

Exhibit A-2
Declaration of Condominium

WATERSCAPE
A CONDOMINIUM

LEGAL DESCRIPTION

THAT PART OF THE EAST EIGHT HUNDRED FEET (800') OF BLOCK 11, SANTA ROSA ISLAND SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 84A, PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK 11, THENCE RUN NORTH 77°58'00" WEST ALONG THE SOUTH LINE OF SAID BLOCK FOR A DISTANCE OF 490.87 FEET; THENCE NORTH 27°11'37" EAST, 75.06 FEET TO THE POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 15.00 FEET, DELTA=91°32'02"; THENCE ALONG SAID CURVE, CONCAVE SOUTHERLY A ARC DISTANCE OF 23.96 FEET (CHORD = 21.50', CHORD BEARING = NORTH 72°57'38" EAST) TO A POINT; THENCE NORTH 29°20'06" EAST, 70.74 FEET; THENCE NORTH 08°14'00" EAST, 82.99 FEET; THENCE NORTH 81°46'00" WEST, 24.00 FEET; THENCE NORTH 08°14'00" EAST, 208.75 FEET; THENCE NORTH 21°41'29" WEST, 244.53 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SANTA ROSA BOULEVARD AS SHOWN ON SAID PLAT; THENCE EASTERLY 324.39 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1323.24 FEET, A CENTRAL ANGLE OF 14°02'45" AND A CHORD WHICH BEARS NORTH 55°42'46" EAST 323.57 FEET TO THE POINT OF TANGENCY; THENCE NORTH 48°20'00" EAST 95.96 FEET; THENCE SOUTH 57°14'00" EAST 292.61 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 11; THENCE SOUTH 08°14'00" WEST ALONG SAID EAST LINE 852.96 FEET TO THE PONT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAIN 9.43 ACRES, MORE OR LESS, ALL IN OKALOOSA COUNTY, FLORIDA.

Exhibit A-3
Declaration of Condominium

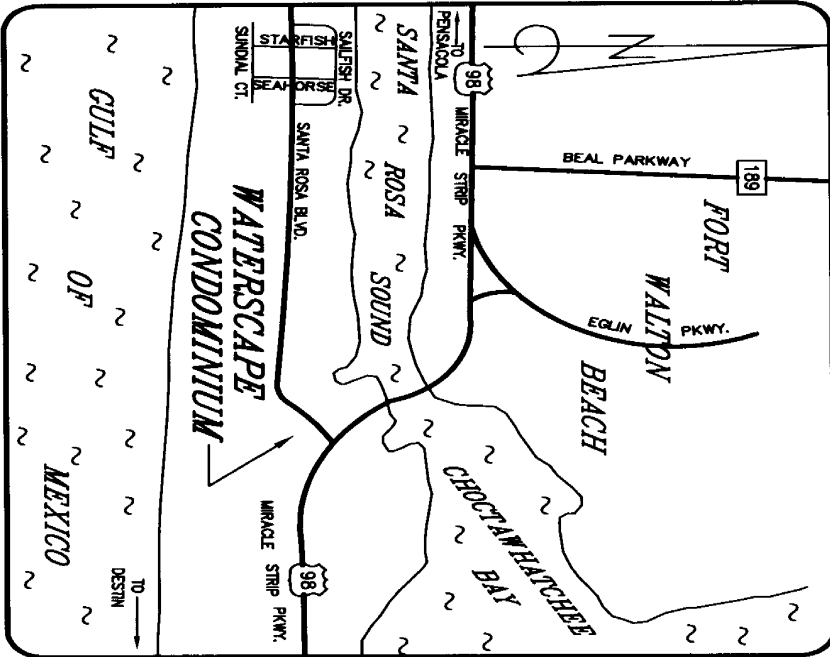
WATERSCAPE
A CONDOMINIUM

FINAL SURVEY

**CERTIFICATION
OF
SUBSTANTIAL COMPLETION
AND
DRAWINGS**

WATERSCAPE, a condominium

IN UNSECTIONED TOWNSHIP 2 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA



LOCATION MAP
(NO SCALE)

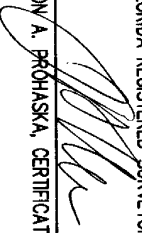
CHOCTAW ENGINEERING, INC.
 • CIVIL ENGINEERING • ENVIRONMENTAL • SURVEYING •
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 FORT WALTON BEACH, FL 32547
 E-MAIL: cei@choctaweng.com
 Tel.: 850/862-6611 Fax: 850-863-9059

