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DECLARATION OF CONDOMINIUM AND FORM CERTIFICATE OF AMENDMENT

**DECLARATION OF CONDOMINIUM AND
FORM OF CERTIFICATE OF AMENDMENT
AVELLINO ISLES, A CONDOMINIUM
(Exhibit 1 to Prospectus)**

EXHIBIT "1"

AVELLINO ISLES, a Condominium

MADE this 7th day Oct., 2004, by Avellino Isles Developers, Inc., a Florida corporation, hereinafter called the "Developer," for itself and its successors, grantees and assigns.

WHEREIN the Developer makes the following declarations:

1. **THE LAND:** The Developer owns certain real property located in Collier County, Florida, which shall be referred to as Phases 1-8, 32-42 as more particularly described in Exhibit "A" attached hereto (the "Land").

2. **SUBMISSION STATEMENT:** The Developer hereby submits the Land and all improvements erected or to be erected thereon, all easements, rights and appurtenances belonging thereto, and all other property, real, personal or fixed, located on and intended for use in connection therewith, to the condominium form of ownership and use in the manner provided by the Florida Condominium Act as it exists on the date of the recording of this Declaration; excluding therefrom, however, any public utility installations, cable television lines and other similar equipment that are owned by the utility furnishing services to the Condominium. The covenants and restrictions contained in this Declaration shall run with the land and be binding upon and inure to the benefit of all present and future owners of condominium parcels. The acquisition of title to a unit, or any other interest in the condominium property, or the lease, occupancy, or use of any portion of the condominium property shall constitute an acceptance and ratification of all provisions of this Declaration as it may be amended from time to time, and shall signify agreement to be bound by its terms. The provisions of this Declaration shall be liberally construed to effectuate the purpose of creating a uniform plan of condominium ownership.

Avellino Isles, a condominium, consists of 80 condominium units in 16 buildings.

Buildings 1 through 8 will consist of 6 units, which is the minimum and maximum number, each with two units on the first floor, two units on the second and two units on the third floor. The first floor units will have three bedrooms, three bathrooms and a two car garage. The second and third floor units will have three bedrooms, three and a half bathrooms and a two car garage. The square footage of the first floor units is approximately 2,100 square feet. The square footage of the second floor units is approximately 2,840 square feet. The square footage of the third floor units is approximately 2,800 square feet.

Buildings 32 through 39 will consist of 4 units which is the minimum and maximum number. The first and second floor units will both have three bedrooms and three and a half bathrooms with a two car garage. The square footage of the first floor units is approximately 2,400 square feet. The square footage of the second floor units is approximately 3,200 square feet.

The above constitutes the first sixteen phases of the proposed 39 phase condominium having a maximum of 198 units.

3. **NAME:** The name by which this condominium shall be identified is Avellino Isles, a Condominium, (the "Condominium").

4. **DEFINITIONS:** The terms used in this Declaration and its exhibits shall have the meanings stated below and in Chapter 718, Florida Statutes, (the "Condominium Act"), unless the context otherwise requires.

4.1 **"Apartment"** has the same meaning as the term "unit" as defined in the Condominium Act.

4.2 **"Apartment Owner" or "Owner"** has the same meaning as the term "unit owner" as defined in the Condominium Act, except that for purposes of interpreting use and occupancy restrictions related to units,

in cases where a primary occupant has been designated for a unit because of its ownership, the word "owner" refers to the primary occupant and not the record owner.

4.3 "Assessment" means a share of the funds required for the payment of common expenses which from time to time are assessed against the units.

4.4 "Association" means Avellino Isles Condominium Association, Inc., a Florida corporation not for profit, the entity responsible for the operation of this Condominium.

4.5 "Association Property" means all property, real or personal, owned or leased by the Association for the use and benefit of the unit owners.

4.6 "Board of Directors" or "Board" means the representative body which is responsible for the administration of the Association's affairs, and is the same body referred to in the Condominium Act as the "Board of Administration."

4.7 "Commons Elements" means and includes the portions of the condominium property which are not included in the units.

4.8 "Condominium Documents" means and includes this Declaration and all recorded exhibits hereto, as amended from time to time.

4.9 "Family" or "Single Family" shall refer to any one of the following:

(A) One natural person.

(B) Two or more natural persons who commonly reside together as a single housekeeping unit, each of whom is related by blood, marriage or adoption to each of the others.

(C) Two or more natural persons meeting the requirements of (B) above, except that there is among them one person who is not related to some or all of the others.

4.10 "Fixtures" means those items of tangible personal property which by being physically annexed or constructively affixed to the unit have become accessory to it and part and parcel of it, including but not limited to, interior partitions, walls, appliances which have been built in or permanently affixed, and plumbing fixtures in kitchens and bathrooms. Fixtures do not include floor, wall or ceiling coverings.

4.11 "Guest" means any person who is not the unit owner or a lessee or a member of the owner's or lessee's family, who is physically present in, or occupies the unit on a temporary basis at the invitation of the owner or other legally permitted occupant, without the payment of consideration.

4.12 "Institutional Mortgagee" means the mortgagee (or its assignee) of a mortgage against a condominium parcel, which mortgagee is a bank, savings and loan association, mortgage company, insurance company, real estate or mortgage investment trust, pension or profit sharing trust, the Federal Housing Administration, the Veterans Administration, or any agency of the United States of America. The term also refers to any holder of a mortgage against a condominium parcel which mortgage is guaranteed or insured by the Federal Housing Administration, the Veterans Administration, any agency of the United States of America, or by any other public or private corporation engaged in the business of guaranteeing or insuring residential mortgage loans, and their successors and assigns.

4.13 "Lease" means the grant by a unit owner of a temporary right of use of the owner's unit for valuable consideration.

4.14 "Limited Common Elements" means and includes those Common Elements which are reserved for the use of a certain unit or units to the exclusion of other units.

4.15 "Master Association" means and refers to Vineyards Community Association, Inc., a Florida corporation not for profit, which is responsible for the maintenance and operation of the common properties within The Vineyards, as described in the Master Documents. All unit owners in this Condominium shall be Class "A" members of the Master Association.

4.16 "Master Documents" shall mean and refer to the Amended and Restated Declaration of Master Covenants, Conditions and Restrictions for The Vineyards of Naples, as recorded in Official Records Book 1763, Page 1228, et seq. of the Public Records of Collier County, Florida, including all recorded exhibits thereto, as the same shall be supplemented and amended, from time to time.

4.17 "Occupy," when used in connection with a unit, means the act of staying overnight in a unit. "Occupant" is a person who occupies a unit.

4.18 "Primary Institutional Mortgagee" means that institutional mortgagee which, at the time a determination is made, holds first mortgages on more units in the Condominium than any other institutional mortgagee, such determination to be made by reference to the number of units encumbered, and not by the dollar amount of such mortgages.

4.19 "Primary Occupant" means the natural person approved for occupancy when title to a unit is held in the name of two or more persons who are not husband and wife, or by a trustee or a corporation or other entity which is not a natural person.

4.20 "Rules and Regulations" means those rules and regulations promulgated by the Board of Directors governing the use of the Common Elements and the operation of the Association.

4.21 "Voting Interest" means and refers to the arrangement established in the condominium documents by which the owners of each unit collectively are entitled to one vote in Association matters.

5. DESCRIPTION OF IMPROVEMENTS; SURVEY AND PLANS:

5.1 Survey and Plot Plans. Attached hereto as part of Exhibit "B," and incorporated herein by reference, are a survey of the Land, the Common Elements and plot plans, which graphically describe the improvements in which units are located which show all the units, including their identification numbers, locations, approximate dimensions, Common Elements and Limited Common Elements. Together with this Declaration, Exhibit B is in sufficient detail to identify each unit, Common Elements, Limited Common Elements, Commons Area, the proposed Commons Parcel and their relative locations and dimensions.

5.2 Unit Boundaries. Each unit shall include that part of the building that lies within the following boundaries:

(A) Upper and Lower Boundaries. The upper and lower boundaries of the unit shall be the following boundaries extended to their intersections with the perimeter boundaries:

(1) Upper Boundaries. The horizontal plane of the unfinished lower surface of the ceiling of the unit.

(2) Lower Boundaries. The horizontal plane of the unfinished upper surface of the concrete floor of the unit.

(B) Perimeter Boundaries. The perimeter boundaries of the unit shall be the vertical planes of the unfinished interior surfaces of the plasterboard walls bounding the unit as shown in Exhibit "B"

hereto, extended to their intersections with each other and with the upper and lower boundaries.

- (C) Interior Walls. No part of the non-structural interior partition walls within a unit shall be considered part of the boundary of a unit.
- (D) Apertures. Where there are openings in any boundary, including, without limitation, windows, doors and skylights, the boundaries of the unit shall extend to the interior unfinished surfaces of the coverings of such openings, and their frameworks thereof. Therefore, windows, doors, screens and all framing, casings and hardware therefor, are excluded from the unit. (They are, however, Limited Common Elements to be maintained at the expense of the unit owner as more fully set forth in Section 8 and Section 11.2 below.)

In cases not specifically covered in this Section 5.2, or in any case of conflict or ambiguity, the graphic depictions of the unit boundaries set forth in Exhibit "B" hereto shall control in determining the boundaries of a unit, except the provisions of 5.2(D) above shall control over Exhibit "B."

6. CONDOMINIUM PARCELS; APPURTENANCES AND USE:

6.1 Shares of Ownership. The owner of each unit shall also own an undivided share in the Common Elements and the common surplus. The shares of ownership shall be as follows:

- (A) If only the Initial Phases are built.

80 units

1/80 share

- (B) If, in addition to the Initial Phases, any other Phases are built, the membership vote, ownership in the Association and the manner in which the apportionment of common expenses, common surplus and ownership of Common Elements in this Condominium will be determined by utilizing a fraction, the numerator of which is one (1), and the denominator of which is the number of units submitted to condominium ownership.

The actual number of buildings, if subsequent phases are added, will be determined by the actual number of units added in each phase. Additional phases will be added over the next seven years.

6.2 Appurtenances to Each Unit. The owner of each unit shall have certain rights and own a certain interest in the condominium property, including without limitation the following:

- (A) An undivided ownership share in the Land, other Common Elements and the common surplus, as specifically set forth in Section 6.1 above.
- (B) Membership and voting rights in the Association, which shall be acquired and exercised as provided in the Articles of Incorporation, Bylaws of the Association and Rules and Regulations, attached hereto as Exhibits "C," "D" and "E," respectively.
- (C) The exclusive right to use the Limited Common Elements reserved for the unit, and the non-exclusive right to use the Common Elements.
- (D) An exclusive easement for the use of the airspace occupied by the unit as it exists at any particular time and as the unit may lawfully be altered or reconstructed from time to time. An easement in airspace which is vacated shall be terminated automatically.
- (E) Class "A" Membership Rights in Vineyards Community Association, Inc. with all rights and obligations provided in the Master Documents.

- (F) The right to use the Common Elements, properties and recreation facilities, subject to all of the Rules and Regulations of the Association.
- (G) Other appurtenances as may be provided in this Declaration and its exhibits.

Each unit and its appurtenances constitute a "condominium parcel."

6.3 Use and Possession. A unit owner is entitled to exclusive use and possession of his or her unit. He or she is entitled to use the Common Elements in accordance with the purposes for which they are intended, but no use of the unit or of the Common Elements may unreasonably interfere with the rights of other unit owners or other persons having rights to use the condominium property. No unit may be subdivided, and no fractional portion may be sold, leased or otherwise transferred. The use of the units, Common Elements and Limited Common Elements shall be governed by the condominium documents and by the rules and regulations adopted by the Board of Directors, as provided in the Bylaws.

7. COMMON ELEMENTS; EASEMENTS:

7.1 Definition. The term "Common Elements" means all of the property submitted to condominium ownership that is not within the unit boundaries set forth in Section 5 above. The Common Elements include without limitation the following:

- (A) The Land.
- (B) All portions of the buildings and other improvements outside the units, including all Limited Common Elements.
- (C) Easements through each unit for conduits, ducts, plumbing, wiring and Common Elements.
- (D) An easement of support in every portion of the Condominium which contributes to the support of a building.
- (E) The fixtures and installations required for access and utility services to more than one unit or to the Common Elements.

7.2 Easements. Each of the following easements and easement rights is reserved through the condominium property and is a covenant running with the land of the Condominium, and notwithstanding any of the other provisions of this Declaration, may not be revoked and shall survive the exclusion of any land from the Condominium. None of these easements may be encumbered by any leasehold or lien other than those on the condominium parcels. Any lien encumbering these easements shall automatically be subordinate to the rights of unit owners with respect to such easements.

- (A) Utility and other Easements. The Association has the power, without the joinder of any unit owner, to grant, modify or move easements such as electric, gas, cable television, or other utility or service easements, or relocate any existing easements, in any portion of the Common Elements or association property, and to grant access easements or relocate any existing access easements in any portion of the Common Elements or association property, as the Association shall deem necessary or desirable for the proper operation and maintenance of the Condominium. Such easements, or the relocation of existing easements, may not prevent or unreasonably interfere with the use of the units. The Association may also transfer title to utility-related equipment, facilities or material, and to take any other action to satisfy the requirements of any utility company or governmental agency to which any such utility-related equipment, facilities or material are to be so transferred.

- (B) Encroachments. If any unit encroaches upon any of the Common Elements or upon any other unit for any reason other than the intentional act of the unit owner, or if any common element encroaches upon any unit, then an easement shall exist to the extent of that encroachment as long as the encroachment exists.
- (C) Ingress and Egress. A non-exclusive easement shall exist in favor of each unit owner and occupant, their respective guests, tenants, licensees and invitees for pedestrian traffic over, through, and across sidewalks, streets, paths, walks, and other portions of the Common Elements as from time to time may be intended and designated for such purpose and use, and for vehicular and pedestrian traffic over, through, and across such portions of the Common Elements as from time to time may be paved or intended for such purposes, and for purposes of ingress and egress to the public ways.
- (D) Construction; Maintenance. The Developer (including its designees and contractors) shall have the right to enter the condominium property and take any action reasonably necessary or convenient for the purpose of completing the construction thereof, provided such activity does not prevent or unreasonably interfere with the use or enjoyment by the unit owners of the condominium property.
- (E) Sales Activity. The Developer and its designees shall have the right to use, without charge, any units owned by it, and the Common Elements (including, but not limited to, all recreational facilities), to establish, modify, maintain and utilize, as it and they deem appropriate, model apartments and sales and other offices. Without limiting the generality of the foregoing, the Developer and its designees may show model apartments or the common elements to prospective purchasers or tenants, erect signs on the condominium property, and take all other action helpful for sales, leases and promotion of the Condominium. The foregoing does not exempt the Developer from its obligation to pay assessments as otherwise provided for herein.
- (F) The easements and rights described in (D) and (E) above shall terminate upon the sale of all units in the Avellino Isles Complex to purchasers other than a successor Developer.

7.3 Restraint Upon Separation and Partition. The undivided share of ownership in the Common Elements and common surplus appurtenant to a unit cannot be conveyed or encumbered separately from the unit and shall pass with the title to the unit, whether or not separately described. As long as the Condominium exists, the Common Elements cannot be partitioned. The shares in the funds and assets of the Association cannot be assigned, pledged or transferred except as an appurtenance to the units.

8. LIMITED COMMON ELEMENTS:

8.1 Description of Limited Common Elements. Certain Common Elements have been reserved for the use of a particular unit or units, to the exclusion of the other units. The Limited Common Elements and the units to which their exclusive use is appurtenant, are as described in this Declaration and its recorded exhibits. The following Common Elements are hereby designated as Limited Common Elements:

- (A) Air Conditioning and Heating Equipment. All equipment, fixtures and installations located outside of a unit, which furnish air conditioning or heating exclusively to that unit, shall be Limited Common Elements, and shall be maintained, repaired and replaced by, and solely at the expense of, the owner of the unit, except as otherwise provided in Section 11.4 below.
- (B) Lanais. Any lanai attached to and serving exclusively a unit shall be a Limited Common Element. The unit owner shall be responsible for day-to-day cleaning and care, but all painting and maintenance shall be the responsibility of the Association and shall be a common expense

except as stated in Article 11.3(A). No lanai may be carpeted, covered or enclosed in any way without the prior written approval of the Board of Directors. The maintenance, repair and replacement of such approved carpeting, covering or enclosure shall be the responsibility of the unit owner.

- (C) Others. Any part of the Common Elements that is connected to or exclusively serves a single unit, including garages, and is specifically required in Section 11 of this Declaration to be maintained, repaired or replaced by or at the expense of the unit owner, shall be deemed a Limited Common Element appurtenant to that unit, whether specifically described above or not. This paragraph includes windows, screens, doors, garage doors and all related hardware and framing.

8.2 Exclusive Use: Transfer of Use Rights. The exclusive use of a Limited Common Element is an appurtenance to the unit or units to which it is designated or assigned. If, after all of the units have been sold, the exclusive use of any assignable Limited Common Element was not, for any reason, assigned to the use of a specific unit or units by the Developer, the Association may do so. The right of exclusive use of each Limited Common Element passes with the unit to which it is assigned, whether or not separately described, and cannot be separated from it; except the use rights to a particular covered parking space or garage may be transferred or exchanged between units as follows:

- (A) The unit owners desiring to transfer or exchange such use rights shall submit a written request to the Board of Directors. If the Board approves, the owners involved shall then execute a Certificate of Transfer which shall include the recording data identifying this Declaration, and be executed by the Association and the Owners with the formalities required for the execution of a deed.
- (B) The transfer or exchange of use rights shall be complete and effective when the Certificate is recorded in the Public Records of Collier County, Florida. The costs of preparing and recording the Certificate shall be borne by the unit owners desiring the exchange or transfer.

9. ASSOCIATION: The operation of the Condominium is by Avellino Isles Condominium Association, Inc., a Florida corporation not for profit, which shall perform its function pursuant to the following:

9.1 Articles of Incorporation. A copy of the Articles of Incorporation of the Association is attached as Exhibit "C."

9.2 Bylaws. The Bylaws of the Association attached as Exhibit "D" may be amended from time to time.

9.3 Delegation of Management. The Association may contract for the management and maintenance of the condominium property and authorize a licensed management agent to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of assessments, keeping of records, enforcement of rules and maintenance, repair and replacement of the Common Elements with funds made available by the Association for such purposes. The Association and its officers, however, shall retain at all times the powers and duties provided in the Condominium Act.

9.4 Membership; Director Eligibility. The membership of the Association shall be comprised of owners of the units, as further provided in the Bylaws. Except for Directors appointed by the Developer, each Director must be a member of the Association or the spouse of a member.

9.5 Acts of the Association. Unless the approval or affirmative vote of the unit owners is specifically made necessary by some provision of the Condominium Act or these condominium documents, all approvals or actions permitted or required to be given or taken by the Association may be given or taken by its Board of Directors, without a vote of the unit owners. The Officers and Directors of the Association have a fiduciary relationship to the unit owners. A unit owner does not have the authority to act for the Association by reason of being a unit owner.

9.6 Powers and Duties. The powers and duties of the Association include those set forth in the Condominium Act and the condominium documents. The Association may contract, sue or be sued with respect to the exercise or nonexercise of its powers and duties. For these purposes, the powers of the Association include, but are not limited to, the maintenance, management and operation of the condominium property and association property. The Association may impose fees for the use of Common Elements or association property. The Association has the power to enter into agreements to acquire leaseholds, memberships and other ownership, possessory or use interests in lands or facilities, whether or not the lands or facilities are contiguous to the lands of the Condominium, for the use and enjoyment of the unit owners.

9.7 Official Records. The Association shall maintain its Official Records as required by law. The records shall be open to inspection by members or their authorized representatives at all reasonable times. The right to inspect the records includes a right to make or obtain photocopies at the reasonable expense of the member seeking copies.

9.8 Purchase of Units. The Association has the power to purchase units in the Condominium and to hold, lease, mortgage or convey them, such power to be exercised by the Board of Directors.

9.9 Acquisition of Property. The Association has the power to acquire property, both real and personal. The power to acquire personal property shall be exercised by the Board of Directors. Except as otherwise provided in 9.8 above, the power to acquire ownership interests in real property shall be exercised by the Board of Directors, but only after approval by at least a majority of the voting interests.

9.10 Disposition of Property. Any property owned by the Association, whether real, personal or mixed, may be mortgaged, sold, or otherwise encumbered or disposed of by the affirmative vote of a majority of the entire Board of Directors, without need for authorization by the unit owners.

9.11 Roster. The Association shall maintain a current roster of names and mailing addresses of unit owners, based upon information supplied by the unit owners. A copy of the roster shall be made available to any member upon request.

9.12 Limitation on Liability. Notwithstanding its duty to maintain and repair condominium or association property, the Association shall not be liable to unit owners for injury or damage, other than the cost of maintenance and repair, caused by any latent condition of the property to be maintained and repaired by the Association, or caused by the elements, unit owners or other persons.

9.13 Intentionally Omitted.

9.14 Mandatory Non-binding Arbitration of Disputes. Prior to the institution of court litigation, the parties shall petition The Division of Florida Land Sales, Condominiums, and Mobile Homes of the Department of Business and Professional Regulation pursuant to its promulgated rules and The Condominium Act, for any dispute involving:

(A) The authority of the Board under any law or Association documents to:

(1) Require any owner to take or not take any action involving that owner's unit; or

- (2) Alter or add to a common area or element.
- (B) The failure of the Association, when required by law or Association documents to:
 - (1) Properly conduct elections;
 - (2) Give adequate notice of meetings or other actions;
 - (3) Properly conduct meetings; or
 - (4) Allow inspection of books and records.

10. ASSESSMENTS AND LIENS: The Association has the power to levy and collect assessments against each unit and unit owner in order to provide the necessary funds for proper operation and management of the Condominium and the Association. This power includes both "regular" assessments for each unit's share of the common expenses as set forth in the annual budget including condominium association assessments, Master Association assessments, and "special" assessments for unusual, nonrecurring or unbudgeted common expenses. The Association may also levy special charges against any individual unit for any amounts, other than for common expenses, which are properly chargeable against such unit under this Declaration or the Bylaws. Assessments shall be levied and payment enforced as provided in Section 6 of the Bylaws, and as follows:

10.1 Common Expenses. Common expenses include all expenses of the operation, maintenance, repair, replacement or insurance of the Common Elements and association property, the expenses of operating the Association, any assessments levied by the Master Association on this Association and any other expenses properly incurred by the Association for the Condominium, including any amounts budgeted for the purpose of funding reserve accounts. The cost of water and sewer and irrigation water service to the units shall be a common expense. If the Board of Directors contracts for pest control within units or basic cable television programming services in bulk for the entire Condominium, the cost of such services shall be a common expense. Bulk contracts may, however, be entered by the Master Association for such services.

10.2 Share of Common Expenses. The owner of each unit shall be liable for a share of the common expenses equal to his or her share of ownership of the Common Elements and the common surplus, as set forth in Section 6.1 above.

10.3 Ownership. Assessments and other funds collected by or on behalf of the Association become the property of the Association; no unit owner has the right to claim, assign or transfer any interest therein except as an appurtenance to his or her unit. No owner can withdraw or receive distribution of his or her share of the common surplus, except as otherwise provided herein or by law.

10.4 Who is Liable for Assessments. The owner of each unit, regardless of how title was acquired, is liable for all assessments or installments thereon coming due while he or she is the owner. Multiple owners are jointly and severally liable. Except as provided in Section 20.3 below, whenever title to a condominium parcel is transferred for any reason, the transferee is jointly and severally liable with the transferor for all unpaid assessments against the transferor, regardless of when incurred, without prejudice to any right the transferee may have to recover from the transferor any amounts paid by the transferee.

10.5 No Waiver or Excuse from Payment. The liability for assessments may not be avoided or abated by waiver of the use or enjoyment of any Common Elements, by abandonment of the unit on which the assessments are made, or by interruption in the availability of the unit or the Common Elements for any reason whatsoever. No unit owner may be excused from payment of his or her share of the common expenses unless

all unit owners are likewise proportionately excused from payment, except as otherwise provided in Section 20.3 below as to certain mortgages, and as to the Developer in Section 10.13.

10.6 Application of Payments; Failure to Pay Interest. Assessments and installments thereon paid on or before ten (10) days after the date due shall not bear interest, but all sums not so paid shall bear interest at the highest rate allowed by law, calculated from the date due until paid. The Association may also impose a late payment fee (in addition to interest) to the extent permitted by law. Assessments and installments thereon shall become due, and the unit owner shall become liable for said assessments or installments, on the date established in the Bylaws or otherwise set by the Board of Directors for payment. All payments on account shall be applied to interest, late payment fees, court costs and attorney's fees, and delinquent assessments, in such manner as is provided by law. The Association may refuse to accept a partial payment which bears a restrictive endorsement and such will be the equivalent of no payment. No payment by check is deemed received until the check has cleared.

10.7 Acceleration. If any special assessment or installment of a regular assessment as to a unit becomes more than thirty (30) days past due, and a Claim of Lien is recorded, the Association shall have the right to accelerate the due date of the entire unpaid balance of the unit's assessments for that fiscal year. No such lien shall be effective longer than 1 year after the claim of lien was recorded unless, within that time, an action to enforce the lien is commenced. The due date for all accelerated amounts shall be the date the Claim of Lien was recorded in the public records. The Association's Claim of Lien shall secure payment of the entire accelerated obligation, together with interest on the entire balance, attorneys' fees and costs as provided by law, and said Claim of Lien shall not be satisfied or released until all sums secured by it have been paid. The right to accelerate shall be exercised by sending to the delinquent owner a notice of the exercise, which notice shall be sent by certified or registered mail to the owner's last known address, and shall be deemed given upon mailing of the notice, postpaid. The notice may be given as part of the notice of intent to foreclose, as required by Section 718.116 of the Condominium Act, or may be sent separately.

10.8 Liens. The Association has a lien on each condominium parcel securing payment of past due assessments, including interest, attorney's fees and costs incurred by the Association incident to the collection of the assessment or enforcement of the lien, whether before, during or after a lien foreclosure suit. The lien is perfected upon recording a Claim of Lien in the Public Records of Collier County, Florida, stating the description of the condominium parcel, the name of the record owner, the name and address of the association, the assessments past due and the due dates. No such lien shall be effective longer than 1 year after the claim of lien was recorded unless, within that time, an action to enforce the lien is commenced. The Claim of Lien secures all unpaid assessments coming due prior to a final judgment of foreclosure. Upon full payment, the person making the payment is entitled to a satisfaction of the lien.

10.9 Priority of Lien. The Association's lien for unpaid assessments shall be subordinate and inferior to any recorded institutional mortgage or mortgage of the Developer unless the Association's Claim of Lien was recorded prior to the mortgage. The Association's lien shall be superior to, and take priority over, any other mortgage or lien regardless of when the mortgage was recorded. Any lease of a unit shall be subordinate and inferior to the Association's lien, regardless of when the lease was executed. Any lien of the Master Association shall take priority over a claim of lien of this Association. Nothing in this subsection shall be construed to bestow upon any lien, mortgage, or certified judgment of record on April 1, 1992, including the lien for unpaid assessments created herein, a priority which, by law, the lien, mortgage, or judgment did not have before that date.

10.10 Foreclosure of Lien. The Association may bring an action in its name to foreclose its lien for unpaid assessments in the manner provided in the Condominium Act, and may also bring an action to recover a money judgment for the unpaid assessments without waiving any lien rights.

10.11 Transfer of Ownership of Foreclosed Unit. If a foreclosure action is brought against the owner of a unit and the interest of the owner in the unit is sold, the owner's membership shall be canceled and membership shall be issued to the purchaser at the foreclosure sale.

10.12 Certificate As To Assessments. Within fifteen (15) days after receiving written request by a unit owner or mortgagee, the Association shall provide a certificate (sometimes referred to as an "estoppel letter") stating whether all assessments and other monies owed to the Association by the unit owner with respect to the condominium parcel have been paid. Any person other than the owner who relies upon such certificate shall be protected thereby.

10.13 Liability of Developer for Common Expenses. The Developer guarantees that for a period of three (3) years from the recording of this Declaration in the Public Records, assessments against unit owners for common expenses, including Master Association assessments, will not exceed \$367.29 per month in the first year, \$400.00 per month in the second year and \$450.00 per month in the third year. Thereafter, the developer may extend this guarantee period for an additional one-year period with the same cap on assessments as exists in year three. During this period, the Developer and all units owned by the Developer shall not be subject to assessment for common expenses as provided herein. Instead, the Developer will fund the difference, if any, between assessments at the guaranteed level and the actual common expenses incurred during the guarantee period. If, at any time during this period, funds collected from assessments are not sufficient to provide timely payments of all common expenses, the Developer will fund the deficits at the time such payments are due. After the end of the guarantee period the Developer shall provide the accounting required by the Florida Administrative Code, and fund any outstanding deficits.

10.14 Special Assessments. So long as the Developer holds any unit for sale in the ordinary course of business, the Developer shall be exempt from assessments of the Developer as a unit owner for capital improvements unless the Developer gives its approval in writing. The Developer shall further be exempt from any action by the Association that would be detrimental to the sale of units by the Developer unless the Developer approves the action in writing. During the time period that the developer has guaranteed the assessment amounts, the association may not special assess the unit owners except, if a developers-controlled association has maintained all insurance coverage required by s. 718.111(11)(a), common expenses incurred during a guarantee period, as a result of a natural disaster or an act of God occurring during the same guarantee period, which are not covered by the proceeds from such insurance, may be assessed against all unit owners owning units on the date of such natural disaster or act of God, and their successors and assigns, including the developer with respect to units owned by the developer. Any such assessment shall be in accordance with s. 718.115(2) or (4), as applicable.

10.15 Waiver of Reserve Requirement. Prior to turnover, the Developer may vote to waive reserves for the first 2 fiscal years of operation of the association, beginning with the fiscal year in which the initial declaration is recorded, with the vote taken each fiscal year and shall be effective for only one annual budget. The Developer does hereby vote to waive all reserve requirements to the full extent permitted under Florida Statute 718 for the first year. In addition, any and all other requirements which create statutory obligations on the Developer that may be waived by the Developer or the Board of Directors, are hereby deemed waived.

11. **MAINTENANCE; LIMITATIONS UPON ALTERATIONS AND IMPROVEMENTS:** Responsibility for the protection, maintenance, repair and replacement of the condominium property, and restrictions on its alteration and improvement shall be as follows:

11.1 Association Maintenance. The Association is responsible for the protection, maintenance, repair and replacement of all Common Elements and association property (other than the Limited Common Elements that are required elsewhere herein to be maintained by the unit owner). The cost is a common expense. The Association's responsibilities include, without limitation:

- (A) Electrical wiring up to the circuit breaker panel in each unit.

- (B) Rough plumbing up to the supply valve.
- (C) All installations located within one unit but serving another unit, or located outside the unit, for the furnishing of utilities to more than one unit or the Common Elements.
- (D) All exterior building walls.
- (E) Roofs.
- (F) Infrastructure not dedicated to Collier County.
- (G) Elevators and stairways and walkways.
- (H) Pool.
- (I) Clubhouse.
- (J) Entry to the project, including walls, signage, gate, gatehouse and landscaping.

The Association's responsibility does not include interior wall switches or receptacles, plumbing fixtures, or other electrical, plumbing or mechanical installations located within the unit. All incidental damage caused to a unit or Limited Common Elements by work performed or ordered to be performed by the Association shall be promptly repaired by and at the expense of the Association, which shall restore the property as nearly as practical to its condition before the damage, and the cost shall be a common expense, except the Association shall not be responsible for the damage to any alteration or addition made by a unit owner without prior Association approval as required elsewhere herein, nor should the Association be responsible for restoration costs of the need for work was caused by the negligence of the Unit Owner.

11.2 Unit Owner Maintenance. Each unit owner is responsible, at his or her own expense, for all maintenance, repairs, and replacements of his or her own unit and certain Limited Common Elements, in accordance with the building plans, specifications and architectural criteria utilized by the Developer/Declarant, (including without limitation colors and materials) except for those changes or alterations otherwise approved by the Association and the Declarant as provided herein and in the Master Declaration. The owner's responsibilities include, without limitation:

- (A) Maintenance, repair and replacement of screens, windows and window glass.
- (B) Maintenance, repair and replacement of the entrance door, other exterior doors and garage door to the unit.
- (C) All other doors within or affording access to the unit.
- (D) The electrical, mechanical and plumbing fixtures and outlets (including connections).
- (E) The circuit breaker panel.
- (F) Appliances and water heaters.
- (G) All air conditioning and heating equipment, ducts and installations serving the unit exclusively.
- (H) Carpeting and other floor covering.

- (I) Door and window hardware and locks.
 - (J) Shower pans.
 - (K) The main water supply shut-off valve for this Unit.
 - (L) Other facilities or fixtures which are located or contained entirely within the unit, or which serve only the unit.
 - (M) All interior, partition walls which do not form part of the boundary of the unit.
- 11.3 Other Unit Owner Responsibilities. The unit owner shall also have the following responsibilities:
- (A) Lanais. Where a Limited Common Element consists of a lanai, the unit owner who has the right to the exclusive use of said lanai shall be responsible for the maintenance, care and preservation of the paint and surface of the interior parapet walls, including floor and ceiling, within said area, if any; and any fixed and/or sliding glass doors in portions of the entrance way of said area, if any; and the wiring, electrical outlet(s) and fixture(s) thereon, if any, and the replacement of light bulbs.
 - (B) Interior Decorating. Each unit owner is responsible for all decorating within his or her own unit, including painting, wallpapering, paneling, floor covering, draperies, window shades, curtains, lamps and other light fixtures, and other furnishings and interior decorating.
 - (C) Flooring. All units above the ground floor shall always have the floors covered with wall-to-wall carpeting installed over high quality padding, except carpeting is not required in kitchens, bathrooms or laundry rooms. An owner who desires to install in place of carpeting any hard-surface floor covering (e.g. marble, slate, ceramic tile, parquet) shall also install a sound absorbent underlayment of such kind and quality as to substantially reduce the transmission of noise to adjoining units, and must obtain written approval of the Board of Directors prior to making any such installation. If prior approval is not obtained, the Board may, in addition to exercising all the other remedies provided in this Declaration, require the unit owner to cover all such hard-surface flooring with carpeting, or require the removal of such hard-surface flooring at the expense of the offending unit owner.
 - (D) Window Coverings. The covering and appearance of windows and doors, whether by draperies, shades, reflective film or other items, whether installed within or outside of the unit, visible from the exterior of the unit, shall be subject to the rules and regulations of the Association, and shall be white or off-white in color.
 - (E) Modifications and Alterations. If a unit owner makes any modifications, installations or additions to his or her unit or the Common Elements, the unit owner and his or her successors in title shall be financially responsible for the maintenance, repair and replacement of the modifications, installations or additions.
 - (F) Use of Licensed and Insured Contractors. Whenever a unit owner contracts for maintenance, repair, replacement, alteration, addition or improvement of any portion of the unit or Common Elements, whether with or without Association approval, such owner shall be deemed to have warranted to the Association and its members that his or her contractor(s) are properly licensed and fully insured, and that the owner will be financially responsible for any resulting damage to persons or property not paid by the contractor's insurance.

11.4 Appliance Maintenance Contracts. If there shall become available to the Association a program of contract maintenance for kitchen appliances or water heaters within units and/or air-conditioning compressors and/or air handlers serving individual units, which the Association determines is to the benefit of the owners to consider, then upon agreement by a majority of the voting interests present, in person or by proxy and voting, at a meeting called for the purpose, or upon agreement by a majority of the total voting interest in writing, the Association may enter into such contractual undertakings. The expenses of such contractual undertakings to the Association shall be common expenses. All maintenance, repairs and replacements not covered by the contracts shall be the responsibility of the unit owner.

11.5 Alteration to Units, Limited Common Elements or Common Elements by Unit Owners. No owner shall make or permit the making of any material alterations or substantial additions to his or her unit, its appurtenant Limited Common Elements, or the Common Elements, or in any manner change the exterior appearance of any portion of the Condominium, unless the record owner of the unit and all record owners of liens on it join in the execution of an amendment to the Declaration and unless a majority of the total voting interests approve such amendment to the Declaration (unless required by any governmental entity). Any glass, screen, curtain, blind, shutter, awning, or other similar structure which may be installed where visible from outside the unit is subject to regulation by the Board of Directors. No owner may alter the landscaping in any way without prior Board approval. If any unit owner requests approval of an alteration or modification involving the removal of any interior partition wall, the Association may permit such removal if the removal would not materially affect or interfere with the utility services constituting Common Elements, if any, located therein. No owner shall cause any of the Limited Common Elements appurtenant to his or her unit to be enclosed or cause any changes to be made outside of the unit, including painting or other decoration, or the installation of any electrical wiring, television antennas, appliances or air conditioning units which may protrude through the walls of the condominium or in any manner change the exterior appearance of any portion of the condominium, without the prior written consent of the Board of Directors.

11.6 Alterations and Additions to Common Elements and Association Property. The protection, maintenance, repair, insurance and replacement of the Common Elements and association property is the responsibility of the Association and the cost is a common expense. Beyond this function, the Association shall make no material alteration of, nor substantial additions to, the Common Elements, which result in a material expense or a material change in the Common Elements without the prior approval of at least a majority of the voting interests unless required by a governmental agency.

11.7 Enforcement of Maintenance. If after reasonable notice the owner of a unit fails to maintain the unit or its appurtenant Limited Common Elements as required above, the Association shall have the right to institute legal proceedings to enforce compliance, or when necessary, to prevent damage to the Common Elements or to another unit or units, may take any and all other lawful actions to remedy such violation, including but not limited to, entering the unit during reasonable hours, with or without notice to or consent of the tenant or unit owner, to repair, replace, or maintain any item which may cause such damage to the Common Elements or to another unit or units. Any expenses incurred by the Association in performing work within the unit as authorized by this Declaration shall be charged to the unit owner, together with reasonable attorney's fees and other expenses of collection, if any.

11.8 Negligence; Damage Caused by Condition in Unit. Each owner shall be liable for the expenses of any maintenance, repair or replacement of Common Elements or personal property made necessary by his or her act or negligence, or by that of any member of his or her family or his or her guests, employees, agents, or tenants. Each unit owner has a duty to maintain his or her unit and personal property therein in such a manner as to prevent foreseeable and reasonably preventable damage to the Common Elements or the property of other owners and residents. If any condition, defect or malfunction existing within a unit, resulting from the owner's failure to perform this duty, shall cause damage to the Common Elements or property within other units, the owner of the offending unit shall be liable to the person or entity responsible for repairing the damaged property for all costs of repair or replacement not paid by insurance. If one or more of the units involved is not occupied at the time the damage is discovered, the Association may enter the unit without prior notice to the

owner and take reasonable action to mitigate damage or prevent its spread to the Common Elements or to other units.

11.9 Association's Access to Units. The Association has an irrevocable right of access to the units during reasonable hours for the purposes of maintaining, repairing and replacing the Common Elements or portions of a unit to be maintained by the Association under this Declaration, and as necessary to prevent damage to the Common Elements or to one or more units. The exercise of the Association's rights of access to the unit shall be accomplished with due respect for the rights of occupants to privacy and freedom from unreasonable annoyance, as well as with appropriate precautions to protect the personal property within the unit. The Association may retain a pass-key to all units. If a unit owner alters any lock or installs a new lock, the unit owner shall provide the Association with a key.

11.10 Surface Water Management Facilities. The Association shall be responsible for the maintenance of the surface water management system in Avellino Isles. No structure of any kind shall be constructed or erected, nor shall any unit owner or the Association in any way change, alter, impede, revise or otherwise interfere with the flow and the volume of water, in any portion of any water management area including, but not limited, swales, drainage ways, pipes or areas intended for the accumulation of run-off waters, without the specific written permission of Vineyards Community Association, Inc. No unit owner or the Association shall unreasonably deny or prevent ingress and egress to water management areas for maintenance, repair or landscaping purposes by Vineyards Community Association, Inc. or any appropriate governmental agency that may reasonably require any right of ingress and egress, and easements therefore are hereby specifically reserved and created. No common areas or Common Elements shall be increased in size by filling in any lake, pond or other water retention or drainage area which it abuts. Unit owners and the Association shall not fill, dike, rip-rap, block, divert or change the established water retention and drainage areas that have been or may be created without the prior written consent of Vineyards Community Association, Inc. No unit owner may draw water for irrigation or other purposes from any lake, pond or other water management area, nor shall boating or swimming be permitted in such areas. All surface water management systems within Avellino Isles excluding those areas (if any) normally maintained by Collier County, will be the ultimate responsibility of Vintage Condominium Association, Inc. Nothing in this section shall be construed to allow construction of any new water management facility or alteration of water management systems without first obtaining the necessary permits from all governmental regulatory agencies having jurisdiction.

11.11 Conservation Areas and Easements. The conservation areas and easements located within the Vineyards PUD and/or DRI may not be used by unit owners or the Association in such a way as to alter their natural state, other than to provide the utilities and drainage as shown on the plat and approved construction plans for the Vineyards.

12. USE RESTRICTIONS: The use of the condominium property shall be in accordance with the following provisions:

12.1 Units. Each unit shall be occupied by only one family at any time. Each unit shall be used as a residence and for no other purpose. No business or commercial activity shall be conducted in or from any unit. This restriction shall not be construed to prohibit any owner from maintaining a personal or professional library, from keeping his or her personal, business or professional records in his or her unit, or from handling his or her personal, business or professional telephone calls or written correspondence in and from his or her unit. Such uses are expressly declared customarily incident to residential use.

12.2 Occupancy in Absence of Owner. If the owner and his or her family who permanently reside with him are absent, and the unit has not been leased, the owner may permit his or her unit to be occupied by his or her guests only in accordance with the following:

- (A) Any one person who is the parent or child of the unit owner or of the unit owner's spouse, if any, may occupy the unit in the absence of the owner for a period not to exceed sixty (60)

days. That person's spouse and children, if any, may accompany him. The total number of occasions for occupancy by all guests combined under this paragraph shall be limited to four (4) in any one calendar year.

- (B) House guests not included within 12.2(A) are permitted for occupancy in the unit owner's absence provided the total number of guests is limited to 2 per bedroom. Such guests may stay up to 30 days and the total number of occasions for this type of guest occupancy in any unit shall be limited to three (3) in each calendar year.
- (C) The Board of Directors may require all guests to be registered in advance.

12.3 Exceptions. Upon prior written application by the unit owner, the Board of Directors may make such limited exceptions to the foregoing restrictions as may be deemed appropriate in the discretion of the Board, for the sole purpose of avoiding undue hardship or inequity. The making of one exception shall not be construed as a precedent for later exceptions.

12.4 Occupancy When Owner is Present. There is no restriction on the number of guests, whether related or unrelated to the owner, who may occupy the unit in the presence of the unit owner.

12.5 Minors. All occupants under eighteen (18) years of age shall be closely supervised at all times by an adult to insure that they do not become a source of unreasonable annoyance to other residents.

12.6 Pets. The owner of each Unit may keep two small pets (cats or dogs only) which do not exceed 25 pounds each or one pet not to exceed 50 pounds. The pet(s) must be carried under the Owner's arm or be leashed at all times while on the Condominium property outside of the Unit. The ability to keep such a pet is a privilege, not a right, and the Board of Directors are empowered to order and enforce the removal of any pet which does not comply with this Paragraph or which becomes a source of annoyance to other residences of the Condominium. No pets of any kind are permitted in leased Units. No reptiles, rodents, amphibians, poultry or livestock may be kept in the Condominium. The Association may restrict the walking of pets in certain areas. Owners who walk their pets must clean up after their pets. Pets may not be left unattended or leashed on lanais, entries, Common Elements or in garages.

12.7 Nuisances. No owner shall use his or her unit, or permit it to be used, in any manner which constitutes or causes an unreasonable amount of annoyance or nuisance to the occupant of another unit, or which would not be consistent with the maintenance of the highest standards for a first class residential condominium, nor permit the premises to be used in a disorderly or unlawful way. The use of each unit shall be consistent with existing laws and the condominium documents, and occupants shall at all times conduct themselves in a peaceful and orderly manner.

12.8 Signs. No unit owner other than the Developer may post or display "For Sale," "For Rent," "Open House" or other similar signs anywhere on the condominium property until the Developer has sold its last unit. Thereafter, "Open House" signage may be displayed in accordance with the rules and regulations of the Master Association.

12.9 Commercial Vehicles. No truck of any kind, commercial truck, van, or other commercial vehicle, except service vehicles temporarily present on business, and no boat, boat trailer or other trailer of any kind, camper, mobile home, disabled vehicle, motor home or recreational vehicle shall be parked or stored on the condominium property.

12.10 Use of Lanais, Elevators, Walkways and Entries. Lanais, elevators, walkways and entries shall not be obstructed, littered, defaced or misused in any manner. Lanais, elevators, entries and walkways shall be used only for the purposes intended, and they shall not be used for hanging or drying clothing, for cleaning of rugs or other household items, or for storage of bicycles or other personal property.

13. LEASING OF UNITS: Timeshares are not permitted. All leases of units must be in writing. A unit owner may lease only his or her entire unit, and then only in accordance with this Section, after receiving the approval of the Association. The lessee must be a natural person.

13.1 Procedures.

- (A) **Notice by the Unit Owner.** An owner intending to lease his or her unit shall give to the Board of Directors or its designee written notice of such intention at least twenty (20) days prior to the first day of occupancy under the lease together with the name and address of the proposed lessee, a fully executed copy of the proposed lease, and such other information as the Board may reasonably require. The Board may require a personal interview with any lessee and his or her spouse, if any, as a precondition to approval.
- (B) **Board Action.** After the required notice and all information or interviews requested have been provided, the Board shall have twenty (20) days in which to approve or disapprove the proposed lease. If the Board neither approves nor disapproves within that time, its failure to act shall be deemed the equivalent of approval, and on demand the Board shall issue a written letter of approval to the lessee.
- (C) **Disapproval.** A proposed lease shall be disapproved only if a majority of the whole Board so votes, and in such case the lease shall not be made. Appropriate grounds for disapproval shall include, but not be limited to, the following:
- (1) The unit owner is delinquent in the payment of assessments at the time the application is considered;
 - (2) The unit owner has a history of leasing his or her unit to troublesome lessees and/or refusing to control or accept responsibility for the occupancy of his or her unit;
 - (3) The real estate company or rental agent handling the leasing transaction on behalf of the unit owner has a history of screening lessee applicants inadequately or recommending undesirable lessees;
 - (4) The application on its face indicates that the person seeking approval intends to conduct himself in a manner inconsistent with the covenants and restrictions applicable to the Condominium;
 - (5) The prospective lessee has been convicted of a felony involving violence to persons or property, a felony involving sale or possession of a controlled substance, or a felony demonstrating dishonesty or moral turpitude;
 - (6) The prospective lessee has a history of conduct which evidences disregard for the rights and property of others;
 - (7) The prospective lessee evidences a strong probability of financial irresponsibility;
 - (8) The lessee, during previous occupancy, has evidenced an attitude of disregard for the Association rules;
 - (9) The prospective lessee gives false or incomplete information to the Board as part of the application procedure, or the required transfer fees and/or security deposit are not paid; or

- (10) The owner fails to give proper notice of his or her intention to lease his or her unit to the Board of Directors.
- (D) Failure to Give Notice or Obtain Approval. If proper notice is not given, the Board, at its election, may approve or disapprove the lease. Any lease entered into without approval may, at the option of the Board, be treated as a nullity, and the Board shall have the power to evict the lessee with five (5) days notice, without securing consent to such eviction from the unit owner.
- (E) Applications; Assessments. Applications for authority to lease shall be made to the Board of Directors on such forms and include such terms as the Board may provide from time to time. The legal responsibility for paying condominium assessments may not be delegated to the lessee.
- (F) Committee Approval. To facilitate approval of leases proposed during times when many of the members are not in residence, the Board of Directors may by resolution delegate its approval powers to an ad hoc committee, which shall consist of at least three (3) members.

13.2 Exception for Mortgagees. The provisions of Section 13.1 shall not apply to leases entered into by institutional mortgagees who acquire title through the mortgage whether by foreclosure or by a deed in lieu of foreclosure.

13.3 Term of Lease and Frequency of Leasing. No unit may be leased more often than three (3) times in any calendar year, with the minimum lease term being thirty (30) days. The first day of occupancy under the lease shall determine in which year the lease occurs. No lease may be for a period of more than one (1) year, and no option for the lessee to extend or renew the lease for any additional period shall be permitted without Board approval. The Board may, in its discretion, approve the same lease from year to year. No subleasing or assignment of lease rights by the lessee is allowed without Board approval.

13.4 Occupancy During Lease Term. No one but the lessee, his or her guests, his or her family members within the first degree of relationship by blood, adoption or marriage, and their spouses and guests may occupy the unit. The total number of overnight occupants of a leased unit is limited to two (2) persons per bedroom.

13.5 Occupancy in Absence of Lessee. If a lessee absents himself from the unit for any period of time during the lease term, his or her family within the first degree of relationship already in residence may continue to occupy the unit and may have house guests subject to all the restrictions in Sections 12 and 13.4 above. If the lessee and all of the family members mentioned in the foregoing sentence are absent, no other person may occupy the unit.

13.6 Use of Common Elements. To prevent overtaxing the facilities, a unit owner whose unit is leased may not use the recreation or parking facilities of the condominium during the lease term.

13.7 Regulation by Association. All of the provisions of the condominium documents and the rules and regulations of the Association shall be applicable and enforceable against any person occupying a unit as a lessee or guest to the same extent as against the owner. A covenant on the part of each occupant to abide by the rules and regulations of the Association and the provisions of the condominium documents, designating the Association as the owner's agent with the authority to terminate any lease agreement and evict the tenants in the event of breach of such covenant, shall be deemed to be included in every lease agreement, whether oral or written, and whether specifically expressed in such agreement or not.

13.8 Fees and Deposits to the Lease of Units. Whenever herein the Board's approval is required to allow the lease of a unit, the Associate may charge the owner a preset fee for processing the application, such fee not to exceed the maximum amount allowed by law. No fee may be charged for approval of a renewal or

extension of a lease with the same lessee. The Association may require any security deposits that are authorized by the Condominium Act as amended from time to time.

14. TRANSFER OF OWNERSHIP OF UNITS: In order to maintain a community of congenial, financially responsible residents with the objectives of protecting the value of the units, inhibiting transiency, and facilitating the development of a stable, quiet community and peace of mind for all residents, the transfer of ownership of a unit shall be subject to the following provisions:

14.1 Forms of Ownership:

- (A) A unit may be owned by one natural person who has qualified and been approved as elsewhere provided herein.
- (B) Co-Ownership. Co-ownership of units is permitted. If the co-owners are other than husband and wife, the Board shall condition its approval upon the designation of one approved natural person as "primary occupant". The use of the unit by other persons shall be as if the primary occupant were the only actual owner. Any change in the primary occupant shall be treated as a transfer of ownership by sale or gift subject to the provisions of this Section 14. No more than one such change will be approved in any twelve (12) month period.
- (C) Ownership by Corporations, Partnerships or Trusts. A unit may be owned in trust, or by a corporation, partnership or other entity which is not a natural person, if approved in the manner provided elsewhere herein. The intent of this provision is to allow flexibility in estate, financial or tax planning, and not to create circumstances in which the unit may be used as short-term transient accommodations for several individuals or families. The approval of a trustee, or corporation, partnership or other entity as a unit owner shall be conditioned upon designation by the owner of one natural person to be the "primary occupant". The use of the unit by other persons shall be as if the primary occupant were the only actual owner. Any change in the primary occupant shall be treated as a transfer of ownership by sale or gift subject to the provisions of this Section 14. No more than one such change will be approved in any twelve (12) month period.
- (D) Life Estate. A unit may be subject to a life estate, either by operation of law or by a voluntary conveyance approved under 14.2 below. In that event, the life tenant shall be the only Association member from such unit, and occupancy of the unit shall be as if the life tenant was the only owner. Upon termination of the life estate, the holders of the remainder interest shall have no occupancy rights unless separately approved by the Association. The life tenant shall be liable for all assessments and charges against the unit. Any consent or approval required of association members may be given by the life tenant alone, and the consent or approval of the holders of the remainder interest shall not be required. If there is more than one life tenant, they shall be treated as co-owners for purposes of determining voting and occupancy rights.

14.2 Transfers.

- (A) Sale or Gift. No unit owner may dispose of a unit or any interest in a unit by sale or gift (including agreement for deed) without prior written approval of the Board of Directors.
- (B) Devise or Inheritance. If any unit owner acquires his or her title by devise or inheritance, his or her right to occupy or use the unit shall be subject to the approval of the Board of Directors under Section 14.3(A)(2) below. The approval shall not be denied to any devisee or heir who was the prior owner's lawful spouse at the time of death, or was related to the owner by blood or adoption within the first degree.

- (C) Other Transfers. If any person acquires title in any manner not considered in the foregoing subsections, that person shall have no right to occupy or use the unit before being approved by the Board of Directors under the procedures outlined in Section 14.3 below.
- (D) Ad Hoc Committee. To facilitate transfers proposed during times when many of the members of the Board of Directors are not in residence, the Board of Directors may by resolution delegate its approval powers to an ad hoc committee, which shall consist of at least three (3) members. The Chairman of the committee shall be deemed a Vice-President, and as such shall be empowered to execute Certificates of Approval on behalf of the Association.

14.3 Procedures.

(A) Notice to Association.

- (1) Sale or Gift. An owner intending to make a sale or gift of his or her unit or any interest therein shall give to the Board of Directors or its designee written notice of such intention at least twenty (20) days before the intended closing date, together with the name and address of the proposed purchaser or donee, a copy of the executed sales contract, if any, and such other information as the Board may reasonably require. The Board may require a personal interview with any purchaser or donee and his or her spouse, if any, as a pre-condition to approval.
- (2) Devise, Inheritance or Other Transfers. The transferee must notify the Board of Directors of his or her ownership and submit a certified copy of the instrument evidencing his or her ownership and such other information as the Board may reasonably require. The transferee shall have no occupancy or use rights until and unless approved by the Board, but may sell or lease the unit following the procedures in this Section or Section 13.
- (3) Demand. With the notice required in Subsection (A)(1) above, the owner or transferee seeking approval may make a written demand that if the transfer is disapproved without good cause, the Association shall furnish an approved alternate purchaser who shall purchase the unit at the same price and upon substantially the same terms as in the disapproved sales contract, or if no contract is involved, for the fair market value of the unit determined as provided below.
- (4) Failure to Give Notice. If no notice is received, the Board of Directors, at its election, may approve or disapprove at the time it learns of the transfer. If any owner fails to obtain the Association's approval prior to selling an interest in a unit, such failure shall create a rebuttable presumption that the seller and the purchaser intend to violate the covenants of this Declaration, and shall constitute good cause for Association disapproval.

- (B) Board Action. Within ten (10) days after receipt of the required notice and all information or interviews requested, or not later than sixty (60) days after the notice required by paragraph (A) above is received, whichever occurs first, the Board shall approve or disapprove the transfer. If a transfer is approved, the approval shall be stated in a Certificate of Approval executed by the President or Vice-President of the Association in recordable form and delivered to the transferee. If the Board neither approves nor disapproves within the time limits as set forth above, such failure to act shall be deemed the equivalent of approval and on demand the Board shall issue a Certificate of Approval to the transferee.

- (C) **Disapproval.** Approval of the Association shall be withheld for good cause only if a majority of the whole Board so votes, after receiving a written opinion of counsel that good cause exists. Only the following may be deemed to constitute good cause for disapproval:
- (1) The person seeking approval has been convicted of a felony involving violence to persons or property, a felony involving possession or sale of a controlled substance, or a felony demonstrating dishonesty or moral turpitude;
 - (2) The person seeking approval has a record of financial irresponsibility, including without limitation prior bankruptcies, foreclosures or bad debts;
 - (3) The application for approval on its face indicates that the person seeking approval intends to conduct himself in a manner inconsistent with the covenants and restrictions applicable to the Condominium;
 - (4) The person seeking approval has a history of disruptive behavior or disregard for the rights or property of others;
 - (5) The person seeking approval has failed to provide the information, fees or interviews required to process the application in a timely manner, or provided false information during the application process.
 - (6) The transaction, if a sale, was concluded by the parties without having sought and obtained the prior approval required herein.

14.4 **Exception.** The provisions of Sections 14.1, 14.2 and 14.3 are not applicable to the acquisition of title by an institutional mortgagee who acquires title through the mortgage, whether by foreclosure or deed in lieu of foreclosure, nor shall the Association's approval be required for the subsequent resale or lease of a unit by such mortgagee of the unit so acquired, but shall apply to the acquisition of title by any other person.

14.5 **Unapproved Transfers.** Any sale or transfer which is not approved, or which is disapproved pursuant to the terms of this Declaration shall be void unless subsequently approved in writing by the Board.

14.6 **Fees and Deposits Related to the Sale of Units.** Whenever herein the Board's approval is required to allow the sale, lease or other transfer of an interest in a unit, the Association may charge the owner a preset fee for processing the application, such fee not to exceed the maximum amount allowed by law (currently \$50.00 per applicant). The Association may also require any deposits that are authorized by the Condominium Act as amended from time to time. No fee may be charged for approval of the renewal or extension of a lease with the same tenant.

15. **INSURANCE:** In order to adequately protect the Association and its members, insurance shall be carried and kept in force at all times in accordance with the following provisions:

15.1 **The Unit Owner.** Each unit owner is responsible for insuring his or her own unit, and the personal property therein, including all electrical fixtures, appliances, air conditioner or heating equipment, water heaters, built in cabinets, floor, wall and ceiling coverings, and all alterations, additions and improvements made to the unit or the Common Elements by the owner or his or her predecessors in title. Each unit owner is expected to carry homeowner's insurance, with endorsements for leakage, seepage and wind-driven rain, additions and alterations, and loss assessment protection, or recognize that he or she bears financial responsibility for any damage to his or her property otherwise covered by such insurance.

15.2 **Association Insurance; Duty and Authority to Obtain.** The Board of Directors shall obtain and keep in force the insurance coverage which it is required to carry by law and under the condominium

documents, and may obtain and keep in force any or all additional insurance coverage as it deems necessary. The name of the insured shall be the Association and the unit owners without naming them, and their mortgages, as their interests shall appear. To the extent permitted by law, the Association may self-insure.

15.3 Required Coverage. The Association shall maintain adequate insurance covering all of the buildings and the Common Elements as well as all association property, in amounts determined annually by the Board of Directors, such insurance to afford the following protection:

- (A) Property. Loss or damage by fire, extended coverage, including windstorm, vandalism and malicious mischief, and other hazards covered by the standard "All Risk" property contract.
- (B) Flood. In amounts deemed adequate by the Board of Directors, as available through the National Flood Insurance Program.
- (C) Liability. Premises and operations liability for bodily injury and property damage in such limits of protection and with such coverage as are determined by the Board of Directors, with cross liability endorsement to cover liabilities of the unit owners as a group to a unit owner.
- (D) Automobile. Automobile liability for bodily injury and property damage for all owned and non-owned motor vehicles, in such limits of protection and with such coverage as may be determined by the Board of Directors.
- (E) Compensation. The Association shall maintain Workers' Compensation insurance on at least a minimum premium basis.
- (F) Statutory Fidelity Bond. Fidelity bonding of all persons who control or disburse funds of the Association in an amount to cover the maximum funds that will be in the custody of the Association or its management agent at any one time. The Association to bear the cost of said bond.

15.4 Optional Coverage. The Association may purchase and carry other such insurance coverage as the Board of Directors may determine to be in the best interest of the Association and unit owners. Some of the more common options include:

- (A) Additional flood insurance.
- (B) Boiler and Machinery coverage (includes breakdown on air conditioning units).
- (C) Broad Form Comprehensive General Liability Endorsement.
- (D) Directors and Officers Liability.
- (E) Medical Payments.
- (F) Leakage, seepage and wind-driven rain.

15.5 Description of Coverage. A detailed summary of the coverage included in the master policies, and copies of the master policies, shall be available for inspection by unit owners or their authorized representatives upon request.

15.6 Waiver of Subrogation. If available and where applicable, the Board of Directors shall endeavor to obtain insurance policies which provide that the insurer waives its right to subrogation as to any claim against

the Association unit owners, or their respective servants, agents or guests, except for any claim based upon gross negligence evidencing reckless, willful or wanton disregard for life or property.

15.7 Insurance Proceeds. All insurance policies purchased solely by the Association shall be for the benefit of the Association, the unit owners and their mortgagees as their interests may appear, and all proceeds shall be payable to the Association. The duty of the Association shall be to receive such proceeds as are paid and hold and disburse the same in trust for the purposes stated herein and for the benefit of the unit owners and their respective mortgagees in the following shares:

- (A) Common Elements. Proceeds on account of damage to Common Elements shall be held in as many undivided shares as there are units, the shares of each unit owner being the same as his or her share in the Common Elements.
- (B) Units. Proceeds on account of damage within the units shall be held in undivided shares based on the prorated amount of damage within each damaged unit as a percentage of the total damage within all units.
- (C) Mortgagee. If a mortgagee endorsement has been issued as to a unit, the shares of the mortgagee and the unit owner shall be as their interests appear. In no event shall any mortgagee have the right to demand application of insurance proceeds to any mortgage or mortgages which it may hold against unit or units, except to the extent that insurance proceeds exceed the actual cost of repair or restoration of the damaged building or buildings. No mortgagee shall have any right to participate in determining whether improvements will be restored after casualty.

The foregoing notwithstanding, insurance proceeds on account of NFIP flood insurance policies (if any) covering specific units purchased by the Association or various unit owners shall be used only for the purpose of repairing or replacing the unit to which the respective policy applies and that unit's appurtenant share of the Common Elements, and no other unit owner or unit may benefit from said proceeds. If the Condominium is not to be restored or rebuilt, the proceeds shall accrue to the benefit of the respective unit owner and his or her mortgagees, if any.

15.8 Distribution of Proceeds. Proceeds of insurance policies received by the Association shall be distributed to or for the benefit of the unit owners in the following manner:

- (A) Cost of Reconstruction or Repair. If the damage for which the proceeds are paid is to be reconstructed or repaired by the Association, the remaining proceeds shall be paid to defray the costs thereof. Any proceeds remaining after defraying costs shall be distributed to the beneficial owners, remittances to unit owners and their mortgagees being paid jointly to them.
- (B) Failure to Reconstruct or Repair. If it is determined in the manner elsewhere provided herein that the damages for which the proceeds are paid shall not be reconstructed or repaired, the remaining proceeds shall be distributed to the beneficial owners, remittances to unit owners and their mortgagees being payable jointly to them.

15.9 Association as Agent. The Association is hereby irrevocably appointed as agent for each unit owner to adjust all claims arising under insurance policies purchased by the Association for damage or loss to the condominium property.

16. RECONSTRUCTION OR REPAIR AFTER CASUALTY: If any part of the condominium property is damaged by casualty, whether and how it shall be reconstructed or repaired shall be determined as follows:

16.1 Damage to Units. Where loss or damage occurs within one or more units, any Association insurance proceeds on account of the loss or damage, less the deductible, shall be distributed to the owner(s) of the damaged unit(s) in shares as provided in Section 15.7 above. The owner(s) of the damaged unit(s) shall be responsible for reconstruction and repair.

16.2 Damage to Common Elements - Less than "Very Substantial". Where loss or damage occurs to the Common Elements, but the loss is less than "very substantial", as hereinafter defined, it shall be mandatory for the Association to repair, restore and rebuild the damage caused by the loss, and the following procedures shall apply:

- (A) The Board of Directors shall promptly obtain reliable and detailed estimates of the cost of repair and restoration, and shall negotiate and contract for repair and reconstruction.
- (B) If the proceeds of insurance and available reserves are insufficient to pay for the cost of repair and reconstruction of the Common Elements, the Association shall promptly, upon determination of the deficiency, levy a special assessment against all unit owners in proportion to their shares in the Common Elements for the deficiency. Such special assessments need not be approved by the unit owners. The special assessments shall be added to the funds available for repair and restoration of the property.

16.3 "Very Substantial" Damage. As used in this Declaration, the term "very substantial" damage shall mean loss or damage whereby three-fourths (3/4ths) or more of the total units are rendered uninhabitable. Should such "very substantial" damage occur then:

- (A) The Board of Directors shall promptly obtain reliable and detailed estimates of the cost of repair and restoration.
- (B) A membership meeting shall be called by the Board of Directors to be held not later than sixty (60) days after the casualty, to determine the opinion of the membership with reference to rebuilding or termination of the Condominium, subject to the following:
 - (1) If the insurance proceeds and reserves available for restoration and repair are sufficient to cover the cost thereof so that no special assessment will be required, then the Condominium shall be restored or repaired unless two-thirds (2/3rds) of the total voting interests shall vote for termination, or unless the then applicable zoning or other regulatory laws will not allow reconstruction of the same number and general types of units, in either of which cases the Condominium shall be terminated.
 - (2) If the insurance proceeds and reserves available for restoration and repair are not sufficient to cover the cost thereof so that a special assessment will be required, then unless two-thirds (2/3rds) of the total voting interests vote in favor of such special assessment and against termination of the Condominium, it shall be terminated and the property removed from the provisions of the Condominium Act. If two-thirds (2/3rds) of the total voting interests approve the special assessment, the Association, through its Board of Directors, shall levy such assessment and shall proceed to negotiate and contract for necessary repairs and restoration. The special assessment shall be added to the funds available for repair and restoration of the property.
- (C) If any dispute shall arise as to whether "very substantial" damage has occurred, a determination by the Board of Directors shall be binding upon all unit owners.

16.4 Application of Insurance Proceeds. It shall be presumed that the first monies disbursed for repair and restoration are from the insurance proceeds; if there is a balance in the funds held by the Association

after the payment of all costs of repair and restoration, such balance shall be distributed to the unit owners, except as otherwise provided in Section 15.7(C) above.

16.5 Equitable Relief. In the event of damage to the Common Elements which renders any unit uninhabitable, and the damage is not repaired, reconstructed, or rebuilt within a reasonable period of time, the owner of the uninhabitable unit may petition a court for equitable relief, which may include a termination of the Condominium and a partition. For the purposes of this provision, it shall be presumed that repair, reconstruction or rebuilding has occurred within a reasonable period of time if substantial work is commenced within four (4) months following the damage or destruction and is completed within nine (9) months thereafter.

16.6 Plans and Specifications. Any reconstruction or repairs must be substantially in accordance with the plans and specifications for the original buildings, or according to different plans and specifications approved by the Board of Directors, by the owners of three-fourths (3/4ths) of the units, and by the Primary Institutional Mortgagee, if any.

17. CONDEMNATION:

17.1 Deposit of Awards with Association. The taking of all or any part of the condominium property by condemnation or eminent domain shall be deemed to be a casualty to the portion taken and the awards for that taking shall be deemed to be proceeds from insurance on account of the casualty. Even though the awards may be payable to unit owners, the unit owners shall deposit the awards with the Association; and if any fail to do so, a special charge shall be made against a defaulting unit owner in the amount of his or her award, or the amount of that award shall be set off against any sums payable to that owner.

17.2 Determination Whether to Continue Condominium. Whether the Condominium will be continued after condemnation will be determined in the same manner provided for determining whether damaged property will be reconstructed and repaired after a casualty.

17.3 Disbursement of Funds. If the Condominium is terminated after condemnation, the proceeds of all awards and special assessments will be deemed to be condominium property and shall be owned and distributed in the manner provided for insurance proceeds when the Condominium is terminated after a casualty. If the Condominium is not terminated after condemnation, the size of the Condominium will be reduced, the owners of condemned units, if any, will be made whole, and any property damaged by the taking will be made usable in the manner provided below. Proceeds of awards and special assessments shall be used for these purposes and shall be disbursed in the manner provided for disbursements of funds after a casualty.

17.4 Association as Agent. The Association is hereby irrevocably appointed as each unit owner's attorney-in-fact for purposes of negotiating or litigating with the condemning authority for the purpose of realizing just compensation.

17.5 Units Reduced but Habitable. If the condemnation reduces the size of a unit and the remaining portion of the unit can be made habitable, the awards for the taking of a portion of that unit shall be used for the following purposes in the order stated, and the following changes shall be effected in the Condominium:

- (A) Restoration of Unit. The unit shall be made habitable. If the cost of the restoration exceeds the amount of the award, the additional funds required shall be paid by the owner of the unit.
- (B) Distribution of Surplus. The balance of the award, if any, shall be distributed to the owner of the unit and to each mortgagee of the unit, the remittance being made payable jointly to the owner and mortgagees.
- (C) Adjustment of Shares of Common Elements. If the floor area of a unit is reduced by the taking, the number representing the share in the Common Elements appurtenant to the unit shall be

reduced in the proportion by which the floor area of the unit is reduced by the taking, and then the shares of all unit owners in the Common Elements shall be restated as percentages of the total of the numbers representing their original shares as reduced by the taking.

17.6 **Unit Made Not Habitable.** If the condemnation is of an entire unit or reduces the size of a unit so that it cannot be made habitable, the award for the taking of the unit shall be used for the following purposes in the order stated, and the following changes shall be effected in the Condominium:

- (A) **Payment of Award.** The fair market value of the unit immediately prior to the taking shall be paid to the owner of the unit and to each mortgagee of the unit, the remittance being made payable jointly to the owner and mortgagee(s).
- (B) **Distribution of Surplus.** If possible and practical, the remaining portion of the unit shall become a part of the Common Elements and shall be placed in condition for use by some or all unit owners in a manner approved by the Board of Directors.
- (C) **Adjustment of Shares in Common Elements.** The shares in the Common Elements appurtenant to the units that continue as part of the Condominium shall be adjusted to distribute the ownership of the Common Elements among the reduced number of unit owners. This shall be done by restating the shares of continuing unit owners in the Common Elements as percentages of the total of the numbers representing the shares of these as they existed prior to the adjustment.
- (D) **Assessments.** If the amount of the award for the taking is not sufficient to pay the fair market value of the condemned unit to the unit owner and to condition the remaining portion of the unit for use as a part of the Common Elements, the additional funds required for those purposes shall be raised by special assessment against all unit owners who will continue as owners of units after the changes in the Condominium affected by the taking. The assessments shall be made in proportion to the shares of those owners in the Common Elements after the changes affected by the taking.
- (E) **Arbitration.** If the fair market value of a unit prior to the taking cannot be determined by agreement between the unit owner and the Association within thirty (30) days after notice by either party, the value shall be determined by appraisal in accordance with the following. The unit owner, the first mortgagee, if any, and the Association shall each appoint one certified real property appraiser, who shall appraise the unit and determine the fair market value by computing the arithmetic average of their appraisals of the unit. A judgment of specific performance upon the fair market value calculated in this way may be entered in any court of competent jurisdiction. Each party shall bear the cost of his or her own appraiser.

17.7 **Taking of Common Elements.** Awards for the taking of Common Elements shall be used to make the remaining portion of the Common Elements usable in a manner approved by the Board of Directors. The balance of such awards, if any, shall be distributed to the unit owners in the shares in which they own the Common Elements after adjustment of these shares on account of the condemnation, if any. If a unit is mortgaged, the remittance shall be paid jointly to the owner and mortgagee(s) of the unit.

17.8 **Amendment of Declaration.** Any changes in units and in the Common Elements, in the ownership of the Common Elements, and in the sharing of common expenses that are necessitated by condemnation shall be accomplished by amending this Declaration. Such amendment need be approved only by a majority of all Directors. The consent of unit owners or lien holders is not required for any such amendment.

18. **TERMINATION:** The Condominium may be terminated in the following manner:

18.1 Agreement. The Condominium may be terminated at any time by written agreement of the owners of at least eighty percent (80%) of the units, and the Primary Institutional Mortgagee.

18.2 Very Substantial Damage. If the Condominium, as a result of casualty, suffers "very substantial damage" to the extent defined in Section 16.3, and it is not decided as therein provided that it will be reconstructed or repaired, the condominium form of ownership of the property in this Condominium will thereby terminate without agreement.

18.3 General Provisions. Upon termination, the former unit owners shall become the owners, as tenants in common, of all condominium and association property and the assets of the Association. The shares of such tenants in common shall be the same as were their shares of the Common Elements. The mortgagee or lienor of a unit owner, shall have a mortgage or lien solely and exclusively upon the undivided share of such tenant in common in and to the lands and other properties and rights which he or she may receive by reason of such termination. The termination of the Condominium shall be evidenced by a certificate of the Association, executed with the formalities of a deed, and certifying as to the facts effecting the termination. Termination shall become effective when that certificate is recorded in the Public Records of Collier County, Florida.

18.4 New Condominium. The termination of the Condominium does not bar creation of another Condominium affecting all or any portion of the same property.

18.5 Partition; Sale; Distribution. Following termination, the former condominium property and association property may be partitioned and sold upon the application of any unit owner. If following a termination, at least sixty-six and two-thirds percent (66 2/3%) of the voting interests agree to accept an offer for the sale of the property, all owners shall be bound to execute deeds and other documents reasonably required to effect the sale. In that event, any action for partition of the property shall be held in abeyance pending the sale, and upon the consummation of the sale shall be discontinued by all parties thereto. Distribution may be made either in money or in property or securities and either in installments or as a whole, if this can be done fairly and ratably and in conformity with this Declaration and shall be made as soon as reasonably consistent with the beneficial liquidation of the assets.

