Return to: (enclose self-addressed stamped envelope)

Name: RECORD AND RETURN TO
REAL ESTATE CLOSING DEPT.

Address: RUDEN, McCLOSKY, ET AL
701 BRICKELL AVENUE SUITE 1900
MIAMI, FLORIDA 33131

This Instrument Prepared by:
Mark F. Grant, Esq.
Ruden, McClosky, Smith
Schuster & Russell, P.A.
200 East Broward Boulevard
15th Floor
Fort Lauderdale, Florida 33301

MONROE COUNTY
OFFICIAL RECORDS

FILE #1193121
BK#1647 PG#759

RCD Aug 07 2000 03:53PM
DANNY L KOLHAGE, CLERK

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AMENDMENT TO DECLARATION OF CONDOMINIUM OF SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM TO ADD PHASE 3

THIS AMENDMENT TO DECLARATION OF CONDOMINIUM OF SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM TO ADD PHASE 3 ("Amendment"), made this 25th day of July, 2000, by, SUNSET VENTURES OF KEY WEST, INC., a Florida corporation ("Developer"), whose principal office is located at 5555 College Road, Key West, Florida 33040.

WHEREAS, pursuant to the Condominium Act, Chapter 718, Florida Statutes, 1976, as amended through the date of recordation of the "Declaration" (as hereinafter defined) ("Act"), Developer has established Sunset Marina Residences of Key West, A Condominium ("Condominium"), according to the Declaration of Condominium ("Declaration") thereof recorded in Official Records Book 1620, Page 1040, of the Public Records of Monroe County, Florida and any amendments thereto; and

WHEREAS, the Condominium is a "phase condominium" as contemplated by Section 718.403 of the Act and as set forth in the Declaration; and

WHEREAS, the Declaration provides for the submission to condominium ownership of the "Initial Phase" (as defined in the Declaration) and also provides for submission to condominium ownership of Phases 1 through 3 and Phases 6 and 8, as described in the Declaration; and

WHEREAS, Developer desires to add Phase 3 as part of the Condominium.

FILE #1193121
BK#1647 PG#760

NOW, THEREFORE, Developer, as the owner in fee simple of the "Phase 3 Land," as hereinafter defined, hereby states and declares:

1. All terms used herein shall have their meaning as defined in the Declaration.

2. The real property more particularly described on the legal description and the Survey, Plot Plan and Graphic Description of Improvements for Phase 3 ("Phase 3 Survey") attached hereto as Exhibit A ("Phase 3 Land") and the improvements located thereon and all easements intended for use in connection with the Condominium are hereby submitted to condominium ownership and added as a part of the Condominium pursuant to Articles 5, 6 and 7 of the Declaration. The Phase 3 Land, together with improvements now or hereafter located thereon and all appurtenances thereto, all as set forth on the Phase 3 Survey, shall constitute Phase 3.

3. This Amendment shall become effective upon recording amongst the Public Records of Monroe County, Florida. The effect of this Amendment shall be that Phase 3, together with previously submitted phase(s), shall be, and the same shall constitute, the Condominium.

IN WITNESS WHEREOF, Developer has hereunto set its hand and official seal on the day and year first above written.

WITNESSES:

Fred McKenna
Print Name: Fred McKenna

Karen Carter
Print Name: Karen Carter

SUNSET VENTURES OF KEY WEST, INC.

By: Maryln G. Erickson
Maryln G. Erickson, Vice-President

(SEAL)

STATE OF FLORIDA)
) SS:
COUNTY OF MONROE)

FILE #1193121
BK#1647 PG#761

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by MARYLN G. ERICKSON, the Vice-President of SUNSET VENTURES OF KEY WEST, INC., a Florida corporation, freely and voluntarily under authority duly vested in him/her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. He is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of July, 2000.

Julie Dwight
Notary Public
State of Florida at Large

Typed, printed or stamped name of Notary Public

My Commission Expires:
Oct. 30, 2001

Julie Dwight
My Commission CC693138
Expires October 30, 2001

JOINDER AND CONSENT OF MORTGAGEE
TO DECLARATION OF CONDOMINIUM OF SUNSET MARINA RESIDENCES
OF KEY WEST, A CONDOMINIUM

WHEREAS, Miller & Schroeder Investments Corporation hereafter the "Mortgagee", is the current owner and holder of the following mortgages:

a. Mortgage Deed dated March 3, 1998 and recorded on March 18, 1998 in Official Records Book 1504, Page 147; as modified by that certain First Mortgage Modification Agreement recorded on July 7, 1998 in Official Records Book 1525, Page 479; and Notice Limiting Future Advances recorded on March 24, 1999 in Official Records Book 1567, at Page 375; together with that certain UCC-1 Financing Statement recorded on March 18, 1998 in Official Records Book 1504, at Page 145; as assigned by that certain UCC-3 Financing Statement recorded on August 4, 1999 in Official Records Book 1589, at Page 2407; and as further assigned by that certain UCC-3 Financing Statement recorded on August 4, 1999 in Official Records Book 1589, at Page 2410; all of the Public Records of Monroe County, Florida;

b. Mortgage Deed dated June 24, 1998 and recorded on July 16, 1998 in Official Records Book 1526, Page 2000; and Notice Limiting Future Advances recorded on March 24, 1999 in Official Records Book 1567, at Page 377; together with that certain Collateral Assignment of Leases, Rents and Profits recorded on July 16, 1998 in Official Records Book 1526, at Page 2016; together with that certain Assignment of Contract Rights, General Intangibles, Warranties and Other Rights recorded on July 16, 1998 in Official Records Book 1526, at Page 2028; together with UCC-1 Financing Statement recorded on July 16, 1998 in Official Records Book 1526, at Page 2038; as assigned by that certain UCC-3 Financing Statement recorded on August 4, 1999 in Official Records Book 1589, at Page 2408; and as further assigned by that certain UCC-3 Financing Statement recorded on August 4, 1999 in Official Records Book 1589, at Page 2409; all of the Public Records of Monroe County, Florida;

the aforementioned mortgages were assigned by that certain Absolute Assignment of Promissory Notes, Mortgage Deeds and Security Agreement and Related Loan Documents recorded on August 4, 1999 in Official Records Book 1589, at Page 2403; and modified and consolidated by that certain Mortgage Modification, Consolidation and Extension Agreement and Security Agreement and Fixture Financing Statement recorded on July 29, 1999 in Official Records Book 1589, Page 155; together with Amended and Restated Collateral Assignment of Leases(s), Rents and Profits recorded on July 29, 1999 in Official Records Book 1589, at Page 194; all of the Public Records of Monroe County, Florida.

WHEREAS, Mortgagee hereby joins in and consents to the foregoing Amendment to the Declaration of Condominium of Sunset Marina Residences of Key West, A Condominium to be recorded among the Public Records of Monroe County, Florida.

MILLER & SCHROEDER INVESTMENTS CORPORATION, a Minnesota corporation

FILE #1193121
BK#1647 PG#762

By: Stephen P. Rayl, Vice President

STATE OF ILLINOIS)
) SS:
COUNTY OF Lake)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by STEPHEN P. RAYL, the Vice President of MILLER & SCHROEDER INVESTMENTS CORPORATION, a corporation existing under the laws of the State of Minnesota, 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. He is personally known to me or who has produced N/A _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of August, 2000.

Karen S. McGuire
Notary Public State of Illinois at Large

Typed, printed or stamped name of Notary Public

My Commission Expires: 6-7-2004

OFFICIAL SEAL
KAREN S. MC GUIRE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6-7-2004

MIA:130586:1

EXHIBIT A

FILE #1193121
BK#1647 PG#763

SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM PHASE 3

SURVEYORS CERTIFICATE

THIS CERTIFICATION MADE THIS 18th. DAY OF JULY, 2000 BY THE UNDERSIGNED FIRM IS MADE PERSUANT TO THE PROVISIONS OF SECTION 718.104 (4) (e) OF THE FLORIDA STATUTES, AS AMENDED, AND IS A CERTIFICATION THAT THE FOLLOWING TWENTY THREE PAGES ARE AN ACCURATE REPRESENTATION OF THE LAND AND IMPROVEMENTS DESCRIBED THEREON; AND THAT THE CONSTRUCTION OF SAID IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT SUCH MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM, DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS AND THAT IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH DWELLING UNIT CAN BE DETERMINED FROM THESE MATERIALS.

MORGAN AND EKLUND, INC.

RONALD B. EKLUND, PSM
PROFESSIONAL SURVEYOR AND MAPPER No. 2559
STATE OF FLORIDA

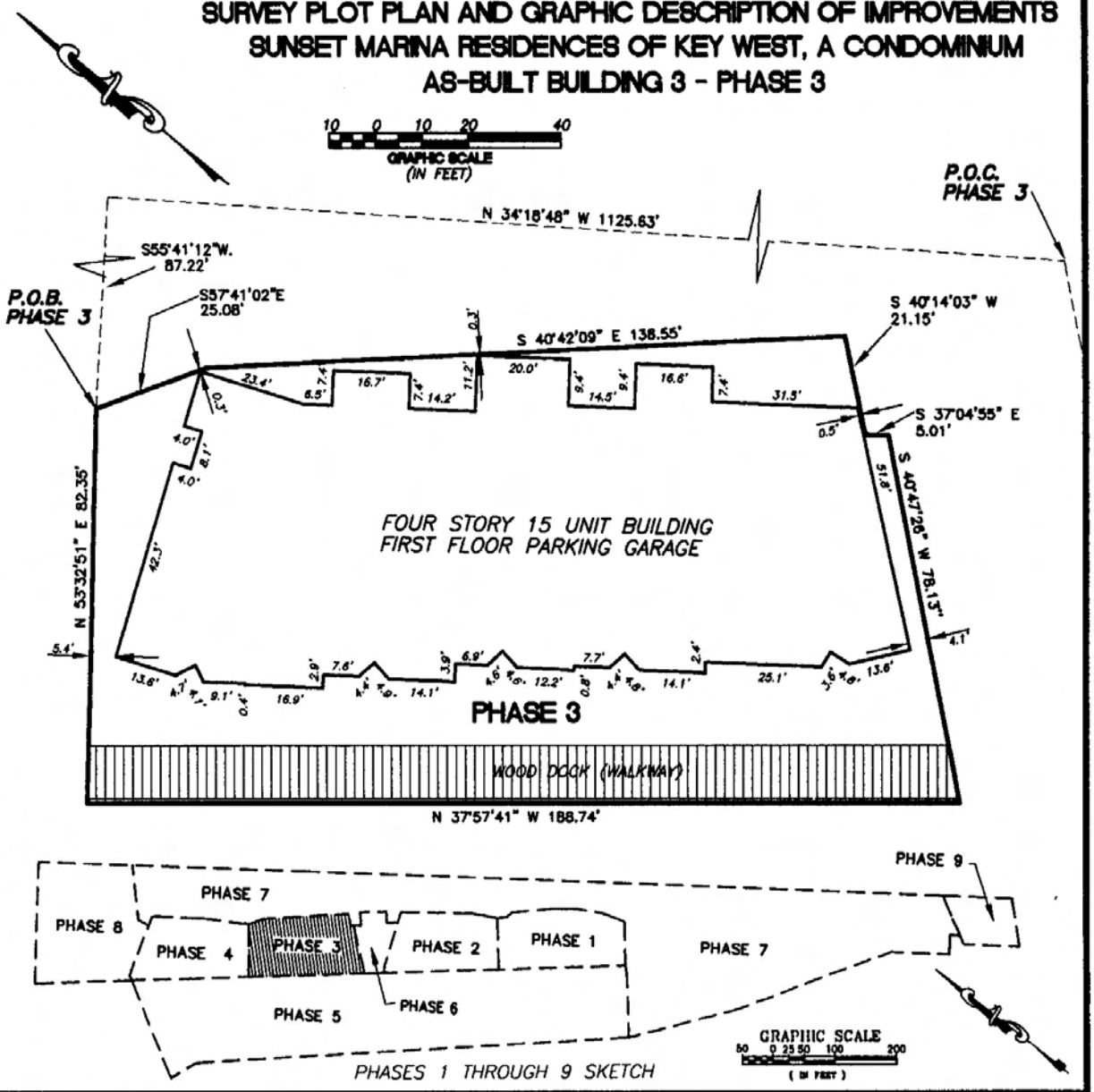
MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS

8745 U.S. HIGHWAY 1
P.O. BOX 1420
WABASSO, FL. 32970
PHONE: (561) 388-5364
FAX: (561) 388-3165

1500 S.E. 3RD COURT
SUITE 203
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6882
FAX: (954) 421-0451

COMMISSION No.	DATE
5246.04	7/18/2000
DRAWN BY: P.C.V.	SHEET 1 OF 24

SURVEY PLOT PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM
AS-BUILT BUILDING 3 - PHASE 3



DRAWN BY:	SCALE	FIELD. BOOK./PG.	COMMISSION No.
P.C.V.	1" = 30'	MON.-7/33	5246.04

MORGAN & EKLUND, INC.

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FILE #1193121
BK#1647 PG#764

DATE	SURVEY DATE	SHEET	OF
7/18/2000	4/13/2000	2	24

SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM
LEGAL DESCRIPTION-PHASE 3

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LANDS DESCRIBED BY THE STATE OF FLORIDA, TRUSTEES OF THE INTERNAL IMPROVEMENT FUND DEED No. 20174-A, (CORRECTIVE DESCRIPTION IN O.R.B. 959, PAGE 109 OF THE PUBLIC RECORDS OF MONROE COUNTY), SAID POINT HAVING COORDINATES OF NORTHING 89,331.10' AND EASTING OF 251,108.04' AS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1927; PROCEED N.34°18'48"W., ALONG THE EAST LINE OF LANDS DESCRIBED IN T.I.I.F. DEED NUMBERS 20174-A AND 24099, 1125.63 FEET; THENCE DEPARTING SAID EAST LINE, S.55°41'12"W., 87.22 FEET TO THE POINT OF BEGINNING, SAID POINT HAVING COORDINATES OF NORTHING 90,211.66' AND EASTING 250,401.46'; THENCE S.57°41'02"E., 25.08 FEET; THENCE S.40°42'09"E., 138.55 FEET; THENCE S.40°14'03"W., 21.15 FEET; THENCE S.37°04'55"E., 5.01 FEET; THENCE S.40°47'26"W., 78.13 FEET; THENCE N.37°57'41"W., 188.74 FEET; THENCE N.53°32'51"E., 82.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,487.62 SQUARE FEET OR 0.38 ACRES MORE OR LESS.

FILE #1193121
BK#1647 PG#765

MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS

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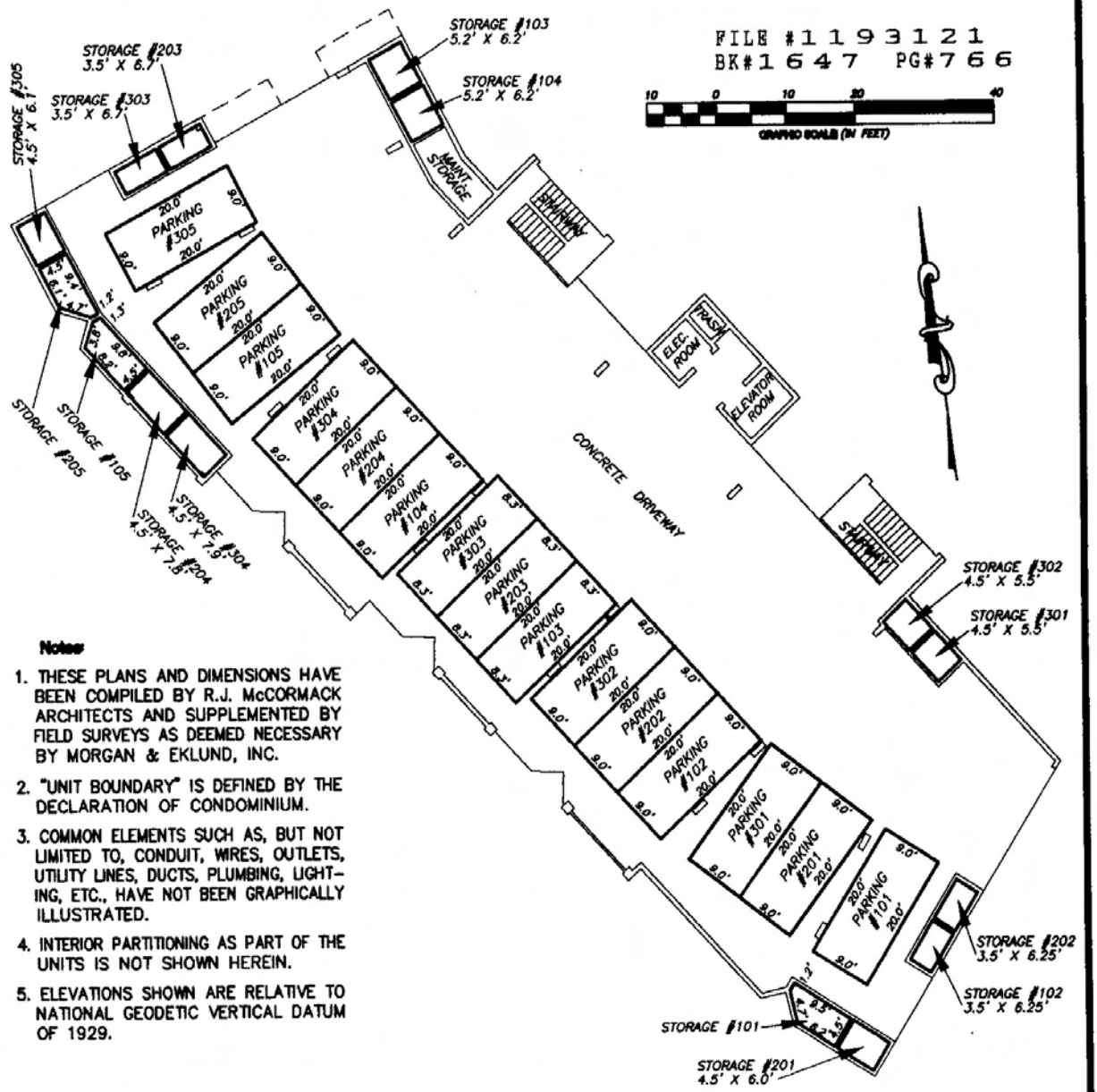
COMMISSION No. 5246.04

DATE 7/18/00

SHEET 3 OF 24

PARKING AND STORAGE AREA BOUNDARYS
BUILDING 3 - PHASE 3 GROUND FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM

FILE #1193121
BK#1647 PG#766



Notes:

1. THESE PLANS AND DIMENSIONS HAVE BEEN COMPILED BY R.J. McCORMACK ARCHITECTS AND SUPPLEMENTED BY FIELD SURVEYS AS DEEMED NECESSARY BY MORGAN & EKLUND, INC.
2. "UNIT BOUNDARY" IS DEFINED BY THE DECLARATION OF CONDOMINIUM.
3. COMMON ELEMENTS SUCH AS, BUT NOT LIMITED TO, CONDUIT, WIRES, OUTLETS, UTILITY LINES, DUCTS, PLUMBING, LIGHTING, ETC., HAVE NOT BEEN GRAPHICALLY ILLUSTRATED.
4. INTERIOR PARTITIONING AS PART OF THE UNITS IS NOT SHOWN HEREIN.
5. ELEVATIONS SHOWN ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929.

MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS

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PHONE: (561) 388-5364
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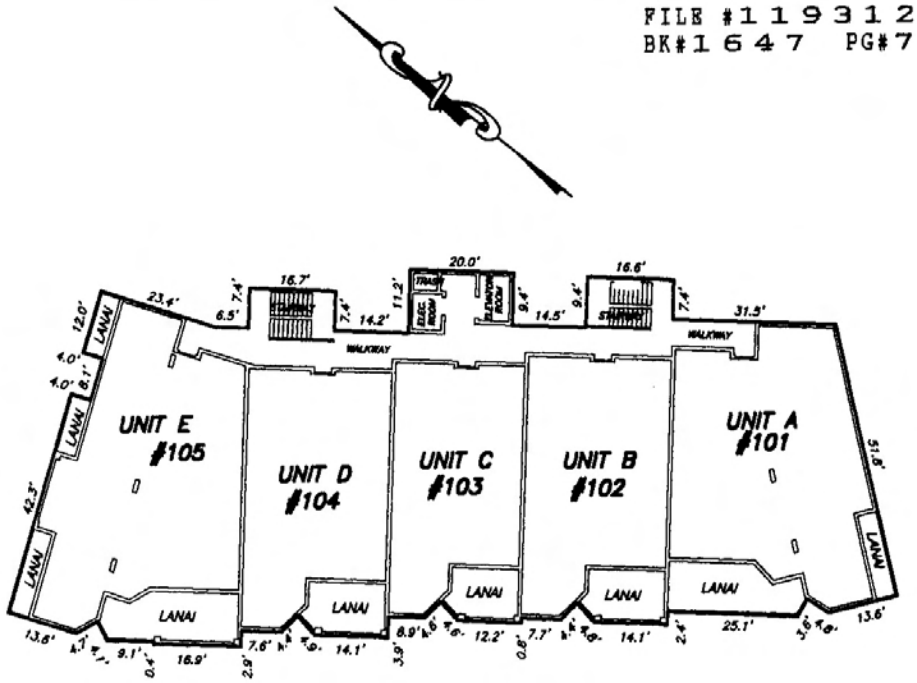
1500 S.E. 3RD COURT
SUITE 203
DEERFIELD BEACH, FL 33441
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FAX: (954) 421-0451

COMMISSION No.	DATE
5246.04	7/18/2000
DRAWN BY: P.C.V.	SHEET 4 OF 24

SURVEY PLOT PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM
AS-BUILT BUILDING 3 - PHASE 3 FIRST FLOOR

SEE AS-BUILT UNIT BOUNDARY SKETCHES FOR UNIT DETAILS

FILE #1193121
BK#1647 PG#767





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P.C.V.	1" = 30'	MON.-7/33		5246.04
				DATE 7/18/2000
				SURVEY DATE 4/13/2000
				SHEET 5 OF 24

MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS

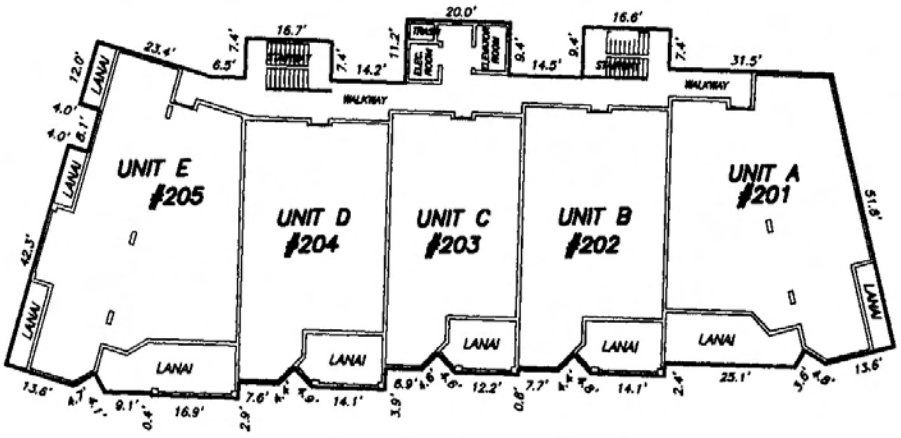
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FAX: (561) 388-3165

1500 S.E. 3RD COURT
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SURVEY PLOT PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM
AS-BUILT BUILDING 3 - PHASE 3 SECOND FLOOR

SEE AS-BUILT UNIT BOUNDARY SKETCHES FOR UNIT DETAILS

FILE #1193121
BK#1647 PG#768





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COMMISSION No.	
5246.04	
DATE	
7/18/2000	
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4/13/2000	
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MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS

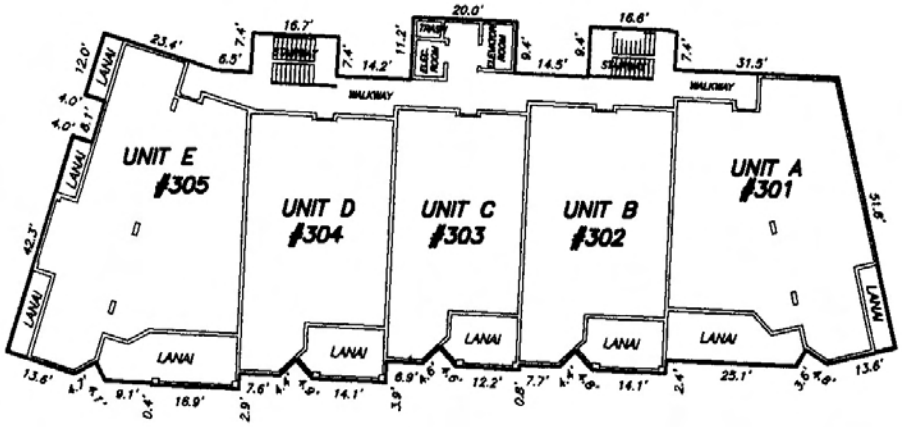
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SURVEY PLOT PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM
AS-BUILT BUILDING 3 - PHASE 3 THIRD FLOOR

SEE AS-BUILT UNIT BOUNDARY SKETCHES FOR UNIT DETAILS

FILE #1193121
BK#1647 PG#769





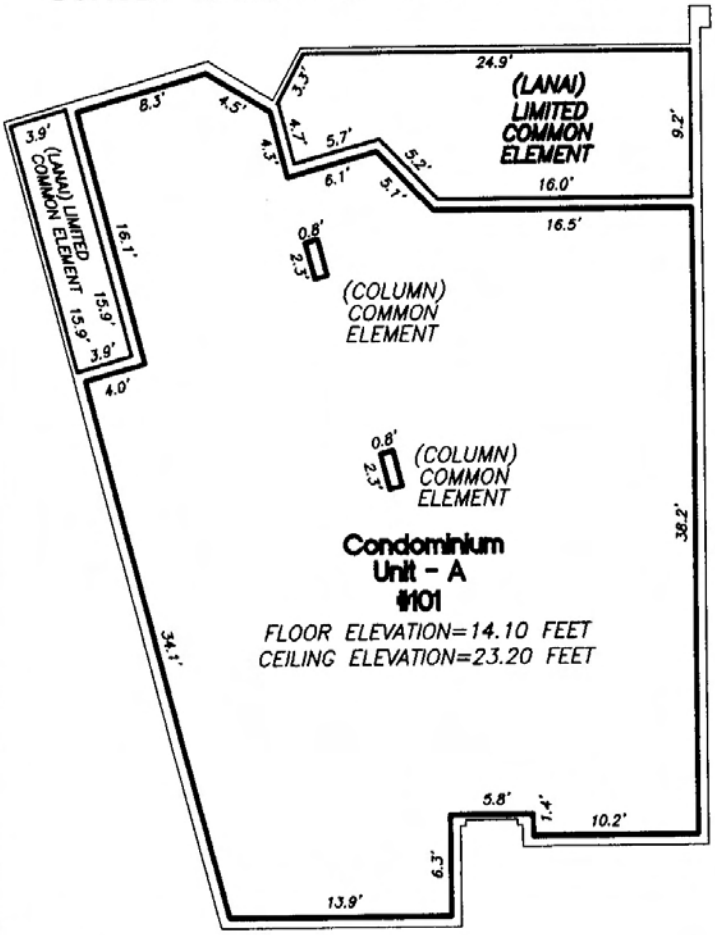
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P.C.V.	1" = 30'	MON.-7/33		5246.04
				DATE 7/18/2000
				SURVEY DATE 4/13/2000
				SHEET 7 OF 24

MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS

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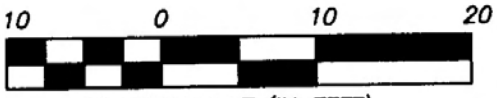
UNIT A AS-BUILT BOUNDARY
BUILDING 3 - PHASE 3 FIRST FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



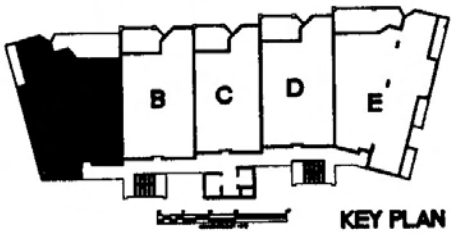


Notes:

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5. ELEVATIONS SHOWN ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929.



