

This Instrument Prepared By:
Jeffrey C. Sweet, Esquire
595 W. Granada Blvd., Suite A
Ormond Beach, FL 32174

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
OF TUSCANY SQUARE I, A CONDOMINIUM

The undersigned, Tuscan Square LLC, a Florida limited liability company, (hereafter "Developer") hereby amends the Declaration of Condominium of Tuscan Square I, a Condominium as follows:

WHEREAS, on September 27, 2006, Developer recorded a Declaration of Condominium for Tuscan Square I, a Condominium, dated September 25, 2006, in Official Record Book 5922, page 1207, Public Records of Volusia County, Florida (hereafter "Declaration"); and

WHEREAS, the Declaration provides that the Developer has the right to make changes deemed necessary by the Developer in the Condominium Drawings and the Declaration without the joinder of any other party; provided the Developer has not transferred control of the Association to the Non-Developer Unit Owners and provided (a) there is no change to the exterior of the building; and (b) there is no material alteration or modification regarding the appurtenances to a Unit and (c) provided there is no change in the proportion or percentage of which a Unit Owner shares in the Common Expenses and owns Common Surplus; and

WHEREAS, Developer has previously declared three (3) Commercial Units which occupy the entire ground floor and are described as Commercial Unit 1; Commercial Unit 2 and 1st Commercial Unit 3, all of which are owned by the Developer; and

WHEREAS, Developer has determined to subdivide the Commercial Units only; without changing the exterior of the building and/or any appurtenances to the Units and/or the combined

percentage of Common Expense and Surplus; and

WHEREAS, the commercial units were originally assigned three (3) votes in the Condominium Association and the voting allocation will remain unchanged for the Commercial Units as the Developer has created a Merchant Association for the purpose of representing all commercial unit owners and the Merchant Association will vote the three (3) voting interests assigned to the Commercial Units; and

WHEREAS, the percentage of Common Expense, Surplus and Common Elements will remain unchanged and will be redistributed to the Commercial Unit Owners such that the total Common Expense, Common Surplus and percentage of Common Element attributed to the Commercial Units will remain the same; and

WHEREAS, the Declaration presently provides for the undivided interest and proportionate share of common expenses, surplus and common elements appurtenant to Units described as Commercial Unit 1, Commercial Unit 2 and 1st Commercial Unit 3 on Exhibit 5 of the Declaration; and

WHEREAS, Developer has completed the subdivision of Commercial Unit 1, Commercial Unit 2 and 1st Commercial Unit 3 and obtained a Surveyor's Certificate as required by Florida law; and

WHEREAS, the Developer has not transferred control of the Association to the Non-Developer Unit Owners; and

WHEREAS, Developer now desires to establish and declare the revised Commercial Units, which will now consist of twenty-four (24) Commercial Units occupying the same space, and collectively having the same proportionate share of Common Expenses, Common Surplus and Common Elements appurtenant to the Units, together with the same voting rights as the original

Commercial Units; and

WHEREAS, the Declaration has previously been amended by First Amendment to Declaration of Condominium dated May 1st, 2008 and recorded in Official Record Book 6226, page 1826, Public Records of Volusia County, Florida. .

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Declaration is amended as follows:

1. Recitations. The above recitations are true and correct.

2. Modification of Condominium Drawings. The following described three (3) pages to Exhibit Number 1 to the Declaration recorded at Official Record Book 5922, page 1248 (Section A: Commercial Unit 1) and Official Record Book 5922, page 1249 (Section B: Commercial Unit 2) and Official Record Book 5922, page 1250 (Section C: 1st Commercial Unit 3) all as recorded in the Public Records of Volusia County, Florida; are hereby amended and supplemented as provided in attached Schedule A. Henceforth, attached Schedule A, labeled Exhibit 1, Revised Declaration of Condominium; Commercial Units 1, 2 and 3, shall be deemed to replace the three (3) pages of the Declaration referenced above.

3. Declaration of Units. By these presents, Developer hereby declares the subdivision of the three (3) Commercial Units to twenty-four (24) Commercial Units. The Declaration is amended by substituting the Units described on attached Sheet 4 of Schedule A for the three (3) original Commercial Units described above. Henceforth, there will be twenty-four (24) Commercial Units as described in attached Schedule A.