18.6 Last Board. The termination of the Condominium does not, by itself, terminate the Association. The members of the last Board of Directors or other person, persons or receiver duly appointed by an appropriate court pursuant to the provisions of 718.117 (4) shall continue to have the powers granted in this Declaration for the purpose of winding up the affairs of the Association and any other powers contained in 718.117, Florida Statutes. A vacancy in the Board of Directors during a "winding up proceeding" resulting from the resignation or expiration of term of any Director, may be filled by a majority vote of the unit owners.

18.7 Provisions Survive Termination. The provisions of this Section 18 are covenants running with the land, and shall survive the termination of the Condominium until all matters covered by those provisions have been completed.

19. OBLIGATIONS OF OWNERS:

19.1 Duty to Comply; Right to Sue. Each unit owner, his or her tenants and guests, and the Association shall be governed by and shall comply with the provisions of the Condominium Act, the Association and Master Association condominium documents. Actions for damages or for injunctive relief, or both, for failure to comply may be brought by the Association or by a unit owner against all parties referenced in Fla.Stat. 718.303(1)(a) through (e).

19.2 Waiver of Rights. The failure of the Association or any member to enforce a right, provision, covenant or condition which may be granted by the condominium documents shall not constitute a waiver of the right of the Association or member to enforce such right, provision, covenant or condition in the future. A

provision of the Condominium Act may not be waived by a unit owner if the waiver would adversely affect the rights of the owner or defeat the purpose of the provision, except that unit owners or Directors may waive notice of specific meetings as provided in the Bylaws. Any written instrument or instruction given by a purchaser or unit owner to an escrow agent may be relied upon by the escrow agent, whether or not such instruction and the payment of funds thereunder might otherwise constitute a waiver of any provision of the Condominium Act or the condominium documents.

19.3 Attorney's Fees. In any legal proceeding arising out of an alleged failure of a guest, tenant, unit owner or the Association to comply with the requirements of the Condominium Act, or the condominium documents, as they may be amended from time to time, the prevailing party shall be entitled to recover the costs of the proceeding and such attorneys fees as may be awarded by the court. Recovery of attorneys fees in litigation involving Association rules and regulations shall be governed by Section 8 of the Bylaws.

19.4 No Election of Remedies. All rights, remedies and privileges granted to the Association or unit owners under the law and the condominium documents shall be cumulative, and the exercise of any one or more shall not be deemed to constitute an election of remedies, nor shall it preclude the party from exercising any other rights, remedies, or privileges that may be available.

20. RIGHTS OF MORTGAGEES:

20.1 Approvals. Written consent of the institutional mortgagee of a unit shall be required for any amendment to the Declaration which would decrease the units share of ownership of the Common Elements, except as otherwise provided in Sections 17.5(C), 17.6(C) and 17.8.

20.2 Notice of Casualty or Condemnation. In the event of condemnation, eminent domain proceedings, or very substantial damage to, or destruction of, any unit or any part of the Common Elements, the record holder of any first mortgage on an affected unit shall be entitled to notice.

20.3 Mortgage Foreclosure. Unless otherwise provided by the Condominium Act as it may be amended, if the mortgagee of a first mortgage or an institutional mortgage of record acquires title to a condominium parcel as a result of foreclosure of the mortgage, or as the result of a deed given in lieu of foreclosure, such acquirer of title shall be liable for the share of common expenses or assessments attributable to the condominium parcel, or chargeable to the former owner of the parcel, which came due prior to the mortgagee's acquisition of title. However, the Mortgagee's liability is limited to the unit's unpaid common expenses and regular periodic assessments which accrued or came due during the 6 months immediately preceding the acquisition of title, and in no event does the mortgagee's liability exceed 1% of the original mortgage debt. The person acquiring title shall pay the amount owed to the Association within 30 days after the transfer of title. Failure to pay the full amount when due shall entitle the Association to record a claim of lien against the parcel and proceed in the same manner as provided for the collection of unpaid assessments. Any unpaid share of common expenses for which such acquirer is exempt from liability becomes a common expense collectible from all unit owners, including such acquirer and his or her successors and assigns. No owner or acquirer of title to a condominium parcel by foreclosure, or by a deed in lieu of foreclosure, may be excused from the payment of any assessments coming due during the period of such ownership.

20.4 Redemption. If proceedings are instituted to foreclose any mortgage or lien on any unit, the Association, on behalf of one or more unit owners and with the permission of the mortgagee, may redeem the mortgage or lien for the amount due thereon and be thereby subrogated to all of the mortgagee's or lienor's rights of action, or the Association may purchase the unit at the foreclosure sale. Any mortgagee shall have an unrestricted, absolute right to accept title to the unit in settlement and satisfaction of the mortgage or to foreclose its mortgage in accordance with its terms, and to bid upon the unit at the foreclosure sale.

20.5 Right to Inspect Books. The Association shall make available to institutional mortgagees requesting same current copies of the condominium documents and the books, records and financial statements of the Association. "Available" shall mean ready for inspection, upon written request, during normal

business hours, or under other reasonable circumstances. Photocopies shall be provided at the expense of the person requesting them.

20.6 Financial Statement. Any institutional mortgagee is entitled, upon written request, to a copy of the financial statement of the Association for the immediately preceding fiscal year.

20.7 Lender's Notices. Upon written request to the Association, any institutional mortgagee shall be entitled to timely written notice of:

- (A) A sixty (60) day or longer delinquency in the payment of assessments or charges owed by the owner of any unit on which it holds a mortgage.
- (B) A lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Association.
- (C) Any proposed action that requires the consent of a specified percentage of mortgage holders.

21. **DEVELOPER'S RIGHTS AND DUTIES**: Notwithstanding the other provisions of this Declaration, as long as the Developer or any assignee of the Developer's rights holds any units in the Avellino Isles Complex for sale in the ordinary course of business, the following shall apply:

21.1 Developer's Use. Until the Developer has completed all of the contemplated improvements and has sold all of the units in the Condominium, neither the unit owners nor the Association, nor either party's use of the condominium property shall interfere with the completion of the contemplated improvements or the sale of units. The Developer may make any use of the unsold units and the Common Elements and association property as may reasonably be expected to facilitate completion of contemplated improvements and sales of units, including, but not limited to, maintaining a sales office and/or model units, displaying signs, leasing units, and showing units to prospective purchasers provided the Developer is not exempt from the requirements for approval of leases.

21.2 Assignment. All or any of the rights, privileges, powers and immunities granted or reserved to the Developer in the condominium documents may be assigned by the Developer to any successor developer, without the consent of any other unit owner or any holder of a mortgage secured by any unit. In the event of the foreclosure of any mortgage owed by the Developer, or deed in lieu of such foreclosure, the person first acquiring title to such interest by reason of such foreclosure, or deed in lieu of foreclosure, shall succeed to all rights, powers, privileges and immunities of the Developer.

21.3 Amendment of Plans and Alteration of Boundaries and Apartment Dimensions. The Developer reserves the right to change the unit or building types in the future as permitted or required by law.

21.4 Amendments by Board of Directors. Except as prohibited by law, the Board of Directors shall have the right by majority vote up to the time of turnover of control of the Association, to amend this Declaration and its exhibits in any manner and for any purpose the Board of Directors deem desirable. Said amendments may be made and executed solely by the Board of Directors and recorded in the Public Records of Collier County, Florida, without any requirement of securing the consent of any unit owner or the owner or holder of any lien encumbering a condominium parcel. Provided, however, that such amendments shall not increase the maximum number of units nor alter the boundaries of the Common Elements beyond the extent permitted in Section 21.3, nor shall such amendments adversely affect the lien or priority of any institutional mortgage recorded prior to the amendment. Furthermore, such amendments shall not change the configuration or size of any unit in any material fashion, materially alter or modify the appurtenances to the unit, or change the proportion or percentage by which the owner of the parcel shares the common expenses and owns the common surplus unless the record owner of the unit and all record owners of liens on it join in the execution of the amendment and unless the amendment is approved by a majority of the total voting interests (unless required by any governmental entity). After turnover of control, amendments to this Declaration shall be made pursuant to the procedures contained in Section 22 below.

21.5 Sales of Units. The Developer shall have the right to sell or transfer ownership of any unit owned by it to any person or entity, on such terms and conditions as the Developer deems in its own best interest.

21.6 Turnover. The Developer may turn over control of the Association to unit owners other than the Developer prior to the statutory dates by causing all of its appointed Directors to resign, whereupon it shall be the affirmative obligation of unit owners other than the Developer to elect Directors and assume control of the Association. Provided that at least sixty (60) days notice of the Developer's decision to cause its appointees to resign is given to unit owners, neither the Developer, nor such appointees, shall be liable in any manner in connection with such resignations, even if unit owners other than the Developer refuse or fail to assume control of the Association. If the Developer holds units for sale in the ordinary course of business, none of the following actions may be taken without approval in writing by the Developer: assessment of the Developer as a unit owner for capital improvements; or, any action by the Association that would be detrimental to the sales of units by the Developer. However, an increase in assessments for common expenses without discrimination against the Developer shall not be deemed to be detrimental to the sales of units.

22. AMENDMENT OF DECLARATION: Except as otherwise provided above as to amendments made by the Board of Directors, all amendments to this Declaration shall be proposed and adopted in the following manner:

22.1 Proposal. Amendments to this Declaration may be proposed by the Board of Directors, or by written petition to the Board signed by the owners of at least ten percent (10%) of the units.

22.2 Procedure. Upon any amendment or amendments to this Declaration being proposed as provided above, the proposed amendment or amendments shall be submitted to a vote of the members not later than the next annual meeting, unless insufficient time to give proper notice remains before that meeting.

22.3 Vote Required. Except as otherwise provided by law, or by specific provision of the condominium documents, this Declaration may be amended by concurrence of at least fifty-one percent (51%) of those voting interests who are present and voting, in person or by proxy, at any annual or special meeting called for the purpose. Alternatively, amendments may be adopted without a meeting following the procedure set forth in Section 3.13 of the Bylaws.

22.4 Certificate; Recording. A copy of each adopted amendment shall be attached to a certificate that the amendment was duly adopted as an amendment to the Declaration, which certificate shall be in the form required by law and shall be executed by the President or Vice President of the Association with the formalities of a deed. The amendment shall be effective when the certificate and copy of the amendment are recorded in the Public Records of Collier County, Florida.

22.5 Provision. No amendment may change the configuration or size of any unit in any material fashion, materially alter or modify the appurtenances to the unit, or change the proportion or percentage by which the owner of a parcel shares the common expenses and owns the common surplus (except as provided in Section 6.1 herein), unless the record owner of the unit, and all record owners of liens on it join in the execution of the amendment and unless a majority of the total voting interests consent to the amendment in writing (unless required by any governmental entity). No other consents or approvals shall be required. This proviso does not apply to changes caused by condemnation or a taking by eminent domain as provided in Section 17.

22.6 Enlargement of Common Elements. The Common Elements designated by this Declaration may be enlarged to add real property acquired by the Association through amendment of this Declaration. The amendment must be approved by at least two-thirds (2/3rds) of the voting interests, but no other person need join in or consent to the amendment. The amendment divests the Association of title and vests title in the unit owners without naming them and without further conveyance, in the same proportion as the undivided shares in the Common Elements that are appurtenant to the units.

22.7 Correction of Errors and Amendments. If there is an omission or error in this Declaration of Condominium or in other documents required by Florida law to establish the Condominium, the Association may correct the error or omission by following the procedures set forth in the Condominium Act. Until control of the Association is turned over to unit owners other than the Developer the Association may amend this Declaration and its exhibits in any manner convenient or necessary to the development process including for the purpose of adding to or withdrawing property from this Declaration. Said amendments may be made and executed solely by the Association and recorded in the Public Records of Collier County, Florida, and without any requirement of securing the consent of any unit owner, or the owner and holder of any lien encumbering a condominium parcel, provided such amendments shall not increase the number of units nor alter the boundaries of the Common Elements beyond the extent permitted in Section 21.3, nor shall such amendments adversely affect the lien or priority of any institutional mortgage recorded prior to the amendment.

22.8 Amendment of Provision Relating to Developer. As long as the Developer holds any unit in the Condominium for sale in the ordinary course of business, no amendment shall be effective to change any provision relating specifically to the Developer without the Developer's prior written consent.

23. MISCELLANEOUS:

24.1 Severability. The invalidity or unenforceability in whole or in part of any covenant or restriction or any section, subsection, sentence, clause, phrase or word or other provision of this Declaration, or any recorded exhibit to this Declaration, shall not affect the remaining portions thereof.

24.2 Applicable Statutes. The validity, application and construction of this Declaration and its recorded exhibits shall be governed by the Laws of Florida, particularly the Condominium Act, as it exists on the date hereof.

24.3 Conflicts. If there is a conflict between any provision of this Declaration and the Condominium Act, the Condominium Act shall control. If there is a conflict between this Declaration and the Association's Articles of Incorporation or Bylaws, the Declaration shall control.

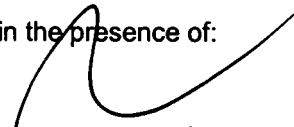
24.4 Interpretation. The Board of Directors is responsible for interpreting the provisions of this Declaration and its exhibits. Such interpretation shall be binding upon all parties unless wholly unreasonable. A written opinion rendered by legal counsel that an interpretation adopted by the Board is not unreasonable shall conclusively establish the validity of such interpretation.

24.5 Exhibits. There is hereby incorporated within this Declaration any materials contained in the exhibits hereto which, under the Condominium Act, are required to be part of the Declaration.

24.6 Singular, Plural and Gender. Whenever the context so requires, the use of the plural shall include the singular and the plural, and the use of any gender shall be deemed to include all genders.

24.7 Headings. The headings used in the condominium documents are for reference purposes only, and do not constitute substantive matter to be considered in construing the terms and provisions of these documents.

IN WITNESS WHEREOF, the Developer has executed this Declaration the day and year first above written.

Signed in the presence of:

Witness Robert Rogers

AVELLINO ISLES DEVELOPERS, INC.,
a Florida corporation

Printed Name of Witness

Linda H. Powell
Witness LINDA H. POWELL

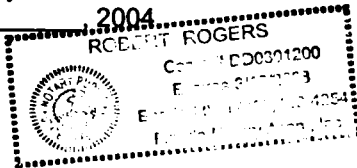
By: *Michel Saadeh*
Michel Saadeh, President

Printed Name of Witness

STATE OF FLORIDA
COUNTY OF COLLIER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared MICHEL SAADEH, *(one of the following should be checked; if none are checked, he is personally known to me)* ___ who is personally known to me, or has produced _____ as identification, and who did take an oath, and who is known to be the President of AVELLINO ISLES DEVELOPERS, INC., a Florida corporation, the corporation named in the foregoing instrument and that he acknowledged executing the same, in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

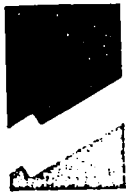
WITNESS my hand and official seal in the State and County last aforesaid this 7th day of Oct. 2004



[Signature]

NOTARY PUBLIC

EXHIBIT A
LEGAL DESCRIPTIONS



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 1
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" AND "L-18" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N 67°27'00" W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 237.12 FEET;
 THENCE S 54°49'37" W 293.06 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "AA" AND SAID TRACT "L-18";
 THENCE LEAVING SAID LINE N 87°09'39" W 30.00 FEET TO POINT ON A CIRCULAR CURVE;
 THENCE 185.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 92°34'16", A CHORD DISTANCE OF 166.24 FEET, BEARING N 43°26'47" W TO A POINT OF TANGENCY;
 THENCE N 89°43'56" W 31.75 FEET TO A POINT OF CURVATURE;
 THENCE 68.26 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 43°27'20", A CHORD DISTANCE OF 66.64 FEET, BEARING S 68°32'24" W TO A POINT TANGENCY;
 THENCE S 46°48'44" W 206.23 FEET TO A POINT OF CURVATURE;
 THENCE 105.87 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 6°07'37", A CHORD DISTANCE OF 105.82 FEET, BEARING S 43°44'55" W TO A POINT OF TANGENCY;
 THENCE S 40°41'07" W 140.73 FEET TO A POINT OF CURVATURE;
 THENCE 266.82 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 49°18'52", A CHORD DISTANCE OF 258.66 FEET, BEARING S 65°20'33" W TO A POINT OF TANGENCY;
 THENCE S 89°59'59" W 108.02 FEET TO A POINT OF CURVATURE;
 THENCE 336.41 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 168.81 FEET, A CENTRAL ANGLE OF 114°10'53", A CHORD DISTANCE OF 283.44 FEET, BEARING N 32°54'35" W TO A POINT OF TANGENCY;
 THENCE N 24°10'52" E 95.82 FEET TO A POINT OF CURVATURE;
 THENCE 235.16 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 34°32'55", A CHORD DISTANCE OF 231.62 FEET, BEARING N 06°54'25" E TO A POINT OF REVERSE CURVATURE;
 THENCE 564.68 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 57°46'29", A CHORD DISTANCE OF 541.06 FEET, BEARING N 18°31'12" E TO A POINT OF TANGENCY;
 THENCE N 47°24'26" E 90.00 FEET TO A POINT OF CURVATURE;
 THENCE 255.88 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 40°43'31", A CHORD DISTANCE OF 250.53 FEET BEARING N 69°38'15" E TO THE POINT OF BEGINNING;

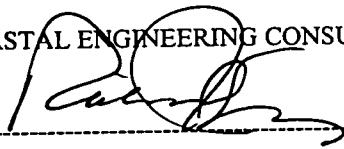
OR: 3658 PG: 1634

THENCE CONTINUE 77.96 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 12°24'26", A CHORD DISTANCE OF 77.80 FEET, BEARING N43°04'16"E TO A POINT OF TANGENCY;
THENCE N 36°52'04" E 35.59 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY PROLONGATION OF THE SOUTHERLY LINE OF REGENCY RESERVE, A CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2739, COMMENCING AT PAGE 3046 OF SAID PUBLIC RECORDS;
THENCE ALONG SAID LINE N 77°43'46" E 53.02 FEET;
THENCE LEAVING SAID LINE S34°28'37"E A DISTANCE OF 173.62 FEET;
THENCE S55°31'23"W A DISTANCE OF 154.25 FEET;
THENCE N36°02'41"W A DISTANCE OF 165.56 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 28,079 SQUARE FEET OR 0.64 ACRES OF LAND.

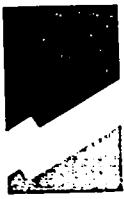
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.



RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING1
DATE OF SIGNATURE: 8.5.04

OR: 3658 PG: 1635



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 2
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" AND "L-18" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N 67°27'00" W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 237.12 FEET;
 THENCE S 54°49'37" W 293.06 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "AA" AND SAID TRACT "L-18";
 THENCE LEAVING SAID LINE N 87°09'39" W 30.00 FEET TO POINT ON A CIRCULAR CURVE;
 THENCE 185.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 92°34'16", A CHORD DISTANCE OF 166.24 FEET, BEARING N 43°26'47" W TO A POINT OF TANGENCY;
 THENCE N 89°43'56" W 31.75 FEET TO A POINT OF CURVATURE;
 THENCE 68.26 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 43°27'20", A CHORD DISTANCE OF 66.64 FEET, BEARING S 68°32'24" W TO A POINT OF TANGENCY;
 THENCE S 46°48'44" W 206.23 FEET TO A POINT OF CURVATURE;
 THENCE 105.87 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 6°07'37", A CHORD DISTANCE OF 105.82 FEET, BEARING S 43°44'55" W TO A POINT OF TANGENCY;
 THENCE S 40°41'07" W 140.73 FEET TO A POINT OF CURVATURE;
 THENCE 266.82 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 49°18'52", A CHORD DISTANCE OF 258.66 FEET, BEARING S 65°20'33" W TO A POINT OF TANGENCY;
 THENCE S 89°59'59" W 108.02 FEET TO A POINT OF CURVATURE;
 THENCE 336.41 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 168.81 FEET, A CENTRAL ANGLE OF 114°10'53", A CHORD DISTANCE OF 283.44 FEET, BEARING N 32°54'35" W TO A POINT OF TANGENCY;
 THENCE N 24°10'52" E 95.82 FEET TO A POINT OF CURVATURE;
 THENCE 235.16 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 34°32'55", A CHORD DISTANCE OF 231.62 FEET, BEARING N 06°54'25" E TO A POINT OF REVERSE CURVATURE;
 THENCE 564.68 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 57°46'29", A CHORD DISTANCE OF 541.06 FEET, BEARING N 18°31'12" E TO A POINT OF TANGENCY;
 THENCE N 47°24'26" E 90.00 FEET TO A POINT OF CURVATURE;
 THENCE 134.51 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 21°24'28", A CHORD DISTANCE OF 134.53 FEET, BEARING N 78°55'38" E TO THE POINT OF BEGINNING;

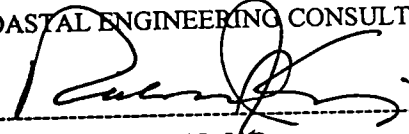
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THENCE CONTINUE 121.38 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 19°19'03", A CHORD DISTANCE OF 121.38 FEET BEARING N58°56'01"E ;
THENCE S36°02'41"E A DISTANCE OF 165.56 FEET;
THENCE S55°31'23"W A DISTANCE OF 97.25 FEET TO A POINT OF CURVATURE;
THENCE 61.11 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 318.00 FEET, A CENTRAL ANGLE OF 11°00'37", A CHORD DISTANCE OF 97.25 FEET BEARING S66°32'00"W ;
THENCE N23°19'53"W A DISTANCE OF 170.04 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 23,169 SQUARE FEET OR 0.53 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.



RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING2
DATE OF SIGNATURE: 8.5.04



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 3
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" AND "L-18" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

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 THENCE S 54°49'37" W 293.06 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "AA" AND SAID TRACT "L-18";
 THENCE LEAVING SAID LINE N 87°09'39" W 30.00 FEET TO POINT ON A CIRCULAR CURVE;
 THENCE 185.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 92°34'16", A CHORD DISTANCE OF 166.24 FEET, BEARING N 43°26'47" W TO A POINT OF TANGENCY;
 THENCE N 89°43'56" W 31.75 FEET TO A POINT OF CURVATURE;
 THENCE 68.26 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 43°27'20", A CHORD DISTANCE OF 66.64 FEET, BEARING S 68°32'24" W TO A POINT TANGENCY;
 THENCE S 46°48'44" W 206.23 FEET TO A POINT OF CURVATURE;
 THENCE 105.87 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 6°07'37", A CHORD DISTANCE OF 105.82 FEET, BEARING S 43°44'55" W TO A POINT OF TANGENCY;
 THENCE S 40°41'07" W 140.73 FEET TO A POINT OF CURVATURE;
 THENCE 266.82 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 49°18'52", A CHORD DISTANCE OF 258.66 FEET, BEARING S 65°20'33" W TO A POINT OF TANGENCY;
 THENCE S 89°59'59" W 108.02 FEET TO A POINT OF CURVATURE;
 THENCE 336.41 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 168.81 FEET, A CENTRAL ANGLE OF 114°10'53", A CHORD DISTANCE OF 283.44 FEET, BEARING N 32°54'35" W TO A POINT OF TANGENCY;
 THENCE N 24°10'52" E 95.82 FEET TO A POINT OF CURVATURE;
 THENCE 235.16 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 34°32'55", A CHORD DISTANCE OF 231.62 FEET, BEARING N 06°54'25" E TO A POINT OF REVERSE CURVATURE;
 THENCE 564.68 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 57°46'29", A CHORD DISTANCE OF 541.06 FEET, BEARING N 18°31'12" E TO A POINT OF TANGENCY;
 THENCE N 47°24'26" E 90.00 FEET TO A POINT OF CURVATURE;
 THENCE 5.89 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 00°56'15", A CHORD DISTANCE OF 5.89 FEET, BEARING N89°31'53"E TO THE POINT OF BEGINNING;

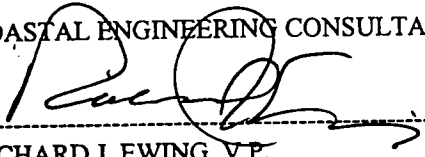
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THENCE CONTINUE 128.62 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 20°28'13", A CHORD DISTANCE OF 127.93 FEET, BEARING N78°49'39"E;
THENCE S23°19'53"E A DISTANCE OF 170.04 FEET TO A POINT OF CURVATURE;
THENCE 117.01 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 318.00 FEET A CENTRAL ANGLE OF 21°04'55", A CHORD DISTANCE OF 116.35 FEET BEARING S77°04'28"W TO A POINT OF TANGENCY;
THENCE S87°36'56"W A DISTANCE OF 40.60 FEET;
THENCE N13°44'22"W A DISTANCE OF 163.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 23,777 SQUARE FEET OR 0.55 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.



RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING3
DATE OF SIGNATURE: 8-5-04



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 4
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" AND TRACT "L-18" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

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 THENCE S 54°49'37" W 293.06 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "AA" AND SAID TRACT "L-18";
 THENCE LEAVING SAID LINE N 87°09'39" W 30.00 FEET TO POINT ON A CIRCULAR CURVE;
 THENCE 185.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 92°34'16", A CHORD DISTANCE OF 166.24 FEET, BEARING N 43°26'47" W TO A POINT OF TANGENCY;
 THENCE N 89°43'56" W 31.75 FEET TO A POINT OF CURVATURE;
 THENCE 68.26 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 43°27'20", A CHORD DISTANCE OF 66.64 FEET, BEARING S 68°32'24" W TO A POINT TANGENCY;
 THENCE S 46°48'44" W 206.23 FEET TO A POINT OF CURVATURE;
 THENCE 105.87 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 6°07'37", A CHORD DISTANCE OF 105.82 FEET, BEARING S 43°44'55" W TO A POINT OF TANGENCY;
 THENCE S 40°41'07" W 140.73 FEET TO A POINT OF CURVATURE;
 THENCE 266.82 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 49°18'52", A CHORD DISTANCE OF 258.66 FEET, BEARING S 65°20'33" W TO A POINT OF TANGENCY;
 THENCE S 89°59'59" W 108.02 FEET TO A POINT OF CURVATURE;
 THENCE 336.41 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 168.81 FEET, A CENTRAL ANGLE OF 114°10'53", A CHORD DISTANCE OF 283.44 FEET, BEARING N 32°54'35" W TO A POINT OF TANGENCY;
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 THENCE 564.68 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 57°46'29", A CHORD DISTANCE OF 541.06 FEET, BEARING N 18°31'12" E TO A POINT OF TANGENCY;
 THENCE N 47°24'26" E 90.00 FEET TO A POINT OF CURVATURE;
 THENCE 193.09 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 425.82 FEET A CENTRAL ANGLE OF 25°58'52", A CHORD DISTANCE OF 191.44 FEET BEARING N60°23'52"E TO THE POINT OF BEGINNING;

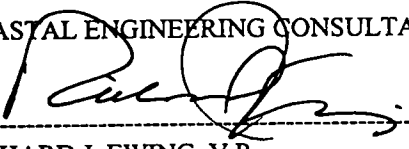
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THENCE CONTINUE 123.46 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 425.82 FEET, A CENTRAL ANGLE OF 16°36'42" ,A CHORD DISTANCE OF 123.03 FEET; BEARING N81°41'39"E TO A POINT OF TANGENCY;
THENCE N90°00'00"E A DISTANCE OF 27.71 FEET TO A POINT OF CURVATURE;
THENCE 5.89 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 00°56'15", A CHORD DISTANCE OF 5.89 FEET BEARING N89°31'53"E;
THENCE S13°44'22"E A DISTANCE OF 163.75 FEET;
THENCE S87°36'56"W A DISTANCE OF 19.37 FEET TO A POINT OF CURVATURE;
THENCE 115.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 437.00 FEET A CENTRAL ANGLE OF 15°10'57", A CHORD DISTANCE OF 115.46 FEET BEARING S80°01'28"W;
THENCE N20°40'38"W A DISTANCE OF 173.21 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 24,338 SQUARE FEET OR 0.56 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.



RICHARD J. EWING, V.P.
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CEC FILE NO. 03175-BUILDING4
DATE OF SIGNATURE: 8-5-09

OR: 3658 PG: 1641



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 5
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" AND TRACT "L-18" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N 67°27'00" W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 237.12 FEET;
 THENCE CONTINUE N 67°27'00" W 124.65 FEET;
 THENCE S 54°49'37" W 293.06 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "AA" AND SAID TRACT "L-18";
 THENCE LEAVING SAID LINE N 87°09'39" W 30.00 FEET TO POINT ON A CIRCULAR CURVE;
 THENCE 185.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 92°34'16", A CHORD DISTANCE OF 166.24 FEET, BEARING N 43°26'47" W TO A POINT OF TANGENCY;
 THENCE N 89°43'56" W 31.75 FEET TO A POINT OF CURVATURE;
 THENCE 68.26 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 43°27'20", A CHORD DISTANCE OF 66.64 FEET, BEARING S 68°32'24" W TO A POINT TANGENCY;
 THENCE S 46°48'44" W 206.23 FEET TO A POINT OF CURVATURE;
 THENCE 105.87 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 6°07'37", A CHORD DISTANCE OF 105.82 FEET, BEARING S 43°44'55" W TO A POINT OF TANGENCY;
 THENCE S 40°41'07" W 140.73 FEET TO A POINT OF CURVATURE;
 THENCE 266.82 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 49°18'52", A CHORD DISTANCE OF 258.66 FEET, BEARING S 65°20'33" W TO A POINT OF TANGENCY;
 THENCE S 89°59'59" W 108.02 FEET TO A POINT OF CURVATURE;
 THENCE 336.41 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 168.81 FEET, A CENTRAL ANGLE OF 114°10'53", A CHORD DISTANCE OF 283.44 FEET, BEARING N 32°54'35" W TO A POINT OF TANGENCY;
 THENCE N 24°10'52" E 95.82 FEET TO A POINT OF CURVATURE;
 THENCE 235.16 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 34°32'55", A CHORD DISTANCE OF 231.62 FEET, BEARING N 06°54'25" E TO A POINT OF REVERSE CURVATURE;
 THENCE 564.68 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 57°46'29", A CHORD DISTANCE OF 541.06 FEET, BEARING N 18°31'12" E TO A POINT OF TANGENCY;
 THENCE N 47°24'26" E 90.00 FEET TO A POINT OF CURVATURE;
 THENCE 22.03 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 425.82 FEET, A CENTRAL ANGLE OF 02°57'52", A CHORD DISTANCE

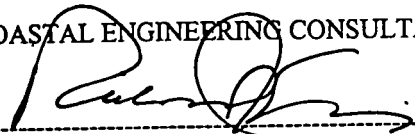
OR: 3658 PG: 1642

OF 22.03 FEET, BEARING N48°53'22"E TO THE POINT OF BEGINNING;
THENCE CONTINUE 171.06 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF
425.82 FEET, A CENTRAL ANGLE OF 23°01'00", A CHORD DISTANCE OF 169.91 FEET,
BEARING N61°52'48"E;
THENCE S20°40'38"E A DISTANCE OF 173.21 FEET;
THENCE 126.88 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST
HAVING A RADIUS OF 437.00 FEET, A CENTRAL ANGLE OF 16°38'09", A CHORD DISTANCE
OF 126.44 FEET BEARING S64°06'54"W ;
THENCE N35°20'23"W A DISTANCE OF 168.15 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 25,661 SQUARE FEET OR 0.59
ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.



RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING5
DATE OF SIGNATURE: 8-5-04



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 6
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" AND TRACT "L-18" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

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THENCE S 54°49'37" W 293.06 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "AA" AND SAID TRACT "L-18";
THENCE LEAVING SAID LINE N 87°09'39" W 30.00 FEET TO POINT ON A CIRCULAR CURVE;
THENCE 185.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 92°34'16", A CHORD DISTANCE OF 166.24 FEET, BEARING N 43°26'47" W TO A POINT OF TANGENCY;
THENCE N 89°43'56" W 31.75 FEET TO A POINT OF CURVATURE;
THENCE 68.26 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 43°27'20", A CHORD DISTANCE OF 66.64 FEET, BEARING S 68°32'24" W TO A POINT TANGENCY;
THENCE S 46°48'44" W 206.23 FEET TO A POINT OF CURVATURE;
THENCE 105.87 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 6°07'37", A CHORD DISTANCE OF 105.82 FEET, BEARING S 43°44'55" W TO A POINT OF TANGENCY;
THENCE S 40°41'07" W 140.73 FEET TO A POINT OF CURVATURE;
THENCE 266.82 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 49°18'52", A CHORD DISTANCE OF 258.66 FEET, BEARING S 65°20'33" W TO A POINT OF TANGENCY;
THENCE S 89°59'59" W 108.02 FEET TO A POINT OF CURVATURE;
THENCE 336.41 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 168.81 FEET, A CENTRAL ANGLE OF 114°10'53", A CHORD DISTANCE OF 283.44 FEET, BEARING N 32°54'35" W TO A POINT OF TANGENCY;
THENCE N 24°10'52" E 95.82 FEET TO A POINT OF CURVATURE;
THENCE 235.16 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 390.00 FEET A CENTRAL ANGLE OF 34°32'55", A CHORD DISTANCE OF 231.62 FEET BEARING N06°54'24"E TO A POINT OF REVERSE CURVATURE;
THENCE 504.30 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST , HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 51°35'50", A CHORD DISTANCE OF 487.43 FEET BEARING N15°25'52"E TO THE POINT OF BEGINNING;
THENCE CONTINUE 60.38 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 06°10'39", A CHORD DISTANCE OF 60.35 FEET, BEARING N44°19'06"E TO A POINT OF TANGENCY;
THENCE N47°24'26"E A DISTANCE OF 90.00 FEET TO A POINT OF CURVATURE;

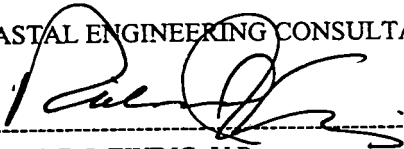
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THENCE 22.03 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST
HAVING A RADIUS OF 425.82 FEET, A CENTRAL ANGLE OF 02°57'52", A CHORD DISTANCE
OF 22.03 FEET BEARING N48°53'22"E ;
THENCE S35°20'23"E A DISTANCE OF 168.15 FEET;
THENCE 129.83 FEET ALONG THE ARC OF A CURVE CANCAVE TO THE SOUTHEAST
HAVING A RADIUS OF 437.00 FEET, A CENTRAL ANGLE OF 17°01'22", A CHORD DISTANCE
OF 129.36 FEET BEARING S47°17'10"W ;
THENCE N50°06'43"W A DISTANCE OF 165.82 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 24,820 SQUARE FEET OR 0.57
ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.



RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING6
DATE OF SIGNATURE: 8-5-04

OR: 3658 PG: 1645



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 7
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" AND TRACT "L-18" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N 67°27'00" W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 237.12 FEET;
 THENCE S 54°49'37" W 293.06 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "AA" AND SAID TRACT "L-18";
 THENCE LEAVING SAID LINE N 87°09'39" W 30.00 FEET TO POINT ON A CIRCULAR CURVE;
 THENCE 185.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 92°34'16", A CHORD DISTANCE OF 166.24 FEET, BEARING N 43°26'47" W TO A POINT OF TANGENCY;
 THENCE N 89°43'56" W 31.75 FEET TO A POINT OF CURVATURE;
 THENCE 68.26 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 43°27'20", A CHORD DISTANCE OF 66.64 FEET, BEARING S 68°32'24" W TO A POINT TANGENCY;
 THENCE S 46°48'44" W 206.23 FEET TO A POINT OF CURVATURE;
 THENCE 105.87 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 6°07'37", A CHORD DISTANCE OF 105.82 FEET, BEARING S 43°44'55" W TO A POINT OF TANGENCY;
 THENCE S 40°41'07" W 140.73 FEET TO A POINT OF CURVATURE;
 THENCE 266.82 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 49°18'52", A CHORD DISTANCE OF 258.66 FEET, BEARING S 65°20'33" W TO A POINT OF TANGENCY;
 THENCE S 89°59'59" W 108.02 FEET TO A POINT OF CURVATURE;
 THENCE 336.41 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 168.81 FEET, A CENTRAL ANGLE OF 114°10'53", A CHORD DISTANCE OF 283.44 FEET, BEARING N 32°54'35" W TO A POINT OF TANGENCY;
 THENCE N 24°10'52" E 95.82 FEET TO A POINT OF CURVATURE;
 THENCE 235.16 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 34°32'55", A CHORD DISTANCE OF 231.62 FEET BEARING N06°54'24"E TO A POINT OF REVERSE CURVATURE;
 THENCE 323.52 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 33°06'04", A CHORD DISTANCE OF 319.04 FEET BEARING N06°10'59"E TO THE POINT OF BEGINNING;
 THENCE CONTINUE 180.78 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 18°29'45", A CHORD DISTANCE OF 179.99 FEET; BEARING N31°58'54"E;
 THENCE S50°06'43"E A DISTANCE OF 165.82 FEET;

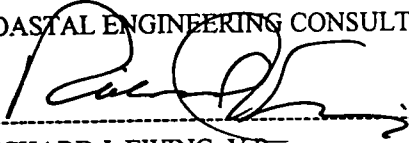
OR: 3658 PG: 1646

THENCE 132.39 FEET ALONG THE ARC OF CURVE CONCAVE TO THE SOUTHEAST HAVING
A RADIUS OF 437.00 FEET, A CENTRAL ANGLE OF 17°21'29", A CHORD DISTANCE OF 131.89
FEET, BEARING S30°05'44"W ;
THENCE N66°34'35"W A DISTANCE OF 170.48 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 26,381 SQUARE FEET OR 0.61
ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.



RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING7
DATE OF SIGNATURE: 8.5.04



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 8
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" AND TRACT "L-18" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

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THENCE S 54°49'37" W 293.06 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "AA" AND SAID TRACT "L-18";
 THENCE LEAVING SAID LINE N 87°09'39" W 30.00 FEET TO POINT ON A CIRCULAR CURVE;
 THENCE 185.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 92°34'16", A CHORD DISTANCE OF 166.24 FEET, BEARING N 43°26'47" W TO A POINT OF TANGENCY;
 THENCE N 89°43'56" W 31.75 FEET TO A POINT OF CURVATURE;
 THENCE 68.26 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 43°27'20", A CHORD DISTANCE OF 66.64 FEET, BEARING S 68°32'24" W TO A POINT TANGENCY;
 THENCE S 46°48'44" W 206.23 FEET TO A POINT OF CURVATURE;
 THENCE 105.87 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 6°07'37", A CHORD DISTANCE OF 105.82 FEET, BEARING S 43°44'55" W TO A POINT OF TANGENCY;
 THENCE S 40°41'07" W 140.73 FEET TO A POINT OF CURVATURE;
 THENCE 266.82 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 49°18'52", A CHORD DISTANCE OF 258.66 FEET, BEARING S 65°20'33" W TO A POINT OF TANGENCY;
 THENCE S 89°59'59" W 108.02 FEET TO A POINT OF CURVATURE;
 THENCE 336.41 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 168.81 FEET, A CENTRAL ANGLE OF 114°10'53", A CHORD DISTANCE OF 283.44 FEET, BEARING N 32°54'35" W TO A POINT OF TANGENCY;
 THENCE N 24°10'52" E 95.82 FEET TO A POINT OF CURVATURE;
 THENCE 235.16 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 390.00 FEET A CENTRAL ANGLE OF 34°32'55", A CHORD DISTANCE OF 231.62 FEET BEARING N06°54'24"E TO A POINT OF REVERSE CURVATURE;
 THENCE 136.77 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 13°59'36", A CHORD DISTANCE OF 136.43 FEET, BEARING N03°22'15"W TO THE POINT OF BEGINNING;
 THENCE CONTINUE 186.76 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 19°06'28", A CHORD DISTANCE OF 185.89 FEET, BEARING N13°10'47"E;

OR: 3658 PG: 1648

THENCE S66°34'35"E A DISTANCE OF 170.48 FEET;
THENCE 135.02 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST
HAVING A RADIUS OF 437.00 FEET, A CENTRAL ANGLE OF 17°42'08", A CHORD DISTANCE
OF 134.48 FEET, BEARING S12°33'55"W ;
THENCE N83°55'44"W A DISTANCE OF 170.52 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 27,482 SQUARE FEET OR 0.63
ACRES OF LAND.

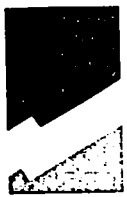
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RICHARD J. EWING, V.P.
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THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING8
DATE OF SIGNATURE: 8-5-04

OR: 3658 PG: 1649



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 9
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" AND TRACT "L-18" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

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THENCE S 54°49'37" W 293.06 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "AA" AND SAID TRACT "L-18";
THENCE LEAVING SAID LINE N 87°09'39" W 30.00 FEET TO POINT ON A CIRCULAR CURVE;
THENCE 185.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 92°34'16", A CHORD DISTANCE OF 166.24 FEET, BEARING N 43°26'47" W TO A POINT OF TANGENCY;
THENCE N 89°43'56" W 31.75 FEET TO A POINT OF CURVATURE;
THENCE 68.26 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 43°27'20", A CHORD DISTANCE OF 66.64 FEET, BEARING S 68°32'24" W TO A POINT OF TANGENCY;
THENCE S 46°48'44" W 206.23 FEET TO A POINT OF CURVATURE;
THENCE 105.87 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 6°07'37", A CHORD DISTANCE OF 105.82 FEET, BEARING S 43°44'55" W TO A POINT OF TANGENCY;
THENCE S 40°41'07" W 140.73 FEET TO A POINT OF CURVATURE;
THENCE 266.82 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 49°18'52", A CHORD DISTANCE OF 258.66 FEET, BEARING S 65°20'33" W TO A POINT OF TANGENCY;
THENCE S 89°59'59" W 108.02 FEET TO A POINT OF CURVATURE;
THENCE 336.41 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 168.81 FEET, A CENTRAL ANGLE OF 114°10'53", A CHORD DISTANCE OF 283.44 FEET, BEARING N 32°54'35" W TO A POINT OF TANGENCY;
THENCE N 24°10'52" E 95.82 FEET TO A POINT OF CURVATURE;
THENCE 207.64 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 30°30'16", A CHORD DISTANCE OF 205.19 FEET, BEARING N08°55'44"E TO THE POINT OF BEGINNING;
THENCE CONTINUE 27.53 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 04°02'39", A CHORD DISTANCE OF 27.52 FEET, BEARING N08°20'43"W TO A POINT OF REVERSE CURVATURE;
THENCE 136.77 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 13°59'36", A CHORD DISTANCE OF 136.43 FEET, BEARING N03°22'15"W;
THENCE S83°55'44"E A DISTANCE OF 170.52 FEET;

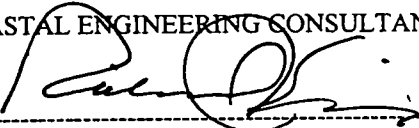
OR: 3658 PG: 1650

THENCE 73.65 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 437.00 FEET, A
CENTRAL ANGLE OF 09°39'22", A CHORD DISTANCE OF 73.56 FEET BEARING S01°06'49"E
TO A POINT OF TANGENCY;
THENCE S05°56'30"E A DISTANCE OF 68.00 FEET;
THENCE S88°32'49"W A DISTANCE OF 166.07 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 25,736 SQUARE FEET OR 0.59
ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.



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FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING9
DATE OF SIGNATURE: 8-5-04



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 10
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" AND TRACT "L-18" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N 67°27'00" W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 237.12 FEET;
 THENCE S 54°49'37" W 293.06 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "AA" AND SAID TRACT "L-18";
 THENCE LEAVING SAID LINE N 87°09'39" W 30.00 FEET TO POINT ON A CIRCULAR CURVE;
 THENCE 185.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 92°34'16", A CHORD DISTANCE OF 166.24 FEET, BEARING N 43°26'47" W TO A POINT OF TANGENCY;
 THENCE N 89°43'56" W 31.75 FEET TO A POINT OF CURVATURE;
 THENCE 68.26 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 43°27'20", A CHORD DISTANCE OF 66.64 FEET, BEARING S 68°32'24" W TO A POINT TANGENCY;
 THENCE S 46°48'44" W 206.23 FEET TO A POINT OF CURVATURE;
 THENCE 105.87 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 6°07'37", A CHORD DISTANCE OF 105.82 FEET, BEARING S 43°44'55" W TO A POINT OF TANGENCY;
 THENCE S 40°41'07" W 140.73 FEET TO A POINT OF CURVATURE;
 THENCE 266.82 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 49°18'52", A CHORD DISTANCE OF 258.66 FEET, BEARING S 65°20'33" W TO A POINT OF TANGENCY;
 THENCE S 89°59'59" W 108.02 FEET TO A POINT OF CURVATURE;
 THENCE 336.41 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 168.81 FEET, A CENTRAL ANGLE OF 114°10'53", A CHORD DISTANCE OF 283.44 FEET, BEARING N 32°54'35" W TO A POINT OF TANGENCY;
 THENCE N 24°10'52" E 95.82 FEET TO A POINT OF CURVATURE;
 THENCE 77.00 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 11°18'46", A CHORD DISTANCE OF 76.88 FEET, BEARING N18°31'29"E TO THE POINT OF BEGINNING;
 THENCE CONTINUE 130.63 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 19°11'29", A CHORD DISTANCE OF 130.02 FEET, BEARING N03°16'21"E;
 THENCE N88°32'49"E A DISTANCE OF 166.07 FEET;
 THENCE S05°56'30"E A DISTANCE OF 154.88 FEET TO A POINT OF CURVATURE;
 THENCE 3.63 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 04°09'54", A CHORD DISTANCE OF 3.63 FEET

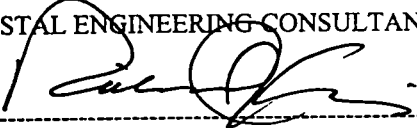
OR: 3658 PG: 1652

BEARING S03°51'33"E;
THENCE N82°53'37"W A DISTANCE OF 191.18 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 25,060 SQUARE FEET OR 0.58
ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.



RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING10
DATE OF SIGNATURE: 8-5-04

OR: 3658 PG: 1653



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 11
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" AND TRACT "L-18" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N 67°27'00" W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 237.12 FEET;
THENCE S 54°49'37" W 293.06 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "AA" AND SAID TRACT "L-18";
THENCE LEAVING SAID LINE N 87°09'39" W 30.00 FEET TO POINT ON A CIRCULAR CURVE;
THENCE 185.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 92°34'16", A CHORD DISTANCE OF 166.24 FEET, BEARING N 43°26'47" W TO A POINT OF TANGENCY;
THENCE N 89°43'56" W 31.75 FEET TO A POINT OF CURVATURE;
THENCE 68.26 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 43°27'20", A CHORD DISTANCE OF 66.64 FEET, BEARING S 68°32'24" W TO A POINT TANGENCY;
THENCE S 46°48'44" W 206.23 FEET TO A POINT OF CURVATURE;
THENCE 105.87 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 6°07'37", A CHORD DISTANCE OF 105.82 FEET, BEARING S 43°44'55" W TO A POINT OF TANGENCY;
THENCE S 40°41'07" W 140.73 FEET TO A POINT OF CURVATURE;
THENCE 266.82 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 49°18'52", A CHORD DISTANCE OF 258.66 FEET, BEARING S 65°20'33" W TO A POINT OF TANGENCY;
THENCE S 89°59'59" W 108.02 FEET TO A POINT OF CURVATURE;
THENCE 318.11 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 168.81 FEET, A CENTRAL ANGLE OF 107°58'15", A CHORD DISTANCE OF 273.09 FEET, BEARING N 36°00'54" W TO THE POINT OF BEGINNING;
THENCE CONTINUE 18.30 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 168.81 FEET, A CENTRAL ANGLE OF 06°12'38", A CHORD DISTANCE OF 18.29 FEET, BEARING N21°04'33"E TO A POINT OF TANGENCY;
THENCE N24°10'52"E A DISTANCE OF 95.82 FEET TO A POINT OF CURVATURE;
THENCE 77.00 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 11°18'46", A CHORD DISTANCE OF 76.88 FEET BEARING N18°31'29"E;
THENCE S82°53'37"E A DISTANCE OF 191.18 FEET;
THENCE 48.96 FEET ALONG THE ARC OF CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET A CENTRAL ANGLE OF 56°05'57", A CHORD DISTANCE OF 47.02 FEET BEARING S26°16'22"W TO A POINT OF REVERSE CURVATURE;

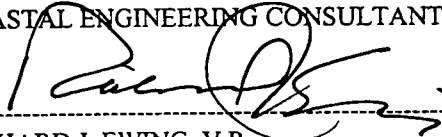
OR: 3658 PG: 1654

THENCE 111.58 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST
HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 85°14'26", A CHORD DISTANCE
OF 101.57 FEET BEARING S11°42'08"W ;
THENCE S55°50'23"W A DISTANCE OF 20.65 FEET;
THENCE S89°51'27"W A DISTANCE OF 201.46 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 31,808 SQUARE FEET OR 0.73
ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.



RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING11
DATE OF SIGNATURE: 8-5-04

OR: 3658 PG: 1655



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 12
LEGAL DESCRIPTION**


A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" AND TRACT "L-18" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N 67°27'00" W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 237.12 FEET;
 THENCE S 54°49'37" W 293.06 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "AA" AND SAID TRACT "L-18";
 THENCE LEAVING SAID LINE N 87°09'39" W 30.00 FEET TO POINT ON A CIRCULAR CURVE;
 THENCE 185.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 92°34'16", A CHORD DISTANCE OF 166.24 FEET, BEARING N 43°26'47" W TO A POINT OF TANGENCY;
 THENCE N 89°43'56" W 31.75 FEET TO A POINT OF CURVATURE;
 THENCE 68.26 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 43°27'20", A CHORD DISTANCE OF 66.64 FEET, BEARING S 68°32'24" W TO A POINT TANGENCY;
 THENCE S 46°48'44" W 206.23 FEET TO A POINT OF CURVATURE;
 THENCE 105.87 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 6°07'37", A CHORD DISTANCE OF 105.82 FEET, BEARING S 43°44'55" W TO A POINT OF TANGENCY;
 THENCE S 40°41'07" W 140.73 FEET TO A POINT OF CURVATURE;
 THENCE 266.82 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 49°18'52", A CHORD DISTANCE OF 258.66 FEET, BEARING S 65°20'33" W TO A POINT OF TANGENCY;
 THENCE S89°59'59"W A DISTANCE OF 74.74 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE S89°59'59"W A DISTANCE OF 33.28 FEET TO APOINT OF CURVATURE;
 THENCE 318.11 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 168.81 FEET, A CENTRAL ANGLE OF 107°58'15", A CHORD DISTANCE OF 273.09 FEET BEARING N36°00'54"W;
 THENCE N89°51'27"E A DISTANCE OF 190.12 FEET;
 THENCE S00°58'02"E A DISTANCE OF 221.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 38,017 SQUARE FEET OR 0.87 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.


 RICHARD J. EWING, V.P.
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5295
 NOT VALID WITHOUT THE SIGNATURE AND
 THE ORIGINAL RAISED SEAL OF A FLORIDA
 LICENSED SURVEYOR AND MAPPER
 CEC FILE NO. 03175-BUILDING12
 DATE OF SIGNATURE: 8-5-04

OR: 3658 PG: 1656



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 13
LEGAL DESCRIPTION**

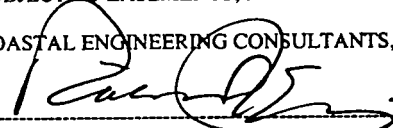
A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" AND TRACT "L-18" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N 67°27'00" W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GO" FOR A DISTANCE OF 237.12 FEET;
 THENCE S 54°49'37" W 293.06 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "AA" AND SAID TRACT "L-18";
 THENCE LEAVING SAID LINE N 87°09'39" W 30.00 FEET TO POINT ON A CIRCULAR CURVE;
 THENCE 185.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 92°34'16", A CHORD DISTANCE OF 166.24 FEET, BEARING N 43°26'47" W TO A POINT OF TANGENCY;
 THENCE N 89°43'56" W 31.75 FEET TO A POINT OF CURVATURE;
 THENCE 68.26 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 43°27'20", A CHORD DISTANCE OF 66.64 FEET, BEARING S 68°32'24" W TO A POINT OF TANGENCY;
 THENCE S 46°48'44" W 206.23 FEET TO A POINT OF CURVATURE;
 THENCE 105.87 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 6°07'37", A CHORD DISTANCE OF 105.82 FEET, BEARING S 43°44'55" W TO A POINT OF TANGENCY;
 THENCE S 40°41'07" W 140.73 FEET TO A POINT OF CURVATURE;
 THENCE 162.45 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 310.00 FEET A CENTRAL ANGLE OF 30°01'28", A CHORD DISTANCE OF 160.60 FEET BEARING S55°41'51" W TO THE POINT OF BEGINNING;
 THENCE CONTINUE 104.37 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 19°17'24", A CHORD DISTANCE OF 103.88 FEET, BEARING S80°21'17" W TO A POINT OF TANGENCY;
 THENCE S89°59'59" W A DISTANCE OF 74.74 FEET;
 THENCE N00°58'02" W A DISTANCE OF 221.40 FEET;
 THENCE N89°51'27" E A DISTANCE OF 11.34 FEET;
 THENCE N55°50'23" E A DISTANCE OF 20.65 FEET;
 THENCE 115.14 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 87°57'38", A CHORD DISTANCE OF 104.16 FEET, BEARING S74°53'54" E;
 THENCE S15°23'41" E A DISTANCE OF 195.46 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 31,743 SQUARE FEET OR 0.73 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.


 RICHARD J. EWING, V.P.
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5295
 NOT VALID WITHOUT THE SIGNATURE AND
 THE ORIGINAL RAISED SEAL OF A FLORIDA
 LICENSED SURVEYOR AND MAPPER
 CEC FILE NO. 03175-BUILDING13
 DATE OF SIGNATURE: 8-5-04

OR: 3658 PG: 1657



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 14
LEGAL DESCRIPTION**

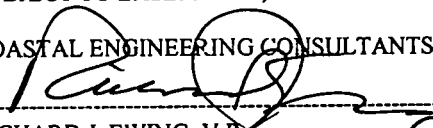
A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" AND TRACT "L-18" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

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 THENCE S 54°49'37" W 293.06 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "AA" AND SAID TRACT "L-18";
 THENCE LEAVING SAID LINE N 87°09'39" W 30.00 FEET TO POINT ON A CIRCULAR CURVE;
 THENCE 185.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 92°34'16", A CHORD DISTANCE OF 166.24 FEET, BEARING N 43°26'47" W TO A POINT OF TANGENCY;
 THENCE N 89°43'56" W 31.75 FEET TO A POINT OF CURVATURE;
 THENCE 68.26 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 43°27'20", A CHORD DISTANCE OF 66.64 FEET, BEARING S 68°32'24" W TO A POINT TANGENCY;
 THENCE S 46°48'44" W 206.23 FEET TO A POINT OF CURVATURE;
 THENCE 105.87 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 6°07'37", A CHORD DISTANCE OF 105.82 FEET, BEARING S 43°44'55" W TO A POINT OF TANGENCY;
 THENCE S40°41'07"W A DISTANCE OF 123.46 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE S40°41'07"W A DISTANCE OF 17.27 FEET TO A POINT OF CURVATURE;
 THENCE 162.45 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 30°01'28", A CHORD DISTANCE OF 160.60 FEET, BEARING S55°41'51"W;
 THENCE N15°23'41"W A DISTANCE OF 195.46 FEET;
 THENCE 21.60 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 16°30'13", A CHORD DISTANCE OF 21.53 FEET BEARING N52°52'10"E TO A POINT OF TANGENCY;
 THENCE N44°37'03"E A DISTANCE OF 115.31 FEET;
 THENCE S28°29'35"E A DISTANCE OF 204.71 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 31,028 SQUARE FEET OR 0.71 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.


 RICHARD J. EWING, V.P.
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5295
 NOT VALID WITHOUT THE SIGNATURE AND
 THE ORIGINAL RAISED SEAL OF A FLORIDA
 LICENSED SURVEYOR AND MAPPER
 CEC FILE NO. 03175-BUILDING14
 DATE OF SIGNATURE: 8-5-04

OR: 3658 PG: 1658



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 15
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" AND TRACT "L-18" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N 67°27'00" W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 237.12 FEET;
THENCE S 54°49'37" W 293.06 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "AA" AND SAID TRACT "L-18";
THENCE LEAVING SAID LINE N 87°09'39" W 30.00 FEET TO POINT ON A CIRCULAR CURVE;
THENCE 185.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 92°34'16", A CHORD DISTANCE OF 166.24 FEET, BEARING N 43°26'47" W TO A POINT OF TANGENCY;
THENCE N 89°43'56" W 31.75 FEET TO A POINT OF CURVATURE;
THENCE 68.26 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 43°27'20", A CHORD DISTANCE OF 66.64 FEET, BEARING S 68°32'24" W TO A POINT TANGENCY;
THENCE S 46°48'44" W 206.23 FEET TO A POINT OF CURVATURE;
THENCE 76.71 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 04°26'23", A CHORD DISTANCE OF 76.69 FEET BEARING S44°35'32" W TO THE POINT OF BEGINNING;
THENCE CONTINUE 29.15 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 01°41'14", A CHORD DISTANCE OF 29.15 FEET; BEARING S41°31'44" W TO A POINT OF TANGENCY;
THENCE S40°41'07" W A DISTANCE OF 123.46 FEET;
THENCE N28°29'35" W A DISTANCE OF 204.71 FEET;
THENCE N44°37'03" E A DISTANCE OF 147.18 FEET TO A POINT OF CURVATURE;
THENCE 2.66 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 988.00 FEET, A CENTRAL ANGLE OF 00°09'15", A CHORD DISTANCE OF 2.66 FEET, BEARING N44°41'40" E ;
THENCE S28°19'17" E A DISTANCE OF 194.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 28,510 SQUARE FEET OR 0.65 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.



RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING15
DATE OF SIGNATURE: 8-5-04

OR: 3658 PG: 1659



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 16
LEGAL DESCRIPTION**

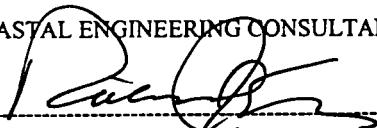
A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" AND TRACT "L-18" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N 67°27'00" W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 237.12 FEET;
THENCE S 54°49'37" W 293.06 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "AA" AND SAID TRACT "L-18";
THENCE LEAVING SAID LINE N 87°09'39" W 30.00 FEET TO POINT ON A CIRCULAR CURVE;
THENCE 185.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 92°34'16", A CHORD DISTANCE OF 166.24 FEET, BEARING N 43°26'47" W TO A POINT OF TANGENCY;
THENCE N 89°43'56" W 31.75 FEET TO A POINT OF CURVATURE;
THENCE 68.26 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 43°27'20", A CHORD DISTANCE OF 66.64 FEET, BEARING S 68°32'24" W TO A POINT TANGENCY;
THENCE S46°48'44"W A DISTANCE OF 138.43 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE S46°48'44"W A DISTANCE OF 67.80 FEET TO A POINT OF CURVATURE;
THENCE 76.71 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 04°26'23", A CHORD DISTANCE OF 76.69 FEET BEARING S44°35'32"W ;
THENCE N28°19'17"W A DISTANCE OF 194.40 FEET;
THENCE 68.59 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 988.00 FEET, A CENTRAL ANGLE OF 03°58'40", A CHORD DISTANCE OF 68.58 FEET BEARING N46°45'39"E TO A POINT OF TANGENCY ;
THENCE N48°44'58"E A DISTANCE OF 87.56 FEET;
THENCE S24°30'38"E A DISTANCE OF 192.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 27,782 SQUARE FEET OR 0.64 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.


RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING16
DATE OF SIGNATURE: 8-5-04

OR: 3658 PG: 1660



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 17
LEGAL DESCRIPTION**

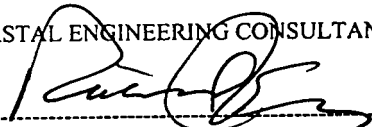
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THENCE S 54°49'37" W 293.06 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "AA" AND SAID TRACT "L-18";
THENCE LEAVING SAID LINE N 87°09'39" W 30.00 FEET TO POINT ON A CIRCULAR CURVE;
THENCE 185.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 92°34'16", A CHORD DISTANCE OF 166.24 FEET, BEARING N 43°26'47" W TO A POINT OF TANGENCY;
THENCE N 89°43'56" W 31.75 FEET TO A POINT OF CURVATURE;
THENCE 68.26 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 43°27'20", A CHORD DISTANCE OF 66.64 FEET, BEARING S 68°32'24" W TO A POINT TANGENCY AND THE POINT OF BEGINNING;
THENCE S 46°48'44" W A DISTANCE OF 138.43 FEET;
THENCE N 24°30'38" W A DISTANCE OF 192.14 FEET;
THENCE N 48°44'58" E A DISTANCE OF 6.12 FEET;
THENCE 163.02 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 23°21'01", A CHORD DISTANCE OF 161.89 FEET BEARING N 60°25'29" E ;
THENCE S 12°11'50" E A DISTANCE OF 167.65 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 27,015 SQUARE FEET OR 0.62 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.


RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING17
DATE OF SIGNATURE: 8-5-04

OR: 3658 PG: 1661



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 18
LEGAL DESCRIPTION**

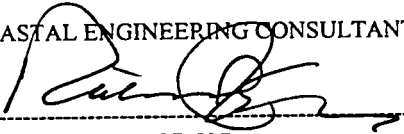
A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" AND TRACT "L-18" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N 67°27'00" W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 237.12 FEET;
THENCE S 54°49'37" W 293.06 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "AA" AND SAID TRACT "L-18";
THENCE LEAVING SAID LINE N 87°09'39" W 30.00 FEET TO POINT ON A CIRCULAR CURVE;
THENCE 185.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 115.00 FEET A CENTRAL ANGLE OF 73°58'25", A CHORD DISTANCE OF 138.38 FEET BEARING N34°08'52"W TO THE POINT OF BEGINNING;
THENCE CONTINUE 37.33 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 18°35'52", AND A CHORD DISTANCE OF 37.16 FEET, BEARING N89°43'56"W TO A POINT OF TANGENCY;
THENCE N89°43'56"W A DISTANCE OF 31.75 FEET TO A POINT OF CURVATURE;
THENCE 68.02 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 43°18'09", A CHORD DISTANCE OF 66.41 FEET BEARING S68°37'00"W;
THENCE N12°11'50"W A DISTANCE OF 167.65 FEET;
THENCE 129.19 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 18°30'19", A CHORD DISTANCE OF 128.63 FEET BEARING N81°21'08"E TO A POINT OF TANGENCY;
THENCE S89°23'42"E A DISTANCE OF 30.13 FEET;
THENCE S02°53'57"E A DISTANCE OF 165.21 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 23,362 SQUARE FEET OR 0.54 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.


RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING18
DATE OF SIGNATURE: 8-5-09

OR: 3658 PG: 1662



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 19
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" AND TRACT "L-18" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N 67°27'00" W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 237.12 FEET;
THENCE S54°49'37"W A DISTANCE OF 231.09 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE S54°49'37"W ALONG SAID LINE, A DISTANCE OF 61.97 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "AA" AND SAID TRACT "L-18";
THENCE LEAVING SAID LINE N 87°09'39" W 30.00 FEET TO POINT ON A CIRCULAR CURVE;
THENCE 148.47 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 73°58'25", A CHORD DISTANCE OF 138.38 FEET BEARING N34°08'52"W;
THENCE N02°53'57"W A DISTANCE OF 165.21 FEET;
THENCE S89°23'42"E A DISTANCE OF 140.20 FEET TO A POINT OF CURVATURE;
THENCE 8.21 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 512.00 FEET, A CENTRAL ANGLE OF 00°55'06", A CHORD DISTANCE OF 8.21 FEET BEARING S89°51'15"E ;
THENCE S04°16'52"E A DISTANCE OF 244.48 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 35,131 SQUARE FEET OR 0.81 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.

RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING19
DATE OF SIGNATURE: 8-5-04

OR: 3658 PG: 1663



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 20
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" AND TRACT "L-18" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N 67°27'00" W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 237.12 FEET;
THENCE S54°49'37"W A DISTANCE OF 56.43 FEET TO THE **POINT OF BEGINNING**;
THENCE CONTINUE S54°49'37"W ALONG SAID LINE, A DISTANCE OF 174.66 FEET;
THENCE N04°16'52"W A DISTANCE OF 244.48 FEET;
THENCE 106.05 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 512.00 FEET, A CENTRAL ANGLE OF 11°52'02", A CHORD DISTANCE OF 105.86 FEET BEARING N83°45'11"E TO A POINT OF TANGENCY;
THENCE N77°49'11"E A DISTANCE OF 39.71 FEET;
THENCE S05°56'39"E A DISTANCE OF 163.96 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 29,825 SQUARE FEET OR 0.68 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.

RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING20
DATE OF SIGNATURE: *8-5-04*

OR: 3658, PG: 1664



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 21
LEGAL DESCRIPTION**

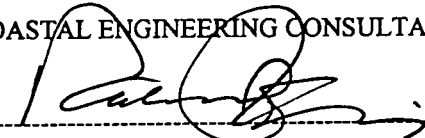
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**COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N67°27'00"W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 112.47 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE N67°27'00"W ALONG THE NORTHERLY LINE OF SAID TRACT "GC", A DISTANCE OF 124.65 FEET;
THENCE S54°49'37"W A DISTANCE OF 56.43 FEET;
THENCE N05°56'39"W A DISTANCE OF 163.96 FEET;
THENCE N77°49'11"E A DISTANCE OF 27.16 FEET TO A POINT OF CURVATURE;
THENCE 213.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 132.00 FEET A CENTRAL ANGLE OF 92°52'28", A CHORD DISTANCE OF 191.30 FEET, BEARING N31°22'57"E ;
THENCE N74°56'43"E A DISTANCE OF 24.79 FEET TO THE WESTERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION ;
THENCE ALONG SAID LINE S01°16'33"E A DISTANCE OF 102.05 FEET;
THENCE S05°51'42"E A DISTANCE OF 253.16 FEET TO THE POINT OF BEGINNING.**

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 32,352 SQUARE FEET OR 0.74 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.



RICHARD J. EWING, V.P.
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FLORIDA CERTIFICATE NO. 5295
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THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING21
DATE OF SIGNATURE: 8-5-04

OR: 3658 PG: 1665



**COASTAL
ENGINEERING
CONSULTANTS
INC**

A CECI GROUP COMPANY

CECI Group Services
Civil Engineering
Planning Services
Survey & Mapping
Coastal Engineering
Real Estate Appraisal

Website: www.coastalengineering.com

**EXHIBIT "A"
AVELINO ISLES, A CONDOMINIUM
PHASE 22
LEGAL DESCRIPTION**

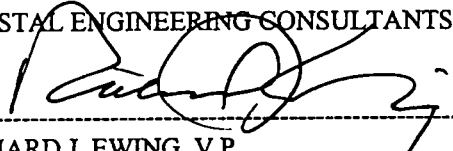
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THENCE 175.06 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 108.00 FEET, A CENTRAL ANGLE OF 92°52'28", A CHORD DISTANCE OF 156.52 FEET, BEARING S31°22'57"W TO A POINT OF TANGENCY;
THENCE S77°49'11"W A DISTANCE OF 15.67 FEET;
THENCE N18°06'01"W A DISTANCE OF 188.10 FEET;
THENCE N68°19'23"E A DISTANCE OF 131.57 FEET TO A POINT ON A CIRCULAR CURVE;
THENCE 21.07 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET A CENTRAL ANGLE OF 48°17'12", A CHORD DISTANCE OF 20.45 FEET, BEARING S39°11'53"E TO A POINT OF TANGENCY;
THENCE S15°03'17"E A DISTANCE OF 77.27 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 23,859 SQUARE FEET OR 0.55 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.



RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING22
DATE OF SIGNATURE: 8-5-04

OR: 3658 PG: 1666



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 23
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N67°27'00"W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 112.47 FEET TO THE WESTERLY LINE OF SAID VENEZIA GRANDE ESTATES; THENCE ALONG SAID LINE N05°51'42"W A DISTANCE OF 253.16 FEET; THENCE N01°16'33"W A DISTANCE OF 102.05 FEET; THENCE LEAVING SAID LINE S74°56'43"W A DISTANCE OF 48.79 FEET; THENCE 175.06 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 108.00 FEET, A CENTRAL ANGLE OF 92°52'28", A CHORD DISTANCE OF 156.52 FEET BEARING S31°22'57"W TO A POINT OF TANGENCY ; THENCE S77°49'11"W A DISTANCE OF 15.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S77°49'11"W A DISTANCE OF 51.20 FEET TO A POINT OF CURVATURE; THENCE 85.93 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 488.00 FEET, A CENTRAL ANGLE OF 10°05'19", A CHORD DISTANCE OF 85.82 FEET, BEARING S82°51'50"W ; THENCE N11°51'47"W A DISTANCE OF 172.16 FEET; THENCE N74°10'53"E A DISTANCE OF 116.56 FEET; THENCE S18°06'01"E A DISTANCE OF 188.10 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 23,024 SQUARE FEET OR 0.53 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.

RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING23
DATE OF SIGNATURE: 8-5-09

OR: 3658, PG: 1667



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 24
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

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THENCE ALONG SAID LINE N05°51'42"W A DISTANCE OF 253.16 FEET;
THENCE N01°16'33"W A DISTANCE OF 102.05 FEET;
THENCE LEAVING SAID LINE S74°56'43"W A DISTANCE OF 48.79 FEET;
THENCE 175.06 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 108.00 FEET, A CENTRAL ANGLE OF 92°52'28", A CHORD DISTANCE OF 156.52 FEET BEARING S31°22'57"W TO A POINT OF TANGENCY;
THENCE S77°49'11"W A DISTANCE OF 66.86 FEET TO A POINT OF CURVATURE;
THENCE 85.93 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 488.00 FEET, A CENTRAL ANGLE OF 10°05'19", A CHORD DISTANCE OF 85.82 FEET, BEARING S82°51'50"W TO THE POINT OF BEGINNING;
THENCE CONTINUE 22.97 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 488.00 FEET, A CENTRAL ANGLE OF 02°41'48", A CHORD DISTANCE OF 22.97 FEET, BEARING S89°15'24"W TO A POINT OF TANGENCY;
THENCE N89°23'42"W A DISTANCE OF 112.30 FEET;
THENCE N06°36'19"W A DISTANCE OF 151.24 FEET;
THENCE N81°34'44"E A DISTANCE OF 118.55 FEET;
THENCE S11°51'47"E A DISTANCE OF 172.16 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 20,372 SQUARE FEET OR 0.47 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.

RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING24
DATE OF SIGNATURE: 8-5-09

OR: 3658 PG: 1668



**COASTAL
ENGINEERING
CONSULTANTS
INC**

A CECI GROUP COMPANY

CECI Group Services

Civil Engineering

Planning Services

Survey & Mapping

Coastal Engineering

Real Estate Appraisal

Website: www.coastalengineering.com

**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 25
LEGAL DESCRIPTION**

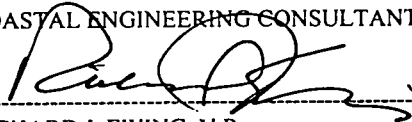
A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N67°27'00"W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 112.47 FEET TO THE WESTERLY LINE OF SAID VENEZIA GRANDE ESTATES;
 THENCE ALONG SAID LINE N05°51'42"W A DISTANCE OF 253.16 FEET;
 THENCE N01°16'33"W A DISTANCE OF 102.05 FEET;
 THENCE LEAVING SAID LINE S74°56'43"W A DISTANCE OF 48.79 FEET;
 THENCE 175.06 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 108.00 FEET, A CENTRAL ANGLE OF 92°52'28", A CHORD DISTANCE OF 156.52 FEET BEARING S31°22'57"W TO A POINT OF TANGENCY;
 THENCE S77°49'11"W A DISTANCE OF 66.86 FEET TO A POINT OF CURVATURE;
 THENCE 108.90 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 488.00 FEET, A CENTRAL ANGLE OF 12°47'07", A CHORD DISTANCE OF 108.67 FEET, BEARING S84°12'45"W TO A POINT OF TANGENCY;
 THENCE N89°23'42"W A DISTANCE OF 112.30 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE N89°23'42"W A DISTANCE OF 58.03 FEET TO A POINT OF CURVATURE;
 THENCE 66.37 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 424.00 FEET, A CENTRAL ANGLE OF 08°58'07", A CHORD DISTANCE OF 66.30 FEET, BEARING S86°07'15"W ;
 THENCE N07°32'35"W A DISTANCE OF 143.68 FEET;
 THENCE N84°41'30"E A DISTANCE OF 126.18 FEET;
 THENCE S06°36'19"E A DISTANCE OF 151.24 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 18,212 SQUARE FEET OR 0.42 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.