GRAPHIC SCALE (IN FEET)



KEY PLAN

DRAWN BY:	SCALE	FIELD BOOK./PG.
P.C.V.	1" = 10'	MON.-7/33

FILE #1193121
BK#1647 PG#770

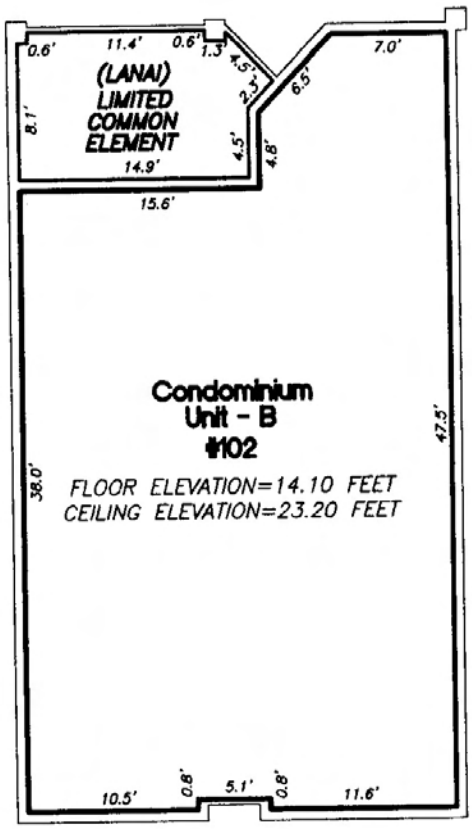
COMMISSION No.	
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DATE	
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SURVEY DATE	
4/13/2000	
SHEET	OF
8	24

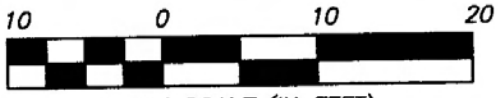
MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS

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UNIT B AS-BUILT BOUNDARY
BUILDING 3 - PHASE 3 FIRST FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



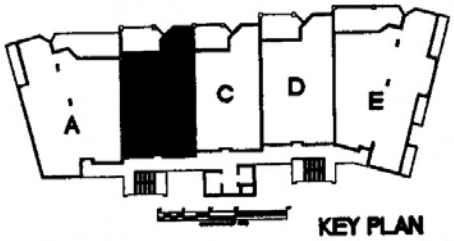


GRAPHIC SCALE (IN FEET)



Notes:

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KEY PLAN

DRAWN BY:	SCALE	FIELD. BOOK./PG.
P.C.V.	1" = 10'	MON.-7/23

FILE #1193121
BK#1647 PG#771

COMMISSION No. 5246.04

DATE 7/18/2000

SURVEY DATE 4/13/2000

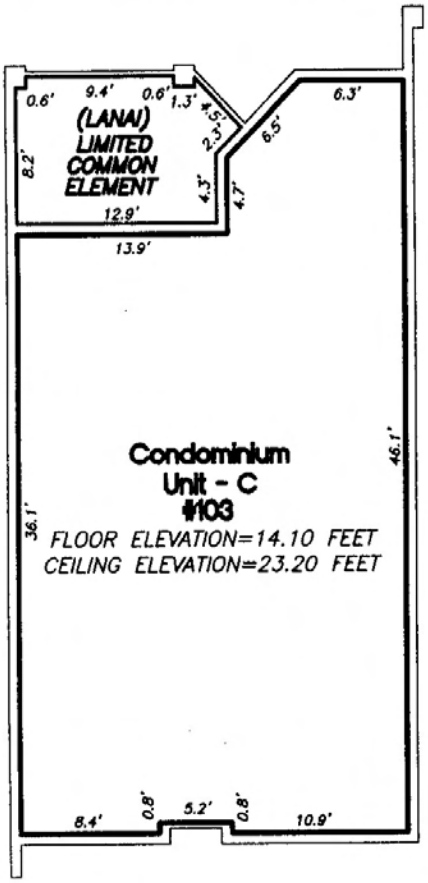
SHEET 9 OF 24

MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS

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UNIT C AS-BUILT BOUNDARY
BUILDING 3 - PHASE 3 FIRST FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



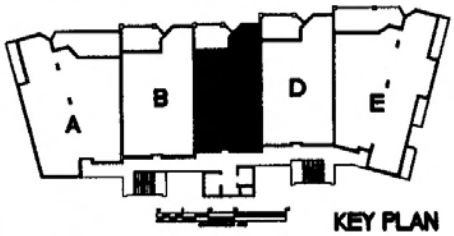


GRAPHIC SCALE *(IN FEET)*



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KEY PLAN

DRAWN BY:	SCALE	FIELD. BOOK./PG.
P.C.V.	1" = 10'	MON.-7/33

FILE #1193121
BK#1647 PG#772

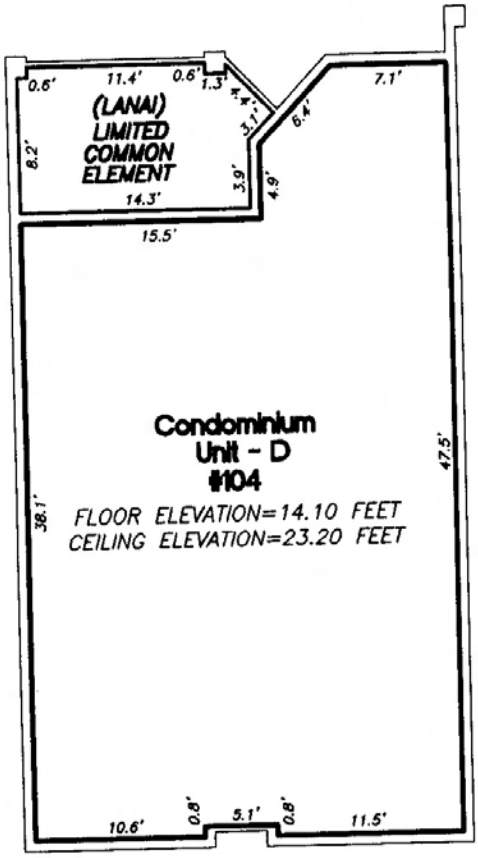
COMMISSION No.	
5246.04	
DATE	
7/18/2000	
SURVEY DATE	
4/13/2000	
SHEET	OF
10	24

MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS

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FAX: (561) 388-3165

1500 S.E. 3RD COURT
SUITE 203
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6882
FAX: (954) 421-0451

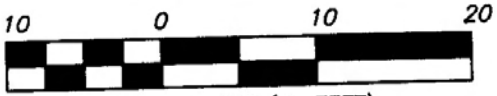
UNIT D AS-BUILT BOUNDARY
BUILDING 3 - PHASE 3 FIRST FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



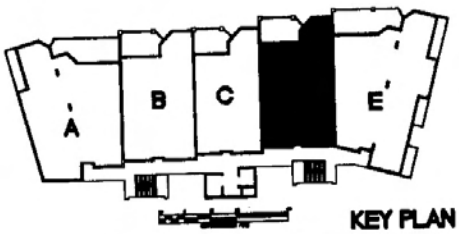


Notes:

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GRAPHIC SCALE (IN FEET)



KEY PLAN

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FILE #1193121
BK#1647 PG#773

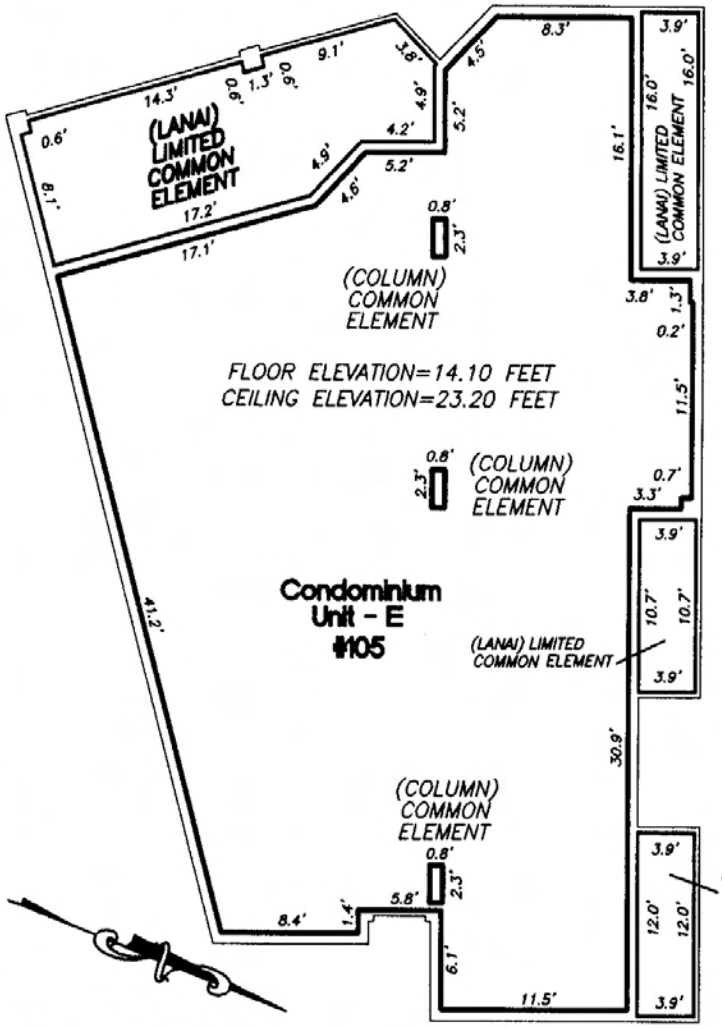
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5246.04	
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7/18/2000	
SURVEY DATE	
4/13/2000	
SHEET	OF
11	24

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UNIT E AS-BUILT BOUNDARY BUILDING 3 PHASE 3
FIRST FLOOR LEVEL



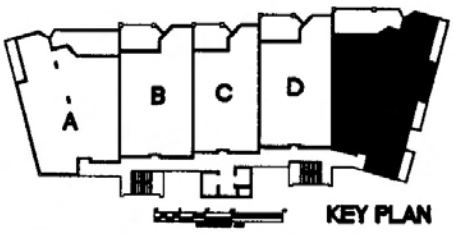
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GRAPHIC SCALE (IN FEET)

SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM

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P.C.V.	1" = 10'	MON.-7/33		5246.04

DATE: 7/18/2000

SURVEY DATE: 4/13/2000

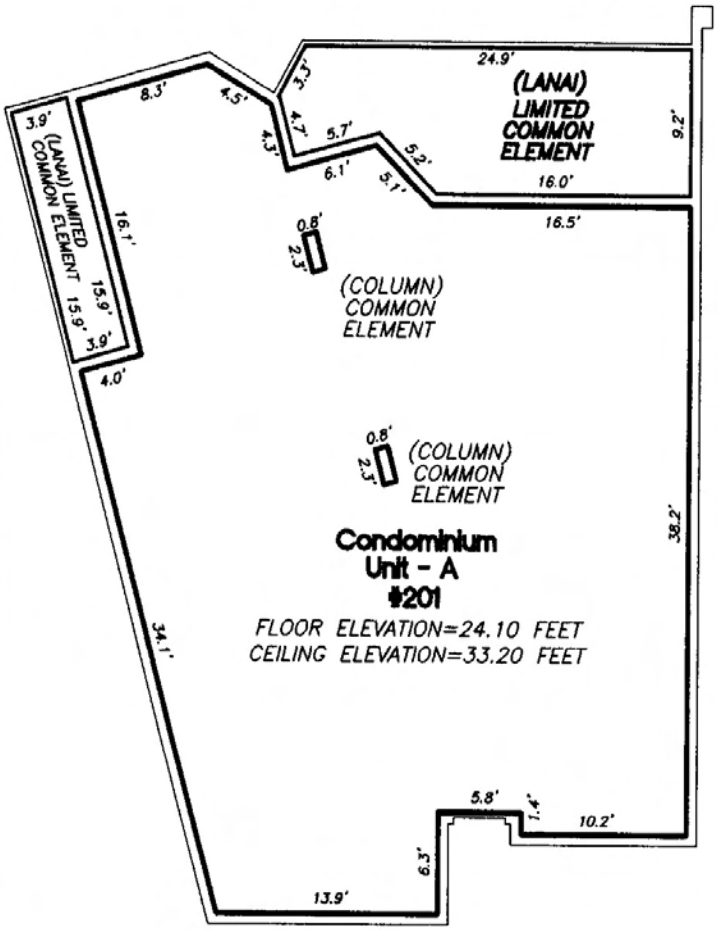
SHEET 12 OF 24

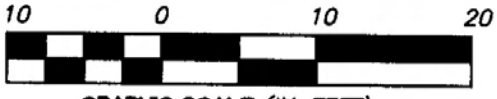
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UNIT A AS-BUILT BOUNDARY
BUILDING 3 - PHASE 3 SECOND FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



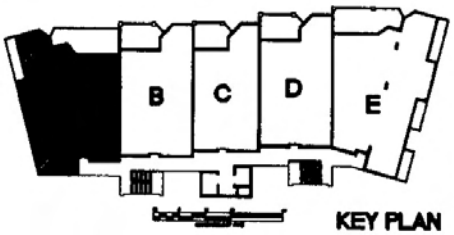


GRAPHIC SCALE (IN FEET)



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FILE #1193121
BK#1647 PG#775

COMMISSION No. 5246.04

DATE 7/18/2000

SURVEY DATE 4/13/2000

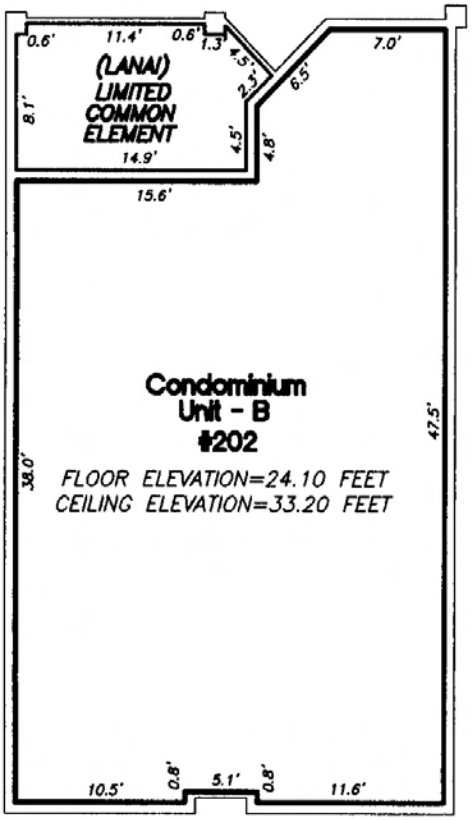
SHEET 13 OF 24

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UNIT B AS-BUILT BOUNDARY
BUILDING 3 - PHASE 3 SECOND FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



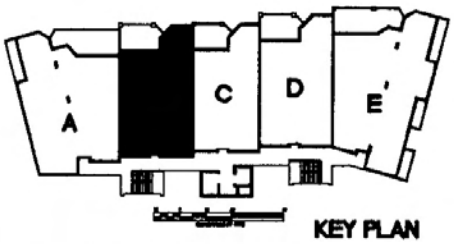
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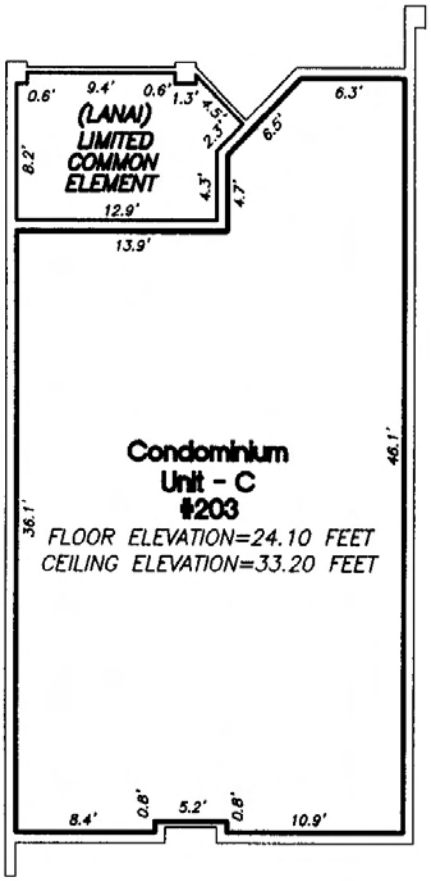
COMMISSION No.	
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7/18/2000	
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4/13/2000	
SHEET	OF
14	24

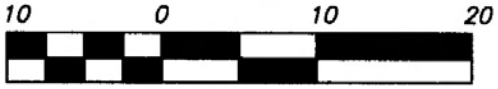
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UNIT C AS-BUILT BOUNDARY
BUILDING 3 - PHASE 3 SECOND FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



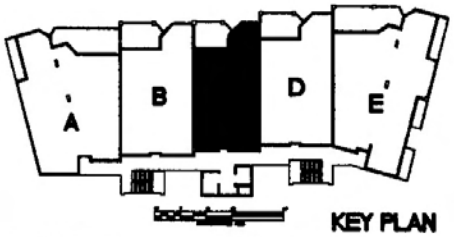


GRAPHIC SCALE *(IN FEET)*



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KEY PLAN

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P.C.V.	1" = 10'	MON.-7/33

FILE #1193121
BK#1647 PG#777

COMMISSION No. 5246.04

DATE 7/18/2000

SURVEY DATE 4/13/2000

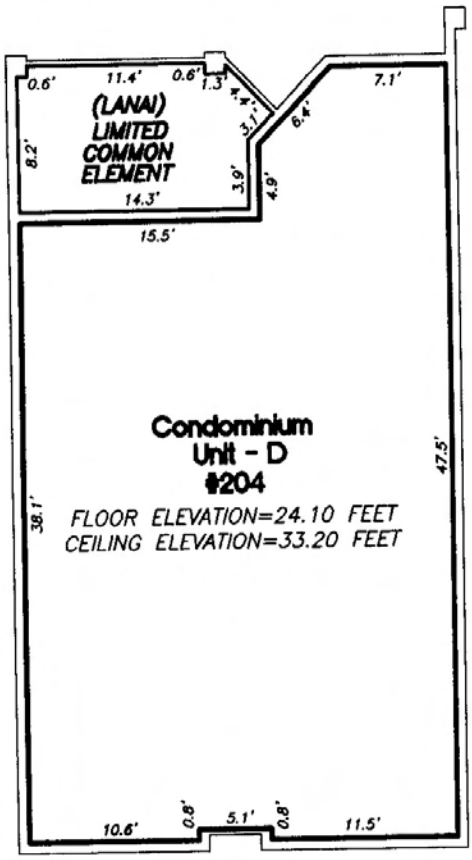
SHEET 15 OF 24

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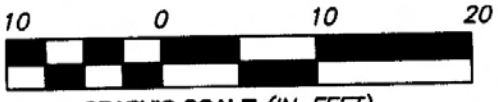
UNIT D AS-BUILT BOUNDARY
BUILDING 3 - PHASE 3 SECOND FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



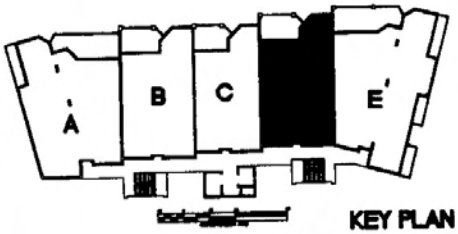


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FILE #1193121
BK#1647 PG#778

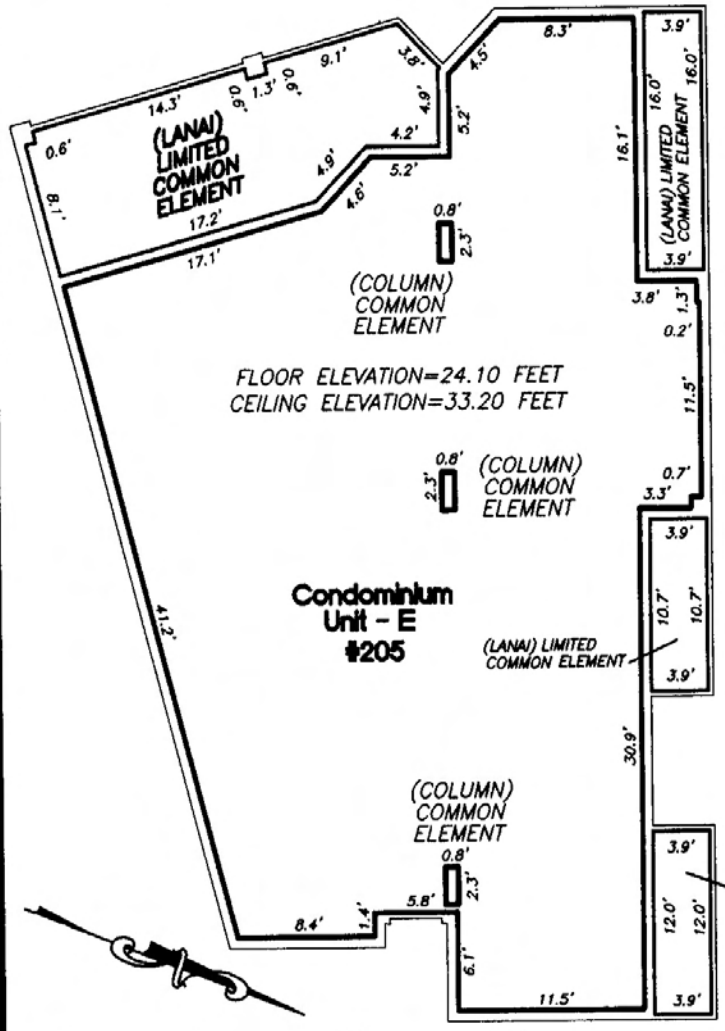
COMMISSION No.	
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16	24

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UNIT E AS-BUILT BOUNDARY BUILDING 3 PHASE 3
SECOND FLOOR LEVEL



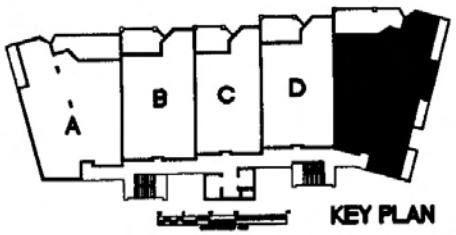
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GRAPHIC SCALE (IN FEET)

SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM

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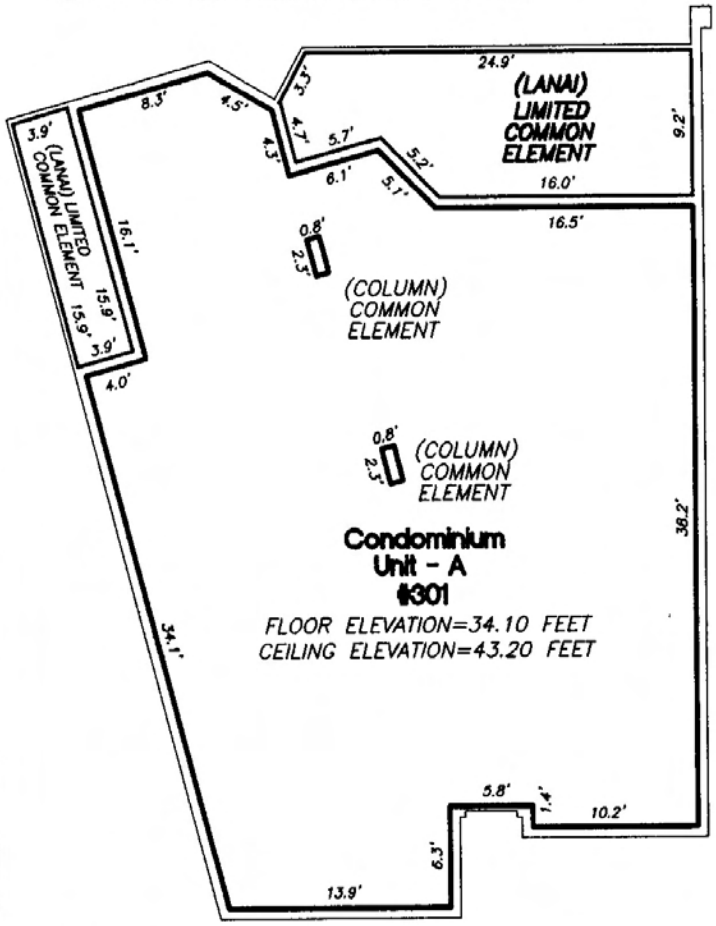
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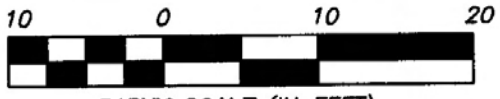
UNIT A AS-BUILT BOUNDARY
BUILDING 3 - PHASE 3 THIRD FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



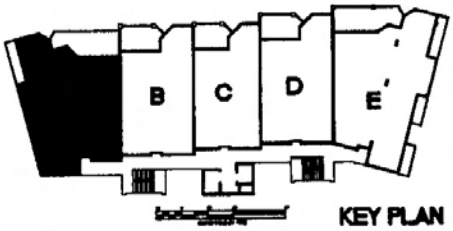


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KEY PLAN

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BK#1647 PG#780

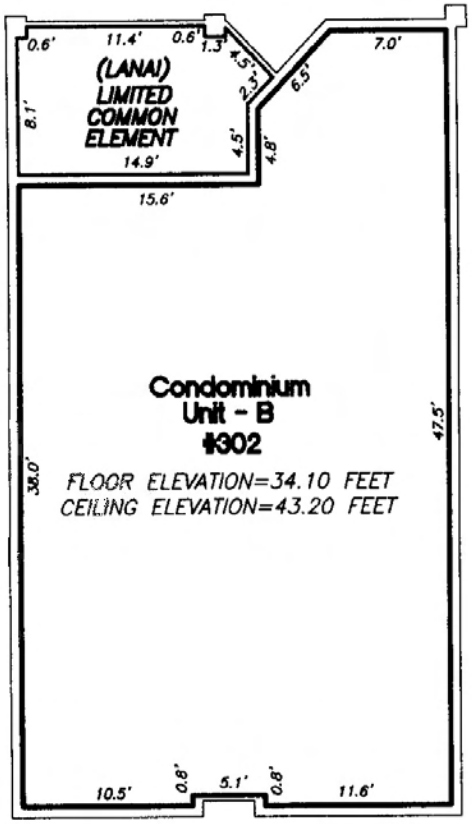
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SHEET	OF
18	24

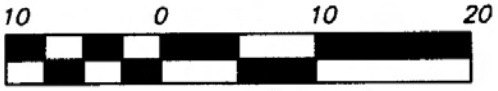
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UNIT B AS-BUILT BOUNDARY
BUILDING 3 - PHASE 3 THIRD FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



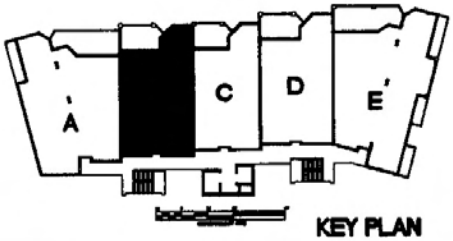


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P.C.V.	1" = 10'	MON.-7/23

FILE #1193121
BK#1647 PG#781

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DATE 7/18/2000

SURVEY DATE 4/13/2000

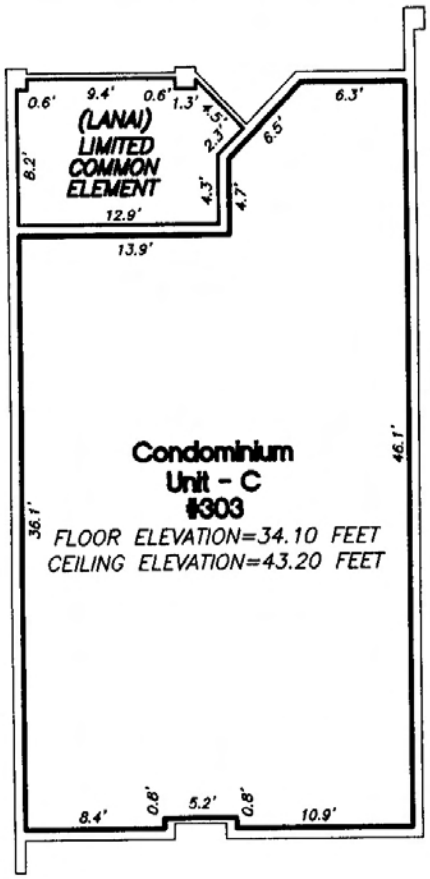
SHEET 19 OF 24

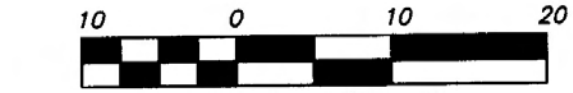
MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS

8745 U.S. HIGHWAY 1
P.O. BOX 1420
WABASSO, FL 32970
PHONE: (561) 388-5364
FAX: (561) 388-3165

1500 S.E. 3RD COURT
SUITE 203
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6882
FAX: (954) 421-0451

UNIT C AS-BUILT BOUNDARY
BUILDING 3 - PHASE 3 THIRD FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



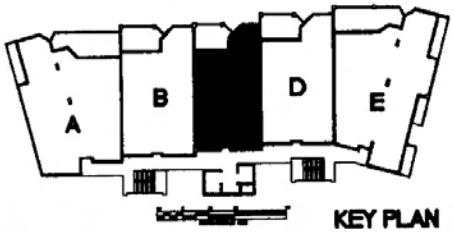


GRAPHIC SCALE *(IN FEET)*



Notes:

1. THESE PLANS AND DIMENSIONS HAVE BEEN COMPILED BY R.J. McCORMACK ARCHITECTS AND SUPPLEMENTED BY FIELD SURVEYS AS DEEMED NECESSARY BY MORGAN & EKLUND, INC.
2. "UNIT BOUNDARY" IS DEFINED BY THE DECLARATION OF CONDOMINIUM.
3. COMMON ELEMENTS SUCH AS, BUT NOT LIMITED TO, CONDUIT, WIRES, OUTLETS, UTILITY LINES, DUCTS, PLUMBING, LIGHTING, ETC., HAVE NOT BEEN GRAPHICALLY ILLUSTRATED.
4. INTERIOR PARTITIONING AS PART OF THE UNITS IS NOT SHOWN HEREIN.
5. ELEVATIONS SHOWN ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929.