LEGAL DESCRIPTION: "WATERSCAPE, a condominium"

THAT PART OF THE EAST EIGHT HUNDRED FEET (800') OF BLOCK 11, SANTA ROSA ISLAND SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 844, PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK 11, THENCE RUN NORTH 77°58'00" WEST ALONG THE SOUTH LINE OF SAID BLOCK FOR A DISTANCE OF 490.87 FEET; THENCE NORTH 27°11'37" EAST, 75.06 FEET TO THE POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 15.00 FEET DELTA=91°32'02"; THENCE ALONG SAID CURVE, CONCAVE SOUTHERLY ALONG AN ARC DISTANCE OF 23.96 FEET (CHORD=21.50', CHORD BEARING=NORTH 72°57'36" EAST) TO A POINT; THENCE NORTH 29°20'06" EAST, 70.74 FEET; THENCE NORTH 08°4'00" EAST, 82.99 FEET; THENCE NORTH 81°46'00" WEST, 24.00 FEET; THENCE NORTH 08°4'00" EAST, 208.75 FEET; THENCE NORTH 21°41'29" WEST, 244.53 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SANTA ROSA BOULEVARD AS SHOWN ON SAID PLAT; THENCE EASTERLY 324.39 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1323.24 FEET, A CENTRAL ANGLE OF 140°24'45" AND A CHORD WHICH BEARS NORTH 55°42'46" EAST 323.57 FEET TO THE POINT OF TANGENCY; THENCE NORTH 48°20'00" EAST 95.96 FEET; THENCE SOUTH 57°4'00" EAST 292.61 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 11; THENCE SOUTH 08°4'00" WEST ALONG SAID EAST LINE 852.96 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 9.43 ACRES, MORE OR LESS, ALL IN OKALOOSA COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR DULY AUTHORIZED TO PRACTICE UNDER THE LAWS OF THE STATE OF FLORIDA, HEREBY CERTIFIES THAT THIS IS A TRUE AND CORRECT SURVEY OF THE PROPERTY DESCRIBED HEREON, AND THAT THE CONSTRUCTION OF THE IMPROVEMENTS DEPICTED AND DESCRIBED IN THIS EXHIBIT OF "WATERSCAPE, A CONDOMINIUM" IS SUBSTANTIALLY COMPLETE SO THAT SUCH MATERIALS WHICH COMPRISE THIS EXHIBIT, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND APPROXIMATE DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION AND APPROXIMATE DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM SAID MATERIALS.