4. Common Expense and Surplus and Common Elements. The Commercial Subtotal of Exhibit number 5 to the Declaration regarding the undivided share of Common Elements, Surplus and Common Expenses recorded at Official Record Book 5922, page 1307, Public Records of

Volusia County, Florida provides that all Commercial Units comprise a 25.494% share. The Commercial Units are redefined and the Commercial Section of Exhibit Number 5 is amended such that the commercial subtotal of 25.494% is distributed among the twenty-four (24) Commercial Units in accordance with Schedule B, attached hereto and incorporated herein. Henceforth, attached Schedule B labeled "Commercial Units, Condominium Association" shall be deemed to replace the Commercial Section of Exhibit Number 5 discussed above. Schedule B further provides the percentage Ownership of the newly created Units in the Merchant Association, Tuscany Town Center Association, Inc.

5. Parking. Exhibit Number 2 to the Declaration is a Parking Assignment Schedule. Section D - 1st Floor Parking Assignment, recorded at Official Record Book 5922, page 1264, Public Records of Volusia County, Florida, is supplemented by Schedule C attached hereto and incorporated herein. Schedule C identifies the eight (8) remaining garage spaces available for assignment to any Unit Owner identified in the Declaration, as amended. There are eight (8) remaining garage parking spaces depicted by the designation C.U. 1, C.U. 2, C.U.3, C.U. 4, C.U. 5, C.U.6, C.U.7, and C.U.8; and shown on diagram included in Schedule C. The garage space designation for these eight (8) spaces shall be assigned by Developer by a separate written Assignment of Garage Space furnished to the Unit Owner at closing with an executed counterpart filed with the Condominium Association. Unless specifically assigned by Developer, there is no garage parking available for the Commercial Units. All commercial parking areas are located on Tract T or the outside parking lot pursuant to Easement Grant, or an adjacent publicly dedicated right-of-way.

6. Limited Common Elements. Schedule A depicts certain areas of Limited Common Elements in accordance with the Declaration.

7. Share of Expenses. All Commercial Units created by this Amendment will be members of the Condominium Association, and each Unit's share of the Common Expense, Common Surplus and percentage of Common Elements will be as provided on Schedule B, labeled "Condo Association".

8. Merchant Association. All Commercial Units created by this Amendment will be members of Tuscany Town Center Association, Inc., a non-profit Florida corporation, which corporation will act as the Merchant Association for all Commercial Units. Membership is mandatory as provided in the Articles of Incorporation and By Laws of Tuscany Town Center Association, Inc. and the Declaration of Protective Covenants, Restrictions and Cross Easements previously recorded at Official Record Book 6423, page 2906, Public Records of Volusia County, Florida. The ownership interest in the Merchant Association for each Commercial Unit is depicted on Schedule B and labeled "Merchant Association".

9. Effective Date. The Amendments to the Declaration of Condominium described herein shall become effective upon the recording of this Amendment in the Public Records of Volusia County, Florida.

10. Joinder. Tuscany Square I Condominium Association, Inc., a non-profit Florida corporation and Tuscany Town Center Association, Inc., a non-profit Florida corporation and Venetian Bay of New Smyrna Beach, LLC, a Florida limited liability company, have joined in this Amendment to signify their consent and acquiescence to the terms and conditions contained herein.

WITNESS our hands and seals this 12th day of December, 2009.

TUSCANY SQUARE, LLC,
a Florida Limited Liability Company by
Venetian Bay Development, Inc., a Florida
corporation, its Manager

Michelle Winship
Witness
Michelle Winship
Printed Name
CHW, LLC
Witness
Arthur Campbell
Printed Name

By: [Signature]
Jerry S. Johnson, President

TUSCANY SQUARE I CONDOMINIUM
ASSOCIATION, INC., a Florida corporation

Michelle Winship
Witness
Michelle Winship
Printed Name
CHW, LLC
Witness
Arthur Campbell
Printed Name

By: [Signature]
Jerry S. Johnson, President

TUSCANY TOWN CENTER ASSOCIATION,
INC., a Florida corporation

Michelle Winship
Witness
Michelle Winship
Printed Name
CHW, LLC
Witness
Arthur Campbell
Printed Name

By: [Signature]
Jerry S. Johnson, President

VENETIAN BAY OF NEW SMYRNA BEACH,
LLC, a Florida Limited Liability Company

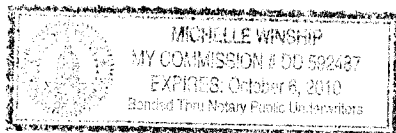
Michelle Winship
Witness
Michelle Winship
Printed Name
Arthur Campbell
Witness
Arthur Campbell
Printed Name

By: [Signature]
Jerry S. Johnson, Manager

STATE OF FLORIDA

COUNTY OF VOLUSIA

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Jerry S. Johnson as President of Venetian Bay Development, Inc., the Manager of Tuscany Square, LLC, a Florida limited liability company, the President of Tuscany Square I Condominium Association, Inc., a Florida corporation, the President of Tuscany Town Centre Association, Inc., a Florida corporation and the Manager of Venetian Bay of New Smyrna Beach, LLC, a Florida limited liability company, who is personally known to me or () who has produced his U.S. drivers license as identification and who did not take an oath.