KEY PLAN

DRAWN BY:	SCALE	FIELD. BOOK./PG.
P.C.V.	1" = 10'	MON.-7/33

FILE #1193121
BK#1647 PG#782

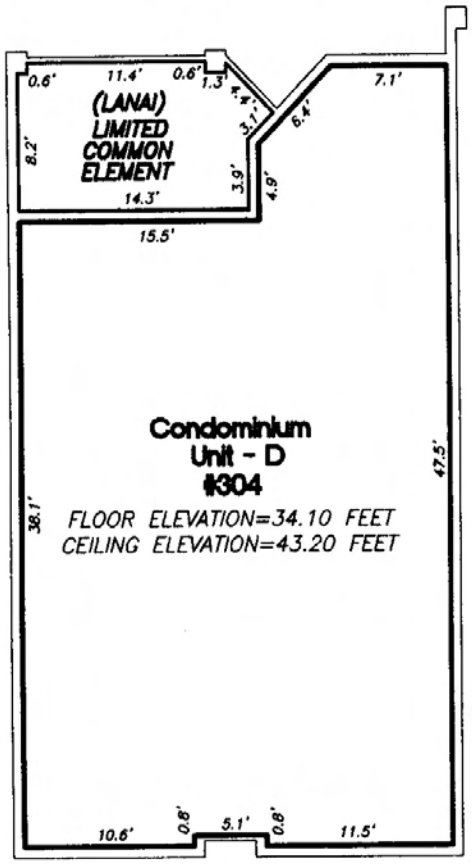
COMMISSION No.	
5246.04	
DATE	
7/18/2000	
SURVEY DATE	
4/13/2000	
SHEET	OF
20	24

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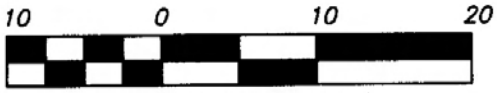
UNIT D AS-BUILT BOUNDARY
BUILDING 3 - PHASE 3 THIRD FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



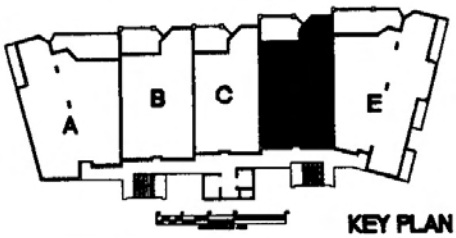


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GRAPHIC SCALE (IN FEET)



KEY PLAN

DRAWN BY:	SCALE	FIELD. BOOK./PG.
P.C.V.	1" = 10'	MON.-7/33

FILE #1193121
BK#1647 PG#783

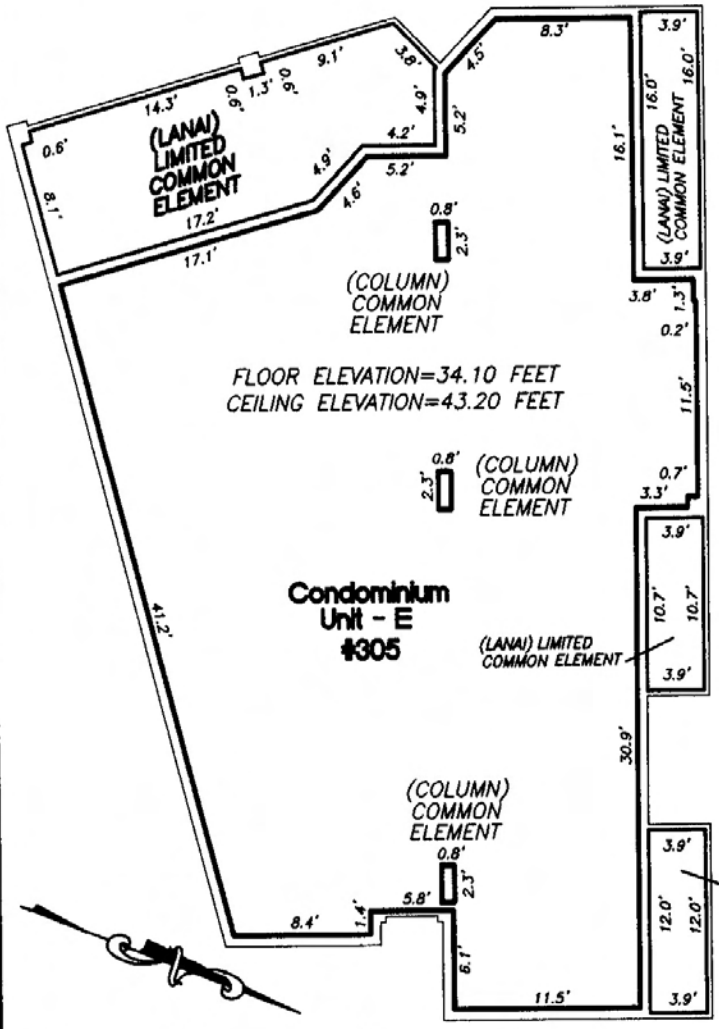
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UNIT E AS-BUILT BOUNDARY BUILDING 3 PHASE 3
THIRD FLOOR LEVEL



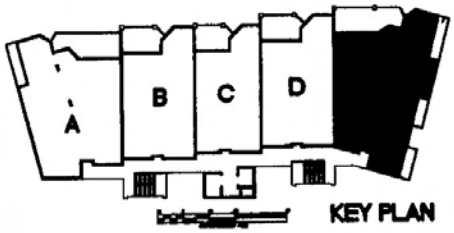
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GRAPHIC SCALE (IN FEET)

SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM

Notes:

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KEY PLAN

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P.C.V.	1" = 10'	MON.-7/33		5246.04

DATE: 7/18/2000

SURVEY DATE: 4/13/2000

SHEET 22 OF 24

MORGAN & EKLUND, INC.

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SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM

NOTES TO SURVEY

FILE #1193121
BK#1647 PG#785

1. DESCRIPTION OF DWELLING UNITS

Each Dwelling Unit shall consist of that part of the building containing such Dwelling Unit which lies within the boundaries of the Dwelling Unit, which boundaries are as follows:

A. Upper Boundaries

The upper boundary of each Dwelling Unit shall be the horizontal plane of the unfinished ceiling extended to an intersection with the perimetrical boundaries.

B. Lower Boundaries

The lower boundary of each Dwelling Unit shall be the horizontal plane of the unfinished floor slab of that Dwelling Unit extended to an intersection with the perimetrical boundaries.

C. Perimetrical Boundaries

The perimetrical boundaries of each Dwelling Unit shall be the following boundaries extended to an intersection with upper and lower boundaries:

(1) EXTERIOR BUILDINGS WALLS:

The intersecting vertical plane(s) of the innermost unfinished surfaces of the exterior wall of the building bounding such Dwelling Unit.

(2) INTERIOR BUILDINGS WALLS:

The vertical planes of the innermost unfinished surface of the party walls dividing Dwelling Units extended to intersections with other perimetrical boundaries.

Drywall and studs are included within the boundaries of each Dwelling Unit.

D. 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 materials, exterior doors of any type, including the locks, hinges and other hardware thereof, and all framings and casings thereof, shall be included in the boundaries of each Dwelling Unit.

E. Air Conditioning Units

The boundaries of each Dwelling Unit shall also be deemed to include all integral parts of the air conditioning unit located within the Dwelling Unit.

F. Excluded From Dwelling Units

The Dwelling Unit shall not be deemed to include utility services which may be contained within the boundaries of the Dwelling Unit but which serve Common Elements and/or a Dwelling Unit or Dwelling Units other than or in addition to the Dwelling Unit within which contained. Nor shall it include columns or partitions contributing to support of the building. The items here identified are part of the Common Elements.

2. DESCRIPTION OF COMMON ELEMENTS

A. All land and all portions of the Condominium Property not within a Dwelling Unit(s) or Boat Slip Unit(s) are Common Elements.

B. All bearing walls to the unfinished surface of said walls located within a Dwelling Unit and all columns or partitions contributing to support of the Building are Common Elements.

C. All conduits and wire to outlets, all other utility lines to outlets and all waste pipes, regardless of location, are Common Elements.

D. The Common Elements are subject to certain easements set forth in Article 11 of the Declaration of Condominium.

E. The A/C Land, Entryways, Walkways, Dock Boxes and Power Pedestals so designated on the Survey are Limited Common Elements reserved for the use of the Owner(s) of the Unit(s) adjacent thereto or as otherwise indicated on the Survey.

F. The portions of the land upon which is situated all air conditioning equipment located outside the Dwelling Units ("A/C Land") are Limited Common Elements reserved for the use of the Owners of the Dwelling Units adjacent thereto or as otherwise indicated on the Survey.

G. The definitions set forth in the Declaration of Condominium are incorporated herein.

MONROE COUNTY
OFFICIAL RECORDS

MONROE COUNTY
OFFICIAL RECORDS

FILE #1235685
BK#1696 PG#1396

RCD May 17 2001 10:03AM
DANNY L KOLHAGE, CLERK

Return to: (enclose self-addressed stamped envelope)

Name: **RECORD AND RETURN TO**
REAL ESTATE CLOSING DEPT.

Address: **RUDEN, McCLOSKY, ET AL**
701 BRICKELL AVENUE SUITE 1900
MIAMI, FLORIDA 33131

This Instrument Prepared by:
Mark F. Grant, Esq.
Ruden, McClosky, Smith
Schuster & Russell, P.A.
200 East Broward Boulevard
15th Floor
Fort Lauderdale, Florida 33301

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

AMENDMENT TO DECLARATION OF CONDOMINIUM OF SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM TO ADD PHASE 2

THIS AMENDMENT TO DECLARATION OF CONDOMINIUM OF SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM TO ADD PHASE 2 ("Amendment"), is made this 25th day of April, 2001, by SUNSET VENTURES OF KEY WEST, INC., a Florida corporation ("Developer"), whose principal office is located at 5555 College Road, Key West, Florida 33040.

WHEREAS, pursuant to the Condominium Act, Chapter 718, Florida Statutes, 1976, as amended through the date of recordation of the "Declaration" (as hereinafter defined) ("Act"), Developer has established Sunset Marina Residences of Key West, A Condominium ("Condominium"), according to the Declaration of Condominium ("Declaration") thereof recorded in Official Records Book 1620, Page 1040, of the Public Records of Monroe County, Florida and any amendments thereto; and

WHEREAS, the Condominium is a "phase condominium" as contemplated by Section 718.403 of the Act and as set forth in the Declaration; and

WHEREAS, the Declaration provides for the submission to condominium ownership of the "Initial Phase" (as defined in the Declaration) and also provides for submission to condominium ownership of Phases 1 through 3 and Phases 6 and 8, as described in the Declaration; and

WHEREAS, Developer desires to add Phase 2 as part of the Condominium.

NOW, THEREFORE, Developer, as the owner in fee simple of the "Phase 2 Land," as hereinafter defined, hereby states and declares:

1. All terms used herein shall have their meaning as defined in the Declaration.

2. The real property more particularly described on the legal description and the Survey, Plot Plan and Graphic Description of Improvements for Phase 2 ("Phase 2 Survey") attached hereto as Exhibit A ("Phase 2 Land") and the improvements located thereon and all easements intended for use in connection with the Condominium are hereby submitted to condominium ownership and added as a part of the Condominium pursuant to Articles 5, 6 and 7 of the Declaration. The Phase 2 Land, together with improvements now or hereafter located thereon and all appurtenances thereto, all as set forth on the Phase 2 Survey, shall constitute Phase 2.

3. This Amendment shall become effective upon recording amongst the Public Records of Monroe County, Florida. The effect of this Amendment shall be that Phase 2, together with previously submitted phase(s), shall be, and the same shall constitute, the Condominium.

IN WITNESS WHEREOF, Developer has hereunto set its hand and official seal on the day and year first above written.

WITNESSES:

Print Name: Joanne E. Alexander

Print Name: Karen Carter

SUNSET VENTURES OF KEY WEST, INC., a Florida corporation

By: Douglas J. Bell
Douglas J. Bell, President

(SEAL)

FILE #1235685
BK#1696 PG#1398

STATE OF FLORIDA)
) SS:
COUNTY OF MONROE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by DOUGLAS J. BELL, the President of SUNSET VENTURES OF KEY WEST, INC., a Florida corporation, freely and voluntarily under authority duly vested in him/her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. He is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of April, 2001.

Kathleen Catasús
Notary Public
State of Florida at Large

Typed, printed or stamped name of Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
KATHLEEN CATASUS
COMMISSION NUMBER
CC990263
MY COMMISSION EXPIRES
DEC. 26,2004

EXHIBIT A

FILE #1235685
BK#1696 PG#1399

SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM PHASE 2

SURVEYORS CERTIFICATE

THIS CERTIFICATION MADE THIS 30th. DAY OF MARCH, 2001 BY THE UNDERSIGNED FIRM IS MADE PERSUANT TO THE PROVISIONS OF SECTION 718.104 (4) (e) OF THE FLORIDA STATUTES, AS AMENDED, AND IS A CERTIFICATION THAT THE FOLLOWING TWENTY THREE PAGES ARE AN ACCURATE REPRESENTATION OF THE LAND AND IMPROVEMENTS DESCRIBED THEREON; AND THAT THE CONSTRUCTION OF SAID IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT SUCH MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM, DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS AND THAT IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH DWELLING UNIT CAN BE DETERMINED FROM THESE MATERIALS.

MORGAN AND EKLUND, INC.

JOHN R. MORGAN II, PLS
PROFESSIONAL LAND SURVEYOR No. 3520
STATE OF FLORIDA

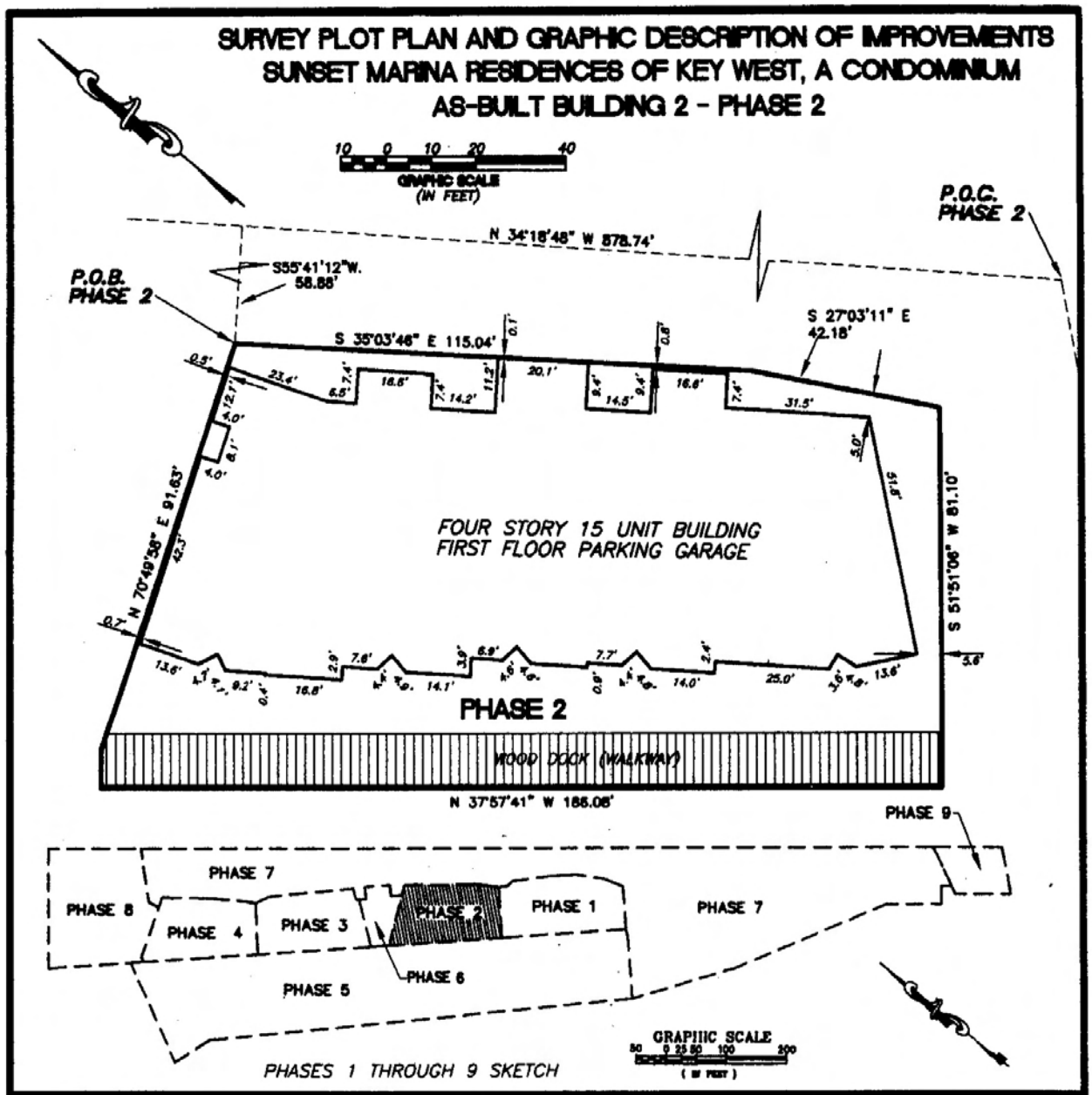
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PHONE: (954) 421-6882
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COMMISSION No.	DATE
5246.05	3/30/2001
DRAWN BY: P.C.V.	SHEET 1 OF 24

SURVEY PLOT PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM
AS-BUILT BUILDING 2 - PHASE 2



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3/30/2001	2/28/2001	2	24

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FILE #1235685
BK#1696 PG#1400

SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM
LEGAL DESCRIPTION-PHASE 2

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LANDS DESCRIBED BY THE STATE OF FLORIDA, TRUSTEES OF THE INTERNAL IMPROVEMENT FUND DEED No. 20174-A, (CORRECTIVE DESCRIPTION IN O.R.B. 959, PAGE 109 OF THE PUBLIC RECORDS OF MONROE COUNTY), SAID POINT HAVING COORDINATES OF NORTHING 89,331.10' AND EASTING OF 251,108.04' AS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1927; PROCEED N.34°18'48"W., ALONG THE EAST LINE OF LANDS DESCRIBED IN T.I.I.F. DEED No. 20174-A, 878.74 FEET; THENCE DEPARTING SAID EAST LINE, S.55°41'12"W., 58.88 FEET TO THE POINT OF BEGINNING, SAID POINT HAVING COORDINATES OF NORTHING 90,023.71' AND EASTING 250,564.05'; THENCE S.35°03'46"E., 115.04 FEET; THENCE S.27°03'11"E., 42.18 FEET; THENCE S.51°51'06"W., 81.10 FEET; THENCE N.37°57'41"W., 186.08 FEET; THENCE N.51°58'52"E., 8.15 FEET; THENCE N.70°49'58"E., 91.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,624.28 SQUARE FEET OR 0.36 ACRES MORE OR LESS.

MORGAN & EKLUND, INC.
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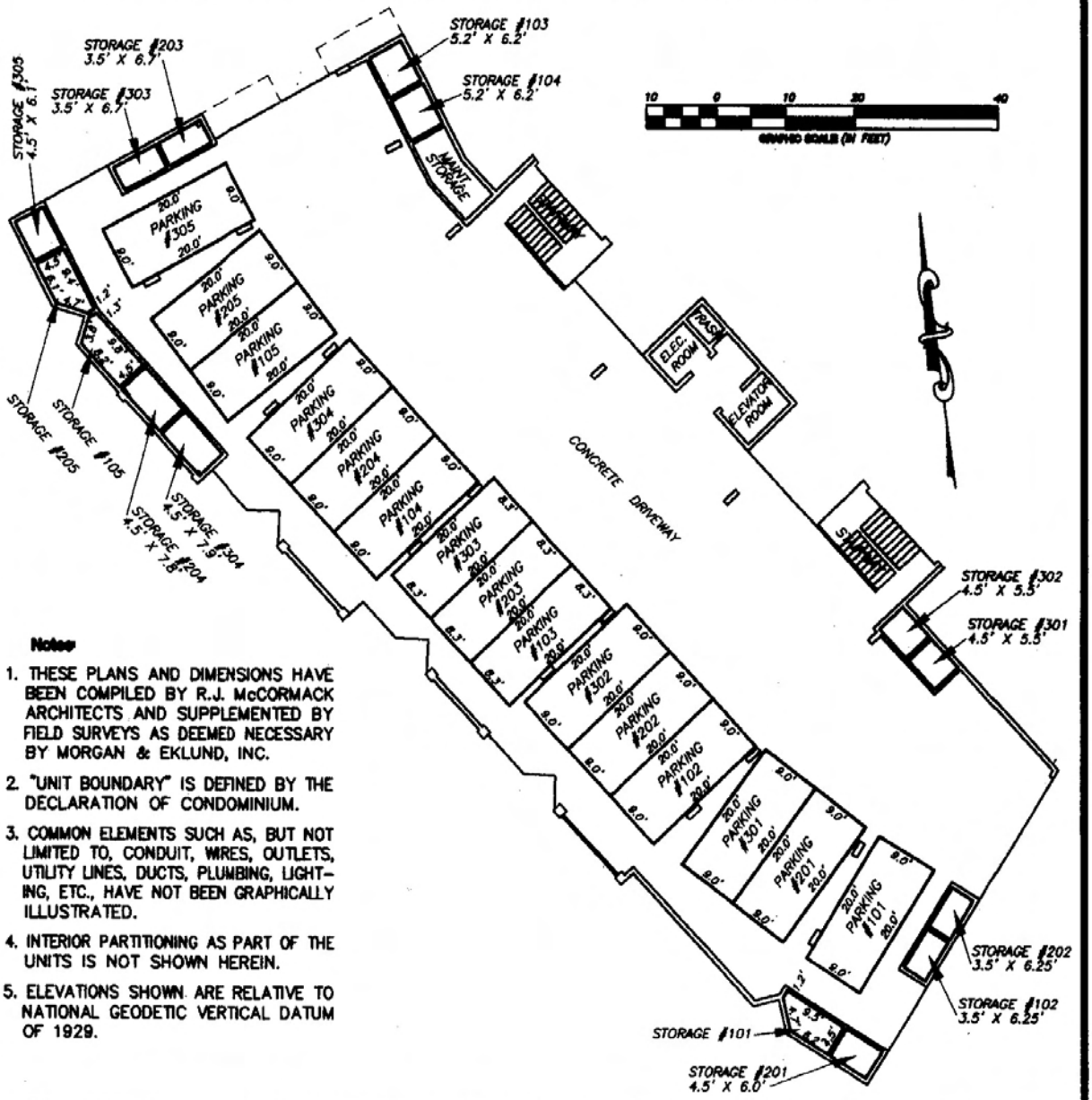
COMMISSION No. 5246.05

DATE 3/30/01

SHEET 3 OF 24

FILE #1235685
BK#1696 PG#1401

PARKING AND STORAGE AREA BOUNDARYS
BUILDING 2 - PHASE 2 GROUND FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



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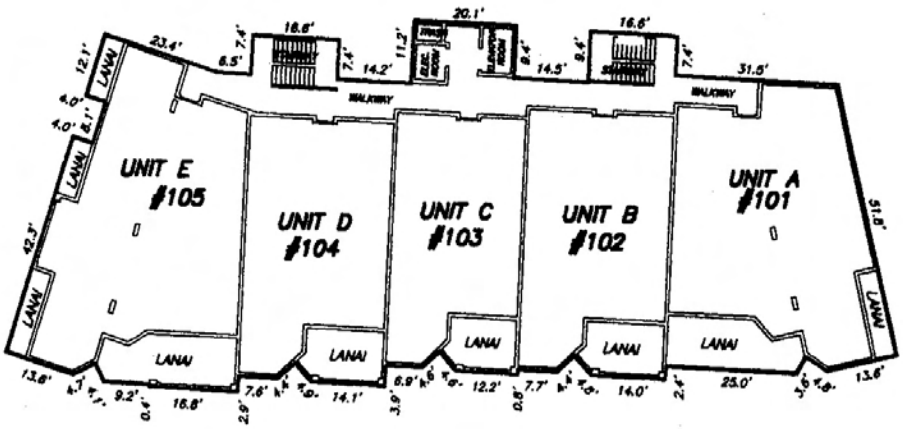
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5246.05	3/30/2001
DRAWN BY: P.C.V.	SHEET 4 OF 24

FILE #1235685
BK#1696 PG#1402

SURVEY PLOT PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM
AS-BUILT BUILDING 2 - PHASE 2 FIRST FLOOR

SEE AS-BUILT UNIT BOUNDARY SKETCHES FOR UNIT DETAILS



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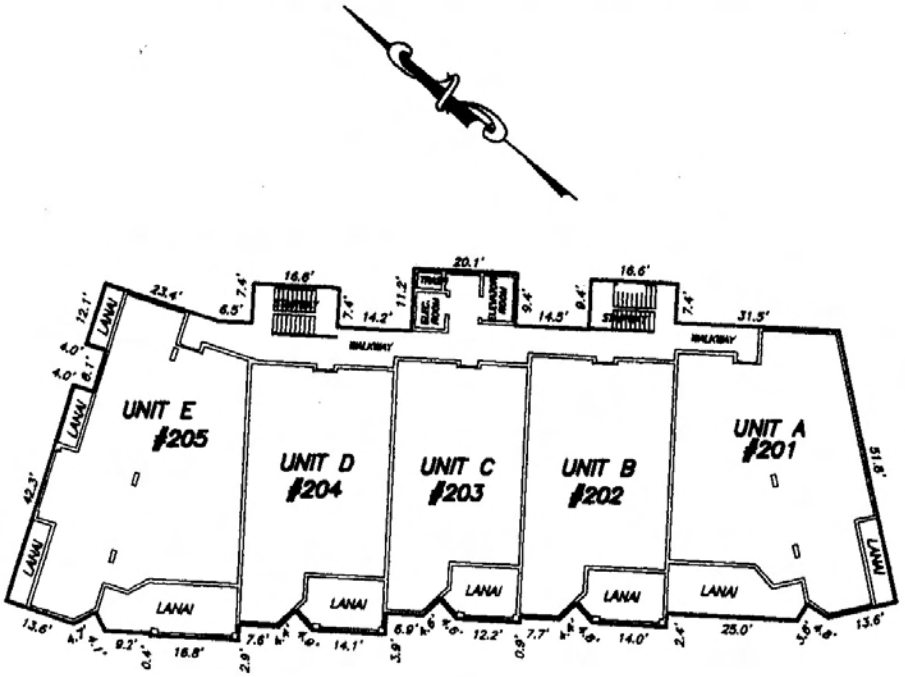
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DATE	SURVEY DATE	SHEET	OF
3/30/2001	2/28/2001	5	24

FILE #1235685
BK#1696 PG#1403

SURVEY PLOT PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM
AS-BUILT BUILDING 2 - PHASE 2 SECOND FLOOR

SEE AS-BUILT UNIT BOUNDARY SKETCHES FOR UNIT DETAILS



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				DATE 3/30/2001
				SURVEY DATE 2/28/2001
				SHEET 6 OF 24

MORGAN & EKLUND, INC.
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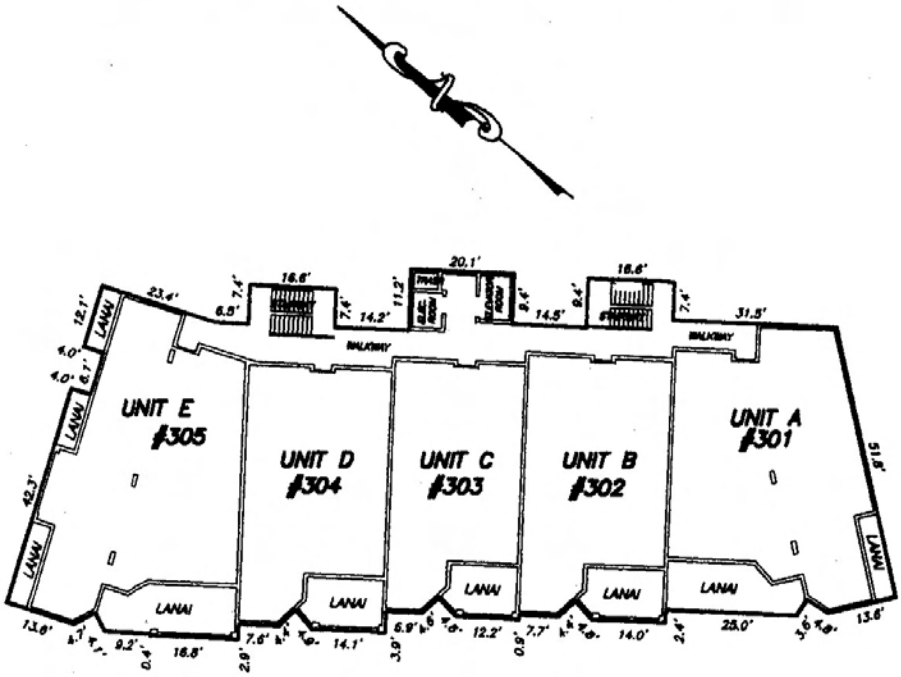
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FILE #1235685
BK#1696 PG#1404

SURVEY PLOT PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM
AS-BUILT BUILDING 2 - PHASE 2 THIRD FLOOR

SEE AS-BUILT UNIT BOUNDARY SKETCHES FOR UNIT DETAILS





DRAWN BY:	SCALE	FIELD. BOOK./PG.		COMMISSION No.
P.C.V.	1" = 30'	MON.-7/37		5246.05

MORGAN & EKLUND, INC.