 RICHARD J. EWING, V.P.
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5295
 NOT VALID WITHOUT THE SIGNATURE AND
 THE ORIGINAL RAISED SEAL OF A FLORIDA
 LICENSED SURVEYOR AND MAPPER
 CEC FILE NO. 03175-BUILDING25
 DATE OF SIGNATURE: 8-5-04

OR: 3658, PG: 1669



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 26
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N67°27'00"W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 112.47 FEET TO THE WESTERLY LINE OF SAID VENEZIA GRANDE ESTATES;
 THENCE ALONG SAID LINE N05°51'42"W A DISTANCE OF 253.16 FEET;
 THENCE N01°16'33"W A DISTANCE OF 102.05 FEET;
 THENCE LEAVING SAID LINE S74°56'43"W A DISTANCE OF 48.79 FEET;
 THENCE 175.06 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 108.00 FEET, A CENTRAL ANGLE OF 92°52'28", A CHORD DISTANCE OF 156.52 FEET BEARING S31°22'57"W TO A POINT OF TANGENCY;
 THENCE S77°49'11"W A DISTANCE OF 66.86 FEET TO A POINT OF CURVATURE;
 THENCE 108.90 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 488.00 FEET, A CENTRAL ANGLE OF 12°47'07", A CHORD DISTANCE OF 108.67 FEET, BEARING S84°12'45"W TO A POINT OF TANGENCY;
 THENCE N89°23'42"W A DISTANCE OF 170.33 FEET TO A POINT OF CURVATURE;
 THENCE 66.37 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 424.00 FEET A CENTRAL ANGLE OF 08°58'07", A CHORD DISTANCE OF 66.30 FEET, BEARING S86°07'15"W TO THE POINT OF BEGINNING;
 THENCE 119.50 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 424.00 FEET, A CENTRAL ANGLE OF 16°08'52", A CHORD DISTANCE OF 119.10 FEET, BEARING S73°33'45"W;
 THENCE N12°20'42"W A DISTANCE OF 156.14 FEET;
 THENCE N79°36'44"E A DISTANCE OF 130.90 FEET;
 THENCE S07°32'35"E A DISTANCE OF 143.68 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 18,332 SQUARE FEET OR 0.42 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.

RICHARD J. EWING, V.P.
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5295
 NOT VALID WITHOUT THE SIGNATURE AND
 THE ORIGINAL RAISED SEAL OF A FLORIDA
 LICENSED SURVEYOR AND MAPPER
 CEC FILE NO. 03175-BUILDING26
 DATE OF SIGNATURE: 8-5-09

OR: 3658 PG: 1670



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 27
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N67°27'00"W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 112.47 FEET TO THE WESTERLY LINE OF SAID VENEZIA GRANDE ESTATES;
THENCE ALONG SAID LINE N05°51'42"W A DISTANCE OF 253.16 FEET;
THENCE N01°16'33"W A DISTANCE OF 102.05 FEET;
THENCE LEAVING SAID LINE S74°56'43"W A DISTANCE OF 48.79 FEET;
THENCE 175.06 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 108.00 FEET, A CENTRAL ANGLE OF 92°52'28", A CHORD DISTANCE OF 156.52 FEET BEARING S31°22'57"W TO A POINT OF TANGENCY;
THENCE S77°49'11"W A DISTANCE OF 66.86 FEET TO A POINT OF CURVATURE;
THENCE 108.90 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 488.00 FEET, A CENTRAL ANGLE OF 12°47'07", A CHORD DISTANCE OF 108.67 FEET, BEARING S84°12'45"W TO A POINT OF TANGENCY;
THENCE N89°23'42"W A DISTANCE OF 170.33 FEET TO A POINT OF CURVATURE;
THENCE 185.87 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 424.00 FEET, A CENTRAL ANGLE OF 25°06'59", A CHORD DISTANCE OF 184.38 FEET, BEARING S78°02'48"W TO THE POINT OF BEGINNING;
THENCE CONTINUE 123.87 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 424.00 FEET, A CENTRAL ANGLE OF 16°44'21", A CHORD DISTANCE OF 123.43 FEET, BEARING S57°07'08"W TO A POINT OF TANGENCY;
THENCE S48°44'58"W A DISTANCE OF 3.72 FEET;
THENCE N15°52'10"W A DISTANCE OF 179.16 FEET;
THENCE N67°51'28"E A DISTANCE OF 131.78 FEET;
THENCE S12°20'42"E A DISTANCE OF 156.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 20,607 SQUARE FEET OR 0.47 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.

RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING27
DATE OF SIGNATURE: 8-5-04

OR: 3658 PG: 1671



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 28
LEGAL DESCRIPTION**

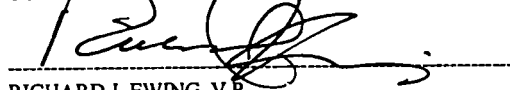
A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N67°27'00"W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 112.47 FEET TO THE WESTERLY LINE OF SAID VENEZIA GRANDE ESTATES;
 THENCE ALONG SAID LINE N05°51'42"W A DISTANCE OF 253.16 FEET;
 THENCE N01°16'33"W A DISTANCE OF 102.05 FEET;
 THENCE LEAVING SAID LINE S74°56'43"W A DISTANCE OF 48.79 FEET;
 THENCE 175.06 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 108.00 FEET, A CENTRAL ANGLE OF 92°52'28", A CHORD DISTANCE OF 156.52 FEET BEARING S31°22'57"W TO A POINT OF TANGENCY;
 THENCE S77°49'11"W A DISTANCE OF 66.86 FEET TO A POINT OF CURVATURE;
 THENCE 108.90 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 488.00 FEET, A CENTRAL ANGLE OF 12°47'07", A CHORD DISTANCE OF 108.67 FEET, BEARING S84°12'45"W TO A POINT OF TANGENCY;
 THENCE N89°23'42"W A DISTANCE OF 170.33 FEET TO A POINT OF CURVATURE;
 THENCE 309.74 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 424.00 FEET, A CENTRAL ANGLE OF 41°51'20", A CHORD DISTANCE OF 302.90 FEET, BEARING S69°40'38"W TO A POINT OF TANGENCY;
 THENCE S48°44'58"W A DISTANCE OF 3.72 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE S48°44'58"W A DISTANCE OF 89.97 FEET TO A POINT OF CURVATURE;
 THENCE 72.98 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1,012.00 FEET, A CENTRAL ANGLE OF 04°07'54", A CHORD DISTANCE OF 72.96 FEET, BEARING S46°41'01"W TO A POINT OF TANGENCY;
 THENCE S44°37'03"W A DISTANCE OF 29.93 FEET;
 THENCE N10°57'57"W A DISTANCE OF 208.07 FEET;
 THENCE N50°50'01"E A DISTANCE OF 49.26 FEET;
 THENCE N76°24'00"E A DISTANCE OF 109.14 FEET;
 THENCE S15°52'10"E A DISTANCE OF 135.53 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 28,393 SQUARE FEET OR 0.65 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.



RICHARD J. EWING, V.P.
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5295
 NOT VALID WITHOUT THE SIGNATURE AND
 THE ORIGINAL RAISED SEAL OF A FLORIDA
 LICENSED SURVEYOR AND MAPPER
 CEC FILE NO. 03175-BUILDING28
 DATE OF SIGNATURE: 8-5-04

OR: 3658 PG: 1672



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 29
LEGAL DESCRIPTION**

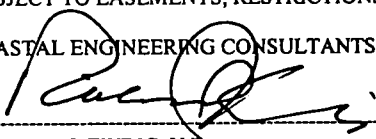
A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N67°27'00"W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 112.47 FEET TO THE WESTERLY LINE OF SAID VENEZIA GRANDE ESTATES;
THENCE ALONG SAID LINE N05°51'42"W A DISTANCE OF 253.16 FEET;
THENCE N01°16'33"W A DISTANCE OF 102.05 FEET;
THENCE LEAVING SAID LINE S74°56'43"W A DISTANCE OF 48.79 FEET;
THENCE 175.06 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 108.00 FEET, A CENTRAL ANGLE OF 92°52'28", A CHORD DISTANCE OF 156.52 FEET BEARING S31°22'57"W TO A POINT OF TANGENCY;
THENCE S77°49'11"W A DISTANCE OF 66.86 FEET TO A POINT OF CURVATURE;
THENCE 108.90 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 488.00 FEET, A CENTRAL ANGLE OF 12°47'07", A CHORD DISTANCE OF 108.67 FEET, BEARING S84°12'45"W TO A POINT OF TANGENCY;
THENCE N89°23'42"W A DISTANCE OF 170.33 FEET TO A POINT OF CURVATURE;
THENCE 309.74 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 424.00 FEET, A CENTRAL ANGLE OF 41°51'20", A CHORD DISTANCE OF 302.90 FEET, BEARING S69°40'38"W TO A POINT OF TANGENCY;
THENCE S48°44'58"W A DISTANCE OF 93.69 FEET TO A POINT OF CURVATURE;
THENCE 72.98 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1,012.00 FEET, A CENTRAL ANGLE OF 04°07'54", A CHORD DISTANCE OF 72.96 FEET, BEARING S46°41'01"W TO A POINT OF TANGENCY;
THENCE S44°37'03"W A DISTANCE OF 29.93 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE S44°37'03"W A DISTANCE OF 136.00 FEET TO A POINT OF CURVATURE;
THENCE 45.85 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 105°04'12", A CHORD DISTANCE OF 39.69 FEET, BEARING N82°50'51"W TO A POINT OF REVERSE CURVATURE;
THENCE 57.48 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 43°54'50", A CHORD DISTANCE OF 56.09 FEET, BEARING N52°16'10"W TO A POINT OF REVERSE CURVATURE;
THENCE 29.79 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 68°17'04", A CHORD DISTANCE OF 28.06 FEET BEARING N40°05'03"W TO A POINT OF TANGENCY;
THENCE N05°56'30"W A DISTANCE OF 78.33 FEET;
THENCE N71°22'02"E A DISTANCE OF 195.48 FEET;
THENCE S10°57'57"E A DISTANCE OF 106.23 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 27,211 SQUARE FEET OR 0.62 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.


RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING29
DATE OF SIGNATURE: 8-5-09

OR: 3658, PG: 1673



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 30
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

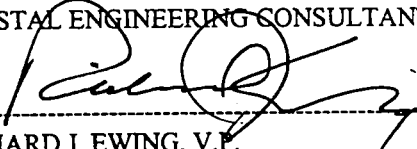
COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N67°27'00"W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 112.47 FEET TO THE WESTERLY LINE OF SAID VENEZIA GRANDE ESTATES; THENCE ALONG SAID LINE N05°51'42"W A DISTANCE OF 253.16 FEET; THENCE N01°16'33"W A DISTANCE OF 102.05 FEET; THENCE LEAVING SAID LINE S74°56'43"W A DISTANCE OF 48.79 FEET; THENCE 175.06 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 108.00 FEET, A CENTRAL ANGLE OF 92°52'28", A CHORD DISTANCE OF 156.52 FEET BEARING S31°22'57"W TO A POINT OF TANGENCY; THENCE S77°49'11"W A DISTANCE OF 66.86 FEET TO A POINT OF CURVATURE; THENCE 108.90 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 488.00 FEET, A CENTRAL ANGLE OF 12°47'07", A CHORD DISTANCE OF 108.67 FEET, BEARING S84°12'45"W TO A POINT OF TANGENCY; THENCE N89°23'42"W A DISTANCE OF 170.33 FEET TO A POINT OF CURVATURE; THENCE 309.74 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 424.00 FEET, A CENTRAL ANGLE OF 41°51'20", A CHORD DISTANCE OF 302.90 FEET, BEARING S69°40'38"W TO A POINT OF TANGENCY; THENCE S48°44'58"W A DISTANCE OF 93.69 FEET TO A POINT OF CURVATURE; THENCE 72.98 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1,012.00 FEET, A CENTRAL ANGLE OF 04°07'54", A CHORD DISTANCE OF 72.96 FEET, BEARING S46°41'01"W TO A POINT OF TANGENCY; THENCE S44°37'03"W A DISTANCE OF 165.93 FEET TO A POINT OF CURVATURE; THENCE 45.85 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 105°04'12", A CHORD DISTANCE OF 39.69 FEET, BEARING N82°50'51"W TO A POINT OF REVERSE CURVATURE; THENCE 57.48 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 43°54'50", A CHORD DISTANCE OF 56.09 FEET, BEARING N52°16'10"W TO A POINT OF REVERSE CURVATURE; THENCE 29.79 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 68°17'04", A CHORD DISTANCE OF 28.06 FEET, BEARING N40°05'03"W TO A POINT OF TANGENCY ; THENCE N05°56'30"W A DISTANCE OF 78.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG SAID LINE, A DISTANCE OF 145.23 FEET; THENCE N84°19'22"E A DISTANCE OF 181.78 FEET; THENCE S10°57'57"E A DISTANCE OF 101.84 FEET; THENCE S71°22'02"W A DISTANCE OF 195.48 FEET TO THE POINT OF BEGINNING.

OR: 3658, PG: 1674

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 23,064 SQUARE FEET OR 0.53 ACRES OF LAND.

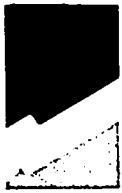
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.



RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING30
DATE OF SIGNATURE: 8.5.04

OR: 3658, PG: 1675



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 31
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N67°27'00"W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 112.47 FEET TO THE WESTERLY LINE OF SAID VENEZIA GRANDE ESTATES; THENCE ALONG SAID LINE N05°51'42"W A DISTANCE OF 253.16 FEET; THENCE N01°16'33"W A DISTANCE OF 102.05 FEET; THENCE LEAVING SAID LINE S74°56'43"W A DISTANCE OF 48.79 FEET; THENCE 175.06 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 108.00 FEET, A CENTRAL ANGLE OF 92°52'28", A CHORD DISTANCE OF 156.52 FEET BEARING S31°22'57"W TO A POINT OF TANGENCY; THENCE S77°49'11"W A DISTANCE OF 66.86 FEET TO A POINT OF CURVATURE; THENCE 108.90 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 488.00 FEET, A CENTRAL ANGLE OF 12°47'07", A CHORD DISTANCE OF 108.67 FEET, BEARING S84°12'45"W TO A POINT OF TANGENCY; THENCE N89°23'42"W A DISTANCE OF 170.33 FEET TO A POINT OF CURVATURE; THENCE 309.74 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 424.00 FEET, A CENTRAL ANGLE OF 41°51'20", A CHORD DISTANCE OF 302.90 FEET, BEARING S69°40'38"W TO A POINT OF TANGENCY; THENCE S48°44'58"W A DISTANCE OF 93.69 FEET TO A POINT OF CURVATURE; THENCE 72.98 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1,012.00 FEET, A CENTRAL ANGLE OF 04°07'54", A CHORD DISTANCE OF 72.96 FEET, BEARING S46°41'01"W TO A POINT OF TANGENCY; THENCE S44°37'03"W A DISTANCE OF 165.93 FEET TO A POINT OF CURVATURE; THENCE 45.85 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 105°04'12", A CHORD DISTANCE OF 39.69 FEET, BEARING N82°50'51"W TO A POINT OF REVERSE CURVATURE; THENCE 57.48 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 43°54'50", A CHORD DISTANCE OF 56.09 FEET, BEARING N52°16'10"W TO A POINT OF REVERSE CURVATURE; THENCE 29.79 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 68°17'04", A CHORD DISTANCE OF 28.06 FEET, BEARING N40°05'03"W TO A POINT OF TANGENCY ; THENCE N05°56'30"W A DISTANCE OF 223.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N05°56'30"W A DISTANCE OF 14.95 FEET TO A POINT OF CURVATURE; THENCE 138.25 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 413.00 FEET, A CENTRAL ANGLE OF 19°10'48", A CHORD DISTANCE OF 137.61 FEET, BEARING N03°38'54"E ;

OR: 3658 PG: 1676

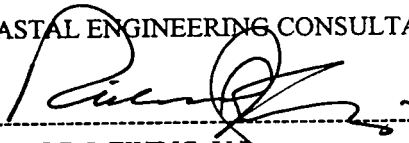
Avellino Isles, A Condominium
Phase 31
Page 2 of 2

THENCE S78°30'52"E A DISTANCE OF 147.44 FEET;
THENCE S00°23'47"E A DISTANCE OF 107.69 FEET;
THENCE S84°19'22"W A DISTANCE OF 153.20 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 20,017 SQUARE FEET OR 0.46 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.



RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING31
DATE OF SIGNATURE: 8-5-04

OR: 3658 PG: 1677



EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 32
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

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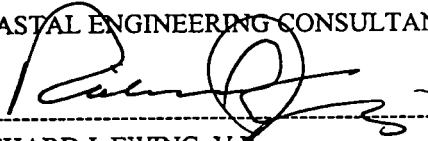
OR: 3658 PG: 1678

413.00 FEET, A CENTRAL ANGLE OF 23°18'55", A CHORD DISTANCE OF 166.90 FEET;
BEARING N24°53'45"E;
THENCE S53°34'00"E A DISTANCE OF 143.53 FEET;
THENCE S23°21'36"W A DISTANCE OF 104.04 FEET;
THENCE N78°30'52"W A DISTANCE OF 147.44 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 20,191 SQUARE FEET OR 0.46 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.



RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING32
DATE OF SIGNATURE: 8-5-04

OR: 3658 PG: 1679



EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 33
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N67°27'00"W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 112.47 FEET TO THE WESTERLY LINE OF SAID VENEZIA GRANDE ESTATES; THENCE ALONG SAID LINE N05°51'42"W A DISTANCE OF 253.16 FEET; THENCE N01°16'33"W A DISTANCE OF 102.05 FEET; THENCE LEAVING SAID LINE S74°56'43"W A DISTANCE OF 48.79 FEET; THENCE 175.06 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 108.00 FEET, A CENTRAL ANGLE OF 92°52'28", A CHORD DISTANCE OF 156.52 FEET BEARING S31°22'57"W TO A POINT OF TANGENCY; THENCE S77°49'11"W A DISTANCE OF 66.86 FEET TO A POINT OF CURVATURE; THENCE 108.90 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 488.00 FEET, A CENTRAL ANGLE OF 12°47'07", A CHORD DISTANCE OF 108.67 FEET, BEARING S84°12'45"W TO A POINT OF TANGENCY; THENCE N89°23'42"W A DISTANCE OF 170.33 FEET TO A POINT OF CURVATURE; THENCE 309.74 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 424.00 FEET, A CENTRAL ANGLE OF 41°51'20", A CHORD DISTANCE OF 302.90 FEET, BEARING S69°40'38"W TO A POINT OF TANGENCY; THENCE S48°44'58"W A DISTANCE OF 93.69 FEET TO A POINT OF CURVATURE; THENCE 72.98 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1,012.00 FEET, A CENTRAL ANGLE OF 04°07'54", A CHORD DISTANCE OF 72.96 FEET, BEARING S46°41'01"W TO A POINT OF TANGENCY; THENCE S44°37'03"W A DISTANCE OF 165.93 FEET TO A POINT OF CURVATURE; THENCE 45.85 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 105°04'12", A CHORD DISTANCE OF 39.69 FEET, BEARING N82°50'51"W TO A POINT OF REVERSE CURVATURE; THENCE 57.48 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 43°54'50", A CHORD DISTANCE OF 56.09 FEET, BEARING N52°16'10"W TO A POINT OF REVERSE CURVATURE; THENCE 29.79 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 68°17'04", A CHORD DISTANCE OF 28.06 FEET, BEARING N40°05'03"W TO A POINT OF TANGENCY; THENCE N05°56'30"W A DISTANCE OF 238.51 FEET TO A POINT OF CURVATURE; THENCE 306.32 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 413.00 FEET, A CENTRAL ANGLE OF 42°29'43", A CHORD DISTANCE OF 299.34 FEET, BEARING N15°18'22"E TO THE POINT OF BEGINNING; THENCE CONTINUE 166.34 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF

OR: 3658, PG: 1680

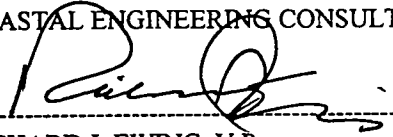
Avellino Isles, A Condominium
Phase 33
Page 2 of 2

413.00 FEET, A CENTRAL ANGLE OF 23°04'33", A CHORD DISTANCE OF 165.21 FEET,
BEARING N48°05'30"E;
THENCE S29°49'45"E A DISTANCE OF 147.61 FEET;
THENCE S50°08'29"W A DISTANCE OF 105.39 FEET;
THENCE N53°34'00"W A DISTANCE OF 143.53 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 20,193 SQUARE FEET OR 0.46
ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.



RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING33
DATE OF SIGNATURE: 8-5-04

OR: 3658 PG: 1681



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 34
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

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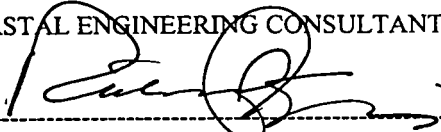
OR: 3658 PG: 1682

OF 447.28 FEET BEARING N26°50'38"E TO THE POINT OF BEGINNING;
THENCE CONTINUE 148.14 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF
413.00 FEET, A CENTRAL ANGLE OF 20°33'08", A CHORD DISTANCE OF 147.35 FEET,
BEARING N69°54'20"E;
THENCE S16°43'03"E A DISTANCE OF 163.68 FEET;
THENCE S78°56'01"W A DISTANCE OF 114.16 FEET;
THENCE N29°49'45"W A DISTANCE OF 147.61 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 20,667 SQUARE FEET OR 0.47
ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.



RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING34
DATE OF SIGNATURE: 8-5-04

OR: 3658, PG: 1683



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 35
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

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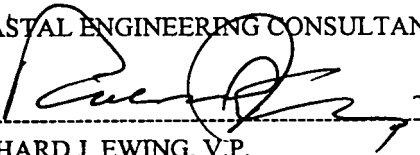
OR: 3658 PG: 1684

THENCE CONTINUE 53.58 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 413.00 FEET, A CENTRAL ANGLE OF 07°26'02", A CHORD DISTANCE OF 53.55 FEET, BEARING N83°53'55"E TO A POINT OF TANGENCY;
THENCE N87°36'56"E A DISTANCE OF 59.97 FEET TO A POINT OF CURVATURE;
THENCE 19.62 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 342.00 FEET, A CENTRAL ANGLE OF 03°17'16", A CHORD DISTANCE OF 19.62 FEET, BEARING N85°58'18"E ;
THENCE S14°07'18"E A DISTANCE OF 147.22 FEET;
THENCE S79°02'01"W A DISTANCE OF 123.83 FEET;
THENCE N16°43'03"W A DISTANCE OF 163.68 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 19,866 SQUARE FEET OR 0.46 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.



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THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING35
DATE OF SIGNATURE: 8-5-04



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 36
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N67°27'00"W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 112.47 FEET TO THE WESTERLY LINE OF SAID VENEZIA GRANDE ESTATES; THENCE ALONG SAID LINE N05°51'42"W A DISTANCE OF 253.16 FEET; THENCE N01°16'33"W A DISTANCE OF 102.05 FEET; THENCE LEAVING SAID LINE S74°56'43"W A DISTANCE OF 48.79 FEET; THENCE 175.06 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 108.00 FEET, A CENTRAL ANGLE OF 92°52'28", A CHORD DISTANCE OF 156.52 FEET BEARING S31°22'57"W TO A POINT OF TANGENCY; THENCE S77°49'11"W A DISTANCE OF 66.86 FEET TO A POINT OF CURVATURE; THENCE 108.90 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 488.00 FEET, A CENTRAL ANGLE OF 12°47'07", A CHORD DISTANCE OF 108.67 FEET, BEARING S84°12'45"W TO A POINT OF TANGENCY; THENCE N89°23'42"W A DISTANCE OF 170.33 FEET TO A POINT OF CURVATURE; THENCE 309.74 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 424.00 FEET, A CENTRAL ANGLE OF 41°51'20", A CHORD DISTANCE OF 302.90 FEET, BEARING S69°40'38"W TO A POINT OF TANGENCY; THENCE S48°44'58"W A DISTANCE OF 93.69 FEET TO A POINT OF CURVATURE; THENCE 72.98 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1,012.00 FEET, A CENTRAL ANGLE OF 04°07'54", A CHORD DISTANCE OF 72.96 FEET, BEARING S46°41'01"W TO A POINT OF TANGENCY; THENCE S44°37'03"W A DISTANCE OF 165.93 FEET TO A POINT OF CURVATURE; THENCE 45.85 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 105°04'12", A CHORD DISTANCE OF 39.69 FEET, BEARING N82°50'51"W TO A POINT OF REVERSE CURVATURE; THENCE 57.48 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 43°54'50", A CHORD DISTANCE OF 56.09 FEET, BEARING N52°16'10"W TO A POINT OF REVERSE CURVATURE; THENCE 29.79 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 68°17'04", A CHORD DISTANCE OF 28.06 FEET, BEARING N40°05'03"W TO A POINT OF TANGENCY; THENCE N05°56'30"W A DISTANCE OF 238.51 FEET TO A POINT OF CURVATURE; THENCE 674.38 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 413.00 FEET, A CENTRAL ANGLE OF 93°33'26", A CHORD DISTANCE OF 601.92 FEET, BEARING N40°50'13"E TO A POINT OF TANGENCY;

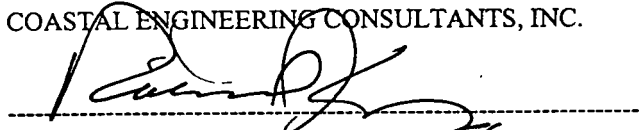
OR: 3658 PG: 1686

THENCE N87°36'56"E A DISTANCE OF 59.97 FEET TO A POINT OF CURVATURE;
THENCE 19.62 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A
RADIUS OF 342.00 FEET, A CENTRAL ANGLE OF 03°17'16", A CHORD DISTANCE OF 19.62
FEET, BEARING N85°58'18"E TO THE **POINT OF BEGINNING**;
THENCE CONTINUE 127.47 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF
342.00 FEET, A CENTRAL ANGLE OF 21°21'20", A CHORD DISTANCE OF 126.73 FEET,
BEARING N73°39'00"E;
THENCE S14°07'18"E A DISTANCE OF 162.82 FEET;
THENCE S80°41'34"W A DISTANCE OF 127.09 FEET;
THENCE N14°07'18"W A DISTANCE OF 147.22 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 19,131 SQUARE FEET OR 0.44
ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.



RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING36
DATE OF SIGNATURE: *8-5-09*

OR: 3658 PG: 1687



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 37
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N67°27'00"W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 112.47 FEET TO THE WESTERLY LINE OF SAID VENEZIA GRANDE ESTATES; THENCE ALONG SAID LINE N05°51'42"W A DISTANCE OF 253.16 FEET; THENCE N01°16'33"W A DISTANCE OF 102.05 FEET; THENCE LEAVING SAID LINE S74°56'43"W A DISTANCE OF 48.79 FEET; THENCE N15°03'17"W A DISTANCE OF 77.27 FEET TO A POINT OF CURVATURE; THENCE 39.27 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD DISTANCE OF 35.36 FEET, BEARING N60°03'17"W TO A POINT OF TANGENCY; THENCE S74°56'43"W A DISTANCE OF 2.00 FEET TO A POINT OF CURVATURE; THENCE 49.35 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 57°42'39", A CHORD DISTANCE OF 47.29 FEET, BEARING N76°11'57"W TO A POINT OF TANGENCY; THENCE N47°20'38"W A DISTANCE OF 33.80 FEET TO A POINT OF CURVATURE; THENCE 126.24 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 112.00 FEET, A CENTRAL ANGLE OF 64°34'42", A CHORD DISTANCE OF 119.66 FEET, BEARING N15°03'17"W TO A POINT OF TANGENCY; THENCE N17°14'04"E A DISTANCE OF 33.80 FEET TO A POINT OF CURVATURE; THENCE 49.35 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 57°42'39", A CHORD DISTANCE OF 47.29 FEET, BEARING N46°05'24"E TO A POINT OF TANGENCY; THENCE N74°56'43"E A DISTANCE OF 2.00 FEET TO A POINT OF CURVATURE; THENCE 39.27 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD DISTANCE OF 35.36 FEET BEARING N29°56'43"E TO A POINT OF TANGENCY; THENCE N15°03'17"W A DISTANCE OF 150.05 FEET TO A POINT OF CURVATURE; THENCE 39.27 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD DISTANCE OF 35.36 FEET BEARING N60°03'17"W TO A POINT OF TANGENCY; THENCE S74°56'43"W A DISTANCE OF 28.00 FEET TO A POINT OF CURVATURE; THENCE 29.83 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 88.00 FEET, A CENTRAL ANGLE OF 19°25'20", A CHORD DISTANCE OF 29.69 FEET, BEARING S65°14'03"W TO A POINT OF TANGENCY; THENCE S55°31'23"W A DISTANCE OF 189.19 FEET TO THE POINT OF BEGINNING;

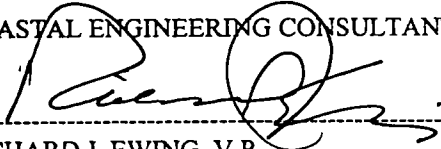
OR: 3658 PG: 1688

THENCE S14°07'18"E A DISTANCE OF 199.63 FEET;
THENCE S55°49'20"W A DISTANCE OF 15.92 FEET;
THENCE S75°18'44"W A DISTANCE OF 110.22 FEET;
THENCE N14°07'18"W A DISTANCE OF 162.82 FEET TO A POINT ON A CIRCULAR CURVE;
THENCE 44.47 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST
HAVING A RADIUS OF 342.00 FEET, A CENTRAL ANGLE OF 07°26'58", A CHORD DISTANCE
OF 44.43 FEET BEARING N59°14'51"E TO A POINT OF TANGENCY;
THENCE N55°31'23"E A DISTANCE OF 88.10 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 22,828 SQUARE FEET OR 0.52
ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.



RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING37
DATE OF SIGNATURE: 8-5-04

OR: 3658 PG: 1689



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 38
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N67°27'00"W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 112.47 FEET TO THE WESTERLY LINE OF SAID VENEZIA GRANDE ESTATES; THENCE ALONG SAID LINE N05°51'42"W A DISTANCE OF 253.16 FEET; THENCE N01°16'33"W A DISTANCE OF 102.05 FEET; THENCE LEAVING SAID LINE S74°56'43"W A DISTANCE OF 48.79 FEET; THENCE N15°03'17"W A DISTANCE OF 77.27 FEET TO A POINT OF CURVATURE; THENCE 39.27 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD DISTANCE OF 35.36 FEET, BEARING N60°03'17"W TO A POINT OF TANGENCY; THENCE S74°56'43"W A DISTANCE OF 2.00 FEET TO A POINT OF CURVATURE; THENCE 49.35 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 57°42'39", A CHORD DISTANCE OF 47.29 FEET, BEARING N76°11'57"W TO A POINT OF TANGENCY; THENCE N47°20'38"W A DISTANCE OF 33.80 FEET TO A POINT OF CURVATURE; THENCE 126.24 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 112.00 FEET, A CENTRAL ANGLE OF 64°34'42", A CHORD DISTANCE OF 119.66 FEET, BEARING N15°03'17"W TO A POINT OF TANGENCY; THENCE N17°14'04"E A DISTANCE OF 33.80 FEET TO A POINT OF CURVATURE; THENCE 49.35 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 57°42'39", A CHORD DISTANCE OF 47.29 FEET, BEARING N46°05'24"E TO A POINT OF TANGENCY; THENCE N74°56'43"E A DISTANCE OF 2.00 FEET TO A POINT OF CURVATURE; THENCE 39.27 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD DISTANCE OF 35.36 FEET BEARING N29°56'43"E TO A POINT OF TANGENCY; THENCE N15°03'17"W A DISTANCE OF 150.05 FEET TO A POINT OF CURVATURE; THENCE 39.27 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD DISTANCE OF 35.36 FEET BEARING N60°03'17"W TO A POINT OF TANGENCY; THENCE S74°56'43"W A DISTANCE OF 28.00 FEET TO A POINT OF CURVATURE; THENCE 29.83 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 88.00 FEET, A CENTRAL ANGLE OF 19°25'20", A CHORD DISTANCE OF 29.69 FEET, BEARING S65°14'03"W TO A POINT OF TANGENCY; THENCE S55°31'23"W A DISTANCE OF 56.83 FEET TO THE POINT OF BEGINNING; THENCE S13°37'03"E A DISTANCE OF 201.02 FEET;

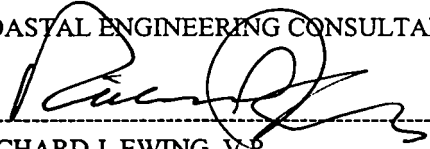
OR: 3658 PG: 1690

THENCE S55°49'20"W A DISTANCE OF 130.22 FEET;
THENCE N14°07'18"W A DISTANCE OF 199.63 FEET;
THENCE N55°31'23"E A DISTANCE OF 132.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 24,641 SQUARE FEET OR 0.57 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.



RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING38
DATE OF SIGNATURE: 8-5-04

OR: 3658. PG: 1691



**EXHIBIT "A"
AVELINO ISLES, A CONDOMINIUM
PHASE 39
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N67°27'00"W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 112.47 FEET TO THE WESTERLY LINE OF SAID VENEZIA GRANDE ESTATES; THENCE ALONG SAID LINE N05°51'42"W A DISTANCE OF 253.16 FEET; THENCE N01°16'33"W A DISTANCE OF 102.05 FEET; THENCE LEAVING SAID LINE S74°56'43"W A DISTANCE OF 48.79 FEET; THENCE N15°03'17"W A DISTANCE OF 77.27 FEET TO A POINT OF CURVATURE; THENCE 39.27 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD DISTANCE OF 35.36 FEET, BEARING N60°03'17"W TO A POINT OF TANGENCY; THENCE S74°56'43"W A DISTANCE OF 2.00 FEET TO A POINT OF CURVATURE; THENCE 49.35 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 57°42'39", A CHORD DISTANCE OF 47.29 FEET, BEARING N76°11'57"W TO A POINT OF TANGENCY; THENCE N47°20'38"W A DISTANCE OF 33.80 FEET TO A POINT OF CURVATURE; THENCE 126.24 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 112.00 FEET, A CENTRAL ANGLE OF 64°34'42", A CHORD DISTANCE OF 119.66 FEET, BEARING N15°03'17"W TO A POINT OF TANGENCY; THENCE N17°14'04"E A DISTANCE OF 33.80 FEET TO A POINT OF CURVATURE; THENCE 49.35 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 57°42'39", A CHORD DISTANCE OF 47.29 FEET, BEARING N46°05'24"E TO A POINT OF TANGENCY; THENCE N74°56'43"E A DISTANCE OF 2.00 FEET TO A POINT OF CURVATURE; THENCE 24.79 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 56°48'59", A CHORD DISTANCE OF 23.79 FEET, BEARING N46°32'13"E TO THE POINT OF BEGINNING; THENCE S75°52'42"W A DISTANCE OF 135.87 FEET; THENCE N13°37'03"W A DISTANCE OF 162.67 FEET; THENCE N55°31'23"E A DISTANCE OF 56.83 FEET TO A POINT OF CURVATURE; THENCE 29.83 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 88.00 FEET, A CENTRAL ANGLE OF 19°25'20", A CHORD DISTANCE OF 29.69 FEET, BEARING N65°14'03"E TO A POINT OF TANGENCY; THENCE N74°56'43"E A DISTANCE OF 28.00 FEET TO A POINT OF CURVATURE; THENCE 39.27 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD DISTANCE OF 35.36 FEET, BEARING S60°03'17"E TO A POINT OF TANGENCY ;

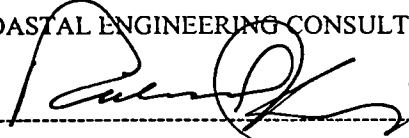
OR: 3658. PG: 1692

THENCE S15°03'17"E A DISTANCE OF 150.05 FEET TO A POINT OF CURVATURE;
THENCE 14.48 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST
HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 33°11'01", A CHORD DISTANCE
OF 14.28 FEET BEARING S01°32'13"W TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 24,857 SQUARE FEET OR 0.57
ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.



RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-BUILDING39
DATE OF SIGNATURE: 8-5-04



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 40
CLUBHOUSE PARCEL
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N67°27'00"W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 112.47 FEET TO THE WESTERLY LINE OF SAID VENEZIA GRANDE ESTATES;
THENCE ALONG SAID LINE N05°51'42"W A DISTANCE OF 253.16 FEET;
THENCE N01°16'33"W A DISTANCE OF 102.05 FEET;
THENCE LEAVING SAID LINE S74°56'43"W A DISTANCE OF 48.79 FEET;
THENCE N15°03'17"W A DISTANCE OF 77.27 FEET TO A POINT OF CURVATURE;
THENCE 21.07 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 48°17'12", A CHORD DISTANCE OF 20.45 FEET, BEARING N39°11'53"W THE POINT OF BEGINNING;
THENCE S68°19'23"W A DISTANCE OF 131.57 FEET;
THENCE S74°10'53"W A DISTANCE OF 116.56 FEET;
THENCE S81°34'44"W A DISTANCE OF 95.84 FEET;
THENCE N15°03'17"W A DISTANCE OF 162.23 FEET;
THENCE N75°18'44"E A DISTANCE OF 71.83 FEET;
THENCE N55°49'20"E A DISTANCE OF 146.15 FEET;
THENCE N13°37'03"W A DISTANCE OF 38.35 FEET;
THENCE N75°52'42"E A DISTANCE OF 135.87 FEET TO A POINT ON A CIRCLUAR CURVE;
THENCE 24.79 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 56°48'59", A CHORD DISTANCE OF 23.79 FEET, BEARING S46°32'13"W TO A POINT OF TANGENCY;
THENCE S74°56'43"W A DISTANCE OF 2.00 FEET TO A POINT OF CURVATURE;
THENCE 49.35 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 57°42'39", A CHORD DISTANCE OF 47.29 FEET, BEARING S46°05'23"W TO A POINT OF TANGENCY;
THENCE S17°14'04"W A DISTANCE OF 33.80 FEET TO A POINT OF CURVATURE;
THENCE 126.24 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 112.00 FEET A CENTRAL ANGLE OF 64°34'42", A CHORD DISTANCE OF 119.66 FEET BEARING S15°03'17"E TO A POINT OF TANGENCY;
THENCE S47°20'38"E A DISTANCE OF 33.80 FEET TO A POINT OF CURVATURE;
THENCE 49.35 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 57°42'39", A CHORD DISTANCE OF 47.29 FEET, BEARING S76°11'58"E TO A POINT OF TANGENCY;
THENCE N74°56'43"E A DISTANCE OF 2.00 FEET TO A POINT OF CURVATURE;**

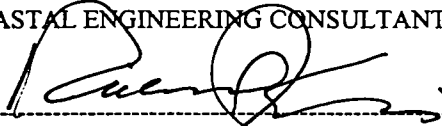
OR: 3658 PG: 1694

THENCE 18.20 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 41°42'48", A CHORD DISTANCE OF 17.80 FEET, BEARING S84°11'53"E TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 55,025 SQUARE FEET OR 1.26 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.



RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-PHASE40
DATE OF SIGNATURE: 8-5-07



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 41
LAKE
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

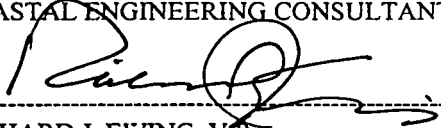
COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N67°27'00"W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 112.47 FEET TO THE WESTERLY LINE OF SAID VENEZIA GRANDE ESTATES;
 THENCE ALONG SAID LINE N05°51'42"W A DISTANCE OF 253.16 FEET;
 THENCE N01°16'33"W A DISTANCE OF 102.05 FEET;
 THENCE LEAVING SAID LINE S74°56'43"W A DISTANCE OF 48.79 FEET;
 THENCE N15°03'17"W A DISTANCE OF 77.27 FEET TO A POINT OF CURVATURE;
 THENCE 21.07 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 48°17'12", A CHORD DISTANCE OF 20.45 FEET, BEARING N39°11'53"W TO A POINT OF NON-TANGENCY;
 THENCE S68°19'23"W A DISTANCE OF 131.57 FEET;
 THENCE S74°10'53"W A DISTANCE OF 116.56 FEET;
 THENCE S81°34'44"W A DISTANCE OF 95.84 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE S81°34'44"W ALONG SAID LINE 22.71 FEET;
 THENCE S84°41'30"W A DISTANCE OF 126.18 FEET;
 THENCE S79°36'44"W A DISTANCE OF 130.90 FEET;
 THENCE S67°51'28"W A DISTANCE OF 131.78 FEET;
 THENCE S15°52'10"E A DISTANCE OF 43.62 FEET;
 THENCE S76°24'00"W A DISTANCE OF 109.14 FEET;
 THENCE S50°50'01"W A DISTANCE OF 49.26 FEET;
 THENCE S84°19'22"W A DISTANCE OF 28.59 FEET;
 THENCE N00°23'47"W A DISTANCE OF 107.69 FEET;
 THENCE N23°21'36"E A DISTANCE OF 104.04 FEET;
 THENCE N50°08'29"E A DISTANCE OF 105.39 FEET;
 THENCE N78°56'01"E A DISTANCE OF 114.16 FEET;
 THENCE N79°02'01"E A DISTANCE OF 123.83 FEET;
 THENCE N80°41'34"E A DISTANCE OF 127.09 FEET;
 THENCE N75°18'44"E A DISTANCE OF 38.39 FEET;
 THENCE S15°03'17"E A DISTANCE OF 162.23 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 90,962 SQUARE FEET OR 2.09 ACRES OF LAND.

OR: 3658 PG: 1696

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.



RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-LAKEPHASE
DATE OF SIGNATURE: 8-5-04

OR: 3658 PG: 1697



**EXHIBIT "A"
AVELLINO ISLES, A CONDOMINIUM
PHASE 42
INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENT / COMMON AREA
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N67°27'00"W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 112.47 FEET TO THE WESTERLY LINE OF SAID VENEZIA GRANDE ESTATES; THENCE ALONG SAID LINE N05°51'42"W A DISTANCE OF 253.16 FEET; THENCE N01°16'33"W A DISTANCE OF 102.05 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID LINE S74°56'43"W A DISTANCE OF 48.79 FEET THENCE N15°03'17"W A DISTANCE OF 77.27 FEET TO A POINT OF CURVATURE; THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD DISTANCE OF 35.36 FEET BEARING N60°03'17"W TO A POINT OF TANGENCY; THENCE S74°56'43"W A DISTANCE OF 2.00 FEET TO A POINT OF CURVATURE; THENCE 49.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 57°42'39", A CHORD DISTANCE OF 47.29 FEET, BEARING N76°11'57"W TO A POINT OF TANGENCY; THENCE N47°20'38"W A DISTANCE OF 33.80 FEET TO A POINT OF CURVATURE; THENCE 126.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 112.00 FEET, A CENTRAL ANGLE OF 64°34'42", A CHORD DISTANCE OF 119.66 FEET, BEARING N15°03'17"W TO A POINT OF TANGENCY; THENCE N17°14'04"E A DISTANCE OF 33.80 FEET TO A POINT OF CURVATURE; THENCE 49.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 57°42'39", A CHORD DISTANCE OF 47.29 FEET, BEARING N46°05'24"E TO A POINT OF TANGENCY; THENCE N74°56'43"E A DISTANCE OF 2.00 FEET TO A POINT OF CURVATURE; THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD DISTANCE OF 35.36 FEET, BEARING N29°56'43"E TO A POINT OF TANGENCY; THENCE N15°03'17"W A DISTANCE OF 150.05 FEET TO A POINT OF CURVATURE; THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD DISTANCE OF 35.36 FEET, BEARING N60°03'17"W TO A POINT OF TANGENCY; THENCE S74°56'43"W A DISTANCE OF 28.00 FEET TO A POINT OF CURVATURE; THENCE 29.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 88.00 FEET, A CENTRAL ANGLE OF 19°25'20", A CHORD DISTANCE OF 29.69 FEET, BEARING S65°14'03"W TO A POINT OF TANGENCY; THENCE S55°31'23"W A DISTANCE OF 277.29 FEET TO A POINT OF CURVATURE;

OR: 3658 PG: 1698

THENCE 191.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 342.00 FEET A CENTRAL ANGLE OF 32°05'33", A CHORD DISTANCE OF 189.07 FEET, BEARING S71°34'09"W TO A POINT OF TANGENCY;
THENCE S87°36'56"W A DISTANCE OF 59.97 FEET TO A POINT OF CURVATURE;
THENCE 674.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 413.00 FEET, A CENTRAL ANGLE OF 93°33'26", A CHORD DISTANCE OF 601.92 FEET, BEARING S40°50'13"W TO A POINT OF TANGENCY;
THENCE S05°56'30"E A DISTANCE OF 238.51 FEET TO A POINT OF CURVATURE;
THENCE 29.79 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET A CENTRAL ANGLE OF 68°17'04", A CHORD DISTANCE OF 28.06 FEET, BEARING S40°05'02"E TO A POINT OF REVERSE CURVATURE;
THENCE 57.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET A CENTRAL ANGLE OF 43°54'50", A CHORD DISTANCE OF 56.09 FEET, BEARING S52°16'09"E TO A POINT OF REVERSE CURVATURE;
THENCE 45.85 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET A CENTRAL ANGLE OF 105°04'12", A CHORD DISTANCE OF 39.69 FEET, BEARING S82°50'50"E TO A POINT OF TANGENCY;
THENCE N44°37'03"E A DISTANCE OF 165.93 FEET TO A POINT OF CURVATURE;
THENCE 72.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,012.00 FEET A CENTRAL ANGLE OF 04°07'54", A CHORD DISTANCE OF 72.96 FEET, BEARING N46°41'00"E TO A POINT OF TANGENCY;
THENCE N48°44'58"E A DISTANCE OF 93.69 FEET TO A POINT OF CURVATURE;
THENCE 309.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 424.00 FEET, A CENTRAL ANGLE OF 41°51'20", A CHORD DISTANCE OF 302.90 FEET, BEARING N69°40'38"E TO A POINT OF TANGENCY;
THENCE S89°23'42"E A DISTANCE OF 170.33 FEET TO A POINT OF CURVATURE;
THENCE 108.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 488.00 FEET, A CENTRAL ANGLE OF 12°47'07", A CHORD DISTANCE OF 108.67 FEET BEARING N84°12'44"E TO A POINT OF TANGENCY;
THENCE N77°49'11"E A DISTANCE OF 66.86 FEET TO A POINT OF CURVATURE;
THENCE 175.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 108.00 FEET, A CENTRAL ANGLE OF 92°52'28", A CHORD DISTANCE OF 156.52 FEET, BEARING N31°22'57"E TO A POINT OF TANGENCY;
THENCE N74°56'43"E A DISTANCE OF 24.00 FEET TO A POINT ON A CIRCULAR CURVE;
THENCE 213.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 132.00 FEET, A CENTRAL ANGLE OF 92°52'28", A CHORD DISTANCE OF 191.30 FEET, BEARING S31°22'57"W TO A POINT OF TANGENCY;
THENCE S77°49'11"W A DISTANCE OF 66.86 FEET TO A POINT OF CURVATURE;
THENCE 114.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 512.00 FEET, A CENTRAL ANGLE OF 12°47'07", A CHORD DISTANCE OF 114.01 FEET, BEARING S84°12'45"W TO A POINT OF TANGENCY;
THENCE N89°23'42"W A DISTANCE OF 170.33 FEET TO A POINT OF CURVATURE;
THENCE 292.21 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET A CENTRAL ANGLE OF 41°51'20", A CHORD DISTANCE OF 285.75 FEET, BEARING S69°40'38"W TO A POINT OF TANGENCY;
THENCE S48°44'58"W A DISTANCE OF 93.69 FEET TO A POINT OF CURVATURE;
THENCE 71.25 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 988.00 FEET A CENTRAL ANGLE OF 04°07'54", A CHORD DISTANCE OF 71.23 FEET, BEARING S46°41'01"W TO A POINT OF TANGENCY;
THENCE S44°37'03"W A DISTANCE OF 262.49 FEET TO A POINT OF CURVATURE;
THENCE 248.32 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 189°42'18", A CHORD DISTANCE OF 149.46 FEET, BEARING N40°31'48"W TO A POINT OF REVERSE CURVATURE;
THENCE 52.59 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 60°15'51", A CHORD DISTANCE OF 50.20 FEET BEARING N24°11'25"E;

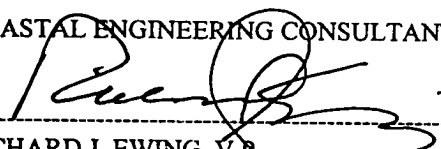
OR: 3658 PG: 1699

THENCE N05°56'30"W A DISTANCE OF 222.88 FEET TO A POINT OF CURVATURE;
THENCE 713.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF
437.00 FEET A CENTRAL ANGLE OF 93°33'26", A CHORD DISTANCE OF 636.90 FEET
BEARING N40°50'13"E;
THENCE N87°36'56"E A DISTANCE OF 19.37 FEET TO A POINT OF TANGENCY;
THENCE CONTINUE EASTERLY ALONG SAID LINE, A DISTANCE OF 40.60 FEET TO A
POINT OF CURVATURE;
THENCE 178.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF
318.00 FEET, A CENTRAL ANGLE OF 32°05'33", A CHORD DISTANCE OF 175.80 FEET
BEARING N71°34'10"E TO A POINT OF TANGENCY;
THENCE N55°31'23"E A DISTANCE OF 251.51 FEET;
THENCE N34°28'37"W A DISTANCE OF 173.62 FEET;
THENCE N77°43'46"E A DISTANCE OF 149.09 FEET;
THENCE N82°24'16"E A DISTANCE OF 100.00 FEET;
THENCE S05°11'39"E A DISTANCE OF 96.57 FEET;
THENCE S19°59'40"E A DISTANCE OF 198.20 FEET TO A POINT ON A CIRCULAR CURVE;
THENCE 20.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF
60.00 FEET A CENTRAL ANGLE OF 19°38'37", A CHORD DISTANCE OF 20.47 FEET, BEARING
S34°12'12"W TO A POINT OF REVERSE CURVATURE;
THENCE 35.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF
32.00 FEET, A CENTRAL ANGLE OF 63°25'14", A CHORD DISTANCE OF 33.64 FEET, BEARING
S12°18'54"W;
THENCE S19°23'43"E A DISTANCE OF 36.19 FEET TO A POINT ON A CIRCULAR CURVE;
THENCE 41.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF
32.00 FEET A CENTRAL ANGLE OF 73°41'42", A CHORD DISTANCE OF 38.38 FEET BEARING
S56°14'20"E TO A POINT OF REVERSE CURVATURE;
THENCE 12.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF
9,446.06 FEET A CENTRAL ANGLE OF 00°04'40", A CHORD DISTANCE OF 12.83 FEET
BEARING N86°57'23"E TO A POINT OF TANGENCY;
THENCE S17°01'59"E A DISTANCE OF 107.49 FEET;
THENCE S01°16'33"E A DISTANCE OF 171.38 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 172,844 SQUARE FEET OR 3.97
ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.

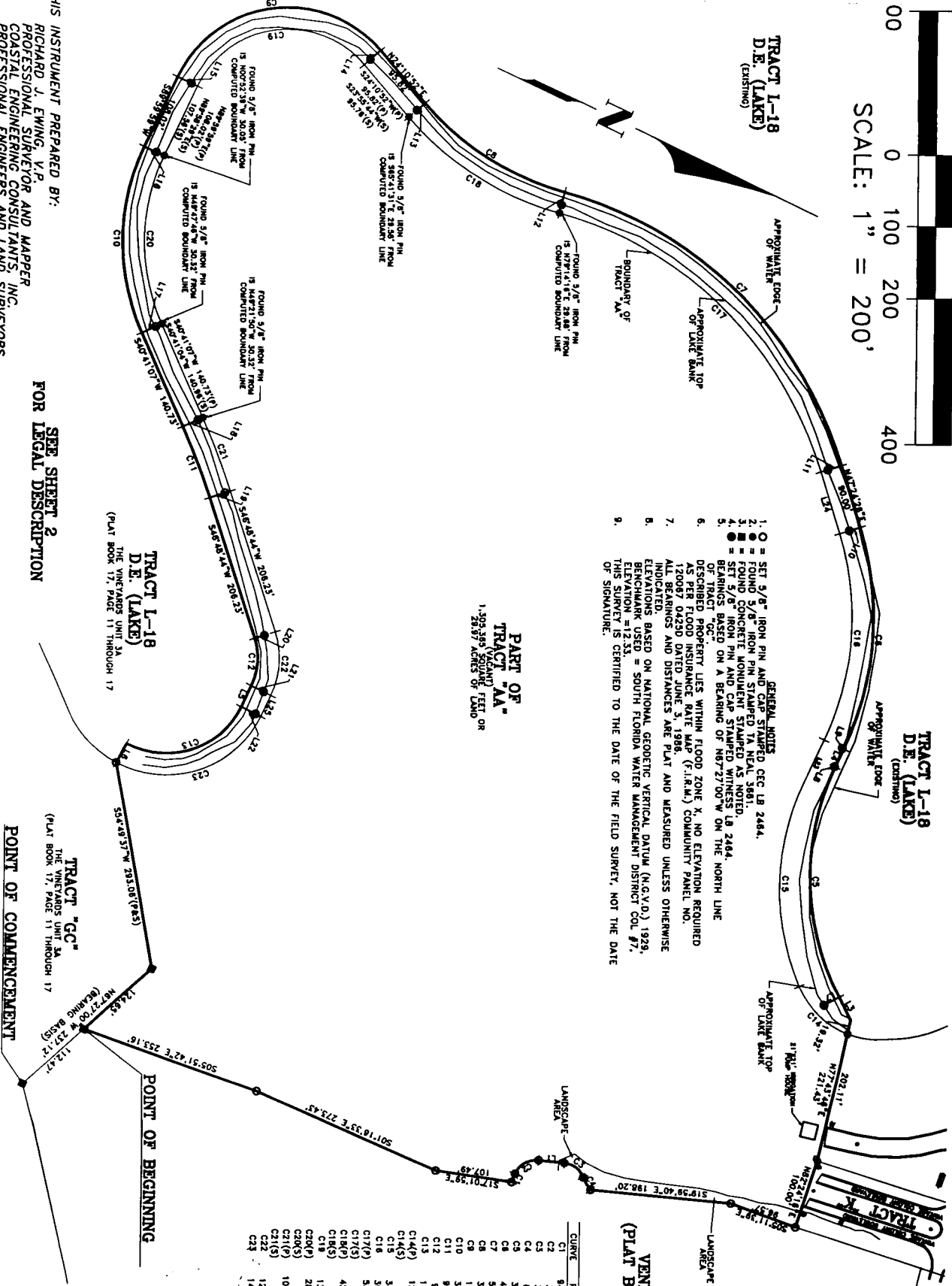
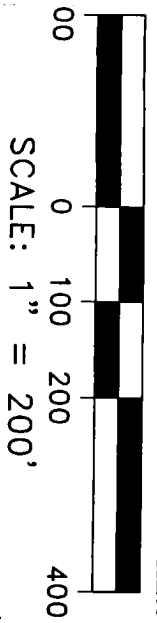


RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 03175-PHASE42
DATE OF SIGNATURE: 8-5-04

OR: 3658 PG: 1700

EXHIBIT B
SURVEYS, PLOT PLANS AND
FLOOR PLANS

AVELLINO ISLES, A CONDOMINIUM
A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



- GENERAL NOTES**
1. SET 5/8" IRON PIN AND CAP STAMPED CEC LB 2484.
 2. FOUND 5/8" IRON PIN STAMPED TA NEAL 3861.
 3. FOUND CONCRETE MONUMENT STAMPED AS NOTED.
 4. SET 5/8" IRON PIN AND CAP STAMPED WITNESS LB 2484.
 5. SET 5/8" IRON PIN ON A BEARING OF N67°27'00"W ON THE NORTH LINE OF TRACT "GC".
 6. DESCRIBED PROPERTY LIES WITHIN FLOOD ZONE X. NO ELEVATION REQUIRED AS PER FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 120087 04250 DATED JUNE 3, 1986.
 7. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED UNLESS OTHERWISE INDICATED.
 8. ELEVATIONS BASED ON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) 1929. BENCHMARK USED = SOUTH FLORIDA WATER MANAGEMENT DISTRICT COL #77. ELEVATION = 12.33.
 9. THIS SURVEY IS CERTIFIED TO THE DATE OF THE FIELD SURVEY, NOT THE DATE OF SIGNATURE.

PART OF
TRACT "AA"
 1,395,358 SQUARE FEET OR
 28.97 ACRES OF LAND

LXX - COURSE DATA

LINE	DIRECTION	DISTANCE
L1	N1°23'43"W	38.18'
L2	N07°55'44"W	8.22'
L3	S58°32'04"W	33.59'
L4	N00°00'00"E	27.71'
L5	S08°43'56"E	31.75'
L6	S87°08'39"E	50.00'
L7	S53°07'58"E	24.00'
L8	S00°00'00"E	1.00'
L9	S00°00'00"E	2.00'
L10	S42°35'34"E	16.00'
L11	S42°35'34"E	16.00'
L12	S88°48'07"E	18.00'
L13	S88°48'07"E	18.00'
L14	S88°48'07"E	18.00'
L15	N00°00'01"W	21.00'
L16	N48°18'53"W	18.00'
L17	N48°18'53"W	23.00'
L18	N45°11'16"W	22.00'
L19	N45°11'16"W	14.00'
L20	N00°16'04"E	19.00'
L21	N00°16'04"E	22.00'
L22	N80°00'00"E	67.33'
L23	N80°00'00"E	80.00'
L24	S47°24'28"W	80.00'
L25	S09°43'58"E	31.75'

VENEZIA GRANDE ESTATES
 (PLAT BOOK 40, PAGES 4 AND 5)

CXX - CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	8448.08'	7°04'40"	12.83'	12.83'	N88°57'25"E
C2	32.00'	73°41'42"	41.16'	36.58'	S56°14'20"E
C3	32.00'	63°29'14"	35.42'	33.64'	S72°16'54"W
C4	80.00'	18°38'37"	20.47'	20.47'	S44°12'12"W
C5	268.00'	53°07'58"	333.84'	322.01'	N63°28'02"E
C6	480.00'	42°35'34"	318.53'	309.31'	N68°42'15"W
C7	480.00'	57°43'28"	584.88'	541.08'	N18°31'11"E
C8	380.00'	34°32'52"	332.18'	331.18'	N08°54'24"E
C9	168.81'	11°47'03"	251.16'	250.44'	S32°34'53"W
C10	310.00'	48°18'52"	268.87'	268.87'	S03°20'32"W
C11	980.00'	8°07'37"	105.87'	105.87'	S89°32'24"W
C12	90.00'	43°27'20"	68.26'	68.26'	S89°32'24"W
C13	115.00'	92°34'16"	195.80'	166.24'	N43°28'42"W
C14(P)	120.00'				N18°12'27"E
C14(S)					N18°12'27"E
C15	345.00'	48°42'40"	293.31'	284.55'	N05°35'58"E
C16	393.82'	42°35'34"	284.23'	287.52'	S68°42'13"W
C17(P)	530.00'	57°43'28"	534.43'	512.07'	S18°51'11"W
C17(S)					S18°51'11"W
C18(P)	420.00'	34°32'52"	248.44'	248.44'	N08°54'24"E
C18(S)					N08°54'24"E
C19	138.81'	11°47'03"	218.93'	218.93'	S32°34'53"W
C20(P)	280.00'	48°18'52"	261.00'	253.85'	N65°20'35"E
C20(S)					N65°20'35"E
C21(P)	1020.00'	8°07'37"	109.07'	108.02'	S45°44'06"W
C21(S)					S45°44'06"W
C22	120.00'	43°27'20"	91.01'	91.01'	S89°32'24"W
C23	143.00'	92°34'16"	234.27'	206.85'	N43°28'42"W
C24					N43°28'42"W

EXHIBIT B
PAGE 1

COASTAL ENGINEERING CONSULTANTS, INC.
 FLORIDA BUSINESS AUTOMATION NO. LB 2464

RICHARD J. EWING, V.P.
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5295
 NOT VALID WITHOUT THE SIGNATURE AND
 THE ORIGINAL RAISED SEAL OF A FLORIDA
 LICENSED SURVEYOR AND MAPPER
 DATE OF FIELD SURVEY: 2-19-04
 DATE OF SIGNATURE: 8-5-04

THIS INSTRUMENT PREPARED BY:
 RICHARD J. EWING, V.P.
 PROFESSIONAL SURVEYOR AND MAPPER
 COASTAL ENGINEERING CONSULTANTS, INC.
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 3106 SOUTH HORSESHOE DRIVE, NAPLES, FLORIDA
 PHONE NO. (239) 643-2324 FAX NO. (239) 643-1143

SEE SHEET 2
 FOR LEGAL DESCRIPTION

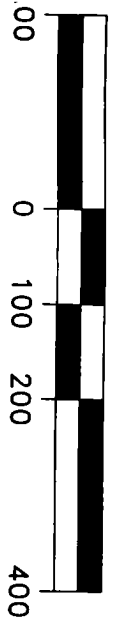
POINT OF COMMENCEMENT
 TRACT "GC"
 THE VINEYARDS UNIT 3A
 (PLAT BOOK 17, PAGE 11 THROUGH 17)

POINT OF BEGINNING
 TRACT L-18
 D.E. (LAKE)
 THE VINEYARDS UNIT 3A
 (PLAT BOOK 17, PAGE 11 THROUGH 17)

BOUNDARY SURVEY

C.E.C. FILE NO.: 03.175
 ACAD DWG. NO.: BOUNDARY

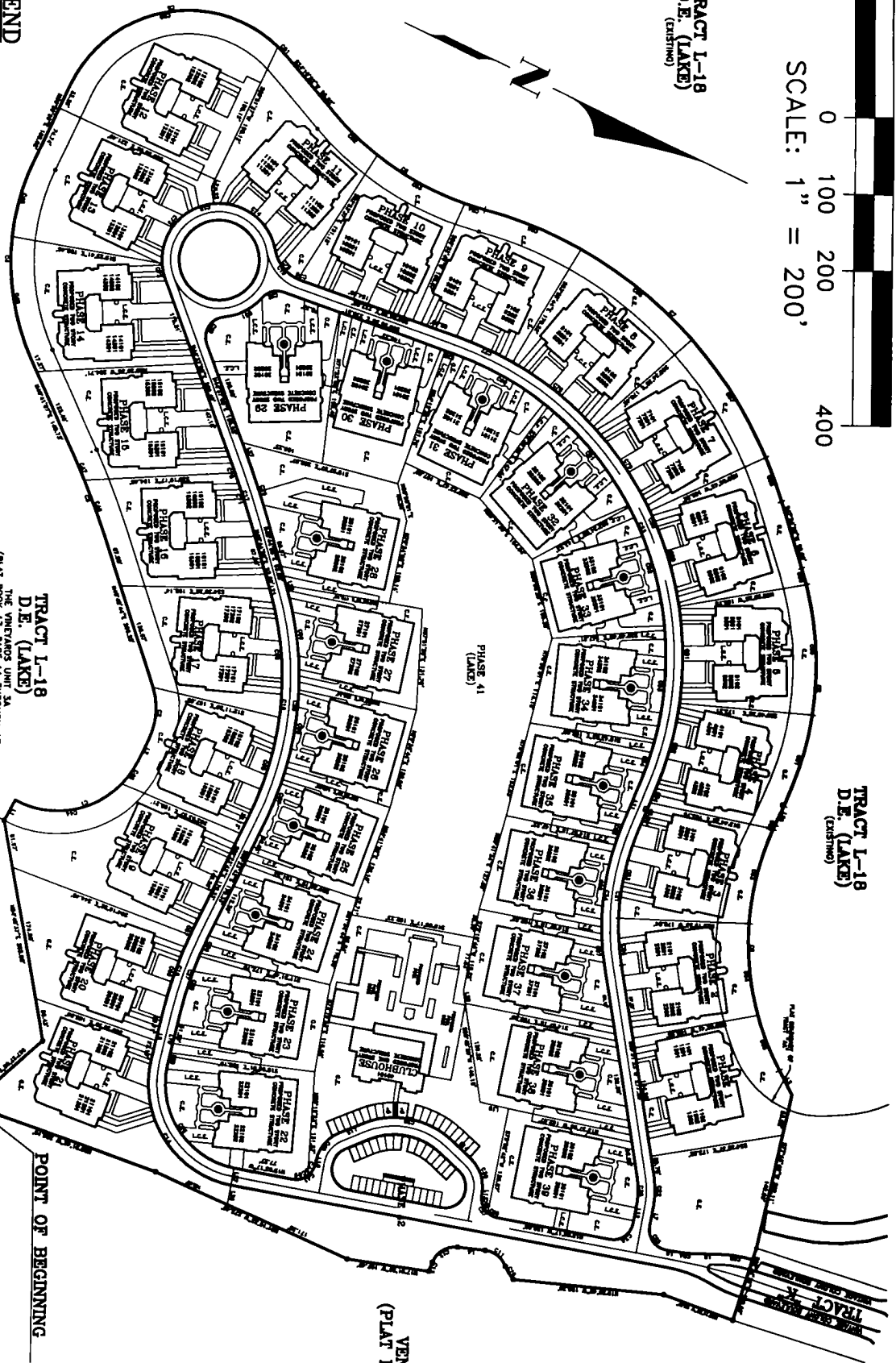
AVELLINO ISLES, A CONDOMINIUM
A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



SCALE: 1" = 200'

TRACT L-18
D.E. (LAKE)
(EXISTING)

TRACT L-18
D.E. (LAKE)
(EXISTING)



VENEZIA GRANDE ESTATES
(PLAT BOOK 40, PAGES 4 AND 5)

TRACT L-18
D.E. (LAKE)
(PLAT BOOK 17, PAGE 11 THROUGH 17)

TRACT "GC"
THE VINEYARDS UNIT 3A
(PLAT BOOK 17, PAGE 11 THROUGH 17)

POINT OF BEGINNING

POINT OF COMMENCEMENT

LEGEND

C.E. = COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT

THIS INSTRUMENT PREPARED BY:
RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
COASTAL ENGINEERING CONSULTANTS, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
3106 SOUTH HORSESHOE DRIVE, NAPLES, FLORIDA
PHONE NO. (239)643-2324 FAX NO. (239)643-1143

SEE SHEET 5 THROUGH 46
FOR DETAILS OF EACH BUILDING

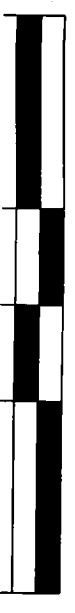
PLOT PLAN

EXHIBIT B
PAGE 2

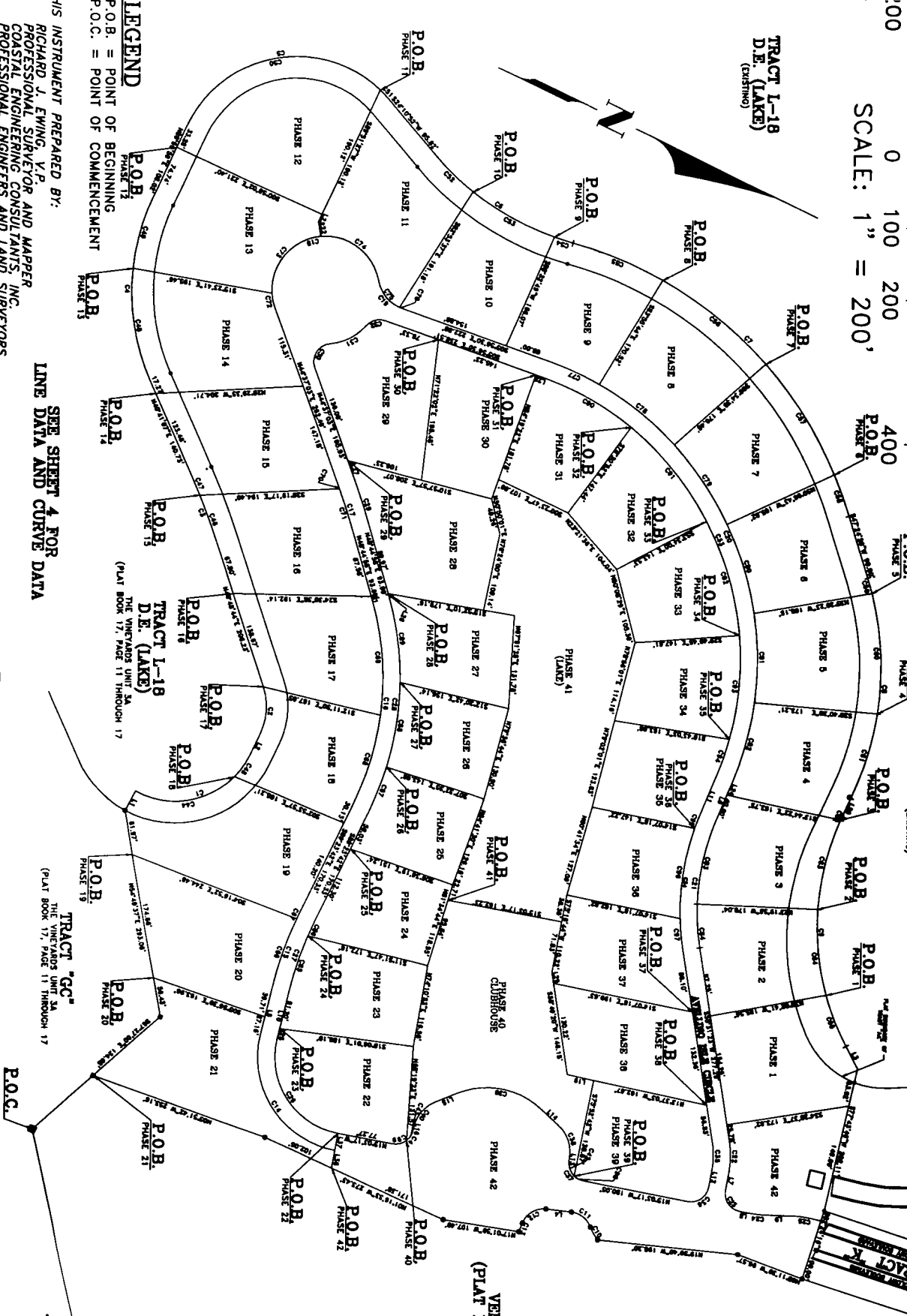
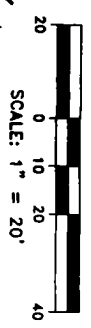
C.E.C. FILE NO.: 03.175
ACAD DWG. NO.: PLOT

AVELLINO ISLES, A CONDOMINIUM

A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



TRACT L-18
D.E. (LAKE)
(EXISTING)



LEGEND

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

SEE SHEET 4 FOR
LINE DATA AND CURVE DATA

THIS INSTRUMENT PREPARED BY:
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SKETCH OF DESCRIPTIONS

EXHIBIT B
PAGE 3

C.E.C. FILE NO.: 03.175
ACAD DWG. NO.: SKETCH

A VELLINO ISLES, A CONDOMINIUM
 A PART OF TRACT "A" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES
 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA

LXX - COURSE DATA

LINE	DIRECTION	DISTANCE
L1	S87°09'39"E	30.00'
L2	S89°43'56"E	31.75'
L3	S36°52'04"W	35.59'
L4	N19°23'43"W	36.19'
L5	N77°49'11"E	66.86'
L6	S87°38'56"W	59.97'
L7	S74°58'43"W	28.00'
L8	S15°03'17"E	11.65'
L9	S24°38'09"E	28.74'
L10	N77°49'11"E	66.86'
L11	S87°38'56"W	59.97'
L12	S74°58'43"W	28.00'
L13	N74°56'43"E	2.00'
L14	N17°14'04"E	33.80'
L15	N47°20'38"W	3.00'
L16	S74°56'43"W	2.00'
L17	N38°34'42"E	61.16'
L18	S10°57'57"E	97.80'
L19	S13°37'03"E	38.35'
L20	N90°00'00"W	27.71'
L21	S48°44'58"W	6.12'
L22	S55°50'23"W	20.65'
L23	S89°51'27"W	11.34'
L24	N87°36'56"E	19.37'
L25	N77°49'11"E	15.67'
L26	N48°44'58"E	3.72'
L27	N44°37'03"E	29.93'
L28	S05°36'30"E	14.95'
L29	S55°49'20"W	15.92'
L30	S72°52'17"W	20.76'
L31	S78°58'02"W	20.43'
L32	S79°16'10"W	17.08'
L33	S49°30'23"W	6.86'
L34	S23°21'36"W	6.70'
L35	N80°13'20"E	5.07'
L36	S74°56'43"W	24.79'
L37	S74°56'43"W	24.00'