FLORIDA REGISTERED SURVEYOR

 JON A. PROHASKA, CERTIFICATE NO. 4450

CHOCTAW ENGINEERING, INC. LB #1532
 112 TRUXTON AVENUE
 FORT WALTON BEACH, FLORIDA 32547
 DATE JAN. 9 2008

ANNEXED TO AND EXPRESSLY MADE A PART
 OF THE DECLARATION OF CONDOMINIUM

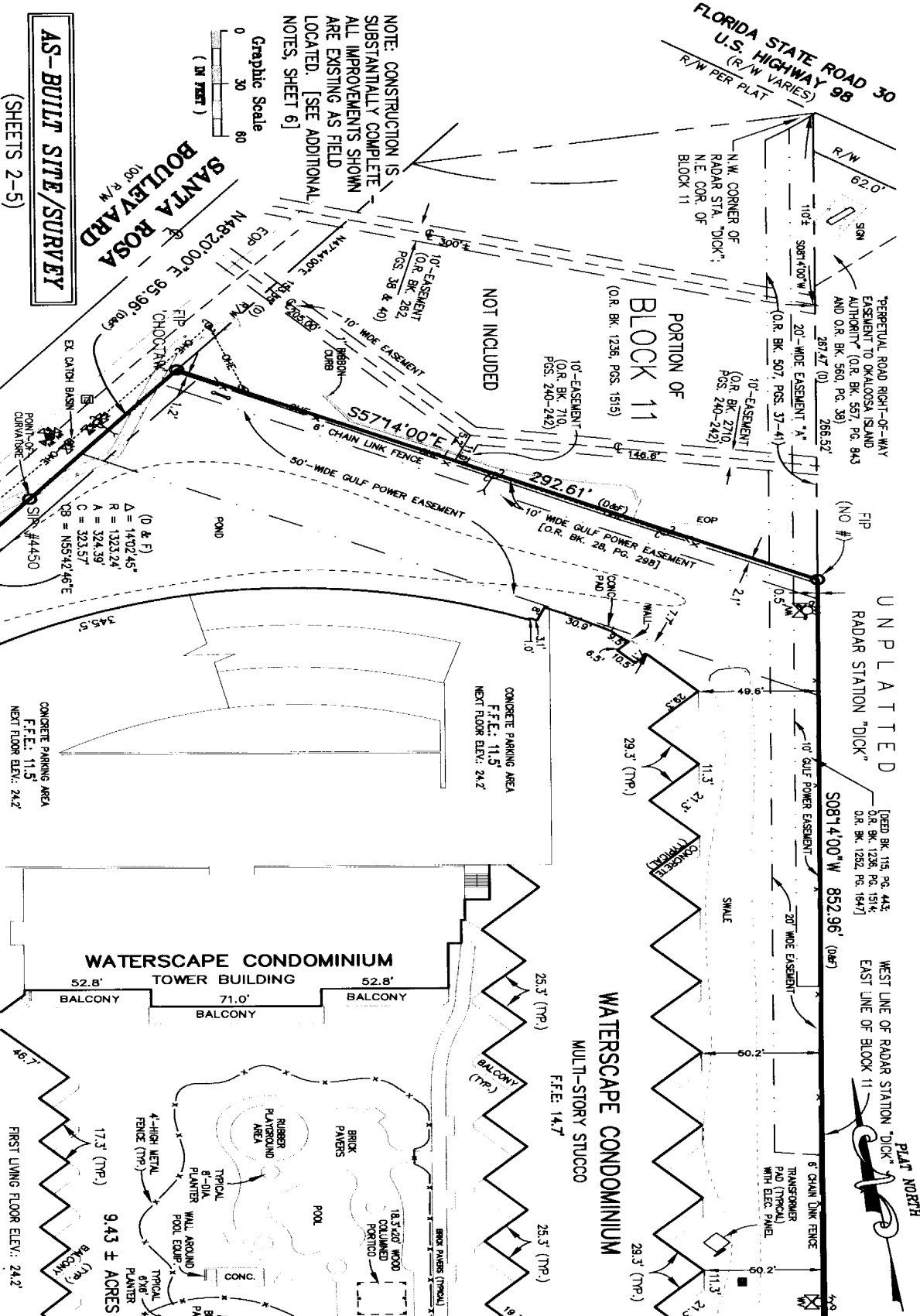
WATERSCAPE, a condominium
 98-190-Z SHEET 1 OF 24 SHEETS

4 JANUARY 2008

[FILE: 98190Z-CDSITE]

WATERSCAPE, a condominium

IN UNSECTIONED TOWNSHIP 2 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA



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WATERSCAPE, a condominium
98-190-Z
SHEET 2 OF 24 SHEETS

ANNEXED TO AND EXPRESSLY MADE A PART OF THE DECLARATION OF CONDOMINIUM

Exhibit A-4
Declaration of Condominium

WATERSCAPE
A CONDOMINIUM

SITE PLANS

[MATCH SHEET 2]