PROFESSIONAL SURVEY CONSULTANTS

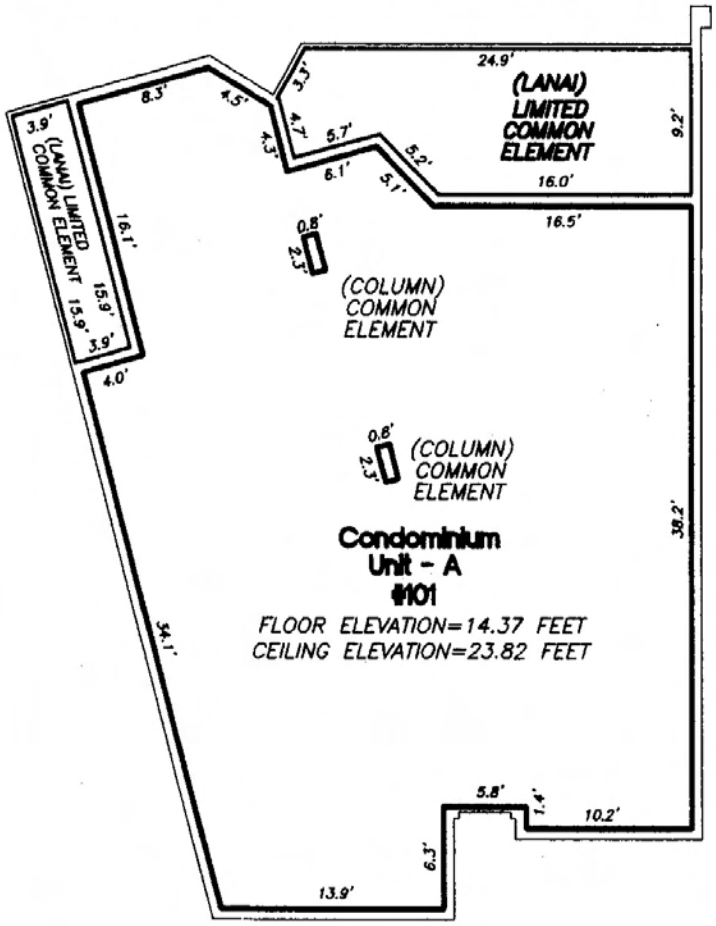
8745 U.S. HIGHWAY 1
P.O. BOX 1420
WABASSO, FL 32970
PHONE: (561) 388-5364
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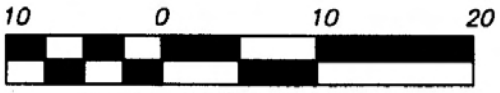
1500 S.E. 3RD COURT
SUITE 203
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6882
FAX: (954) 421-0451

DATE	SURVEY DATE	SHEET	OF
3/30/2001	2/28/2001	7	24

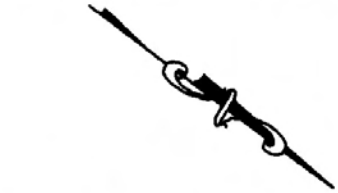
FILE #1235685
BK#1696 PG#1405

UNIT A AS-BUILT BOUNDARY
BUILDING 2 - PHASE 2 FIRST FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



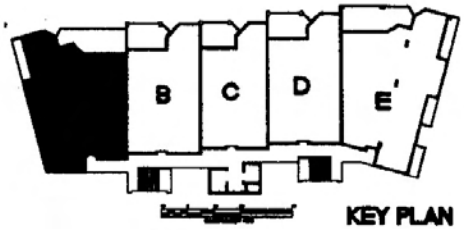


GRAPHIC SCALE (IN FEET)



Notes

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KEY PLAN

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P.C.V.	1" = 10'	MON.-7/37	5246.05

DATE	SURVEY DATE	SHEET	OF
3/30/2001	2/28/2001	8	24

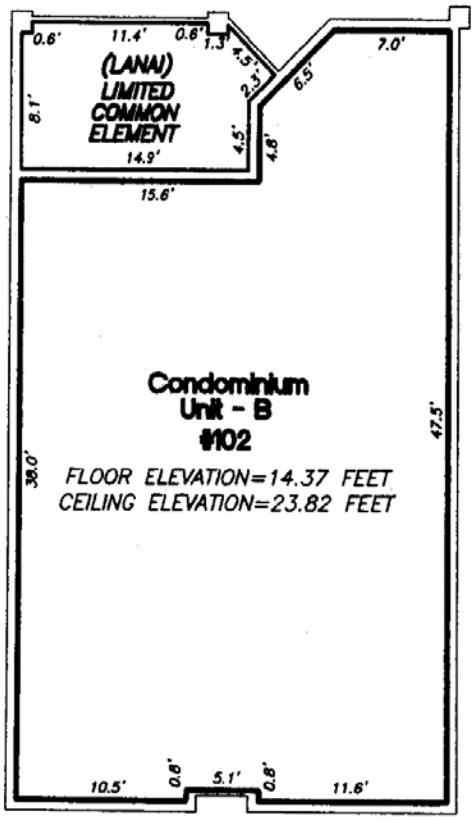
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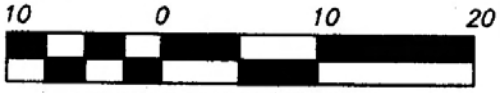
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SUITE 203
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6882
FAX: (954) 421-0451

FILE #1235685
BK#1696 PG#1406

UNIT B AS-BUILT BOUNDARY
BUILDING 2 - PHASE 2 FIRST FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



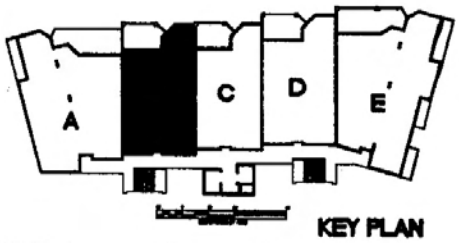


GRAPHIC SCALE (IN FEET)



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DRAWN BY:	SCALE	FIELD. BOOK./PG.	COMMISSION No.
P.C.V.	1" = 10'	MON.-7/37	5246.05

DATE	SURVEY DATE	SHEET	OF
3/30/2001	2/28/2001	9	24

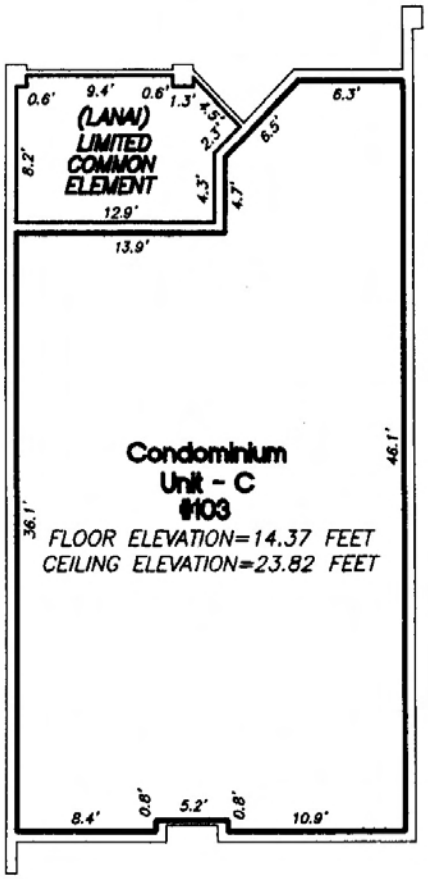
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SUITE 203
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6882
FAX: (954) 421-0451

FILE #1235685
BK#1696 PG#1407

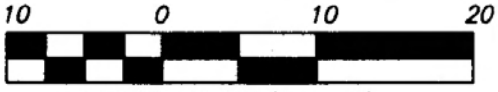
UNIT C AS-BUILT BOUNDARY
BUILDING 2 - PHASE 2 FIRST FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



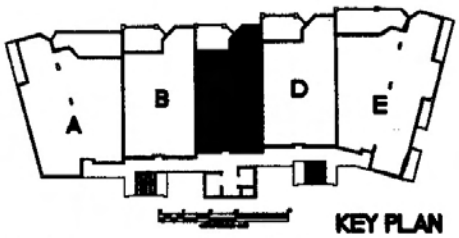


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GRAPHIC SCALE (IN FEET)



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P.C.V.	1" = 10'	MON.-7/37	5246.05

DATE	SURVEY DATE	SHEET	OF
3/30/2001	2/28/2001	10	24

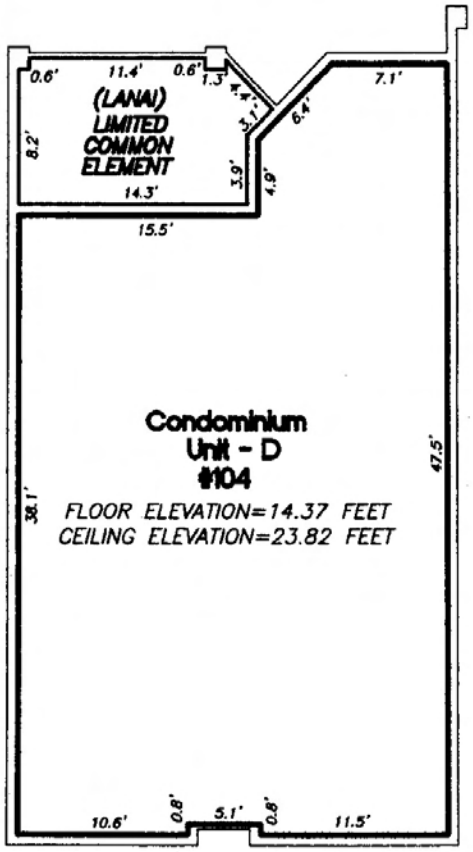
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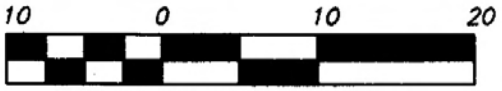
8745 U.S. HIGHWAY 1
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WABASSO, FL 32970
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FAX: (561) 388-3165

1500 S.E. 3RD COURT
SUITE 203
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6882
FAX: (954) 421-0451

FILE #1235685
BK#1696 PG#1408

UNIT D AS-BUILT BOUNDARY
BUILDING 2 - PHASE 2 FIRST FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



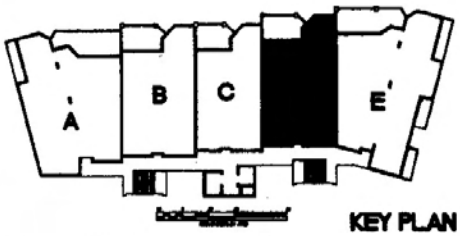


GRAPHIC SCALE (IN FEET)



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DRAWN BY:	SCALE	FIELD. BOOK./PG.	COMMISSION No.
P.C.V.	1" = 10'	MON.-7/37	5246.05

DATE	SURVEY DATE	SHEET	OF
3/30/2001	2/28/2001	11	24

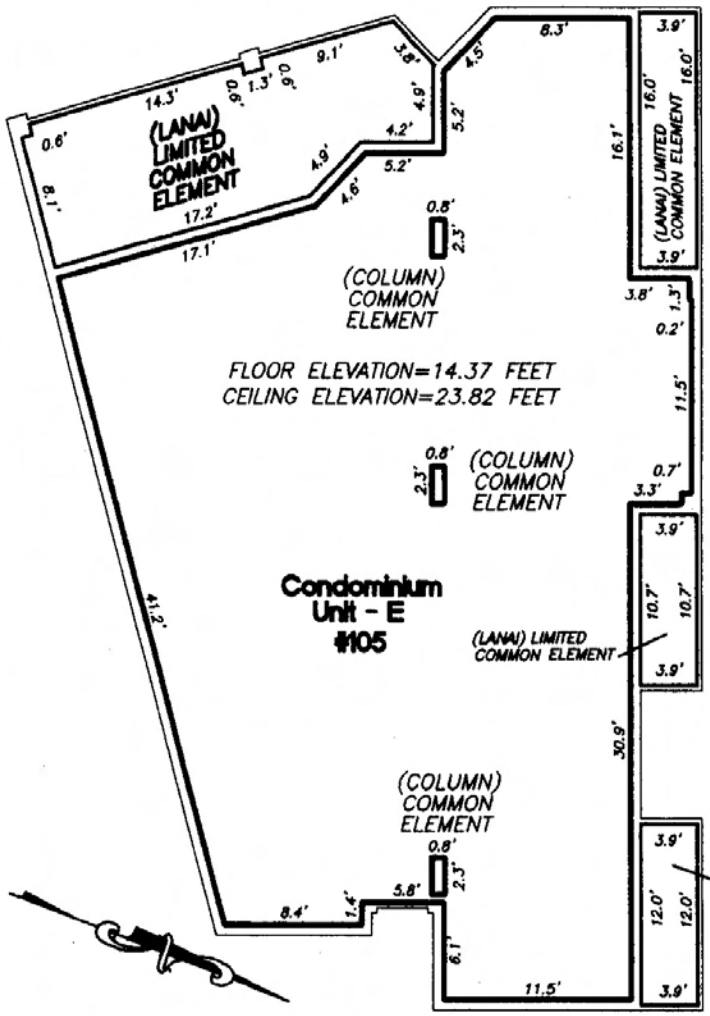
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PHONE: (561) 388-5364
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SUITE 203
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PHONE: (954) 421-6882
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FILE #1235685
BK#1696 PG#1409

UNIT E AS-BUILT BOUNDARY BUILDING 2 PHASE 2
FIRST FLOOR LEVEL



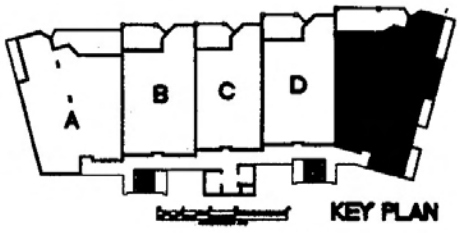
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GRAPHIC SCALE (IN FEET)

SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM

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P.C.V.	1" = 10'	MON.-7/37	5246.05

DATE	SURVEY DATE	SHEET	OF
3/30/2001	2/28/2001	12	24

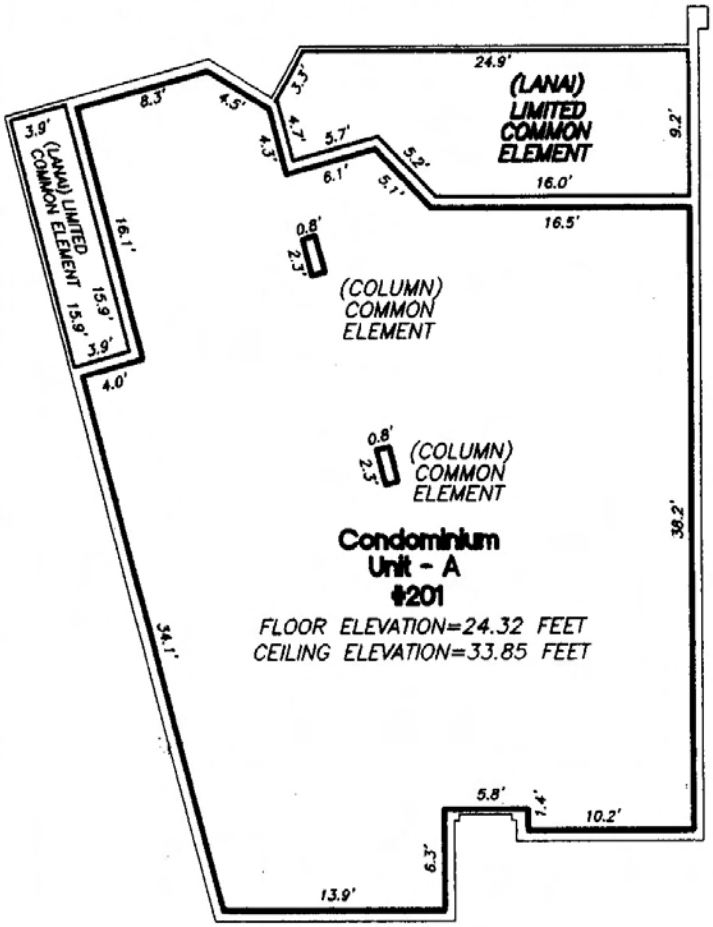
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DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6882
FAX: (954) 421-0451

FILE #1235685
BK#1696 PG#1410

UNIT A AS-BUILT BOUNDARY
BUILDING 2 - PHASE 2 SECOND FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



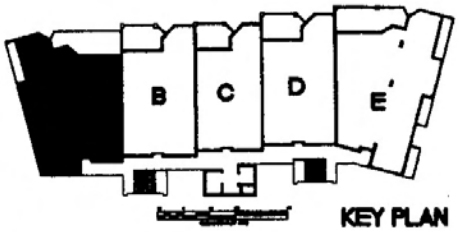


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10 0 10 20

GRAPHIC SCALE (IN FEET)



KEY PLAN

DRAWN BY:	SCALE	FIELD. BOOK./PG.
P.C.V.	1" = 10'	MON.-7/37

COMMISSION No.
5246.05
DATE: 3/30/2001
SURVEY DATE: 2/28/2001
SHEET 13 OF 24

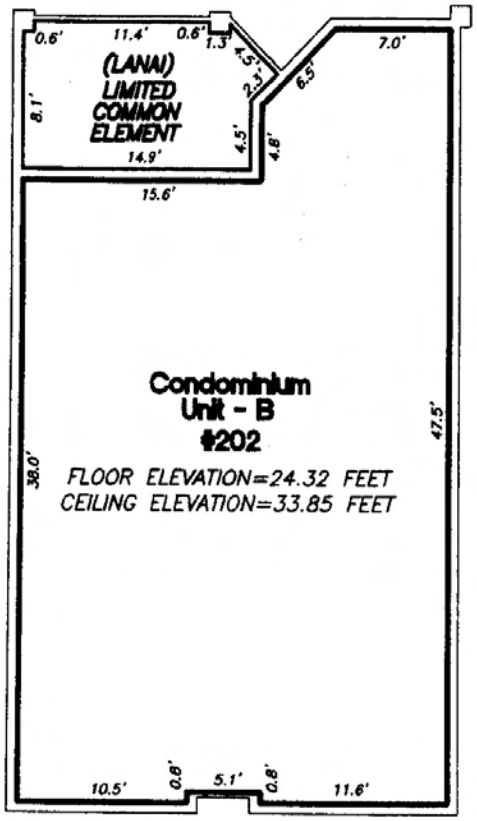
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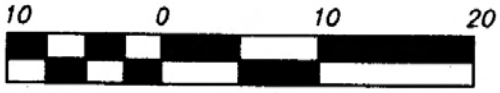
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FILE #1235685
BK#1696 PG#1411

UNIT B AS-BUILT BOUNDARY
BUILDING 2 - PHASE 2 SECOND FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



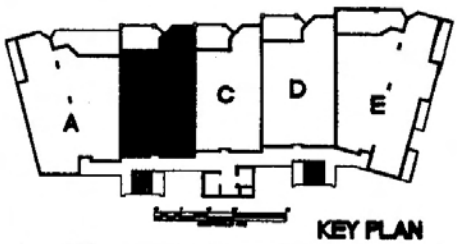


GRAPHIC SCALE *(IN FEET)*



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P.C.V.	1" = 10'	MON.-7/37	5246.05

DATE	SURVEY DATE	SHEET	OF
3/30/2001	2/28/2001	14	24

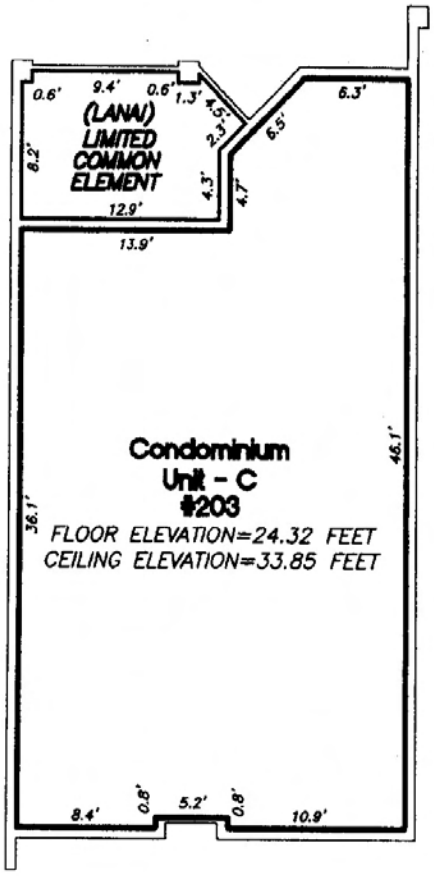
MORGAN & EKLUND, INC.
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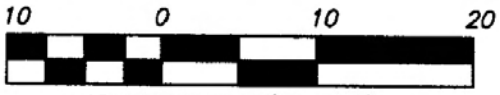
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WABASSO, FL 32970
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DEERFIELD BEACH, FL 33441
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FILE #1235685
BK#1696 PG#1412

UNIT C AS-BUILT BOUNDARY
BUILDING 2 - PHASE 2 SECOND FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



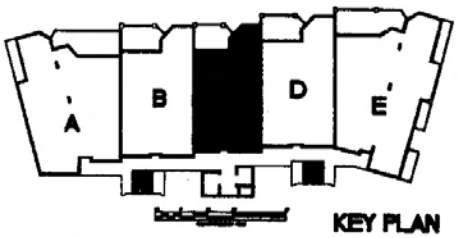


GRAPHIC SCALE *(IN FEET)*



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P.C.V.	1" = 10'	MON.-7/37

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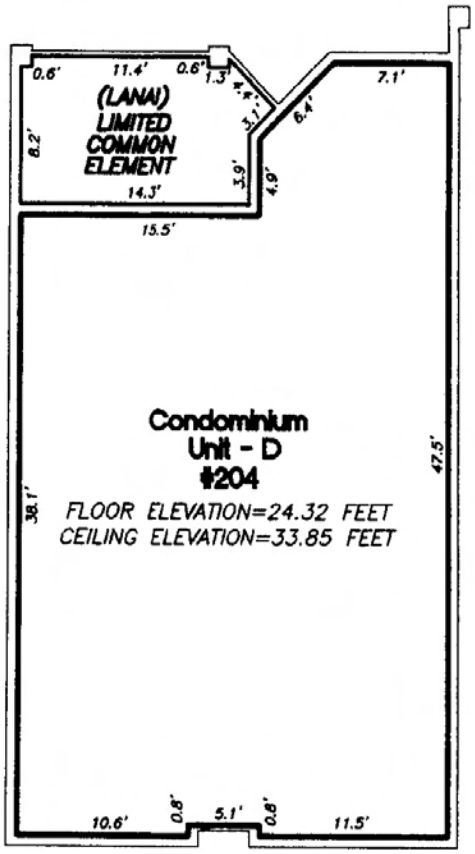
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FAX: (561) 388-3165

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SUITE 203
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6882
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COMMISSION No.	DATE	SURVEY DATE	SHEET	OF
5246.05	3/30/2001	2/28/2001	15	24

FILE #1235685
BK#1696 PG#1413

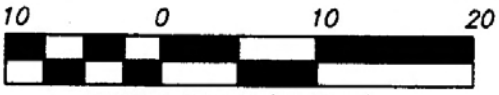
UNIT D AS-BUILT BOUNDARY
BUILDING 2 - PHASE 2 SECOND FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



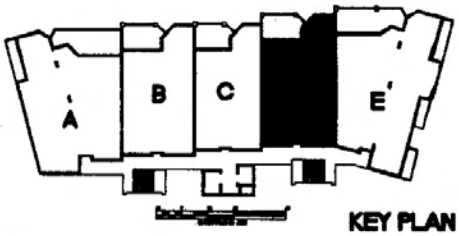


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5. ELEVATIONS SHOWN ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929.



GRAPHIC SCALE (IN FEET)



KEY PLAN

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P.C.V.	1" = 10'	MON.-7/37	5246.05

DATE	SURVEY DATE	SHEET	OF
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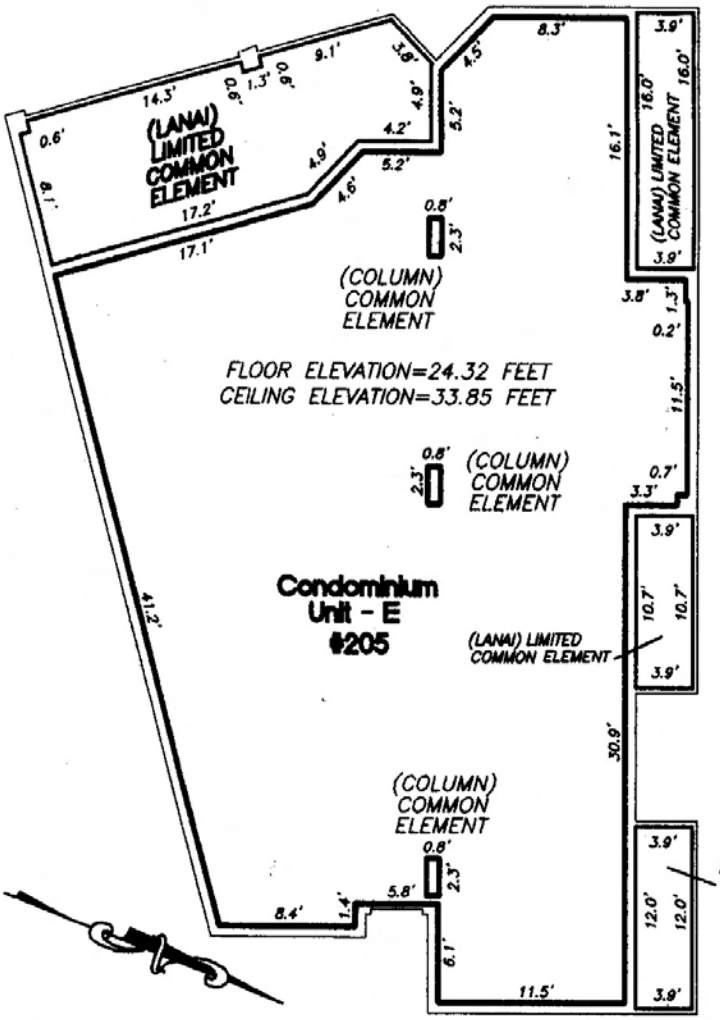
MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS

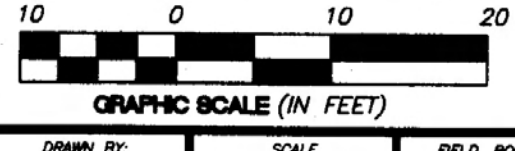
8745 U.S. HIGHWAY 1
P.O. BOX 1420
WABASSO, FL 32970
PHONE: (561) 388-5364
FAX: (561) 388-3165

1500 S.E. 3RD COURT
SUITE 203
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6882
FAX: (954) 421-0451

FILE #1235685
BK#1696 PG#1414

UNIT E AS-BUILT BOUNDARY BUILDING 2 PHASE 2
SECOND FLOOR LEVEL





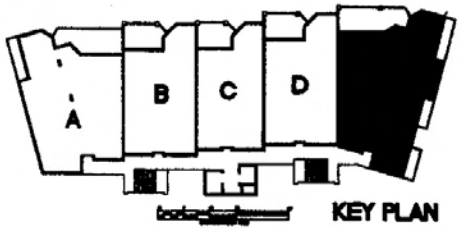
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GRAPHIC SCALE (IN FEET)

SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM

Notes:

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P.C.V.	1" = 10'	MON.-7/37	5246.05

DATE	SURVEY DATE	SHEET	OF
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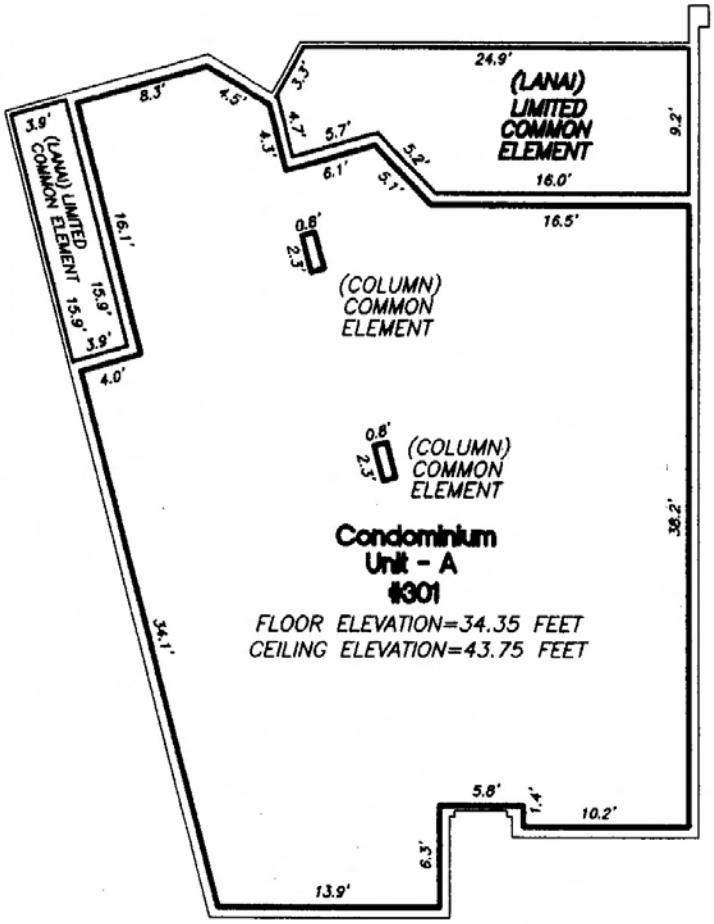
MORGAN & EKLUND, INC.
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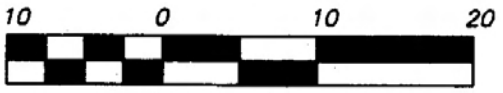
8745 U.S. HIGHWAY 1
P.O. BOX 1420
WABASSO, FL 32970
PHONE: (561) 388-5364
FAX: (561) 388-3165

1500 S.E. 3RD COURT
SUITE 203
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6882
FAX: (954) 421-0451

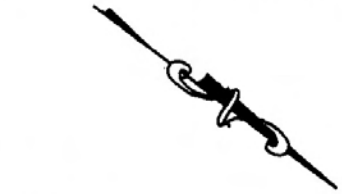
FILE #1235685
BK#1696 PG#1415

UNIT A AS-BUILT BOUNDARY
BUILDING 2 - PHASE 2 THIRD FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



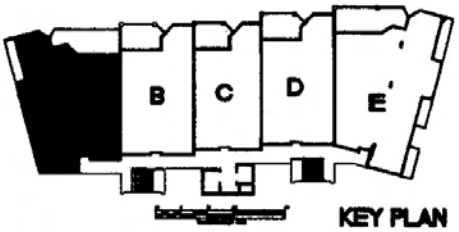


GRAPHIC SCALE (IN FEET)