CXX - CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	115.00'	92°34'18"	185.80'	166.24'	N43°26'47"W
C2	90.00'	43°27'20"	68.26'	66.64'	S68°32'24"W
C3	990.00'	6°07'37"	103.87'	103.82'	S43°24'53"W
C4	310.00'	49°18'52"	266.82'	256.66'	N63°20'33"E
C5	186.81'	114°10'53"	336.41'	283.44'	S32°54'35"E
C6	390.00'	34°33'55"	235.16'	231.62'	N06°54'25"E
C7	560.00'	57°48'29"	564.68'	541.06'	S16°51'12"W
C8	425.82'	42°35'34"	516.55'	309.31'	S68°42'13"W
C9	360.00'	53°07'56"	333.84'	322.01'	N63°26'02"E
C10	60.00'	19°38'37"	20.57'	20.47'	N34°12'12"E
C11	32.00'	63°25'14"	35.42'	33.64'	S12°18'54"W
C12	32.00'	73°41'42"	41.16'	38.38'	S56°14'20"E
C13	9446.06'	0°04'40"	12.83'	12.83'	S88°57'23"W
C14	132.00'	92°52'28"	213.93'	191.30'	N31°22'57"E
C15	512.00'	12°47'07"	114.25'	114.01'	N84°12'44"E
C16	400.00'	41°51'20"	292.21'	285.75'	S69°40'38"W
C17	988.00'	4°07'54"	71.25'	71.23'	S46°41'01"W
C18	75.00'	189°42'18"	248.32'	149.46'	S40°31'48"E
C19	50.00'	80°15'51"	52.59'	50.20'	N24°11'25"E
C20	437.00'	93°33'26"	715.57'	175.80'	N71°34'08"E
C21	318.00'	32°05'33"	178.12'	172.80'	S40°50'13"W
C22	112.00'	19°25'20"	37.97'	37.78'	S65°14'03"W
C23	23.00'	90°00'00"	39.27'	35.36'	N19°50'43"E
C24	175.00'	9°34'52"	29.26'	29.25'	N19°50'43"E
C25	165.00'	15°51'13"	45.66'	45.51'	S16°42'33"E
C26	108.00'	92°52'28"	175.06'	156.52'	N51°22'57"E
C27	488.00'	12°47'07"	108.90'	108.67'	N84°12'44"E
C28	424.00'	41°51'20"	309.74'	302.90'	S69°40'38"W
C29	1012.00'	4°07'54"	72.98'	72.96'	S46°41'01"W
C30	25.00'	103°04'12"	45.85'	39.69'	S82°50'50"E
C31	75.00'	43°54'50"	57.48'	56.09'	N52°16'09"W
C32	25.00'	88°17'04"	29.79'	28.06'	S40°05'02"E
C33	413.00'	93°33'28"	674.38'	601.92'	S40°50'13"W
C34	342.00'	32°05'33"	191.56'	189.07'	N19°50'43"E
C35	88.00'	19°25'20"	29.83'	29.69'	S65°14'03"W
C36	25.00'	90°00'00"	39.27'	35.36'	N60°03'17"W
C37	25.00'	90°00'00"	39.27'	35.36'	N29°56'43"E
C38	49.00'	57°42'39"	49.35'	47.29'	S46°05'23"W
C39	112.00'	64°34'42"	126.24'	119.66'	S15°03'17"E
C40	49.00'	90°00'00"	49.35'	47.29'	S76°11'58"E
C41	25.00'	57°42'39"	49.35'	47.29'	S76°11'58"E
C42	25.00'	56°48'59"	24.79'	23.79'	N60°03'17"W
C43	25.00'	41°42'48"	18.20'	17.80'	N84°11'53"W
C44	115.00'	73°58'25"	148.47'	138.38'	N34°08'51"W
C45	115.00'	18°35'52"	37.33'	37.16'	N80°26'00"W
C46	990.00'	4°28'23"	76.71'	76.69'	S44°35'32"W
C47	990.00'	1°41'14"	29.15'	28.15'	S41°31'44"W
C48	310.00'	30°01'28"	162.45'	160.60'	N55°41'51"E
C49	310.00'	19°17'24"	104.37'	103.88'	N80°21'17"E
C50	168.81'	107°58'15"	318.11'	273.09'	S36°00'54"E

CXX - CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C51	168.81'	6°12'58"	18.50'	18.29'	S21°04'33"W
C52	390.00'	11°18'46"	77.00'	76.88'	N18°51'29"E
C53	390.00'	19°11'29"	130.63'	130.02'	N03°16'21"E
C54	390.00'	4°02'39"	27.53'	27.52'	N08°20'43"W
C55	560.00'	13°59'36"	136.77'	136.43'	S05°22'15"E
C56	560.00'	19°06'28"	186.76'	185.89'	S13°10'47"W
C57	560.00'	18°29'45"	180.78'	179.99'	S31°58'54"W
C58	560.00'	6°10'39"	60.38'	60.35'	S44°19'08"W
C59	425.82'	23°57'52"	22.03'	22.03'	S48°53'22"W
C60	425.82'	23°01'00"	171.06'	169.91'	S61°52'48"W
C61	425.82'	16°36'42"	123.46'	123.03'	S81°41'38"W
C62	360.00'	0°56'15"	5.89'	5.89'	N89°31'33"E
C63	360.00'	20°28'13"	128.62'	127.93'	N78°49'39"E
C64	360.00'	19°19'03"	121.38'	120.80'	N58°56'01"E
C65	360.00'	12°24'26"	77.96'	77.80'	N43°04'16"E
C66	512.00'	11°52'02"	106.05'	105.86'	N83°45'11"E
C67	512.00'	0°55'06"	8.21'	8.21'	S89°51'15"E
C68	400.00'	18°30'19"	129.19'	128.63'	S81°21'08"W
C69	400.00'	23°21'01"	163.02'	161.89'	S80°25'28"W
C70	988.00'	0°09'15"	2.66'	2.66'	S44°41'41"W
C71	988.00'	3°58'40"	68.59'	68.58'	S46°45'38"W
C72	75.00'	16°30'13"	21.60'	21.53'	N52°52'10"E
C73	75.00'	87°57'38"	115.14'	104.16'	S74°53'54"E
C74	50.00'	85°14'28"	111.58'	101.57'	S11°42'08"W
C75	50.00'	56°05'57"	48.69'	47.02'	N26°16'22"E
C76	50.00'	4°09'54"	3.63'	3.63'	N03°51'33"W
C77	437.00'	9°39'22"	73.65'	73.56'	S01°06'49"E
C78	437.00'	17°42'08"	135.02'	134.48'	S27°33'56"W
C79	437.00'	17°21'29"	132.39'	131.89'	S30°05'44"W
C80	437.00'	17°01'22"	129.83'	129.36'	S47°17'09"W
C81	437.00'	16°38'09"	126.88'	126.44'	S64°06'54"W
C82	437.00'	15°10'57"	115.80'	115.46'	S80°01'27"W
C83	318.00'	21°04'55"	117.01'	116.35'	N77°04'28"E
C84	318.00'	11°00'37"	61.11'	61.02'	N61°01'42"E
C85	488.00'	10°05'19"	85.93'	85.82'	N82°51'50"E
C86	488.00'	2°41'48"	22.97'	22.97'	N89°15'24"E
C87	488.00'	8°58'07"	66.37'	66.30'	S86°07'14"W
C88	424.00'	16°08'52"	119.50'	119.10'	S73°33'45"W
C89	424.00'	16°44'21"	123.87'	123.43'	S57°07'08"W
C90	413.00'	19°10'48"	138.25'	137.61'	S03°38'54"W
C91	413.00'	23°18'55"	168.06'	166.90'	S24°53'45"W
C92	413.00'	23°04'33"	166.34'	165.21'	S48°05'30"W
C93	413.00'	20°33'08"	148.14'	147.35'	S69°54'20"W
C94	413.00'	7°26'02"	59.62'	59.55'	S83°53'55"W
C95	342.00'	3°17'16"	19.62'	19.62'	N85°58'18"E
C96	342.00'	21°21'20"	127.47'	126.73'	N73°39'00"E
C97	342.00'	7°26'58"	44.47'	44.43'	N59°14'52"E
C98	25.00'	33°11'01"	14.48'	14.28'	N01°32'13"E
C99	25.00'	48°17'12"	21.07'	20.45'	N39°11'53"W

THIS INSTRUMENT PREPARED BY:
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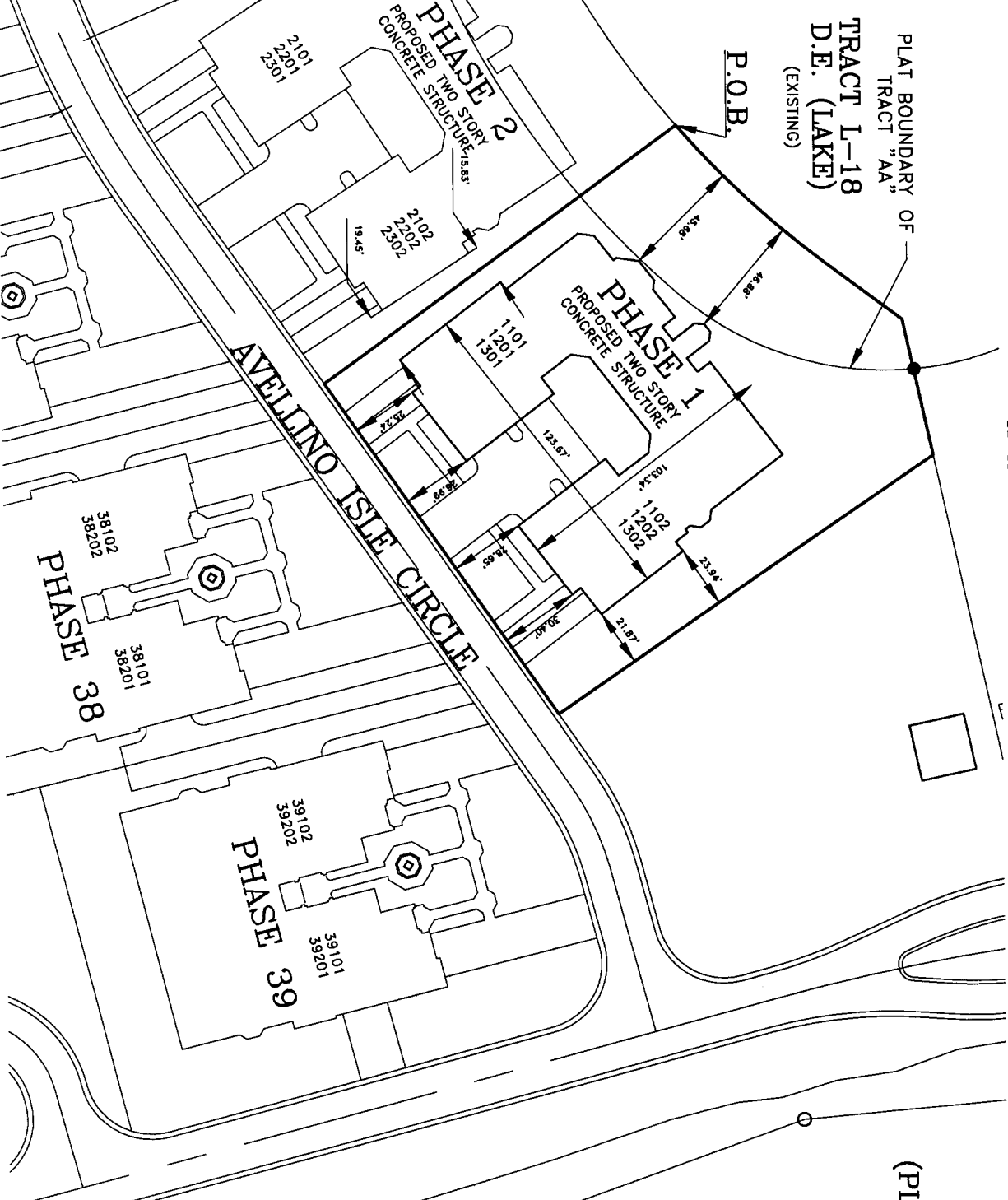
EXHIBIT B
 PAGE 4

SKETCH OF DESCRIPTIONS

C.E.C. FILE NO.: 03.175
 ACAD DWG. NO.: SKETCH

AVELLINO ISLES, A CONDOMINIUM

A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



(PL)

AVELLINO ISLES, A CONDOMINIUM

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" AND "L-18" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "CC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N 67°27'00" W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "CC" FOR A DISTANCE OF 237.12 FEET; THENCE S 54°48'37" W 283.06 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "AA" AND 7708.98" W 30.00 FEET TO POINT ON A CURVILINEAR ARC OF 185.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 92°54'18", A CHORD DISTANCE OF 165.24 FEET, BEARING N 43°26'47" W TO A POINT OF TANGENCY; THENCE N 92°43'58" W 31.75 FEET TO A POINT OF CURVATURE; THENCE 68.28 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE BEARING S 68°28'44" W 208.23 FEET TO A POINT OF CURVATURE; THENCE 105.87 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 980.00 FEET, A CENTRAL ANGLE OF 6°07'37", A CHORD DISTANCE OF 105.82 FEET, BEARING S 45°44'55" W TO A POINT OF TANGENCY; THENCE S 40°41'07" W 140.75 FEET TO A POINT OF CURVATURE; THENCE 286.02 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 114°10'53", A CHORD DISTANCE OF 286.06 FEET, BEARING S 89°59'56" W 108.02 FEET TO A POINT OF CURVATURE; THENCE 336.41 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 168.81 FEET, A CENTRAL ANGLE OF 114°10'53", A CHORD DISTANCE OF 283.44 FEET, BEARING N 32°54'55" W TO A POINT OF TANGENCY; THENCE N 24°10'52" E 93.82 FEET TO A POINT OF CURVATURE; THENCE 235.16 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 132°52'52", A CHORD DISTANCE OF 235.16 FEET, BEARING S 68°28'44" W 108.02 FEET TO A POINT OF CURVATURE; THENCE 564.86 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 57°48'29", A CHORD DISTANCE OF 541.06 FEET, BEARING N 18°31'12" E TO A POINT OF TANGENCY; THENCE N 47°24'26" E 90.00 FEET TO A POINT OF CURVATURE; THENCE 255.98 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 101°07'37", A CHORD DISTANCE OF 250.53 FEET, BEARING S 89°59'56" W 108.02 FEET TO A POINT OF CURVATURE; THENCE 77.86 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 12°24'28", A CHORD DISTANCE OF 77.80 FEET, BEARING N45°04'16" E TO A POINT OF TANGENCY; AN INTERSECTION WITH THE SOUTHWESTERLY PROLONGATION OF THE SOUTHERLY LINE OF REGENT RESERVE, A CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2735, CONFORMANCE 53.02 FEET; THENCE LEAVING SAID LINE S64°22'37" E A DISTANCE OF 173.82 FEET; THENCE S52°31'23" W A DISTANCE OF 154.25 FEET; THENCE N62°02'41" W A DISTANCE OF 165.58 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 28,079 SQUARE FEET OR 0.64 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

THIS INSTRUMENT PREPARED BY:
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PHASE 1 PLOT PLAN

EXHIBIT B PAGE 5

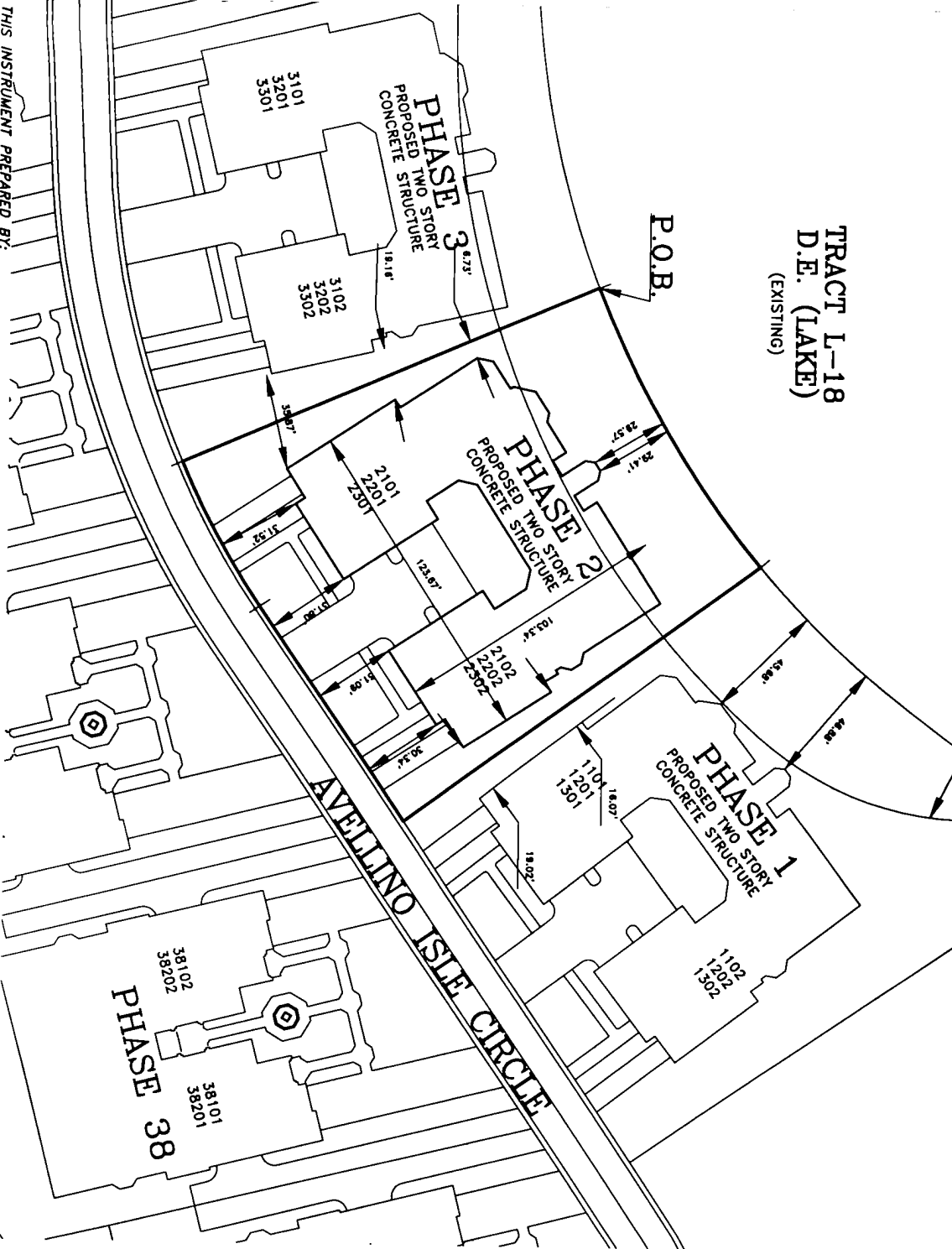
C.E.C. FILE NO.: 03.175
ACAD DWG. NO.: PHASE1PL1

AVELLINO ISLES, A CONDOMINIUM

A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

AVELLINO ISLES, A CONDOMINIUM
PLAT 2
LEGAL DESCRIPTION

TRACT L-18
D.E. (LAKE)
(EXISTING)



A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" AND "L-18" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF VENETA GRANDE ESTATES AS RECORDED IN PLAT BOOK 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

NORTHLY 112.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG SAID LINE, A DISTANCE OF 124.85 FEET; THENCE S52°48'37"W A DISTANCE OF 233.08 FEET; THENCE N87°08'35"W A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET AND A CENTRAL ANGLE OF 92°54'18", A CHORD DISTANCE OF 106.24 FEET BEARING N43°26'47"W; THENCE N87°43'58"W A DISTANCE OF 31.75 FEET TO A POINT OF CURVATURE; THENCE 88.02 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF 43°18'09", A CHORD DISTANCE OF 88.41 FEET BEARING N87°07'37"W; THENCE 105.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 99.00 FEET AND A CENTRAL ANGLE OF 09°07'37", A CHORD DISTANCE OF 103.82 FEET BEARING S45°44'35"W; THENCE 144.77 FEET TO A POINT OF CURVATURE; THENCE 54.07'41'07"W A DISTANCE OF 140.73 FEET TO A POINT OF CURVATURE; THENCE 258.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 589.20'35"W, A CENTRAL ANGLE OF 48°18'32", A CHORD DISTANCE OF 258.88 FEET BEARING N32°24'34"W; THENCE 588°29'39"W A DISTANCE OF 108.02 FEET TO A POINT OF CURVATURE; THENCE 188.81 FEET A CENTRAL ANGLE OF 11°41'03", A CHORD DISTANCE OF 283.44 FEET BEARING N32°24'34"W; THENCE N62°10'32"E A DISTANCE OF 93.82 FEET TO A POINT OF CURVATURE; THENCE 390.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 390.00 FEET AND A CENTRAL ANGLE OF 90°00'00", A CHORD DISTANCE OF 390.00 FEET BEARING N08°54'25"E TO A POINT OF REVERSE CURVATURE; THENCE 584.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 580.00 FEET AND A CENTRAL ANGLE OF 57°48'29", A CHORD DISTANCE OF 541.06 FEET BEARING N18°31'12"E; THENCE N47°24'28"E A DISTANCE OF 80.00 FEET TO A POINT OF CURVATURE; THENCE 429.82 FEET A CENTRAL ANGLE OF 42°35'34", A CHORD DISTANCE OF 308.31 FEET BEARING N88°42'13"E; THENCE N87°00'00"E A DISTANCE OF 27.71 FEET TO A POINT OF CURVATURE; THENCE 134.51 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 380.00 FEET AND A CENTRAL ANGLE OF 21°24'28", A CHORD DISTANCE OF 134.53 FEET BEARING N08°54'25"E TO THE POINT OF BEGINNING; THENCE 380.00 FEET A CENTRAL ANGLE OF 18°19'53", A CHORD DISTANCE OF 121.58 FEET BEARING N88°58'01"E; THENCE S58°02'41"E A DISTANCE OF 183.58 FEET; THENCE 111.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 518.50 FEET AND A CENTRAL ANGLE OF 11°00'37", A CHORD DISTANCE OF 97.25 FEET BEARING N23°18'33"W A DISTANCE OF 170.04 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 23.188 SQUARE FEET OR 0.53 ACRES. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

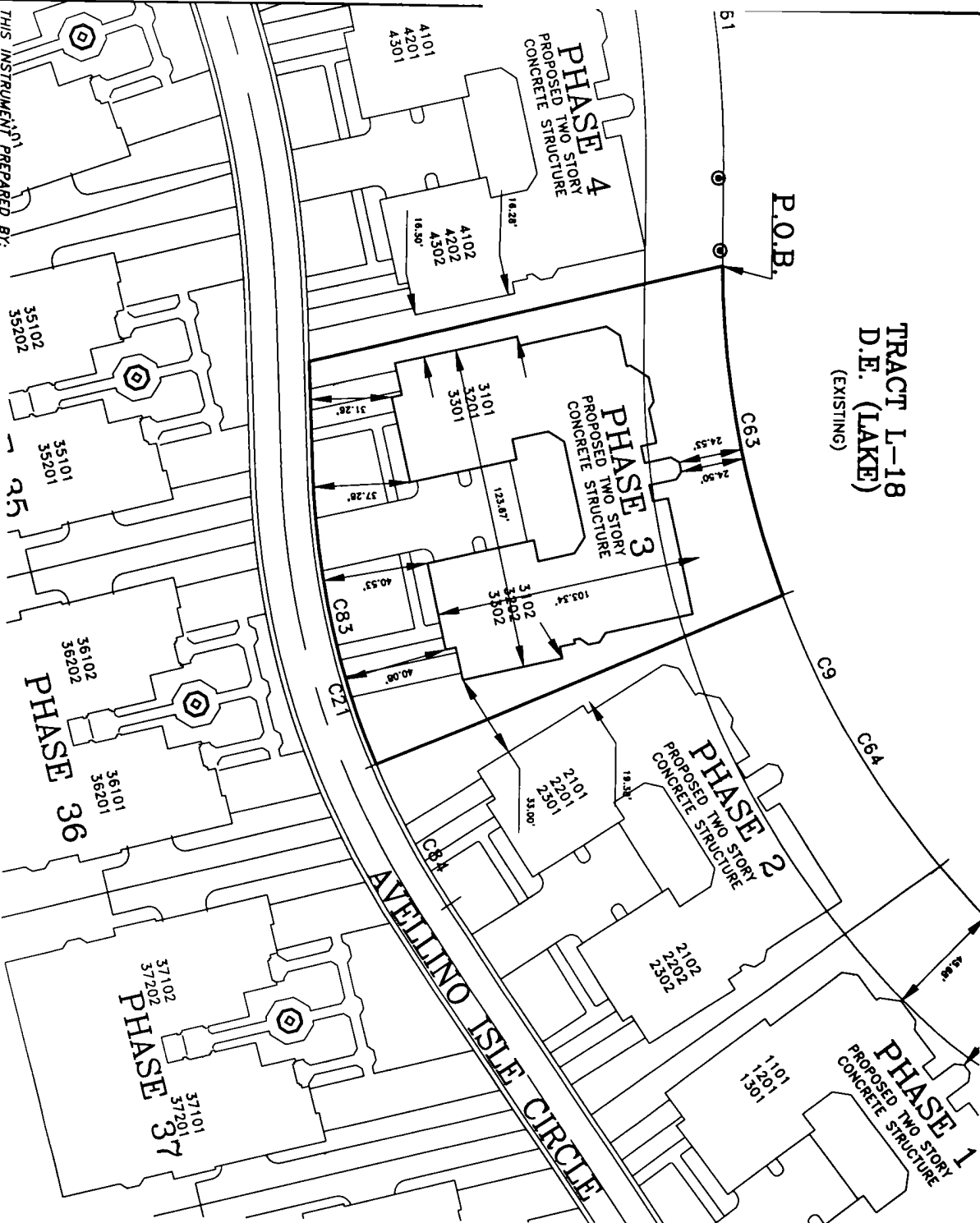
THIS INSTRUMENT PREPARED BY:
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PHASE 2
PLOT PLAN

EXHIBIT B
PAGE 6

C.E.C. FILE NO.: 03.175
ACAD DWG. NO.: PHASE1PLT

AVELLINO ISLES, A CONDOMINIUM
 A PART OF TRACT "A" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



THIS INSTRUMENT PREPARED BY:
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PHASE 3
PLOT PLAN

AVELLINO ISLES, A CONDOMINIUM
 PHASE 3
 LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THAT PART OF TRACT "A" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, MAP 40, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

THE NORTHERLY LINE OF SAID PARCEL BEING SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "C" OF SAID VINEYARDS GRANDE ESTATES DIVISION, RUN N 87°27'00" W ALONG THE SOUTHERLY LINE OF SAID VINEYARDS GRANDE ESTATES DIVISION AND THE NORTHERLY LINE OF SAID TRACT "C" FOR A DISTANCE OF 237.12 FEET; THENCE S 64°48'37" W 283.08 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "A" AND SAID TRACT "L-18";

THENCE LEAVING SAID LINE N 87°09'39" W 50.00 FEET TO POINT ON A CIRCULAR CURVE; RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 48°18'52", A CHORD DISTANCE OF 186.24 FEET, BEARING N 43°28'42" W TO A POINT OF TANGENCY;

THENCE 68.26 FEET ALONG THE ARC OF A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 43°27'20", A CHORD DISTANCE OF 88.84 FEET, BEARING N 43°27'24" W TO A POINT OF TANGENCY;

THENCE 105.87 FEET ALONG THE LINE OF CURVE TO A POINT OF CURVATURE; THE SOUTHWEST HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 87°37", A CHORD DISTANCE OF 105.82 FEET, BEARING S 48°24'24" W TO A POINT OF TANGENCY;

THENCE 40°41'07" W TO A POINT OF CURVATURE; THE SOUTHWEST HAVING A RADIUS OF 168.81 FEET, A CENTRAL ANGLE OF 114°10'53", A CHORD DISTANCE OF 283.44 FEET, BEARING S 43°44'59" W TO A POINT OF TANGENCY;

THENCE 268.82 FEET ALONG THE ARC OF A CURVE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 168.81 FEET, A CENTRAL ANGLE OF 48°18'52", A CHORD DISTANCE OF 268.86 FEET, BEARING S 87°59'59" W 108.82 FEET TO A POINT OF TANGENCY;

THENCE 5.8728 FEET ALONG THE LINE OF CURVE TO THE NORTHWEST HAVING A RADIUS OF 168.81 FEET, A CENTRAL ANGLE OF 114°10'53", A CHORD DISTANCE OF 283.44 FEET, BEARING N 24°10'52" E 88.82 FEET TO A POINT OF CURVATURE;

THENCE N 24°10'52" E 88.82 FEET TO A POINT OF CURVATURE; THE NORTHWEST HAVING A RADIUS OF 168.81 FEET, A CENTRAL ANGLE OF 114°10'53", A CHORD DISTANCE OF 283.44 FEET, BEARING N 24°10'52" E 88.82 FEET TO A POINT OF TANGENCY;

THENCE 338.41 FEET ALONG THE ARC OF A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 57°48'29", A CHORD DISTANCE OF 541.08 FEET, BEARING N 08°54'25" E TO A POINT OF TANGENCY;

THENCE 584.86 FEET ALONG THE ARC OF A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 57°48'29", A CHORD DISTANCE OF 541.08 FEET, BEARING N 08°54'25" E TO A POINT OF TANGENCY;

THENCE 47°28'28" E 80.00 FEET TO A POINT OF CURVATURE;

THENCE N 47°28'28" E 80.00 FEET TO A POINT OF CURVATURE; THE NORTH HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 170°04' FEET TO A POINT OF CURVATURE; HAVING A RADIUS OF 318.00 FEET, A CENTRAL ANGLE OF 5°58' FEET BEARING S 87°04'28" W TO A POINT OF TANGENCY;

THENCE 587°36'56" W A DISTANCE OF 40.80 FEET;

THENCE N 15°44'22" W A DISTANCE OF 183.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 23,777 SQUARE FEET OR 0.55 ACRES OF LAND.

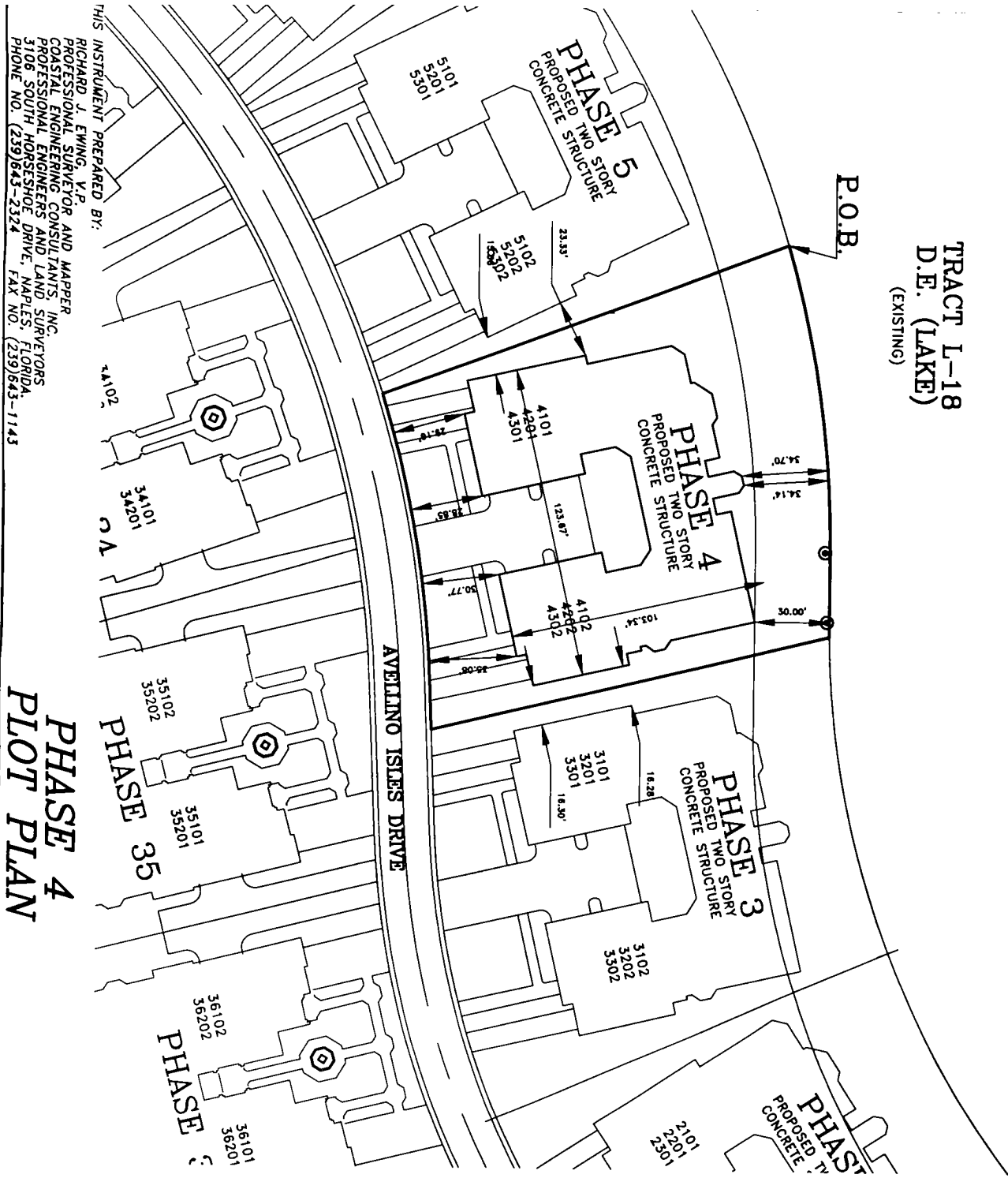
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

EXHIBIT B
PAGE 7

C.E.C. FILE NO.: 03.175
 ACAD DWG. NO.: PHASE3PLT

AVELLINO ISLES, A CONDOMINIUM
A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

TRACT L-18
D.E. (LAKE)
(EXISTING)



AVELLINO ISLES, A CONDOMINIUM
PHASE 4
LEGAL DESCRIPTION

THE PARCELS OF LAND LYING IN THAT PART OF TRACT "AA" AND TRACT L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 16 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENETA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGE 40, AND 5 OF SAID TRACT "AA" AND 5 OF SAID TRACT L-18, BEING ON THE NORTHERLY LINE OF TRACT "CC" OF SAID THE VINEYARDS AND ESTATES SUBDIVISION AND 87°27'00" W ALONG THE SOUTHERLY LINE OF SAID VENETA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "CC" FOR A DISTANCE OF 237.12 FEET; THENCE S 54°48'37" W 235.06 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "AA" AND SAID TRACT L-18;

THENCE N 87°09'39" W 30.00 FEET TO POINT ON A CURVATURE; RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 15°34'11", A CHORD DISTANCE OF 188.24 FEET; BEARING N 43°28'47" W TO A POINT OF TANGENCY;

THENCE 80.28 FEET ALONG THE ARC OF A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 43°27'20", A CHORD DISTANCE OF 86.64 FEET; BEARING S 48°28'24" W TO A POINT OF TANGENCY;

THENCE 105.87 FEET ALONG THE ARC OF A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 87°07'37", A CHORD DISTANCE OF 103.82 FEET; BEARING S 45°44'35" W TO A POINT OF TANGENCY;

THENCE 5.40°41'07" W 140.73 FEET TO A POINT OF CURVATURE;

THENCE 288.62 FEET ALONG THE ARC OF A CURVE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 168.81 FEET, A CENTRAL ANGLE OF 48°18'32", A CHORD DISTANCE OF 258.66 FEET; BEARING S 87°38'49" W 108.02 FEET TO POINT OF TANGENCY;

THENCE 538.41 FEET ALONG THE ARC OF A CURVE CONVEX TO THE NORTHEAST HAVING A RADIUS OF 108.81 FEET, A CENTRAL ANGLE OF 114°10'55", A CHORD DISTANCE OF 283.44 FEET; BEARING N 32°54'35" W TO A POINT OF TANGENCY;

THENCE N 24°10'32" E 88.82 FEET TO A POINT OF CURVATURE;

THENCE 288.62 FEET ALONG THE ARC OF A CURVE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 87°07'37", A CHORD DISTANCE OF 103.82 FEET; BEARING N 06°54'25" E TO A POINT OF TANGENCY;

THENCE 544.88 FEET ALONG THE ARC OF A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 57°48'28", A CHORD DISTANCE OF 941.06 FEET; BEARING N 16°31'12" E TO A POINT OF TANGENCY;

THENCE N 47°24'28" E 80.00 FEET TO A POINT OF CURVATURE;

RADIUS OF 423.82 FEET, A CENTRAL ANGLE OF 82°58'32", A CHORD DISTANCE OF 191.44 FEET; BEARING N60°23'32" E TO THE POINT OF BEGINNING;

THENCE CONTINUE 123.48 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 423.82 FEET, A CENTRAL ANGLE OF 18°38'42", A CHORD DISTANCE OF 123.03 FEET; BEARING N91°41'38" E TO A POINT OF TANGENCY;

THENCE N07°00'00" E A DISTANCE OF 27.71 FEET TO A POINT OF CURVATURE;

RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 00°58'15", A CHORD DISTANCE OF 5.88 FEET; BEARING N87°51'52" E;

THENCE S15°44'22" E A DISTANCE OF 183.75 FEET;

THENCE S87°38'58" W A DISTANCE OF 19.37 FEET TO A POINT OF CURVATURE;

RADIUS OF 113.90 FEET ALONG THE ARC OF A CURVE CONVEX TO THE SOUTH, HAVING A CHORD DISTANCE OF 437.00 FEET, A CENTRAL ANGLE OF 15°10'57", A CHORD DISTANCE OF 115.48 FEET; BEARING S80°07'28" W;

THENCE N57°40'50" W A DISTANCE OF 173.21 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 24,338 SQUARE FEET OR 0.56 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

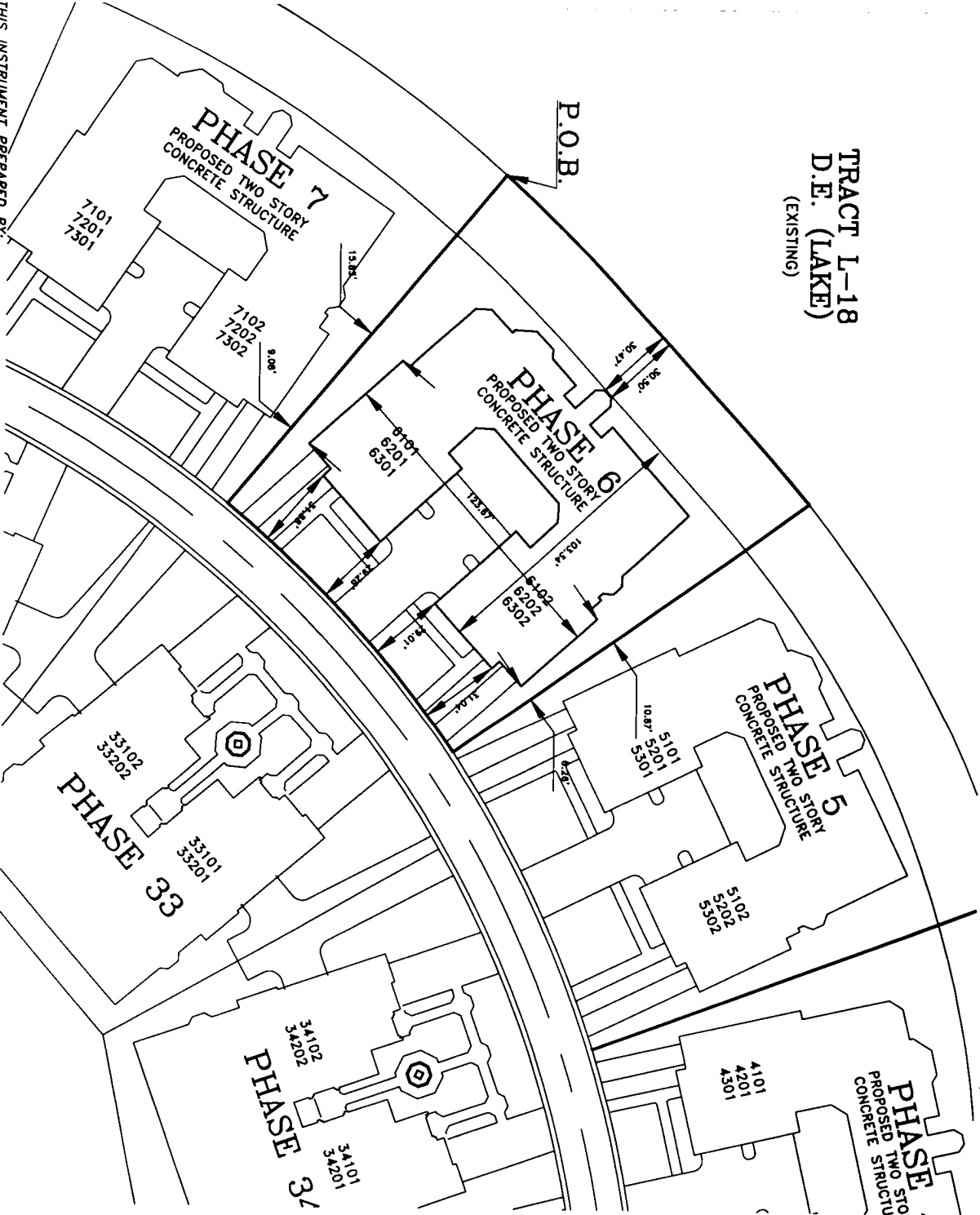
**PHASE 4
PLOT PLAN**

**EXHIBIT B
PAGE 8**
C.E.C. FILE NO.: 03.175
ACAD DWG. NO.: PHASE4PLT

THIS INSTRUMENT PREPARED BY:
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AVELLINO ISLES, A CONDOMINIUM
A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

TRACT L-18
D.E. (LAKE)
(EXISTING)



AVELLINO ISLES A CONDOMINIUM
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" AND TRACT "L-18" OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 46, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "CC" OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "L-18", A CHORD DISTANCE OF 237.12 FEET;

THENCE S 84°08'37" W 293.08 FEET TO THE POINT OF BEGINNING WITH THE BOUNDARY COMMON LINE TO SAID TRACT "AA" AND SAID TRACT "L-18";

THENCE LEAVING SAID LINE N 87°09'38" W 30.00 FEET TO POINT ON A CIRCULAR CURVE; RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 82°34'18", A CHORD DISTANCE OF 188.24 FEET, BEARING N 43°28'21" W TO A POINT OF TANGENCY;

THENCE LEAVING SAID LINE N 43°28'21" W TO A POINT OF CURVATURE; THE SOUTHEAST HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 48°27'20", A CHORD DISTANCE OF 88.84 FEET, BEARING S 68°32'24" W TO A POINT OF TANGENCY;

THENCE 5.48°48'44" W 208.23 FEET TO A POINT OF CURVATURE; THE SOUTHEAST HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 80°37', A CHORD DISTANCE OF 103.82 FEET, BEARING S 09°20'33" W TO A POINT OF TANGENCY;

THENCE 5.87°39'59" W 108.02 FEET TO A POINT OF CURVATURE; THE NORTHEAST HAVING A RADIUS OF 188.81 FEET, A CENTRAL ANGLE OF 14°03'53", A CHORD DISTANCE OF 283.44 FEET, BEARING N 32°54'15" W TO A POINT OF TANGENCY;

THENCE N 24°10'52" E 89.82 FEET TO A POINT OF CURVATURE; THE NORTHEAST HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 34°32'55", A CHORD DISTANCE OF 231.82 FEET, BEARING N08°54'24" E TO A POINT OF REVERSE CURVATURE;

THENCE 103.87 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 31°23'50", A CHORD DISTANCE OF 487.43 FEET, BEARING N19°25'57" E TO THE POINT OF BEGINNING WITH THE BOUNDARY COMMON LINE TO SAID TRACT "AA" AND SAID TRACT "L-18";

THENCE CONTINUE 80.38 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 586.00 FEET, A CENTRAL ANGLE OF 08°10'58", A CHORD DISTANCE OF 80.35 FEET, BEARING N44°19'06" E TO A POINT OF TANGENCY;

THENCE 147°24'28" E A DISTANCE OF 80.00 FEET TO A POINT OF CURVATURE; THE SOUTHEAST HAVING A RADIUS OF 423.82 FEET, A CENTRAL ANGLE OF 02°57'52", A CHORD DISTANCE OF 22.05 FEET, BEARING N48°53'22" E;

THENCE S39°20'23" E A DISTANCE OF 188.15 FEET;

THENCE 128.83 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 437.00 FEET, A CENTRAL ANGLE OF 1°10'12", A CHORD DISTANCE OF 128.38 FEET, BEARING S47°17'10" W;

THENCE N87°06'43" W A DISTANCE OF 188.82 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 24,820 SQUARE FEET OR 0.57 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

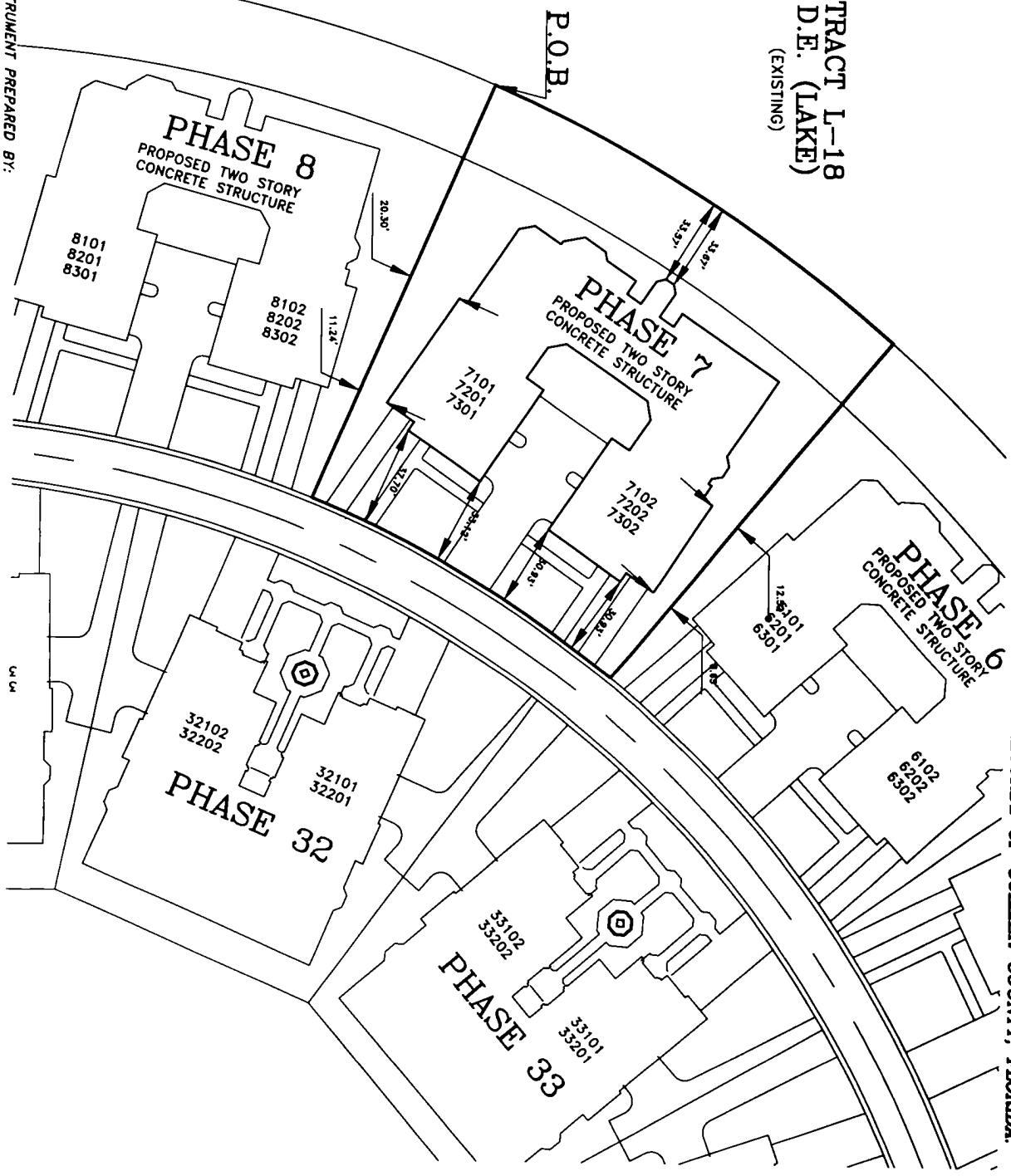
THIS INSTRUMENT PREPARED BY:
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PHASE 6
PLOT PLAN

EXHIBIT B
PAGE 10
C.E.C. FILE NO.: 03.175
ACAD DWG. NO.: PHASE6PLT

AVELLINO ISLES, A CONDOMINIUM
 A PART OF TRACT "A" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

TRACT L-18
 D.E. (LAKE)
 (EXISTING)



THIS INSTRUMENT PREPARED BY:
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PHASE 7
 PLOT PLAN

AVELLINO ISLES, A CONDOMINIUM
 PHASE 7
 LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THAT PART OF TRACT "A" AND TRACT "L-18" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF VERTICA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "C" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N 67°20' W ALONG THE SOUTHERLY LINE OF SAID VERTICA GRANDE ESTATES SUBDIVISION THENCE S 89°59'59" W 237.12 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "A", SAID POINT TO BE THE INTERSECTION WITH THE BOUNDARY COMMON LINE LEAVING SAID LINE N 87°09'39" W 50.00 FEET TO POINT ON A CURVILINEAR ARC, RADIUS OF 113.00 FEET, A CENTRAL ANGLE OF 82°54'15", A CHORD DISTANCE OF 186.24 FEET, BEARING N 45°28'47" W TO A POINT OF CURVATURE;
 THENCE S 89°59'59" W 31.75 FEET TO A POINT OF CURVATURE;
 THENCE N 87°09'39" W 50.00 FEET TO A POINT OF CURVATURE;
 BEARING S 82°32'24" W TO A POINT OF TANGENCY;
 THENCE S 46°48'44" W 208.23 FEET TO A POINT OF CURVATURE;
 RADIUS OF 890.00 FEET, A CENTRAL ANGLE OF 8°07'37", A CHORD DISTANCE OF 103.82 FEET, BEARING S 45°24'35" W TO A POINT OF TANGENCY;
 THENCE 246.82 FEET ALONG THE ARC OF SAID CURVE TO THE NORTHWEST HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 48°18'37", A CHORD DISTANCE OF 238.16 FEET, BEARING S 69°20'35" W TO A POINT OF TANGENCY;
 THENCE S 89°59'59" W 108.02 FEET TO A POINT OF CURVATURE;
 RADIUS OF 108.02 FEET, A CENTRAL ANGLE OF 114°10'35", A CHORD DISTANCE OF 283.44 FEET, BEARING N 08°18'11" E TO A POINT OF TANGENCY;
 THENCE N 24°10'37" E 98.82 FEET TO A POINT OF CURVATURE;
 RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 34°32'55", A CHORD DISTANCE OF 231.02 FEET, BEARING N 08°18'11" E TO A POINT OF REVERSE CURVATURE;
 THENCE 323.52 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 34°32'55", A CHORD DISTANCE OF 319.04 FEET, BEARING N 08°18'11" E TO A POINT OF CURVATURE;
 THENCE CONTINUE 180.78 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 182°34'45", A CHORD DISTANCE OF 179.59 FEET, BEARING N31°39'54"E;
 THENCE S 90°08'42"E A DISTANCE OF 183.82 FEET;
 THENCE 132.39 FEET ALONG THE ARC OF CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 132.39 FEET, A CENTRAL ANGLE OF 17°21'29", A CHORD DISTANCE OF 131.89 FEET, BEARING N 88°34'43"W A DISTANCE OF 170.48 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 28,351 SQUARE FEET OR 0.61 ACRES OF LAND.

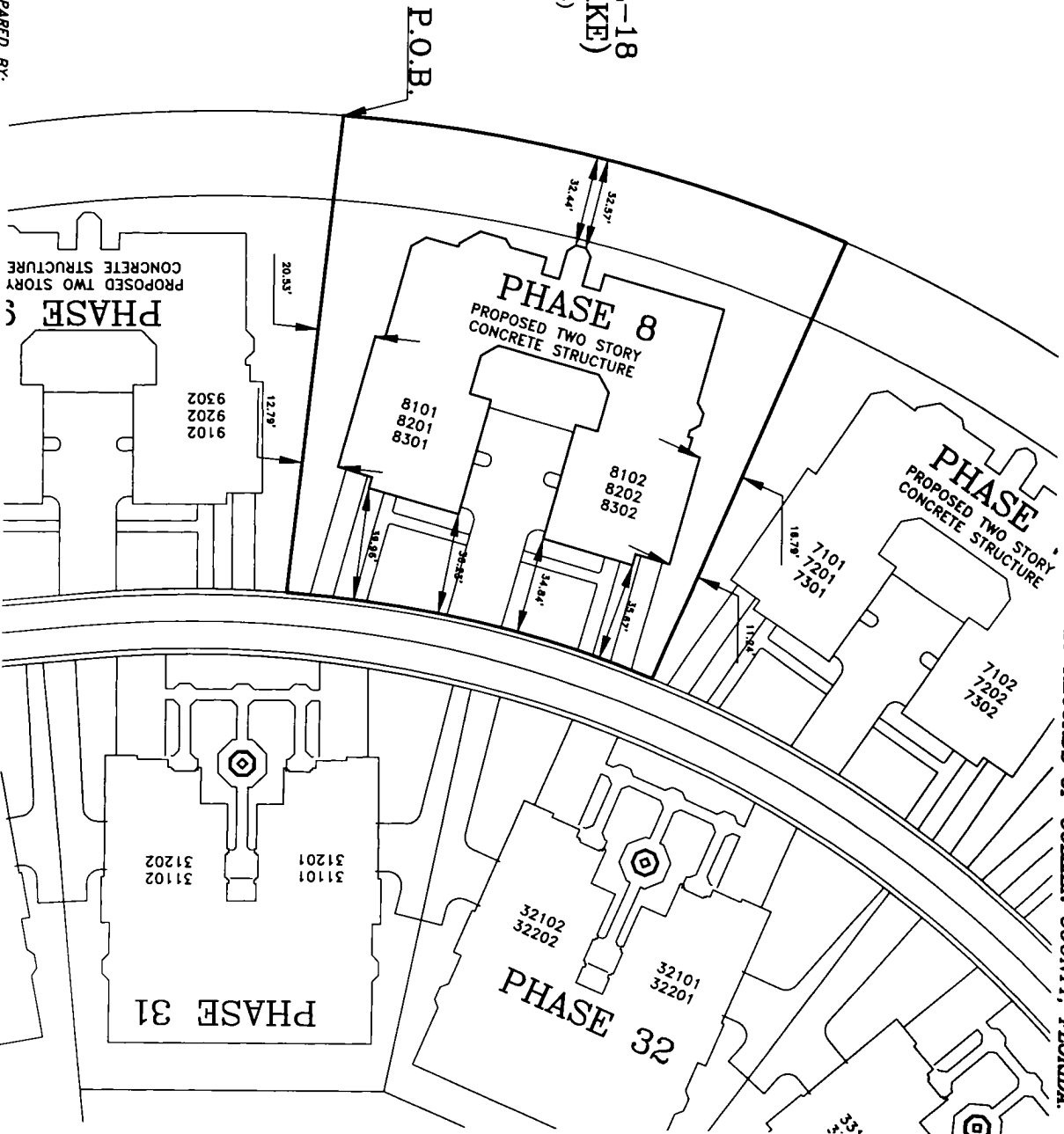
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

EXHIBIT B
 PAGE 11
 C.E.C. FILE NO.: 03.175
 ACAD DWG. NO.: PHASE7PLT

AVELLINO ISLES, A CONDOMINIUM
 A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

AVELLINO ISLES, A CONDOMINIUM
 PHASE 8

LEGAL DESCRIPTION



A PART OF LAND LYING IN THAT PART OF TRACT "AA" AND TRACT "L-18" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF VENETIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 2 AND 3 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE EAST LINE OF SAID TRACT "AA" AND TRACT "L-18" AND BEING THE POINT OF BEGINNING OF SAID TRACT "AA" AND TRACT "L-18";

THENCE S 54°49'37" W 281.08 FEET TO THE INTERSECTION WITH THE BROWN COMMON LINE TO SAID TRACT "AA" AND SAID TRACT "L-18";

THENCE LEAVING SAID LINE N 87°09'38" W 50.00 FEET TO POINT ON A CIRCULAR CURVE; RADIUS 133.00 FEET, A CENTRAL ANGLE OF 92°34'18", A CHORD DISTANCE OF 188.24 FEET BEARING 13.50 FEET TO A POINT OF TANGENCY;

THENCE N 89°43'58" W 51.78 FEET TO A POINT OF TANGENCY;

THENCE 66.28 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 45°27'20", A CHORD DISTANCE OF 66.84 FEET, BEARING S 67°32'24" W TO A POINT OF TANGENCY;

THENCE S 46°48'44" W 208.23 FEET TO A POINT OF TANGENCY;

THENCE S 05°00'00" W 110.00 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 17°02'57", A CHORD DISTANCE OF 105.82 FEET, BEARING S 45°44'52" W TO A POINT OF TANGENCY;

THENCE S 49°41'07" W 140.72 FEET TO A POINT OF TANGENCY;

THENCE 298.82 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 48°18'52", A CHORD DISTANCE OF 258.86 FEET, BEARING S 69°20'35" W TO A POINT OF TANGENCY;

THENCE S 18°29'58" W 108.07 FEET TO A POINT OF TANGENCY;

THENCE 31.82 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 168.61 FEET, A CENTRAL ANGLE OF 17°42'08", A CHORD DISTANCE OF 283.44 FEET, BEARING N 32°54'35" W TO A POINT OF TANGENCY;

THENCE 235.16 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 34°32'35", A CHORD DISTANCE OF 231.82 FEET, BEARING 24.86 FEET TO A POINT OF TANGENCY;

THENCE 136.77 FEET TO A POINT OF REVERSE CURVATURE;

THENCE CONTINUING ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 50°50'58", A CHORD DISTANCE OF 138.43 FEET, BEARING N 03°22'15" W TO THE POINT OF BEGINNING OF SAID CHORD DISTANCE OF 158.43 FEET, BEARING 184.78 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 18°06'28", A CHORD DISTANCE OF 185.89 FEET, BEARING N 13°10'47" E 34.18 FEET, A DISTANCE OF 170.48 FEET;

THENCE 155.02 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 437.00 FEET, A CENTRAL ANGLE OF 17°42'08", A CHORD DISTANCE OF 134.48 FEET, BEARING S 12°33'59" W;

THENCE N 85°39'44" W A DISTANCE OF 170.52 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 27,482 SQUARE FEET OR 0.63 ACRES OF LAND, SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

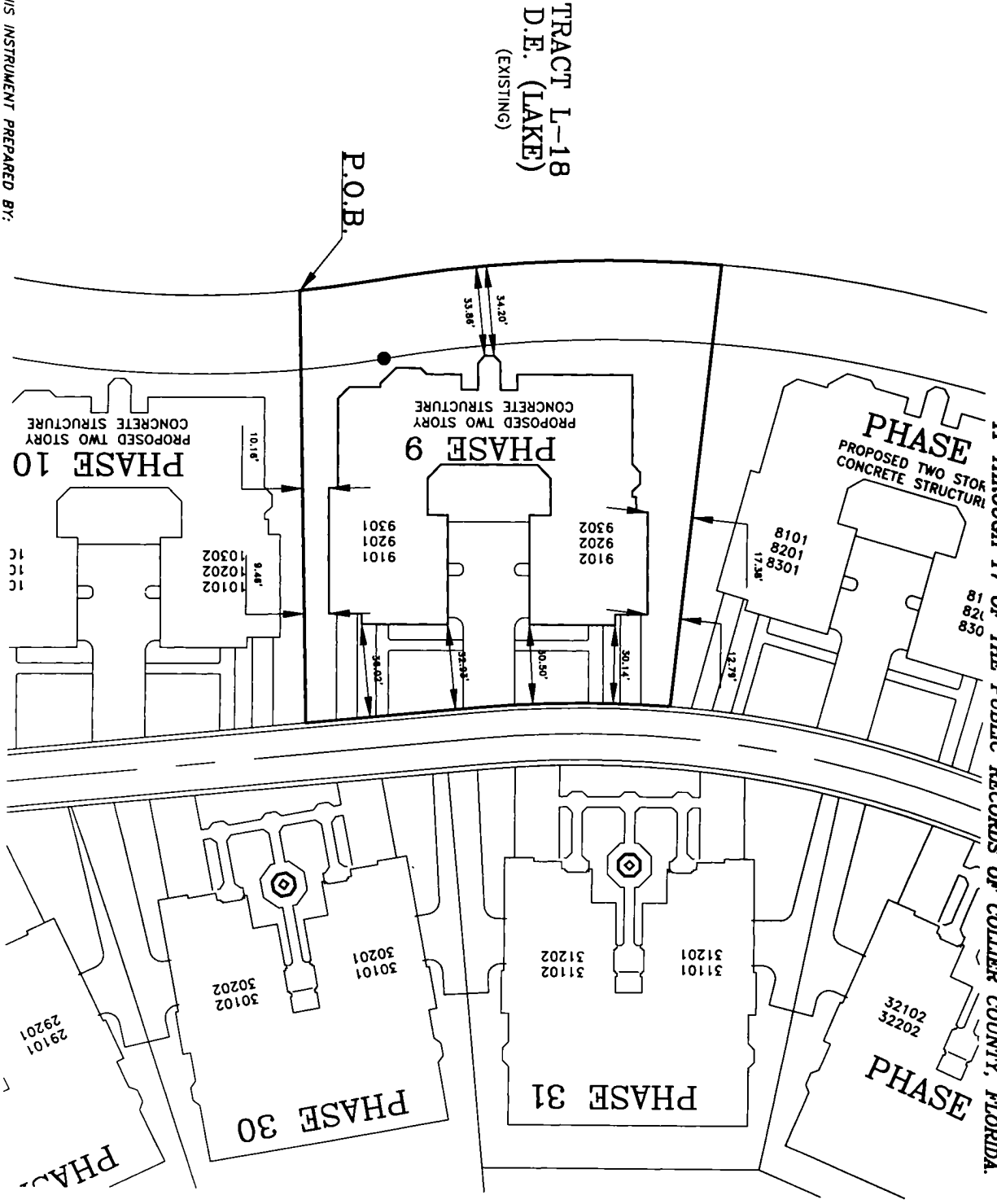
TRACT L-18
 D.E. (LAKE)
 (EXISTING)

P.O.B.

THIS INSTRUMENT PREPARED BY:
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**PHASE 8
 PLOT PLAN**

AVELLINO ISLES, A CONDOMINIUM A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



AVELLINO ISLES, A CONDOMINIUM
 PHASE 9
 LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" AND TRACT "L-18" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VERIEZA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "OO" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N 87.02° W ALONG THE SOUTHERLY LINE OF SAID VERIEZA GRANDE ESTATES SUBDIVISION THENCE S 84.875° W ALONG SAID TRACT "OO" A DISTANCE OF 237.12 FEET; THENCE S 84.875° W ALONG SAID TRACT "OO" INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "AA" AND SAID TRACT "L-18" A DISTANCE OF 119.00 FEET; THENCE LEAVING SAID LINE N 87.92° W 50.00 FEET TO POINT ON A CIRCULAR CURVE; THENCE 183.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 119.00 FEET; A CENTRAL ANGLE OF $82.54.18"$, A CHORD DISTANCE OF 186.24 FEET; BEARING N $42.89.47^\circ$ W TO A POINT OF TANGENCY;

THENCE S $85.45.25^\circ$ W 31.75 FEET TO A POINT OF CURVATURE;

THENCE S $85.45.25^\circ$ W TO A POINT TANGENCY;

THENCE 84.95 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 80.00 FEET; A CENTRAL ANGLE OF $57.20"$, A CHORD DISTANCE OF 88.84 FEET; BEARING N $67.32.24"$ W TO A POINT TANGENCY;

THENCE 105.87 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 30.00 FEET; A CENTRAL ANGLE OF $60.7.37"$, A CHORD DISTANCE OF 105.82 FEET; BEARING N $52.46.55^\circ$ W TO A POINT OF TANGENCY;

THENCE 288.82 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 310.00 FEET; A CENTRAL ANGLE OF $48.18.52"$, A CHORD DISTANCE OF 288.08 FEET; BEARING S $89.20.35^\circ$ W TO A POINT OF TANGENCY;

THENCE 58.41 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 119.00 FEET; A CENTRAL ANGLE OF $114.0.35"$, A CHORD DISTANCE OF 283.44 FEET; BEARING N $32.32.71^\circ$ W TO A POINT OF TANGENCY;

THENCE 207.44 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 390.00 FEET; A CENTRAL ANGLE OF $37.20.18"$, A CHORD DISTANCE OF 203.19 FEET; BEARING N $60.23.38^\circ$ W TO A POINT OF TANGENCY;

THENCE CONTINUING 27.25 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 390.00 FEET; BEARING S $87.50.18^\circ$ W TO A POINT OF TANGENCY;

THENCE 136.77 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 580.00 FEET; A CENTRAL ANGLE OF $1.59.58"$, A CHORD DISTANCE OF 138.43 FEET; BEARING N $03.22.15^\circ$ W;

THENCE 539.35.44 E A DISTANCE OF 170.32 FEET;

THENCE 73.83 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 437.00 FEET; A POINT OF TANGENCY;

THENCE 507.98.50 E A DISTANCE OF 73.58 FEET BEARING S $01.08.49^\circ$ E TO A POINT OF TANGENCY;

THENCE 507.98.50 E A DISTANCE OF 168.07 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 25,736 SQUARE FEET OR 0.59 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

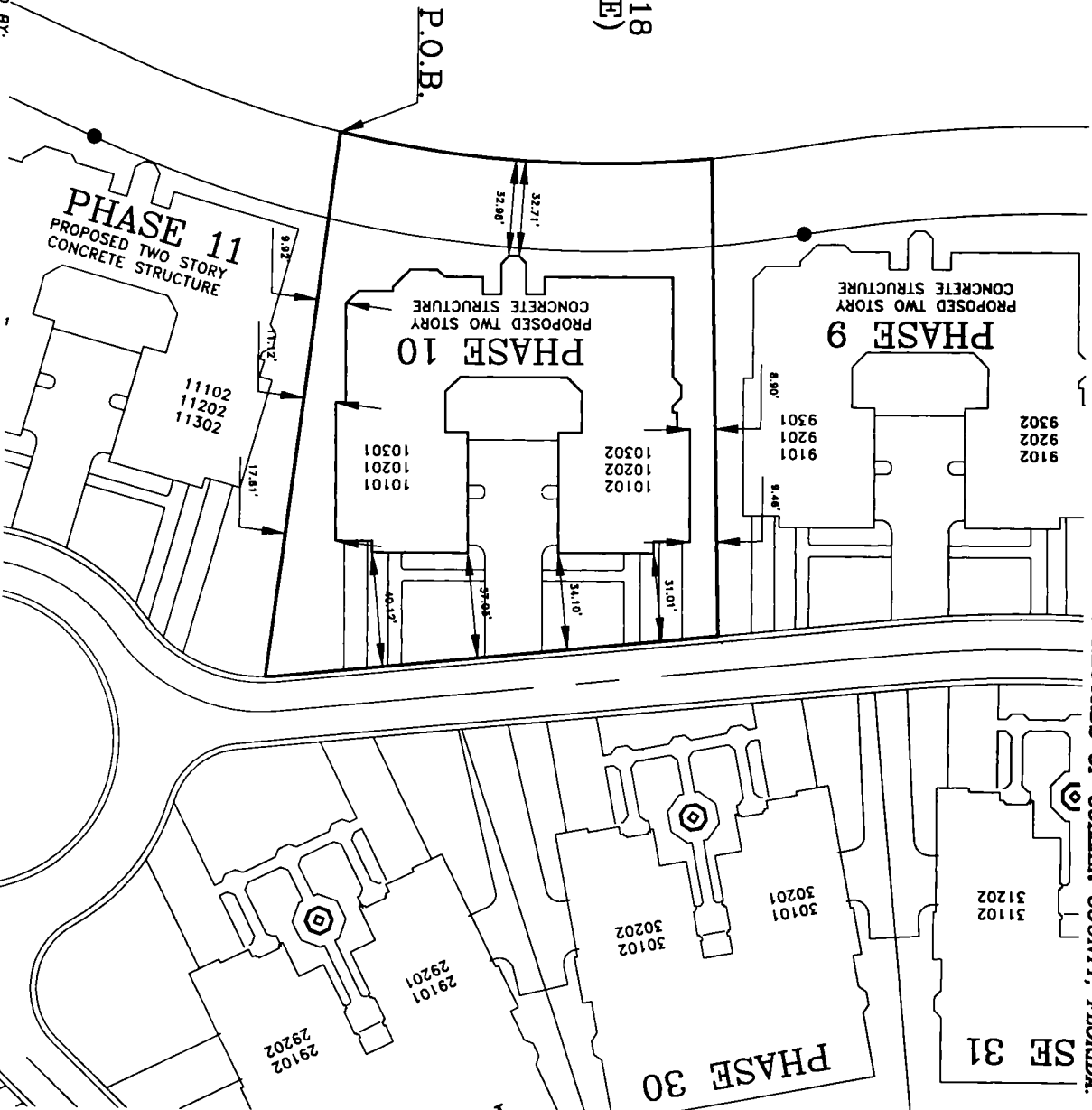
THIS INSTRUMENT PREPARED BY:
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PHASE 9 PLOT PLAN

EXHIBIT B PAGE 13

C.E.C. FILE NO.: 03.175
 ACAD DWG. NO.: PHASE9PLT

AVELLINO ISLES, A CONDOMINIUM
 A PART OF TRACT "A" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



AVELLINO ISLES, A CONDOMINIUM
 PHASE 10
 LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THAT PART OF TRACT "A" AND TRACT "L-18" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF VIZETIA GRANDE STRATES AS RECORDED IN PLAT BOOK 40, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "OC" OF SAID TRACT "VINEYARDS UNIT 3A", RUN N 87°27'00" W ALONG THE SOUTHERLY LINE OF SAID TRACT "OC" FOR A DISTANCE OF 237.12 FEET; THENCE S 54°49'37" W 283.08 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "A" AND SAID TRACT "L-18";

THENCE LEAVING SAID LINE N 87°08'28" W 50.00 FEET TO POINT ON A CIRCULAR CURVE; RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 108.02 FEET TO THE SOUTHWEST HAVING A BEARING N 43°28'47" W TO A POINT OF TANGENCY;

THENCE N 88°43'54" W 31.73 FEET TO A POINT OF CURVATURE;

RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 43°27'20", A CHORD DISTANCE OF 66.84 FEET, BEARING N 43°28'47" W TO A POINT OF TANGENCY;

THENCE S 48°32'24" W TO A POINT OF TANGENCY;

THENCE N 05°42'24" W TO A POINT OF CURVATURE;

RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 80°37'37", A CHORD DISTANCE OF 103.02 FEET, BEARING S 48°32'24" W TO A POINT OF TANGENCY;

THENCE S 48°32'24" W TO A POINT OF TANGENCY;

THENCE N 40°41'07" W 140.73 FEET TO A POINT OF CURVATURE;

THENCE S 28°58'52" FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 188.81 FEET, A CENTRAL ANGLE OF 114°10'53", A CHORD DISTANCE OF 283.44 FEET, BEARING N 27°54'55" W TO A POINT OF TANGENCY;

THENCE N 26°10'52" E 85.82 FEET TO A POINT OF CURVATURE;

RADIUS OF 380.41 FEET, A CENTRAL ANGLE OF 118.48", A CHORD DISTANCE OF 78.88 FEET, BEARING N16°31'29" E TO THE POINT OF BEGINNING;

THENCE CONTINUE 130.03 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 18°11'28", A CHORD DISTANCE OF 130.02 FEET, BEARING N03°18'21"E;

THENCE N88°32'49"E A DISTANCE OF 188.07 FEET;

THENCE S87°58'50"E A DISTANCE OF 144.88 FEET TO A POINT OF CURVATURE;

THENCE CONTINUE 50.00 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 04°09'58", A CHORD DISTANCE OF 3.83 FEET BEARING S05°51'33"E;

THENCE N82°53'37"W A DISTANCE OF 191.18 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 35,080 SQUARE FEET OR 0.58 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

TRACT L-18
 D.E. (LAKE)
 (EXISTING)

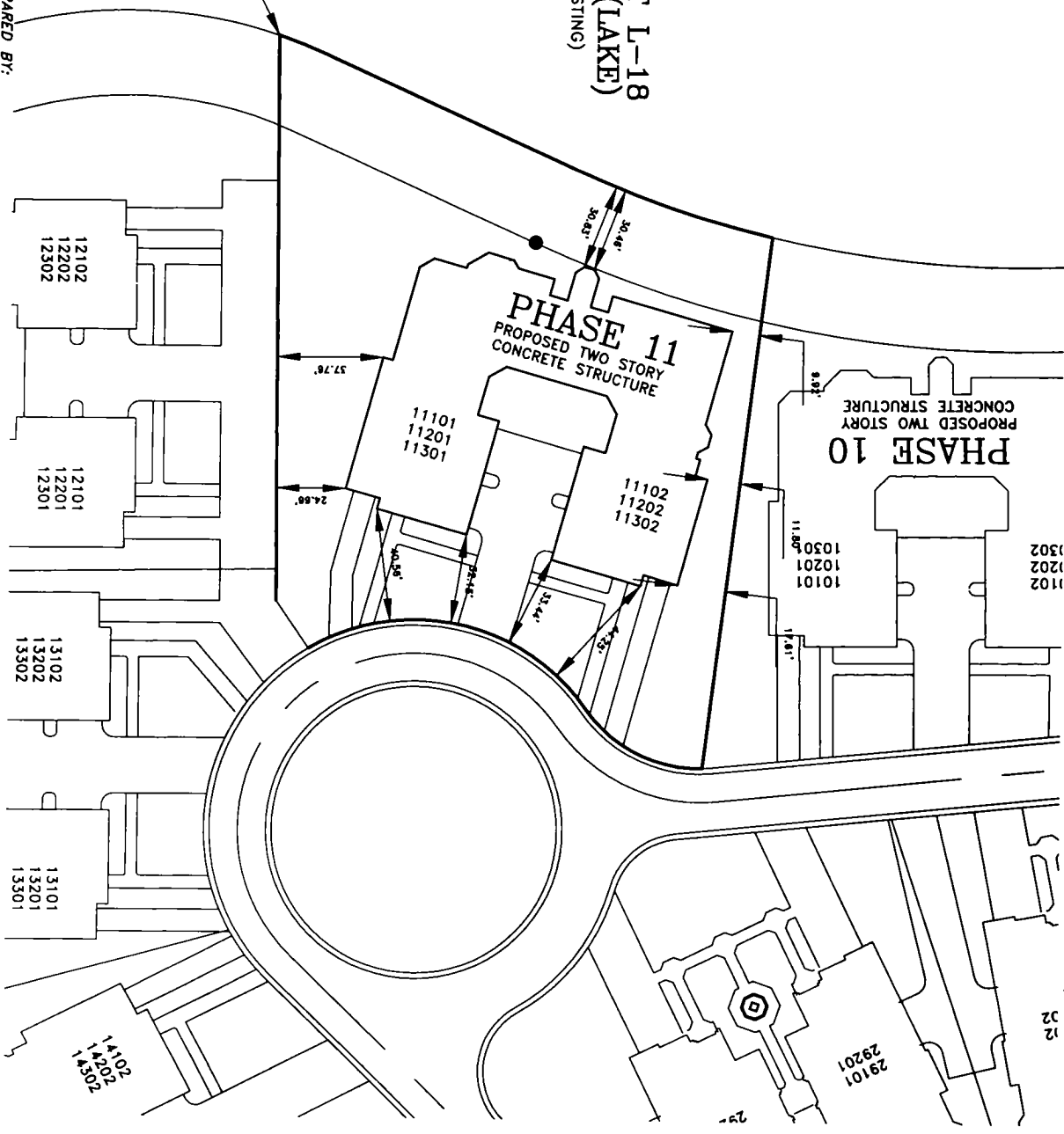
P.O.B.

