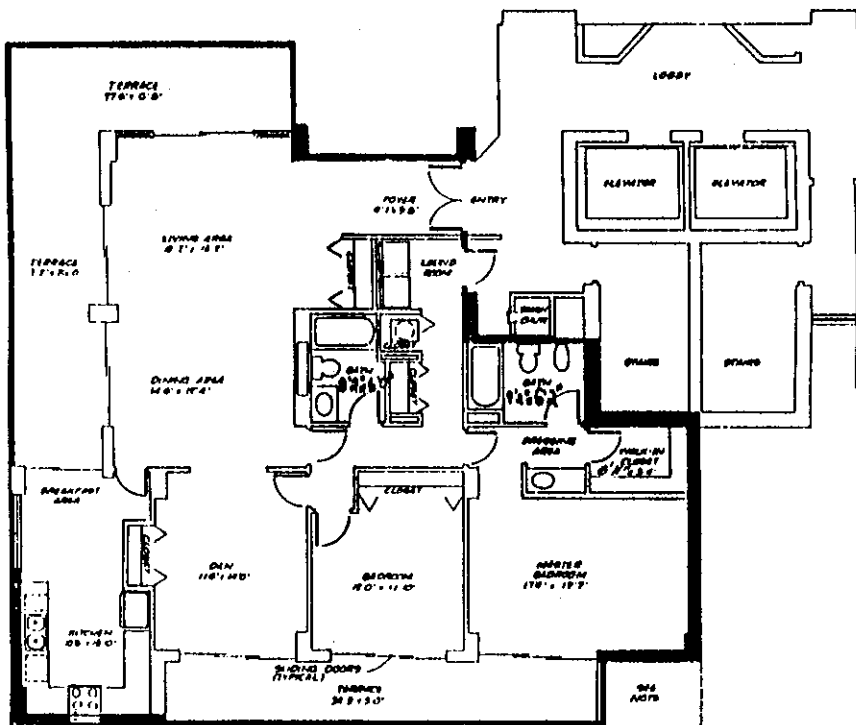
A. GERALD WEATHERINGTON
2809 orange avenue

REGISTERED LAND SURVEYOR
fort pierce, florida

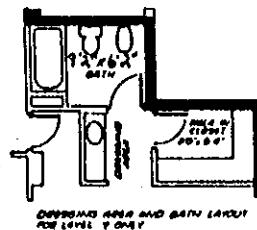
NOTES:

DIMENSIONS SHOWN ARE APPROXIMATE DIMENSIONS
AND ARE INTENDED TO REPRESENT THE AVERAGE AREA
OF RESPECTIVE ROOMS.

ON PENTHOUSE LEVELS ONLY, THE TERRACES ARE EXTENDED
TO THE LIMITS OF THE DASHED LINE.



Typical unit plan for
Apartment 'A'
UNIT 1



PREPARED FOR:
THE SANDS
OCEAN VIEW DEVELOPMENT
A Florida Partnership

THE SANDS ON THE OCEAN - A CONDDMINIUM
Section I
north hutchinson island
st. lucie county, florida

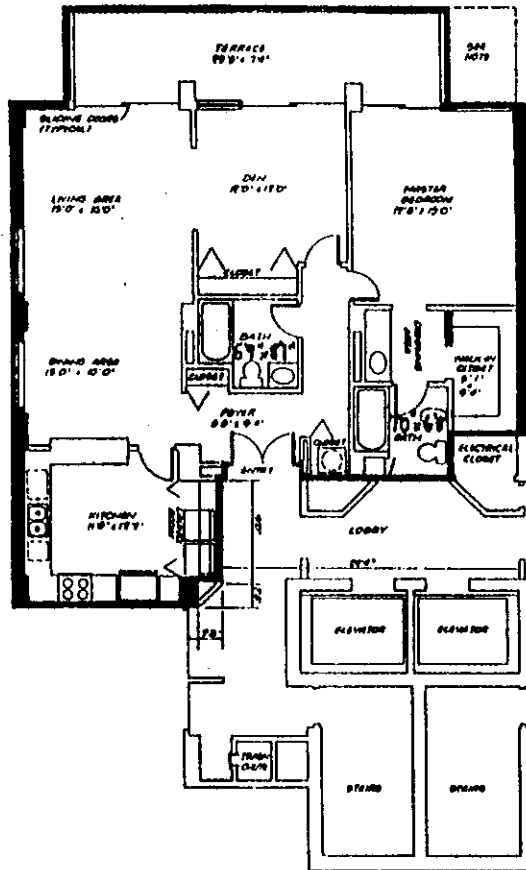
A. GERALD WEATNERINGTON
2809 orange avenue