Notes:

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KEY PLAN

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P.C.V.	1" = 10'	MON.-7/37

MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS

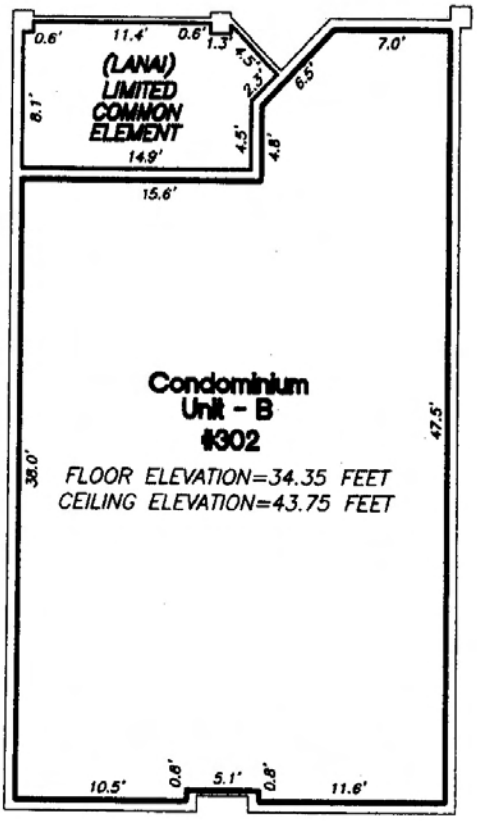
8745 U.S. HIGHWAY 1
P.O. BOX 1420
WABASSO, FL 32970
PHONE: (561) 388-5364
FAX: (561) 388-3165

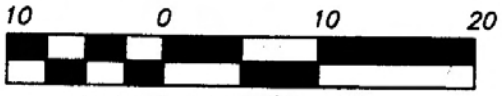
1500 S.E. 3RD COURT
SUITE 203
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6882
FAX: (954) 421-0451

COMMISSION No.	DATE	SURVEY DATE	SHEET	OF
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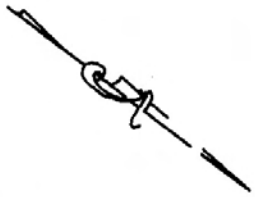
FILE #1235685
BK#1696 PG#1416

UNIT B AS-BUILT BOUNDARY
BUILDING 2 - PHASE 2 THIRD FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



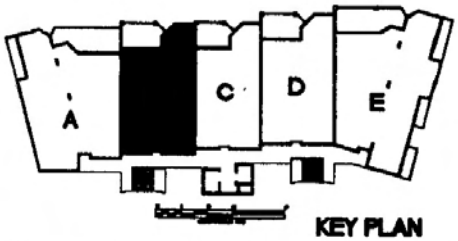


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P.C.V.	1" = 10'	MON.-7/37	5246.05

DATE	SURVEY DATE	SHEET	OF
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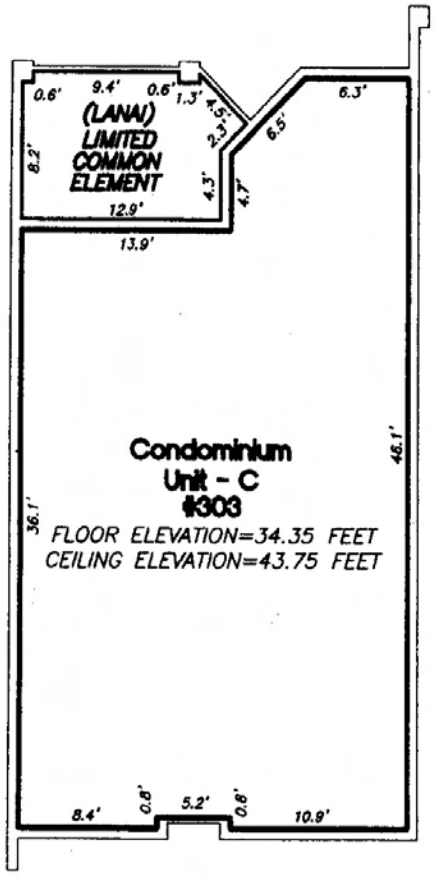
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PROFESSIONAL SURVEY CONSULTANTS

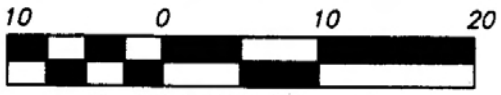
8745 U.S. HIGHWAY 1
P.O. BOX 1420
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FAX: (561) 388-3165

1500 S.E. 3RD COURT
SUITE 203
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6882
FAX: (954) 421-0451

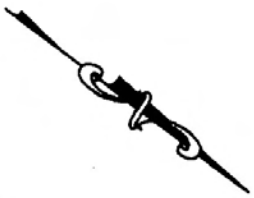
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UNIT C AS-BUILT BOUNDARY
BUILDING 2 - PHASE 2 THIRD FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



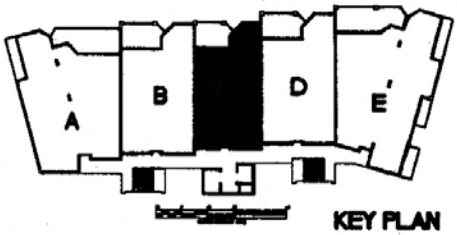


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KEY PLAN

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P.C.V.	1" = 10'	MON.-7/37

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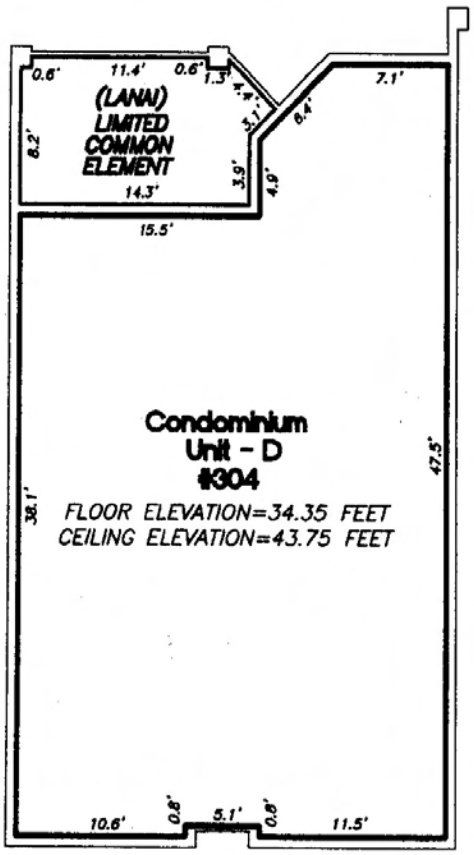
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COMMISSION No.	DATE	SURVEY DATE	SHEET	OF
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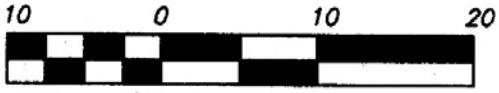
UNIT D AS-BUILT BOUNDARY
BUILDING 2 - PHASE 2 THIRD FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



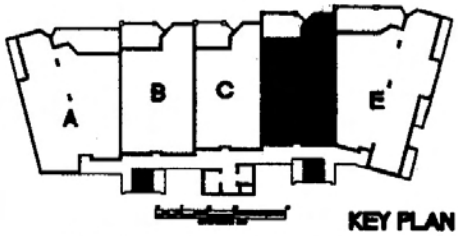


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GRAPHIC SCALE (IN FEET)



KEY PLAN

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DATE	SURVEY DATE	SHEET	OF
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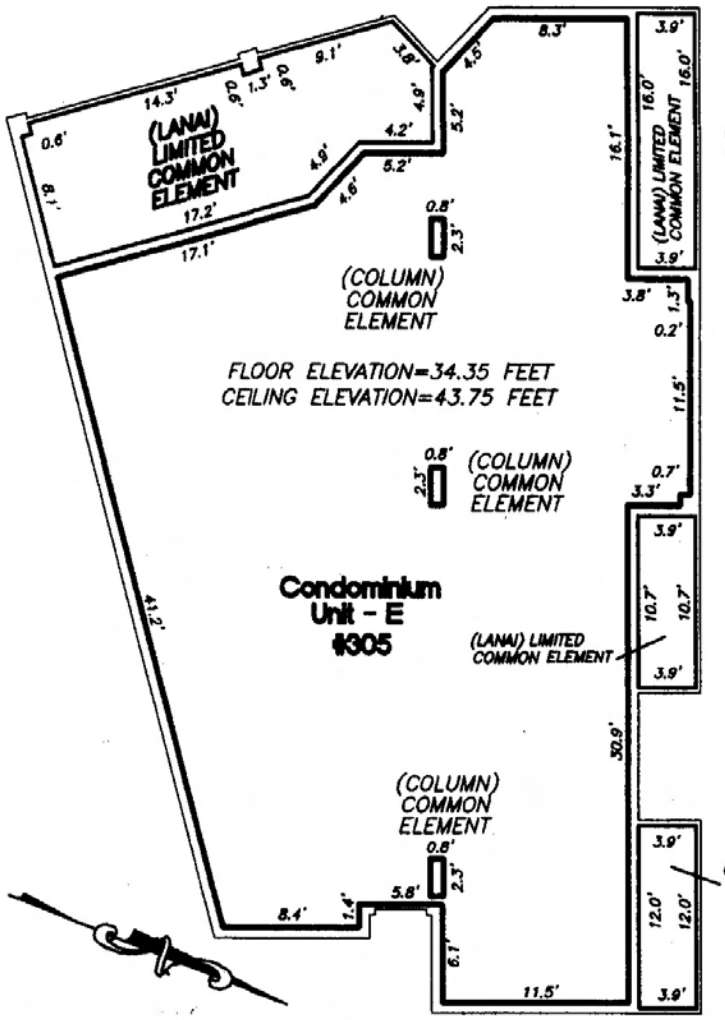
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PHONE: (954) 421-6882
FAX: (954) 421-0451

FILE #1235685
BK#1696 PG#1419

UNIT E AS-BUILT BOUNDARY BUILDING 2 PHASE 2
THIRD FLOOR LEVEL



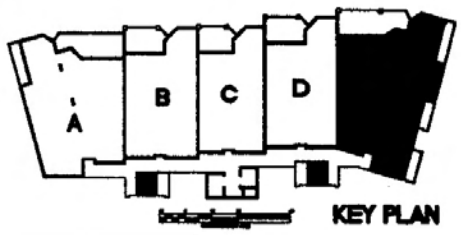
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GRAPHIC SCALE (IN FEET)

SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM

Notes:

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FAX: (954) 421-0451

FILE #1235685
BK#1696 PG#1420

SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM

NOTES TO SURVEY

1. DESCRIPTION OF DWELLING UNITS

Each Dwelling Unit shall consist of that part of the building containing such Dwelling Unit which lies within the boundaries of the Dwelling Unit, which boundaries are as follows:

A. Upper Boundaries

The upper boundary of each Dwelling Unit shall be the horizontal plane of the unfinished ceiling extended to an intersection with the perimetrical boundaries.

B. Lower Boundaries

The lower boundary of each Dwelling Unit shall be the horizontal plane of the unfinished floor slab of that Dwelling Unit extended to an intersection with the perimetrical boundaries.

C. Perimetrical Boundaries

The perimetrical boundaries of each Dwelling Unit shall be the following boundaries extended to an intersection with upper and lower boundaries:

(1) EXTERIOR BUILDINGS WALLS:

The intersecting vertical plane(s) of the innermost unfinished surfaces of the exterior wall of the building bounding such Dwelling Unit.

(2) INTERIOR BUILDINGS WALLS:

The vertical planes of the innermost unfinished surface of the party walls dividing Dwelling Units extended to intersections with other perimetrical boundaries.

Drywall and studs are included within the boundaries of each Dwelling Unit.

D. 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 materials, exterior doors of any type, including the locks, hinges and other hardware thereof, and all framings and casings thereof, shall be included in the boundaries of each Dwelling Unit.

FILE #1235685
BK#1696 PG#1421

E. Air Conditioning Units

The boundaries of each Dwelling Unit shall also be deemed to include all integral parts of the air conditioning unit located within the Dwelling Unit.

F. Excluded From Dwelling Units

The Dwelling Unit shall not be deemed to include utility services which may be contained within the boundaries of the Dwelling Unit but which serve Common Elements and/or a Dwelling Unit or Dwelling Units other than or in addition to the Dwelling Unit within which contained. Nor shall it include columns or partitions contributing to support of the building. The items here identified are part of the Common Elements.

2. DESCRIPTION OF COMMON ELEMENTS

A. All land and all portions of the Condominium Property not within a Dwelling Unit(s) or Boat Slip Unit(s) are Common Elements.

B. All bearing walls to the unfinished surface of said walls located within a Dwelling Unit and all columns or partitions contributing to support of the Building are Common Elements.

C. All conduits and wire to outlets, all other utility lines to outlets and all waste pipes, regardless of location, are Common Elements.

D. The Common Elements are subject to certain easements set forth in Article 11 of the Declaration of Condominium.

E. The A/C Land, Entryways, Walkways, Dock Boxes and Power Pedestals so designated on the Survey are Limited Common Elements reserved for the use of the Owner(s) of the Unit(s) adjacent thereto or as otherwise indicated on the Survey.

F. The portions of the land upon which is situated all air conditioning equipment located outside the Dwelling Units ("A/C Land") are Limited Common Elements reserved for the use of the Owners of the Dwelling Units adjacent thereto or as otherwise indicated on the Survey.

G. The definitions set forth in the Declaration of Condominium are incorporated herein.

FILE #1235685
BK#1696 PG#1422

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FAX: (561) 388-3165
1500 S.E. 3RD COURT
SUITE 203
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6682
FAX: (954) 421-0451

COMMISSION No.	DATE
5246.05	3/30/2001
DRAWN BY: P.C.V.	SHEET 24 OF 24

MONROE COUNTY
OFFICIAL RECORDS

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Name: RECORD AND RETURN TO
REAL ESTATE CLOSING DEPT.
RUDEN, McCLOSKY, ET AL
Address: 701 BRICKELL AVENUE SUITE 1900
MIAMI, FLORIDA 33131

This Instrument Prepared by:
Mark F. Grant, Esq.
Ruden, McClosky, Smith
Schuster & Russell, P.A.
200 East Broward Boulevard
15th Floor
Fort Lauderdale, Florida 33301

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FILE #1258507
BK#1727 PG#671
RCD Sep 25 2001 11:46AM
DANNY L KOLHAGE, CLERK

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AMENDMENT TO DECLARATION OF CONDOMINIUM OF SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM TO ADD PHASE 1

THIS AMENDMENT TO DECLARATION OF CONDOMINIUM OF SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM TO ADD PHASE 1 ("Amendment"), is made this 15th day of August, 2001, by SUNSET VENTURES OF KEY WEST, INC., a Florida corporation ("Developer"), whose principal office is located at 5555 College Road, Key West, Florida 33040.

WHEREAS, pursuant to the Condominium Act, Chapter 718, Florida Statutes, 1976, as amended through the date of recordation of the "Declaration" (as hereinafter defined) ("Act"), Developer has established Sunset Marina Residences of Key West, A Condominium ("Condominium"), according to the Declaration of Condominium ("Declaration") thereof recorded in Official Records Book 1620, Page 1040, of the Public Records of Monroe County, Florida and any amendments thereto; and

WHEREAS, the Condominium is a "phase condominium" as contemplated by Section 718.403 of the Act and as set forth in the Declaration; and

WHEREAS, the Declaration provides for the submission to condominium ownership of the "Initial Phase" (as defined in the Declaration) and also provides for submission to condominium ownership of Phases 1 through 3 and Phases 6 and 8, as described in the Declaration; and

WHEREAS, Developer desires to add Phase 1 as part of the Condominium.

NOW, THEREFORE, Developer, as the owner in fee simple of the "Phase 1 Land," as hereinafter defined, hereby states and declares:

1. All terms used herein shall have their meaning as defined in the Declaration.

2. The real property more particularly described on the legal description and the Survey, Plot Plan and Graphic Description of Improvements for Phase 1 ("Phase 1 Survey") attached hereto as Exhibit A ("Phase 1 Land") and the improvements located thereon and all easements intended for use in connection with the Condominium are hereby submitted to condominium ownership and added as a part of the Condominium pursuant to Articles 5, 6 and 7 of the Declaration. The Phase 1 Land, together with improvements now or hereafter located thereon and all appurtenances thereto, all as set forth on the Phase 1 Survey, shall constitute Phase 1.

3. This Amendment shall become effective upon recording amongst the Public Records of Monroe County, Florida. The effect of this Amendment shall be that Phase 1, together with previously submitted phase(s), shall be, and the same shall constitute, the Condominium.

IN WITNESS WHEREOF, Developer has hereunto set its hand and official seal on the day and year first above written.

WITNESSES:

Print Name: Amber D Reynolds

Print Name: Karen Carter

SUNSET VENTURES OF KEY WEST, INC., a Florida corporation

By: _____
Douglas J. Bell, President

(SEAL)

STATE OF FLORIDA)
) SS:
COUNTY OF MONROE)

FILE #1258507
BK#1727 PG#673

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by DOUGLAS J. BELL, the President of SUNSET VENTURES OF KEY WEST, INC., a Florida corporation, freely and voluntarily under authority duly vested in him/her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. He is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of ~~July~~ August, 2001.

Kathleen Catasus

Notary Public
State of Florida at Large

Typed, printed or stamped name of Notary Public

My Commission Expires:

OFFICIAL NOTARY SEAL
KATHLEEN CATASUS
COMMISSION NUMBER
CC990263
MY COMMISSION EXPIRES
DEC. 26,2004

EXHIBIT "A"

FILE #1258507
BK#1727 PG#674

SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM PHASE 1

SURVEYORS CERTIFICATE

THIS CERTIFICATION MADE THIS 28th. DAY OF AUGUST, 2001 BY THE UNDERSIGNED FIRM IS MADE PERSUANT TO THE PROVISIONS OF SECTION 718.104 (4) (e) OF THE FLORIDA STATUTES, AS AMENDED, AND IS A CERTIFICATION THAT THE FOLLOWING TWENTY THREE PAGES ARE AN ACCURATE REPRESENTATION OF THE LAND AND IMPROVEMENTS DESCRIBED THEREON; AND THAT THE CONSTRUCTION OF SAID IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT SUCH MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM, DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS AND THAT IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH DWELLING UNIT CAN BE DETERMINED FROM THESE MATERIALS.

MORGAN AND EKLUND, INC.

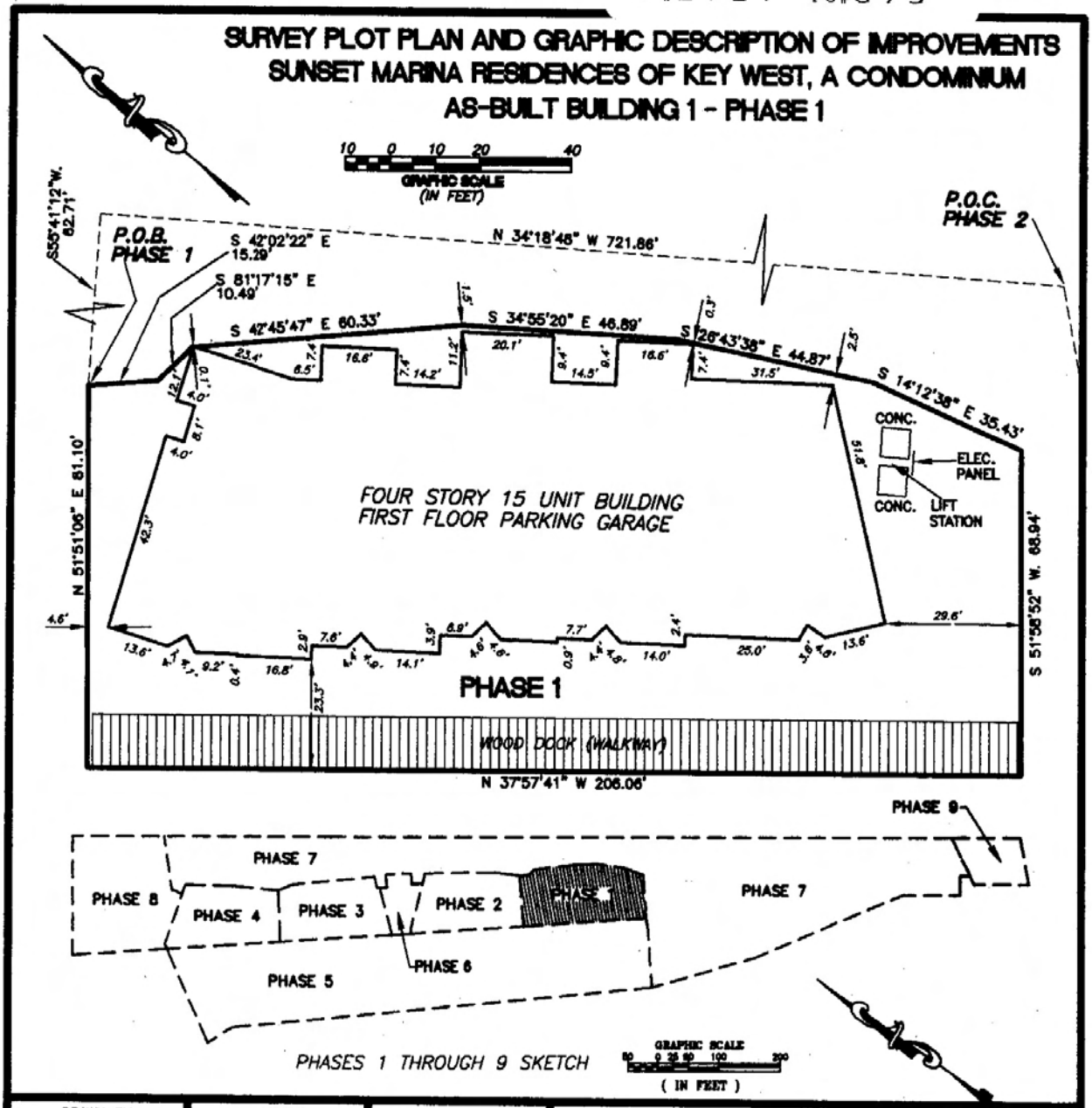
JOHN R. MORGAN II, P.L.S.
PROFESSIONAL LAND SURVEYOR No. 3520
STATE OF FLORIDA

MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS
8745 U.S. HIGHWAY 1
P.O. BOX 1420
WABASSO, FL 32970
PHONE: (561) 388-5384
FAX: (561) 388-3165
1500 S.E. 3RD COURT
SUITE 110
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6882
FAX: (954) 421-0451

COMMISSION No.	DATE
5246.06	8/28/2001
DRAWN BY: P.C.V.	SHEET 1 OF 24

FILE #1258507
BK#1727 PG#675

SURVEY PLOT PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM
AS-BUILT BUILDING 1 - PHASE 1



DRAWN BY:	SCALE	FIELD. BOOK./PG.	COMMISSION No.
P.C.V.	1" = 30'	MON.-7/39	5246.06

DATE	SURVEY DATE	SHEET	OF
8/28/2001	7/31/2001	2	24

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FILE #1258507
BK#1727 PG#676

SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM
LEGAL DESCRIPTION-PHASE 1

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LANDS DESCRIBED BY THE STATE OF FLORIDA, TRUSTEES OF THE INTERNAL IMPROVEMENT FUND DEED No. 20174-A, (CORRECTIVE DESCRIPTION IN O.R.B. 959, PAGE 109 OF THE PUBLIC RECORDS OF MONROE COUNTY), SAID POINT HAVING COORDINATES OF NORTHING 89,331.10' AND EASTING OF 251,108.04' AS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1927; PROCEED N.34°18'48"W., ALONG THE EAST LINE OF LANDS DESCRIBED IN T.I.I.F. DEED No. 20174-A, 721.86 FEET; THENCE DEPARTING SAID EAST LINE, S.55°41'12"W., 62.71 FEET TO THE POINT OF BEGINNING, SAID POINT HAVING COORDINATES OF NORTHING 89,891.98' AND EASTING 250,649.32'; THENCE S.42°02'22"E., 15.29 FEET; THENCE S.81°17'15"E., 10.49 FEET; THENCE S.42°45'47"E., 60.33 FEET; THENCE S.34°55'20"E., 46.89 FEET; THENCE S.26°43'38"E., 44.87 FEET; THENCE S.14°12'38"E., 35.43 FEET; THENCE S.51°58'52"W., 68.94 FEET; THENCE N.37°57'41"W., 206.06 FEET; THENCE N.51°51'06"E., 81.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,102.86 SQUARE FEET OR 0.42 ACRES MORE OR LESS.

MORGAN & EKLUND, INC.
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1500 S.E. 3RD COURT
SUITE 110
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6882
FAX: (954) 421-0451

CERTIFICATE OF SURVEYOR - I HEREBY CERTIFY THAT THE DESCRIPTION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS AS CONTAINED IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JOHN R. MORGAN II, PLS
PROFESSIONAL LAND SURVEYOR NO. 3520
STATE OF FLORIDA

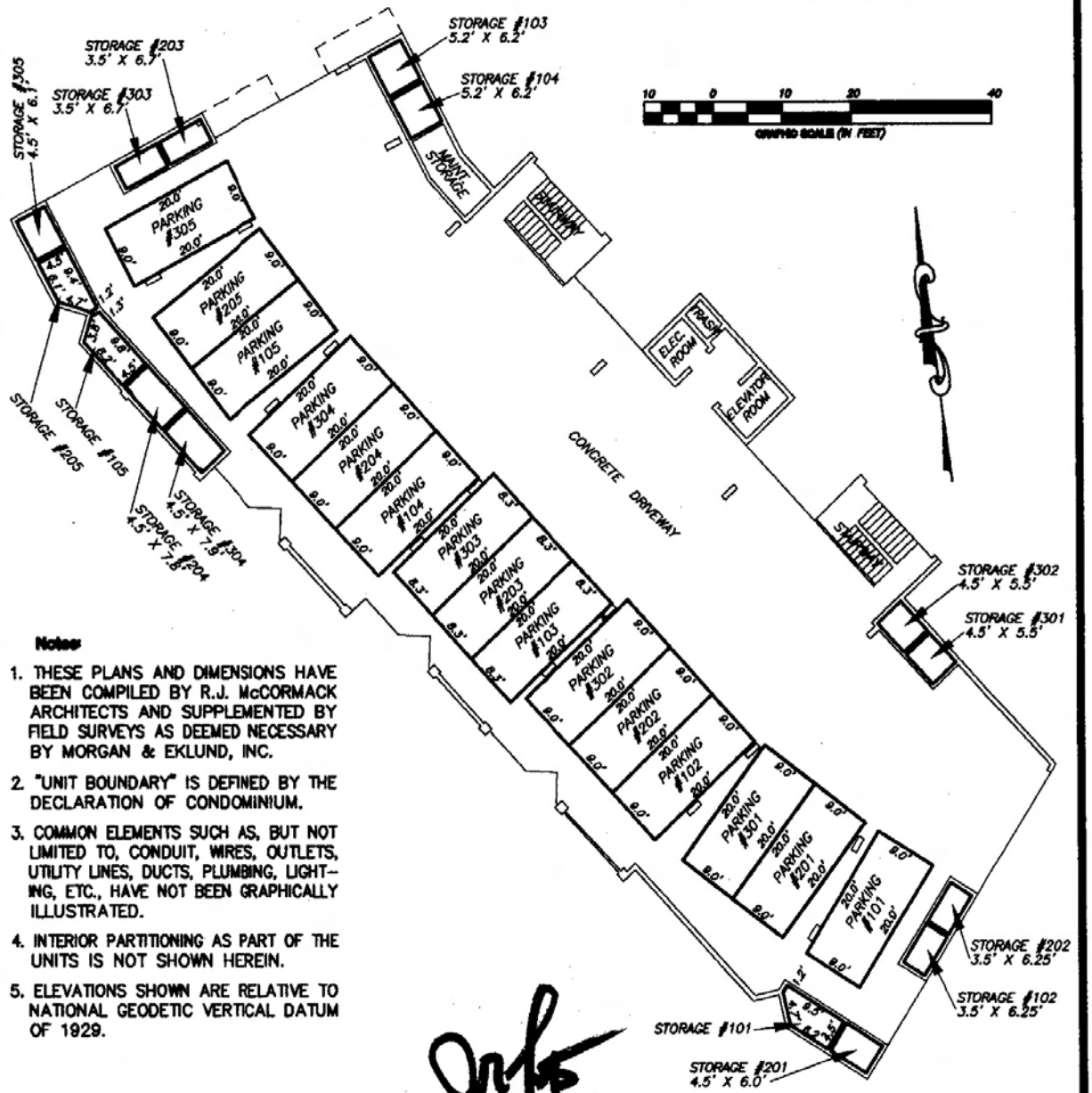
COMMISSION No. 5246.06

DATE 8/28/01

SHEET 3 OF 24

FILE #1258507
BK#1727 PG#677

PARKING AND STORAGE AREA BOUNDARYS
BUILDING 1 - PHASE 1 GROUND FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



Notes:

1. THESE PLANS AND DIMENSIONS HAVE BEEN COMPILED BY R.J. McCORMACK ARCHITECTS AND SUPPLEMENTED BY FIELD SURVEYS AS DEEMED NECESSARY BY MORGAN & EKLUND, INC.
2. "UNIT BOUNDARY" IS DEFINED BY THE DECLARATION OF CONDOMINIUM.
3. COMMON ELEMENTS SUCH AS, BUT NOT LIMITED TO, CONDUIT, WIRES, OUTLETS, UTILITY LINES, DUCTS, PLUMBING, LIGHTING, ETC., HAVE NOT BEEN GRAPHICALLY ILLUSTRATED.
4. INTERIOR PARTITIONING AS PART OF THE UNITS IS NOT SHOWN HEREIN.
5. ELEVATIONS SHOWN ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929.

MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS

8743 U.S. HIGHWAY 1
P.O. BOX 1420
WABASSO, FL 32970
PHONE: (561) 388-5364
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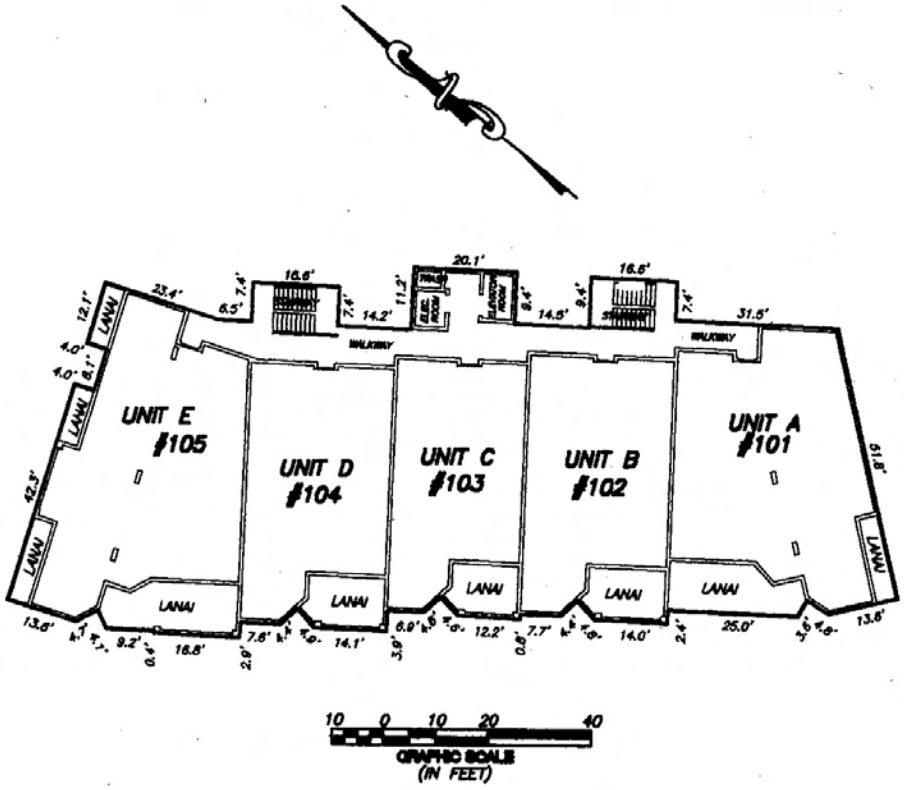
1500 S.E. 3RD COURT
SUITE 110
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PHONE: (954) 421-6882
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COMMISSION No.	DATE
5246.06	8/28/2001
DRAWN BY: P.C.V.	SHEET 4 OF 24

FILE #1258507
BK#1727 PG#678

SURVEY PLOT PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM
AS-BUILT BUILDING 1 - PHASE 1 FIRST FLOOR

SEE AS-BUILT UNIT BOUNDARY SKETCHES FOR UNIT DETAILS



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P.C.V.	1" = 30'	MON.-7/39	5246.06

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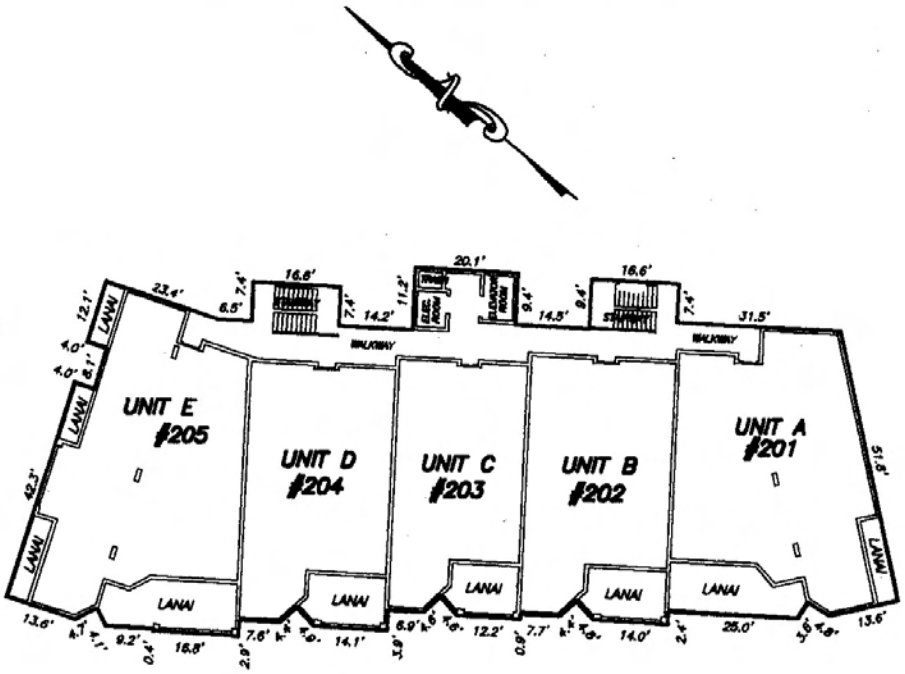
1500 S.E. 3RD COURT
SUITE 110
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6882
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DATE	SURVEY DATE	SHEET	OF
8/28/2001	7/31/2001	5	24

FILE #1258507
BK#1727 PG#679

SURVEY PLOT PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM
AS-BUILT BUILDING 1 - PHASE 1 SECOND FLOOR

SEE AS-BUILT UNIT BOUNDARY SKETCHES FOR UNIT DETAILS



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P.C.V.	1" = 30'	MON.-7/39	5246.06

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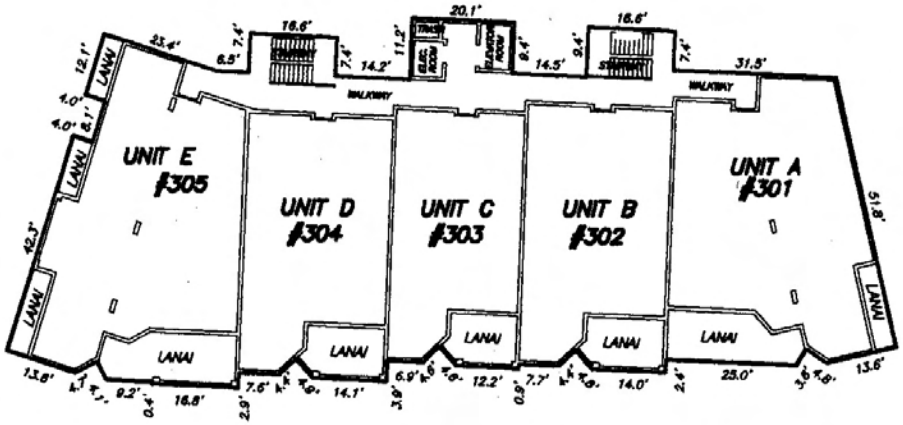
1500 S.E. 3RD COURT
SUITE 110
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DATE: 8/28/2001
SURVEY DATE: 7/31/2001
SHEET 6 OF 24

FILE #1258507
BK#1727 PG#680

SURVEY PLOT PLAN AND GRAPHIC DESCRIPTION OF IMPROVEMENTS
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM
AS-BUILT BUILDING 1 - PHASE 1 THIRD FLOOR

SEE AS-BUILT UNIT BOUNDARY SKETCHES FOR UNIT DETAILS





DRAWN BY:	SCALE	FIELD. BOOK./PG.	COMMISSION No.
P.C.V.	1" = 30'	MON.-7/39	5246.06

DATE	SURVEY DATE	SHEET	OF
8/28/2001	7/31/2001	7	24

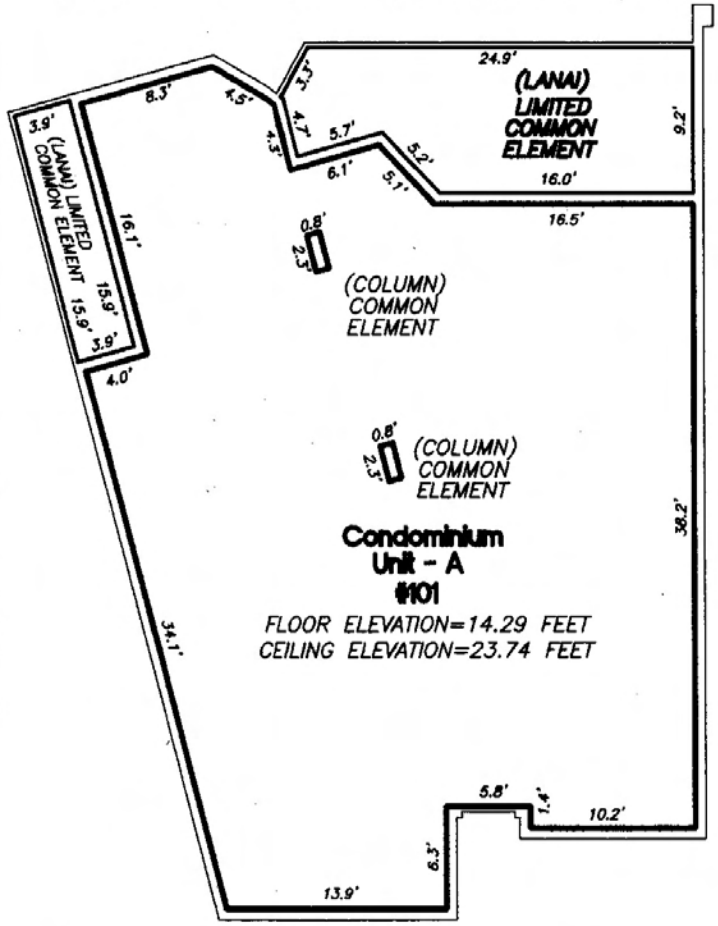
MORGAN & EKLUND, INC.
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FILE #1258507
BK#1727 PG#681

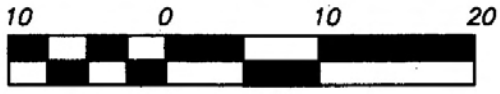
UNIT A AS-BUILT BOUNDARY
BUILDING 1 - PHASE 1 FIRST FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



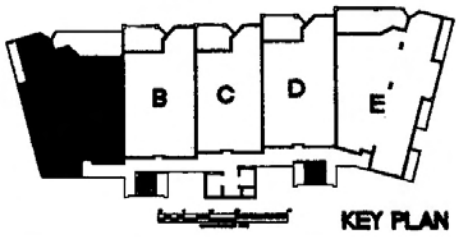


Notes:

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4. INTERIOR PARTITIONING AS PART OF THE UNITS IS NOT SHOWN HEREIN.
5. ELEVATIONS SHOWN ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929.



GRAPHIC SCALE (IN FEET)



KEY PLAN

DRAWN BY:	SCALE	FIELD. BOOK./PG.
P.C.V.	1" = 10'	MON.-7/39

MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS

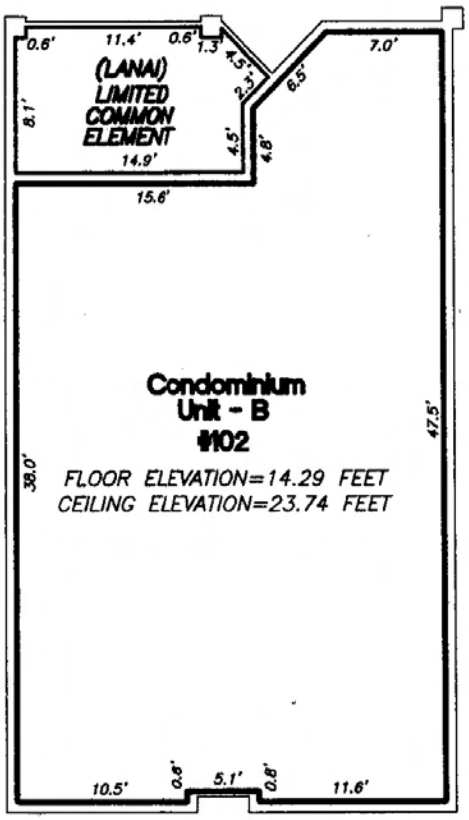
8745 U.S. HIGHWAY 1
P.O. BOX 1420
WABASSO, FL 32970
PHONE: (561) 388-5364
FAX: (561) 388-3165

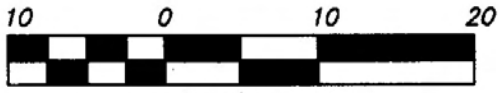
1500 S.E. 3RD COURT
SUITE 110
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6882
FAX: (954) 421-0451

COMMISSION No.	DATE	SURVEY DATE	SHEET	OF
5246.06	8/28/2001	7/31/2001	8	24

FILE #1258507
BK#1727 PG#682

UNIT B AS-BUILT BOUNDARY
BUILDING 1 - PHASE 1 FIRST FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM

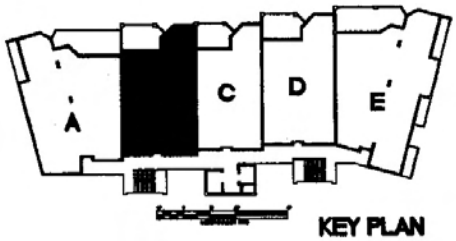




GRAPHIC SCALE (IN FEET)

Notes:

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KEY PLAN

DRAWN BY:	SCALE	FIELD. BOOK./PG.	COMMISSION No.
P.C.V.	1" = 10'	MON.-7/39	5246.06

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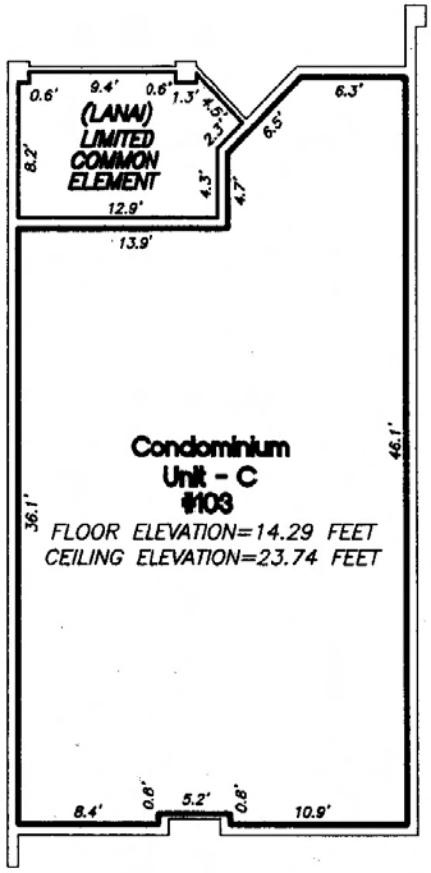
8745 U.S. HIGHWAY 1
P.O. BOX 1420
WABASSO, FL 32970
PHONE: (561) 388-5364
FAX: (561) 388-3165

1500 S.E. 3RD COURT
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PHONE: (954) 421-6882
FAX: (954) 421-0451

DATE	SURVEY DATE	SHEET	OF
8/28/2001	7/31/2001	9	24

FILE #1258507
BK#1727 PG#683

UNIT C AS-BUILT BOUNDARY
BUILDING 1 - PHASE 1 FIRST FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM

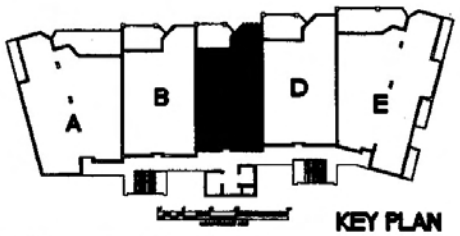




GRAPHIC SCALE (IN FEET)

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KEY PLAN

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P.C.V.	1" = 10'	MON.-7/39	5246.06

MORGAN & EKLUND, INC.
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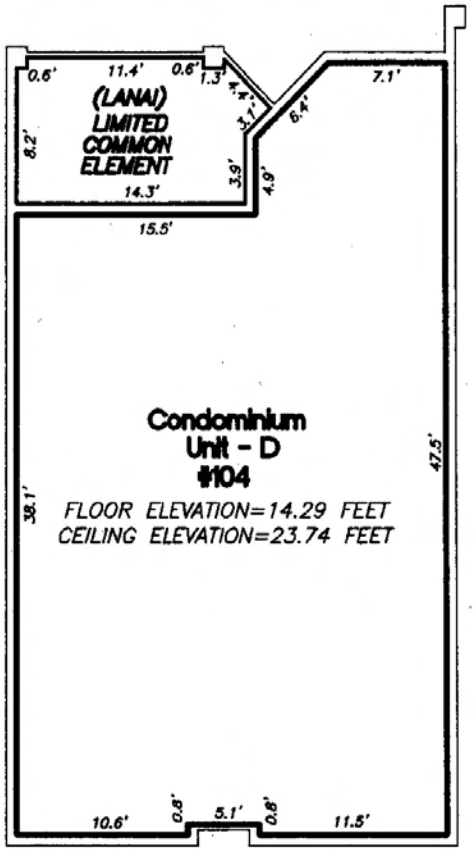
8745 U.S. HIGHWAY 1
P.O. BOX 1420
WABASSO, FL 32970
PHONE: (561) 388-5364
FAX: (561) 388-3165

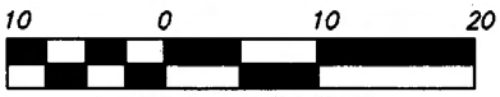
1500 S.E. 3RD COURT
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DATE	SURVEY DATE	SHEET	OF
8/28/2001	7/31/2001	10	24

FILE #1258507
BK#1727 PG#684

UNIT D AS-BUILT BOUNDARY
BUILDING 1 - PHASE 1 FIRST FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



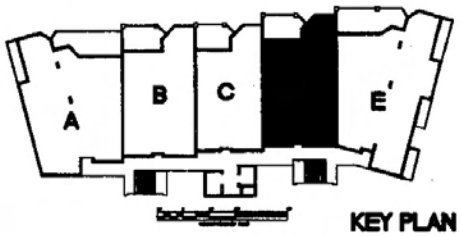


GRAPHIC SCALE *(IN FEET)*



Notes:

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KEY PLAN

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P.C.V.	1" = 10'	MON.-7/39	5246.06

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8/28/2001	7/31/2001	11	24

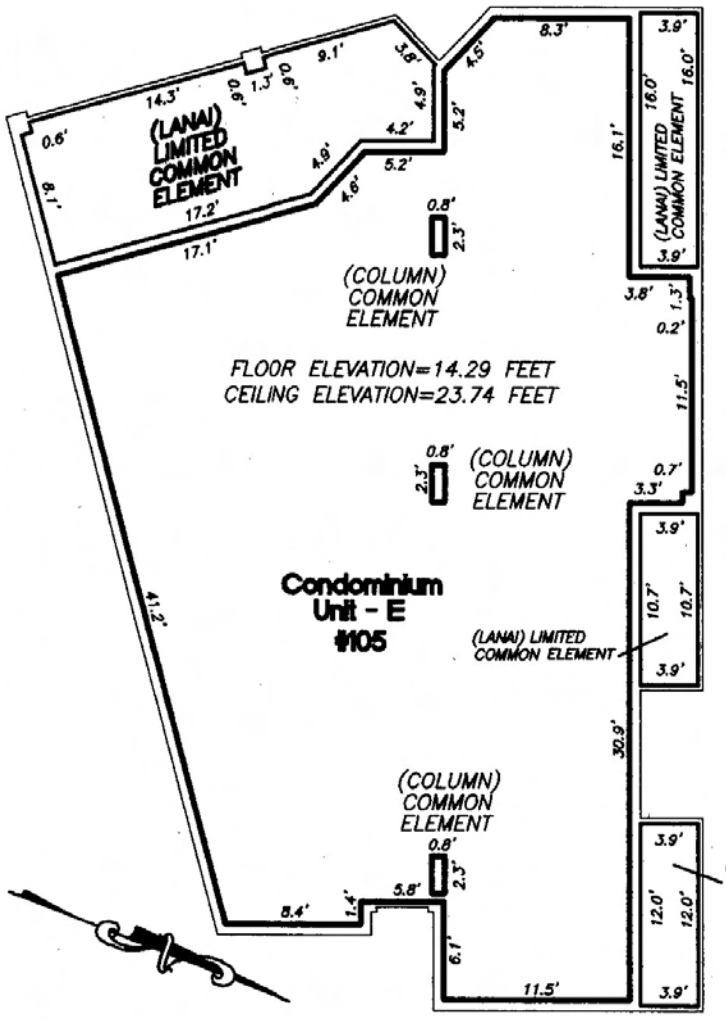
MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS

8745 U.S. HIGHWAY 1
P.O. BOX 1420
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PHONE: (561) 388-5364
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1500 S.E. 3RD COURT
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PHONE: (954) 421-6882
FAX: (954) 421-0451

FILE #1258507
BK#1727 PG#685

UNIT E AS-BUILT BOUNDARY BUILDING 1 PHASE 1
FIRST FLOOR LEVEL



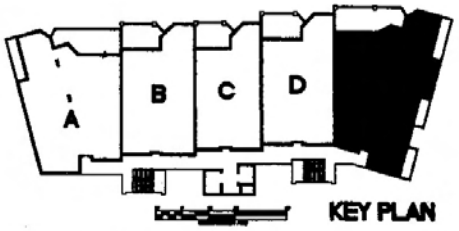
10 0 10 20

GRAPHIC SCALE (IN FEET)

SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM

Notes:

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DRAWN BY:	SCALE	FIELD. BOOK./PG.
P.C.V.	1" = 10'	MON.-7/39

MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS

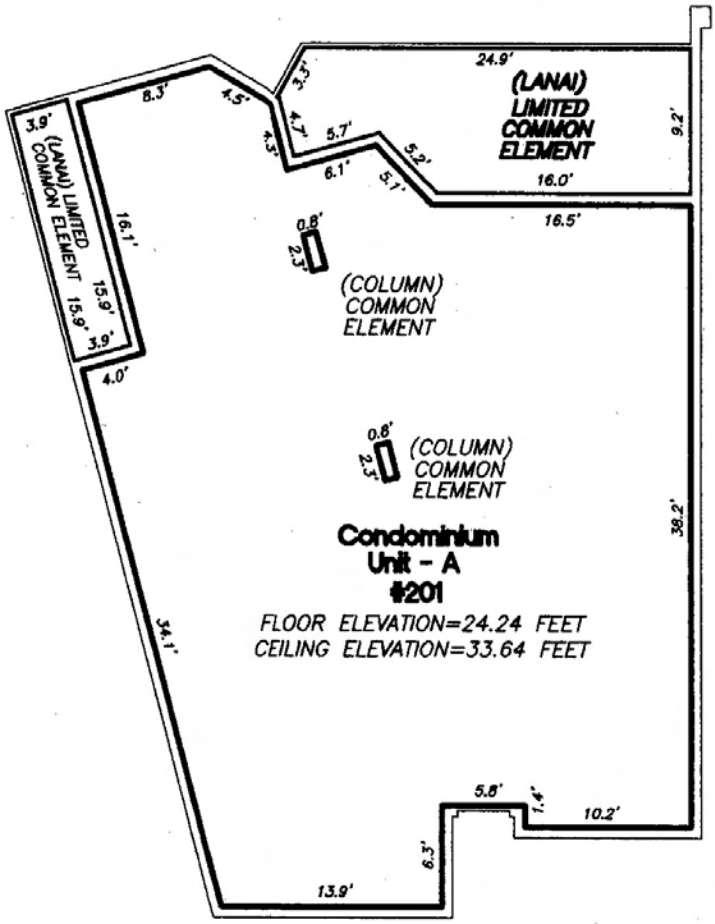
8745 U.S. HIGHWAY 1
P.O. BOX 1420
WABASSO, FL 32970
PHONE: (561) 388-5364
FAX: (561) 388-3165

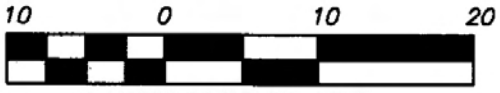
1500 S.E. 3RD COURT
SUITE 110
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6882
FAX: (954) 421-0451

COMMISSION No.	DATE	SURVEY DATE	SHEET	OF
5246.06	8/28/2001	7/31/2001	12	24

FILE #1258507
BK#1727 PG#686

UNIT A AS-BUILT BOUNDARY
BUILDING 1 - PHASE 1 SECOND FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



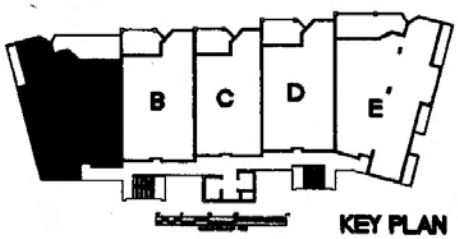


GRAPHIC SCALE (IN FEET)



Notes:

1. THESE PLANS AND DIMENSIONS HAVE BEEN COMPILED BY R.J. McCORMACK ARCHITECTS AND SUPPLEMENTED BY FIELD SURVEYS AS DEEMED NECESSARY BY MORGAN & EKLUND, INC.
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KEY PLAN

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P.C.V.	1" = 10'	MON.-7/39

MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS

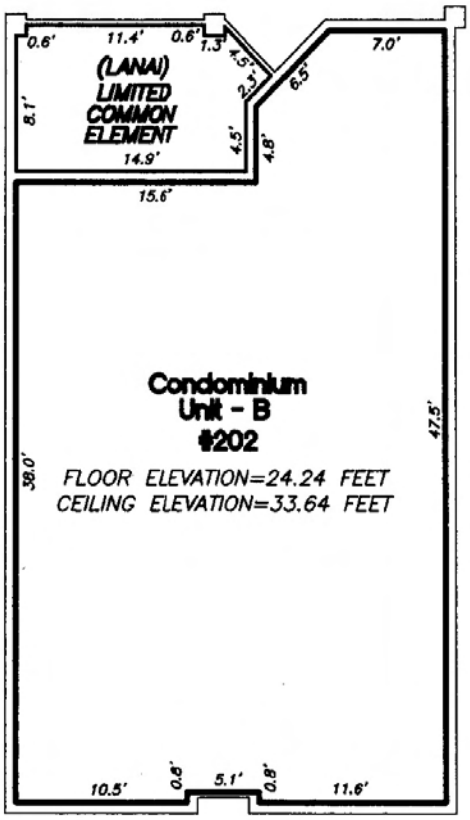
8745 U.S. HIGHWAY 1
P.O. BOX 1420
WABASSO, FL 32970
PHONE: (561) 388-5364
FAX: (561) 388-3165

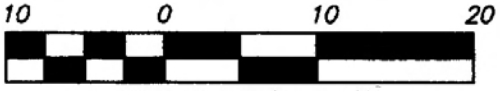
1500 S.E. 3RD COURT
SUITE 110
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6882
FAX: (954) 421-0451

COMMISSION No.	DATE	SURVEY DATE	SHEET	OF
5246.06	8/28/2001	7/31/2001	13	24

FILE #1258507
BK#1727 PG#687

UNIT B AS-BUILT BOUNDARY
BUILDING 1 - PHASE 1 SECOND FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



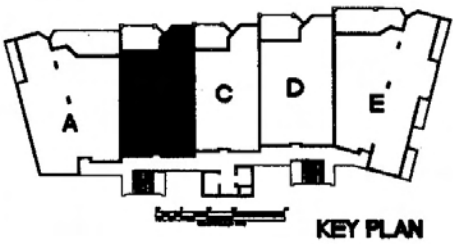


GRAPHIC SCALE *(IN FEET)*



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KEY PLAN

DRAWN BY:	SCALE	FIELD. BOOK./PG.	COMMISSION No.
P.C.V.	1" = 10'	MON.-7/39	5246.06

MORGAN & EKLUND, INC.
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1500 S.E. 3RD COURT
SUITE 110
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6882
FAX: (954) 421-0451

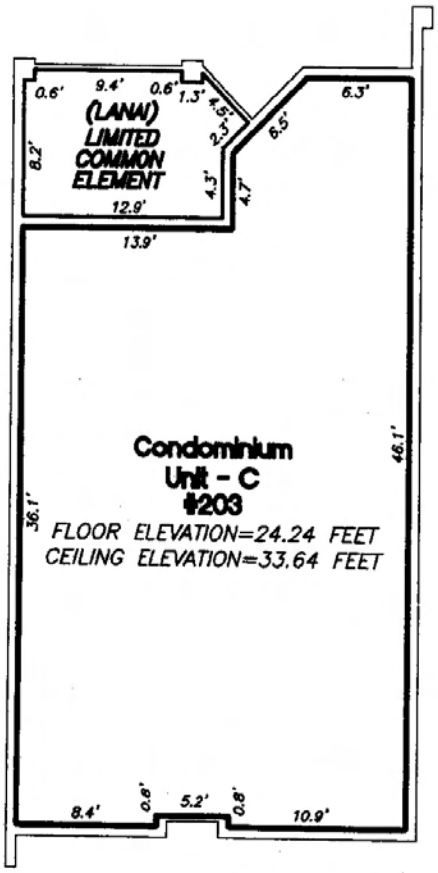
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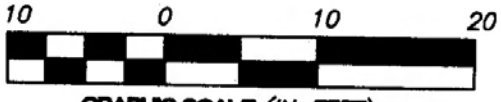
SURVEY DATE: 7/31/2001

SHEET 14 OF 24

FILE #1258507
BK#1727 PG#688

UNIT C AS-BUILT BOUNDARY
BUILDING 1 - PHASE 1 SECOND FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



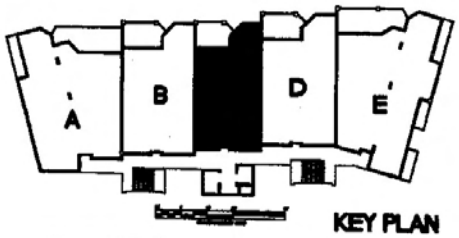


GRAPHIC SCALE (IN FEET)