THIS INSTRUMENT PREPARED BY:
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PHASE 10
 PLOT PLAN

EXHIBIT B
 PAGE 14
 C.E.C. FILE NO.: 03.175
 ACAD DWG. NO.: PHASE10PLT

AVELLINO ISLES, A CONDOMINIUM
A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



AVELLINO ISLES, A CONDOMINIUM
PLAT BOOK 17, PAGES 11 THROUGH 17
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" AND TRACT "L-18" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS; SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "OC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N 89° 00' 00" W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION A DISTANCE OF 237.12 FEET; THENCE S 84° 48' 17" W 158.53 FEET TO A POINT OF BEGINNING; THENCE S 84° 48' 17" W 158.53 FEET TO A POINT OF BEGINNING; THENCE LEAVING SAID LINE N 87° 09' 39" W 50.00 FEET TO POINT ON A CURVE HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 32° 34' 18", A CHORD DISTANCE OF 189.24 FEET, BEARING N 42° 28' 47" W TO A POINT OF TANGENCY; THENCE 68.28 FEET ALONG THE ARC OF SAID CURVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 45° 27' 20", A CHORD DISTANCE OF 68.84 FEET, BEARING S 48° 48' 44" W TO A POINT OF TANGENCY; THENCE 108.87 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 6° 07' 57", A CHORD DISTANCE OF 109.82 FEET, BEARING S 82° 21' 07" W TO A POINT OF TANGENCY; THENCE 268.82 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 48° 18' 32", A CHORD DISTANCE OF 280.88 FEET, BEARING S 69° 20' 55" W TO A POINT OF TANGENCY; THENCE 518.11 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 107° 58' 15", A CHORD DISTANCE OF 273.09 FEET, BEARING N 36° 01' 44" W TO A POINT OF TANGENCY; THENCE 18.30 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 180.81 FEET, A CENTRAL ANGLE OF 08° 12' 38", A CHORD DISTANCE OF 18.29 FEET, BEARING N 21° 04' 35" E TO A POINT OF TANGENCY; THENCE 124.10 FEET A DISTANCE OF 35.82 FEET TO A POINT OF CURVATURE; THENCE 77.00 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 77.00 FEET, A CENTRAL ANGLE OF 118° 18' 48", A CHORD DISTANCE OF 78.88 FEET, BEARING N 25° 12' 37" E; THENCE 582.93 FEET A DISTANCE OF 191.18 FEET; THENCE 48.98 FEET ALONG THE ARC OF CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 58° 03' 57", A CHORD DISTANCE OF 47.02 FEET, BEARING S 28° 18' 22" W TO A POINT OF REVERSE CURVATURE; THENCE 17.28 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 17.28 FEET, A CENTRAL ANGLE OF 89° 14' 28", A CHORD DISTANCE OF 101.57 FEET, BEARING S 11° 42' 00" W; THENCE 589° 50' 23" W A DISTANCE OF 20.45 FEET; THENCE S 89° 51' 27" W A DISTANCE OF 201.44 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 31,808 SQUARE FEET OR 0.73 ACRES OF LAND.

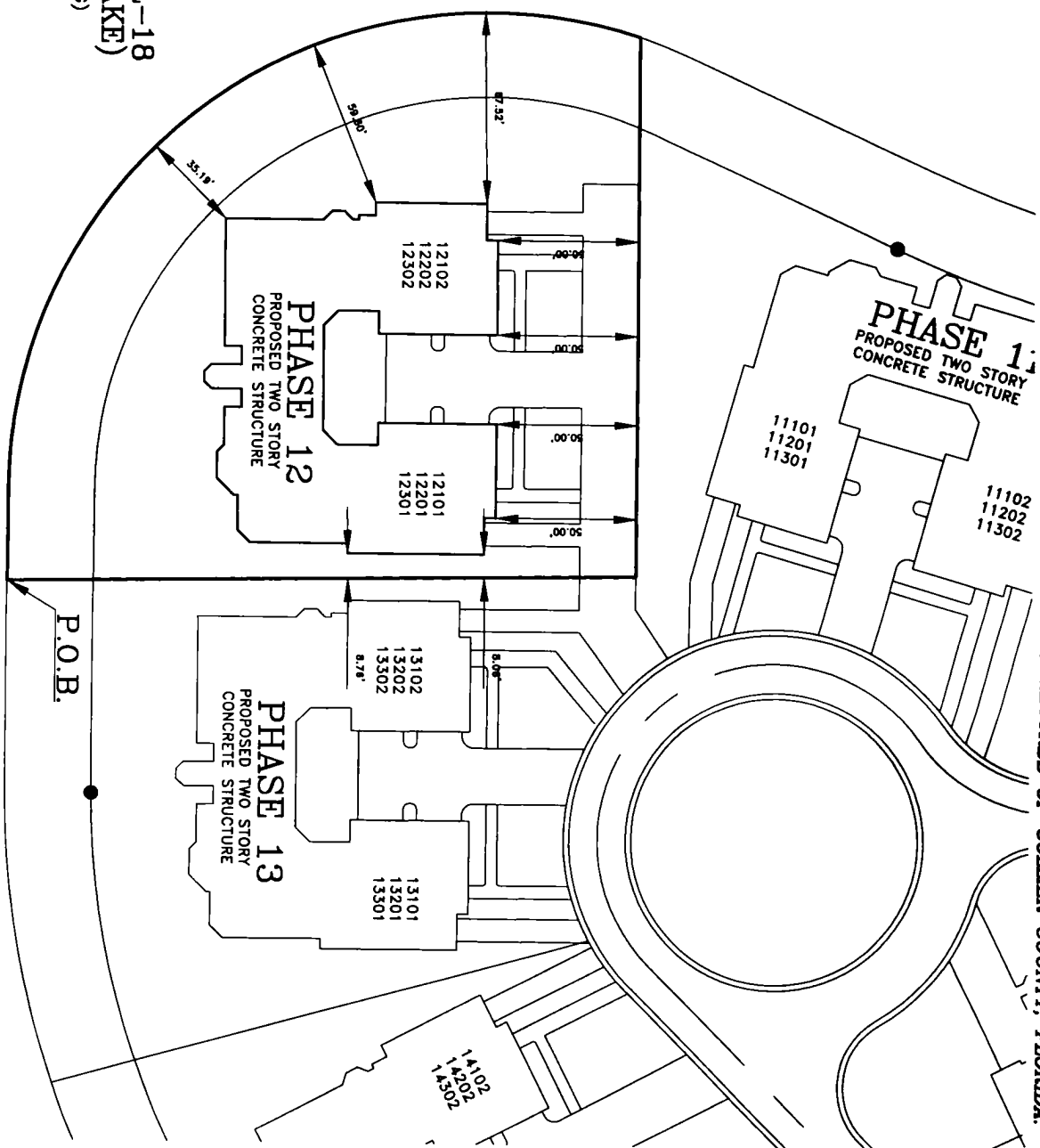
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

THIS INSTRUMENT PREPARED BY:
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PHASE 11
PLOT PLAN

EXHIBIT B
PAGE 15
C.E.C. FILE NO.: 03.175
ACAD DWG. NO.: PHASE11PL1

AVELLINO ISLES, A CONDOMINIUM
A PART OF TRACT "A" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



AVELLINO ISLES, A CONDOMINIUM
PHASE 12
LOCAL DESCRIPTION

A PARCEL OF LAND LYING IN THAT PART OF TRACT "A" AND TRACT "L-18" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENETA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS; THENCE S89°59'59"W 180.00 FEET TO A POINT OF BEGINNING; THENCE S18°11'11"E ALONG THE SOUTHERLY LINE OF SAID VENETA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "OCTON" A DISTANCE OF 237.12 FEET; THENCE S 94°49'37" W 293.08 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "A" AND SAID TRACT "L-18"; THENCE S 87°08'39" W 50.00 FEET TO POINT ON A CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE SOUTHWEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 87.6473°, A CHORD DISTANCE OF 18.24 FEET, BEARING N 43°28'47" W TO A POINT OF TANGENCY; THENCE N 88°43'56" W 31.75 FEET TO A POINT OF CURVATURE; THENCE 88.28 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 43°27'20", A CHORD DISTANCE OF 66.64 FEET, BEARING S 21°01'07" W TO A POINT OF BEGINNING; THENCE S 48°24'24" W 20.00 FEET TO A POINT OF TANGENCY; THENCE 105.87 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 87°03'57", A CHORD DISTANCE OF 159.82 FEET, BEARING S 43°44'59" W TO A POINT OF TANGENCY; THENCE S 48°24'07" W 140.73 FEET TO A POINT OF CURVATURE; THENCE 258.62 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 129.31 FEET, A CENTRAL ANGLE OF 48°18'32", A CHORD DISTANCE OF 258.66 FEET, BEARING S 48°24'07" W TO A POINT OF BEGINNING; THENCE S89°59'59"W A DISTANCE OF 721.4 FEET TO POINT OF BEGINNING; THENCE CONTINUE S89°59'59"W A DISTANCE OF 33.28 FEET TO POINT OF CURVATURE; THENCE 318.11 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 169.81 FEET, A CENTRAL ANGLE OF 107°58'15", A CHORD DISTANCE OF 275.09 FEET, BEARING N50°05'54"W; THENCE S17°27"E A DISTANCE OF 180.12 FEET; THENCE S07°58'02"E A DISTANCE OF 221.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 38,017 SQUARE FEET OR 0.87 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

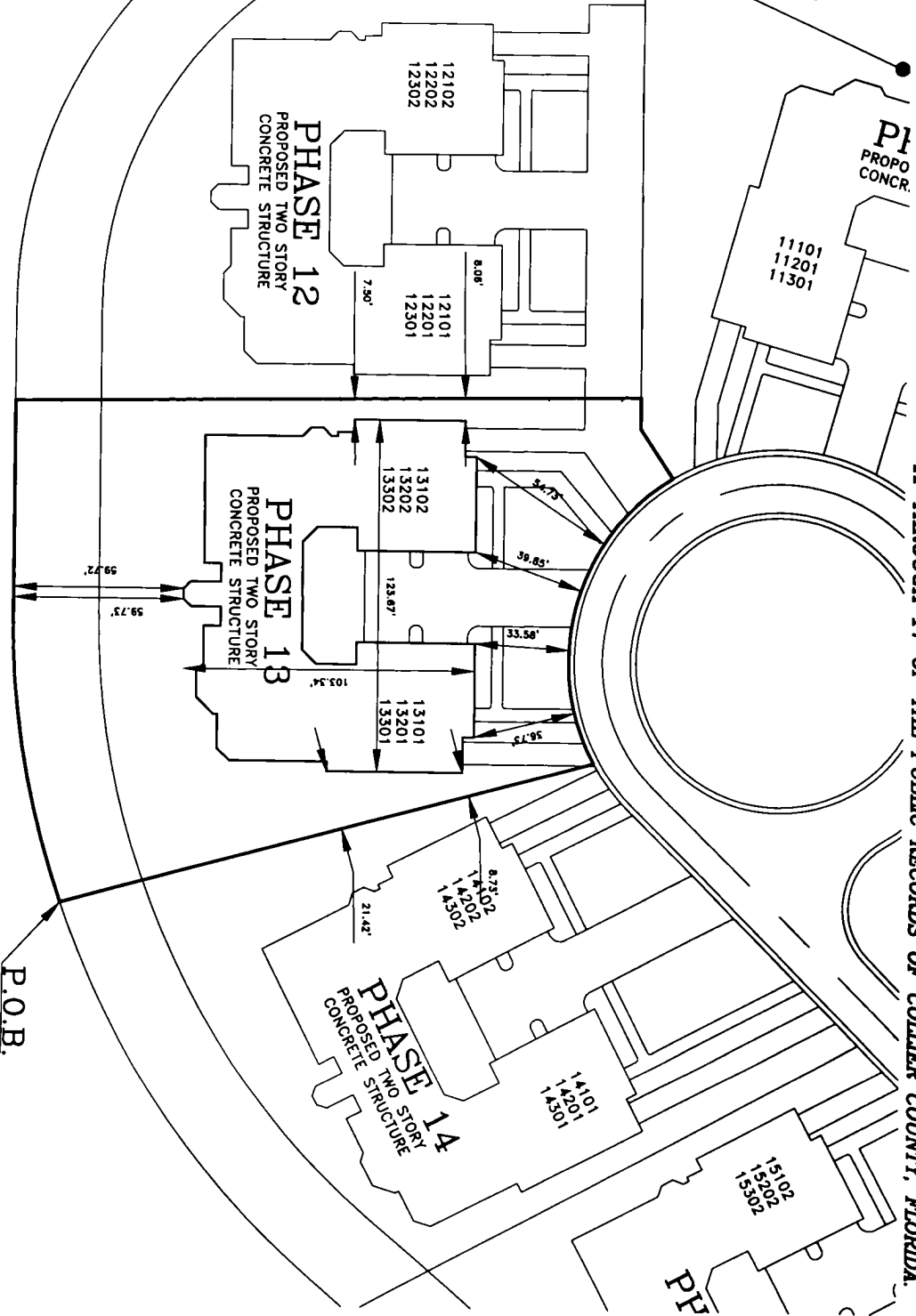
TRACT L-18
D.E. (LAKE)
(EXISTING)

THIS INSTRUMENT PREPARED BY:
RICHARD J. EWING, V.P.
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PHASE 12
PLOT PLAN

EXHIBIT B
PAGE 16
C.E.C. FILE NO.: 03.175
ACAD DWG. NO.: PHASE12.PLT

AVELLINO ISLES, A CONDOMINIUM
 A PART OF TRACT "A" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



TRACT L-18
 D.E. (LAKE)
 (EXISTING)

PHASE 13
 PLOT PLAN

THIS INSTRUMENT PREPARED BY:
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AVELLINO ISLES, A CONDOMINIUM
 PHASE 13
 LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THAT PART OF TRACT "A" AND TRACT L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF VINEYARD GRANT ESTATES AS RECORDED IN PLAT BOOK 40, BEARING N 88°45'58" W 31.73 FEET TO A POINT ALSO BEING ON THE NORTHERLY LINE OF SAID TRACT "OC" OF SAID TRACT "A" AND TRACT L-18, BEARING S 54°40'37" W 283.08 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "A" AND SAID TRACT L-18;

THENCE LEAVING SAID LINE N 87°09'39" W 30.00 FEET TO POINT ON A CIRCULAR CURVE; RADIUS OF 115.00 FEET, AND CENTRAL ANGLE OF 111.1724°, A CHORD DISTANCE OF 188.24 FEET, BEARING N 43°28'42" W TO A POINT OF TANGENCY;

THENCE 68.28 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 43°27'20", A CHORD DISTANCE OF 86.84 FEET, BEARING S 68°32'24" W TO A POINT OF TANGENCY;

THENCE 103.87 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 80°37', A CHORD DISTANCE OF 103.82 FEET, BEARING S 43°44'59" W TO A POINT OF TANGENCY;

THENCE 5.40'41'07" W 140.73 FEET TO A POINT OF CURVATURE;

THENCE 182.48 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 30°01'29", A CHORD DISTANCE OF 180.80 FEET, BEARING N 104°43'37" W TO A POINT OF BEGINNING, CURVE HAVING A RADIUS OF 310.00 FEET, TO A POINT OF TANGENCY;

THENCE 58°59'59" W A DISTANCE OF 74.74 FEET;

THENCE N00°59'02" W A DISTANCE OF 221.40 FEET;

THENCE N08°51'27" E A DISTANCE OF 11.34 FEET;

THENCE N08°51'27" E A DISTANCE OF 20.83 FEET;

THENCE N15.14 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 97°57'39", A CHORD DISTANCE OF 104.18 FEET, BEARING S72°53'54" E;

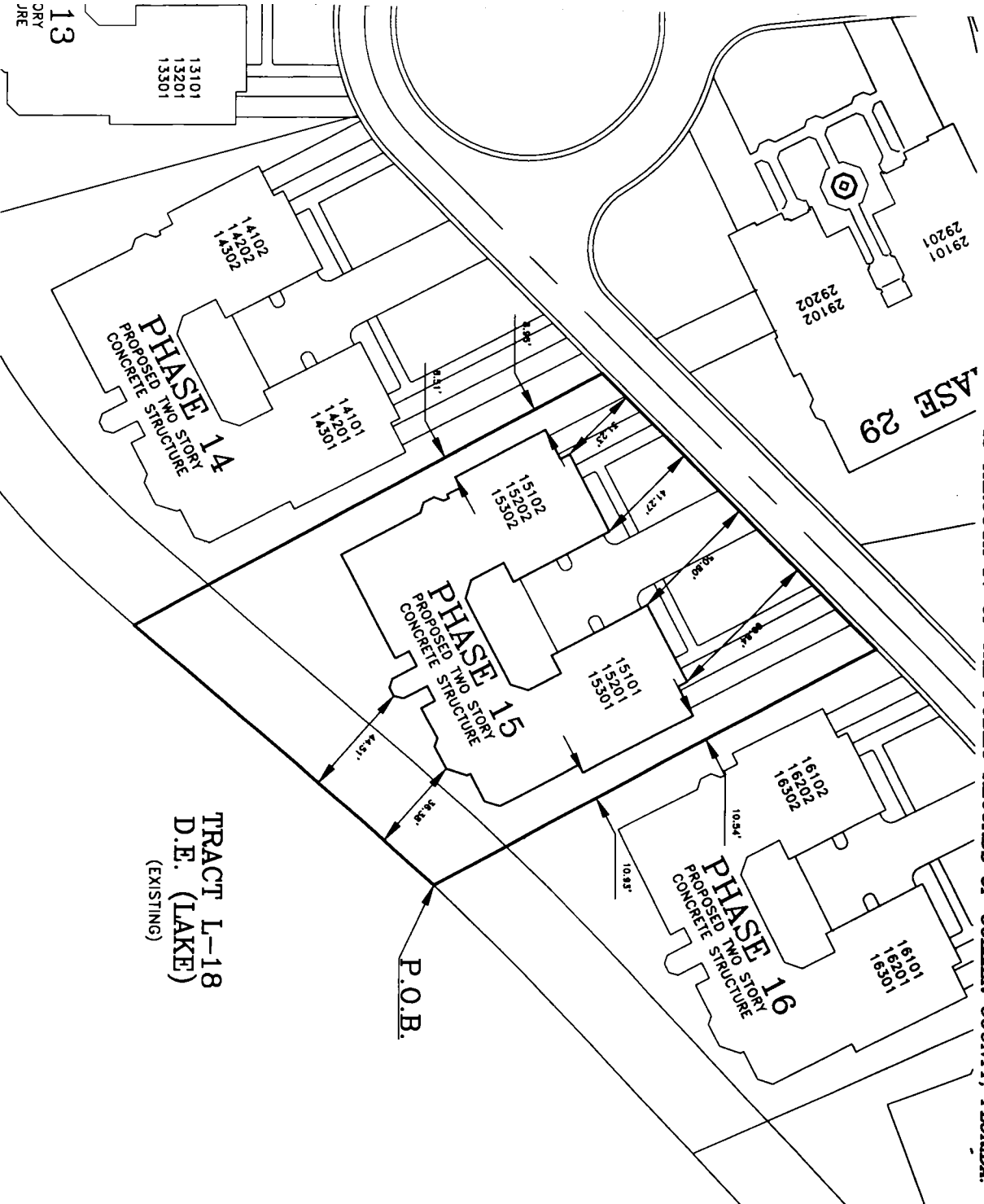
THENCE S18°33'41" E A DISTANCE OF 185.48 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 317.63 SQUARE FEET OR 0.73 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

EXHIBIT B
 PAGE 17
 C.E.G. FILE NO.: 03.175
 ACAD DWG. NO.: PHASE13P17

AVELLINO ISLES, A CONDOMINIUM
 A PART OF TRACT "A" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



TRACT L-18
 D.E. (LAKE)
 (EXISTING)

PHASE 15
PLOT PLAN

THIS INSTRUMENT PREPARED BY:
 RICHARD J. EWING, V.P.
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 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
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 PHONE NO. (239)643-2324 FAX NO. (239)643-1143

AVELLINO ISLES, A CONDOMINIUM
 PLAT 13
 LEGAL DESCRIPTION

A PART OF LAND LYING IN THAT PART OF TRACT "A" AND TRACT "L-18" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

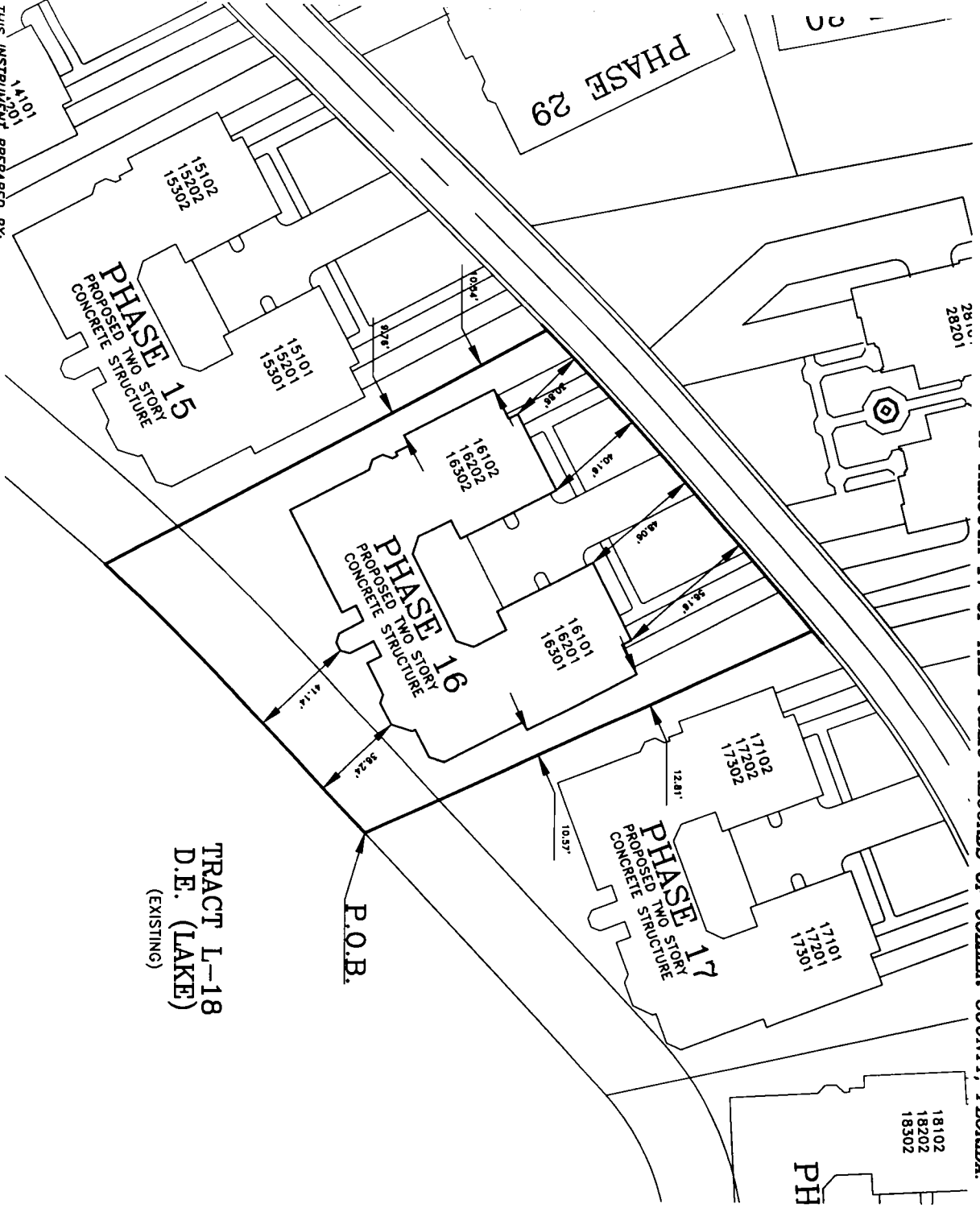
COMMENCING AT THE SOUTHERLY MOST CORNER OF VINEYARD GRANDE ESTATES AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, AND BEING ON THE NORTHERLY LINE OF TRACT "A" OF SAID VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, AND THE NORTHERLY LINE OF SAID TRACT "A" FOR A DISTANCE OF 237.12 FEET; THENCE S 94°48'37" W 283.08 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "A" AND SAID TRACT "L-18"; THENCE LEAVING SAID LINE N 87°09'39" W 50.00 FEET TO POINT ON A CIRCULAR CURVE; RADIUS OF 50.00 FEET, ALONG SAID CURVE TO THE SOUTHWEST HAVING A CHORD DISTANCE OF 186.24 FEET; BEARING N 45°21'47" W TO A POINT OF TANGENCY; A CHORD DISTANCE OF 186.24 FEET; BEARING N 87°09'39" W TO A POINT OF CURVATURE; THENCE 88.28 FEET ALONG THE ARC OF A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 45°27'20", A CHORD DISTANCE OF 68.64 FEET; BEARING S 88°32'24" W TO A POINT OF TANGENCY; THENCE 74.57 FEET ALONG SAID LINE TO A POINT OF CURVATURE; RADIUS OF 80.00 FEET, ALONG SAID CURVE TO THE SOUTHWEST HAVING A CHORD DISTANCE OF 78.89 FEET; BEARING S 44°53'27" W TO THE POINT OF BEGINNING; THENCE CONTINUE 28.15 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 01°41'14", A CHORD DISTANCE OF 29.15 FEET; BEARING S41°31'44"W TO A POINT OF TANGENCY; THENCE 540°41'07" W A DISTANCE OF 123.48 FEET; THENCE 540°41'07" W A DISTANCE OF 123.48 FEET; THENCE N44°17'03"E A DISTANCE OF 174.14 FEET; THENCE N44°17'03"E A DISTANCE OF 174.14 FEET; THENCE 2.68 FEET ALONG THE ARC OF A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 988.00 FEET, A CENTRAL ANGLE OF 00°09'15", A CHORD DISTANCE OF 2.68 FEET; BEARING N44°41'40"E ; THENCE S88°18'17"E A DISTANCE OF 194.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 28,510 SQUARE FEET OR 0.65 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

EXHIBIT B
PAGE 19
 C.E.C. FILE NO.: 03,175
 ACAD DWG. NO.: PHASE15PLT

AVELLINO ISLES, A CONDOMINIUM
 A PART OF TRACT "A" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



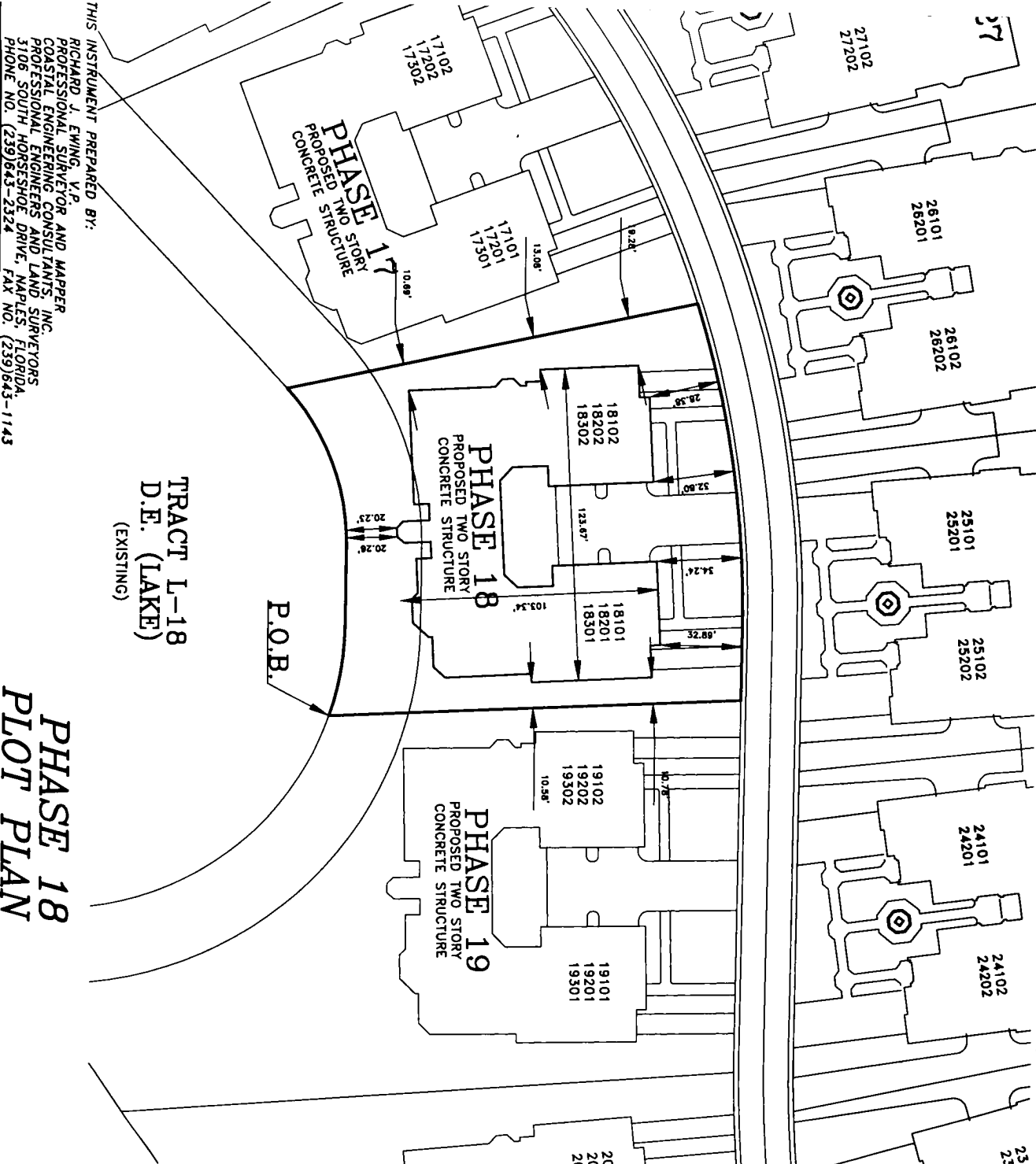
THIS INSTRUMENT PREPARED BY:
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 PHONE NO. (239)643-2324 FAX NO. (239)643-1143

PHASE 16
PLOT PLAN

TRACT L-18
 D.E. (LAKE)
 (EXISTING)

AVELLINO ISLES, A CONDOMINIUM
 PHASE 16
 LOCAL DESCRIPTION
 A PARCEL OF LAND LYING IN THAT PART OF TRACT "A" AND TRACT "L-18" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHERLY MOST CORNER OF VENTURA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "OC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N 87°27'07" W ALONG THE SOUTHERLY LINE OF SAID VENTURA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "OC" TO A DISTANCE OF 237.12 FEET;
 THENCE S 54°48'57" W 283.08 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON TO SAID TRACT "A" AND SAID TRACT "L-18";
 THENCE S 18°28'07" W 182.24 FEET TO POINT ON A CIRCULAR CURVE; A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 92°54'18", A CHORD DISTANCE OF 184.24 FEET, BEARING N 43°26'47" W TO A POINT OF TANGENCY;
 THENCE N 89°43'58" W 51.75 FEET TO A POINT OF CURVATURE;
 THENCE 08.28 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 890.72 FEET, A CENTRAL ANGLE OF 43°27'20", A CHORD DISTANCE OF 68.64 FEET, BEARING S 46°48'44" W A DISTANCE OF 87.80 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE S 46°48'44" W A DISTANCE OF 87.80 FEET TO THE SOUTHEAST HAVING A RADIUS OF 890.00 FEET, A CENTRAL ANGLE OF 04°28'23", A CHORD DISTANCE OF 78.89 FEET BEARING S 44°33'32" W;
 THENCE 82.71 FEET W A DISTANCE OF 184.40 FEET CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 890.00 FEET, A CENTRAL ANGLE OF 03°58'40", A CHORD DISTANCE OF 88.38 FEET BEARING N 48°44'58" E TO A POINT OF TANGENCY;
 THENCE N 48°44'58" E A DISTANCE OF 97.28 FEET;
 THENCE S 24°50'50" E A DISTANCE OF 192.14 FEET TO THE POINT OF BEGINNING.
 THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 27,782 SQUARE FEET OR 0.64 ACRES OF LAND.
 SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

AVELLINO ISLES, A CONDOMINIUM
A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



THIS INSTRUMENT PREPARED BY:
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TRACT L-18
 D.E. (LAKE)
 (EXISTING)

PHASE 18
PLOT PLAN

AVELLINO ISLES, A CONDOMINIUM
 PHASE 18
 LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" AND TRACT "L-18" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VERTICA GRANGE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS; SAID SAID SUBDIVISION, RUN N 87°27'00" W ALONG THE SOUTHERLY LINE OF SAID VERTICA GRANGE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "OC" FOR A DISTANCE OF 237.12 FEET; THENCE S 56°48'57" W 283.08 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "AA" AND SAID TRACT "L-18"; THENCE S 89°00'00" E 78 FEET TO POINT ON A CIRCULAR CURVE; RADIUS OF 115.00 FEET ALONG THE ARC OF SAID CURVE HAVING A CHORD DISTANCE OF 130.53 FEET BEARING N54°08'52" W TO THE POINT OF BEGINNING; THENCE CONTINUE 57.53 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 18°55'52", AND A CHORD DISTANCE OF 37.18 FEET, BEARING N57°43'24" E FROM THE POINT OF BEGINNING; THENCE 88.02 FEET ALONG THE ARC OF A CURVE COMMENCING TO THE POINT OF BEGINNING HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 43°18'09", A CHORD DISTANCE OF 88.41 FEET BEARING S88°37'00" W;

THENCE N12°11'50" W A DISTANCE OF 187.85 FEET;

THENCE 129.18 FEET ALONG THE ARC OF A CURVE COMMENCING TO THE SOUTH HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 18°57'18", A CHORD DISTANCE OF 128.63 FEET BEARING N81°11'14" E TO THE POINT OF BEGINNING;

THENCE S87°23'42" E A DISTANCE OF 191.13 FEET;

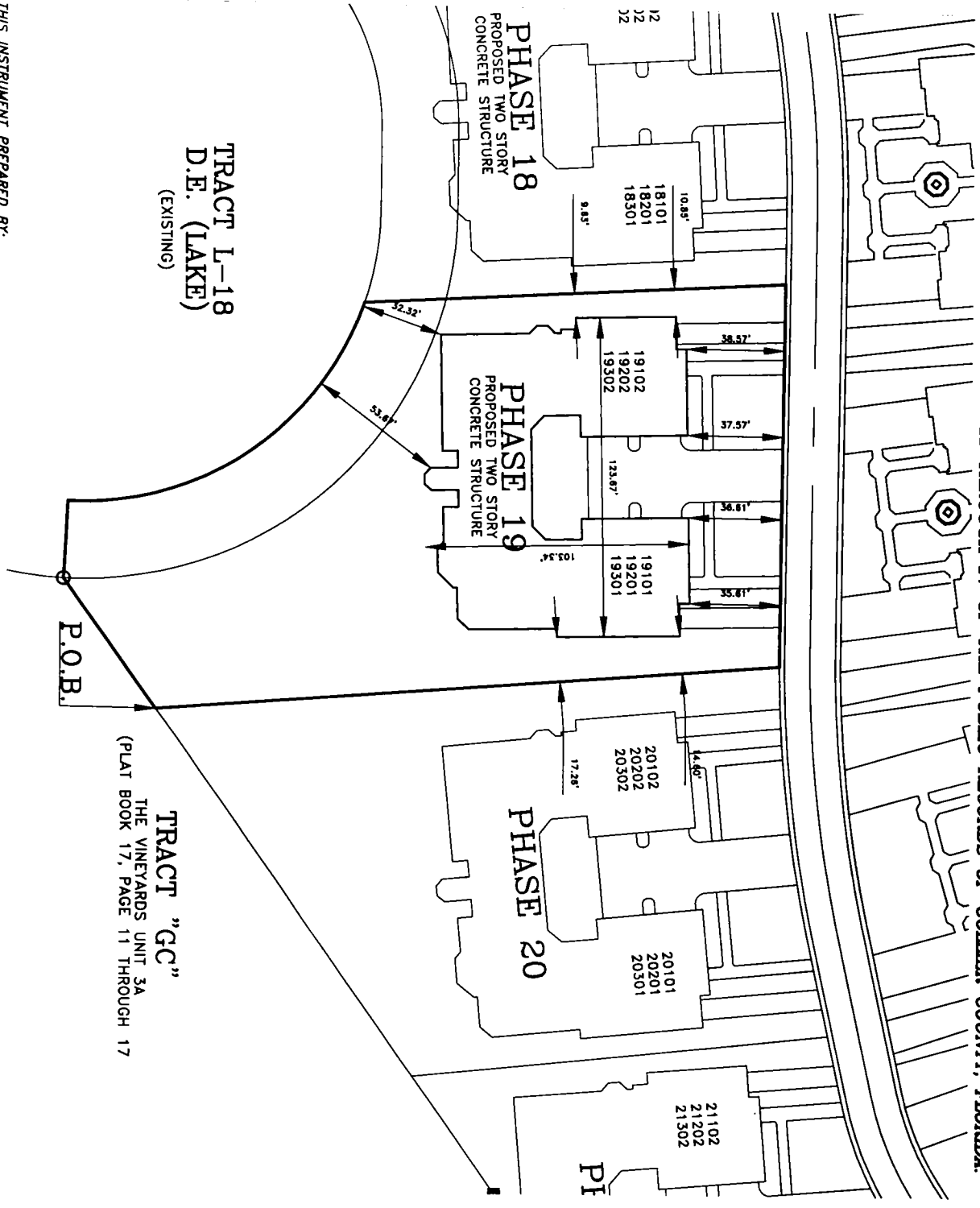
THENCE S02°53'57" E A DISTANCE OF 182.21 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 23,582 SQUARE FEET OR 0.54 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

EXHIBIT B
PAGE 22
 C.E.C. FILE NO.: 03.175
 ACAD DWG. NO.: PHASE18PLT

AVELLINO ISLES, A CONDOMINIUM
A PART OF TRACT "A" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



TRACT L-18
 D.E. (LAKE)
 (EXISTING)

TRACT "GC"
 THE VINEYARDS UNIT 3A
 (PLAT BOOK 17, PAGE 11 THROUGH 17)

PHASE 19
 PLOT PLAN

THIS INSTRUMENT PREPARED BY:
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 3106 SOUTH HORSESHOE DRIVE, NAPLES, FLORIDA
 PHONE NO. (239)843-2324 FAX NO. (239)843-1143

AVELLINO ISLES, A CONDOMINIUM
 PHASE 19
 LEGAL DESCRIPTION
 A PARCEL OF LAND LYING IN THAT PART OF TRACT "A" AND TRACT "L-18" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST MOST CORNER OF VENETIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N 87°27'00" W ALONG THE SOUTHERLY LINE OF SAID VENETIA GRANDE ESTATES SUBDIVISION TO THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 237.12 FEET; THENCE CONTINUE S84°45'37" W ALONG SAID LINE TO THE POINT OF BEGINNING; THENCE CONTINUE S84°45'37" W ALONG SAID LINE TO SAID TRACT "A" AND SAID TRACT "L-18"; THENCE LEAVING SAID LINE N 87°09'39" W 50.00 FEET TO POINT ON A CIRCULAR CURVE; THENCE OF 115.00 FEET ALONG THE ARC OF A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 140.20 FEET, A CENTRAL ANGLE OF 73°58'25", A CHORD DISTANCE OF 138.38 FEET; THENCE S87°09'32" W A DISTANCE OF 183.31 FEET; THENCE S87°09'32" W A DISTANCE OF 140.20 FEET TO A POINT OF CURVATURE; THENCE S88°23'42" W A DISTANCE OF 5.21 FEET ALONG THE ARC OF A CURVE CONVEX TO THE NORTH HAVING A RADIUS OF 512.00 FEET, A CENTRAL ANGLE OF 0°07'59"08", A CHORD DISTANCE OF 8.21 FEET BEARING S88°23'42" W; THENCE S88°23'42" W A DISTANCE OF 244.48 FEET TO THE POINT OF BEGINNING.
 THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 55,131 SQUARE FEET OR 0.81 ACRES OF LAND.
 SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

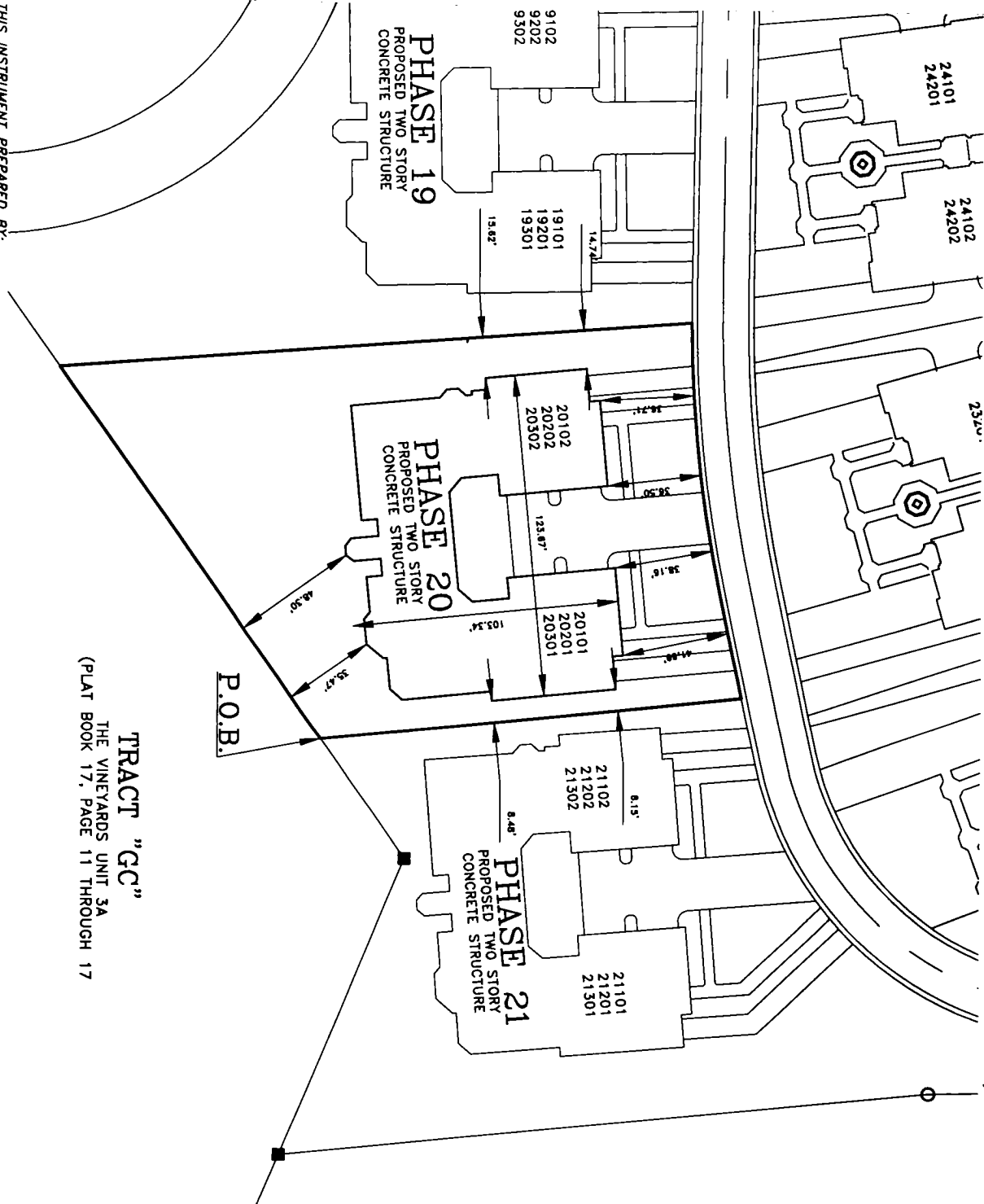
EXHIBIT B
 PAGE 23

C.E.C. FILE NO.: 03.175
 ACAD DWG. NO.: PHASE19PLT

AVELLINO ISLES, A CONDOMINIUM
 A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

AVELLINO ISLES, A CONDOMINIUM
 PHASE 20
 LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" AND TRACT "L-18" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHERLY MOST CORNER OF VENTURA GRANDE TRAILS AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N 87°27'00" W ALONG THE SOUTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 237.12 FEET; AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 237.12 FEET; THENCE S89°48'57" W A DISTANCE OF 88.43 FEET TO THE POINT OF BEGINNING; THENCE S89°48'57" W A DISTANCE OF 242.88 FEET TO THE POINT OF BEGINNING; THENCE N04°18'52" E A DISTANCE OF 108.08 FEET TO A POINT OF BEGINNING; THENCE N04°18'52" E A DISTANCE OF 108.08 FEET TO A POINT OF BEGINNING; THENCE N07°48'11" E A DISTANCE OF 39.71 FEET; THENCE N07°48'11" E A DISTANCE OF 11°32'02" A CHORD DISTANCE OF 108.88 FEET; THENCE S05°58'58" E A DISTANCE OF 103.98 FEET TO THE POINT OF BEGINNING.
 THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 29,823 SQUARE FEET OR 0.68 ACRES OF LAND.
 SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.



TRACT "GC"
 THE VINEYARDS UNIT 3A
 (PLAT BOOK 17, PAGE 11 THROUGH 17)

**PHASE 20
 PLOT PLAN**

**EXHIBIT B
 PAGE 24**

C.E.C. FILE NO.: 03.175
 ACAD DWG. NO.: PHASE20PLT

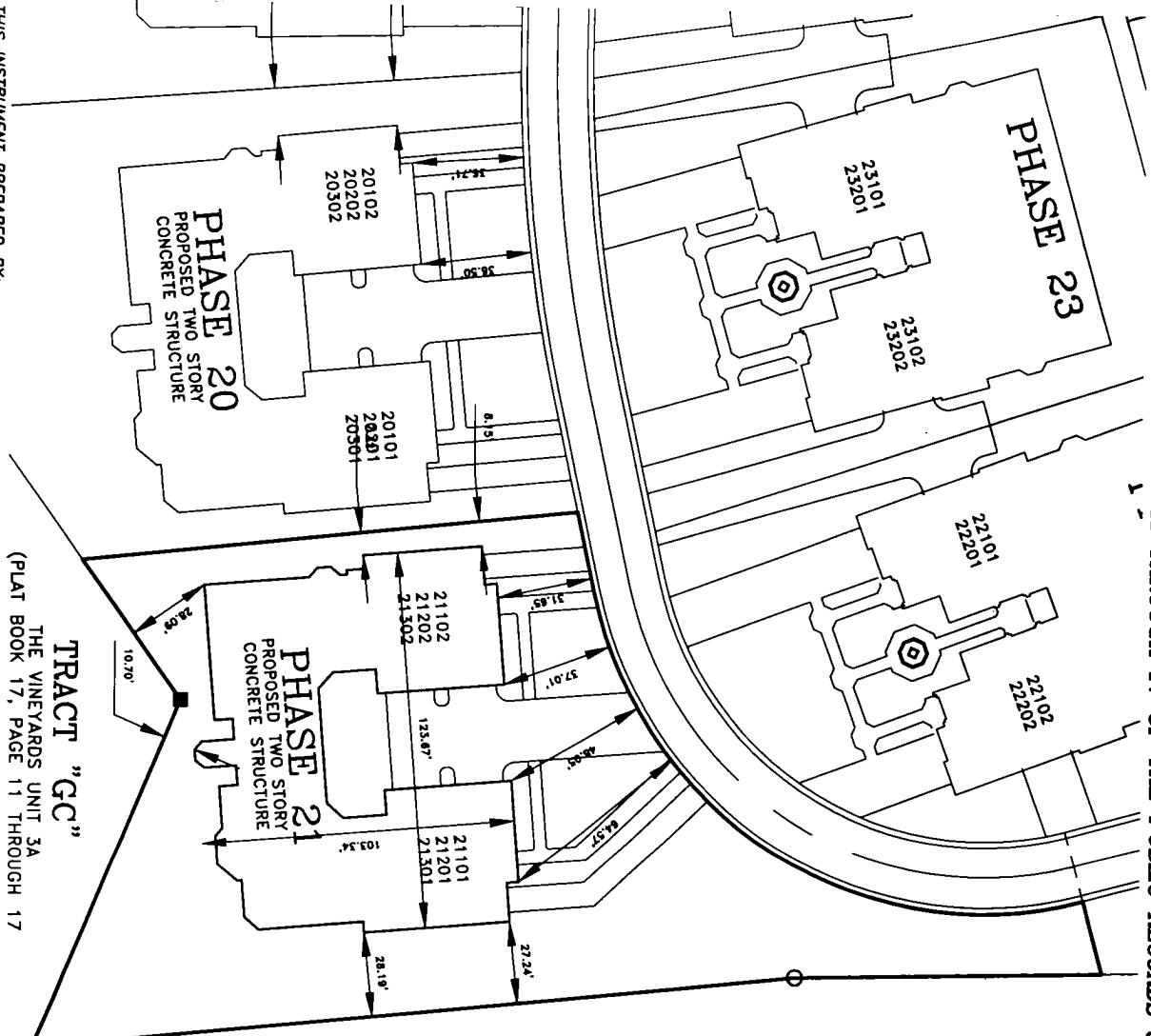
THIS INSTRUMENT PREPARED BY:
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AVELLINO ISLES, A CONDOMINIUM
A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

AVELLINO ISLES, A CONDOMINIUM
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" AND TRACT "L-18" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN AND THEN ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE WESTERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 112.47 FEET TO THE THENCE CONTINUE N87°27'00"W ALONG THE NORTHERLY LINE OF SAID TRACT "GC" A DISTANCE OF 124.85 FEET;
THENCE S54°48'37"W A DISTANCE OF 98.43 FEET;
THENCE N05°58'33"W A DISTANCE OF 27.18 FEET TO A POINT OF CURVATURE;
THENCE 213.87 FEET ALONG AN ARC OF 27.18 FEET USING A RADIUS OF 132.00 FEET TO A CENTRAL ANGLE OF 82°52'28". A CHORD DISTANCE OF 191.50 FEET, BEARING N31°22'57"E;
THENCE N74°58'43"E A DISTANCE OF 24.78 FEET TO THE WESTERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION;
THENCE ALONG SAID LINE S01°18'33"E A DISTANCE OF 102.03 FEET;
THENCE S09°51'42"E A DISTANCE OF 253.18 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 52,332 SQUARE FEET OR 0.74 ACRES OF LAND.
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

VENEZIA GRANDE ESTATES
(PLAT BOOK 40, PAGES 4 AND 5)



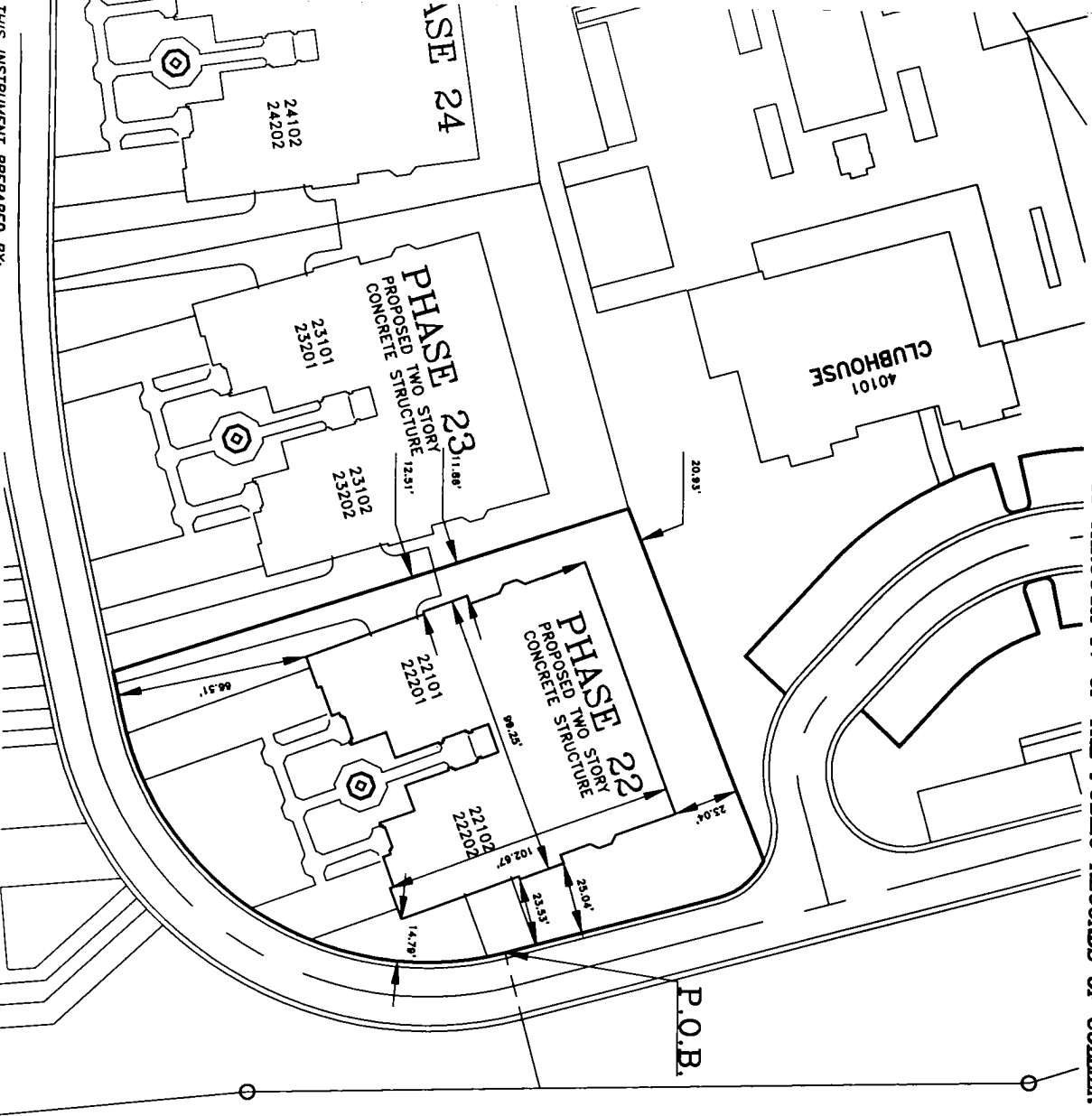
TRACT "GC"
THE VINEYARDS UNIT 3A
(PLAT BOOK 17, PAGE 11 THROUGH 17)

PHASE 21
PLOT PLAN

THIS INSTRUMENT PREPARED BY:
RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
COASTAL ENGINEERING CONSULTANTS, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
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PHONE NO. (239) 643-2324 FAX NO. (239) 643-1143

EXHIBIT B
PAGE 25
C.E.C. FILE NO.: 03,175
ACAD DWG. NO.: PHASE21PL1

AVELLINO ISLES, A CONDOMINIUM
 A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



VENEZIA GRANDE ESTATES (PLAT BOOK 40, PAGES 4 AND 5)

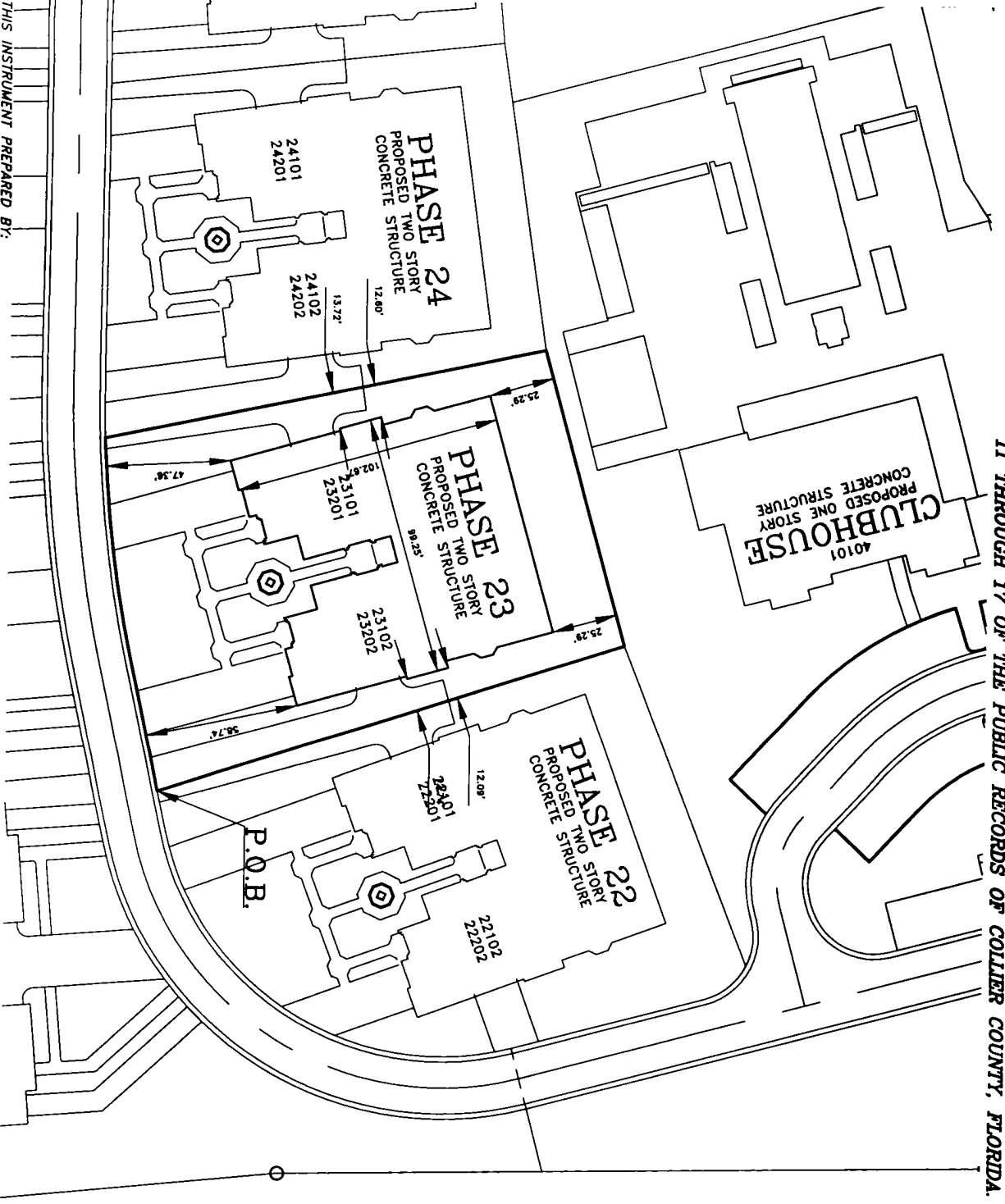
THIS INSTRUMENT PREPARED BY:
 RICHARD J. EWING, V.P.
 PROFESSIONAL SURVEYOR AND MAPPER
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 3106 SOUTH HORSESHOE DRIVE, NAPLES, FLORIDA
 PHONE NO. (239)643-2324 FAX NO. (239)643-1143

PHASE 22
PLOT PLAN

AVELLINO ISLES, A CONDOMINIUM
 PHASE 22
 LEGAL DESCRIPTION
 A PARCEL OF LAND LING IN THAT PART OF TRACT "AA" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "CC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N87°57'00"W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "CC" FOR A DISTANCE OF 112.47 FEET TO THE POINT OF BEGINNING; SAID VENEZIA GRANDE ESTATES BEING DESCRIBED AS FOLLOWS: THERECE ALONG SAID LINE A DISTANCE OF 102.05 FEET OF 283.18 FEET; THERECE LEAVING SAID LINE 57°25'43"W A DISTANCE OF 48.79 FEET TO THE POINT OF BEGINNING; THERECE 173.08 FEET ALONG THE ARC OF A CURVE CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 108.00 FEET, A CENTRAL ANGLE OF 87°32'28", A CHORD DISTANCE OF 158.52 FEET TO THE POINT OF BEGINNING; THERECE 57°48'11"W A DISTANCE OF 188.10 FEET; THERECE N18°08'01"W A DISTANCE OF 131.32 FEET TO A POINT ON A CIRCULAR CURVE; THERECE N86°19'23"E A DISTANCE OF 21.07 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET A CENTRAL ANGLE OF 48°17'12", A CHORD DISTANCE OF 20.45 FEET, BEARING S38°11'53"E TO A POINT OF BEGINNING; THERECE S15°03'17"E A DISTANCE OF 77.27 FEET TO THE POINT OF BEGINNING.
 THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 23,899 SQUARE FEET OR 0.55 ACRES OF LAND.
 SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

EXHIBIT B
PAGE 26
 C.E.C. FILE NO.: 03,175
 ACAD DWG. NO.: BLD22PLT

AVELLINO ISLES, A CONDOMINIUM
 A PART OF TRACT "A" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



AVELLINO ISLES, A CONDOMINIUM
 PHASE 23
 LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THAT PART OF TRACT "A" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHERLY MOST CORNER OF VINEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, BEING ON THE NORTHERLY LINE OF TRACT "OC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION ON N87°27'00"W ALONG THE SOUTHERLY LINE OF SAID VINEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "OC" FOR A DISTANCE OF 112.47 FEET TO THE CENTER LINE OF SAID VINEZIA GRANDE ESTATES;
 THENCE N01°11'33"W ALONG THE WEST LINE OF SAID TRACT "OC" FOR A DISTANCE OF 258.18 FEET;
 THENCE LEAVING SAID LINE S76°36'43"W AT AN ANGLE OF 48.78 FEET;
 THENCE S81°11'37"W ALONG THE WEST LINE OF SAID TRACT "OC" FOR A DISTANCE OF 108.00 FEET, A CENTRAL ANGLE OF 92°32'28", A CHORD DISTANCE OF 136.52 FEET BEING 57.74117' W A DISTANCE OF 15.87 FEET TO THE POINT OF BEGINNING;
 THENCE S01°11'37"W ALONG THE WEST LINE OF SAID TRACT "OC" FOR A DISTANCE OF 172.16 FEET;
 THENCE N17°10'53"E A DISTANCE OF 116.58 FEET;
 THENCE S18°08'01"E A DISTANCE OF 188.10 FEET TO THE POINT OF BEGINNING.
 THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 23,024 SQUARE FEET OR 0.53 ACRES OF LAND.
 SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

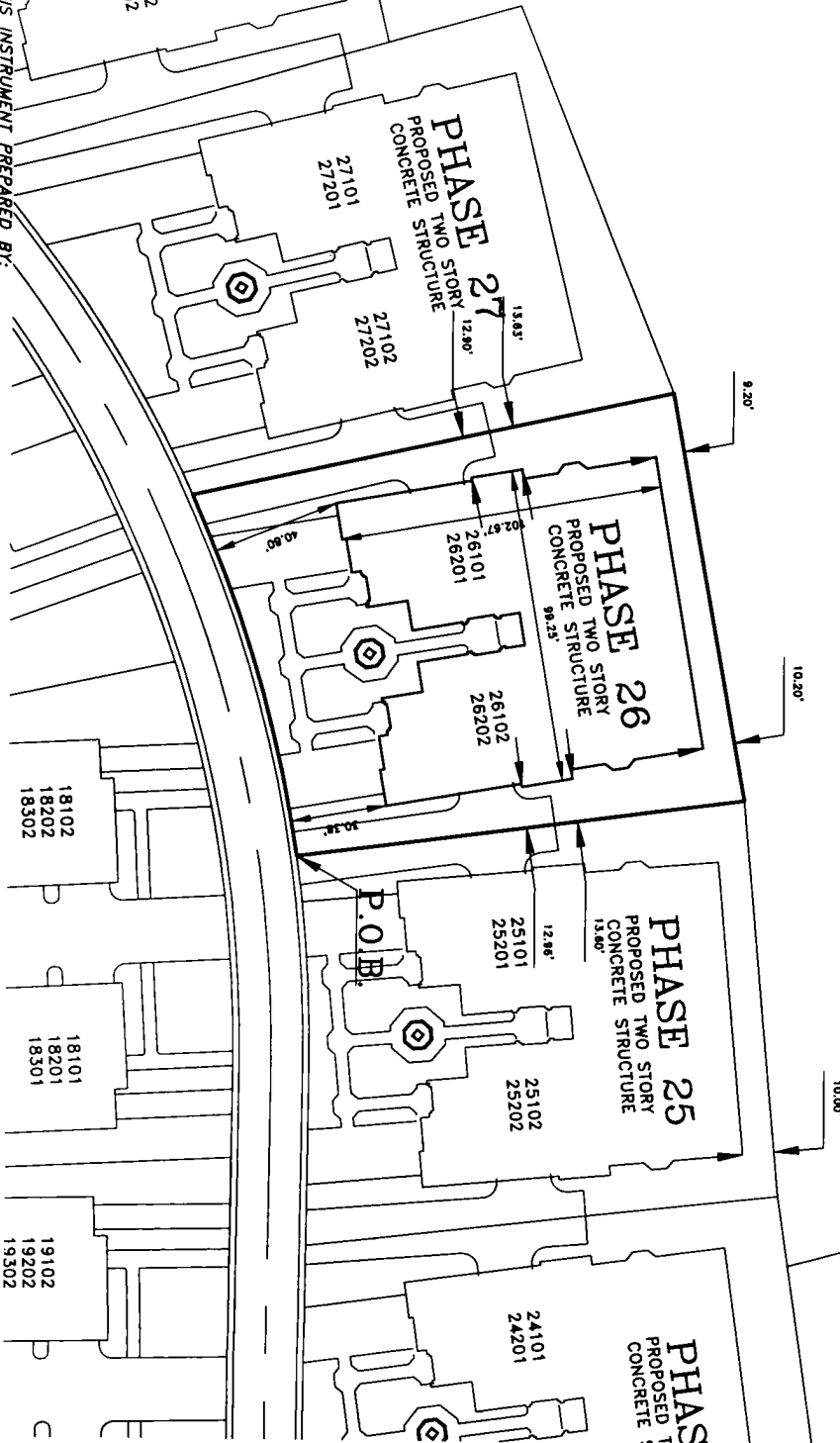
THIS INSTRUMENT PREPARED BY:
 RICHARD J. EWING, V.P.
 PROFESSIONAL SURVEYOR AND MAPPER
 COASTAL ENGINEERING CONSULTANTS, INC.
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 3106 SOUTH HORSESHOE DRIVE, NAPLES, FLORIDA.
 PHONE NO. (239)643-3324 FAX NO. (239)643-1143

**PHASE 23
 PLOT PLAN**

**EXHIBIT B
 PAGE 27**
 C.E.C. FILE NO.: 03.175
 ACAD DWG. NO.: PHASE23PLOT

AVELLINO ISLES, A CONDOMINIUM
A PART OF TRACT "A" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

PART OF TRACT "AA"
1,305,365 SQUARE FEET OR 29.97 ACRES OF LAND



THIS INSTRUMENT PREPARED BY:
 RICHARD J. EWING, V.P.
 PROFESSIONAL SURVEYOR AND MAPPER
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 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
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PHASE 26
PLOT PLAN

AVELLINO ISLES, A CONDOMINIUM
 PHASE 26
 LEGAL DESCRIPTION
 A PARCEL OF LAND LYING IN THAT PART OF TRACT "A" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "OC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N87°27'00"W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "OC" FOR A DISTANCE OF 112.47 FEET TO THE POINT OF BEGINNING; THENCE S88°11'42"W ALONG SAID LINE FOR A DISTANCE OF 102.05 FEET; THENCE S88°11'42"W ALONG SAID LINE FOR A DISTANCE OF 288.18 FEET; THENCE LEAVING SAID LINE S72°59'43"W A DISTANCE OF 48.79 FEET; THENCE N75°08' FEET ALONG THE ARC OF A CURVE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 108.00 FEET, A CENTRAL ANGLE OF 82°32'28", A CHORD DISTANCE OF 198.52 FEET; THENCE S31°22'57"W TO A POINT OF TANGENCY; THENCE N08°00' FEET ALONG THE ARC OF A CURVE CONVEX TO THE NORTH HAVING A RADIUS OF 108.00 FEET, A CENTRAL ANGLE OF 12°47'07", A CHORD DISTANCE OF 108.187 FEET; BEARING S84°12'43"W TO A POINT OF TANGENCY; THENCE N88°23'42"W A DISTANCE OF 170.35 FEET TO A POINT OF CURVATURE; THENCE N88°37' FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 424.00 FEET, A CENTRAL ANGLE OF 08°58'07", A CHORD DISTANCE OF 68.50 FEET; BEARING S84°12'43"W TO A POINT OF TANGENCY; THENCE N18°50' FEET ALONG THE ARC OF A CURVE CONVEX HAVING A RADIUS OF 424.00 FEET, A CENTRAL ANGLE OF 18°08'52", A CHORD DISTANCE OF 158.14 FEET; THENCE N12°20'42"W A DISTANCE OF 150.80 FEET; THENCE S07°32'35"E A DISTANCE OF 143.88 FEET TO THE POINT OF BEGINNING.