REGISTERED LAND SURVEYOR
fort pierce, florida

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Typical unit plan for Apartment 'B'
UNIT 2

PREPARED FOR:
THE SANDS
OCEAN VIEW DEVELOPMENT
A Florida Partnership

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Section I
north hutchinson island
st. lucie county, florida

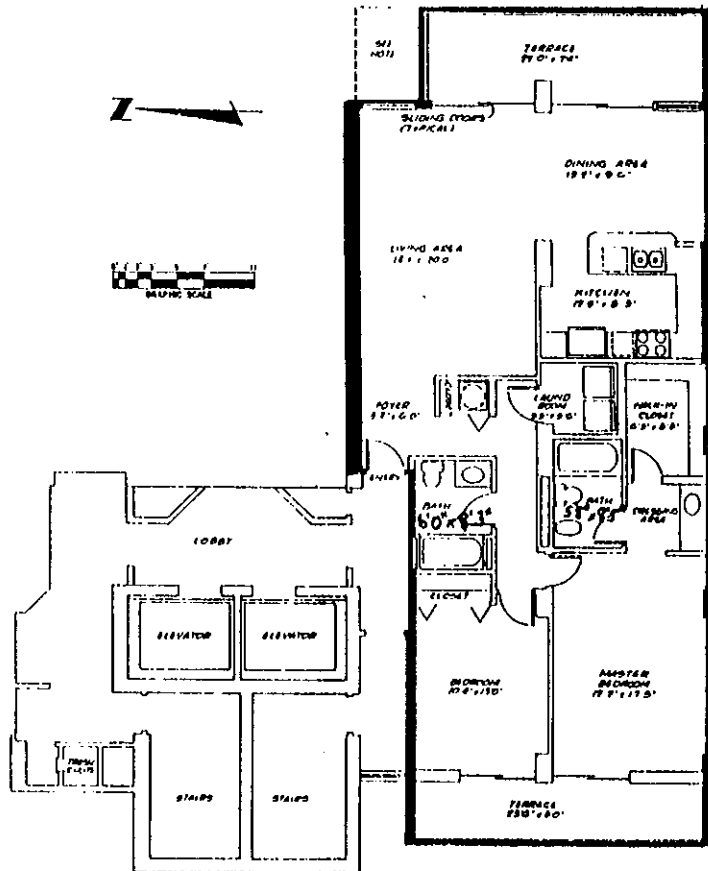
A. GERALD WEATHERINGTON
 2009 orange avenue

REGISTERED LAND SURVEYOR
 fort pierce, florida

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Typical unit plan for Apartment 'C'
 UNIT #3

PREPARED FOR:
 THE SANDS
 OCEAN VIEW DEVELOPMENT
 A Florida Partnership

THE SANDS ON THE OCEAN - A CONDOMINIUM
 Section I
 north hutchinson island
 at. lucie county, florida

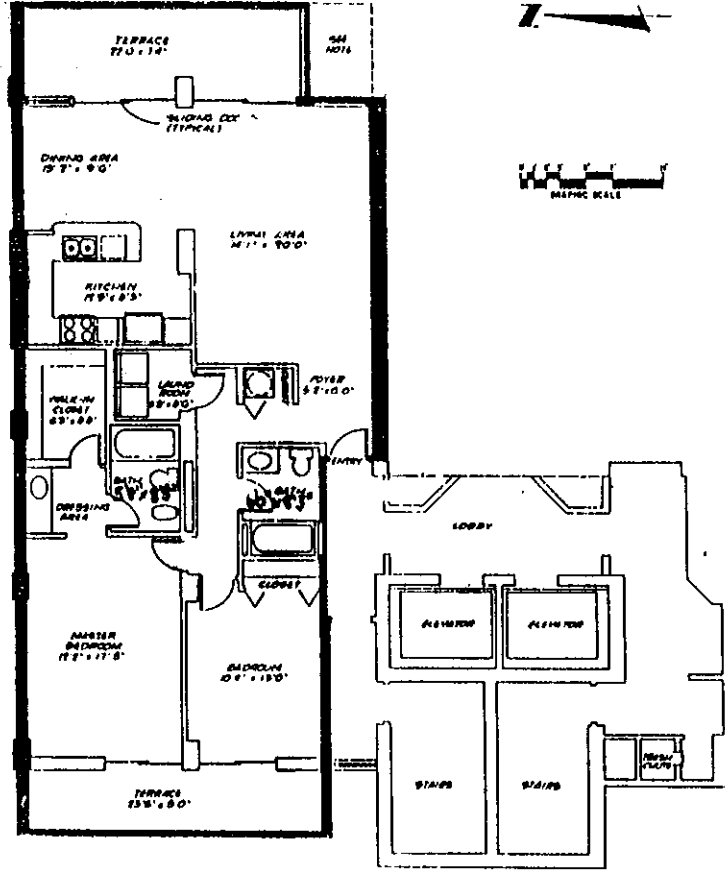
A. GERALD WEATHERINGTON
2009 orange avenue