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KEY PLAN

DRAWN BY:	SCALE	FIELD. BOOK./PG.
P.C.V.	1" = 10'	MON.-7/39

MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS

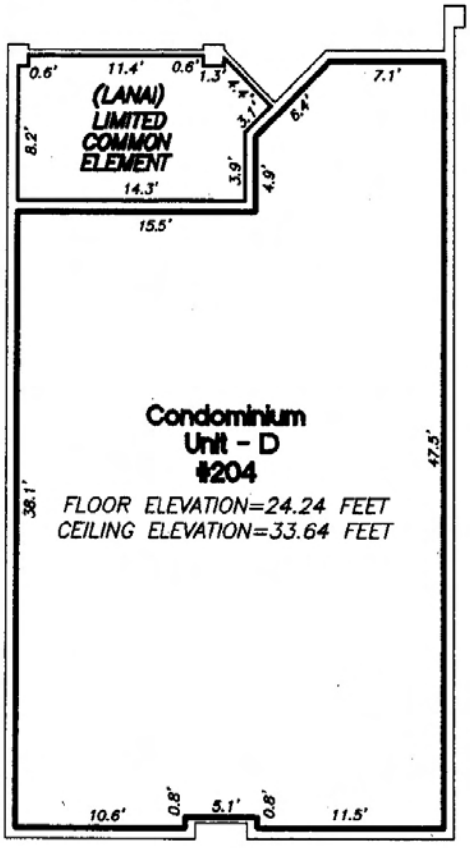
8745 U.S. HIGHWAY 1
P.O. BOX 1420
WABASSO, FL 32970
PHONE: (561) 388-5364
FAX: (561) 388-3165

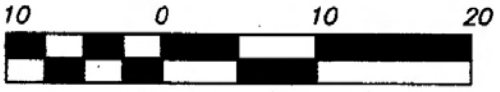
1500 S.E. 3RD COURT
SUITE 110
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6882
FAX: (954) 421-0451

COMMISSION No.	DATE	SURVEY DATE	SHEET	OF
5246.06	8/28/2001	7/31/2001	15	24

FILE #1258507
BK#1727 PG#689

UNIT D AS-BUILT BOUNDARY
BUILDING 1 - PHASE 1 SECOND FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



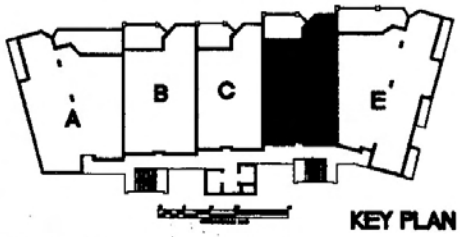


GRAPHIC SCALE (IN FEET)



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KEY PLAN

DRAWN BY:	SCALE	FIELD. BOOK./PG.
P.C.V.	1" = 10'	MON.-7/39

MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS

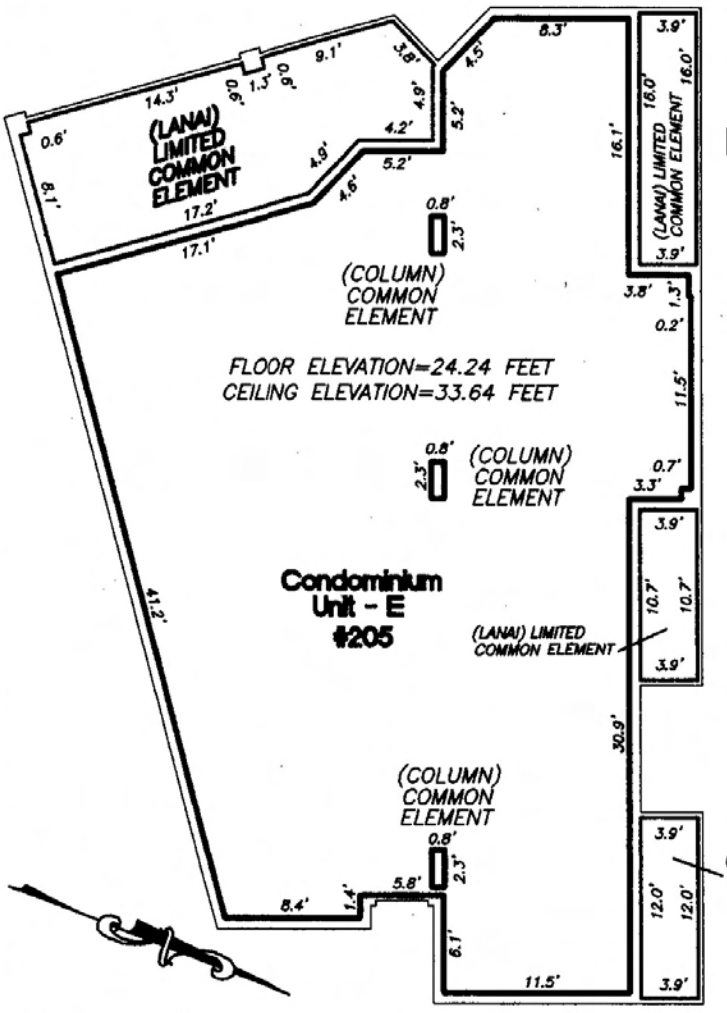
8745 U.S. HIGHWAY 1
P.O. BOX 1420
WABASSO, FL 32970
PHONE: (561) 388-5364
FAX: (561) 388-3165

1500 S.E. 3RD COURT
SUITE 110
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6882
FAX: (954) 421-0451

COMMISSION No.	DATE	SURVEY DATE	SHEET	OF
5246.06	8/28/2001	7/31/2001	16	24

FILE #1258507
BK#1727 PG#690

UNIT E AS-BUILT BOUNDARY BUILDING 1 PHASE 1
SECOND FLOOR LEVEL



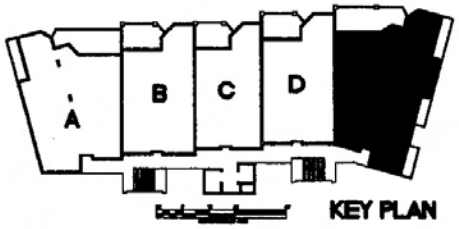
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GRAPHIC SCALE (IN FEET)

SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM

Notes:

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KEY PLAN

DRAWN BY:	SCALE	FIELD. BOOK./PG.	COMMISSION No.
P.C.V.	1" = 10'	MON.-7/39	5246.06

MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS

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P.O. BOX 1420
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PHONE: (561) 388-5364
FAX: (561) 388-3165

1500 S.E. 3RD COURT
SUITE 110
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6882
FAX: (954) 421-0451

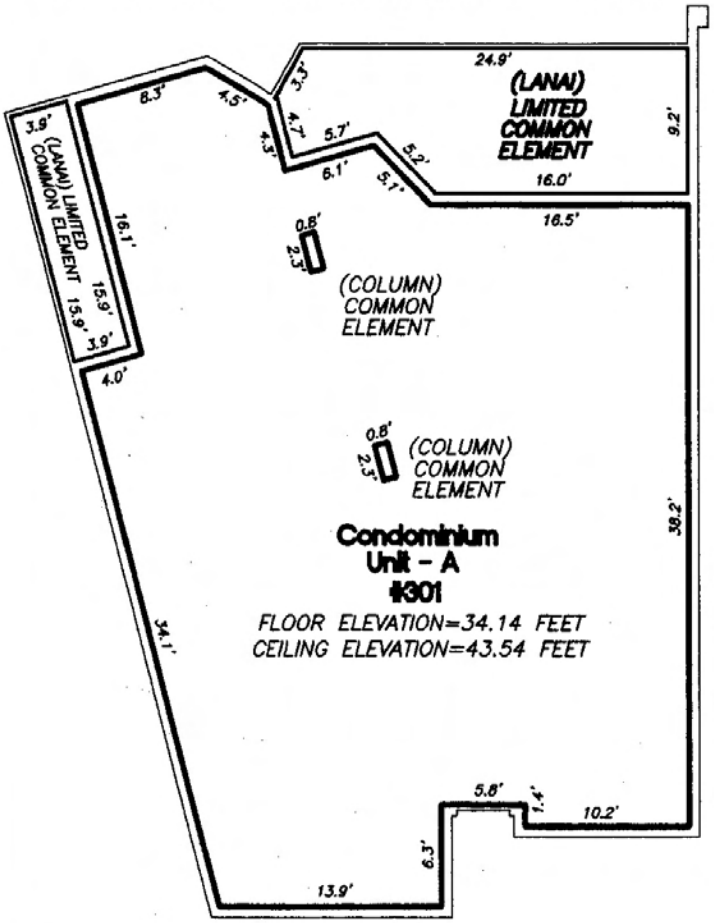
DATE 8/28/2001

SURVEY DATE 7/31/2001

SHEET 17 OF 24

FILE #1258507
BK#1727 PG#691

UNIT A AS-BUILT BOUNDARY
BUILDING 1 - PHASE 1 THIRD FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



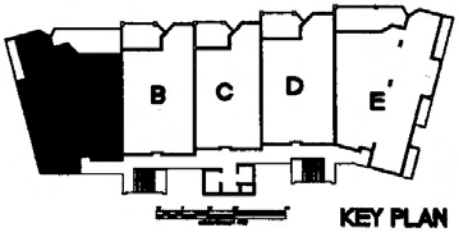


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GRAPHIC SCALE (IN FEET)



KEY PLAN

DRAWN BY:	SCALE	FIELD. BOOK./PG.
P.C.V.	1" = 10'	MON.-7/39

MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS

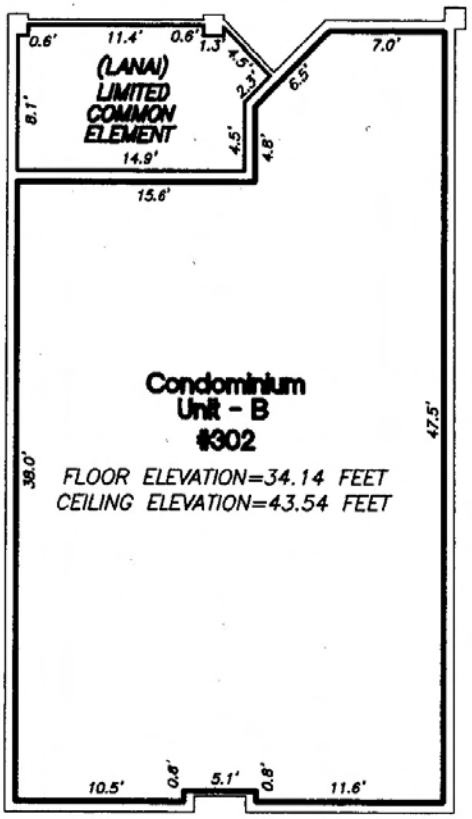
8745 U.S. HIGHWAY 1
P.O. BOX 1420
WABASSO, FL 32970
PHONE: (561) 388-5364
FAX: (561) 388-3165

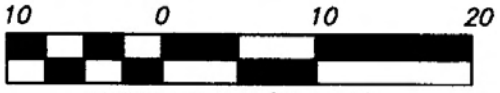
1500 S.E. 3RD COURT
SUITE 110
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6882
FAX: (954) 421-0451

COMMISSION No.	DATE	SURVEY DATE	SHEET	OF
5246.06	8/28/2001	7/31/2001	18	24

FILE #1258507
BK#1727 PG#692

UNIT B AS-BUILT BOUNDARY
BUILDING 1 - PHASE 1 THIRD FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



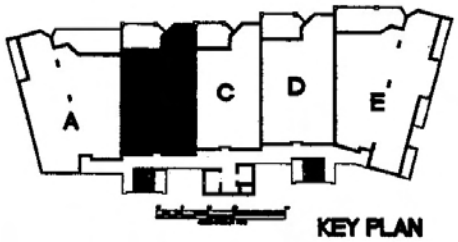


GRAPHIC SCALE (IN FEET)



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KEY PLAN

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P.C.V.	1" = 10'	MON.-7/39

MORGAN & EKLUND, INC.
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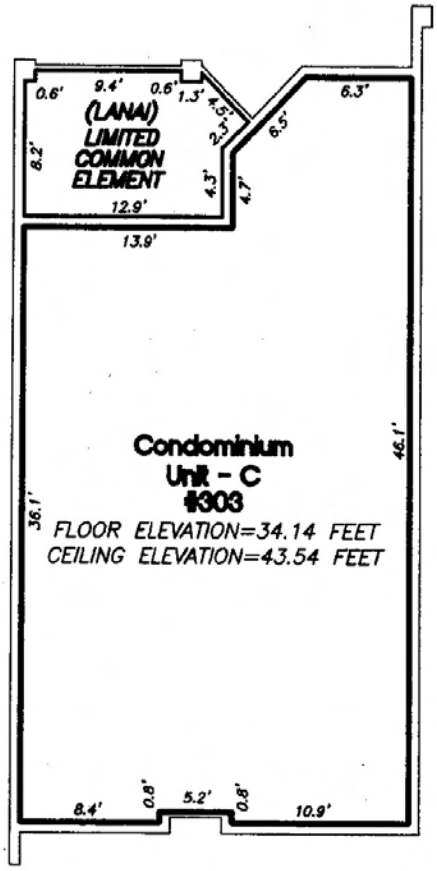
8745 U.S. HIGHWAY 1
P.O. BOX 1420
WABASSO, FL 32970
PHONE: (561) 388-5364
FAX: (561) 388-3165

1500 S.E. 3RD COURT
SUITE 110
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6882
FAX: (954) 421-0451

COMMISSION No.	DATE	SURVEY DATE	SHEET	OF
5246.06	8/28/2001	7/31/2001	19	24

FILE #1258507
BK#1727 PG#693

UNIT C AS-BUILT BOUNDARY
BUILDING 1 - PHASE 1 THIRD FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



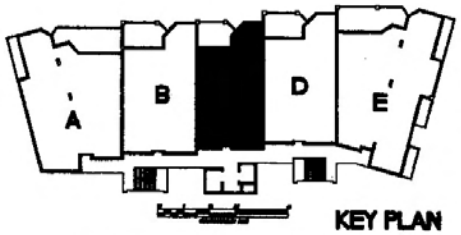


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MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS

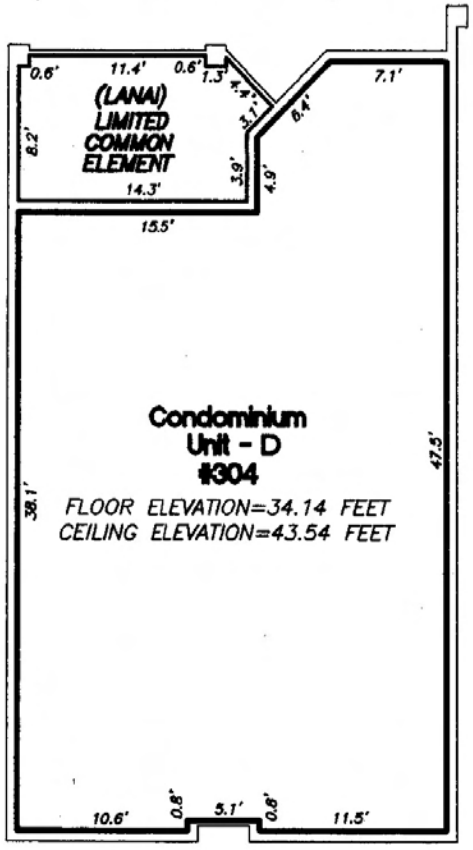
8745 U.S. HIGHWAY 1
P.O. BOX 1420
WABASSO, FL 32970
PHONE: (561) 388-5364
FAX: (561) 388-3165

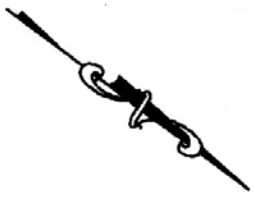
1500 S.E. 3RD COURT
SUITE 110
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6882
FAX: (954) 421-0451

COMMISSION No.	DATE	SURVEY DATE	SHEET	OF
5246.06	8/28/2001	7/31/2001	20	24

FILE #1258507
BK#1727 PG#694

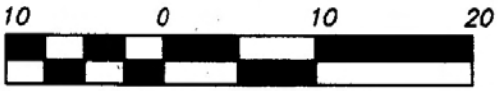
UNIT D AS-BUILT BOUNDARY
BUILDING 1 - PHASE 1 THIRD FLOOR LEVEL
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



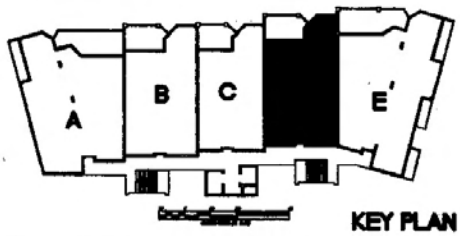


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GRAPHIC SCALE (IN FEET)



KEY PLAN

DRAWN BY:	SCALE	FIELD. BOOK./PG.
P.C.V.	1" = 10'	MON.-7/39

MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS

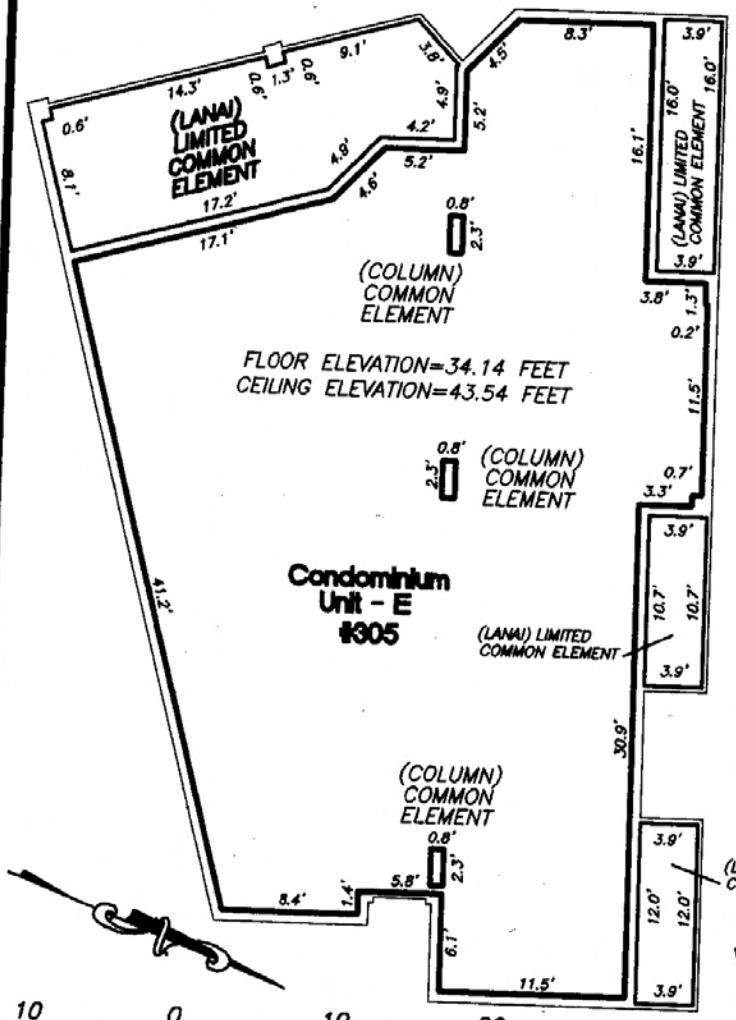
8745 U.S. HIGHWAY 1
P.O. BOX 1420
WABASSO, FL 32970
PHONE: (561) 388-5364
FAX: (561) 388-3165

1500 S.E. 3RD COURT
SUITE 110
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6882
FAX: (954) 421-0451

COMMISSION No.	DATE	SURVEY DATE	SHEET	OF
5246.06	8/28/2001	7/31/2001	21	24

FILE #1258507
BK#1727 PG#695

UNIT E AS-BUILT BOUNDARY BUILDING 1 PHASE 1
THIRD FLOOR LEVEL



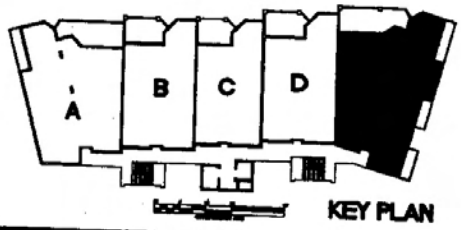
10 0 10 20

GRAPHIC SCALE (IN FEET)

SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM

Notes:

1. THESE PLANS AND DIMENSIONS HAVE BEEN COMPILED BY R.J. McCORMACK ARCHITECTS AND SUPPLEMENTED BY FIELD SURVEYS AS DEEMED NECESSARY BY MORGAN & EKLUND, INC.
2. "UNIT BOUNDARY" IS DEFINED BY THE DECLARATION OF CONDOMINIUM.
3. COMMON ELEMENTS SUCH AS, BUT NOT LIMITED TO, CONDUIT, WIRES, OUTLETS, UTILITY LINES, DUCTS, PLUMBING, LIGHTING, ETC., HAVE NOT BEEN GRAPHICALLY ILLUSTRATED.
4. INTERIOR PARTITIONING AS PART OF THE UNITS IS NOT SHOWN HEREIN.
5. ELEVATIONS SHOWN ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929.



KEY PLAN

DRAWN BY:	SCALE	FIELD BOOK./PG.
P.C.V.	1" = 10'	MON.-7/39

MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS

8745 U.S. HIGHWAY 1
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FAX: (561) 388-3165

1500 S.E. 3RD COURT
SUITE 110
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6882
FAX: (954) 421-0451

COMMISSION No.	DATE	SURVEY DATE	SHEET	OF
5246.06	8/28/2001	7/31/2001	22	24

SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM

NOTES TO SURVEY

1. DESCRIPTION OF DWELLING UNITS

Each Dwelling Unit shall consist of that part of the building containing such Dwelling Unit which lies within the boundaries of the Dwelling Unit, which boundaries are as follows:

A. Upper Boundaries

The upper boundary of each Dwelling Unit shall be the horizontal plane of the unfinished ceiling extended to an intersection with the perimetrical boundaries.

B. Lower Boundaries

The lower boundary of each Dwelling Unit shall be the horizontal plane of the unfinished floor slab of that Dwelling Unit extended to an intersection with the perimetrical boundaries.

C. Perimetrical Boundaries

The perimetrical boundaries of each Dwelling Unit shall be the following boundaries extended to an intersection with upper and lower boundaries:

(1) EXTERIOR BUILDINGS WALLS:

The intersecting vertical plane(s) of the innermost unfinished surfaces of the exterior wall of the building bounding such Dwelling Unit.

(2) INTERIOR BUILDINGS WALLS:

The vertical planes of the innermost unfinished surface of the party walls dividing Dwelling Units extended to intersections with other perimetrical boundaries.

Drywall and studs are included within the boundaries of each Dwelling Unit.

D. 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 materials, exterior doors of any type, including the locks, hinges and other hardware thereof, and all framings and casings thereof, shall be included in the boundaries of each Dwelling Unit.

E. Air Conditioning Units

The boundaries of each Dwelling Unit shall also be deemed to include all integral parts of the air conditioning unit located within the Dwelling Unit.

F. Excluded From Dwelling Units

The Dwelling Unit shall not be deemed to include utility services which may be contained within the boundaries of the Dwelling Unit but which serve Common Elements and/or a Dwelling Unit or Dwelling Units other than or in addition to the Dwelling Unit within which contained. Nor shall it include columns or partitions contributing to support of the building. The items here identified are part of the Common Elements.

2. DESCRIPTION OF COMMON ELEMENTS

A. All land and all portions of the Condominium Property not within a Dwelling Unit(s) or Boat Slip Unit(s) are Common Elements.

B. All bearing walls to the unfinished surface of said walls located within a Dwelling Unit and all columns or partitions contributing to support of the Building are Common Elements.

C. All conduits and wire to outlets, all other utility lines to outlets and all waste pipes, regardless of location, are Common Elements.

D. The Common Elements are subject to certain easements set forth in Article 11 of the Declaration of Condominium.

E. The A/C Land, Entryways, Walkways, Dock Boxes and Power Pedestals so designated on the Survey are Limited Common Elements reserved for the use of the Owner(s) of the Unit(s) adjacent thereto or as otherwise indicated on the Survey.

F. The portions of the land upon which is situated all air conditioning equipment located outside the Dwelling Units ("A/C Land") are Limited Common Elements reserved for the use of the Owners of the Dwelling Units adjacent thereto or as otherwise indicated on the Survey.

G. The definitions set forth in the Declaration of Condominium are incorporated herein.

MONROE COUNTY
OFFICIAL RECORDS

Return to: (enclose self-addressed stamped envelope)
Name: RECORD AND RETURN TO
REAL ESTATE CLOSING DEPT.
Address: RUDEN, McCLOSKY, ET AL
701 BRICKELL AVENUE SUITE 1900
MIAMI, FLORIDA 33131

This Instrument Prepared by:
Mark F. Grant, Esq.
Ruden, McClosky, Smith
Schuster & Russell, P.A.
200 East Broward Boulevard
15th Floor
Fort Lauderdale, Florida 33301

MONROE COUNTY
OFFICIAL RECORDS
FILE #1258506
BK#1727 PG#664
RCD Sep 25 2001 11:44AM
DANNY L KOLHAGE, CLERK

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM
TO ADD PHASE 6

THIS AMENDMENT TO DECLARATION OF CONDOMINIUM OF SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM TO ADD PHASE 6 ("Amendment"), is made this 15th day of August, 2001, by SUNSET VENTURES OF KEY WEST, INC., a Florida corporation ("Developer"), whose principal office is located at 5555 College Road, Key West, Florida 33040.

WHEREAS, pursuant to the Condominium Act, Chapter 718, Florida Statutes, 1976, as amended through the date of recordation of the "Declaration" (as hereinafter defined) ("Act"), Developer has established Sunset Marina Residences of Key West, A Condominium ("Condominium"), according to the Declaration of Condominium ("Declaration") thereof recorded in Official Records Book 1620, Page 1040, of the Public Records of Monroe County, Florida and any amendments thereto; and

WHEREAS, the Condominium is a "phase condominium" as contemplated by Section 718.403 of the Act and as set forth in the Declaration; and

WHEREAS, the Declaration provides for the submission to condominium ownership of the "Initial Phase" (as defined in the Declaration) and also provides for submission to condominium ownership of Phases 1 through 3 and Phases 6 and 8, as described in the Declaration; and

WHEREAS, Developer desires to add Phase 6 as part of the Condominium.

NOW, THEREFORE, Developer, as the owner in fee simple of the "Phase 6 Land," as hereinafter defined, hereby states and declares:

1. All terms used herein shall have their meaning as defined in the Declaration.

2. The real property more particularly described on the legal description and the Survey, Plot Plan and Graphic Description of Improvements for Phase 6 ("Phase 6 Survey") attached hereto as Exhibit A ("Phase 6 Land") and the improvements located thereon and all easements intended for use in connection with the Condominium are hereby submitted to condominium ownership and added as a part of the Condominium pursuant to Articles 5, 6 and 7 of the Declaration. The Phase 6 Land, together with improvements now or hereafter located thereon and all appurtenances thereto, all as set forth on the Phase 6 Survey, shall constitute Phase 6.

3. This Amendment shall become effective upon recording amongst the Public Records of Monroe County, Florida. The effect of this Amendment shall be that Phase 6, together with previously submitted phase(s), shall be, and the same shall constitute, the Condominium.

IN WITNESS WHEREOF, Developer has hereunto set its hand and official seal on the day and year first above written.

WITNESSES:

Print Name: Amber D Reynolds

Print Name: Karen Carter

SUNSET VENTURES OF KEY WEST, INC., a Florida corporation

By: _____
Douglas J. Bell, President

(SEAL)

STATE OF FLORIDA)
) SS:
COUNTY OF MONROE)

FILE #1258506
BK#1727 PG#666

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by DOUGLAS J. BELL, the President of SUNSET VENTURES OF KEY WEST, INC., a Florida corporation, freely and voluntarily under authority duly vested in him/her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. He is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of ~~July~~ August, 2001.

Notary Public
State of Florida at Large

Typed, printed or stamped name of Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
KATHLEEN CATASUS
COMMISSION NUMBER
CC990263
MY COMMISSION EXPIRES
DEC. 29,2004

EXHIBIT "A"

FILE #1258506
BK#1727 PG#667

SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM PHASE 6

SURVEYORS CERTIFICATE

THIS CERTIFICATION MADE THIS 30th. DAY OF AUGUST, 2001 BY THE UNDERSIGNED FIRM IS MADE PERSUANT TO THE PROVISIONS OF SECTION 718.104 (4) (e) OF THE FLORIDA STATUTES, AS AMENDED, AND IS A CERTIFICATION THAT THE FOLLOWING THREE PAGES ARE AN ACCURATE REPRESENTATION OF THE LAND AND IMPROVEMENTS DESCRIBED THEREON; AND THAT THE CONSTRUCTION OF SAID IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT SUCH MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM, DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS AND THAT IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS CAN BE DETERMINED FROM THESE MATERIALS.

MORGAN AND EKLUND, INC.