Michelle Winship
Notary Public

JOINDER AND CONSENT OF MORTGAGEE

RBC Bank (USA), a North Carolina banking corporation, successor by merger to CYPRESSCOQUINA BANK("Mortgagee"), the owner and holder of that certain Mortgage and Security Agreement dated September 25, 2006, Assignment of Rents of even date therewith, and UCC Financing Statement, which Mortgage, Assignment of Rents and UCC Financing Statement are recorded in Official Records Book 5922, Page 1312, Official Records Book 5922, Page 1337, and Official Records Book 5922, Page 1343, respectively, of the Public Records of Volusia County, Florida, and encumber the land and improvements submitted to condominium ownership in the Declaration of Condominium of TUSCANY SQUARE I, A CONDOMINIUM, hereby consents to and joins in the foregoing Amendment to Declaration of Condominium pursuant to Section 718.104(3) of the Florida Statutes. Mortgagee hereby reserves all of its rights and remedies as granted under said Mortgage Deed and Security Agreement, Assignment of Rents and UCC Financing Statement, as modified, encumbering lands and improvements submitted to condominium ownership in said Declaration of Condominium and Amendment to Declaration of Condominium.

IN WITNESS WHEREOF, RBC Bank (USA), a North Carolina banking corporation, successor by merger to CYPRESSCOQUINA BANK, has caused there presents to be signed in its corporate name and its corporate seal to be affixed this 17th day of December, 2009.



RBC Bank (USA)


By: Ken Shaw
Vice President

"CORPORATE SEAL"

STATE OF TEXASCOUNTY OF Harris

The foregoing instrument was acknowledged before me this 17th day of December, 2009, by Ken Shaw as Vice President of RBC Bank (USA), a North Carolina banking corporation, successor by merger to CYPRESSCOQUINA BANK.




Notary Public
My Commission Expires: 9-17-2011

SCHEDULE A

EXHIBIT '1'

REVISED DECLARATION OF CONDOMINIUM

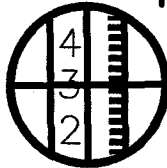
COMMERCIAL UNITS 1, 2, AND 3

TUSCANY SQUARE I, A CONDOMINIUM

SITUATED IN NEW SMYRNA BEACH, VOLUSIA COUNTY, FLORIDA

SCHEDULE

SHEET NUMBER	CONTENTS	SHEET NUMBER	CONTENTS
1.	SCHEDULE/VICINITY MAP/CERTIFICATION	16.	UNIT L
2.	SURVEYOR'S NOTES / LEGEND	17.	UNIT M
3.	CONDOMINIUM - SITE PLAN - LEGAL DESCRIPTION	18.	UNIT N
4.	CONDOMINIUM - NEW UNIT LOCATION PLAN	19.	UNIT O
5.	UNIT A	20.	UNIT P
6.	UNIT B	21.	UNIT Q
7.	UNIT C	22.	UNIT R
8.	UNIT D	23.	UNIT S
9.	UNIT E	24.	UNIT T
10.	UNIT F	25.	UNIT U
11.	UNIT G	26.	UNIT V
12.	UNIT H	27.	UNIT W
13.	UNIT I	28.	UNIT X
14.	UNIT J		
15.	UNIT K		

SLIGER & ASSOCIATES, INC.**PROFESSIONAL LAND SURVEYORS**

LICENSED BUSINESS CERTIFICATION NO. 3019

3921 SOUTH NOVA ROAD

PORT ORANGE, FL. 32127

(386) 761-5385

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CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THE ATTACHED SHEETS 1 THROUGH 28, INCLUSIVE, WHICH COMPRISE THIS EXHIBIT "1", IS A CORRECT REPRESENTATION OF THE IMPROVEMENTS DESCRIBED HEREIN INCLUDING THE COMMON ELEMENTS AND THE CONDOMINIUM UNITS, AND THAT THE CONSTRUCTION OF SAID IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE REVISED DECLARATION OF CONDOMINIUM FOR COMMERCIAL UNITS 1, 2, AND 3, TUSCANY SQUARE 1, A CONDOMINIUM, DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT WITHIN THE CONDOMINIUM CAN BE DETERMINED FROM THESE MATERIALS.

