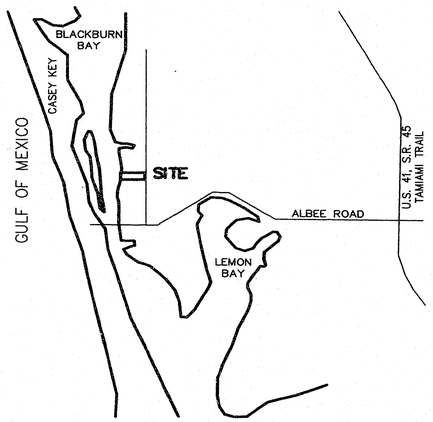
EXHIBIT B

SANDS OF SARASOTA

A CONDOMINIUM
IN SECTION 35, TWP. 38 S, RGE. 18E
SARASOTA COUNTY, FLORIDA



LOCATION MAP
Not to Scale

LEGAL DESCRIPTION:

BEGIN AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 18 EAST; THENCE RUN NORTH WITH THE EAST LINE OF SAID SECTION 2012 FEET TO A POINT; THENCE WEST 591 FEET TO A POINT IN THE WEST LINE OF A PROPOSED ROAD; THENCE SOUTH ALONG THE WEST LINE OF SAID PROPOSED ROAD 300 FEET TO THE POINT-OF-BEGINNING; THENCE CONTINUE ON THE SAME LINE 100 FEET TO A POINT; THENCE WEST TO THE WATERS OF LITTLE SARASOTA BAY; THENCE NORTHERLY ALONG THE MEANDER LINE OF SAID BAY TO A POINT DUE WEST OF THE POINT-OF-BEGINNING; THENCE EAST TO THE POINT-OF-BEGINNING, BEING OTHERWISE DESCRIBED AS TRACT 11 AS PER PLAT MADE BY R. M. CANTEY, C.E. DATED FEBRUARY 23, 1948, AND ATTACHED TO DEED FROM VENICE LAND CO. DATED FEBRUARY 12, 1949, AND RECORDED IN DEED BOOK 246, PAGE 75, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

CERTIFICATE OF SURVEYOR

I, the undersigned registered Land Surveyor, hereby certify that:

A. This plat, designed as Exhibit "B" consisting of three sheets, is a correct representation of a survey of land described and shown hereon and meets the "Minimum Technical Standards for land surveying in the State of Florida," Chapter 61G17-6, Florida Administrative Code.
B. All existing easements encumbering the land are shown on this plat.
C. The construction of the improvements in which Units 101, 102, 201, 202, 301 and 302 are located are substantially complete.
D. The plat, together with the provisions of the Declaration describing the condominium property, is an accurate representation of the location and dimensions of said improvements.
E. The identification, location, and dimensions or the common elements of each unit can be determined from this plat and the provisions of the Declaration.
F. All planned improvements including, but not limited to, landscaping, utility services and access to said units, and common elements facilities serving the buildings in which said units are located have been substantially completed.
G. Date of Survey: 9/11/2007

Lawrence R. Weber
Professional Land Surveyor
Florida Certificate No. 3868

9/20/2007
Date of Certificate

DESCRIPTION OF UNIT

Unit Boundaries

Each Unit shall include that part of the Building containing the Unit that lies with the following boundaries:

a. Upper and Lower Boundaries. The upper and lower boundaries of the Unit shall be the following boundaries extended to their planar intersections with the perimetrical boundaries:

(i) Upper Boundary: The upper horizontal boundary of Units 101 and 102 shall be the plane of the lower surface of the second floor structural concrete floor slab extended to the intersection with the perimetrical boundaries. The upper horizontal boundary of Units 201 and 202 shall be the plane of the lower surface of the third floor structural concrete floor slab extended to the intersection with the perimetrical boundaries. The upper horizontal boundary of Units 301 and 302 shall be the plane of the lower surface of the pre-engineered trusses supporting the roof extended to the intersection with the perimetrical boundaries.

(ii) Lower Boundary: The horizontal plane of the unfinished upper surface of the unfinished structural concrete floor slab.