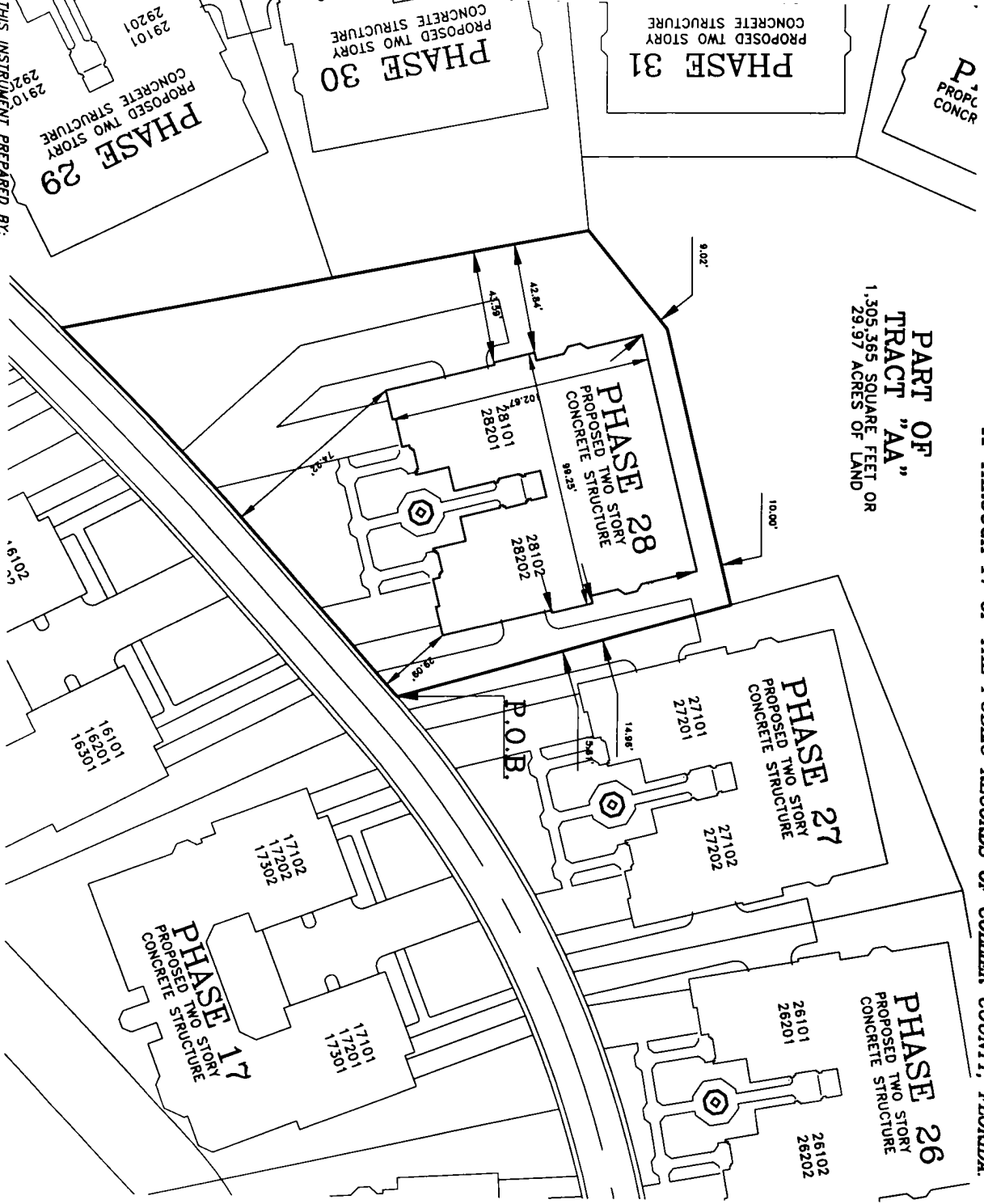
THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 18,332 SQUARE FEET OR 0.42 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

EXHIBIT B
PAGE 30
 C.E.C. FILE NO.: 03.175
 ACAD DWG. NO.: PHASE26PLT

AVELLINO ISLES, A CONDOMINIUM
A PART OF TRACT "A" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

PART OF TRACT "AA"
1,305,365 SQUARE FEET OR 29.97 ACRES OF LAND



THIS INSTRUMENT PREPARED BY:
 RICHARD J. EWING, V.P.
 PROFESSIONAL SURVEYOR AND MAPPER
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 PHONE NO. (239)643-2324 FAX NO. (239)643-1143

PHASE 28
PLOT PLAN

AVELLINO ISLES, A CONDOMINIUM
PHASE 28
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THAT PART OF TRACT "A" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS; SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "CC" OF SAID VINEYARDS UNIT 3A SUBDIVISION, RUN N67°27'00"W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "CC" FOR A DISTANCE OF 112.47 FEET TO THE WESTERLY LINE OF SAID VENEZIA GRANDE ESTATES;

THENCE N01°18'33"W A DISTANCE OF 102.02 FEET TO A POINT OF BEGINNING;

THENCE LEAVING SAID LINE S72°54'43"W A DISTANCE OF 48.78 FEET;

THENCE N10°00'00"E A CENTRAL ANGLE OF 82°22'28" A CHORD DISTANCE OF 138.52 FEET BEARING S31°22'57"W TO A POINT OF TANGENCY;

THENCE S77°48'11"W A DISTANCE OF 68.88 FEET TO A POINT OF CURVATURE;

THENCE S70°44'11"W A CENTRAL ANGLE OF 172°00'00" TO THE NORTH HAVING A RADIUS OF 488.00 FEET A CHORD DISTANCE OF 108.87 FEET BEARING S84°12'45"W TO A POINT OF TANGENCY;

THENCE N88°23'42"W A DISTANCE OF 170.33 FEET TO A POINT OF CURVATURE;

THENCE S09°24'00"E ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 424.00 FEET, A CENTRAL ANGLE OF 41°51'20" A CHORD DISTANCE OF 302.80 FEET BEARING S38°49'58"W TO A POINT OF TANGENCY;

THENCE S72°48'11"W A CENTRAL ANGLE OF 312° FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S48°44'58"W A DISTANCE OF 102.02 FEET TO THE POINT OF BEGINNING;

THENCE S72°48'11"W A DISTANCE OF 1012.80 FEET TO A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1,012.80 FEET, A CENTRAL ANGLE OF 04°07'54" A CHORD DISTANCE OF 72.88 FEET BEARING S48°41'01"W TO A POINT OF TANGENCY;

THENCE S48°37'03"W A DISTANCE OF 28.83 FEET;

THENCE N10°57'07"W A DISTANCE OF 208.07 FEET;

THENCE N72°50'10"E A DISTANCE OF 185.53 FEET;

THENCE S19°32'10"E A DISTANCE OF 185.53 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 28,383 SQUARE FEET OR 0.65 ACRES OF LAND.

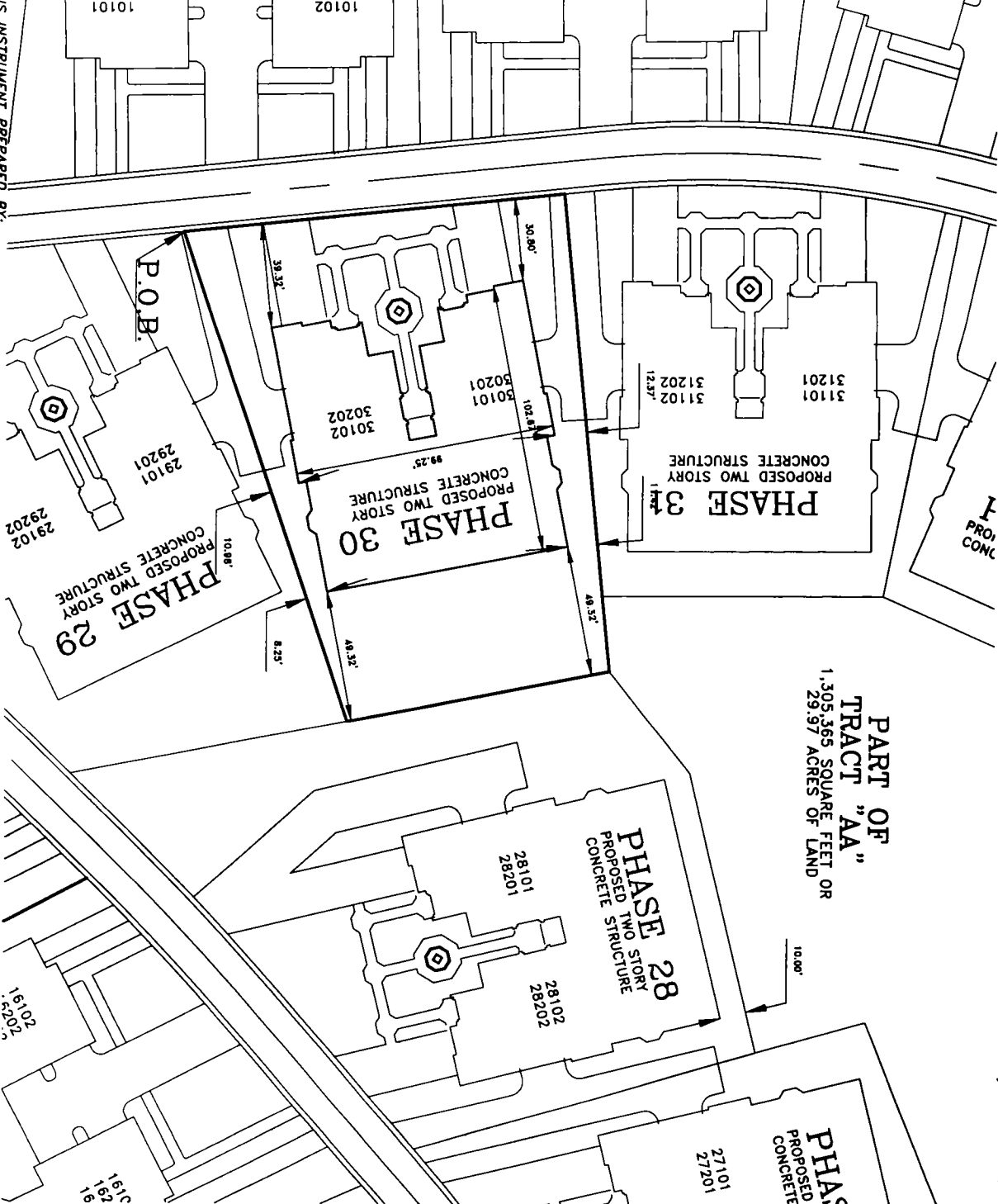
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

EXHIBIT B
PAGE 32
 C.E.C. FILE NO.: 03,175
 ACAD DWG. NO.: PHASE28P/LT

AVELLINO ISLES, A CONDOMINIUM

A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

AVELLINO ISLES, A CONDOMINIUM
PHASE 30
LEGAL DESCRIPTION



PART OF
TRACT "AA"
1,305.365 SQUARE FEET OR
29,97 AGRES OF LAND

PHASE 30 PLOT PLAN

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 18 AND 19 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, AND PROCEEDING N87°27'00"W ALONG THE SOUTHERLY LINE OF SAID THE VINEYARDS UNIT 3A SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "OC" FOR A DISTANCE OF 112.47 FEET TO THE WESTERN LINE OF SAID VENEZIA GRANDE ESTATES;

THENCE ALONG SAID LINE N09°51'42"W A DISTANCE OF 253.18 FEET;

THENCE S01°18'55"W A DISTANCE OF 102.09 FEET;

THENCE S01°18'55"W A DISTANCE OF 46.29 FEET;

THENCE N108°00'00"W A CENTRAL ANGLE OF 92°52'29" A CHORD DISTANCE OF 156.32 FEET;

THENCE S77°48'11"W A DISTANCE OF 66.88 FEET TO A POINT OF CURVATURE;

THENCE S108°50'00"W ALONG THE ARC OF A CURVE CONVEX TO THE NORTH HAVING A RADIUS OF 108.50 FEET, A CENTRAL ANGLE OF 12°47'07", A CHORD DISTANCE OF 106.67 FEET;

THENCE S02°00'00"W A CENTRAL ANGLE OF 17°03'33" TO A POINT OF CURVATURE;

THENCE N69°23'42"W A DISTANCE OF 170.33 FEET;

THENCE S09°24'00"W A CENTRAL ANGLE OF 41°51'20", A CHORD DISTANCE OF 302.80 FEET;

THENCE S48°54'56"W A DISTANCE OF 83.68 FEET TO A POINT OF CURVATURE;

THENCE N01°15'51"E ALONG THE ARC OF A CURVE CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 0.15151 FEET, A CENTRAL ANGLE OF 97°54', A CHORD DISTANCE OF 72.98 FEET;

THENCE S24°54'30"W TO A POINT OF REVERSE CURVATURE;

THENCE N82°50'51"W TO A POINT OF REVERSE CURVATURE;

THENCE S24°54'30"W A DISTANCE OF 185.69 FEET TO A POINT OF CURVATURE;

THENCE S44°57'03"W A DISTANCE OF 145.23 FEET TO A POINT OF CURVATURE;

THENCE N02°00'00"W TO A POINT OF CURVATURE;

THENCE S29°29'00"W ALONG THE ARC OF A CURVE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 23.00 FEET, A CENTRAL ANGLE OF 88°17'04", A CHORD DISTANCE OF 28.06 FEET;

THENCE N02°00'00"W A DISTANCE OF 78.33 FEET TO THE POINT OF BEGINNING;

THENCE N04°08'05"W TO A POINT OF BEGINNING;

THENCE N84°18'22"E DISTANCE 1.9102;

THENCE S10°57'57"E A DISTANCE OF 101.84 FEET;

THENCE S71°22'02"W A DISTANCE OF 185.48 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 23,064 SQUARE FEET OR 0.53 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

THIS INSTRUMENT PREPARED BY:

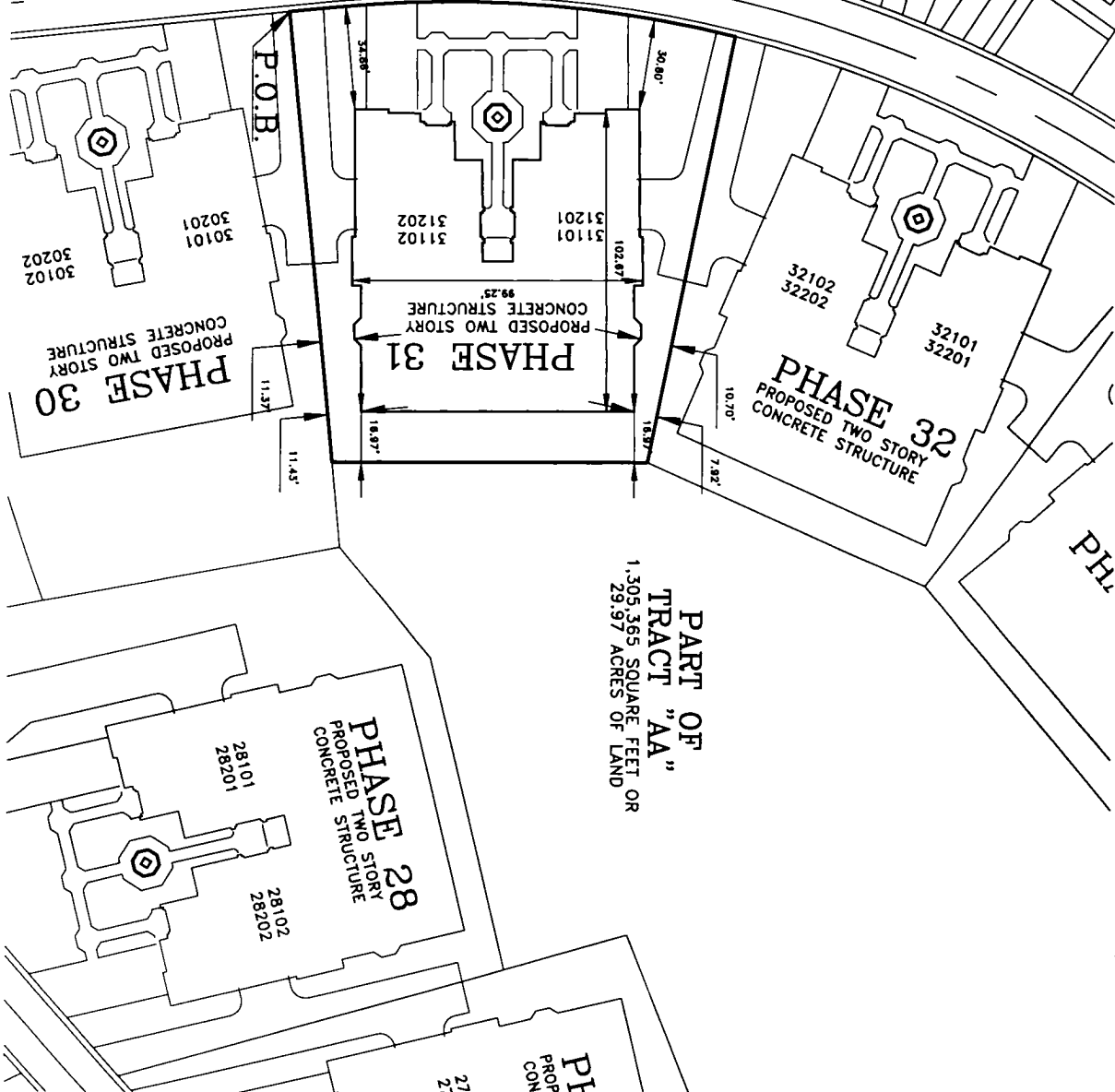
RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
COASTAL ENGINEERING CONSULTANTS, INC.
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EXHIBIT B

PAGE 34

C.E.C. FILE NO.: 03.175
ACAD DWG. NO.: PHASE30PLT

AVELLINO ISLES, A CONDOMINIUM
 A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



AVELLINO ISLES, A CONDOMINIUM
 PLAT 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" OF THE VINEYARDS UNIT 3A, AS SHOWN IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "CC" OF SAID VINEYARDS UNIT 3A SUBDIVISION, RUN AND THE NORTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION WESTERLY LINE OF SAID VENEZIA GRANDE ESTATES

THENCE ALONG SAID LINE N09°51'42"W A DISTANCE OF 112.47 FEET TO THE THENCE N01°18'33"W A DISTANCE OF 102.05 FEET;

THENCE N17°08'33"W A DISTANCE OF 14.79 FEET;

THENCE LEAVING SAID LINE S74°59'43"W A DISTANCE OF 64.75 FEET;

THENCE N73°08'33"W A DISTANCE OF 12.25 FEET;

THENCE N31°22'57"W TO A POINT OF CURVATURE;

THENCE S77°49'11"W A DISTANCE OF 86.88 FEET TO A POINT OF CURVATURE;

THENCE 108.80 FEET ALONG THE ARC OF A CURVE CONVEX TO THE NORTH HAVING A RADIUS OF 458.00 FEET, A CENTRAL ANGLE OF 12°47'07", A CHORD DISTANCE OF 108.87 FEET, BEARING S84°12'45"W TO A POINT OF TANGENCY;

THENCE N08°23'42"W A DISTANCE OF 170.33 FEET TO A POINT OF CURVATURE;

THENCE S08°23'42"W A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 424.00 FEET, A CENTRAL ANGLE OF 151°51'50", A CHORD DISTANCE OF 502.80 FEET, BEARING S89°40'58"W TO A POINT OF TANGENCY;

THENCE 72.98 FEET ALONG THE ARC OF A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 1,012.00 FEET, A CENTRAL ANGLE OF 0°40'75", A CHORD DISTANCE OF 72.98 FEET, BEARING S48°41'01"W TO A POINT OF TANGENCY;

THENCE N02°51'10"W A DISTANCE OF 83.53 FEET TO A POINT OF CURVATURE;

THENCE 25.00 FEET, A CENTRAL ANGLE OF 109°04'12", A CHORD DISTANCE OF 38.88 FEET, BEARING N82°50'51"W TO A POINT OF REVERSE CURVATURE;

THENCE 57.48 FEET ALONG THE ARC OF A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 45°34'50", A CHORD DISTANCE OF 56.09 FEET, BEARING N82°51'10"W TO A POINT OF REVERSE CURVATURE;

THENCE N02°51'10"W A DISTANCE OF 225.56 FEET TO THE POINT OF BEGINNING;

THENCE N09°58'50"W A DISTANCE OF 14.95 FEET TO A POINT OF CURVATURE;

THENCE 138.23 FEET ALONG THE ARC OF A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 18°10'48", A CHORD DISTANCE OF 137.61 FEET, BEARING S78°50'32"E TO A POINT OF TANGENCY;

THENCE S78°50'32"E A DISTANCE OF 107.89 FEET;

THENCE S84°18'22"W A DISTANCE OF 153.20 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 20,017 SQUARE FEET OR 0.46 ACRES OF LAND.

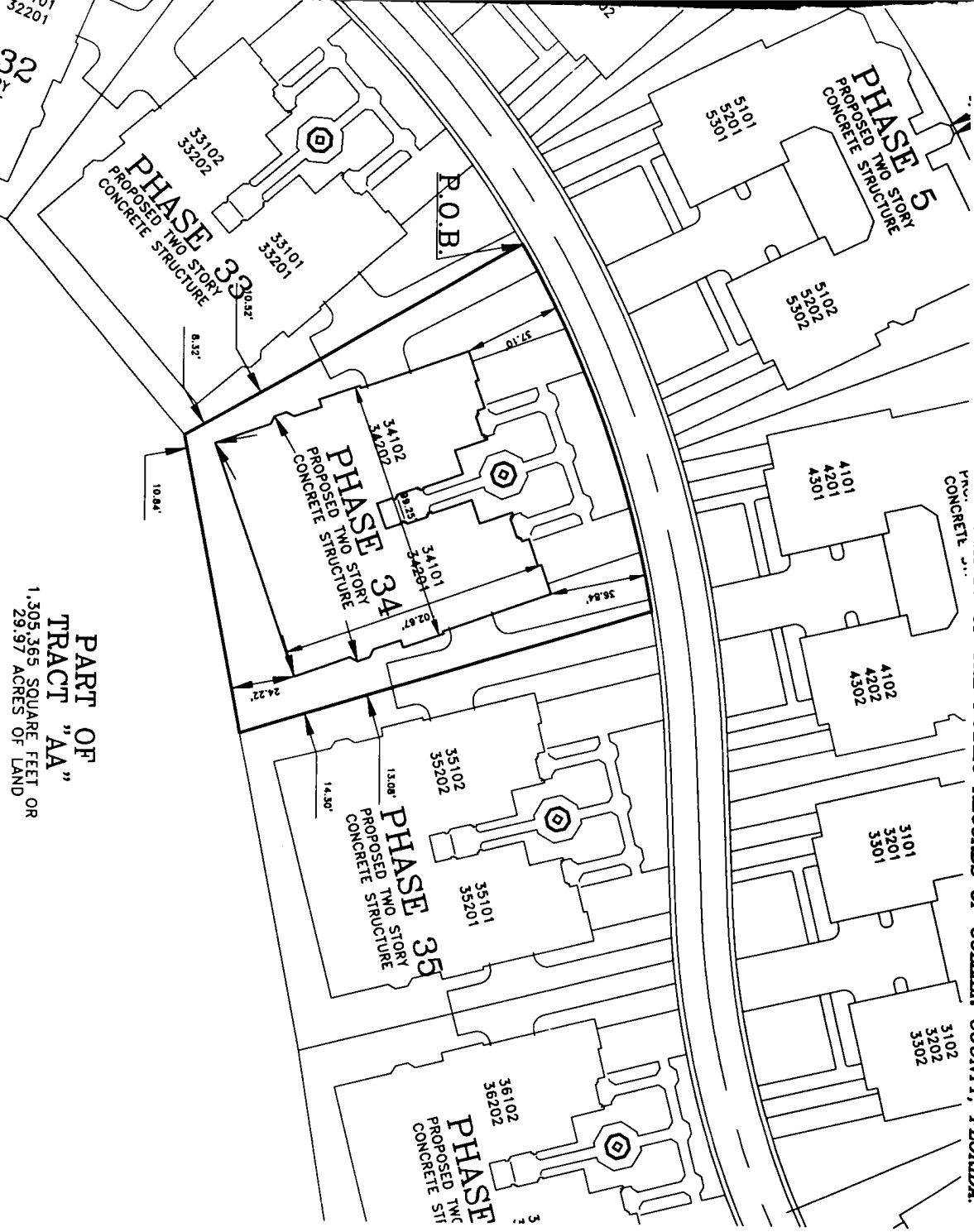
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

THIS INSTRUMENT PREPARED BY:
 RICHARD J. EWING, V.P.
 PROFESSIONAL SURVEYOR AND MAPPER
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 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 3106 SOUTH HORSESHOE DRIVE, NAPLES, FLORIDA
 PHONE NO. (239) 643-2324 FAX NO. (239) 643-1143

PHASE 31
PLOT PLAN

EXHIBIT B
PAGE 35
 C.E.C. FILE NO.: 03,175
 ACAD DWG. NO.: PHASE31PLT

A VELLINO ISLES, A CONDOMINIUM
A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



PART OF
 TRACT "AA"
 1,305,365 SQUARE FEET OR
 29.97 ACRES OF LAND

PHASE 34
PLOT PLAN

THIS INSTRUMENT PREPARED BY:
 RICHARD J. EWING, V.P.
 PROFESSIONAL SURVEYOR AND MAPPER
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 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 3106 SOUTH HOPESHORE DRIVE, NAPLES, FLORIDA
 PHONE NO. (239)643-2324 FAX NO. (239)643-1143

VELLINO ISLES, A CONDOMINIUM
 PHASE 34
 LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF VENTURA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "CC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N67°30'10"W ALONG THE SOUTHERLY LINE OF SAID VENTURA GRANDE ESTATES SUBDIVISION WESTEELY LINE BEARING S89°51'42"W A DISTANCE OF 112.47 FEET TO THE WESTEELY CORNER OF SAID TRACT "CC" BEARING S89°51'42"W A DISTANCE OF 112.47 FEET TO THE POINT OF BEGINNING;

THENCE ALONG SAID LINE N09°51'42"W A DISTANCE OF 233.18 FEET;

THENCE LEAVING SAID LINE S72°58'45"W A DISTANCE OF 48.79 FEET;

THENCE 179.08 FEET ALONG THE ARC OF A CURVE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 108.00 FEET, A CENTRAL ANGLE OF 82°32'28", A CHORD DISTANCE OF 158.52 FEET;

THENCE 577°48'11"W OR TO A POINT OF TANGENCY;

THENCE 108.80 FEET ALONG THE ARC OF A CURVE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 488.00 FEET, A CENTRAL ANGLE OF 12°47'07", A CHORD DISTANCE OF 108.87 FEET;

THENCE N89°23'42"W A DISTANCE OF 170.33 FEET TO A POINT OF CURVATURE;

THENCE N09°51'42"W A DISTANCE OF 170.33 FEET TO A POINT OF CURVATURE;

THENCE 44°44'38"W A DISTANCE OF 83.83 FEET TO A POINT OF CURVATURE;

THENCE 72.88 FEET ALONG THE ARC OF A CURVE CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 1,012.00 FEET, A CENTRAL ANGLE OF 04°07'34", A CHORD DISTANCE OF 72.88 FEET, BEARING S44°44'38"W TO A POINT OF TANGENCY;

THENCE 344°37'03"W A DISTANCE OF 153.83 FEET TO A POINT OF CURVATURE;

THENCE 248°37'03"W A DISTANCE OF 153.83 FEET TO A POINT OF CURVATURE;

THENCE 57.48 FEET ALONG THE ARC OF A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 73.00 FEET, A CENTRAL ANGLE OF 43°54'50", A CHORD DISTANCE OF 58.09 FEET, BEARING N52°16'10"W TO A POINT OF REVERSE CURVATURE;

THENCE 22.88 FEET ALONG THE ARC OF A CURVE CONVEX TO THE NORTHEAST HAVING A RADIUS OF 22.88 FEET, A CENTRAL ANGLE OF 17°04', A CHORD DISTANCE OF 28.08 FEET, BEARING N40°03'03"W TO A POINT OF TANGENCY;

THENCE N09°56'30"W A DISTANCE OF 238.51 FEET TO A POINT OF CURVATURE;

THENCE 472.85 FEET ALONG THE ARC OF A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 413.00 FEET, A CENTRAL ANGLE OF 69°34'17", A CHORD DISTANCE OF 447.28 FEET, BEARING N22°50'38"E TO A POINT OF BEGINNING;

THENCE 16.14 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 413.00 FEET, A CENTRAL ANGLE OF 20°53'06", A CHORD DISTANCE OF 147.33 FEET, BEARING N69°24'30"E;

THENCE S16°43'03"E A DISTANCE OF 183.88 FEET;

THENCE S78°56'01"W A DISTANCE OF 114.18 FEET;

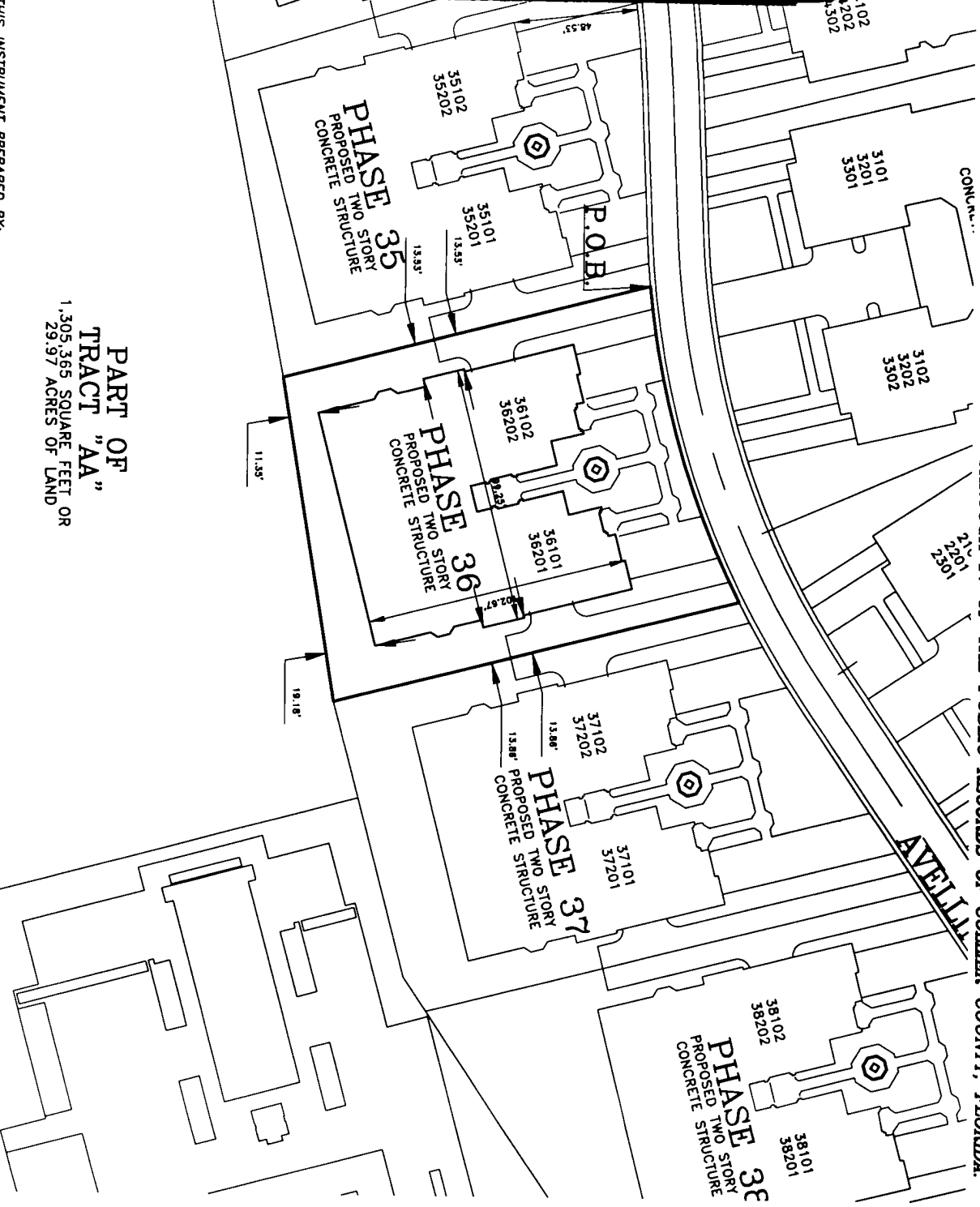
THENCE N28°49'45"W A DISTANCE OF 147.81 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 20,887 SQUARE FEET OR 0.47 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

EXHIBIT B
PAGE 38
 C.E.C. FILE NO.: 03.175
 ACAD DWG. NO.: PHASE34PLT

AVELLINO ISLES, A CONDOMINIUM
A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



PART OF
TRACT "AA"
1,305,365 SQUARE FEET OR
29.97 ACRES OF LAND

PHASE 36
PLOT PLAN

AVELLINO ISLES, A CONDOMINIUM
PLAT 36
LEGAL DESCRIPTION

A PART OF LAND LYING IN THAT PART OF TRACT "AA" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 10 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF VENEZIA GRAND ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 11 AND 12 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, AND THE NORTHERLY LINE OF SAID TRACT "OC" OF SAID VENEZIA GRAND ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "OC" FOR A DISTANCE OF 112.47 FEET TO THE WESTERLY LINE OF SAID VENEZIA GRAND ESTATES;

THENCE ALONG SAID LINE N05°51'42"W A DISTANCE OF 233.16 FEET;

THENCE ALONG SAID LINE OF 102.03 FEET;

THENCE ALONG SAID LINE OF 48.79 FEET N07°53'30"W NORTHWEST HAVING A BEARING OF 108.00 FEET, A CENTRAL ANGLE OF 92°32'28", A CHORD DISTANCE OF 193.52 FEET BEARING S31°22'57"W TO A POINT OF TANGENCY;

THENCE S77°49'11"W A DISTANCE OF 68.88 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID LINE OF 174°47'07" A CHORD DISTANCE OF 108.87 FEET BEARING S05°17'11" A CENTRAL ANGLE OF 172°47'07" TO THE NORTHWEST HAVING A BEARING OF 309.74 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 424.00 FEET, A CENTRAL ANGLE OF 41°31'20", A CHORD DISTANCE OF 302.80 FEET BEARING S89°40'34"W TO A POINT OF TANGENCY;

THENCE S48°44'38"W A DISTANCE OF 93.89 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID LINE OF 101.20 FEET N07°53'30"W NORTHWEST HAVING A BEARING OF 108.00 FEET, A CENTRAL ANGLE OF 92°32'28", A CHORD DISTANCE OF 193.52 FEET BEARING S48°44'10"W TO A POINT OF TANGENCY;

THENCE S48°37'03"W A DISTANCE OF 169.83 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID LINE OF 107°04'12" A CHORD DISTANCE OF 39.89 FEET BEARING N02°20'51"W TO A POINT OF REVERSE CURVATURE;

THENCE ALONG SAID LINE OF 72.00 FEET N07°53'30"W NORTHWEST HAVING A BEARING OF 182°18'10"W TO A POINT OF REVERSE CURVATURE TO THE SOUTHWEST HAVING A RADIUS OF 23.00 FEET, A CENTRAL ANGLE OF 86°17'04", A CHORD DISTANCE OF 28.08 FEET BEARING N40°03'07"W TO A POINT OF TANGENCY;

THENCE ALONG SAID LINE OF 238.51 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID LINE OF 413.00 FEET N07°53'30"W NORTHWEST HAVING A BEARING OF 182°18'10"W TO A POINT OF TANGENCY;

THENCE ALONG SAID LINE OF 601.92 FEET BEARING N40°03'07"W TO A POINT OF CURVATURE TO THE SOUTHWEST HAVING A RADIUS OF 342.00 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A BEARING OF 05°50'18"E, A CENTRAL ANGLE OF 05°17'18", A CHORD DISTANCE OF 19.82 FEET BEARING N07°53'30"W TO A POINT OF BEGINNING; SAID CURVE HAVING A RADIUS OF 342.00 FEET, A CENTRAL ANGLE OF 21°31'20", A CHORD DISTANCE OF 126.75 FEET BEARING N73°39'07"E;

THENCE S14°07'18"E A DISTANCE OF 182.92 FEET;

THENCE S80°41'34"W A DISTANCE OF 127.08 FEET;

THENCE N14°07'18"W A DISTANCE OF 147.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 19,131 SQUARE FEET OR 0.44 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

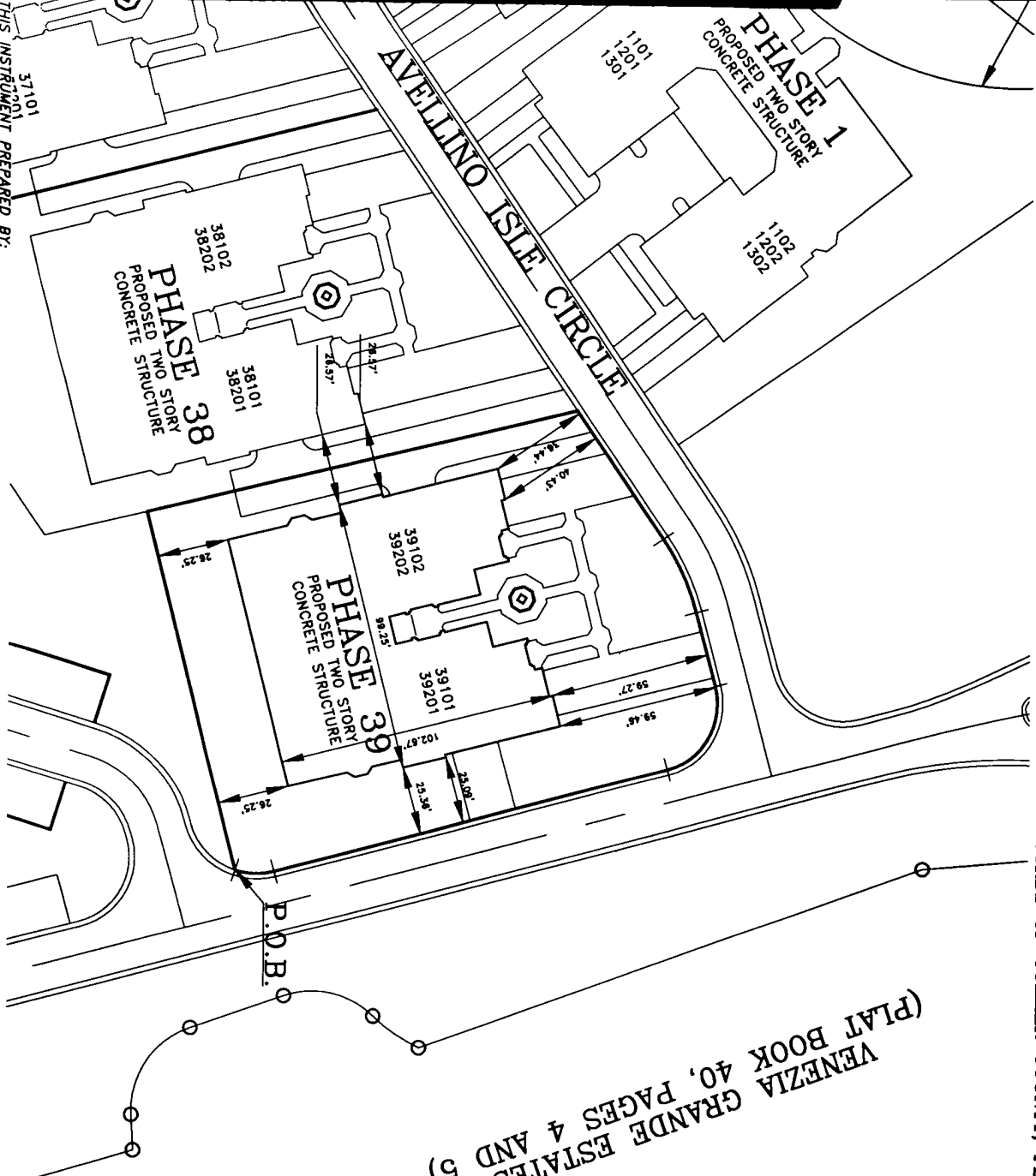
EXHIBIT B

PAGE 40

C.E.C. FILE NO.: 03.175
ACAD DWG. NO.: PHASE36P1T

THIS INSTRUMENT PREPARED BY:
RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
COASTAL ENGINEERING CONSULTANTS, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
3106 SOUTH HORSESHOE DRIVE, NAPLES, FLORIDA
PHONE NO. (239)643-2324 FAX NO. (239)643-1143

AVELLINO ISLES, A CONDOMINIUM
A PART OF TRACT "A" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



VENEZIA GRANDE ESTATES (PLAT BOOK 40, PAGES 4 AND 5)

AVELLINO ISLES, A CONDOMINIUM
PHASE 38
LOCAL DESCRIPTION

A PARCEL OF LAND LYING IN THAT PART OF TRACT "A," OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "OC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N 27° 00' 00" W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION A DISTANCE OF 112.47 FEET TO THE WESTERN LINE OF SAID VENEZIA GRANDE ESTATES;

THENCE ALONG SAID LINE N05°21'42" W A DISTANCE OF 233.18 FEET;

THENCE N01°16'53" W A DISTANCE OF 102.08 FEET;

THENCE LEAVING SAID LINE S7°58'43" W A DISTANCE OF 48.78 FEET;

THENCE N15°03'17" W A DISTANCE OF 77.27 FEET TO A POINT OF CURVATURE;

THENCE S2°08'00" W ALONG THE ARC OF A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 22.00 FEET;

THENCE N67°03'17" W TO A POINT OF TANGENCY;

THENCE 48.35 FEET ALONG THE ARC OF A CURVE CONVEX TO THE NORTH HAVING A RADIUS OF 48.00 FEET, A CENTRAL ANGLE OF 57°42'39", A CHORD DISTANCE OF 47.28 FEET;

THENCE N78°11'57" W TO A POINT OF TANGENCY;

THENCE 32.80 FEET TO A POINT OF CURVATURE;

THENCE S12°28'57" W ALONG THE ARC OF A CURVE CONVEX TO THE NORTHEAST HAVING A RADIUS OF 112.00 FEET, A CENTRAL ANGLE OF 84°34'42", A CHORD DISTANCE OF 118.08 FEET, BEARING N15°03'17" W TO A POINT OF TANGENCY;

THENCE 48.35 FEET ALONG THE ARC OF A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 48.00 FEET, A CENTRAL ANGLE OF 57°42'39", A CHORD DISTANCE OF 47.28 FEET;

THENCE N72°52'42" W TO A POINT OF TANGENCY;

THENCE 24.78 FEET ALONG THE ARC OF A CURVE CONVEX TO THE WEST HAVING A RADIUS OF 23.00 FEET, A CENTRAL ANGLE OF 58°48'39", A CHORD DISTANCE OF 23.78 FEET;

THENCE N46°32'13" E TO THE POINT OF BEGINNING;

THENCE S75°52'42" W A DISTANCE OF 135.87 FEET;

THENCE N15°37'03" W A DISTANCE OF 58.85 FEET TO A POINT OF CURVATURE;

THENCE 289.31 FEET ALONG THE ARC OF A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 88.00 FEET, A CENTRAL ANGLE OF 182°28'27", A CHORD DISTANCE OF 29.89 FEET, BEARING N65°14'03" E TO A POINT OF TANGENCY;

THENCE N72°58'43" E A DISTANCE OF 28.00 FEET TO A POINT OF CURVATURE;

THENCE 39.27 FEET ALONG THE ARC OF A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 23.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD DISTANCE OF 35.38 FEET;

THENCE S18°03'17" E TO A POINT OF TANGENCY;

THENCE 110.00 FEET TO A POINT OF CURVATURE;

THENCE 14.48 FEET ALONG THE ARC OF A CURVE CONVEX TO THE WEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 33°11'01", A CHORD DISTANCE OF 14.28 FEET;

BEARING S01°32'15" W TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 24,897 SQUARE FEET OR 0.57 ACRES OF LAND.

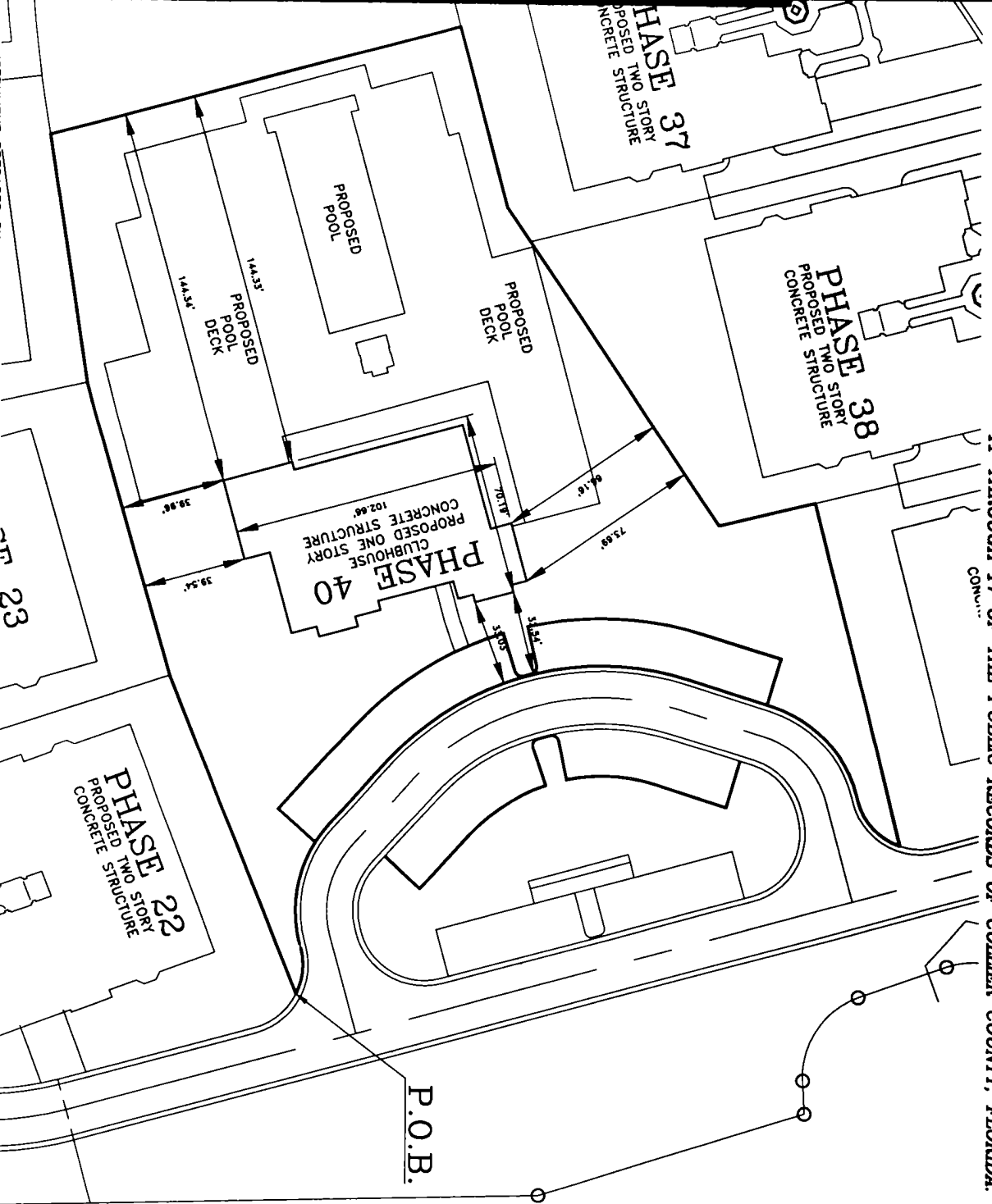
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

THIS INSTRUMENT PREPARED BY:
37101
RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
COASTAL ENGINEERING CONSULTANTS, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
3106 SOUTH HORSESHOE DRIVE, NAPLES, FLORIDA
PHONE NO. (239)643-2324 FAX NO. (239)643-1143

PHASE 39
PLOT PLAN

EXHIBIT B
PAGE 43
C.E.C. FILE NO.: 03.175
ACAD DWG. NO.: PHASE39P1T

A VELLINO ISLES, A CONDOMINIUM
A PART OF TRACT "A" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLOT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



VELLINO ISLES, A CONDOMINIUM

PHASE 40
 LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THAT PART OF TRACT "A" OF THE VINEYARDS UNIT 3A, AS RECORDED IN PLOT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLOT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "OC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N67°27'00"W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION NORTHERLY TO THE SOUTHERLY CORNER OF SAID TRACT "OC" FOR A DISTANCE OF 112.27 FEET TO THE WESTERLY END OF SAID TRACT "OC";

THENCE ALONG SAID LINE N09°31'42"W A DISTANCE OF 233.18 FEET;
 THENCE N01°18'33"W A DISTANCE OF 102.03 FEET;
 THENCE LEAVING SAID LINE S72°58'43"W A DISTANCE OF 48.79 FEET;
 THENCE N15°03'17"W A DISTANCE OF 77.27 FEET TO A POINT OF CURVATURE;
 THENCE 21.07 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 48°17'12", A CHORD DISTANCE OF 20.45 FEET;
 THENCE S87°19'23"W A DISTANCE OF 131.37 FEET;
 THENCE S81°34'44"W A DISTANCE OF 85.34 FEET;
 THENCE N15°03'17"W A DISTANCE OF 182.23 FEET;
 THENCE N75°18'44"E A DISTANCE OF 71.83 FEET;
 THENCE N55°48'20"E A DISTANCE OF 144.13 FEET;
 THENCE N15°37'03"W A DISTANCE OF 38.33 FEET TO A POINT ON A CIRCULAR CURVE;
 THENCE 24.78 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A BEARING S48°32'13"W TO A POINT OF TANGENCY;
 THENCE 57°56'43"W A DISTANCE OF 2.00 FEET TO A POINT OF CURVATURE;
 THENCE 48.33 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A BEARING S48°00'21"W TO A POINT OF TANGENCY;
 THENCE 128.24 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 112.00 FEET, A CENTRAL ANGLE OF 84°34'42", A CHORD DISTANCE OF 119.88 FEET BEARING S19°03'17"E TO A POINT OF TANGENCY;
 THENCE S47°20'38"E A DISTANCE OF 33.80 FEET TO A POINT OF CURVATURE;
 THENCE 48.79 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 48.80 FEET, A CENTRAL ANGLE OF 84°52'39", A CHORD DISTANCE OF 47.23 FEET BEARING S76°11'56"E TO A POINT OF TANGENCY;
 THENCE N74°58'43"E A DISTANCE OF 2.00 FEET TO A POINT OF CURVATURE;
 THENCE 18.20 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 23.00 FEET, A CENTRAL ANGLE OF 41°42'48", A CHORD DISTANCE OF 17.80 FEET, BEARING S84°11'55"E TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 50,025 SQUARE FEET OR 1.28 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

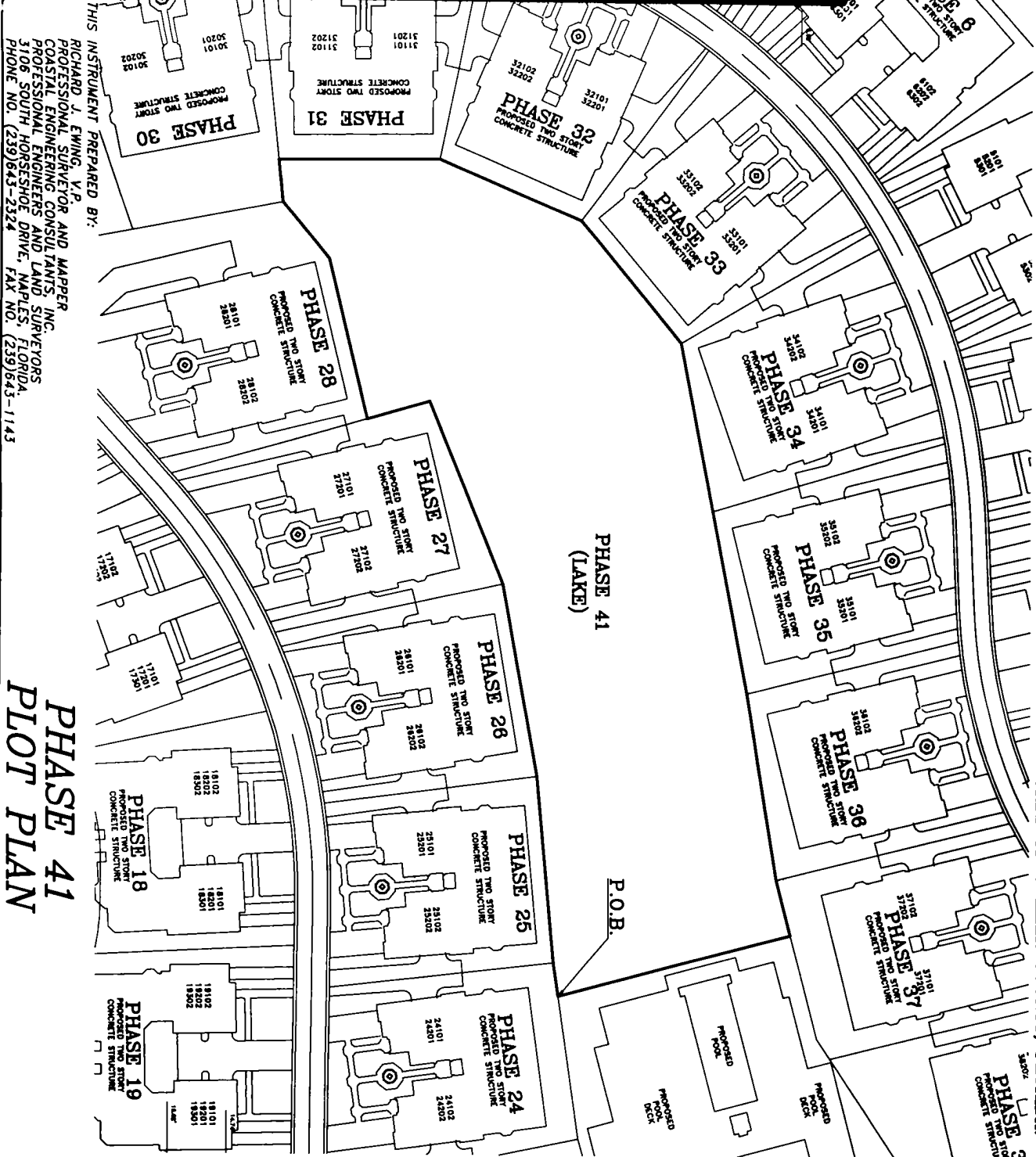
THIS INSTRUMENT PREPARED BY:
 RICHARD J. EWING, V.P.
 PROFESSIONAL SURVEYOR AND MAPPER
 CONSULTING ENGINEERING CONSULTANTS, INC.
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 3106 SOUTH HONESHOE DRIVE, NAPLES, FLORIDA
 PHONE NO. (239)843-2324 FAX NO. (239)843-1143

PHASE 40
PLOT PLAN

EXHIBIT B
PAGE 44
 C.E.C. FILE NO.: 03.175
 ACAD DWG. NO.: CLUBHOUSE

AVELLINO ISLES, A CONDOMINIUM

A PART OF TRACT "A" AND I-18 OF THE VINEYARDS UNIT 9A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



THIS INSTRUMENT PREPARED BY:
 RICHARD J. EWING, V.P.
 PROFESSIONAL SURVEYOR AND MAPPER
 COASTAL ENGINEERING CONSULTANTS, INC.
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 3106 SOUTH HORSESHOE DRIVE, NAPLES, FLORIDA
 PHONE NO. (239)843-2324 FAX NO. (239)843-1143

PHASE 41 PLOT PLAN

EXHIBIT B PAGE 45

C.E.C. FILE NO.: 03.175
 ACAD DWG. NO.: LAKEPL1

AVELLINO ISLES, A CONDOMINIUM
 PHASE 41
 LEGAL DESCRIPTION

A PART OF LAND LUNG IN THAT PART OF TRACT "A" OF THE VINEYARDS UNIT 9A, AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 10 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

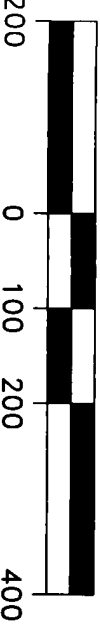
COMMENCING AT THE SOUTHERLY MOST CORNER OF VINEYARD GRAND ESTATES AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

THE NORTHERLY CORNER OF TRACT "A" OF THE VINEYARDS UNIT 9A SUBDIVISION RUN N87°27'00"W A DISTANCE OF 112.47 FEET;
 THENCE N09°31'42"W A DISTANCE OF 233.18 FEET;
 THENCE N01°18'32"W A DISTANCE OF 102.09 FEET;
 THENCE S1°28'43"W A DISTANCE OF 48.79 FEET;
 THENCE N1°03'17"W A DISTANCE OF 77.27 FEET;
 THENCE S87°19'23"W A DISTANCE OF 20.45 FEET BEARING
 N87°11'53"W;
 THENCE S87°19'23"W A DISTANCE OF 131.57 FEET;
 THENCE S74°10'53"W A DISTANCE OF 116.58 FEET;
 THENCE S81°34'44"W A DISTANCE OF 93.94 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE WESTERLY ALONG SAID LINE, A DISTANCE OF 22.71 FEET;
 THENCE S74°10'53"W A DISTANCE OF 128.18 FEET;
 THENCE S74°10'53"W A DISTANCE OF 102.18 FEET;
 THENCE S87°19'23"W A DISTANCE OF 131.79 FEET;
 THENCE S19°32'10"E A DISTANCE OF 43.82 FEET;
 THENCE S78°24'00"W A DISTANCE OF 48.28 FEET;
 THENCE S50°30'01"W A DISTANCE OF 28.39 FEET;
 THENCE S84°19'22"W A DISTANCE OF 107.68 FEET;
 THENCE N00°23'47"W A DISTANCE OF 107.68 FEET;
 THENCE N63°21'58"E A DISTANCE OF 104.04 FEET;
 THENCE N63°21'58"E A DISTANCE OF 104.04 FEET;
 THENCE N78°02'01"E A DISTANCE OF 11.52 FEET;
 THENCE N78°02'01"E A DISTANCE OF 123.83 FEET;
 THENCE N80°41'34"E A DISTANCE OF 127.08 FEET;
 THENCE N75°18'44"E A DISTANCE OF 38.39 FEET;
 THENCE S19°03'17"E A DISTANCE OF 182.23 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 80,882 SQUARE FEET OR 2.09 ACRES.
 SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD

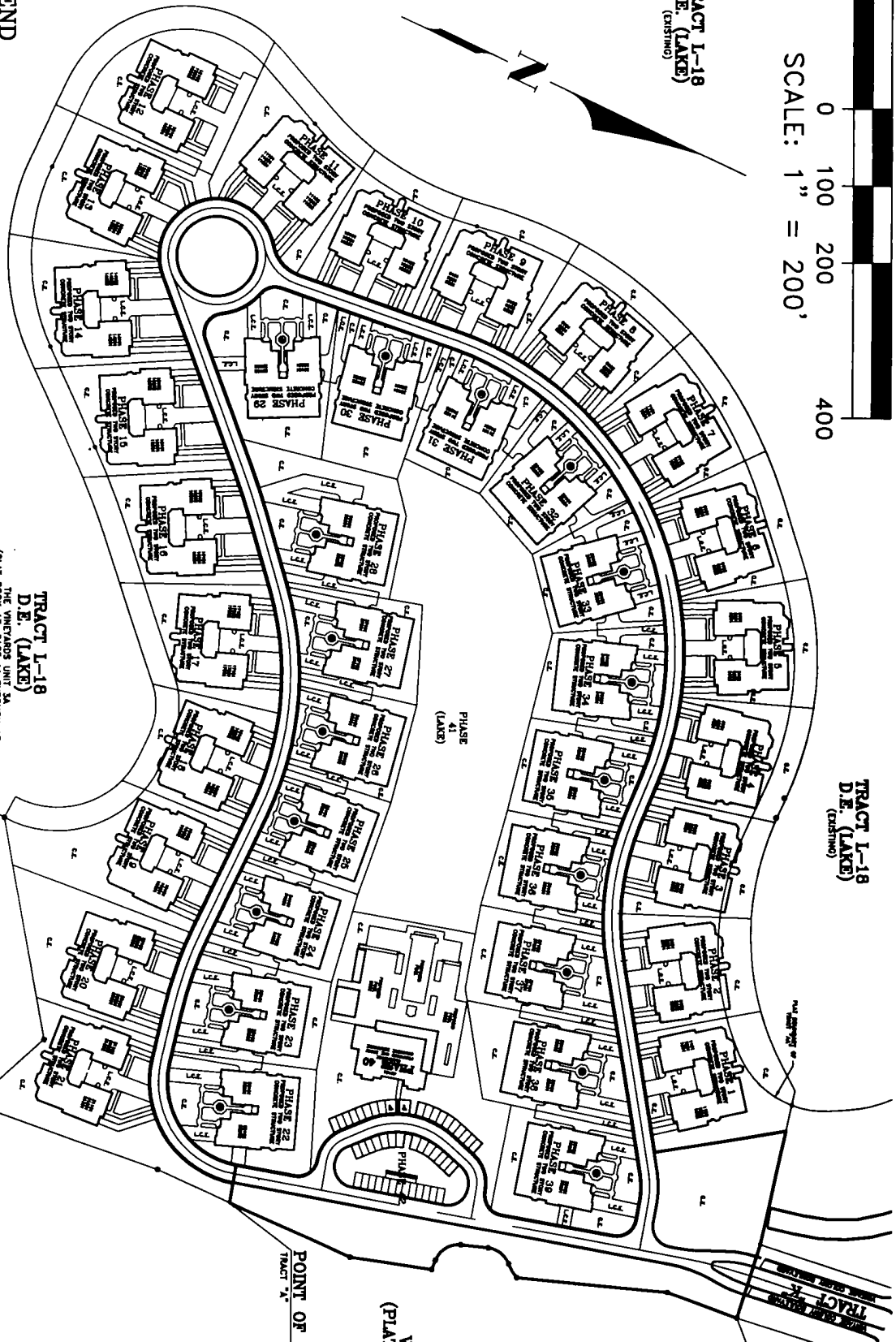
AVELLINO ISLES, A CONDOMINIUM

A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



SCALE: 1" = 200'

TRACT L-18
D.E. (LAKE)
(EXISTING)



TRACT L-18
D.E. (LAKE)
(EXISTING)

PHASE 41
(LAKE)

TRACT L-18
D.E. (LAKE)
THE VINEYARDS UNIT 3A
(PLAT BOOK 17, PAGE 11 THROUGH 17)

VENEZIA GRANDE ESTATES
(PLAT BOOK 40, PAGES 4 AND 5)

POINT OF BEGINNING
TRACT "X"

LEGEND

C.E. = COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT

THIS INSTRUMENT PREPARED BY:

RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
COASTAL ENGINEERING CONSULTANTS, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
3106 SOUTH HORSESHOE DRIVE, NAPLES, FLORIDA
PHONE NO. (239)643-2324 FAX NO. (239)643-1143

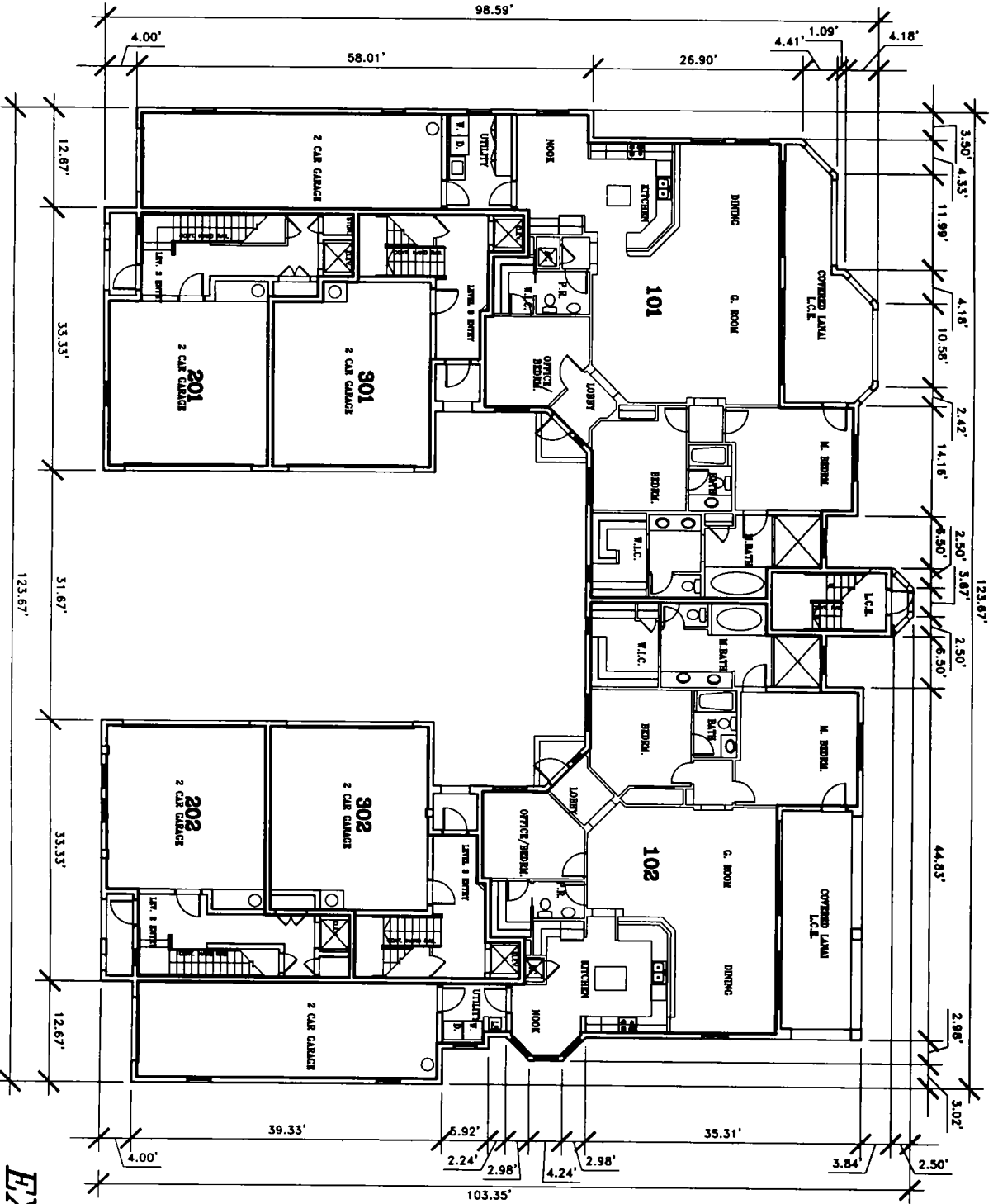
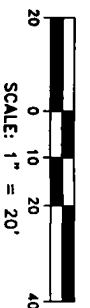
PHASE 42
POINT OF COMMENCEMENT

TRACT "GC"
THE VINEYARDS UNIT 3A
(PLAT BOOK 17, PAGE 11 THROUGH 17)

EXHIBIT B
PAGE 46

C.E.C. FILE NO.: 03.175
ACAD DWG. NO.: TRACTA

AVELLINO ISLES, A CONDOMINIUM
 A PART OF TRACT "A" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



UNIT NUMBERS

FIRST FLOOR	1101	1102
	2101	2102
	3101	3102
	4101	4102
	5101	5102
	6101	6102
	7101	7102
	8101	8102
	9101	9102
	10101	10102
	11101	11102
	12101	12102
	13101	13102
	14101	14102
	15101	15102
	16101	16102
	17101	17102
	18101	18102
	19101	19102
	20101	20102
	21101	21102

LEGEND
 L.C.E. = LIMITED COMMON ELEMENT

THIS INSTRUMENT PREPARED BY:
 RICHARD J. EWING, V.P.
 PROFESSIONAL SURVEYOR AND MAPPER
 COASTAL ENGINEERING CONSULTANTS, INC.
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 3106 SOUTH HORSESHOE DRIVE, NAPLES, FLORIDA
 PHONE NO. (239)843-2324 FAX NO. (239)843-1143

PHASE 1 THROUGH 21
1st FLOOR PLAN

EXHIBIT B
PAGE 47
 C.E.C. FILE NO.: 03-175
 ACAD DWG. NO.: 6UN1T

**CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM
FOR
AVELLINO ISLES, A CONDOMINIUM
SUBMITTING PHASES 9 THROUGH 31**

THIS AMENDMENT made this 8th day March, 2005, by Avellino Isles Developers, Inc., a Florida corporation (the "Developer").

WHEREAS, the Developer has recorded a Declaration of Condominium for Avellino Isles, a Condominium, in Official Records Book 3658, Pages 1600 et seq., of the Public Records of Collier County, Florida; and

WHEREAS, said Declaration reserves the right of the Developer to make amendments to the Declaration of Condominium to comply with Section 718.104(4)(e), Florida Statutes which Developer now desires to do; and

WHEREAS, Developer now desires to submit Phases 9-31 to Avellino Isles, a Condominium.

NOW THEREFORE, the Developer pursuant to the aforesaid rights, hereby amends the Declaration of Condominium for Avellino Isles, a Condominium, as follows:

A. Article 1 is amended and restated to read as follows:

1. **THE LAND:** The land submitted to the condominium form of ownership by this Declaration and sometimes hereinafter referred to as the "Land" is as follows:

Tracts 9-31 (Phases 9-31), Avellino Isles, located in Collier County, Florida, and more particularly described in Exhibit "A," attached to the Declaration of Condominium.

B. The first sentence of the second paragraph of Article 2 is amended and restated to read as follows:

Avellino Isles, a Condominium, contains 198 residential units in 39 buildings and consists of Phases 1-42 of a proposed 42 phase development having a maximum of 198 units.

C. Article 5 is amended to read as follows:

5.1 **Survey and Plot Plans.** [Add after first paragraph] A plot plan showing the entire proposed project and the Phases 9-31 units and the building in which the units are located, including their identification numbers, and locations is attached to this Amendment to the Declaration of Condominium as Revised Exhibit "B."

D. Article 6 is amended and restated to read as follows:

6.1 **Shares of Ownership.** 198 Units - 1/198th share

E. Article 23 is amended to read as follows:

23. **DEVELOPMENT AND PHASING PLAN:** [Revise 198 and restate the first sentence as follows] Avellino Isles, a condominium, contains 76 units in 19 buildings and presently contains all phases of a proposed 42 phase development having a maximum of 198 residential units.

18.50

REC FEE

RECORDED in the OFFICIAL RECORDS of COLLIER COUNTY, FL
03/11/2005 at 03:46PM DWIGHT B. BROCK, CLERK

3574818 OR: 3751 PG: 2997

Retn:
ROBERT ROGERS
75 VINEYARDS BLVD
NAPLES FL 34119

IN WITNESS WHEREOF, the Developer has caused the foregoing Amendment to the Declaration of Condominium to be executed by its undersigned duly authorized officer on the date set forth above.

Signed sealed and delivered in the presence of:

[Signature]

Witness
Robert Rogers
Printed Name of Witness

[Signature]
Witness

LINDA H. FOWELL
Printed Name of Witness

AVELLINO ISLES DEVELOPERS, INC.,
a Florida corporation

By: [Signature]
Michel Saadeh, President

Address:
75 Vineyards Boulevard
Naples, Florida 34119

STATE OF FLORIDA
COUNTY OF COLLIER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared MICHEL SAADEH, (one of the following should be checked; if none are checked, he is personally known to me) X who is personally known to me, or has produced N/A as identification, and who did take an oath, and who is known to be the President of AVELLINO ISLES DEVELOPERS, INC., a Florida corporation, the corporation named in the foregoing instrument and that he acknowledged executing the same, in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

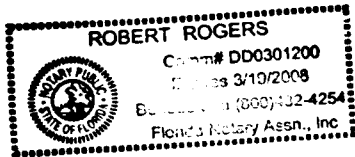
WITNESS my hand and official seal in the State and County last aforesaid this 8th
day of March , 200 5 .

[Signature]
NOTARY PUBLIC

This instrument prepared by:

Robert F. Rogers, Esquire
75 Vineyards Boulevard
Naples, Florida 34119
(239) 353-1973

V:\VDC\Legal\ROBERT\DEVELOP\AVELLINO ISLES\CERTIFICATE.1.doc



Retn:
ROBERT ROGERS
75 VINEYARDS BLVD
NAPLES FL 34119

**CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF CONDOMINIUM
FOR
AVELLINO ISLES, A CONDOMINIUM
SUBMITTING CERTIFICATE OF SUBSTANTIAL COMPLETION**

THIS AMENDMENT made this 1st day of NOVEMBER, 2006, by AVELLINO ISLES DEVELOPERS, INC., a Florida corporation (the "Developer").

WHEREAS, the Developer has recorded a Declaration of Condominium for Avellino Isles, a Condominium, in Official Records Book 3658, Page 1599 et seq., of the Public Records of Collier County, Florida; and

WHEREAS, said Declaration reserves the right of the Developer to make amendments to the Declaration of Condominium to comply with Section 718.104(4)(e), Florida Statutes which Developer now desires to do; and

WHEREAS, Developer now desires to submit the Certificate of Substantial Completion for Phase 25.

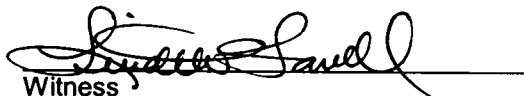
NOW, THEREFORE, the Developer, pursuant to the aforesaid rights, hereby amends the Declaration of Condominium for Avellino Isles, a Condominium, as follows:

The following attached Certificate of Substantial Completion is hereby added to the Declaration:

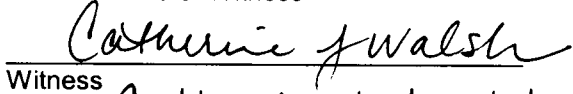
Phase 25 - Building 25.