SLIGER & ASSOCIATES, INC.

STEVEN T. KRUGER, P.L.S. NO. 4722

The foregoing instrument was acknowledged before me this 04 day of 12, 2009, by STEVEN T. KRUGER, show is personally known to me or who has produced a Florida Driver's license as identification.

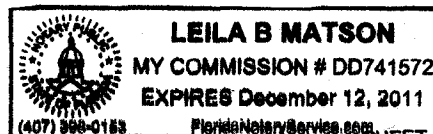
Signature

Notary Name: Leila B. Matson

Title/Rank: Notary Public, State of Florida

Serial #:

My commission expires:



DATE ISSUED: 10/30/2009

JOB #09-0902

SHEET 1 OF 28 SHEETS

SURVEYOR'S NOTES:**SURVEYORS NOTES**

1. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY/SKETCH OF DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY/SKETCH OF DESCRIPTION PREPARED WITHOUT BENEFIT OF AN ABSTRACT.
2. DIMENSIONS ARE APPROXIMATE AND SHOWN IN FEET AND DECIMAL PARTS THEREOF.
3. UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED.
4. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
5. UNLESS OTHERWISE SHOWN, RECORD DISTANCES AND DIRECTIONS AND FIELD MEASURED DISTANCES AND DIRECTIONS ARE THE SAME.
6. LEGAL DESCRIPTION PROVIDED BY CLIENT.

LEGEND/ABBREVIATIONS

N=NORTH
 S=SOUTH
 W=WEST
 E=EAST
 C=CURVE
 D=DELTA
 R=RADIUS
 L=LENGTH
 CH=CHORD
 TB=TANGENT BEARING
 CHB=CHORD BEARING
 S/SECT=SECTION
 R/RNG=RANGE
 T/TWP=TOWNSHIP
 CB=CONCRETE BLOCK
 CONC=CONCRETE
 °=DEGREES
 '=MINUTES
 " =SECONDS
 PERP=PERPENDICULAR
 R/W = RIGHT OF WAY
 ○ IRON PIPE FD
 ○ REBAR/IRON ROD FD
 ● NAIL FD
 ■ FOUND 4"x4" CONCRETE MONUMENT "PRM #2232"
 ● FOUND REBAR/CAP #2232
 ● SET NAIL/DISK LB #3019
 X CHISEL CUT
 ■ SET CONCRETE MONUMENT LB #3019
 P PROPERTY LINE
 C CENTER LINE
 Δ WETLAND LIMITS FLAG #

PE =REGISTERED ENGINEER
 RLS=REGISTERED LAND SURVEYOR
 LB= LAND SURVEYING BUSINESS
 PRM= PERMANENT REFERENCE MONUMENT
 PCP= PERMANENT CONTROL POINT
 PC= POINT OF CURVE
 PT= POINT OF TANGENCY
 PI= POINT OF INTERSECTION
 MB= PLATBOOK
 PG= PAGE
 DB= DEED BOOK
 ORB= OFFICIAL RECORD BOOK
 FD= FOUND
 (R)= RECORD
 (F)= FIELD MEASURED
 * = NOT SUPPORTED BY FIELD MEASUREMENT
 (Ca)= CALCULATED DATA
 (NR)= NON-RADIAL
 PU&D= PUBLIC UTILITY AND DRAINAGE
 CS= CONCRETE SLAB
 POB=POINT OF BEGINNING
 POC=POINT OF COMMENCEMENT
 ○ UTILITY POLE (WOOD)
 □ UTILITY POLE (CONC)
 → GUY WIRE
 ⊕ BENCH MARK
 ☆ LIGHT POLE
 ⦿ FIRE HYDRANT
 (⊙) MANHOLE (? TYPE)
 S SANITARY SEWER
 D STORM DRAINAGE
 E ELECTRIC
 T TELEPHONE

WD=WOOD
 CLF=CHAIN LINK FENCE

CCCL = COASTAL CONSERVATION CONTROL LINE

A/C= AIR CONDITIONER UNIT

 CONCRETE LIGHT POLE

—○— GUARD RAIL

—X—X— FENCE (TYPE)

—OU— OVERHEAD UTILITY

—UE— UNDERGROUND ELECTRIC

—G— GAS LINE

—W— WATER LINE

—FM— FORCED MAIN

—UT— UNDERGROUND TELEPHONE

—D— DRAINPIPE

 EXISTING ELEVATION

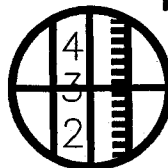
REVISED DECLARATION OF CONDOMINIUM**COMMERCIAL UNITS 1, 2, AND 3****TUSCANY SQUARE I, A CONDOMINIUM**