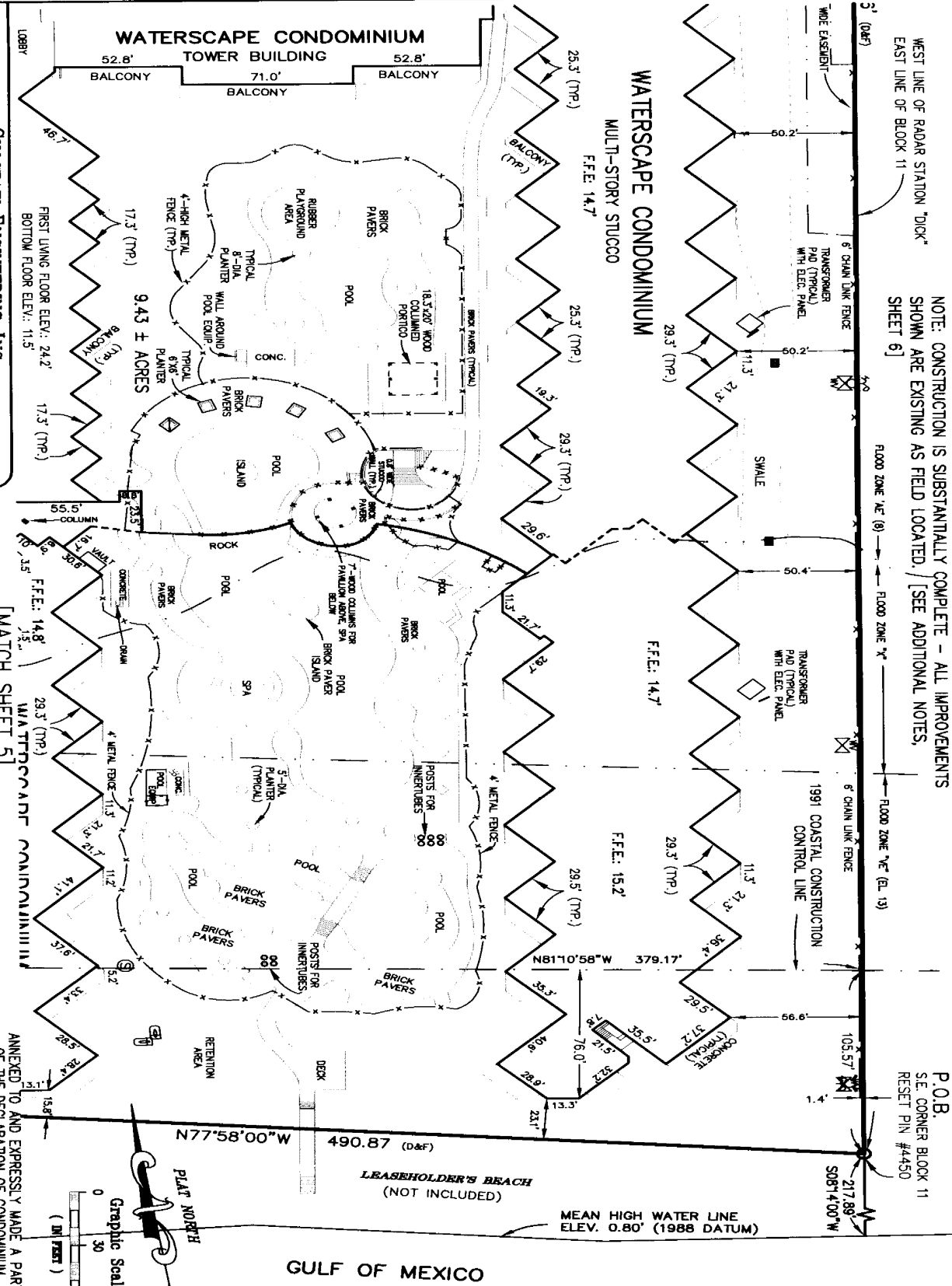
4 JANUARY 2008 [FILE: 98190Z-CDSITE]

WATERSCAPE, a condominium

IN UNSECTIONED TOWNSHIP 2 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA

NOTE: CONSTRUCTION IS SUBSTANTIALLY COMPLETE - ALL IMPROVEMENTS SHOWN ARE EXISTING AS FIELD LOCATED. [SEE ADDITIONAL NOTES, SHEET 6]

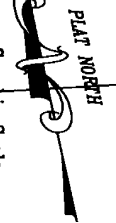
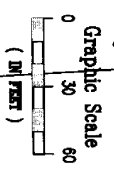
P.O.B.
SE CORNER BLOCK 11
RESET PIN #4450



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AS-BUILT SITE/SURVEY (SHEETS 2-5)
 [MATCH SHEET 5]

WATERSCAPE, a condominium
 ANNEXED TO AND EXPRESSLY MADE A PART
 OF THE DECLARATION OF CONDOMINIUM
 98-190-Z
 SHEET 3 OF 24 SHEETS



GULF OF MEXICO

LEASEHOLDER'S BEACH
(NOT INCLUDED)