(iii) Interior Divisions: Except as provided in subsections (i) and (ii) above and section (b) below, no part of the floor, ceiling or nonstructural interior partition walls shall be considered a boundary of the Unit.

b. Perimeter Boundaries: The perimetrical boundaries of the Unit shall be: (i) as to portions of Units adjacent to any exterior wall, the vertical planes of the unfinished interior surfaces of the exterior walls bounding the Unit extended to their planar intersections with each other and with the upper and lower boundaries; and (ii) as to portions of Units that are not adjacent to an exterior wall, the vertical planes of the lines shown on the Survey and Architectural Exhibits as separating one Unit from another Unit, or one Unit from Common Elements extended to their planar intersections with the other perimetrical boundaries with the upper and lower boundaries.

c. Apertures: Where there are apertures in any boundary, including, but not limited to, windows and doors, such boundaries shall be extended to include the interior unfinished surfaces of such apertures, including all frameworks thereof. Exterior surfaces made of glass or other transparent material, and all framing and casings, therefore, shall be included in the boundaries of the Unit.

NOTES

1. Elevations based on Department of Natural Resources Monument 17-84-B15-R111 with a published elevation of 6.44 NGVD 1929.
2. Bearings based on the westerly R/W line of Bayshore Road having a bearing of S 0°39'00" E (assumed).
3. Limited Common Elements (L.C.E.) are defined in the the Declaration of Condominium.
4. Areas not designated as "unit" or "L.C.E." are common elements, subject to the terms of the Declaration of Condominium.
5. Improvements within the Common Elements such as, but not limited to, water meters, water lines, storm drains, sewers and trees have not been located.
6. Easements: Existing, Created, or Reserved
The Declaration of Condominium to which this plat plan is attached creates, grants and reserves certain easements that may not be graphically depicted hereon, and which easements are incorporated herein by reference. Refer to the applicable paragraphs of the Declaration of Condominium regarding the easements created, granted and reserved herein, which easements include but are not limited to the following:

A. Utility Easement
A perpetual easement for the installation, construction, repair, maintenance and replacement of private and public utility lines and services of all kinds under and over the surface of the condominium lands which are not occupied by buildings or other structures.

B. Encroachments
An easement for any unit improvements that encroach upon any of the common elements or upon any other unit, along with an easement for any portion of the common elements that encroach upon any unit.
Such easements shall exist to the extent of such encroachments so long as the encroachments exists.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2007147546 3 PGS
2007 SEP 25 03:16 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
HJAMES Receipt#967469

WEBER ENGINEERING & SURVEYING, INC.
4020 Beneva Road, Suite B, Sarasota, Florida 34233
Telephone (941) 921-3914
Surveying & Mapping Business Authorization No. LB 4010
Engineering Business Authorization No. EB 4010