SITUATED IN NEW SMYRNA BEACH, VOLUSIA COUNTY, FLORIDA

SURVEYOR'S NOTES - LEGEND

DATE ISSUED: 10/30/2009

JOB #09-0902

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PORT ORANGE, FL. 32127

(386) 761-5385

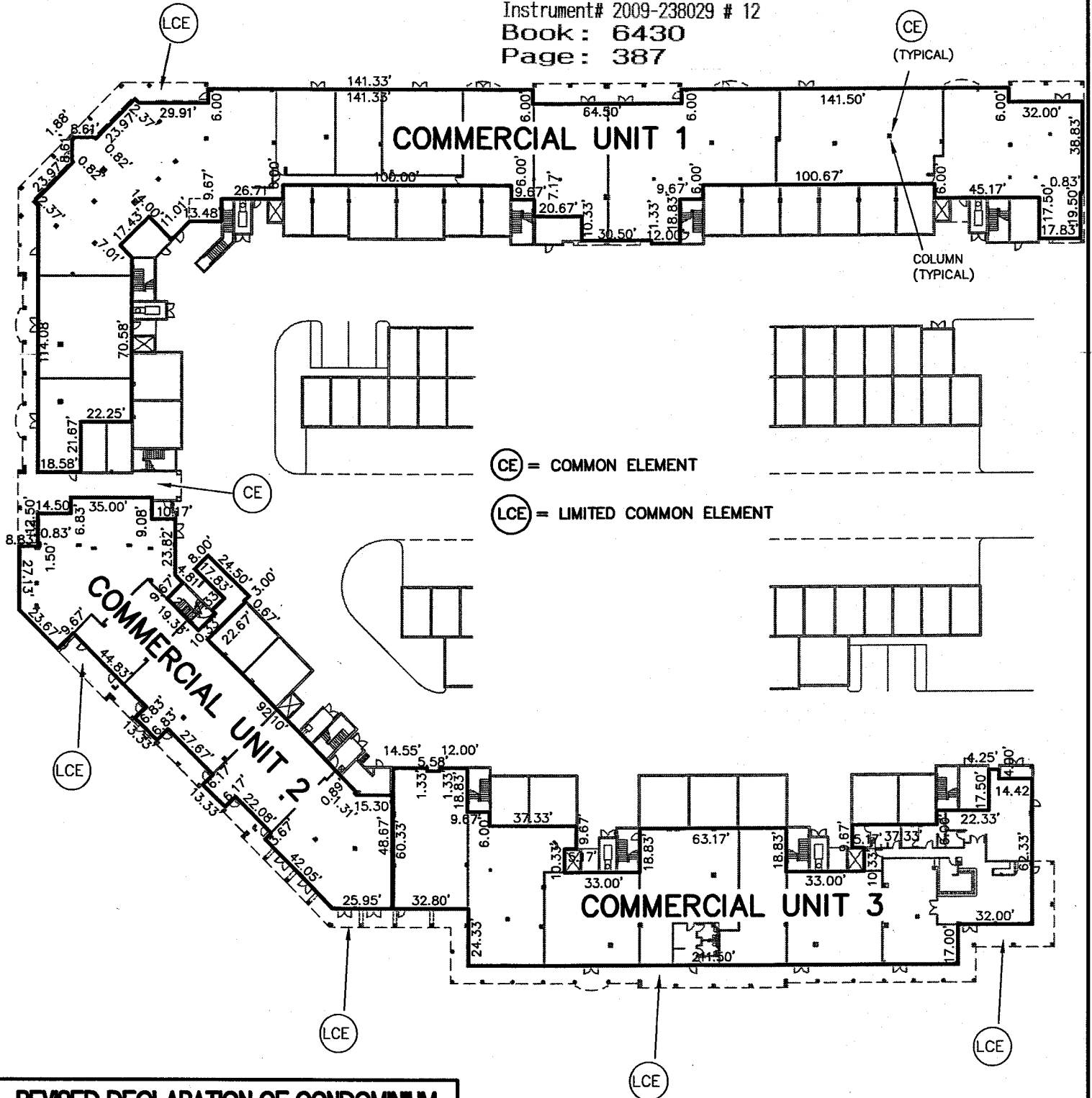
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SHEET 2 OF 28

LEGAL DESCRIPTION OF PROPERTY SUBMITTED TO A REVISION OF CONDOMINIUM UNITS: COMMERCIAL UNITS 1, 2, AND 3, TUSCANY SQUARE 1, A CONDOMINIUM, AS RECORDED IN OFFICIAL RECORD BOOK 5922, PAGE 1207 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Instrument# 2009-238029 # 12
Book: 6430
Page: 387