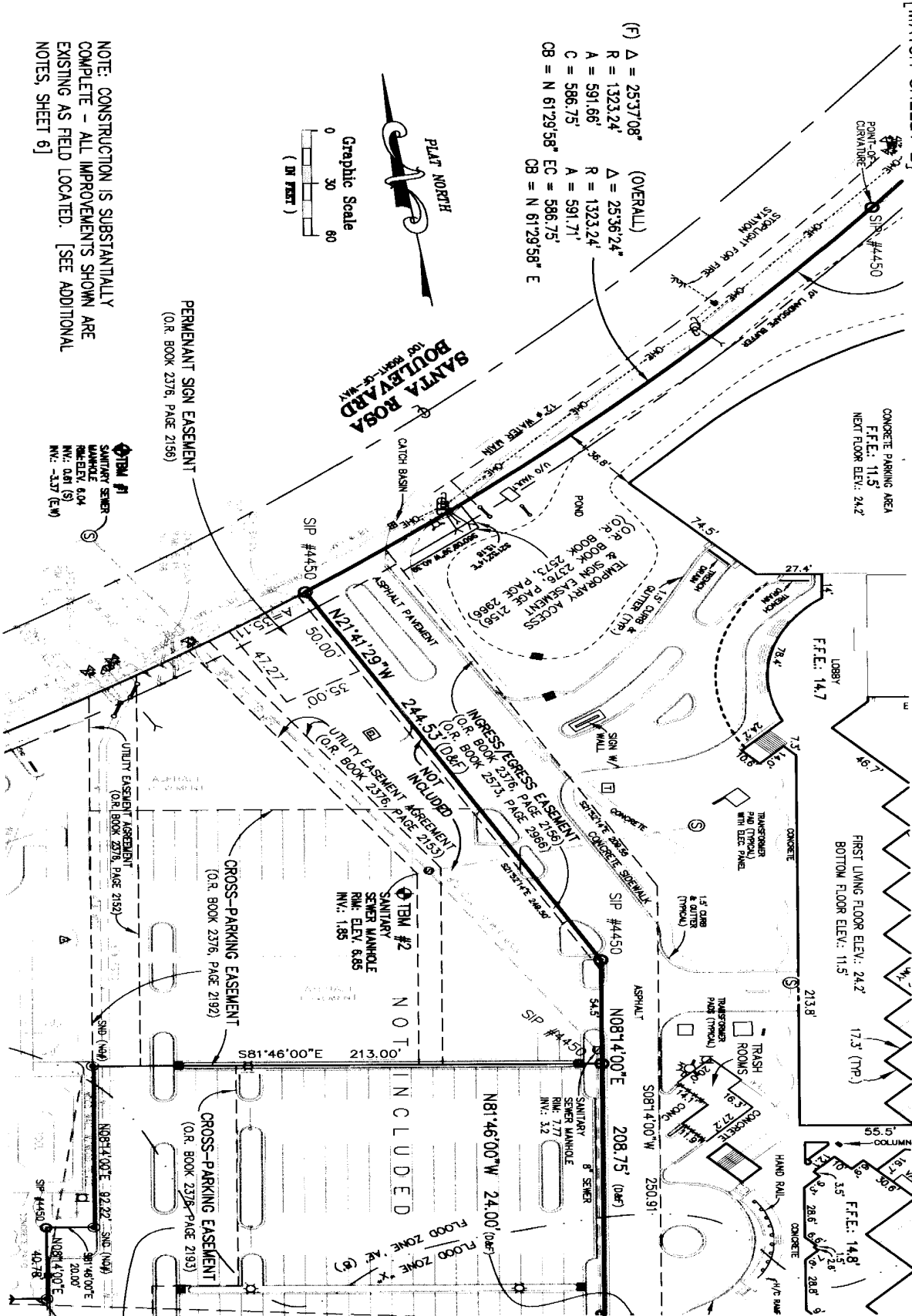
MEAN HIGH WATER LINE
ELEV. 0.80' (1988 DATUM)

WATERSCAPE, a condominium

IN UNSECTIONED TOWNSHIP 2 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA

[MATCH SHEET 2]

[MATCH SHEET 2]



(f) $\Delta = 2537.08'$ (OVERALL)
 $R = 1323.24'$ $\Delta = 2536.24'$
 $A = 591.66'$ $R = 1323.24'$
 $C = 586.75'$ $A = 591.71'$
 $CB = N 61'29.58'' E$ $EC = 586.75'$
 $CB = N 61'29.58'' E$



NOTE: CONSTRUCTION IS SUBSTANTIALLY COMPLETE - ALL IMPROVEMENTS SHOWN ARE EXISTING AS FIELD LOCATED. [SEE ADDITIONAL NOTES, SHEET 6]

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AS-BUILT SITE/SURVEY

(SHEETS 2 - 5)