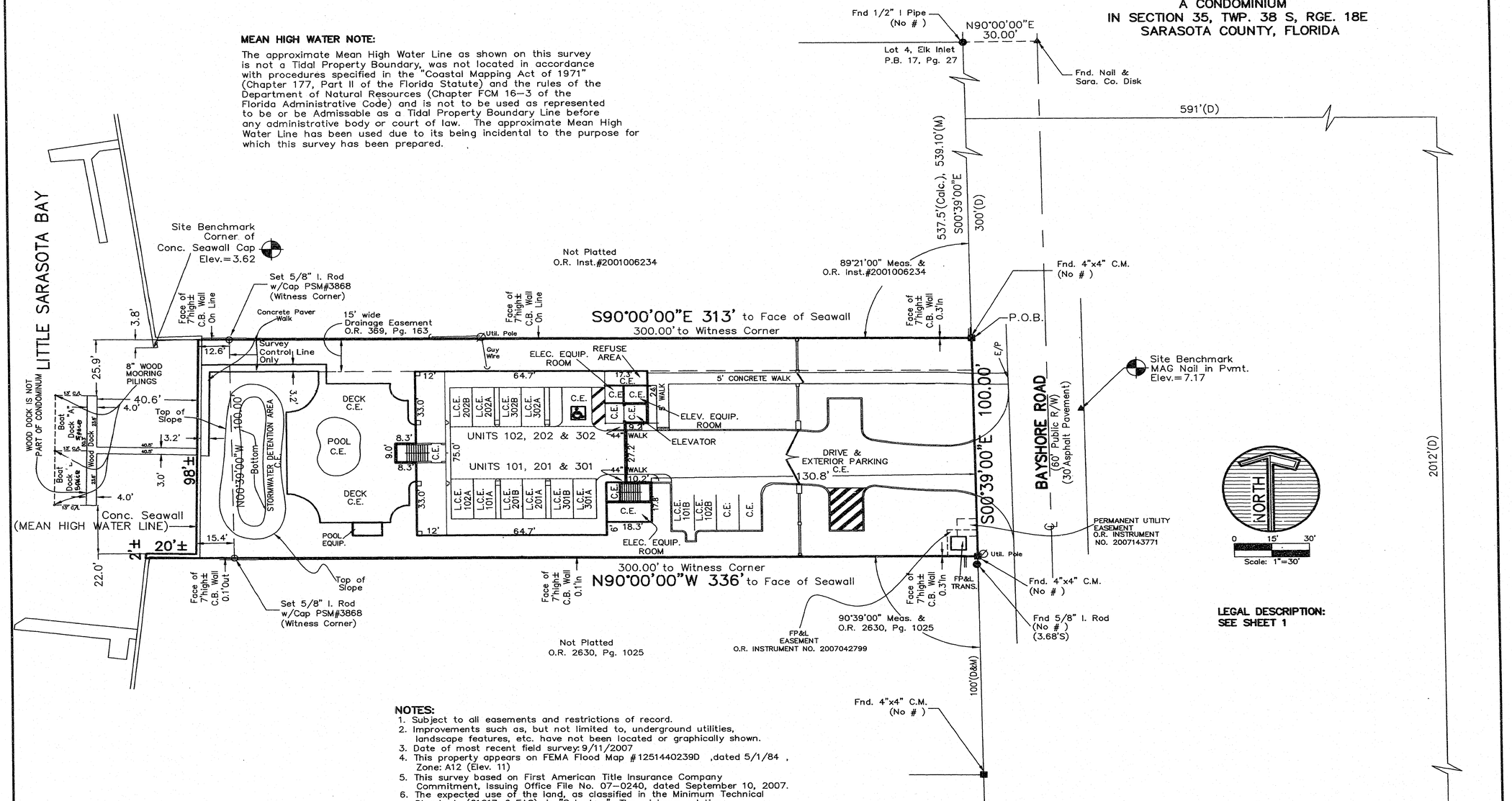
EXHIBIT B

SANDS OF SARASOTA

A CONDOMINIUM
IN SECTION 35, TWP. 38 S, RGE. 18E
SARASOTA COUNTY, FLORIDA

MEAN HIGH WATER NOTE:

The approximate Mean High Water Line as shown on this survey is not a Tidal Property Boundary, was not located in accordance with procedures specified in the "Coastal Mapping Act of 1971" (Chapter 177, Part II of the Florida Statute) and the rules of the Department of Natural Resources (Chapter FCM 16–3 of the Florida Administrative Code) and is not to be used as represented to be or be Admissable as a Tidal Property Boundary Line before any administrative body or court of law. The approximate Mean High Water Line has been used due to its being incidental to the purpose for which this survey has been prepared.



LEGAL DESCRIPTION:
SEE SHEET 1

NOTES:

1. Subject to all easements and restrictions of record.
2. Improvements such as, but not limited to, underground utilities, landscape features, etc. have not been located or graphically shown.
3. Date of most recent field survey: 9/11/2007
4. This property appears on FEMA Flood Map #1251440239D ,dated 5/1/84 , Zone: A12 (Elev. 11)
5. This survey based on First American Title Insurance Company Commitment, Issuing Office File No. 07–0240, dated September 10, 2007.
6. The expected use of the land, as classified in the Minimum Technical Standards (61G17–6 FAC), is "Suburban". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
7. Bearings based on the westerly R/W line of Bayshore Road having a bearing of S 0°39'00" E (assumed).
8. Elevations based on DNR Monument #17–84–B15–R111 with a published elevation of 6.44, NGVD 1929.

LEGEND:

Fnd.	Found	P.C.P.	Permanent Control Point
Pro	Pro–rated Distance	P.R.M.	Permanent Reference Monument
C.M.	Concrete Monument	(R)	Indicates Radial Bearing
N	North	C.L.F.	Chain Link Fence
S	South	C.B.	Concrete Block
E	East	Esmt.	Easement
W	West	P.B./Pg.	Plat Book/Page
P	Plat Dimension	O.R./Pg.	Official Record Book/Page
M	Measured Dimension	Str.	Structure
R/W	Right of way	R=	Radius of Curve
E/P	Edge of Pavement	Δ=	Delta of Curve
D	Deed Dimension	L=	Arc Length of Curve
O.A.	Overall Dimension	Ch=	Chord Length of Curve
B–B	Back to Back Curb Dimension	15x7	Indicates Spot Elevation
O.U.L.	Overhead Utility Line		