REVISED DECLARATION OF CONDOMINIUM

**COMMERCIAL UNITS 1, 2, AND 3
TUSCANY SQUARE 1, A CONDOMINIUM**

SITUATED IN NEW SMYRNA BEACH, VOLUSIA COUNTY, FLORIDA

**REAL PROPERTY BEING CONVERTED TO
MULTIPLE CONDOMINIUM UNITS**

**SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS**

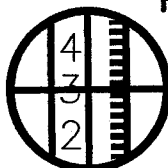
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SCALE: 1"=60'

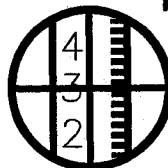
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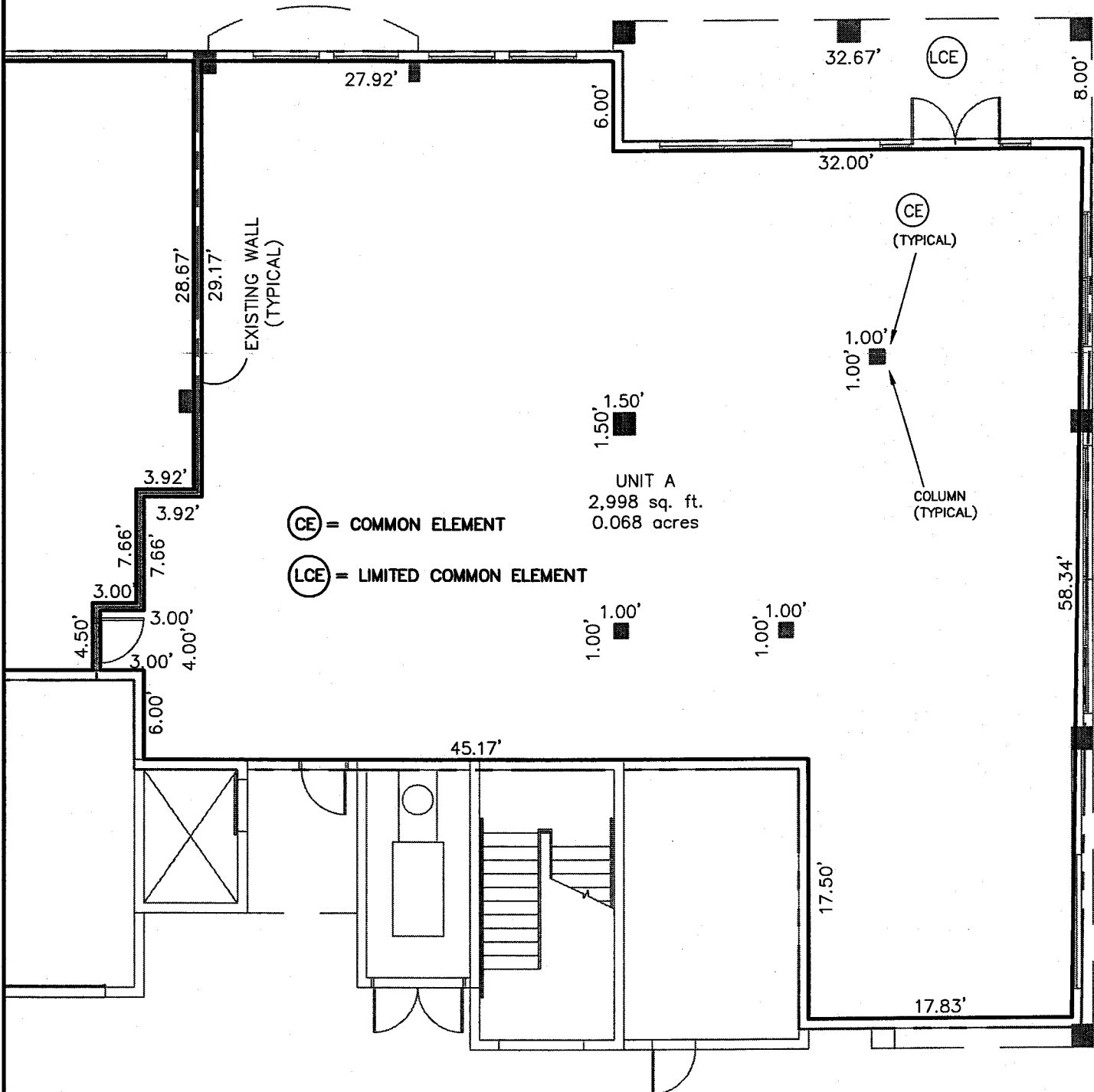
SHEET 3 OF 28