WATERSCAPE, a condominium
 SHEET 4 OF 24 SHEETS

ANNEXED TO AND EXPRESSLY MADE A PART OF THE DECLARATION OF CONDOMINIUM

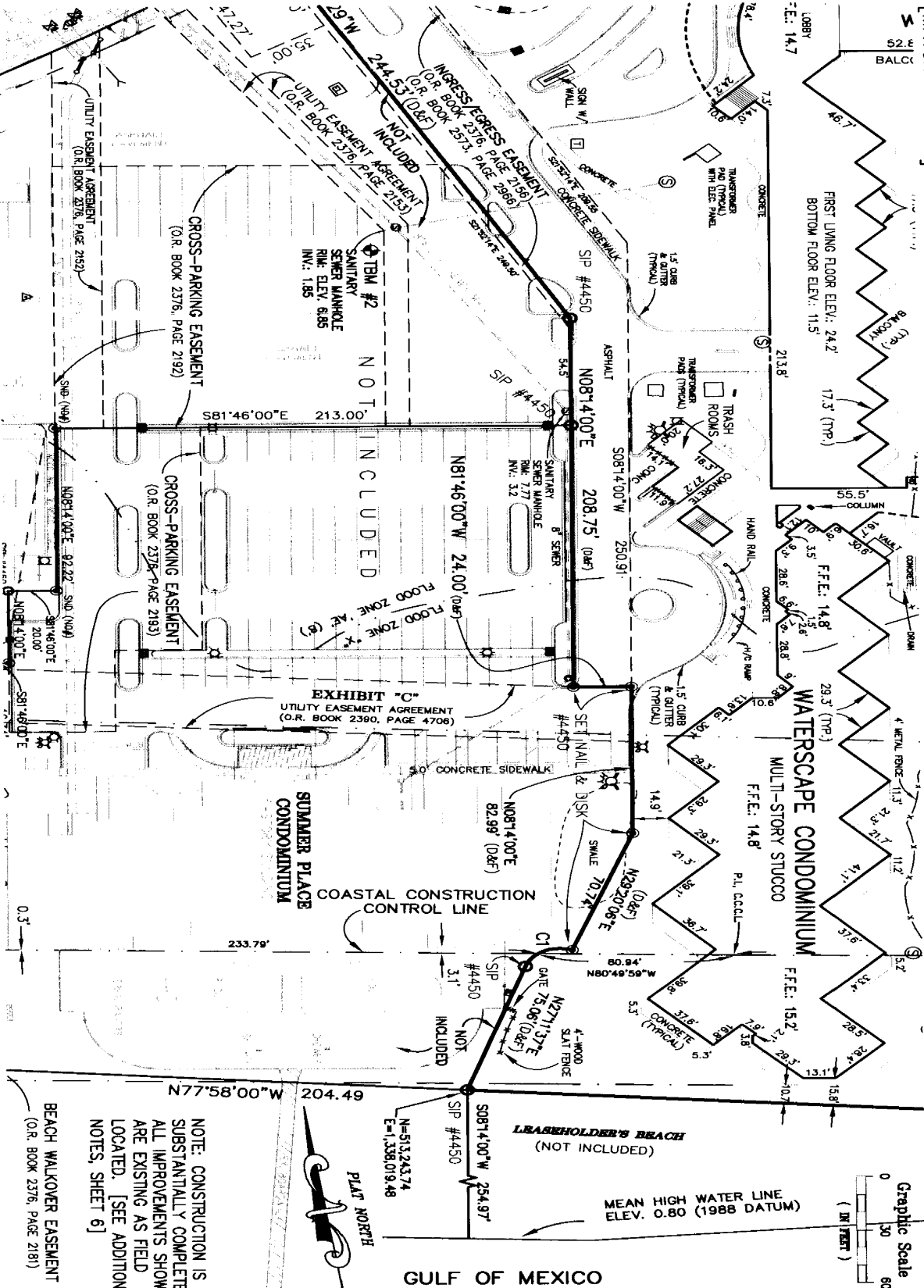
4 JANUARY 2008

[FILE: 98190Z-CDSITE]

[MATCH SHEET 4]

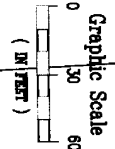
WATERSCAPE, a condominium

IN UNSECTIONED TOWNSHIP 2 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA



[MATCH SHEET 3]