○ Indicates a 5/8" I. Rod w/Cap #3868 Set

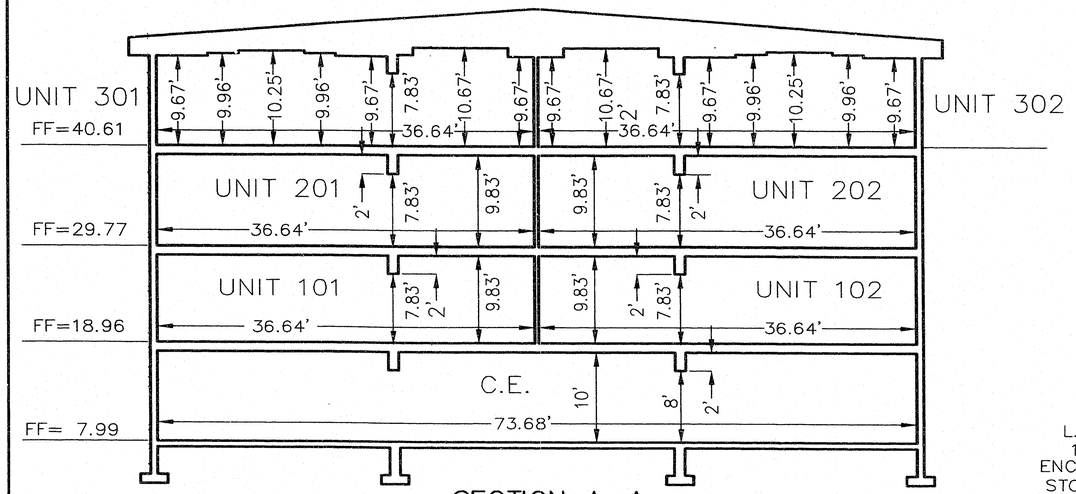
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CONDOMINIUM BOOK 41 PAGE 98
SHEET 3 OF 3