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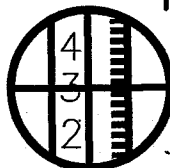
**REVISED DECLARATION OF CONDOMINIUM
COMMERCIAL UNITS 1, 2, AND 3
TUSCANY SQUARE I, A CONDOMINIUM
SITUATED IN NEW SMYRNA BEACH, VOLUSIA COUNTY, FLORIDA
UNIT BOUNDARY - UNIT A**

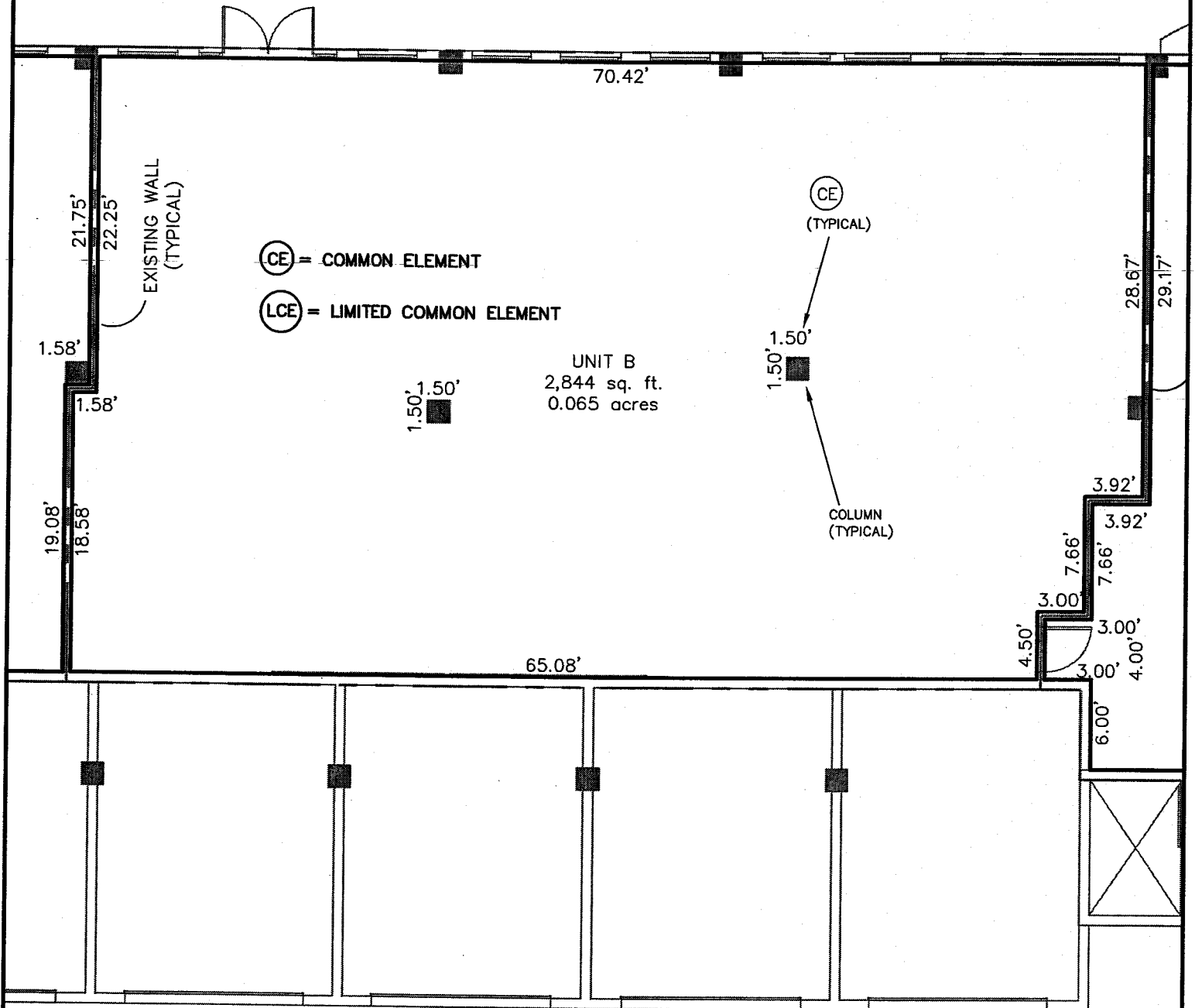
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REVISED DECLARATION OF CONDOMINIUM