IN WITNESS WHEREOF, the Developer has caused the foregoing Amendment to the Declaration of Condominium to be executed by its undersigned duly authorized officer on the date set forth above.

Signed sealed and delivered in the presence of:

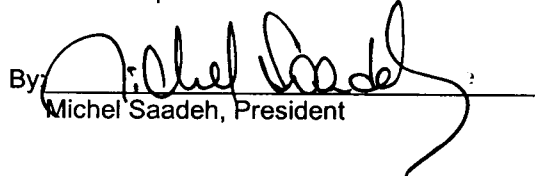

Witness

LINDA H. POWELL
Printed Name of Witness


Witness

Catherine J. Walsh
Printed Name of Witness

AVELLINO ISLES DEVELOPERS, INC.,
a Florida corporation

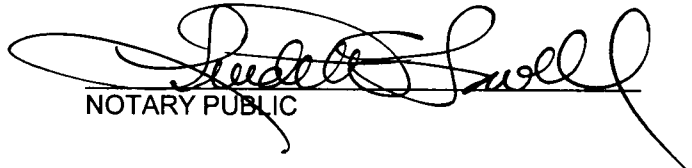
By: 
Michel Saadeh, President

Address:
75 Vineyards Boulevard
Naples, Florida 34119

STATE OF FLORIDA
COUNTY OF COLLIER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared MICHEL SAADEH, (one of the following should be checked; if none are checked, he is personally known to me) X who is personally known to me, or has produced N/A as identification, and who did take an oath, and who is known to be the President of AVELLINO ISLES DEVELOPERS, INC., a Florida corporation, the corporation named in the foregoing instrument and that he acknowledged executing the same, in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State and County last aforesaid this 1st day of NOVEMBER , 2006.


NOTARY PUBLIC

This instrument prepared by:
Robert F. Rogers, Esquire
75 Vineyards Boulevard
Naples, Florida 34119
(239) 353-1973





A CECI GROUP COMPANY

CECI Group Services

Civil Engineering

Planning Services

Survey & Mapping

Coastal Engineering

Real Estate Services

Website: www.coastalengineering.com

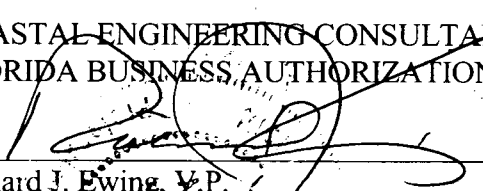
*** OR: 4133 PG: 0184 ***

**AVELLINO ISLES, A CONDOMINIUM
PHASE 25**

Certificate of Surveyor

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 25 of Avellino Isles, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with the Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including, but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

COASTAL ENGINEERING CONSULTANTS, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 2464


Richard J. Ewing, V.P.
Professional Surveyor and Mapper
Florida Certificate No. 8295

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

CEC FILE NO. 03.175-25

DATE: 10-10-06

Retn:
ROBERT F ROGERS
75 VINEYARDS BLVD
NAPLES FL 34119

**FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM
FOR AVELLINO ISLES, A CONDOMINIUM**

THIS AMENDMENT is made this 13 day FEBRUARY, 2007, by Avellino Isles Developers, Inc., a Florida corporation (the "Developer").

WHEREAS, the Developer has recorded a Declaration of Condominium for Avellino Isles, a Condominium, in Official Records Book 3658, Pages 1600 et seq., of the Public Records of Collier County, Florida; and

WHEREAS, said Declaration reserves the right of the Developer to make amendments to the Declaration of Condominium.

NOW, THEREFORE, the Developer pursuant to the aforesaid rights, hereby amends the Declaration of Condominium for Avellino Isles, a Condominium, as follows:

1. The following pages 1 through 13 of Exhibit B are hereby inserted in place of the previously submitted documents.
2. The attached Certificates of Substantial Completion are also hereby submitted.

IN WITNESS WHEREOF, the Developer has caused the foregoing Amendment to the Declaration of Condominium to be executed by its undersigned duly authorized officer on the date set forth above.

Signed sealed and delivered in the presence of:

Witness Robert Rogers
Printed Name of Witness

Witness LINDA H. FOWEL
Printed Name of Witness

AVELLINO ISLES DEVELOPERS, INC.,
a Florida corporation

By: Michel Saadeh
Michel Saadeh, President

Address:
75 Vineyards Boulevard
Naples, Florida 34119

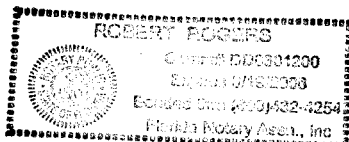
STATE OF FLORIDA
COUNTY OF COLLIER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared MICHEL SAADEH, (one of the following should be checked; if none are checked, he is personally known to me) X who is personally known to me, or has produced N/A as identification, and who did take an oath, and who is known to be the President of AVELLINO ISLES DEVELOPERS, INC., a Florida corporation, the corporation named in the foregoing instrument and that he acknowledged executing the same, in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State and County last aforesaid this 13
day of Feb., 2007.

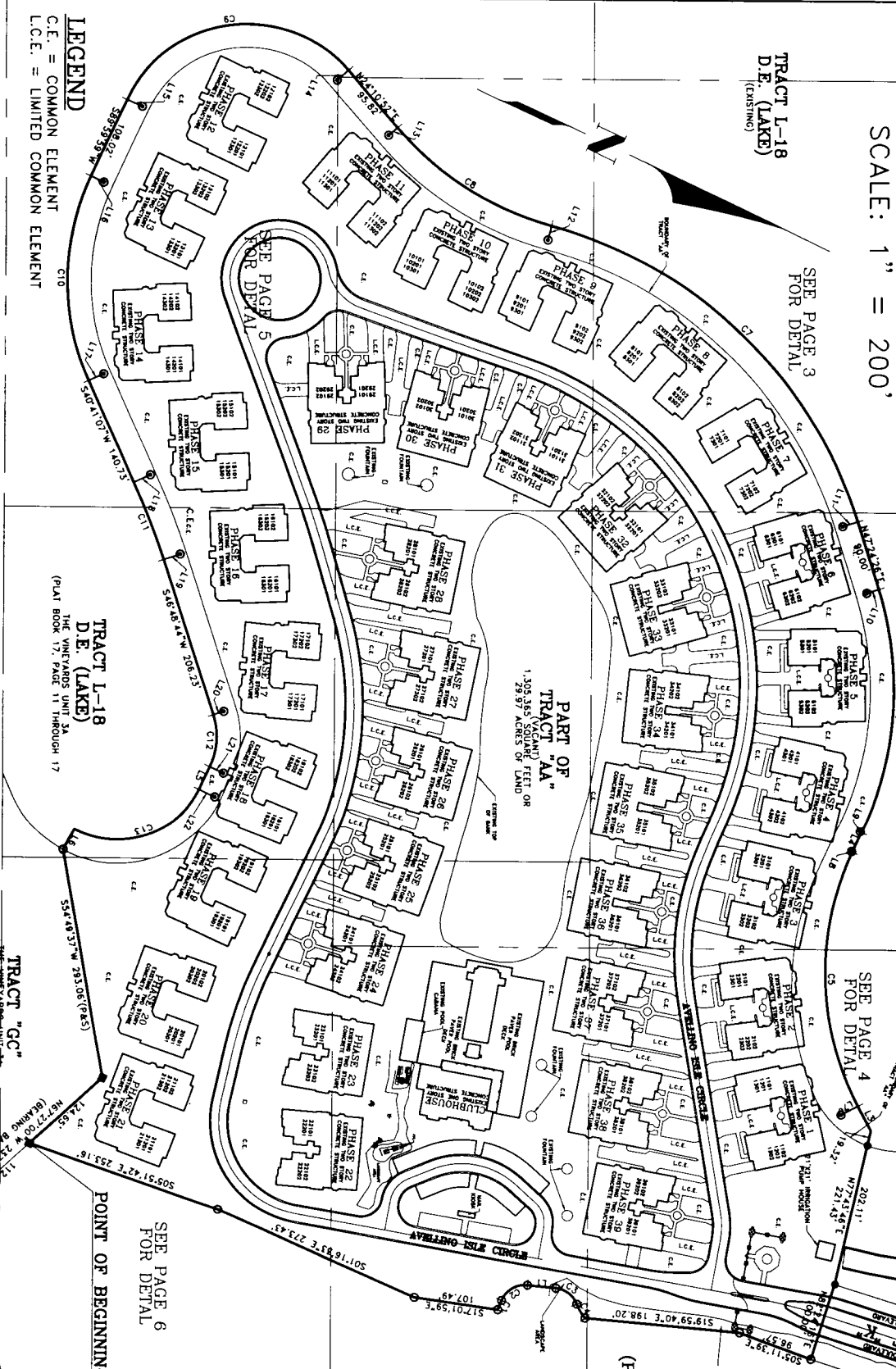
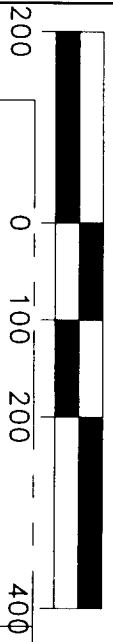
[Signature]
NOTARY PUBLIC

This instrument prepared by:
Robert F. Rogers, Esquire
75 Vineyards Boulevard
Naples, Florida 34119
(239) 353-1973



AVELLINO ISLES, A CONDOMINIUM

A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



LEGEND
 C.E. = COMMON ELEMENT
 L.C.E. = LIMITED COMMON ELEMENT

THIS INSTRUMENT PREPARED BY:
 RICHARD J. EWING, V.P.
 PROFESSIONAL SURVEYOR AND MAPPER
 COASTAL ENGINEERING CONSULTANTS
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 3106 SOUTH HORSESHOE DRIVE, NAPLES, FLORIDA
 PHONE NO. (239) 843-2324 FAX NO. (239) 843-1143

SEE SHEET 2
 FOR LEGAL DESCRIPTION

POINT OF COMMENCEMENT
BOUNDARY SURVEY

CXX - CURVE DATA
 (PLAT BOOK 40, PAGES 4 AND 5)

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	9446.08	704.40	12.83	12.83	N66°57'23"E
C2	32.00	73°41'42"	41.16	38.38	S56°14'20"E
C3	32.00	93°23'17"	35.42	33.64	S12°18'54"W
C4	360.00	53°07'58"	33.92	32.47	S34°12'12"W
C5	360.00	42°35'34"	31.85	30.31	S63°28'02"E
C6	425.82	57°46'29"	58.68	54.06	N18°31'11"E
C7	360.00	34°32'55"	235.16	231.63	N08°54'24"E
C8	168.81	114°10'53"	336.41	283.44	N22°54'53"W
C9	990.00	49°18'52"	286.82	258.66	S85°02'33"W
C10	310.00	6°07'37"	105.87	105.82	S43°44'55"W
C11	90.00	43°37'20"	68.26	66.64	S68°32'24"W
C12	115.00	92°34'16"	185.80	166.24	N43°26'47"W
C13	120.00	118°12'27"	94.57	91.15	N18°12'27"E
C14(P)	345.00	48°42'40"	293.31	284.55	N65°39'38"E
C15	395.82	42°35'34"	284.25	287.52	S68°42'13"W
C16	530.00	57°46'29"	534.43	512.07	S18°31'11"W
C17(P)	420.00	34°32'55"	253.25	249.47	N06°54'24"E
C18(P)	188.81	114°10'53"	276.63	233.07	S32°54'34"E
C19	280.00	49°18'52"	241.00	233.63	N65°20'33"E
C20(P)	1020.00	6°07'37"	109.07	109.02	S43°44'56"W
C21(P)	120.00	43°37'20"	91.01	88.63	S68°32'24"W
C22	145.00	92°34'16"	206.81	185.26	N43°26'48"W

EXHIBIT B
PAGE 1

DATE OF FIELD SURVEY: 2/1/2017
 DATE OF SIGNATURE: 2/1/2017

COASTAL ENGINEERING CONSULTANTS, INC.
 FLORIDA BUSINESS AND PROFESSIONAL SERVICE CENTER, L.P.
 2161

RICHARD J. EWING, V.P.
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 6293
 NOT VALID WITHOUT HIS SIGNATURE AND
 THE ORIGINAL RAISED SEAL OF A REGISTERED
 LICENSED SURVEYOR AND MAPPER

C.E.C. FILE NO.: 03.175
 ACAD DWG. NO.: BOUNDARY

A VELLINO ISLES, A CONDOMINIUM
A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES
11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

AVELLINO ISLES TRACT "AA"
LEGAL DESCRIPTION

- GENERAL NOTES
1. ○ = SET 5/8" IRON PIN AND CAP STAMPED CEC LB 2464.
 2. ● = FOUND 5/8" IRON PIN STAMPED YA NEAL 3661.
 3. ■ = FOUND CONCRETE MONUMENT STAMPED AS NOTED.
 4. ⊙ = SET 5/8" IRON PIN AND CAP STAMPED WITNESS LB 2464.
 5. BEARINGS BASED ON A BEARING OF N67°27'00"W ON THE NORTH LINE OF TRACT "GC".
 6. DESCRIBED PROPERTY LIES WITHIN FLOOD ZONE X, NO ELEVATION REQUIRED AS PER FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 120067 MAP NO. 12021C 0425G DATED NOVEMBER 17, 2005.
 7. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED UNLESS OTHERWISE INDICATED.
 8. ELEVATIONS BASED ON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) 1929, BENCHMARK USED = SOUTH FLORIDA WATER MANAGEMENT DISTRICT COL #7, ELEVATION = 12.33.
 9. THIS SURVEY IS CERTIFIED TO THE DATE OF THE FIELD SURVEY, NOT THE DATE OF SIGNATURE.

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" AND TRACT "L-18" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N 67°07'00" W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 112.47 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N 67°27'00" W 124.65 FEET;

THENCE S 54°48'37" W 293.06 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "AA" AND SAID TRACT "L-18";

THENCE LEAVING SAID LINE N 87°09'39" W 30.00 FEET TO POINT ON A CIRCULAR CURVE;

THENCE 185.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 92°34'16", A CHORD DISTANCE OF 166.24 FEET, BEARING N 43°26'47" W TO A POINT OF TANGENCY;

THENCE 89.4356 W, 31.75 FEET TO A POINT OF CURVATURE;

THENCE 68.26 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 43°27'20", A CHORD DISTANCE OF 66.64 FEET, BEARING S 68°32'24" W TO A POINT OF TANGENCY;

THENCE 46.4844 W, 206.23 FEET TO A POINT OF CURVATURE;

THENCE 105.87 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 6°07'37", A CHORD DISTANCE OF 105.82 FEET, BEARING S 43°44'55" W TO A POINT OF TANGENCY;

THENCE 5.407107 W, 140.73 FEET TO A POINT OF CURVATURE;

THENCE 266.82 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 49°18'52", A CHORD DISTANCE OF 258.66 FEET, BEARING S 65°20'33" W TO A POINT OF TANGENCY;

THENCE 89.5959 W, 108.02 FEET TO A POINT OF CURVATURE;

THENCE 336.41 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 168.81 FEET, A CENTRAL ANGLE OF 114°10'53", A CHORD DISTANCE OF 283.44 FEET, BEARING N 32°54'35" W TO A POINT OF TANGENCY;

THENCE N 24°10'52" E 95.82 FEET TO A POINT OF CURVATURE;

THENCE 235.16 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 34°32'55", A CHORD DISTANCE OF 231.62 FEET, BEARING N 08°54'25" E TO A POINT OF REVERSE CURVATURE;

THENCE 564.68 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 57°46'29", A CHORD DISTANCE OF 541.06 FEET, BEARING N 18°31'12" E TO A POINT OF TANGENCY;

THENCE N 47°24'26" E 90.00 FEET TO A POINT OF CURVATURE;

THENCE 316.55 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 425.82 FEET, A CENTRAL ANGLE OF 42°35'34", A CHORD DISTANCE OF 309.31 FEET, BEARING N 68°42'13" E TO A POINT OF TANGENCY;

THENCE 90.0000 E, 27.71 FEET TO A POINT OF CURVATURE;

THENCE 333.84 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 53°07'56", A CHORD DISTANCE OF 322.01 FEET, BEARING N 63°26'02" E TO A POINT OF TANGENCY;

THENCE N 36°52'04" E 35.59 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY PROLONGATION OF THE SOUTHERLY LINE OF REGENCY RESERVE, A CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2739, COMMENCING AT PAGE 3046 OF SAID PUBLIC RECORDS;

THENCE ALONG SAID LINE N 77°43'46" E 202.11 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF VINTAGE COLONY BOULEVARD AND THE SOUTHERLY MOST LINE OF GLEN LAKE ESTATES AS RECORDED IN PLAT BOOK 3A, PAGES 54 THROUGH 56 OF SAID PUBLIC RECORDS;

THENCE ALONG SAID LINE N 82°24'16" E 100.00 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID VENEZIA GRANDE ESTATES;

THENCE ALONG SAID LINE S 05°11'59" E 96.57 FEET;

THENCE S 19°59'40" E 198.20 FEET TO A POINT ON A CIRCULAR CURVE AND A POINT OF NON-TANGENCY;

THENCE 20.57 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 19°38'37", A CHORD DISTANCE OF 20.47 FEET, BEARING S 34°12'12" W TO A POINT OF REVERSE CURVATURE;

THENCE 35.42 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 63°25'14", A CHORD DISTANCE OF 33.64 FEET, BEARING S 12°18'54" W TO A POINT OF TANGENCY;

THENCE 19°23'43" E 36.19 FEET TO A POINT OF CURVATURE;

THENCE 41.16 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 73°41'42", A CHORD DISTANCE OF 38.38 FEET, BEARING S 56°14'20" E TO A POINT OF REVERSE CURVATURE;

THENCE 12.83 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 9.44606 FEET, A CENTRAL ANGLE OF 00°04'40" AND A CHORD DISTANCE OF 12.83 FEET, BEARING N 86°57'23" E TO A POINT OF NON-TANGENCY;

THENCE S 17°01'59" E 107.49 FEET;

THENCE S 01°16'33" E 273.43 FEET;

THENCE S 05°51'42" E 233.16 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 29.97 ACRES OF LAND.
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

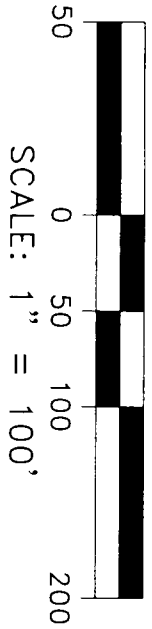
BOUNDARY SURVEY

EXHIBIT B
PAGE 2

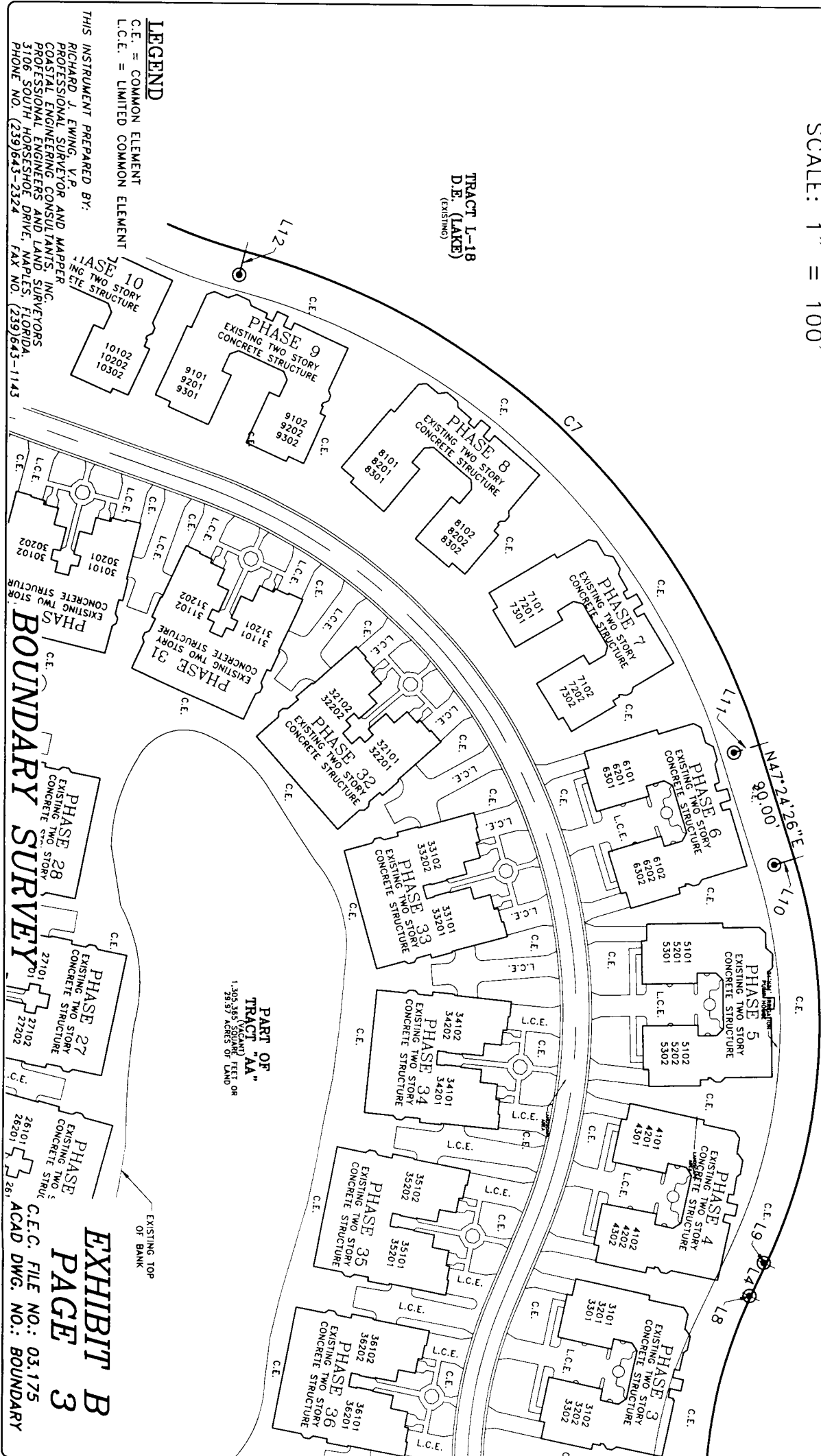
C.E.C. FILE NO.: 03.175
ACAD DWG. NO.: BOUNDARY

THIS INSTRUMENT PREPARED BY:
RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
COASTAL ENGINEERING CONSULTANTS, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
3106 SOUTH HORSESHOE DRIVE, NAPLES, FLORIDA
PHONE NO. (239)643-2324 FAX NO. (239)643-1143

AVELLINO ISLES, A CONDOMINIUM
A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



TRACT L-18
D.E. (LAKE)
(EXISTING)



LEGEND

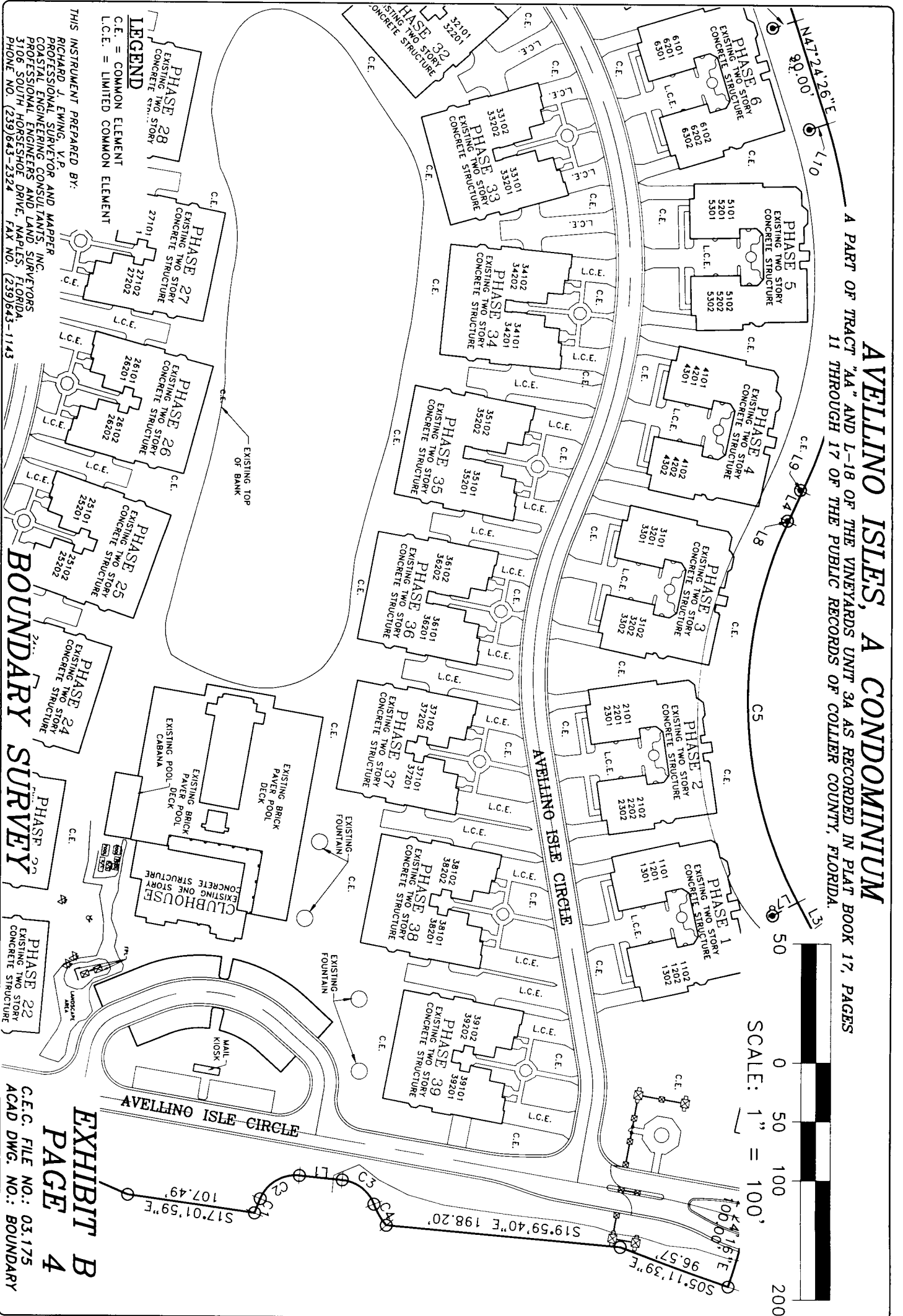
C.E. = COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT

THIS INSTRUMENT PREPARED BY:

RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
COASTAL ENGINEERING CONSULTANTS, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
3106 SOUTH HORSESHOE DRIVE, NAPLES, FLORIDA
PHONE NO. (239) 643-2324 FAX NO. (239) 643-1143

EXHIBIT B
PAGE 3
C.E.C. FILE NO.: 03.175
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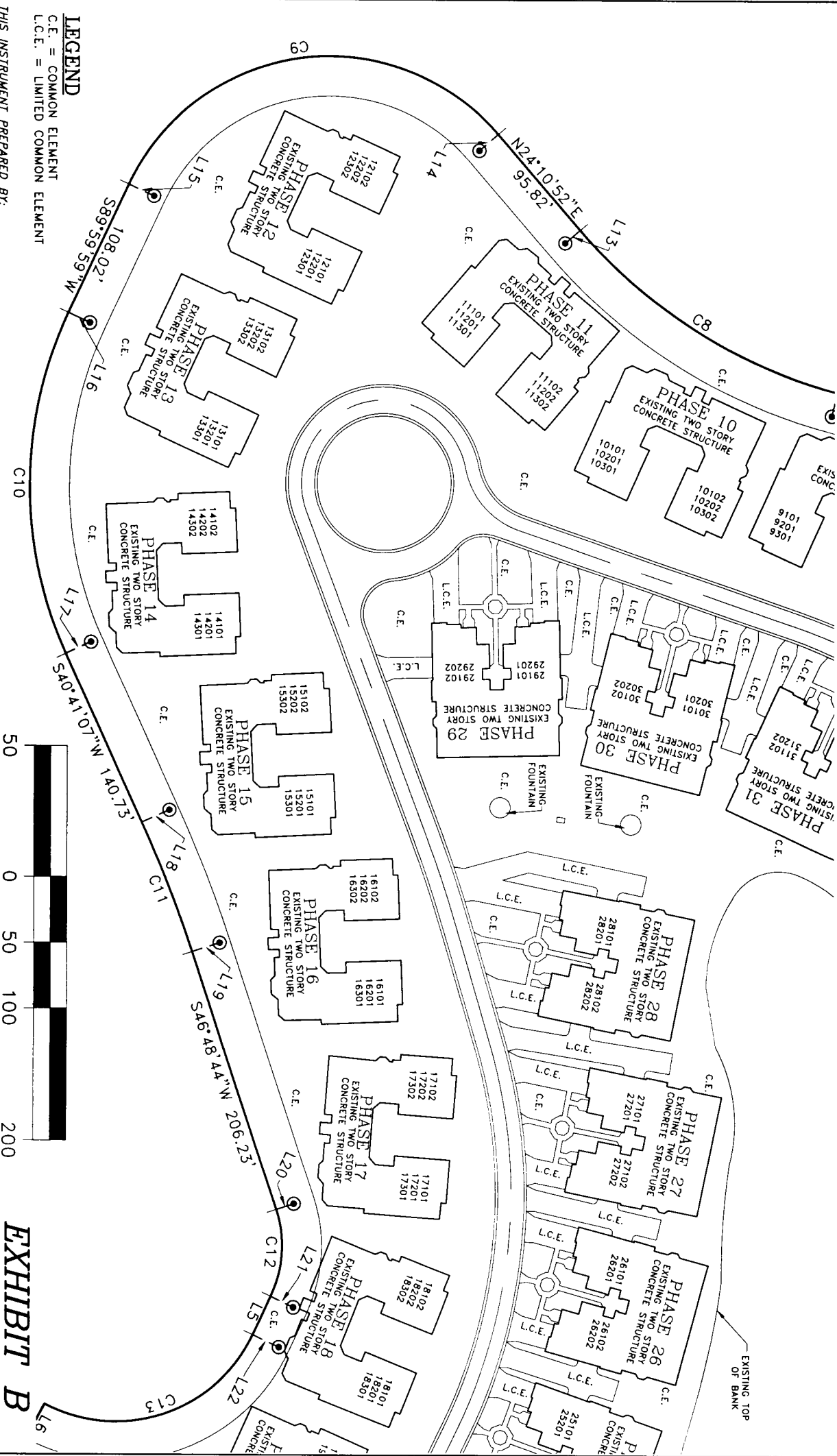


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 RICHARD J. EWING, V.P.
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 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 5106 SOUTH HORSESHOE DRIVE, NAPLES, FLORIDA
 PHONE NO. (239) 643-2324 FAX NO. (239) 643-1143

BOUNDARY SURVEY
EXHIBIT B
PAGE 4
 C.E.C. FILE NO.: 03.175
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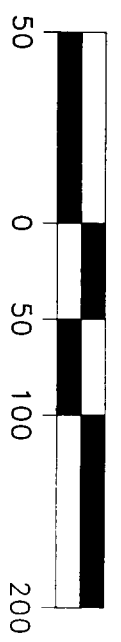
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RICHARD J. EWING, V.P.
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 3106 SOUTH HORSESHOE DRIVE, NAPLES, FLORIDA
 PHONE NO. (239)643-2324 FAX NO. (239)643-1143



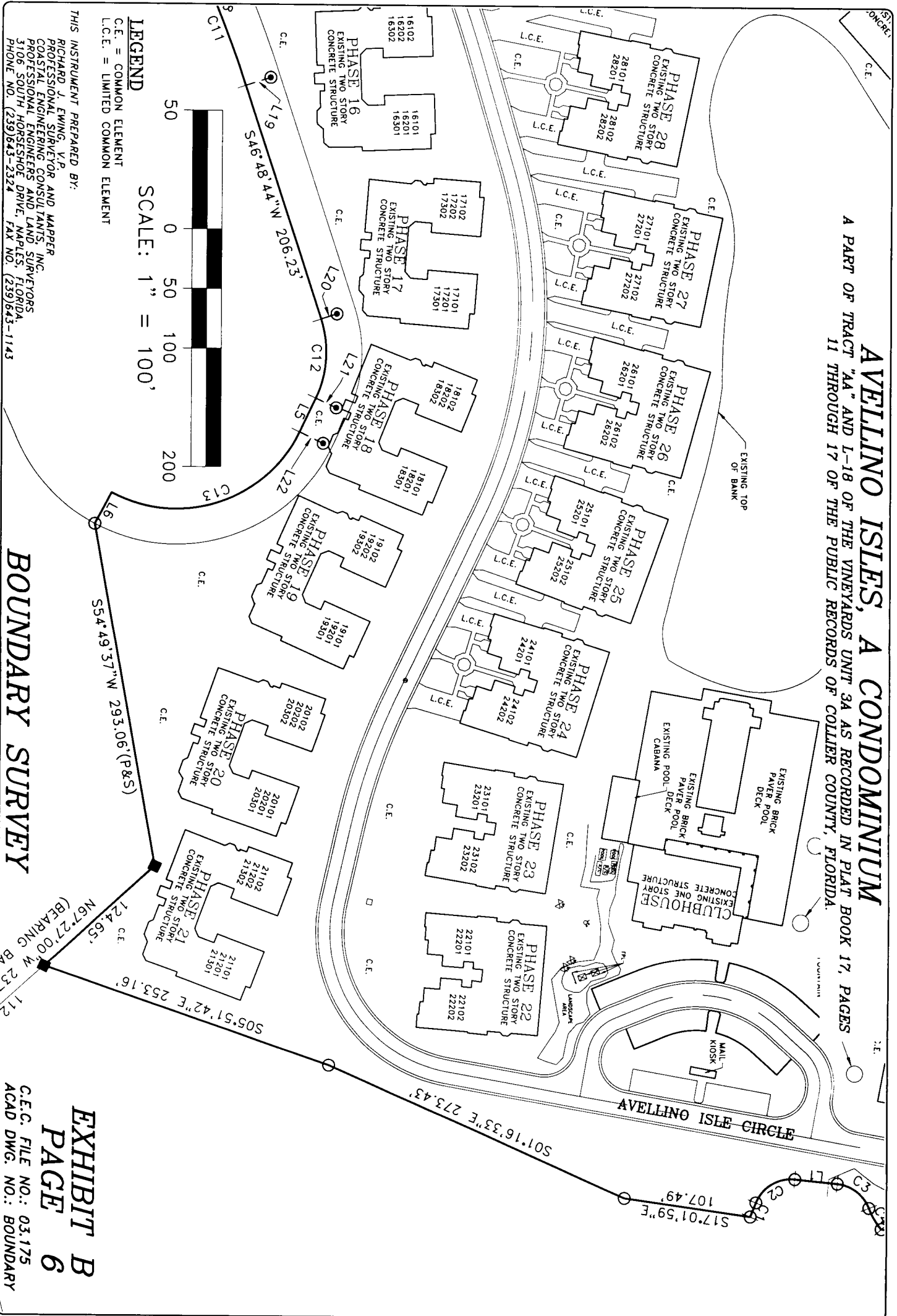
BOUNDARY SURVEY

SCALE: 1" = 100'

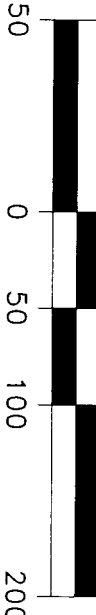
EXHIBIT B
PAGE 5

C.E.C. FILE NO.: 03.175
ACAD DWG. NO.: BOUNDARY

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THIS INSTRUMENT PREPARED BY:
 RICHARD J. EWING, V.P.
 PROFESSIONAL SURVEYOR AND MAPPER
 CONSULTING ENGINEERING CONSULTANTS, INC.
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 5106 SOUTH HONESHOO DRIVE, NAPLES, FLORIDA
 PHONE NO. (239)843-2324 FAX NO. (239)843-1143

BOUNDARY SURVEY

EXHIBIT B
PAGE 6
 C.E.C. FILE NO.: 03.175
 ACAD DWG. NO.: BOUNDARY

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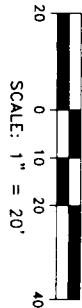
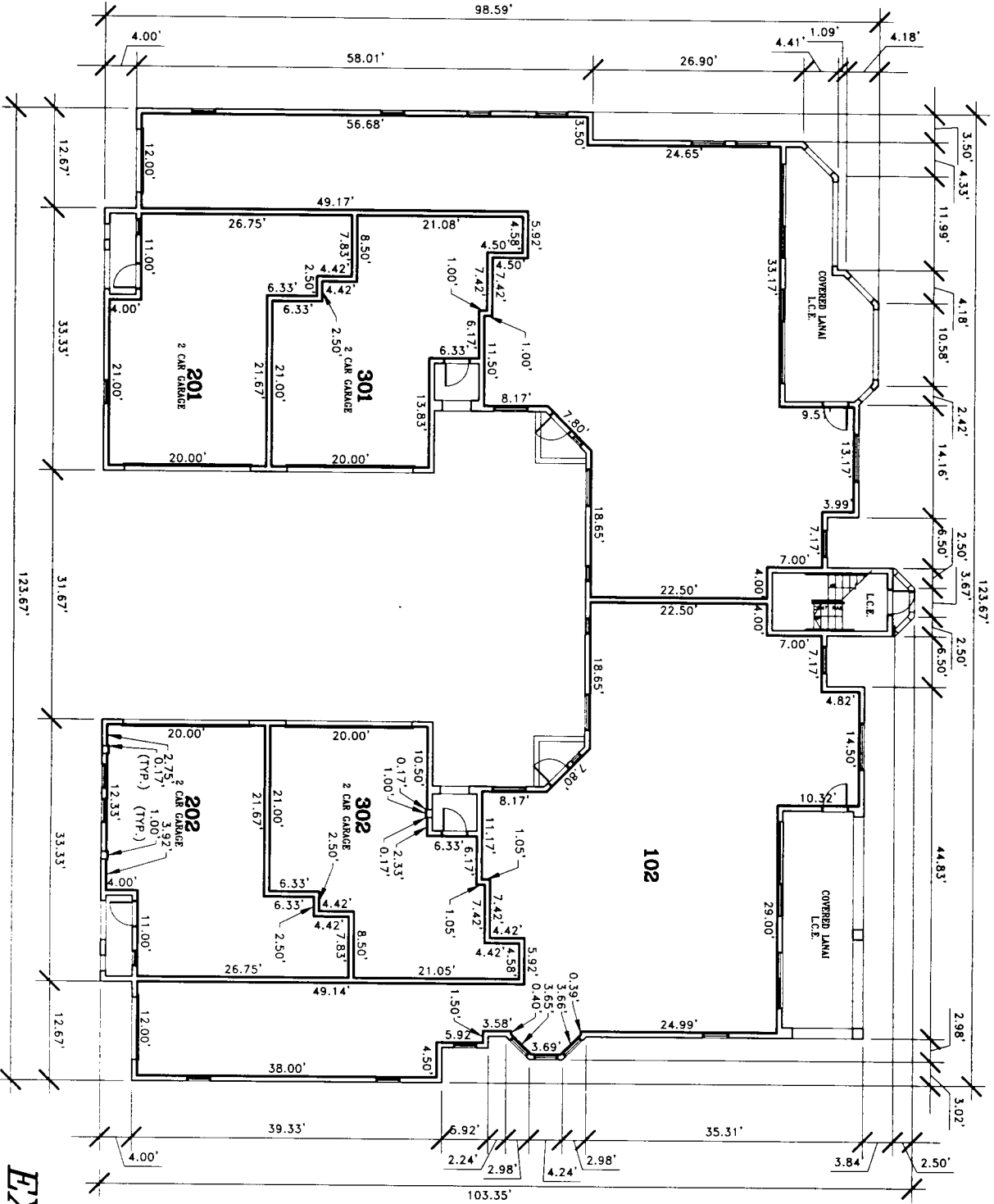
UNIT NUMBERS

FIRST FLOOR	UNIT NUMBER
1101	1102
2101	2102
3101	3102
4101	4102
5101	5102
6101	6102

LEGEND
L.C.E. = LIMITED COMMON ELEMENT

THIS INSTRUMENT PREPARED BY:

RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
COASTAL ENGINEERING CONSULTANTS, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
3106 SOUTH HORSESHOE DRIVE, NAPLES, FLORIDA
PHONE NO. (239)643-2324 FAX NO. (239)643-1143



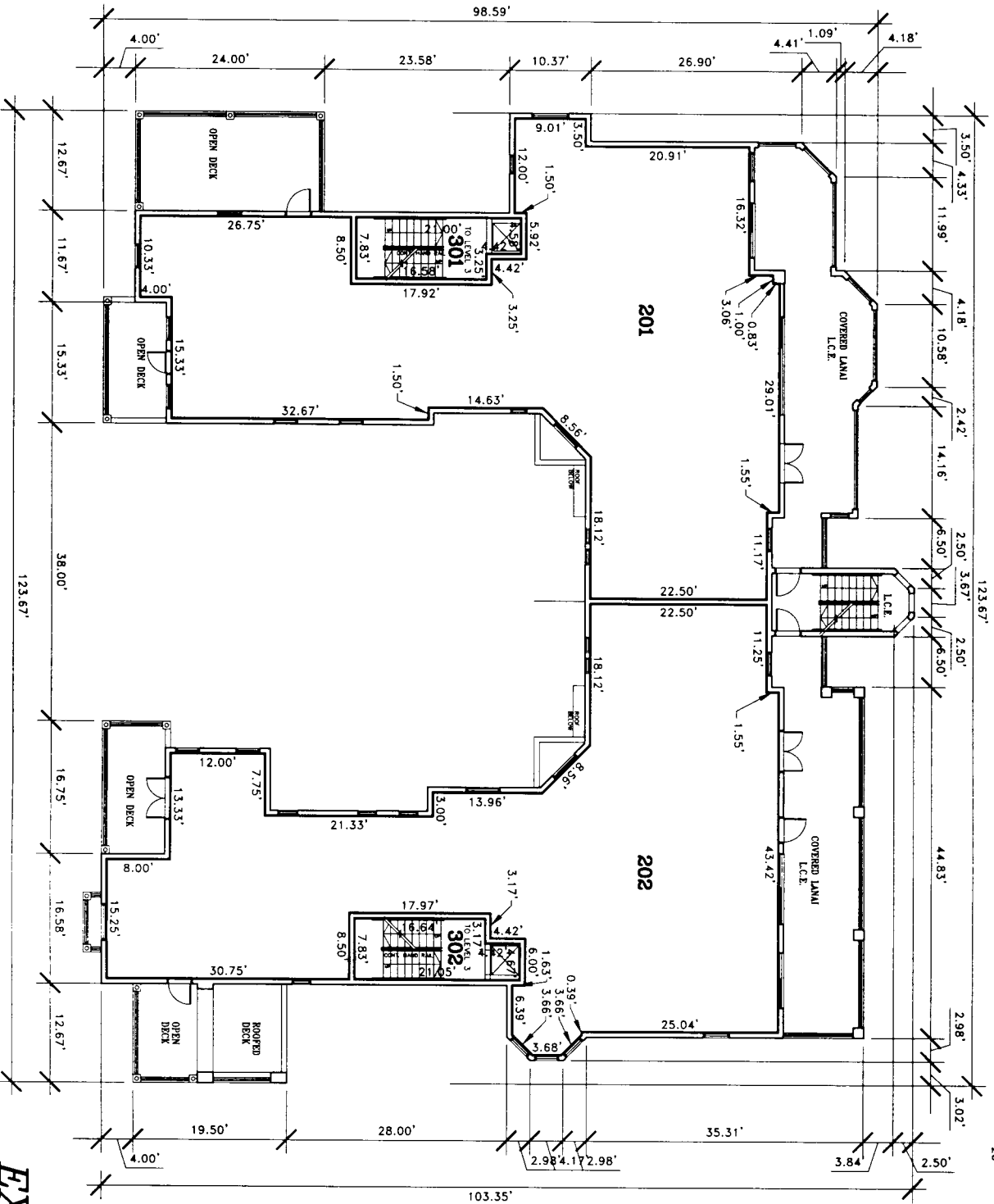
PHASE 1 THROUGH 6
1st FLOOR PLAN

EXHIBIT B
PAGE 7
G.E.C. FILE NO.: 03.175
ACAD DWG. NO.: 6UNIT

AVELLINO ISLES, A CONDOMINIUM
 A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

UNIT NUMBERS

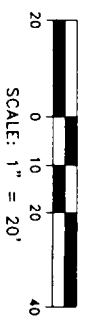
SECOND FLOOR	
1201	1202
2201	2202
3201	3202
4201	4202
5201	5202
6201	6202



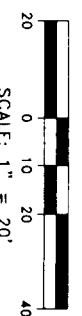
LEGEND
 L.C.E. = LIMITED COMMON ELEMENT

THIS INSTRUMENT PREPARED BY:
 RICHARD J. EWING, V.P.
 PROFESSIONAL SURVEYOR AND MAPPER
 COASTAL ENGINEERING CONSULTANTS, INC.
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 3106 SOUTH HORSESHOE DRIVE, NAPLES, FLORIDA
 PHONE NO. (239)643-2324 FAX NO. (239)643-1143

PHASE 1 THROUGH 6
2nd FLOOR PLAN

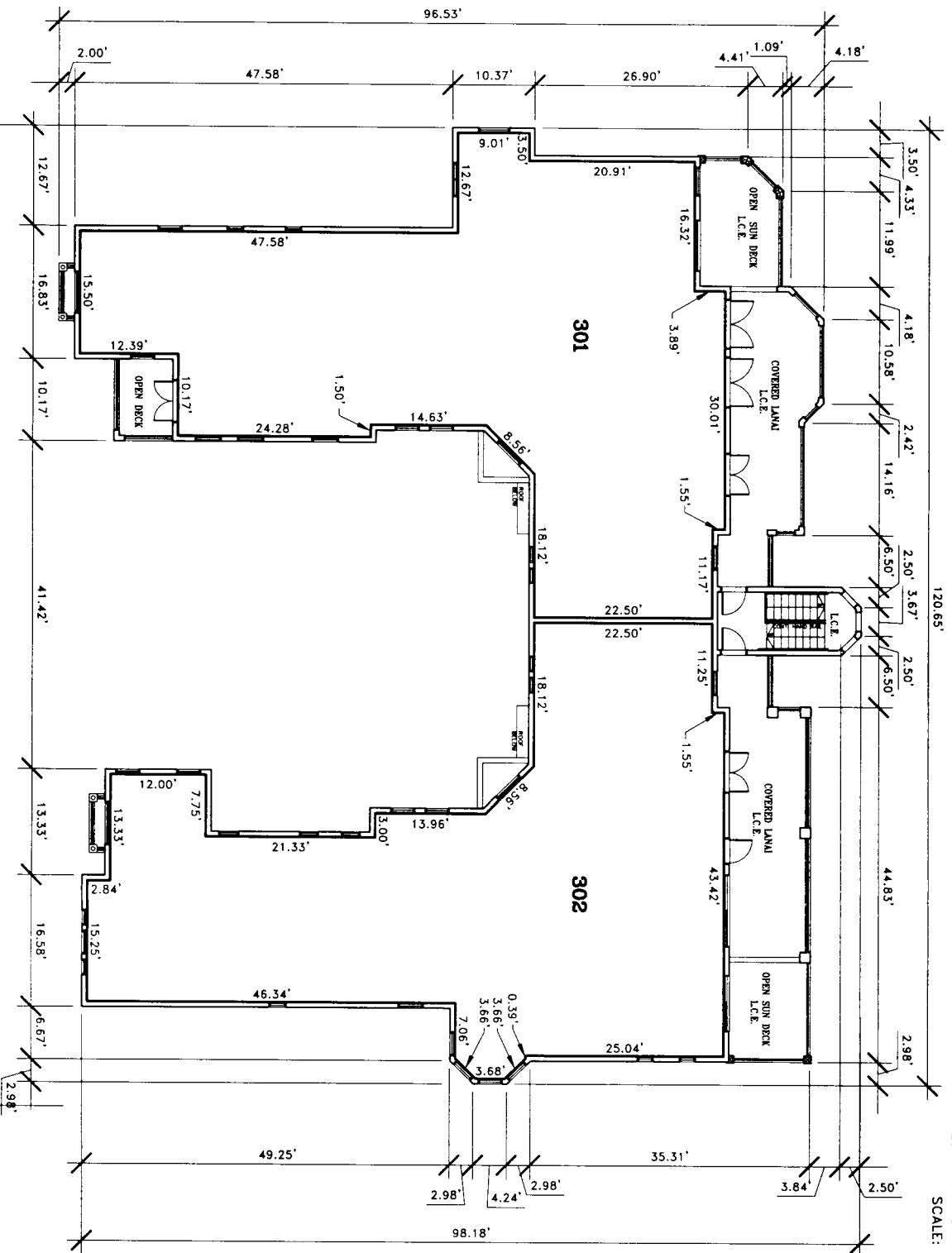


A VELLINO ISLES, A CONDOMINIUM
 A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



UNIT NUMBERS

THIRD FLOOR	
1301	1302
2301	2302
3301	3302
4301	4302
5301	5302
6301	6302



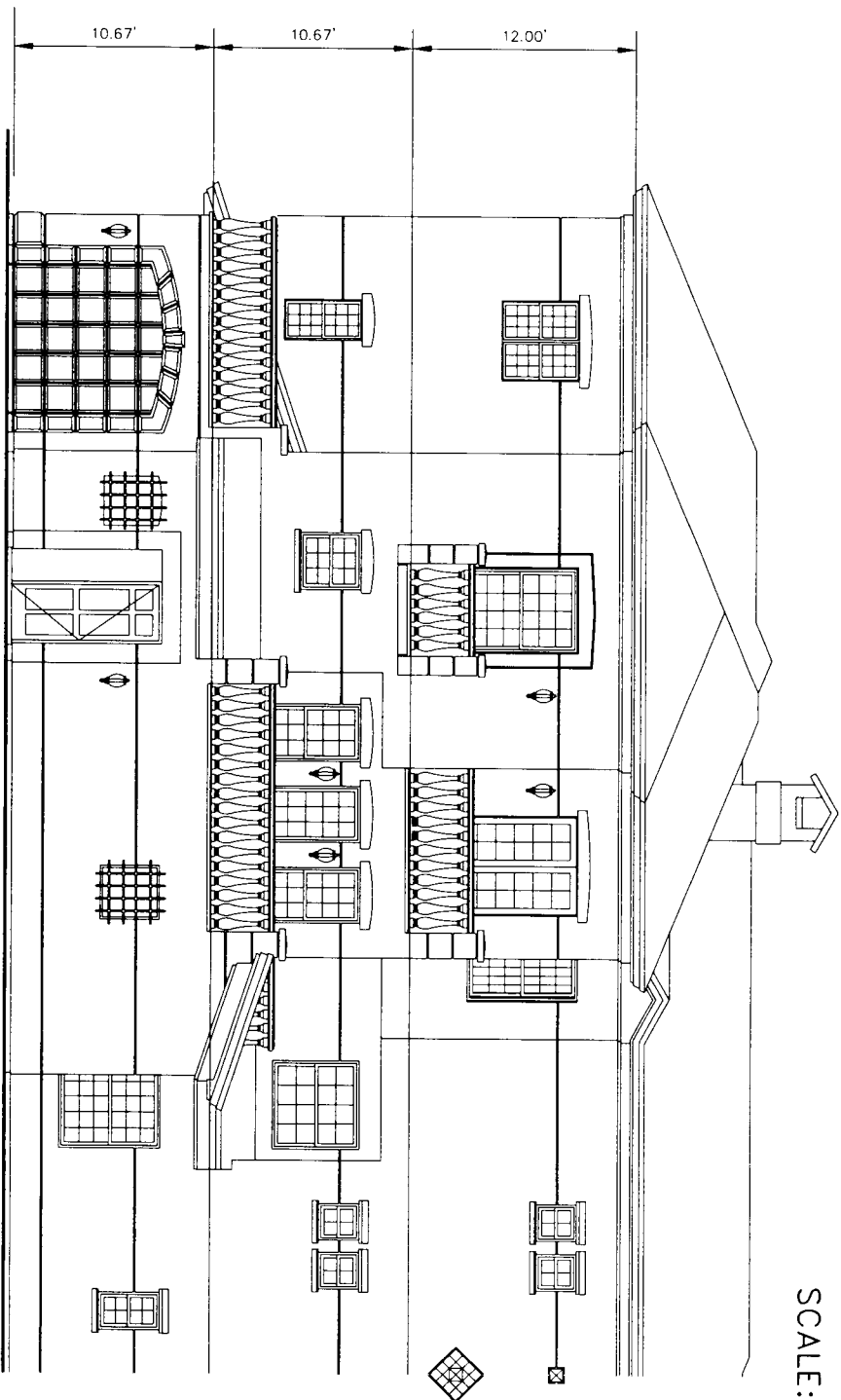
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PHASE 1 THROUGH 6
3rd FLOOR PLAN

EXHIBIT B
PAGE 9
 C.E.C. FILE NO.: 03.175
 ACAD DWG. NO.: 6UNIT

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A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



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3106 SOUTH HORSESHOE DRIVE, NAPLES, FLORIDA
PHONE NO. (239)643-2324 FAX NO. (239)643-1143

**PHASE 1 THROUGH 6
ELEVATION
6 UNIT BUILDING**

**EXHIBIT B
PAGE 10**

C.E.C. FILE NO.: 03.175
ACAD DWG. NO.: 6UNIT

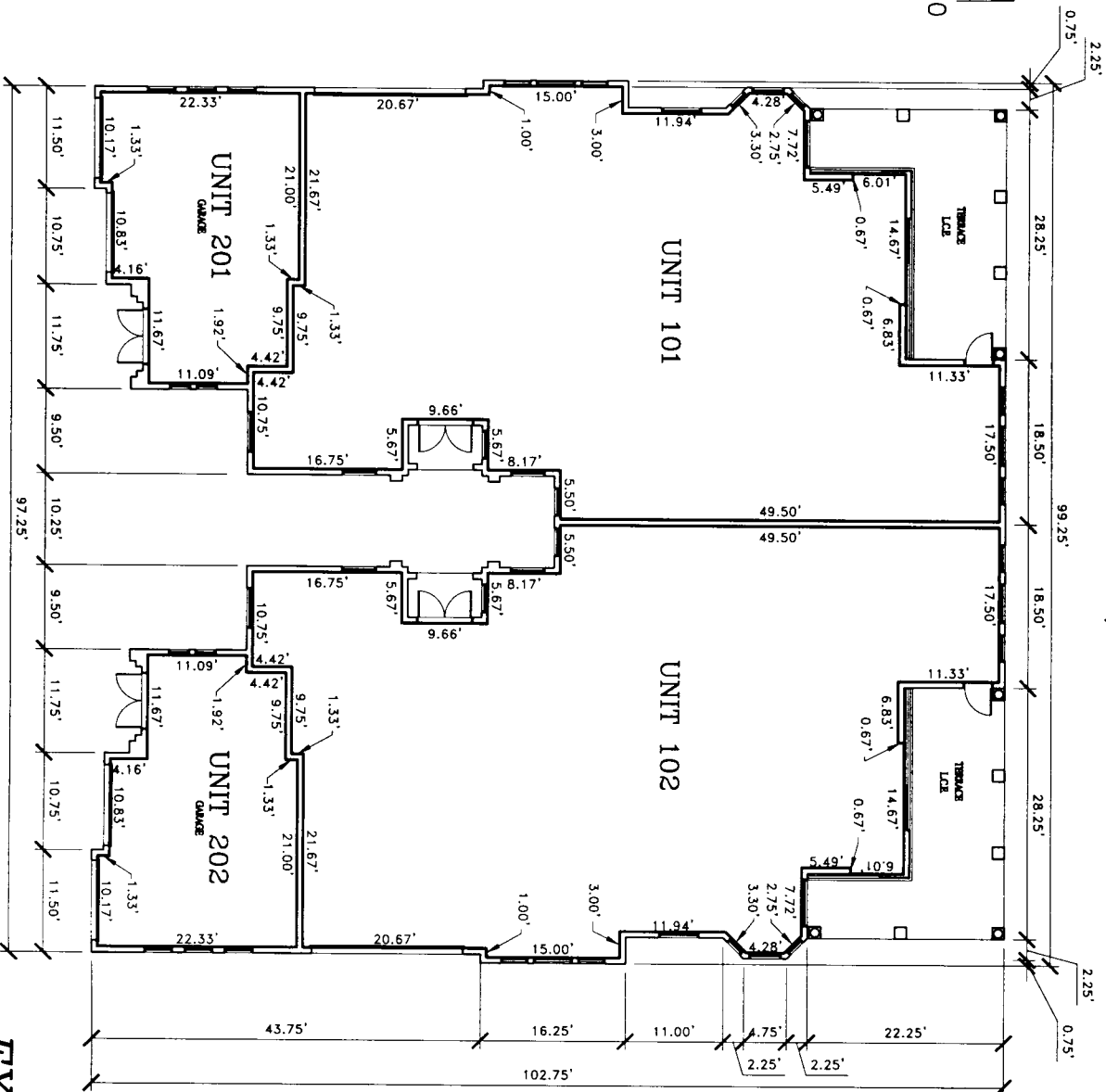
AVELLINO ISLES, A CONDOMINIUM
 A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



UNIT NUMBERS

FIRST FLOOR	UNIT NUMBERS
24101	24102
25101	25102
26101	26102
27101	27102
28101	28102
29101	29102
30101	30102
31101	31102
32101	32102
33101	33102
34101	34102
35101	35102
36101	36102
37101	37102
38101	38102
39101	39102

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 RICHARD J. EWING, V.P.
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 PHONE NO. (239)643-2324 FAX NO. (239)643-1143

PHASE 24 THROUGH 39
1st FLOOR PLAN

EXHIBIT B
PAGE 11
 C.E.C. FILE NO.: 03.175
 ACAD DWG. NO.: 4UNIT

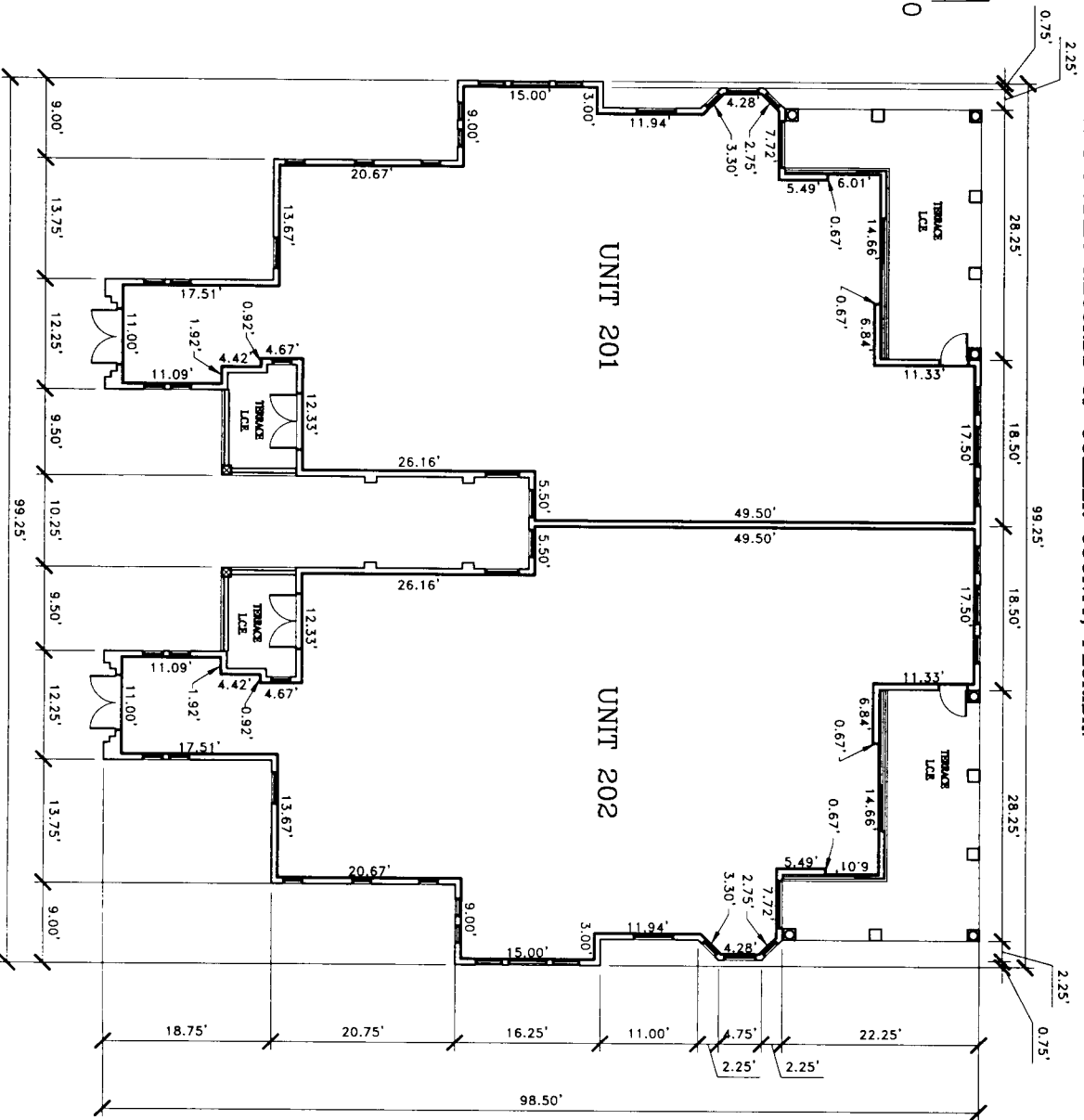
AVELLINO ISLES, A CONDOMINIUM
 A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



UNIT NUMBERS

SECOND FLOOR	UNIT NUMBER
24201	24202
25201	25202
26201	26202
27201	27202
28201	28202
29201	29202
30201	30202
31201	31202
32201	32202
33201	33202
34201	34202
35201	35202
36201	36202
37201	37202
38201	38202
39201	39202

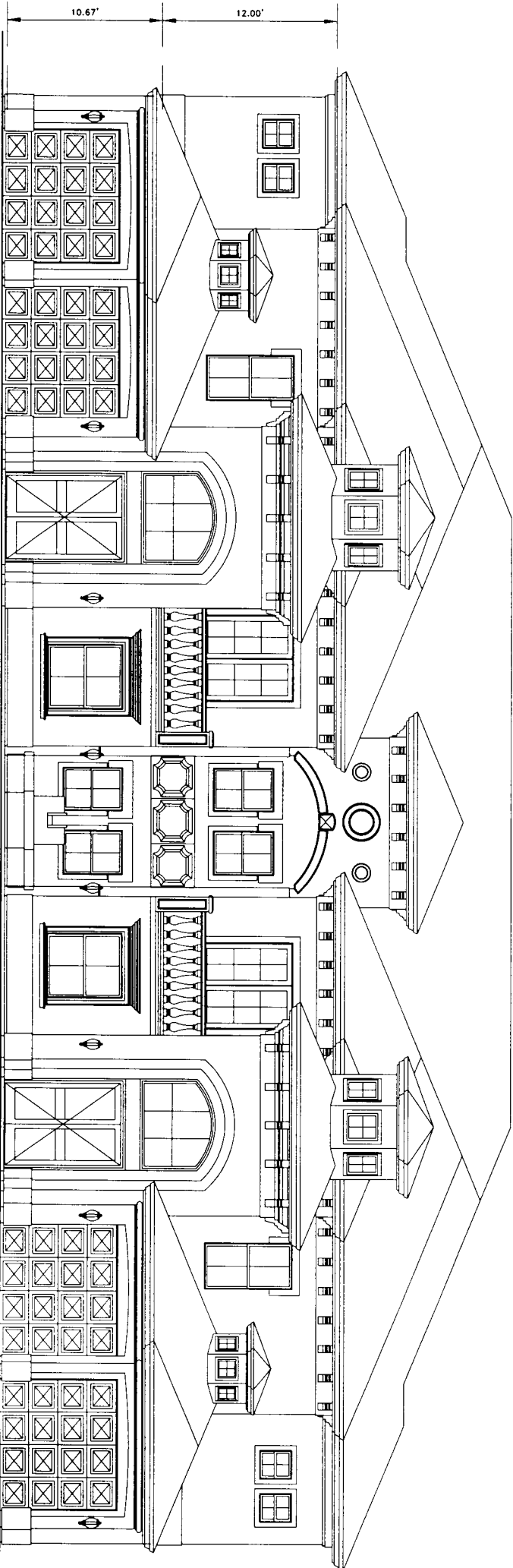
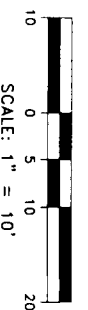
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 PHONE NO. (239)643-2324 FAX NO. (239)643-1143

PHASE 24 THROUGH 39
2nd FLOOR PLAN

AVELLINO ISLES, A CONDOMINIUM
A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



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PHONE NO. (239)643-2324 FAX NO. (239)643-1143

**PHASE 24 THROUGH 39
ELEVATION
4 UNIT BUILDING**

**EXHIBIT B
PAGE 13**
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ACAD DWG. NO.: 4UNIT



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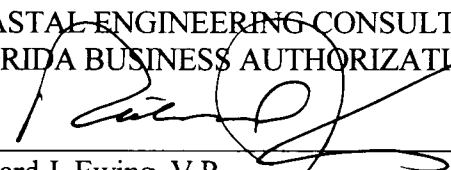
Website: www.coastalengineering.com

**AVELLINO ISLES, A CONDOMINIUM
PHASE 24**

Certificate of Surveyor

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 24 of Avellino Isles, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with the Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including, but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

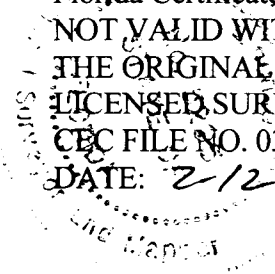
COASTAL ENGINEERING CONSULTANTS, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 2464


Richard J. Ewing, V.P.
Professional Surveyor and Mapper
Florida Certificate No. 5295

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CEC FILE NO. 03.175-24

DATE: 2/2/07





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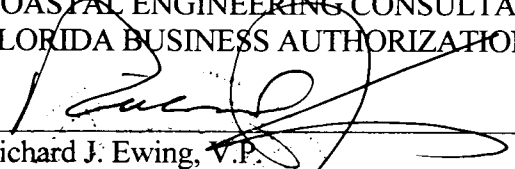
Website: www.coastalengineering.com

**AVELLINO ISLES, A CONDOMINIUM
PHASE 25**

Certificate of Surveyor

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 25 of Avellino Isles, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with the Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including, but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

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FLORIDA BUSINESS AUTHORIZATION NO. LB 2464


Richard J. Ewing, V.P.
Professional Surveyor and Mapper
Florida Certificate No. 5295

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CEC FILE NO. 03.175-25

DATE: 2-12-07



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**AVELLINO ISLES, A CONDOMINIUM
PHASE 26**

Certificate of Surveyor

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 26 of Avellino Isles, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with the Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including, but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

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CEC FILE NO. 03.175-26

DATE: 2-12-07

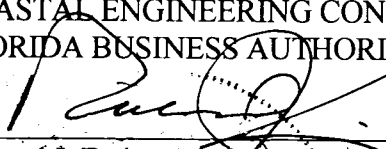


**AVELLINO ISLES, A CONDOMINIUM
PHASE 27**

Certificate of Surveyor

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 27 of Avellino Isles, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with the Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including, but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

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Florida Certificate No. 5295

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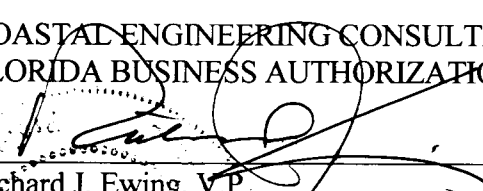
Website: www.coastalengineering.com

**AVELLINO ISLES, A CONDOMINIUM
PHASE 28**

Certificate of Surveyor

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 28 of Avellino Isles, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with the Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including, but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

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Richard J. Ewing, V.P.
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Florida Certificate No. 3295

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DATE: 2-12-07



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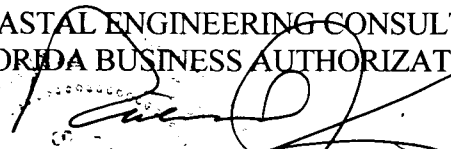
Website: www.coastalengineering.com

**AVELLINO ISLES, A CONDOMINIUM
PHASE 29**

Certificate of Surveyor

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 29 of Avellino Isles, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with the Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including, but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

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DATE: 2-12-07



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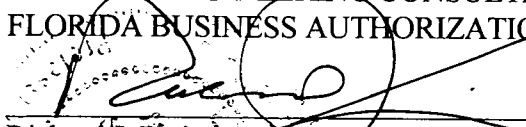
Website: www.coastalengineering.com

**AVELLINO ISLES, A CONDOMINIUM
PHASE 30**

Certificate of Surveyor

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 30 of Avellino Isles, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with the Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including, but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

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FLORIDA BUSINESS AUTHORIZATION NO. LB 2464


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DATE: 2-12-07



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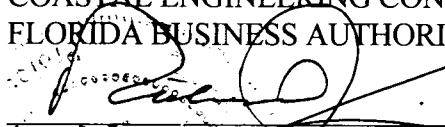
Website: www.coastalengineering.com

**AVELLINO ISLES, A CONDOMINIUM
PHASE 31**

Certificate of Surveyor

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 31 of Avellino Isles, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with the Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including, but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

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DATE: 2-12-07



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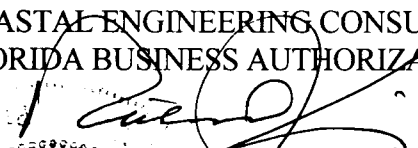
Website: www.coastalengineering.com

**AVELLINO ISLES, A CONDOMINIUM
PHASE 32**

Certificate of Surveyor

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 32 of Avellino Isles, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with the Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including, but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

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FLORIDA BUSINESS AUTHORIZATION NO. LB 2464


Richard J. Ewing, V.P.
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CEC FILE NO. 03.175-32

DATE: 2-12-07



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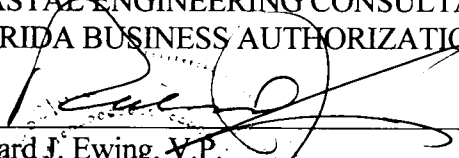
Website: www.coastalengineering.com

**AVELLINO ISLES, A CONDOMINIUM
PHASE 33**

Certificate of Surveyor

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 33 of Avellino Isles, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with the Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including, but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

COASTAL ENGINEERING CONSULTANTS, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 2464


Richard J. Ewing, V.P.
Professional Surveyor and Mapper
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DATE: 2-12-07



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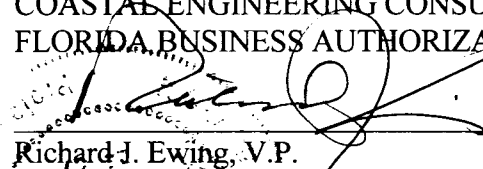
Website: www.coastalengineering.com

**AVELLINO ISLES, A CONDOMINIUM
PHASE 34**

Certificate of Surveyor

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 34 of Avellino Isles, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with the Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including, but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

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FLORIDA BUSINESS AUTHORIZATION NO. LB 2464


Richard J. Ewing, V.P.
Professional Surveyor and Mapper
Florida Certificate No. 5295

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CEC FILE NO. 03.175-34

DATE: 2-12-07



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Coastal Engineering

Real Estate Services

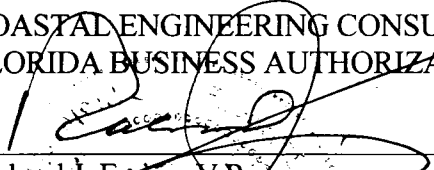
Website: www.coastalengineering.com

**AVELLINO ISLES, A CONDOMINIUM
PHASE 35**

Certificate of Surveyor

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 35 of Avellino Isles, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with the Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including, but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

COASTAL ENGINEERING CONSULTANTS, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 2464


Richard J. Ewing, V.P.
Professional Surveyor and Mapper
Florida Certificate No. 5295

**NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER**

CEC FILE NO. 03.175-35

DATE: 2-12-07



A CECI GROUP COMPANY

OR: 4187 PG: 4057

CECI Group Services

Civil Engineering

Planning Services

Survey & Mapping

Coastal Engineering

Real Estate Services

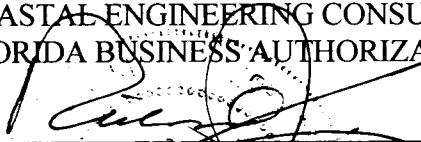
Website: www.coastalengineering.com

**AVELLINO ISLES, A CONDOMINIUM
PHASE 36**

Certificate of Surveyor

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 36 of Avellino Isles, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with the Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including, but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

COASTAL ENGINEERING CONSULTANTS, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 2464


Richard J. Ewing, V.P.
Professional Surveyor and Mapper
Florida Certificate No. 5295

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

CEC FILE NO: 03.175-36

DATE: 2-12-07



A CECI GROUP COMPANY

OR: 4187 PG: 4058

CECI Group Services

Civil Engineering

Planning Services

Survey & Mapping

Coastal Engineering

Real Estate Services


Website: www.coastalengineering.com

**AVELLINO ISLES, A CONDOMINIUM
PHASE 37**

Certificate of Surveyor

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 37 of Avellino Isles, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with the Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including, but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

COASTAL ENGINEERING CONSULTANTS, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 2464


Richard J. Ewing, P.E.
Professional Surveyor and Mapper
Florida Certificate No. 5295

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

CEC FILE NO. 03.175-37

DATE: 2-12-07



A CECI GROUP COMPANY

OR: 4187 PG: 4059

CECI Group Services

Civil Engineering

Planning Services

Survey & Mapping

Coastal Engineering

Real Estate Services

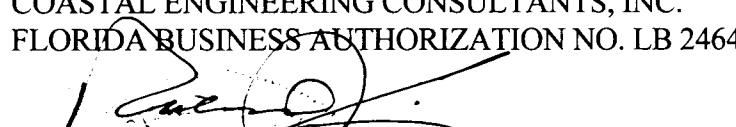
Website: www.coastalengineering.com

**AVELLINO ISLES, A CONDOMINIUM
PHASE 38**

Certificate of Surveyor

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 38 of Avellino Isles, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with the Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including, but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

COASTAL ENGINEERING CONSULTANTS, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 2464


Richard J. Ewing, V.P.
Professional Surveyor and Mapper
Florida Certificate No. 5295

**NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER**

CEC FILE NO: 03.175-38

DATE: 2-12-07



COASTAL
ENGINEERING
CONSULTANTS
INC

CECI Group Services

Civil Engineering

Planning Services

Survey & Mapping

Coastal Engineering

Real Estate Services

A CECI GROUP COMPANY

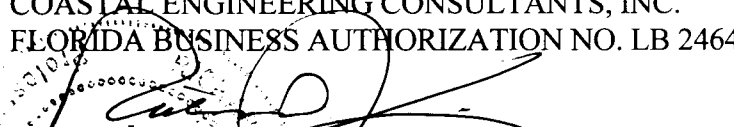
Website: www.coastalengineering.com

**AVELLINO ISLES, A CONDOMINIUM
PHASE 39**

Certificate of Surveyor

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within Phase 39 of Avellino Isles, a Condominium, is substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with the Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including, but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said building have been substantially completed.