REGISTERED LAND SURVEYOR
fort pierce, florida

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TO THE LIMITS OF THE DASHED-LINE.



Typical unit plan for Apartment 'D'
UNIT 4

PREPARED FOR:
THE SANDS
OCEAN VIEW DEVELOPMENT
A Florida Partnership

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Section I
north hutchinson island
at. lucie county, florida.

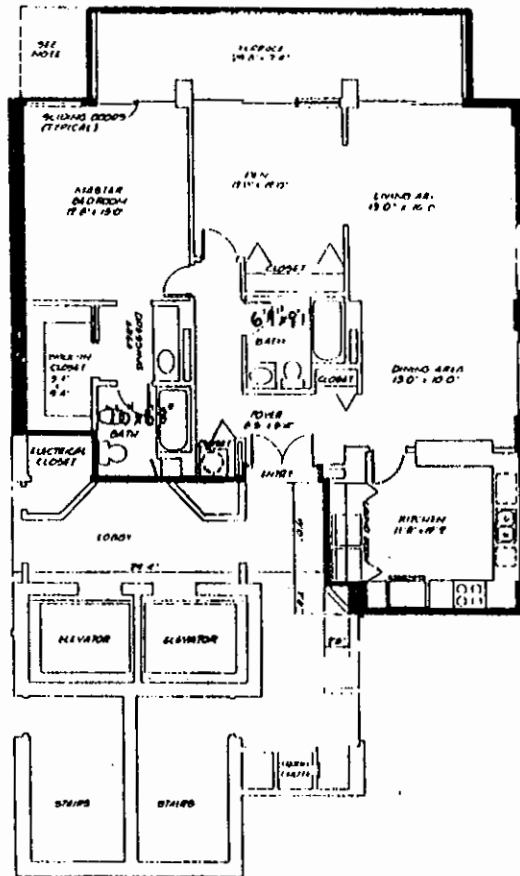
A. GERALD WEATHERINGTON
2809 orange avenue

REGISTERED LAND SURVEYOR
fort pierce, florida

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Typical unit plan for Apartment 'E'
UNIT 5

PREPARED FOR:
THE SANDS
OCEAN VIEW DEVELOPMENT
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Section I
north hutchinson island
st. lucie county, florida

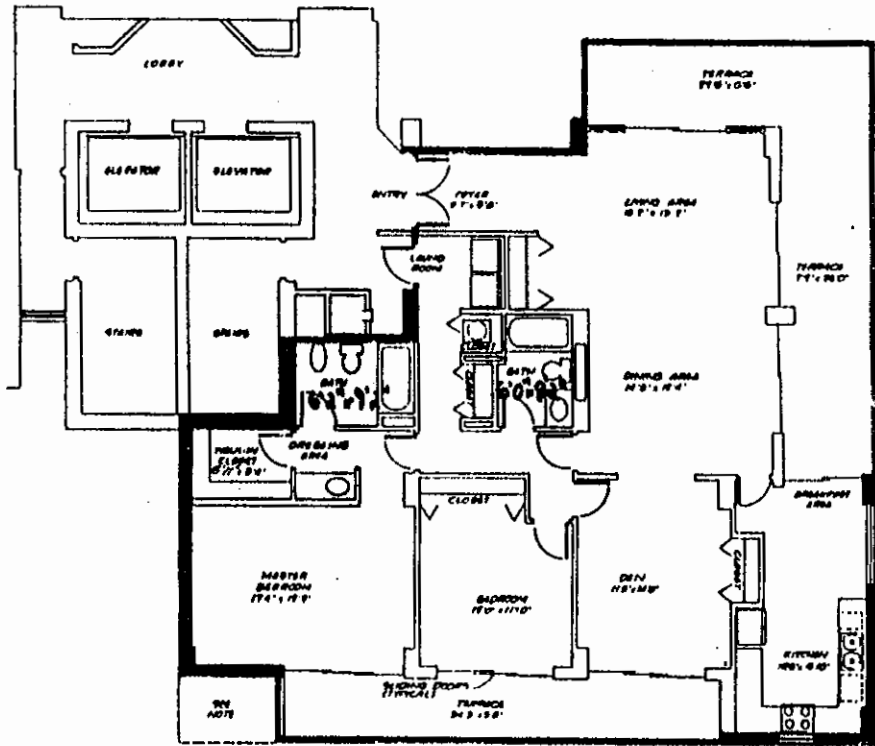
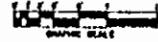
A. GERALD WEATHERINGTON
2809 orange avenue