[MATCH SHEET 3]



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AS-BUILT SITE/SURVEY

(SHEETS 2-5)

WATERSCAPE, a condominium
 SHEET 5 OF 24 SHEETS
 98-190-Z

ANNEXED TO AND EXPRESSLY MADE A PART OF THE DECLARATION OF CONDOMINIUM

BEACH WALKOVER EASEMENT
 (O.R. BOOK 2376, PAGE 2181)

NOTE: CONSTRUCTION IS SUBSTANTIALLY COMPLETE - ALL IMPROVEMENTS SHOWN ARE EXISTING AS FIELD LOCATED. [SEE ADDITIONAL NOTES, SHEET 6]



GULF OF MEXICO

WATERSCAPE, a condominium IN UNSECTIONED TOWNSHIP 2 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA

NOTE

- 1) THERE MAY BE DEEDS, EASEMENTS, DESCRIPTIONS, OR OTHER INSTRUMENTS THAT WERE NOT REVEALED IN THE TITLE WORK THAT MAY AFFECT THE SUBJECT PROPERTY.
- 2) CONSTRUCTION OF THE 3 RESIDENTIAL CONDOMINIUM BUILDINGS, PARKING GARAGE BUILDING, AND IMPROVEMENTS SHOWN HEREON IS SUBSTANTIALLY COMPLETE. "CONDOMINIUM" REFERS ONLY TO BUILDING ENVELOPE, AS DESCRIBED. "A" UNITS ARE IN BUILDING 1, "B" UNITS ARE IN BUILDING 3, AND "C" UNITS ARE IN BUILDING 2.
- 3) COMMON AREAS/ELEMENTS INCLUDE ALL GROUNDS, DRIVES, PARKING, AND OTHER AREAS NOT LOCATED WITHIN THE 339 INDIVIDUAL RESIDENTIAL CONDOMINIUM PROPERTIES, AND EXCLUDING BALCONIES AND DESIGNATED STORAGE SPACES (OWNER'S CLOSETS), WHICH ARE LIMITED COMMON ELEMENTS.
- 4) PARKING: THERE ARE 788 TOTAL PARKING SPACES. 665 SPACES ARE LOCATED IN THE PARKING GARAGE, AND 123 SPACES UNDER THE CONDOMINIUM BUILDING. OF THE TOTAL NUMBER, 59 SPACES ARE RESERVED FOR USE BY ADJOINING PROPERTY (SEE NOTE 10).
- 5) HORIZONTAL DATUM BASED ON DEPARTMENT OF NATURAL RESOURCES BEARING BETWEEN MONUMENT "ARIUM" AND 57-89-A03-A, AS NORTH 76°57'21" EAST (REFERENCE BEARING), AND IS THE SAME AS LEGAL DESCRIPTION PROVIDED. HORIZONTAL COORDINATES ARE NORTH AMERICAN DATUM OF 1927.
- 6) VERTICAL DATUM BASED ON STATION "ARIUM", ELEVATION 7.72 NORTH AMERICAN VERTICAL DATUM OF 1988. SITE BENCHMARKS ARE AS SHOWN.
- 7) COASTAL CONSTRUCTION CONTROL LINE CALCULATED FROM TIES TO FLORIDA DEPARTMENT OF NATURAL RESOURCES MONUMENTS "ARIUM" AND 57-89-A03-A; COASTAL CONSTRUCTION CONTROL DRAWINGS ARE RECORDED IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, IN O.R. BOOK 1642 AT PAGES 1072-1082, DATED DECEMBER 19, 1991.
- 8) PROPERTY ADDRESS IS 1110 SANTA ROSA BOULEVARD, FORT WALTON BEACH, FLORIDA 32548. PROPERTY IS OWNED BY FORT WALTON DEVELOPMENT, LLC.
- 9) THERE IS NO VEGETATION LINE ON THE PROPERTY.