JOHN R. MORGAN II, PLS
PROFESSIONAL LAND SURVEYOR No. 3520
STATE OF FLORIDA

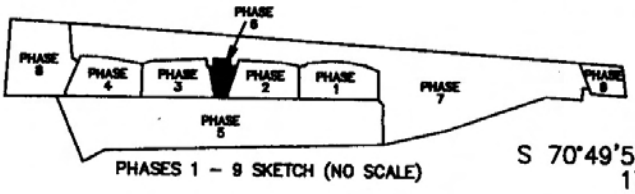
STATE OF

MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS
8745 U.S. HIGHWAY 1
P.O. BOX 1420
WABASSO, FL 32970
PHONE: (561) 388-5384
FAX: (561) 388-3166
1500 S.E. 3RD COURT
SUITE 110
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6662
FAX: (954) 421-0451

COMMISSION No.	DATE
5246.09	8/30/2001
DRAWN BY: P.C.V.	SHEET 1 OF 4

FILE #1258506
BK#1727 PG#668

GROUND FLOOR LEVEL (POOL AND DECK AREA)
CLUBHOUSE AND POOL - PHASE 6
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



PHASES 1 - 9 SKETCH (NO SCALE)

Notes:

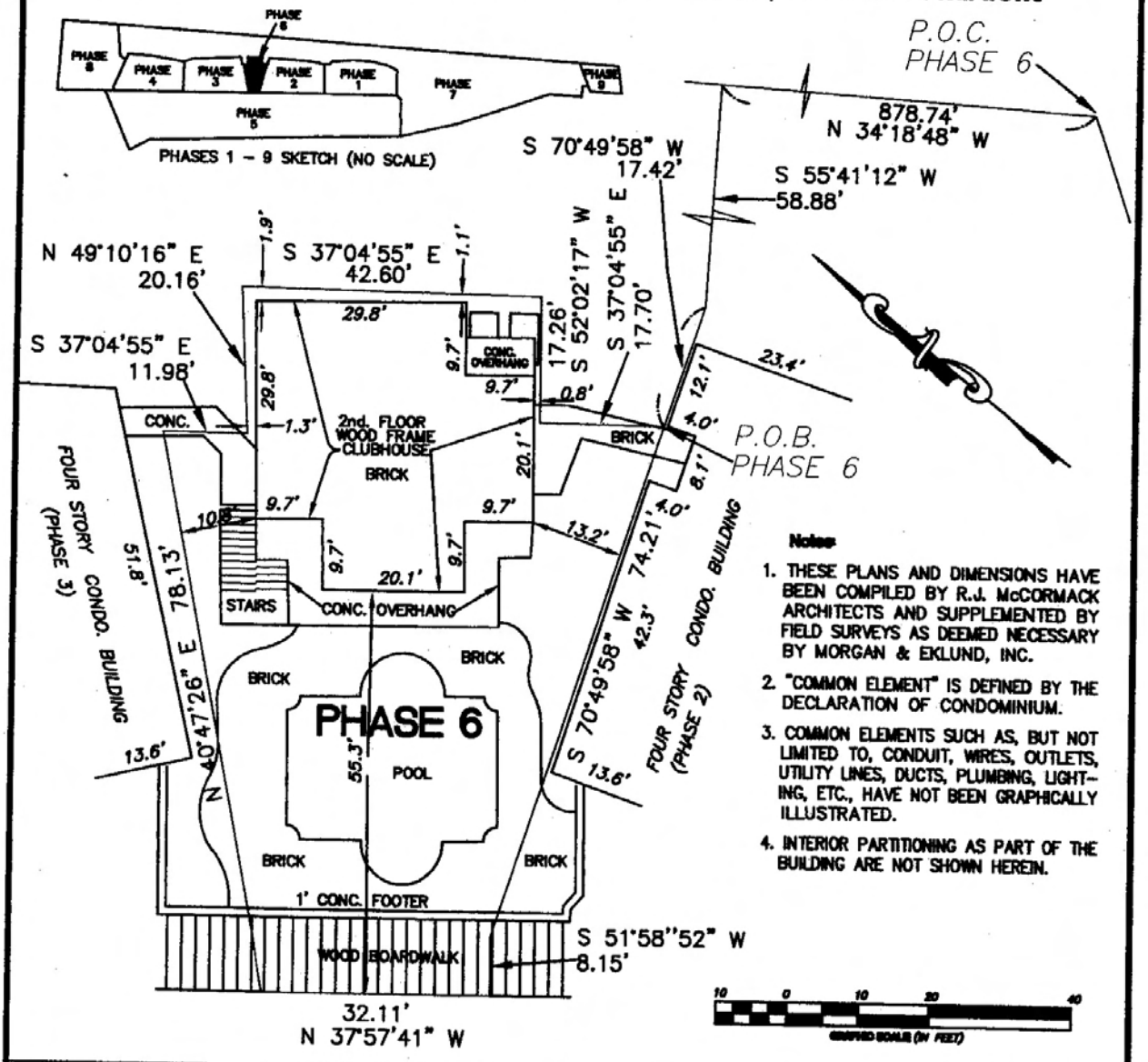
1. THESE PLANS AND DIMENSIONS HAVE BEEN COMPILED BY R.J. McCORMACK ARCHITECTS AND SUPPLEMENTED BY FIELD SURVEYS AS DEEMED NECESSARY BY MORGAN & EKLUND, INC.
2. "COMMON ELEMENT" IS DEFINED BY THE DECLARATION OF CONDOMINIUM.
3. COMMON ELEMENTS SUCH AS, BUT NOT LIMITED TO, CONDUIT, WIRES, OUTLETS, UTILITY LINES, DUCTS, PLUMBING, LIGHTING, ETC., HAVE NOT BEEN GRAPHICALLY ILLUSTRATED.
4. INTERIOR PARTITIONING AS PART OF THE BUILDING ARE NOT SHOWN HEREIN.

MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS
8745 U.S. HIGHWAY 1, P.O. BOX 1430, WABASSO, FL 32970, PHONE: (561) 388-5384, FAX: (561) 388-3165
1500 S.E. 3RD COURT, SUITE 110, DEERFIELD BEACH, FL 33441, PHONE: (954) 421-6882, FAX: (954) 421-0461

COMMISSION No.	DATE
5246.09	8/30/2001
FLD.BK./PG.	SCALE
MON.-7/39	1" = 20'
DRAWN BY:	SHEET OF
P.C.V.	2 4

FILE #1258506
BK#1727 PG#669

SECOND FLOOR LEVEL (CLUBHOUSE AND UPPER DECK)
CLUBHOUSE AND POOL - PHASE 6
SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM



Notes:

1. THESE PLANS AND DIMENSIONS HAVE BEEN COMPILED BY R.J. McCORMACK ARCHITECTS AND SUPPLEMENTED BY FIELD SURVEYS AS DEEMED NECESSARY BY MORGAN & EKLUND, INC.
2. "COMMON ELEMENT" IS DEFINED BY THE DECLARATION OF CONDOMINIUM.
3. COMMON ELEMENTS SUCH AS, BUT NOT LIMITED TO, CONDUIT, WIRES, OUTLETS, UTILITY LINES, DUCTS, PLUMBING, LIGHTING, ETC., HAVE NOT BEEN GRAPHICALLY ILLUSTRATED.
4. INTERIOR PARTITIONING AS PART OF THE BUILDING ARE NOT SHOWN HEREIN.

MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS
8745 U.S. HIGHWAY 1
P.O. BOX 1480
WASHBO, FL 33970
PHONE: (561) 366-5384
FAX: (561) 366-3165
1800 S.E. 3RD COURT
SUITE 110
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6662
FAX: (954) 421-0451

COMMISSION No. 5246.09	DATE 8/30/2001
FLD.BK./PG. MON.-7/39	SCALE 1" = 20'
DRAWN BY: P.C.V.	SHEET 3 OF 4

FILE #1258506
BK#1727 PG#670

SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM
LEGAL DESCRIPTION-PHASE 6

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LANDS DESCRIBED BY THE STATE OF FLORIDA, TRUSTEES OF THE INTERNAL IMPROVEMENT FUND DEED No. 20174-A, (CORRECTIVE DESCRIPTION IN O.R.B. 959, PAGE 109 OF THE PUBLIC RECORDS OF MONROE COUNTY), SAID POINT HAVING COORDINATES OF NORTHING 89,331.10' AND EASTING OF 251,108.04' AS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1927; PROCEED N.34°18'48"W., ALONG THE EAST LINE OF LANDS DESCRIBED IN T.I.I.F. DEED No. 20174-A, 878.74 FEET; THENCE DEPARTING SAID EAST LINE, S.55°41'12"W., 58.88 FEET; THENCE S.70°49'58"W., 17.42 FEET TO THE POINT OF BEGINNING, SAID POINT HAVING COORDINATES OF NORTHING 90,017.99' AND EASTING 250,547.59'; THENCE CONTINUE S.70°49'58"W., 74.21 FEET; THENCE S.51°58'52"W., 8.15 FEET; THENCE N.37°57'41"W., 32.11 FEET; THENCE N.40°47'26"E., 78.13 FEET; THENCE S.37°04'55"E., 11.98 FEET; THENCE N.49°10'16"E., 20.16 FEET; THENCE S.37°04'55"E., 42.60 FEET; THENCE S.52°02'17"W., 17.26 FEET; THENCE S.37°04'55"E., 17.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,700.72 SQUARE FEET OR 0.11 ACRES MORE OR LESS.

MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS

8745 U.S. HIGHWAY 1
P.O. BOX 1420
WABASSO, FL 32970
PHONE: (561) 388-5364
FAX: (561) 388-3165

1500 S.E. 3RD COURT
SUITE 110
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-6882
FAX: (954) 421-0451

MONROE COUNTY
OFFICIAL RECORDS

COMMISSION No. 5246.09

DATE 8/30/01

SHEET 4 OF 4

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by:
Mark F. Grant, Esq.
Ruden, McClosky, Smith
Schuster & Russell, P.A.
200 East Broward Boulevard
15th Floor
Fort Lauderdale, Florida 33301

Doc# 1598715 08/18/2006 10:47AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Doc# 1598715
Bk# 2232 Pg# 93

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SPACE ABOVE THIS LINE FOR PROCESSING DATA

AMENDMENT TO DECLARATION OF CONDOMINIUM OF SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM TO ADD PHASE 8

THIS AMENDMENT TO DECLARATION OF CONDOMINIUM OF SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM TO ADD PHASE 8 ("Amendment"), made this 20th day of April, 2005, by, SUNSET VENTURES OF KEY WEST, INC., a Florida corporation ("Developer"), whose principal office is located at 5555 College Road, Key West, Florida 33040.

WHEREAS, pursuant to the Condominium Act, Chapter 718, Florida Statutes, 1976, as amended through the date of recordation of the "Declaration" (as hereinafter defined) ("Act"), Developer has established Sunset Marina Residences of Key West, A Condominium ("Condominium"), according to the Declaration of Condominium ("Declaration") thereof recorded in Official Records Book 1620, Page 1040, of the Public Records of Monroe County, Florida and any amendments thereto; and

WHEREAS, the Condominium is a "phase condominium" as contemplated by Section 718.403 of the Act and as set forth in the Declaration; and

WHEREAS, the Declaration provides for the submission to condominium ownership of the "Initial Phase" (as defined in the Declaration) and also provides for submission to condominium ownership of Phases 1 through 3 and Phases 6 and 8, as described in the Declaration; and

WHEREAS, Section 718.104(4)(e), Florida Statutes, provides that if construction of the improvements is not substantially completed at the time a declaration of condominium is recorded in the public records, upon substantial completion, the developer or the association shall amend the declaration to include the certificate (the "Certificate") required by Section 718.104(4)(e), F.S.; and

WHEREAS, although the improvement in Phase 8 are not substantially complete, Developer desires to add Phase 8 to the Condominium and will, upon substantial completion of said improvements, amend the Declaration to include the Certificate.

NOW, THEREFORE, Developer, as the owner in fee simple of the "Phase 8 Land," as hereinafter defined, hereby states and declares:

1. All terms used herein shall have their meaning as defined in the Declaration.

2. The real property more particularly described on the legal description and proposed survey, plot plan and graphic description of improvements for Phase 8 attached hereto as Exhibit A ("Phase 8 Land") is hereby submitted to condominium ownership and added as part of the Condominium pursuant to Articles 5, 6 and 7 of the Declaration. At the time of recording this Amendment, the improvements located within Phase 8 are not substantially complete. Developer hereby reserves the right to further amend the Declaration to include the Certificate and as-built surveys for Phase 8 when the improvements within Phase 8 are substantially complete.

3. Developer hereby reserves the right to enter the Phase 8 Land to complete construction of the improvements to be located on the Phase 8 Land. Developer shall pay for all costs associated with the development and construction of improvements on the Phase 8 Land. Once the improvements on the Phase 8 Land are substantially complete, Developer shall amend the Declaration and provide the Sunset Marina Residences at Key West Condominium Association, Inc. ("Association") with a certificate of completion at which time the Association shall have the responsibility to maintain the improvements on the Phase 8 Land as contemplated by the Declaration.

4. Phase 8 shall include the "Deluxe Pool Area" as described in Article 6.5 of the Declaration. Unit 305 in the Condominium which is located in the building adjacent to Phase 8 is and shall be the only "Deluxe Dwelling Unit" in the Condominium and this is the only Dwelling Unit entitled to use the Deluxe Pool Area.

5. This Amendment shall become effective upon recording amongst the Public Records of Monroe County, Florida. The effect of this Amendment shall be that Phase 8, together with previously submitted phase(s), shall be, and the same shall constitute, the Condominium.

IN WITNESS WHEREOF, Developer has hereunto set its hand and official seal on the day and year first above written.

WITNESSES:

Print Name: Joanne E. Alexander

Print Name: Michael Hall

SUNSET VENTURES OF KEY WEST, INC.

By: Marlyn G. Erickson
Marlyn G. Erickson, Vice-President

(SEAL)

STATE OF FLORIDA)
) SS:
COUNTY OF MONROE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by MARLYN G. ERICKSON, the Vice-President of SUNSET VENTURES OF KEY WEST, INC., a Florida corporation, freely and voluntarily under authority duly vested in him/her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. He is personally known to me.

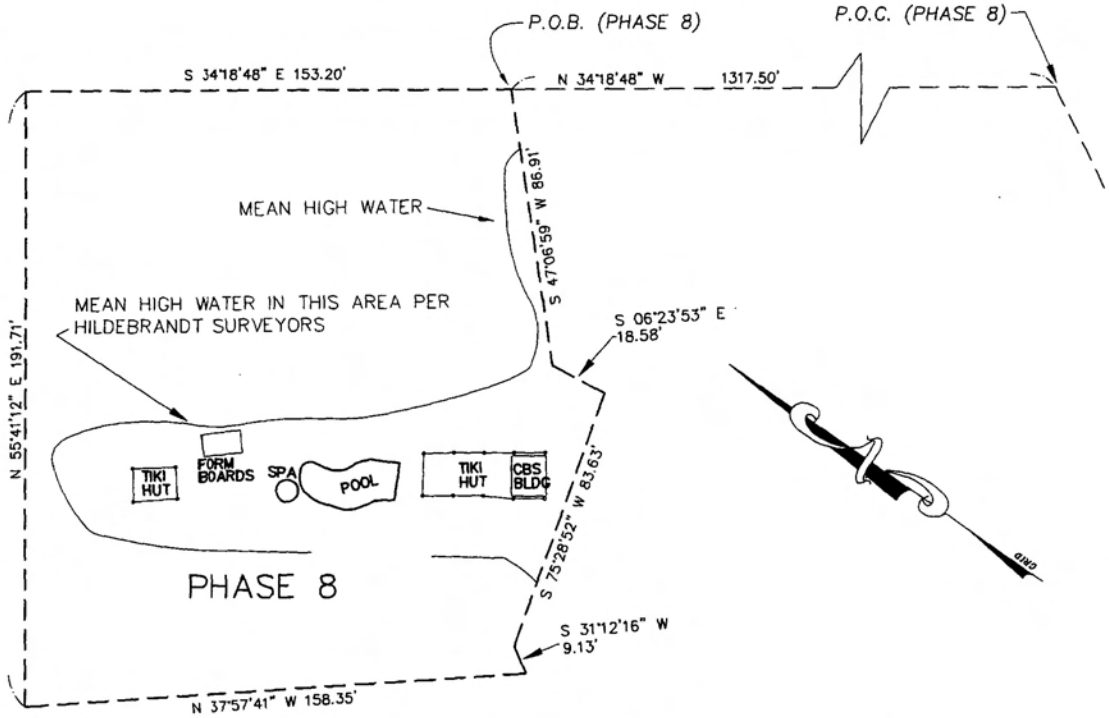
WITNESS my hand and official seal in the County and State last aforesaid this 20th day of April, 2005.

Notary Public
State of Florida at Large

Typed, printed or stamped name of Notary Public
My Commission Expires:

JOANNE E. ALEXANDER
Commission # DD0136974
Expires 7/28/2006
Bonded through
(800-432-4254) Florida Notary Assn., Inc.

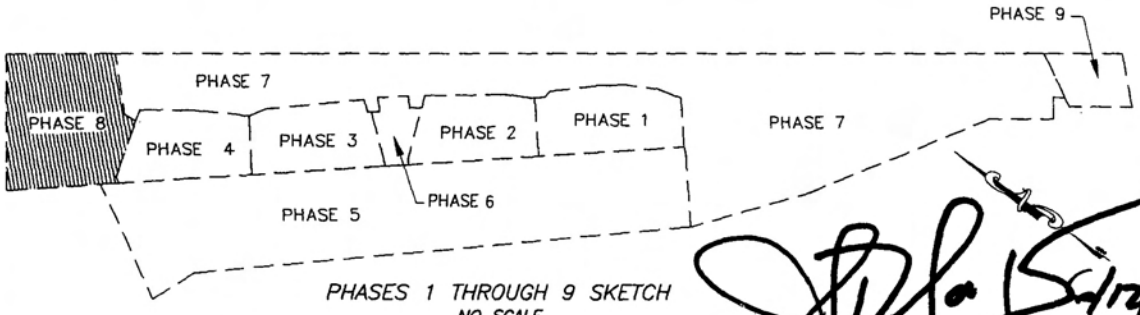
Doc# 1598715
Bk# 2232 Pg# 96



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



PHASES 1 THROUGH 9 SKETCH
NO SCALE

MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS
8745 U.S. HIGHWAY 1
P.O. BOX 1420
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FAX: (561) 388-3185
1500 S.E. 3RD COURT
SUITE 203
DEERFIELD BEACH, FL 33441
PHONE: (954) 421-0882
FAX: (954) 421-0451

SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM
SKETCH OF DESCRIPTION
PHASE - 8
AS-BUILT

JOB No.	SCALE	DATE
5246.11	AS SHOWN	6/9/06

DRAWN BY	FLD.BK./PG.	SURVEY DATE	SHEET	OF
P.C.V.			1	2

Doc# 1598715
Bk# 2232 Pg# 97

SUNSET MARINA RESIDENCES OF KEY WEST, A CONDOMINIUM
LEGAL DESCRIPTION-PHASE 8

A PARCEL OF LAND INCLUDING AREAS OF SUBMERGED LANDS LYING IN SECTION 27, TOWNSHIP 67 SOUTH, RANGE 25 EAST MONROE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LANDS DESCRIBED BY THE STATE OF FLORIDA, TRUSTEES OF THE INTERNAL IMPROVEMENT FUND DEED No. 20174-A, (CORRECTIVE DESCRIPTION IN O.R.B. 959, PAGE 109 OF THE PUBLIC RECORDS OF MONROE COUNTY), SAID POINT HAVING COORDINATES OF NORTHING 89,331.10' AND EASTING OF 251,108.04' AS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1927; PROCEED N.34°18'48"W., ALONG THE EAST LINE OF LANDS DESCRIBED IN T.I.I.F. DEED NUMBERS 20174-A AND 24099, 1317.50 FEET TO THE POINT OF BEGINNING, SAID POINT HAVING COORDINATES OF NORTHING 90,419.31' AND EASTING 250,365.34'; THENCE DEPARTING FROM SAID LINE, S.47°06'59"W., 86.91 FEET; THENCE S.06°23'53"E., 18.58 FEET; THENCE S.75°28'52"W., 83.63 FEET; THENCE S.31°12'16"W., 9.13 FEET; THENCE N.37°57'41"W., 158.35 FEET; THENCE N.55°41'12"E., 191.71 FEET TO A POINT ON THE EAST LINE OF SAID LANDS DESCRIBED IN T.I.I.F. DEED NUMBERS 20174-A AND 24099; THENCE S.,34°18'48"E. ALONG SAID EAST LINE, 153.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 30,583.68 SQUARE FEET OR 0.70 ACRES MORE OR LESS.

MONROE COUNTY
OFFICIAL RECORDS

MORGAN & EKLUND, INC.
PROFESSIONAL SURVEY CONSULTANTS

8745 U.S. HIGHWAY 1
P.O. BOX 1420
WABASSO, FL 32970
PHONE: (561) 388-5364
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PHONE: (954) 421-6882
FAX: (954) 421-0451

CERTIFICATE OF SURVEYOR - I HEREBY CERTIFY THAT THE DESCRIPTION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS AS CONTAINED IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

RONALD R. EKLUND, PSM
PROFESSIONAL SURVEYOR AND MAPPER No. 2559
STATE OF FLORIDA

COMMISSION No.
5246.11

DATE
6/9/06

6/12/06

EXHIBIT "A"
Proposed Certificate and Amendment to
Declaration of Condominium of Sunset Marina Residences of Key West, a Condominium

This Instrument Prepared by and after recording return to:

Mark F. Grant, Esq.
Ruden, McClosky, Smith,
Schuster & Russell, P.A.
200 East Broward Boulevard, Suite 1500
Fort Lauderdale, FL 33301

Monroe County Recording Office

Cross Reference to Declaration recorded in
Book 1620, Page 1040, as same may be amended

Doc# 1854736 10/14/2011 1:50PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Doc# 1854736
Bk# 2538 Pg# 375

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CERTIFICATE AND AMENDMENT
TO
DECLARATION OF CONDOMINIUM
OF SUNSET MARINA RESIDENCES OF KEY WEST, A
CONDOMINIUM

This instrument ("Amendment") is made as of the 28th day of May, 2010, by SUNSET MARINA RESIDENCES OF KEY WEST CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation ("Association"), whose principal office is located at 5555 College Road, Key West, Florida 33040.

WHEREAS, there has been executed and recorded in Official Records Book 1620, Page 1040, et seq., of the Public Records of Monroe County, Florida, a certain "Declaration of Condominium of Sunset Marina Residences of Key West, a Condominium" (hereinafter referred to as the "Declaration"); and

WHEREAS, Paragraph 28.1 of the Declaration provides the Declaration may be amended at any special meeting of the Owners, by the affirmative vote of not less than two-thirds (2/3) of the Owners; provided that any amendment shall also be approved or ratified by a majority of the Board as a whole; and

WHEREAS, Paragraph 28.1 further provides that any such amendment shall be evidenced by a certificate executed by the Association; and

WHEREAS, not less than two-thirds (2/3) of the Owners have affirmatively voted in favor of this Amendment at a special meeting of Owners duly noticed and held for the purpose of voting upon this Amendment; and

WHEREAS, a majority of the Board as a whole approved this Amendment at a special meeting of the Board duly noticed and held for the purpose of voting upon this Amendment; and

WHEREAS, the Association, by the execution hereof, hereby certifies this Amendment in accordance with Paragraph 28.1 of the Declaration.

NOW, THEREFORE, the Association hereby states:

1. The recitations set forth herein above are true and correct and are incorporated herein by reference.

2. Unless otherwise defined herein, each term defined in the Declaration and used herein shall have its meaning as defined in the Declaration.

3. Article 17.1 of the Declaration is hereby amended to read in its entirety as follows:

17.1. Single-Family Use.

The Dwelling Units shall be used for single-family residences only. No separate part of a Dwelling Unit may be rented and no transient (as defined in Chapter 509, Florida Statutes) may be accommodated therein for compensation or commercial purposes. No trade, business, profession or any other type of commercial activity shall be carried on in the Dwelling Units; provided, however, an Owner may use a room within a Dwelling Unit as an office for conducting personal business if such personal business does not require contact at the Dwelling Unit with customers or clientele of the Owner, nor be of such a pervasive nature as to dominate the residential character of the occupancy of such Dwelling Unit. Any such personal office use shall not be deemed a commercial activity in violation of this Paragraph 17.1. Such personal business use must, nonetheless comply with any applicable governmental regulation. A Dwelling Unit owned by a corporation, partnership or other legal entity, as the case may be, may be occupied by the person indicated in the Voting Certificate on file with the Association and his or her family, and any lessees of the corporation, partnership, or other legal entity, as the case may be, who otherwise qualify as provided in the Condominium Documents.

4. The following Article 17.21 is hereby added to the Declaration:

17.21 Leasing.

No Dwelling Unit shall be rented for periods of less than thirty (30) days or one (1) calendar month, whichever is less, or advertised or held out to the public as a place regularly rented to transients. All leases must be in writing and a copy must be provided to the Association upon execution. All leases shall include the lease addendum required by the Association and any lease that does not so include such addendum, shall hereby be deemed to include same. In the event an Owner of a Dwelling Unit allows a guest(s) other than an immediate family member (i.e., parents or children) of said Dwelling Unit Owner to occupy a Dwelling Unit, when the Owner of the Dwelling Unit is not present in the Dwelling Unit with such guest(s), the Dwelling Unit shall be deemed to be rented to such guest(s) and such guest(s) shall be subject to the restrictions set forth in this Section 17.21 and subject to all terms and provisions of the Condominium Documents and the Association shall have the same rights and remedies as if there was a written lease. The Owner of such Dwelling Unit must notify the Association of all guest(s) in writing, by providing to the Association the names of all guests and the duration of the stay of such guest(s) whether or not the Owner is present with the guest(s). If the Owner of a Dwelling Unit is delinquent in the payment of Assessments or other sums due and owing to the Association, the Dwelling Unit shall not be leased until such amounts are paid in full. If the Dwelling Unit is leased in violation of this provision, the Association may terminate the lease and evict the tenants in addition to imposing all other available remedies. Further, the Association may without further approval of the Dwelling Unit Owner terminate a lease for violations of the Condominium Documents by the tenants, or the tenant's family or guests and thereafter evict the tenants from the Dwelling Unit. In the event a Dwelling Unit Owner is in default in the payment of Assessments or other sums due and owing to the Association and the Dwelling Unit Owner's Dwelling Unit is leased, the Association shall have the right and authority to collect the rent to be paid by the tenant to the Dwelling Unit Owner directly from the tenant. In the event such tenant fails to remit said rent directly to the Association within ten (10) days (but no later than the day the next rental payment is due) from the day the Association notified such tenant in writing that the rent must be remitted directly to the Association, the Association shall have the right to terminate the lease and evict the tenant. All sums received from the tenant shall be applied to the Dwelling Unit Owner's account for the leased Dwelling Unit according to the priority established in Section 718.116(3) of the Act until the Dwelling Unit Owner's account is current.

5. The following subsection (v) is hereby added to Article 20.3 of the Declaration:

(v) To collect rent required to be paid by a tenant to a Dwelling Unit Owner pursuant to a lease for any Dwelling Unit whose Dwelling Unit Owner is delinquent in the payment of Assessments or other sums due and owing to the Association pursuant to Section 17.21 hereof.

6. Article 28.1 of the Declaration is hereby amended to read in its entirety as follows:

28.1. General Procedure.

Except as to the Amendment described in Paragraph 27.2 hereof, and the matters described in Paragraphs 28.2, 28.3, 28.4, 28.5, 28.6 and 28.7 below, and except when a greater percentage vote is required by this Declaration for a certain action (in which case such greater percentage shall also be required to effect an amendment) (*e.g.*, Paragraph 11.2 herein), this Declaration may be amended at any regular or special meeting of the Owners called and held in accordance with the Bylaws, by the affirmative vote of not less than a majority of the Owners; provided that any amendment shall also be approved or ratified by a majority of the Board as a whole. An amendment to the Declaration shall be evidenced by a certificate executed by the Association and recorded in accordance with the Act. A true copy of such amendment shall be sent by certified mail by the Association to Developer and to all Institutional Mortgagees who have previously requested copies of amendments ("Mailing"). The amendment shall become effective upon the recording of the certificate amongst the Public Records, but the certificate shall not be recorded until thirty (30) days after the Mailing, unless such thirty (30)-day period is waived in writing by Developer and all Institutional Mortgagees who have previously requested copies of amendments.

7. This Amendment shall become effective upon recording amongst the Public Records of Monroe County, Florida.

8. As modified hereby, the Declaration shall remain in full force and effect in accordance with the terms thereof.

IN WITNESS WHEREOF, this Amendment has been executed as of the date first above written.

WITNESSES:

Print Name: Joanne Alexander

Print Name: Michelle Wilson

ASSOCIATION:
SUNSET MARINA RESIDENCES OF KEY WEST CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation

By: _____
Bernard Ranellone, President

By: _____
Kathy Harountunian, Secretary

[CORPORATE SEAL]

RM:7042266:42

STATE OF FLORIDA)
) SS
COUNTY OF MONROE)

Doc# 1854736
Bk# 2538 Pg# 379

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Bernard Ranellone, the President of Sunset Marina Residences of Key West Condominium Association, Inc., a Florida not-for-profit corporation, 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. Bernard Ranellone is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of October, 2011.

Notary Public, State of Florida at Large

Michelle Wilson
Typed, Printed or Stamped Name of Notary Public

My Commission Expires: MARCH 29, 2015

Michelle Wilson
COMMISSION # EE078975
EXPIRES: MAR. 29, 2015
www.AaronNotary.com

STATE OF FLORIDA)
) SS
COUNTY OF MONROE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Kathy Haroutunian, the Secretary of Sunset Marina Residences of Key West Condominium Association, Inc., a Florida not-for-profit corporation, 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. Kathy Horoutunian is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of October, 2011.

Notary Public, State of Florida at Large

Michelle Wilson
Typed, Printed or Stamped Name of Notary Public

My Commission Expires: MARCH 29, 2015

Michelle Wilson
COMMISSION # EE078975
EXPIRES: MAR. 29, 2015
www.AaronNotary.com

RM:7042266:42

MONROE COUNTY
OFFICIAL RECORDS