COASTAL ENGINEERING CONSULTANTS, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 2464


Richard J. Ewing, P.E.
Professional Surveyor and Mapper
Florida Certificate No. 5295

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

CEC FILE NO. 03.175-39

DATE: 2-12-07

This instrument prepared by:

Robert F. Rogers, Esquire
75 Vineyards Boulevard
Naples, Florida 34119
(239) 353-1973

**THIRD AMENDMENT TO THE DECLARATION OF CONDOMINIUM
FOR AVELLINO ISLES, A CONDOMINIUM**

THIS AMENDMENT is made this 21ST day JANUARY, 2009, by Avellino Isles Developers, Inc., a Florida corporation (the "Developer").

WHEREAS, the Developer has recorded a Declaration of Condominium for Avellino Isles, a Condominium, in Official Records Book 3658, Pages 1600 et seq., of the Public Records of Collier County, Florida; and

WHEREAS, said Declaration reserves the right of the Developer to make amendments to the Declaration of Condominium.

NOW, THEREFORE, the Developer pursuant to the aforesaid rights, hereby amends the Declaration of Condominium for Avellino Isles, a Condominium, as follows:

1. The following pages 1 through 13 of Exhibit B are hereby inserted in place of the previously submitted documents.
2. The attached Certificate of Surveyor for Phases 1 through 23, Inclusive is also hereby submitted.

IN WITNESS WHEREOF, the Developer has caused the foregoing Amendment to the Declaration of Condominium to be executed by its undersigned duly authorized officer on the date set forth above.

Signed sealed and delivered in the presence of:

[Signature]
Witness
Robert Rogers
Printed Name of Witness

[Signature]
Witness
LINDA H. FOWEL
Printed Name of Witness

AVELLINO ISLES DEVELOPERS, INC.,
a Florida corporation

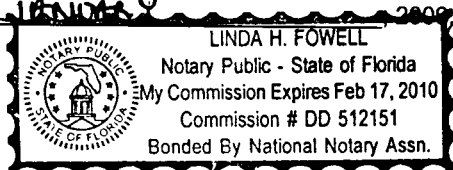
By: [Signature]
Michel Saadeh, President

Address:
75 Vineyards Boulevard
Naples, Florida 34119

STATE OF FLORIDA
COUNTY OF COLLIER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared MICHEL SAADEH, (one of the following should be checked; if none are checked, he is personally known to me) X who is personally known to me, or has produced N/A as identification, and who did take an oath, and who is known to be the President of AVELLINO ISLES DEVELOPERS, INC., a Florida corporation, the corporation named in the foregoing instrument and that he acknowledged executing the same, in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State and County last aforesaid this 21ST day of JANUARY, 2009



[Signature]
NOTARY PUBLIC

Retn:
ROBERT F ROGERS
75 VINEYARDS BLVD
NAPLES FL 34119

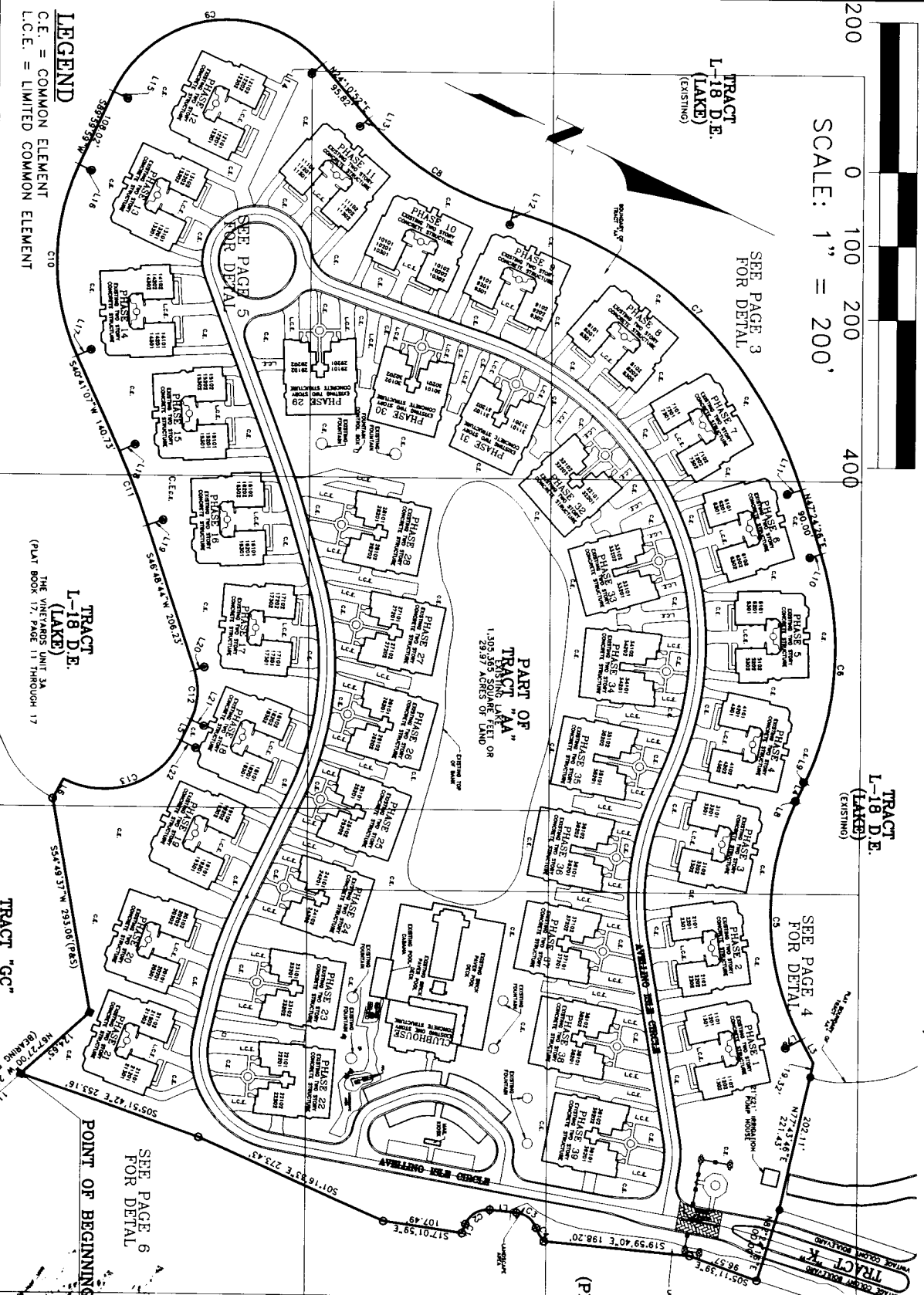
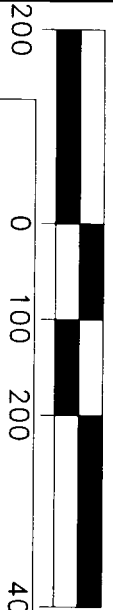
4254733 OR: 442 PG: 3330
RECORDED in the OFFICIAL RECORDS of COLLIER COUNTY, FL
01/27/2009 at 12:42PM DWIGHT B. BROCK, CLERK

REC FEE 129.00

AVELLINO ISLES, A CONDOMINIUM

A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

SCALE: 1" = 200'



VENEZIA GRANDE ESTATES
(PLAT BOOK 40, PAGES 4 AND 5)

CKX - CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	9446.08'	0°04'40"	12.83'	12.83'	N86°57'23"E
C2	32.00'	73°41'42"	41.16'	38.38'	S86°14'20"E
C3	32.00'	63°28'14"	35.42'	33.64'	S17°16'54"W
C4	60.00'	19°38'37"	20.57'	20.47'	S34°12'12"W
C5	360.00'	3°37'56"	333.84'	322.01'	N63°26'02"E
C6	425.82'	4°23'34"	318.55'	309.31'	N68°42'13"W
C7	390.00'	5°14'28"	564.68'	541.06'	N05°54'24"E
C8	390.00'	34°32'55"	235.16'	231.62'	N05°54'24"E
C9	168.81'	114°10'53"	336.41'	283.44'	N43°44'53"W
C10	310.00'	49°18'52"	268.82'	258.66'	S65°20'33"W
C11	990.00'	6°07'37"	105.87'	105.82'	S43°44'53"W
C12	910.00'	43°27'20"	68.26'	68.64'	S52°52'24"W
C13	115.00'	92°34'16"	185.80'	166.24'	N43°26'47"W
C14	120.00'	112°00'	166.24'	166.24'	N18°12'27"E
C15	345.00'	48°42'40"	293.31'	284.15'	N18°12'27"E
C16	398.82'	47°58'14"	294.25'	284.52'	N05°39'38"E
C17	330.00'	57°48'29"	534.43'	515.07'	S68°42'13"W
C18	420.00'	34°32'55"	253.25'	248.47'	S18°51'11"W
C19	138.81'	114°10'53"	276.63'	233.07'	N08°54'24"E
C20	280.00'	49°18'52"	241.00'	233.63'	N08°54'24"E
C21	1020.00'	6°07'37"	109.07'	109.02'	N65°20'33"E
C22	140.00'	43°27'20"	68.26'	68.65'	N43°44'53"W
C23	140.00'	92°34'16"	209.61'	185.80'	S43°44'53"W

LXX - COURSE DATA

LINE	DIRECTION	DISTANCE
L1	N19°23'43"W	38.19'
L2	N07°35'44"W	6.22'
L3	S36°32'04"W	33.59'
L4	N80°00'00"E	27.71'
L5	S89°43'58"E	31.75'
L6	S87°09'39"E	30.00'
L7	S33°07'56"E	24.00'
L8	S00°00'00"E	1.00'
L9	S00°00'00"E	2.00'
L10	S42°35'34"E	16.00'
L11	S42°35'34"E	16.00'
L12	S79°37'57"W	18.00'
L13	S65°49'08"E	15.00'
L14	S65°49'08"E	19.00'
L15	N00°00'01"W	21.00'
L16	N00°00'01"W	16.00'
L17	N00°00'01"W	16.00'
L18	N49°18'53"W	22.00'
L19	N45°11'16"W	14.00'
L20	N45°11'16"W	19.00'
L21	N00°16'04"E	22.00'
L22	N00°16'04"E	22.00'
L23	N00°00'00"E	67.63'
L24	S47°24'26"W	90.00'
L25	S89°43'56"E	31.75'

EXHIBIT B
PAGE 1

RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5285
NOTWARD WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
DATE OF FIELD SURVEY: 07/08/09
DATE OF SIGNATURE: 07/08/09

COASTAL ENGINEERING CONSULTANTS, INC.
FLORIDA BUSINESS CERTIFICATE NO. 18,2464

LEGEND
C.E. = COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT

THIS INSTRUMENT PREPARED BY:
RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
COASTAL ENGINEERING CONSULTANTS, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
3106 SOUTH HORSESHOE DRIVE, NAPLES, FLORIDA
PHONE NO. (239)643-2324 FAX NO. (239)643-1143

SEE SHEET 2
FOR LEGAL DESCRIPTION

POINT OF COMMENCEMENT
BOUNDARY SURVEY

C.E.C. FILE NO.: 03.175
ACAD DWG. NO.: BOUNDARY

A VELLINO ISLES, A CONDOMINIUM
A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES
11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

AVELLINO ISLES TRACT "AA"
LEGAL DESCRIPTION

- GENERAL NOTES
1. ○ = SET 5/8" IRON PIN AND CAP STAMPED CEC LB 2464.
 2. ● = FOUND 5/8" IRON PIN STAMPED TA NEAL 3661.
 3. ■ = FOUND CONCRETE MONUMENT STAMPED AS NOTED.
 4. ⊙ = SET 5/8" IRON PIN AND CAP STAMPED WITNESS LB 2464.
 5. ⊙ = BEARINGS BASED ON A BEARING OF N67°27'00"W ON THE NORTH LINE OF TRACT "GC".
 6. DESCRIBED PROPERTY LIES WITHIN FLOOD ZONE X. NO ELEVATION REQUIRED AS PER FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 120067 MAP NO. 12021C 0425G DATED NOVEMBER 17, 2003.
 7. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED UNLESS OTHERWISE INDICATED.
 8. ELEVATIONS BASED ON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) 1929. BENCHMARK USED = SOUTH FLORIDA WATER MANAGEMENT DISTRICT COL #7. ELEVATION = 12.33.
 9. THIS SURVEY IS CERTIFIED TO THE DATE OF THE FIELD SURVEY, NOT THE DATE OF SIGNATURE.

A PARCEL OF LAND LYING IN THAT PART OF TRACT "AA" AND TRACT "L-18" OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 7 THROUGH 18 OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHERLY MOST CORNER OF VENEZIA GRANDE ESTATES AS RECORDED IN PLAT BOOK 40, PAGES 4 AND 5 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF TRACT "GC" OF SAID THE VINEYARDS UNIT 3A SUBDIVISION, RUN N 67°07'00" W ALONG THE SOUTHERLY LINE OF SAID VENEZIA GRANDE ESTATES SUBDIVISION AND THE NORTHERLY LINE OF SAID TRACT "GC" FOR A DISTANCE OF 112.47 FEET TO THE POINT OF BEGINNING:

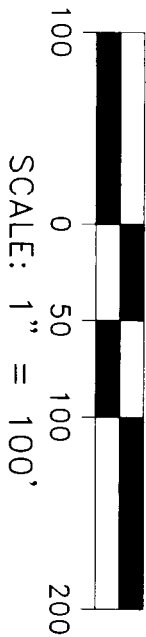
THENCE CONTINUE N 67°27'00" W 124.65 FEET;
 THENCE S 54°49'37" W 293.06 FEET TO THE INTERSECTION WITH THE BOUNDARY COMMON LINE TO SAID TRACT "AA" AND SAID TRACT "L-18";
 THENCE LEAVING SAID LINE N 87°09'39" W 30.00 FEET TO POINT ON A CIRCULAR CURVE;
 THENCE 185.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 92°34'16", A CHORD DISTANCE OF 166.24 FEET, BEARING N 43°28'47" W TO A POINT OF TANGENCY;
 THENCE N 89°43'56" W 31.75 FEET TO A POINT OF CURVATURE;
 THENCE N 89°43'56" W 31.75 FEET TO A POINT OF CURVATURE;
 THENCE 68.26 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 43°27'20", A CHORD DISTANCE OF 66.64 FEET, BEARING S 68°32'24" W TO A POINT OF TANGENCY;
 THENCE S 48°48'44" W 206.23 FEET TO A POINT OF CURVATURE;
 THENCE 105.87 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 6°07'37", A CHORD DISTANCE OF 105.82 FEET, BEARING S 43°44'55" W TO A POINT OF TANGENCY;
 THENCE 266.82 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 49°18'52", A CHORD DISTANCE OF 258.66 FEET, BEARING S 65°20'33" W TO A POINT OF TANGENCY;
 THENCE 538.41 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 168.81 FEET, A CENTRAL ANGLE OF 114°10'53", A CHORD DISTANCE OF 283.44 FEET, BEARING N 32°54'35" W TO A POINT OF TANGENCY;
 THENCE N 24°10'52" E 95.82 FEET TO A POINT OF CURVATURE;
 THENCE 235.16 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 34°32'55", A CHORD DISTANCE OF 231.62 FEET, BEARING N 06°54'25" E TO A POINT OF REVERSE CURVATURE;
 THENCE 564.68 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 57°46'29", A CHORD DISTANCE OF 541.06 FEET, BEARING N 18°31'12" E TO A POINT OF TANGENCY;
 THENCE N 47°24'26" E 90.00 FEET TO A POINT OF CURVATURE;
 THENCE 316.55 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 425.82 FEET, A CENTRAL ANGLE OF 42°35'34", A CHORD DISTANCE OF 309.51 FEET, BEARING N 68°42'13" E TO A POINT OF TANGENCY;
 THENCE S 90°00'00" E 27.71 FEET TO A POINT OF CURVATURE;
 THENCE 333.84 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 53°07'56", A CHORD DISTANCE OF 322.01 FEET, BEARING N 63°26'02" E TO A POINT OF TANGENCY;
 THENCE N 35°52'04" E 35.59 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY PROLONGATION OF THE SOUTHERLY LINE OF RECORDS RESERVE, A CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2739, COMMENCING AT PAGE 3046 OF SAID PUBLIC RECORDS;
 THENCE ALONG SAID LINE N 77°43'46" E 202.11 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF VINEZIA COLONN BOUTEYARD AND THE SOUTHERLY MOST LINE OF GLEN LAKE ESTATES AS RECORDED IN PLAT BOOK 34, PAGES 34 THROUGH 56 OF SAID PUBLIC RECORDS;
 THENCE ALONG SAID LINE N 82°24'16" E 100.00 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID VENEZIA GRANDE ESTATES;
 THENCE ALONG SAID LINE S 05°11'39" E 96.57 FEET;
 THENCE S 19°59'40" E 198.20 FEET TO A POINT ON A CIRCULAR CURVE AND A POINT OF NON-TANGENCY;
 THENCE 20.57 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 19°38'37", A CHORD DISTANCE OF 20.47 FEET, BEARING S 34°12'12" W TO A POINT OF REVERSE CURVATURE;
 THENCE 35.42 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 63°25'14", A CHORD DISTANCE OF 33.64 FEET, BEARING S 12°18'54" W TO A POINT OF TANGENCY;
 THENCE S 19°23'43" E 36.19 FEET TO A POINT OF CURVATURE;
 THENCE 41.16 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 73°41'42", A CHORD DISTANCE OF 38.38 FEET, BEARING S 56°14'20" E TO A POINT OF REVERSE CURVATURE;
 THENCE 12.83 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 9.44606 FEET, A CENTRAL ANGLE OF 0°00'44" AND A CHORD DISTANCE OF 12.83 FEET, BEARING N 86°57'23" E TO A POINT OF NON-TANGENCY;
 THENCE S 17°01'59" E 107.49 FEET;
 THENCE S 01°16'33" E 273.43 FEET;
 THENCE S 05°51'42" E 253.16 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 29.97 ACRES OF LAND.
 SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

THIS INSTRUMENT PREPARED BY:
 RICHARD J. EWING, V.P.
 PROFESSIONAL SURVEYOR AND MAPPER
 COASTAL ENGINEERING CONSULTANTS, INC.
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 3106 SOUTH HORSESHOE DRIVE, NAPLES, FLORIDA
 PHONE NO. (239)643-2324 FAX NO. (239)643-1143

BOUNDARY SURVEY
EXHIBIT B
PAGE 2
 C.E.C. FILE NO.: 03.175
 ACAD DWG. NO.: BOUNDARY

AVELLINO ISLES, A CONDOMINIUM
A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



TRACT
L-18 D.E.
(LAKE)
(EXISTING)

TRACT
L-18 D.E.
(LAKE)
(EXISTING)

LEGEND

C.E. = COMMON ELEMENT
L.C.E. = LIMITED COMMON ELEMENT

THIS INSTRUMENT PREPARED BY:

RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
COASTAL ENGINEERING CONSULTANTS, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
3106 SOUTH HORSESHOE DRIVE, NAPLES, FLORIDA
PHONE NO. (239) 643-2324 FAX NO. (239) 643-1143

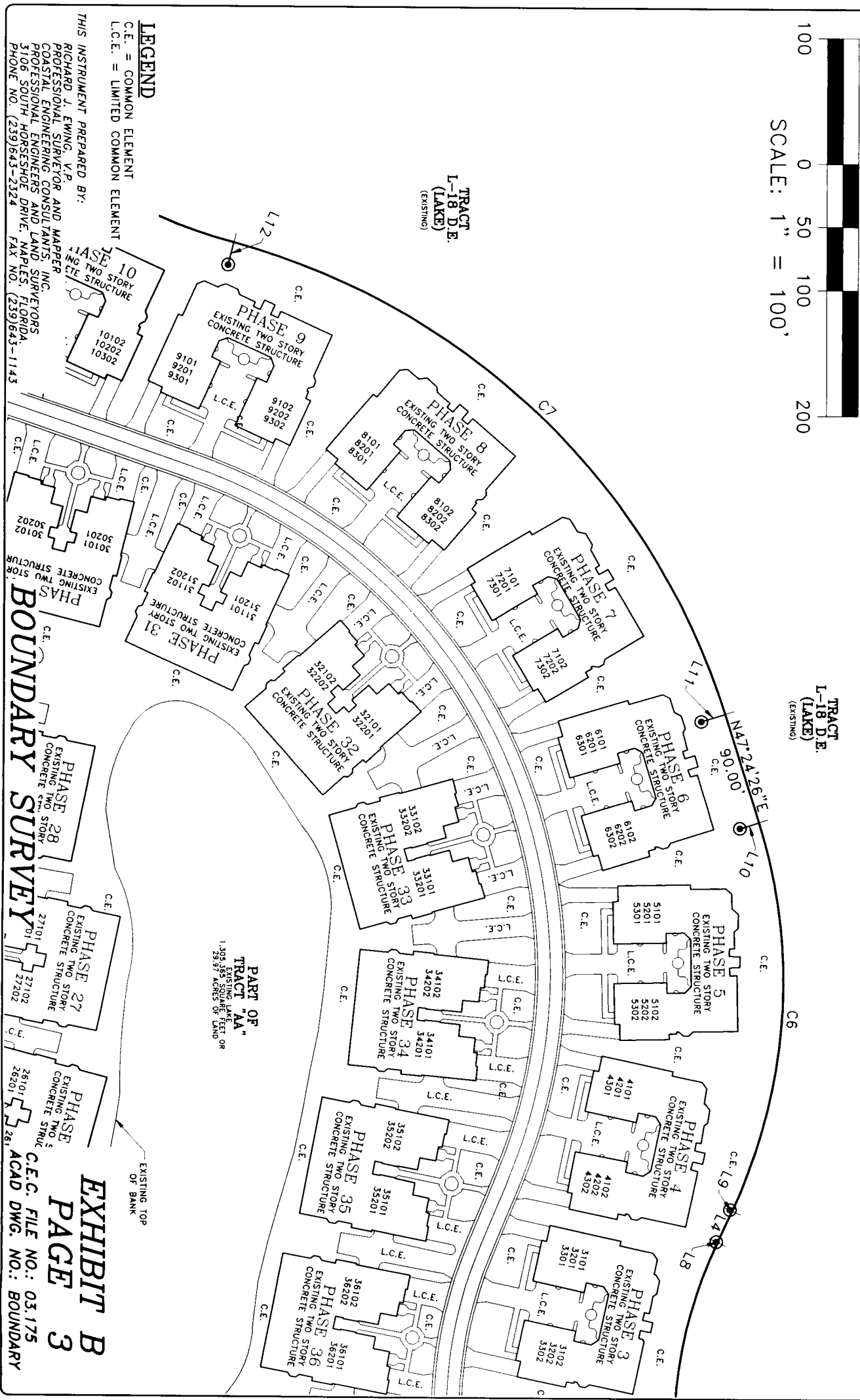
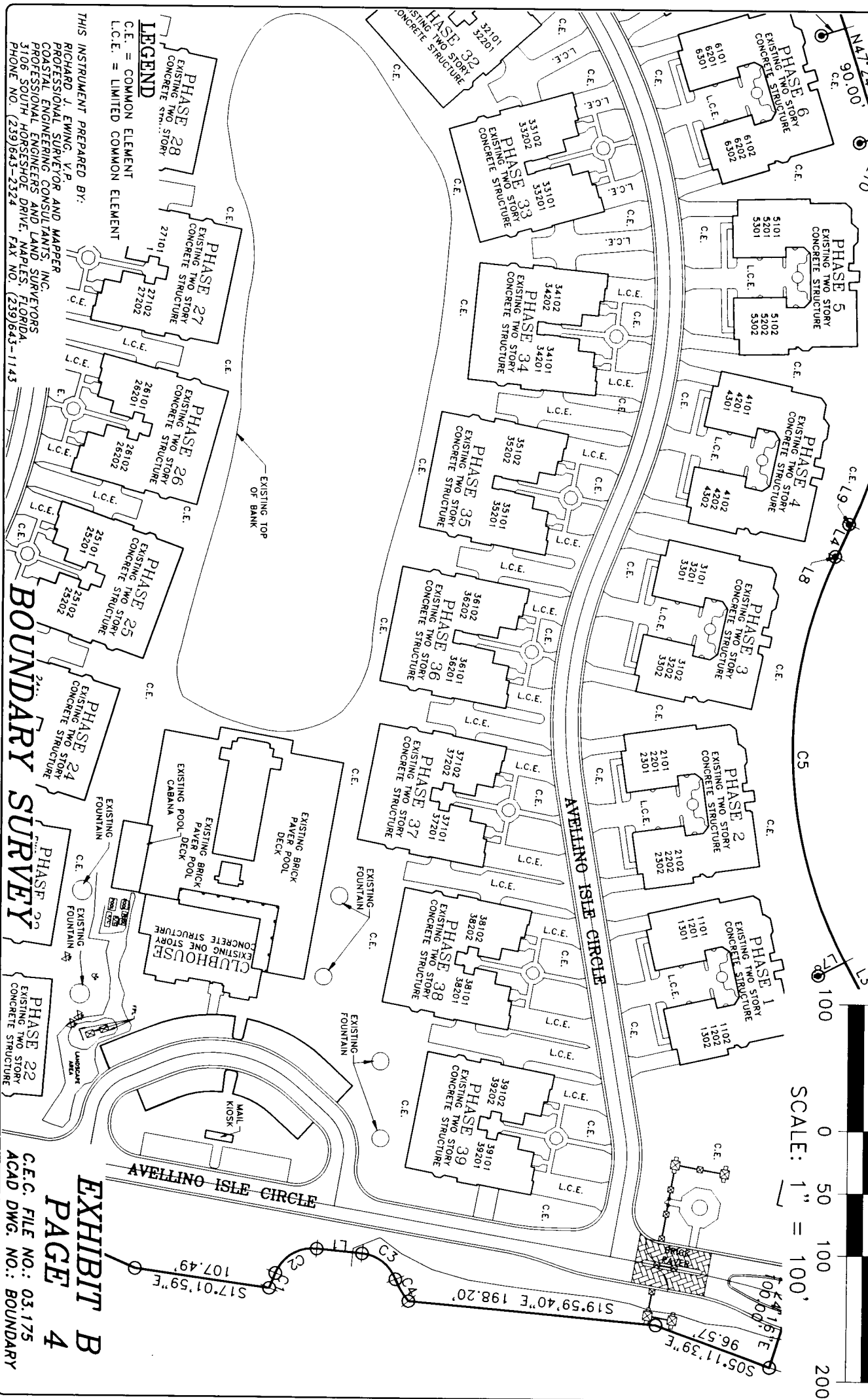


EXHIBIT B
PAGE 3

C.E.C. FILE NO.: 03.175
ACAD DWG. NO.: BOUNDARY

AVELLINO ISLES, A CONDOMINIUM
A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

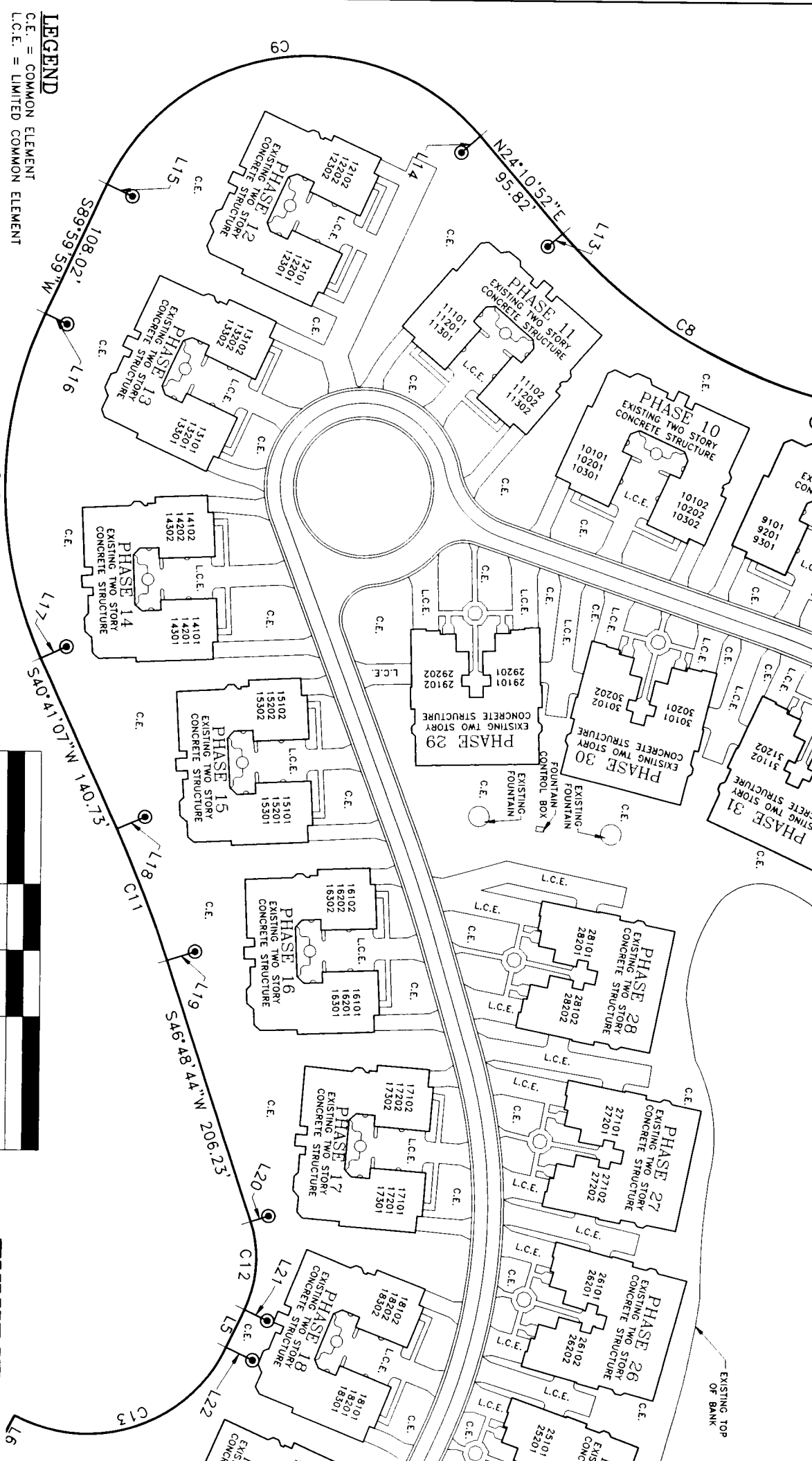


LEGEND
 C.E. = COMMON ELEMENT
 L.C.E. = LIMITED COMMON ELEMENT

THIS INSTRUMENT PREPARED BY:
 RICHARD J. EWING, V.P.
 PROFESSIONAL SURVEYOR AND MAPPER
 COASTAL ENGINEERING CONSULTANTS, INC.
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 5106 SOUTH HORSSHOE DRIVE, NAPLES, FLORIDA
 PHONE NO. (239)643-2324 FAX NO. (239)643-1143

BOUNDARY SURVEY
EXHIBIT B
PAGE 4
 C.E.C. FILE NO.: 03.175
 ACAD DWG. NO.: BOUNDARY

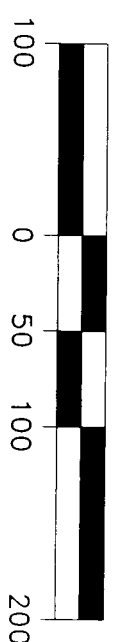
AVELLINO ISLES, A CONDOMINIUM
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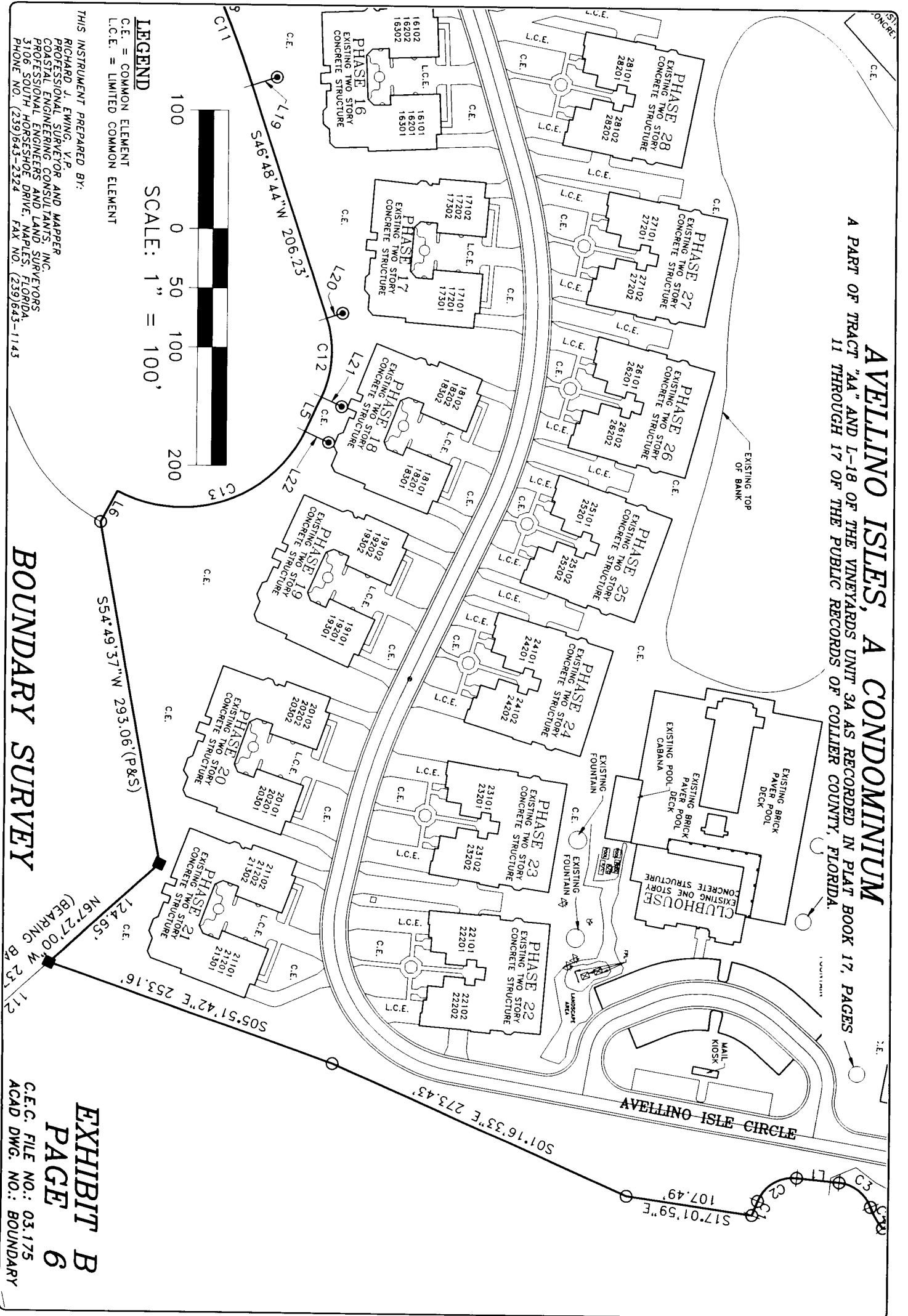
RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
COASTAL ENGINEERING CONSULTANTS, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
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BOUNDARY SURVEY

EXHIBIT B
PAGE 5
C.E.C. FILE NO.: 03.175
ACAD DWG. NO.: BOUNDARY

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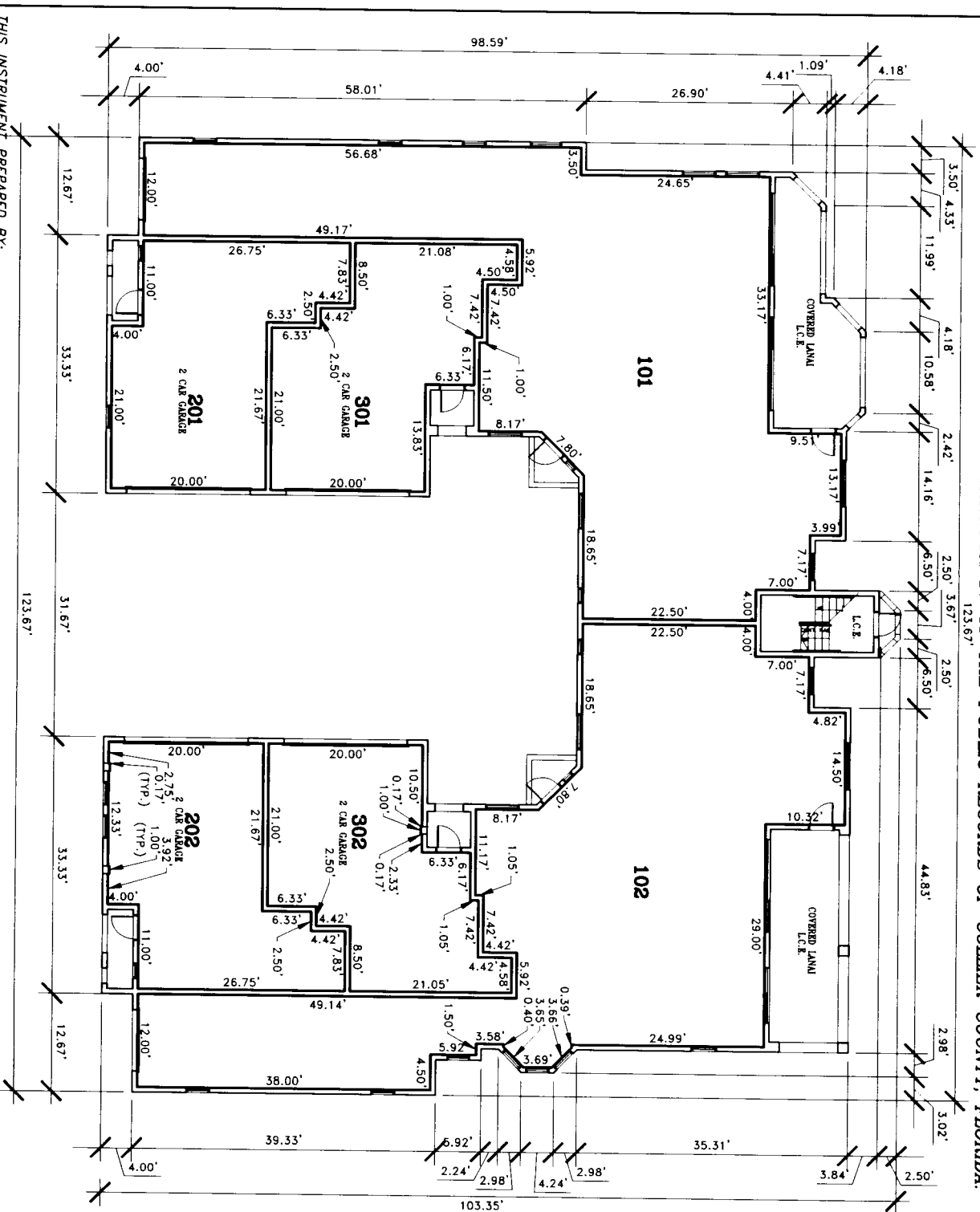


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BOUNDARY SURVEY

EXHIBIT B
PAGE 6
 C.E.C. FILE NO.: 03.175
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 A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES
 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



UNIT NUMBERS

- FIRST FLOOR
- 1101
 - 1102
 - 2101
 - 2102
 - 3101
 - 3102
 - 4101
 - 4102
 - 5101
 - 5102
 - 6101
 - 6102
 - 7101
 - 7102
 - 8101
 - 8102
 - 9101
 - 9102
 - 10101
 - 10102
 - 11101
 - 11102
 - 12101
 - 12102
 - 13101
 - 13102
 - 14101
 - 14102
 - 15101
 - 15102
 - 16101
 - 16102
 - 17101
 - 17102
 - 18101
 - 18102
 - 19101
 - 19102
 - 20101
 - 20102
 - 21101
 - 21102

LEGEND

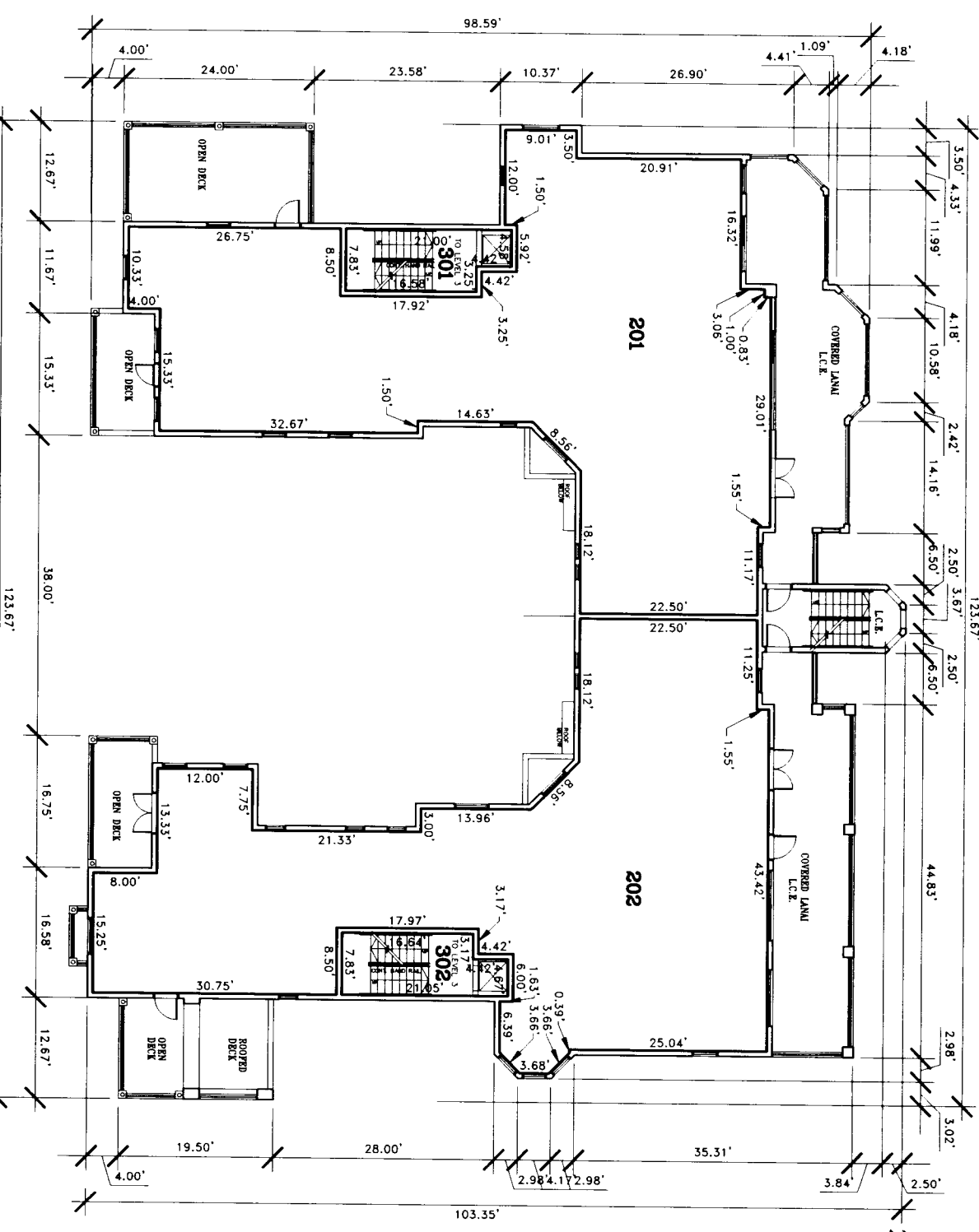
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 PHONE NO. (239)643-2334 FAX NO. (239)643-1143

PHASE 1 THROUGH 21
1st FLOOR PLAN

EXHIBIT B
PAGE 7
 C.E.C. FILE NO.: 03.175
 ACAD DWG. NO.: 6UN1T

AVELLINO ISLES, A CONDOMINIUM
 A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



UNIT NUMBERS

SECOND FLOOR	
1201	1202
2201	2202
3201	3202
4201	4202
5201	5202
6201	6202
7201	7202
8201	8202
9201	9202
10201	10202
11201	11202
12201	12202
13201	13202
14201	14202
15201	15202
16201	16202
17201	17202
18201	18202
19201	19202
20201	20202
21201	21202

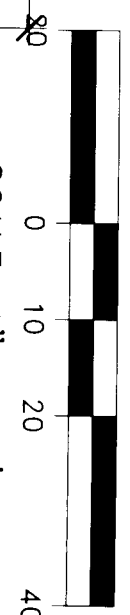
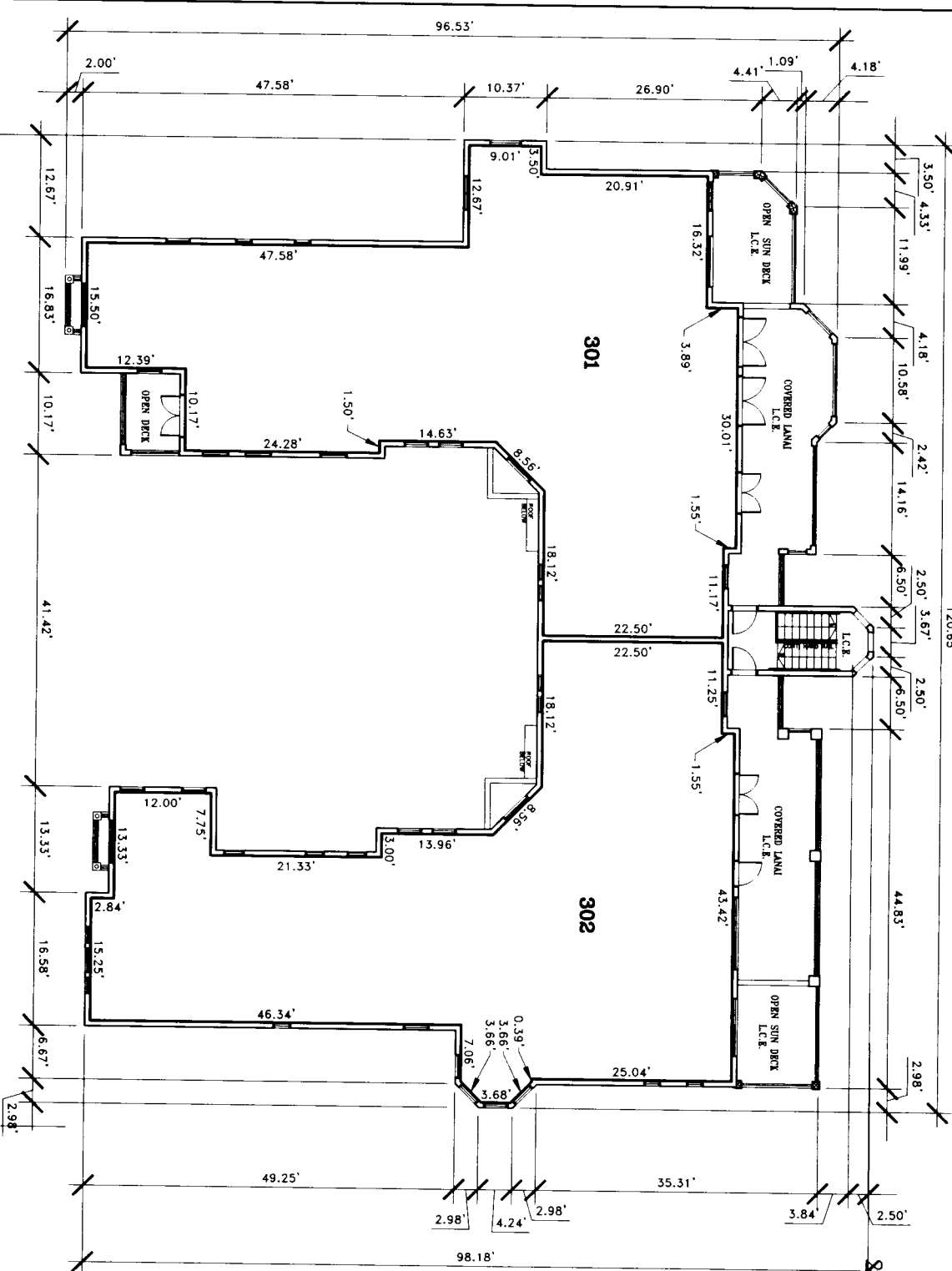
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PHASE 1 THROUGH 21
2nd FLOOR PLAN

EXHIBIT B
PAGE 8
 C.E.C. FILE NO.: 03:175
 ACAD DWG. NO.: 6UNIT

AVELLINO ISLES, A CONDOMINIUM
 A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



UNIT NUMBERS

THIRD FLOOR	
1301	1302
2301	2302
3301	3302
4301	4302
5301	5302
6301	6302
7301	7302
8301	8302
9301	9302
10301	10302
11301	11302
12301	12302
13301	13302
14301	14302
15301	15302
16301	16302
17301	17302
18301	18302
19301	19302
20301	20302
21301	21302

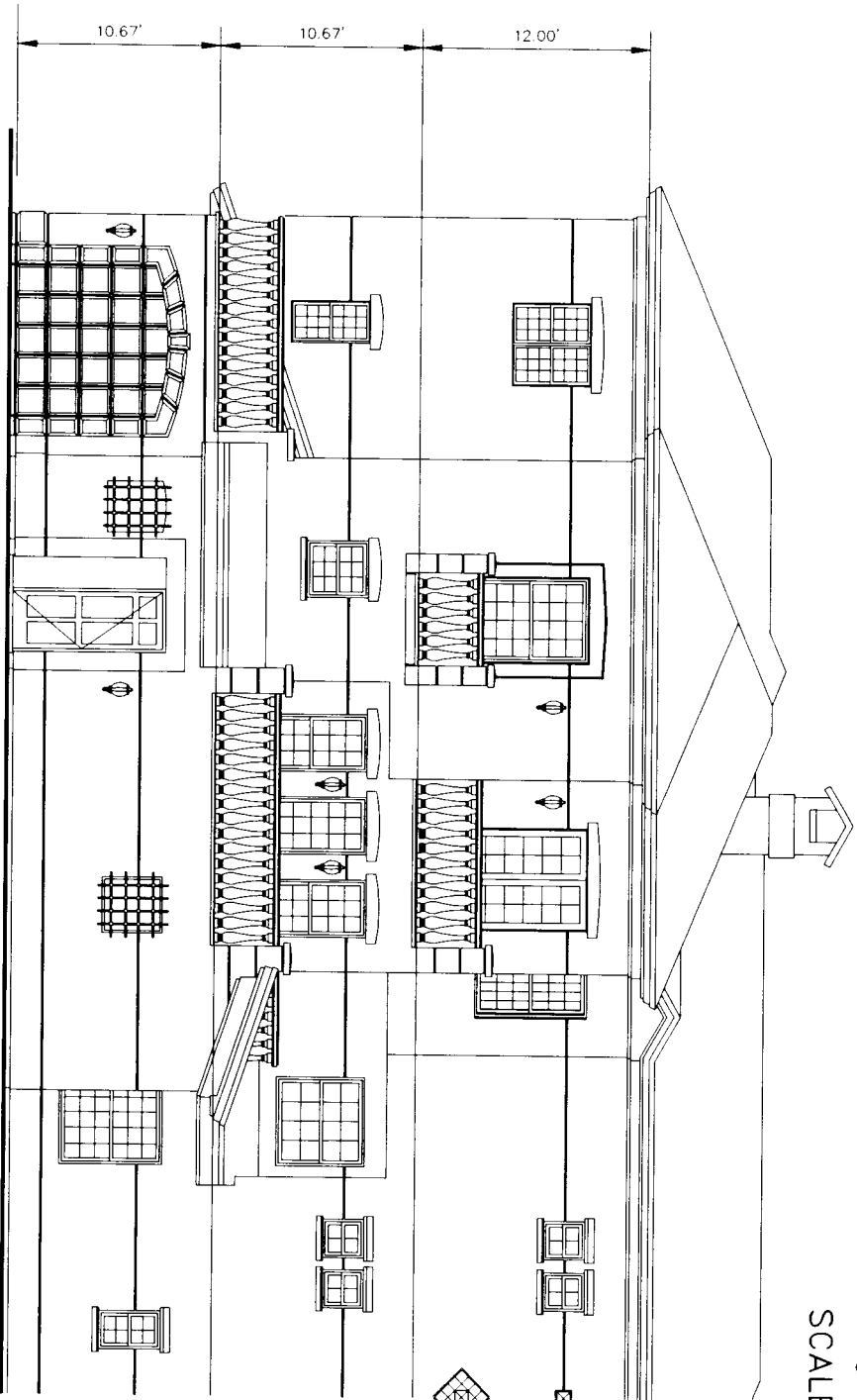
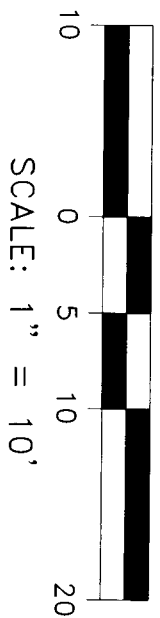
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PHASE 1 THROUGH 21
3rd FLOOR PLAN

EXHIBIT B
PAGE 9
 C.E.C. FILE NO.: 03.175
 ACAD DWG. NO.: 6UNIT

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PHONE NO. (239)643-2324 FAX NO. (239)643-1143

**PHASE 1 THROUGH 21
ELEVATION
6 UNIT BUILDING**

**EXHIBIT B
PAGE 10**
C.E.C. FILE NO.: 03.175
ACAD DWG. NO.: 6UNIT

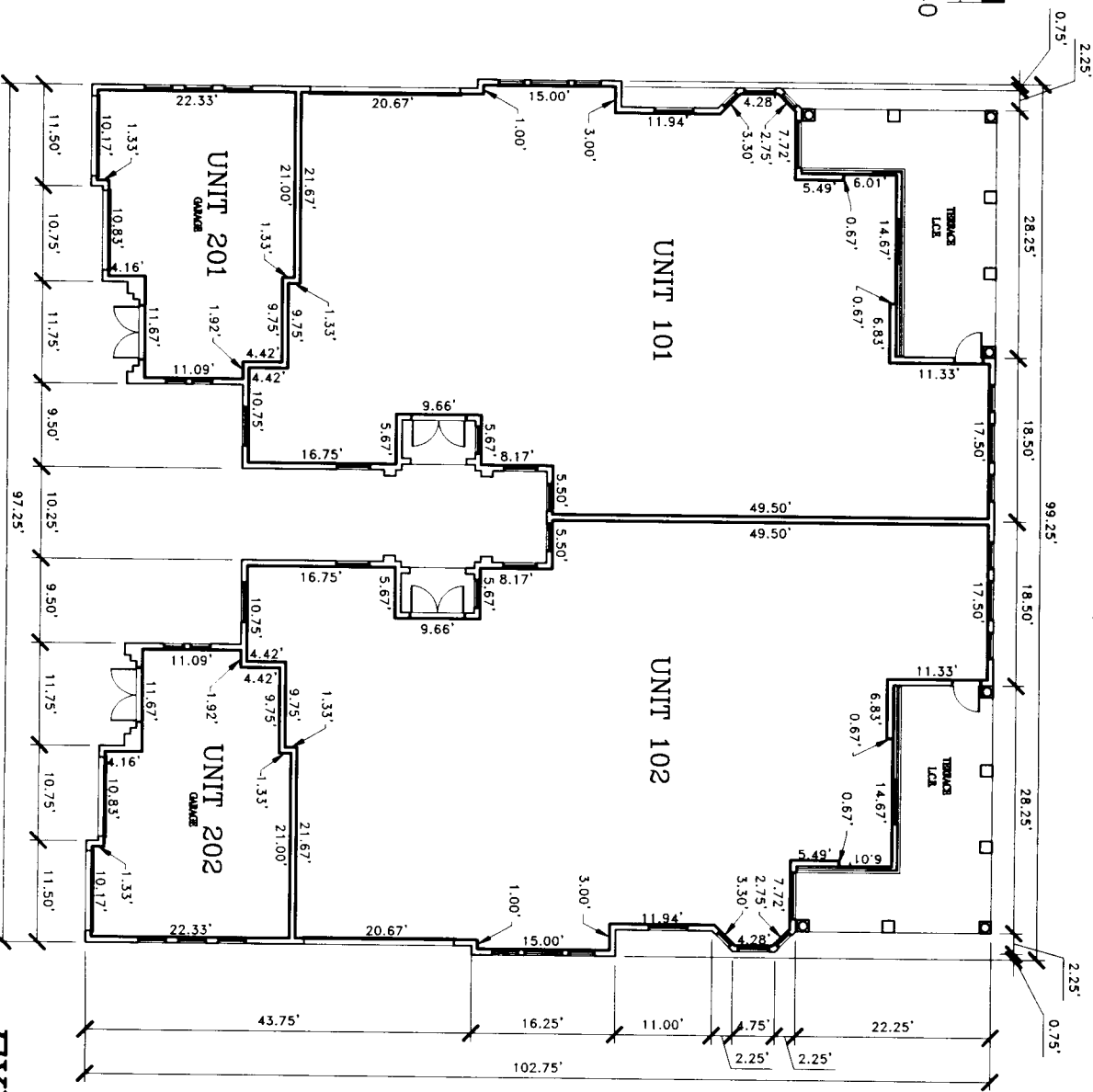
AVELLINO ISLES, A CONDOMINIUM
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UNIT NUMBERS

FIRST FLOOR	
22101	22102
23101	23102
24101	24102
25101	25102
26101	26102
27101	27102
28101	28102
29101	29102
30101	30102
31101	31102
32101	32102
33101	33102
34101	34102
35101	35102
36101	36102
37101	37102
38101	38102
39101	39102

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 PHONE NO. (239)643-2334 FAX NO. (239)643-1143

PHASE 22 THROUGH 39
1st FLOOR PLAN

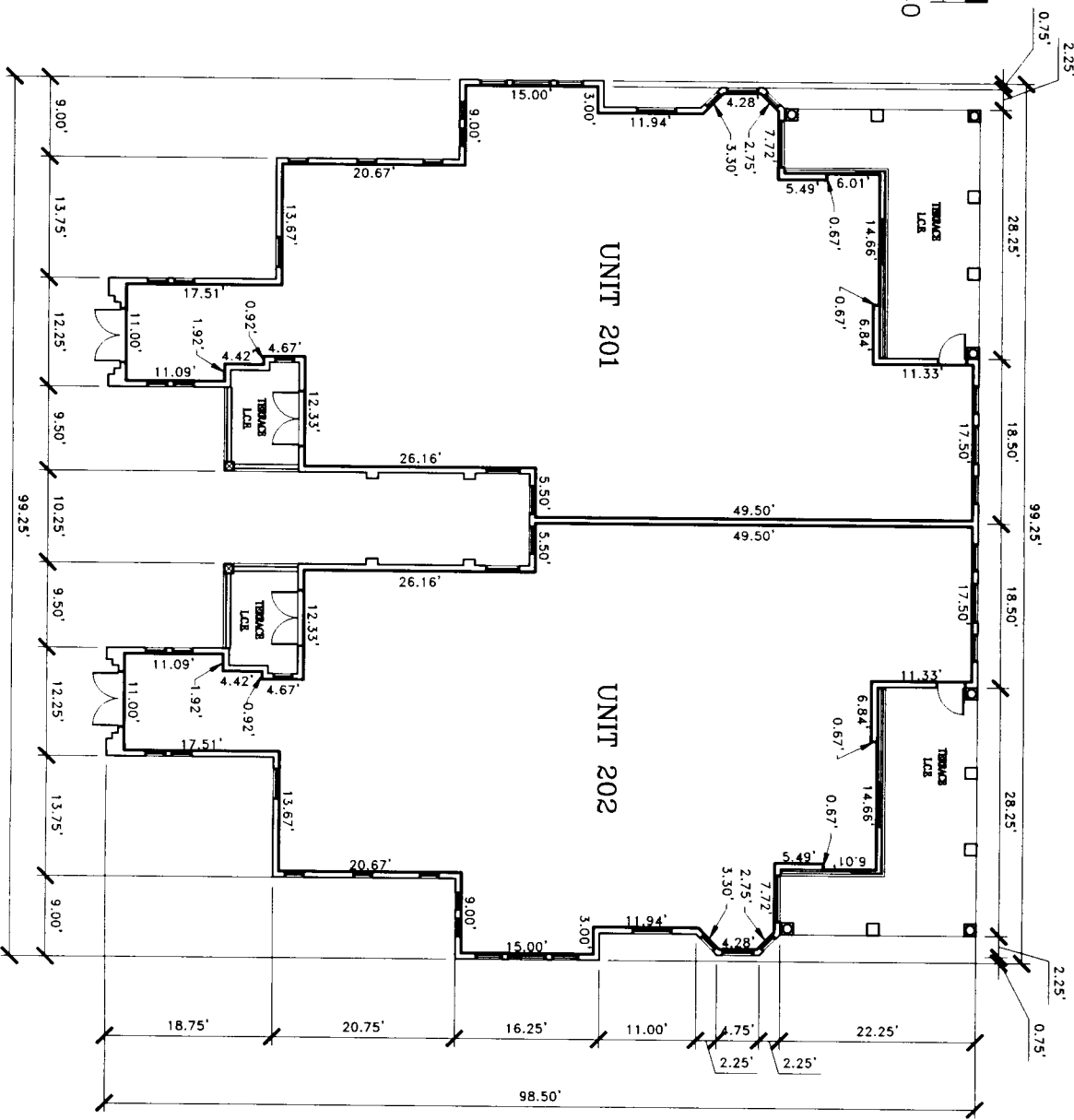
EXHIBIT B
PAGE 11
 C.E.C. FILE NO.: 03.175
 ACAD DWG. NO.: 4UNIT

AVELLINO ISLES, A CONDOMINIUM
 A PART OF TRACT "AA" AND L-18 OF THE VINEYARDS UNIT 3A AS RECORDED IN PLAT BOOK 17, PAGES 11 THROUGH 17 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



UNIT NUMBERS

SECOND FLOOR	
24201	24202
25201	25202
26201	26202
27201	27202
28201	28202
29201	29202
30201	30202
31201	31202
32201	32202
33201	33202
34201	34202
35201	35202
36201	36202
37201	37202
38201	38202
39201	39202



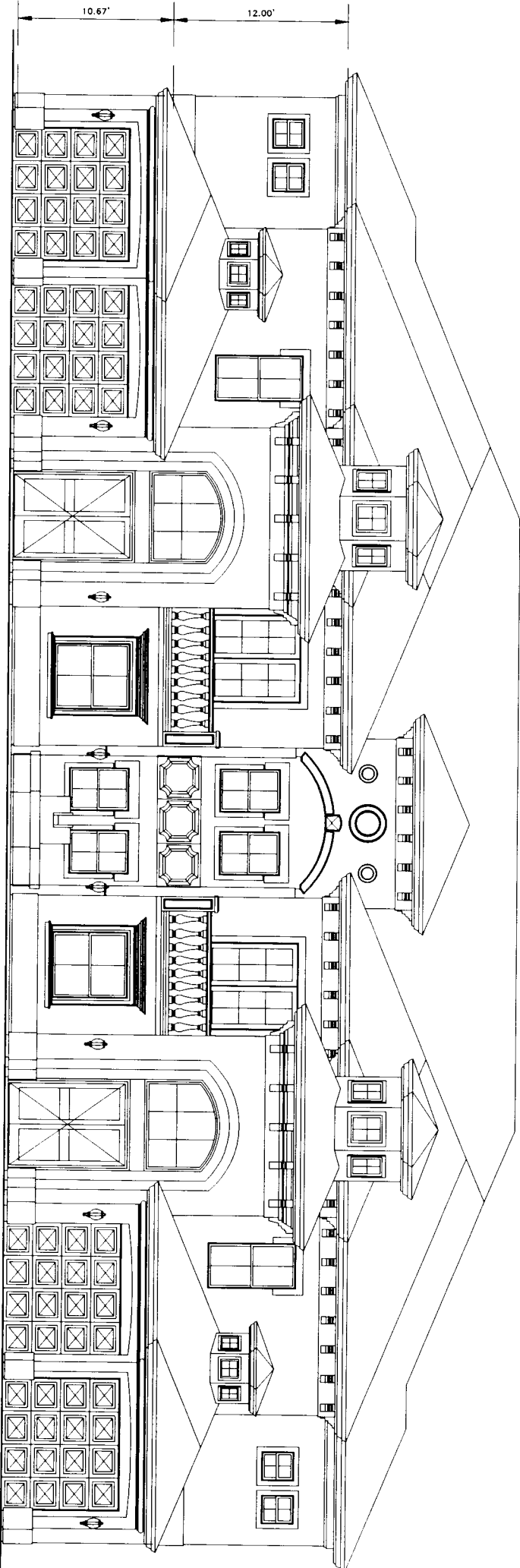
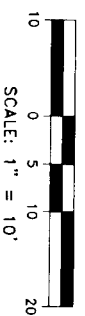
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 3108 SOUTH HORSESHOE DRIVE, NAPLES, FLORIDA
 PHONE NO. (239)643-2334 FAX NO. (239)643-1143

PHASE 22 THROUGH 39
2nd FLOOR PLAN

EXHIBIT B
PAGE 12
 C.E.C. FILE NO.: 03.175
 ACAD DWG. NO.: 4UNIT

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**PHASE 22 THROUGH 39
ELEVATION
4 UNIT BUILDING**

**EXHIBIT B
PAGE 13**
C.E.C. FILE NO.: 03.175
ACAD DWG. NO.: 4UNIT



COASTAL
ENGINEERING
CONSULTANTS
INC

A CECI GROUP COMPANY

CECI Group Services

Civil Engineering

Planning Services

Survey & Mapping

Coastal Engineering

Real Estate Services

Website: www.coastalengineering.com

**AVELLINO ISLES, A CONDOMINIUM
PHASES 1 THROUGH 23, INCLUSIVE**

Certificate of Surveyor

The undersigned, being a surveyor authorized to practice in the State of Florida, pursuant to Section 718.104(4) (e), Florida Statutes, hereby certifies that the construction of the improvements comprising the Units within **Phases 1 through 23**, inclusive of **Avellino Isles, a Condominium**, are substantially complete, so that Exhibit "B" to the Declaration of Condominium, together with the Provisions of the Declaration of Condominium describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location and dimensions of the common elements and of each unit within said buildings can be determined from these materials. The undersigned further certifies that all planned improvements, including, but not limited to, landscaping, utility services and access to the units within said condominium, and common element facilities serving said buildings have been substantially completed.

COASTAL ENGINEERING CONSULTANTS, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 2464

A handwritten signature in black ink, appearing to read "Richard J. Ewing", written over a horizontal line.

Richard J. Ewing, V.P.
Professional Surveyor and Mapper
Florida Certificate No. 5295

**NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER**

CEC FILE NO. 03.175_1-23

DATE: 1-15-09

Prepared by:
Steven J. Adamezyk, Esq.
Goede, Adamezyk, DeBoest & Cross, PLLC
6609 Willow Park Drive, Second Floor
Naples, Florida 34109
(239) 331-5100

**CERTIFICATE OF AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
OF
AVELLINO ISLES, A CONDOMINIUM**

I HEREBY CERTIFY that the following amendments to the Declaration of Condominium of Avellino Isles, a Condominium, were duly adopted by the membership of Avellino Isles Condominium Association, Inc., a Florida not for profit corporation (the "Association") at the duly noticed members meeting of the Association on the 27th day of February, 2019. Said amendment were approved by a proper percentage of voting interests of the Association.

The property subject to the Declaration is further described in "Exhibit "A" of the original Declaration of Condominium recorded at Official Records Book 3658, Page 1599, *et. seq.*, of the Public Records of Collier County, Florida.

Additions are underlined
Deletions are stricken through

Article 13, Section 13.3 of the Declaration is hereby amended as follows:

13.3 Term of Lease and Frequency of Leasing. No unit may be leased more often than three (3) times in any calendar year, with the minimum lease term being ~~thirty (30)~~ ninety (90) days. The first day of occupancy under the lease shall determine in which year the lease occurs. No lease may be for a period of more than one (1) year, and no option for the lessee to extend or renew the lease for any additional period shall be permitted without Board approval. The Board may, in its discretion, approve the same lease from year to year. No subleasing or assignment of lease rights by the lessee is allowed without board approval. The Owners acknowledge that short term transient accommodations and similar short term leasing in violation of this Section 13.3 are prohibited and it shall be a violation of this Section to enter into a lease or to advertise the Unit for lease in any manner inconsistent with this Section 13.3 or any provision of the Declaration, the same to be enforced and remedied in the same manner as any violation of this Declaration.

The Owners acknowledge that short term transient accommodations and similar short term leasing in violation of this Section 13.3 are prohibited and it shall be a violation of this Section to enter into a lease or to advertise the Unit for lease in any manner inconsistent with this Section or any provision of the Declaration, the same to be enforced and remedied in the same manner as any violation of this Declaration.

WITNESSES:

AVELLINO ISLES CONDOMINIUM ASSOCIATION, INC., A Florida not for profit corporation

[Signature]
Signature of First Witness

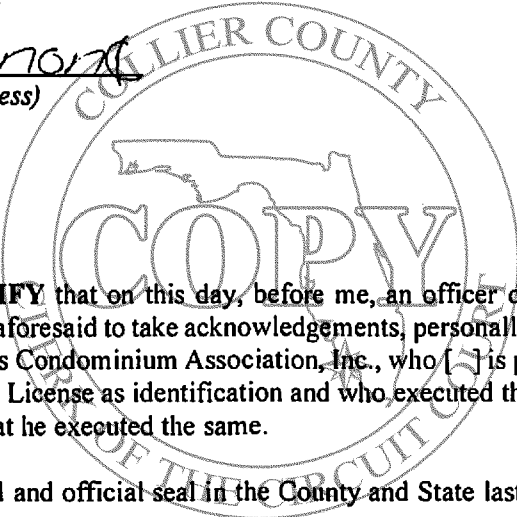
[Signature]
By: Ron Marzucco, as President

Autumn Hiles
(Print Name of First Witness)

[Signature]
Signature of Second Witness

Carla Iannone
(Print Name of Second Witness)

STATE OF FLORIDA
COUNTY OF COLLIER



I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared Ron Marzucco, as President of Avellino Isles Condominium Association, Inc., who [] is personally known to me OR [] has produced his Driver License as identification and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 22 day of February, 2019.

(NOTARY STAMP/SEAL)

[Signature] (SEAL)
Notary Public for the State of Florida
Print Name: Heather Keel
My Commission Expires: 7/18/20