10) EASEMENTS OF RECORD INCLUDE: DEED BOOK 115, PAGE 443, O.R. BOOK 1236, PAGE 1514, & O.R. BOOK 1252, PAGE 1647 - EASEMENTS IN FAVOR OF GULF POWER COMPANY; O.R. BOOK 2255, PAGE 2087 - GULF POWER COMPANY UNDERGROUND DISTRIBUTION EASEMENT; O.R. BOOK 332, PAGE 102 - EASEMENT TO SOUTHEASTERN TELEPHONE COMPANY; O.R. BOOK 2399, PAGE 3756 - ENTRANCE IMPROVEMENTS AND LANDSCAPING AGREEMENT; O.R. BOOK 2376, PAGE 2156 - ACCESS AND SIGN EASEMENT AGREEMENT; O.R. BOOK 2376, PAGE 2199 - STORMWATER DRAINAGE EASEMENT; O.R. BOOK 2390, PAGE 4706 - UTILITY EASEMENT AGREEMENT; O.R. BOOK 2506, PAGE 3029 - UTILITY EASEMENT TO GULF POWER COMPANY. ALSO SUBJECT TO A RECIPROCAL EASEMENT AGREEMENT WHICH INCLUDES A PARKING AND INGRESS/EGRESS EASEMENT IN FAVOR OF THE OWNER OF HAMPTON INN PARCEL ADJACENT TO SUBJECT CONDOMINIUM PROPERTY, FOR UP TO 59 PARKING SPACES RECORDED IN O.R. BOOK 2573, PAGE 2966 AND AMENDED IN O.R. BOOK 2630, PAGE 3944 AND IN O.R. BOOK 2801, PAGE 562 AND TO RESERVATIONS CONTAINED IN O.R. BOOK 286, PAGE 298 WHICH PROVIDE A 75 FOOT HEIGHT LIMITATION.

CERTIFICATION OF ZONE AREA FOR FLOOD INSURANCE

I CERTIFY THAT I HAVE CHECKED THE NATIONAL FLOOD INSURANCE RATE MAP FOR OKALOOSA COUNTY, FLORIDA, MAP NO. 12091C-0463-H, COMMUNITY PANEL NO. 120173-0463-H, DATED DECEMBER 6, 2002 AND DETERMINED THAT THIS PROPERTY APPEARS TO BE SITUATED IN ZONES "X", "AE" (HAVING A BASE FLOOD ELEVATION OF 8'), AND "VE" (HAVING BASE FLOOD ELEVATIONS OF 13' & 14').

[NOTE: FLOOD ZONE LINES DEPICTED ARE APPROXIMATE, AS SCALED FROM SAID FLOOD MAPS.]

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ANNEXED TO AND EXPRESSLY MADE A PART
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WATERSCAPE, a condominium

98-190-7 SHEET 6 OF 24 SHEETS

WATERSCAPE, a condominium

IN UNSECTIONED TOWNSHIP 2 SOUTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA

LEGEND

- | | |
|--|------------------------------|
| P.O.C. = POINT-OF-COMMENCEMENT | R/W = RIGHT-OF-WAY |
| P.O.B. = POINT-OF-BEGINNING | ℄ = CENTERLINE |
| P.C. = POINT-OF-CURVATURE | (P) = PLAT DATA |
| P.T. = POINT-OF-TANGENCY | (F) = FIELD DATA |
| PI = POINT OF INTERSECTION | (D) = DESCRIPTION DATA |
| BSL = BUILDING SETBACK LINE | Δ = DELTA ANGLE |
| EOP = EDGE-OF-PAVEMENT | R = RADIUS |
| O.R. = OFFICIAL RECORDS | A = ARC LENGTH |
| F.F.E. = FINISHED FLOOR ELEVATION | C = CHORD |
| SCM = SET CONCRETE MONUMENT | CB = CHORD BEARING |
| FCM = FOUND CONCRETE MONUMENT | ☐ = TELEPHONE BOX |
| FIP = FOUND IRON PIN | ☐ = ELECTRICAL BOX |
| SIP = SET IRON PIN | ⊗ = FIRE HYDRANT |
| TYP. = TYPICAL | ⊗ ^W = WATER VALVE |
| TBM = TEMPORARY BENCHMARK | ⊙ = SANITARY SEWER MANHOLE |
| BK. = BOOK | ☒ = CATCH BASIN |
| D.N.R. = DEPARTMENT OF NATURAL RESOURCES
(NOW DEPARTMENT OF ENVIRONMENTAL PROTECTION) | |

ALL FOUND/SET PINS ARE 5/8"-DIA. REBAR;
ALL CONCRETE MONUMENTS ARE 4" x 4"
(UNLESS NOTED OTHERWISE).

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ANNEXED TO AND EXPRESSLY MADE A PART
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WATERSCAPE, a condominium
98-190-Z
SHEET 7 OF 24 SHEETS