REGISTERED LAND SURVEYOR
fort pierce, florida

NOTES:

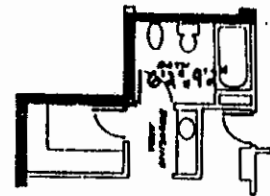
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ON TERRACE LEVELS ONLY, THE TERRACES ARE EXTENDED
TO THE LIMITS OF THE DASHED LINE.



Typical unit plan for
Apartment 'F'

UNIT 6



ALTERNATE AREA AND BATH LAYOUT
FOR LEVEL 6 UNIT

PREPARED FOR:
THE SANDS
OCEAN VIEW DEVELOPMENT
A Florida Partnership

THE SANDS ON THE OCEAN - A CONDOMINIUM
Section I
north hutchinson island
at. lucie county, florida

EXHIBIT C (Page 1 of 2)

Allocation of Percentage Shares of
Common Elements, Common Expenses, and Common Surplus

Each Unit shall have as an appurtenance thereto the percentage share of the
Common Elements, Common Expenses, and Common Surplus set forth below:

<u>UNIT</u>	<u>PERCENTAGE</u>
301	1.433
302	1.078
305	1.078
306	1.433
401	1.433
402	1.078
403	1.142
404	1.142
405	1.078
406	1.433
501	1.433
502	1.078
503	1.142
504	1.142
505	1.078
506	1.433
601	1.433
602	1.078
603	1.142
604	1.142
605	1.078
606	1.433
701	1.433
702	1.078
703	1.142
704	1.142
705	1.078
706	1.433
801	1.433
802	1.078
803	1.142
804	1.142
805	1.078
806	1.433
901	1.433
902	1.078
903	1.142
904	1.142
905	1.078
906	1.433

EXHIBIT C (Page 2 of 2)

(continued)	<u>UNIT</u>	<u>PERCENTAGE</u>
	1001	1.433
	1002	1.078
	1003	1.142
	1004	1.142
	1005	1.078
	1006	1.433
	1101	1.433
	1102	1.078
	1103	1.142
	1104	1.142
	1105	1.078
	1106	1.433
	1201	1.433
	1202	1.078
	1203	1.142
	1204	1.142
	1205	1.078
	1206	1.433
	PHD01	1.433
	PHD02	1.078
	PHD03	1.142
	PHD04	1.142
	PHD05	1.078
	PHD06	1.433
	PHC01	1.433
	PHC02	1.078
	PHC03	1.142
	PHC04	1.142
	PHC05	1.078
	PHC06	1.433
	PHB01	1.433
	PHB02	1.078
	PHB03	1.142
	PHB04	1.142
	PHB05	1.078
	PHB06	1.433
	PHA01	1.433
	PHA02	1.078
	PHA03	1.142
	PHA04	1.142
	PHA05	1.078
	PHA06	1.433

State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of THE SANDS ON THE OCEAN, A CONDOMINIUM, SECTION I ASSOCIATION, INC., a corporation not for profit organized under the Laws of the State of Florida, filed on August 3, 1981, as shown by the records of this office.

The charter number for this corporation is 759412.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
4th day of August, 1981.



CER 101 Rev. 12-80

A handwritten signature in cursive script, which appears to read "George Firestone".

George Firestone
Secretary of State