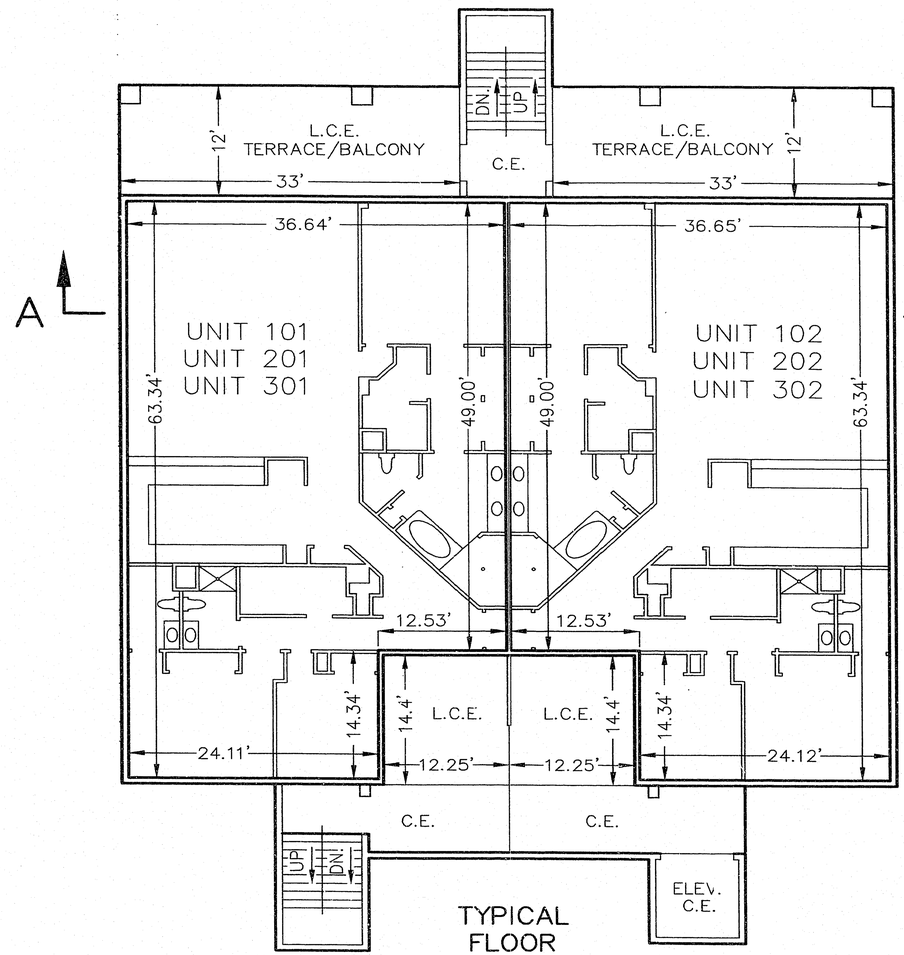
EXHIBIT B

SANDS OF SARASOTA

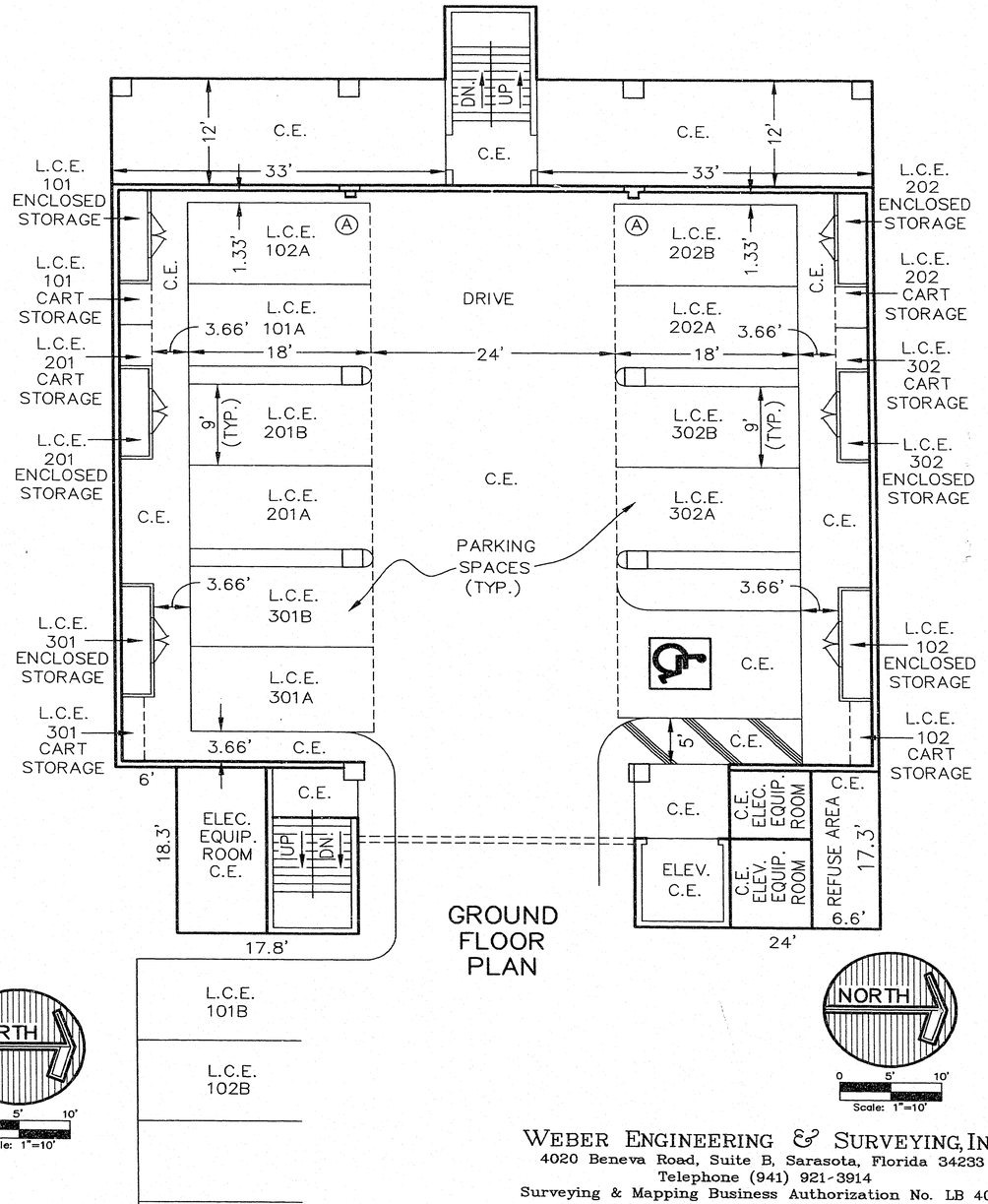
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SARASOTA COUNTY, FLORIDA



SECTION A-A



TYPICAL FLOOR PLAN



GROUND FLOOR PLAN

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