COMMERCIAL UNITS 1, 2, AND 3

TUSCANY SQUARE I, A CONDOMINIUM

SITUATED IN NEW SMYRNA BEACH, VOLUSIA COUNTY, FLORIDA

UNIT BOUNDARY - UNIT B

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PROFESSIONAL LAND SURVEYORS

LICENSED BUSINESS CERTIFICATION NO. 3019

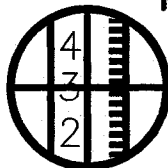
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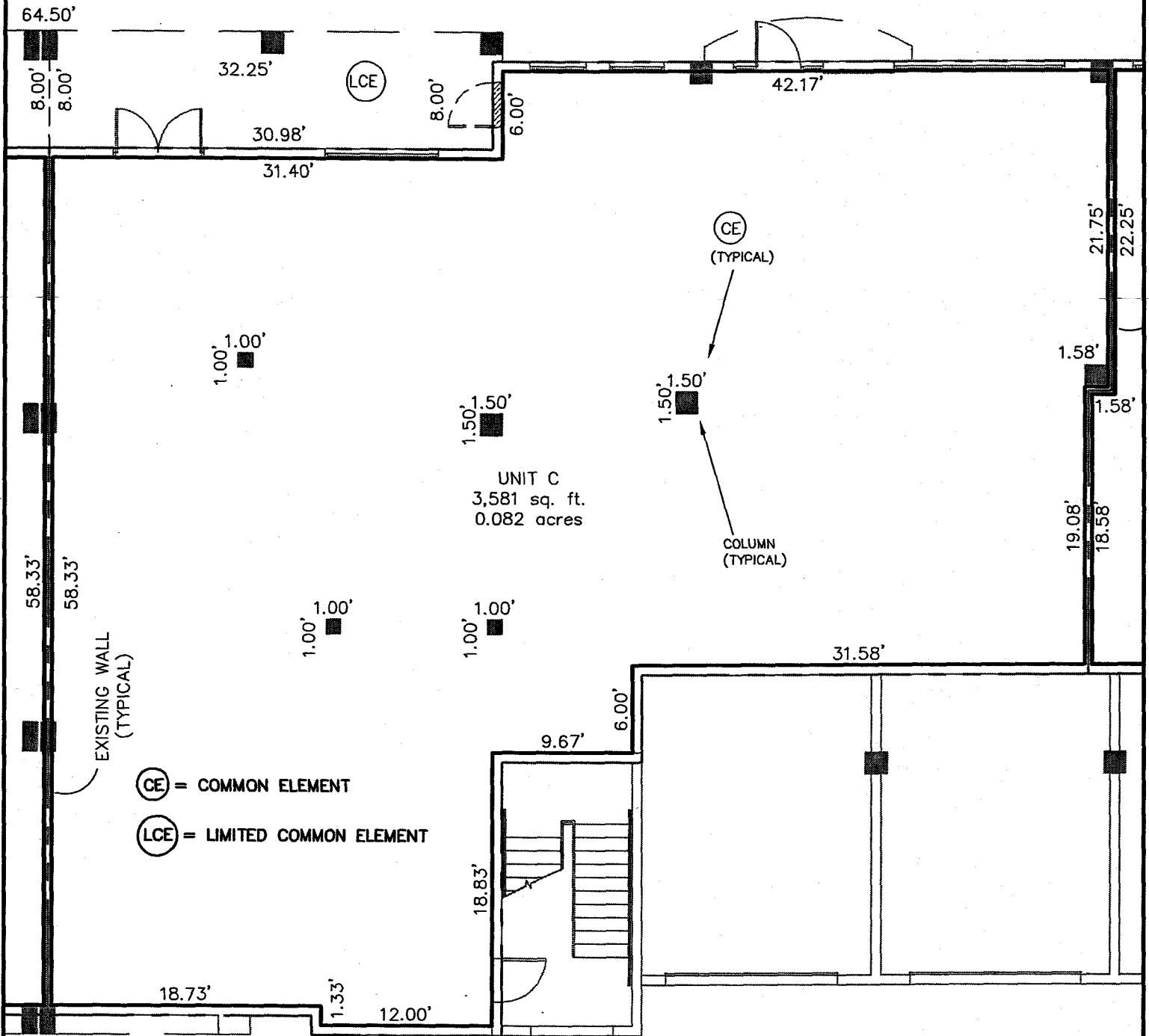


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SHEET 6 OF 28

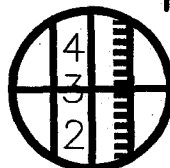


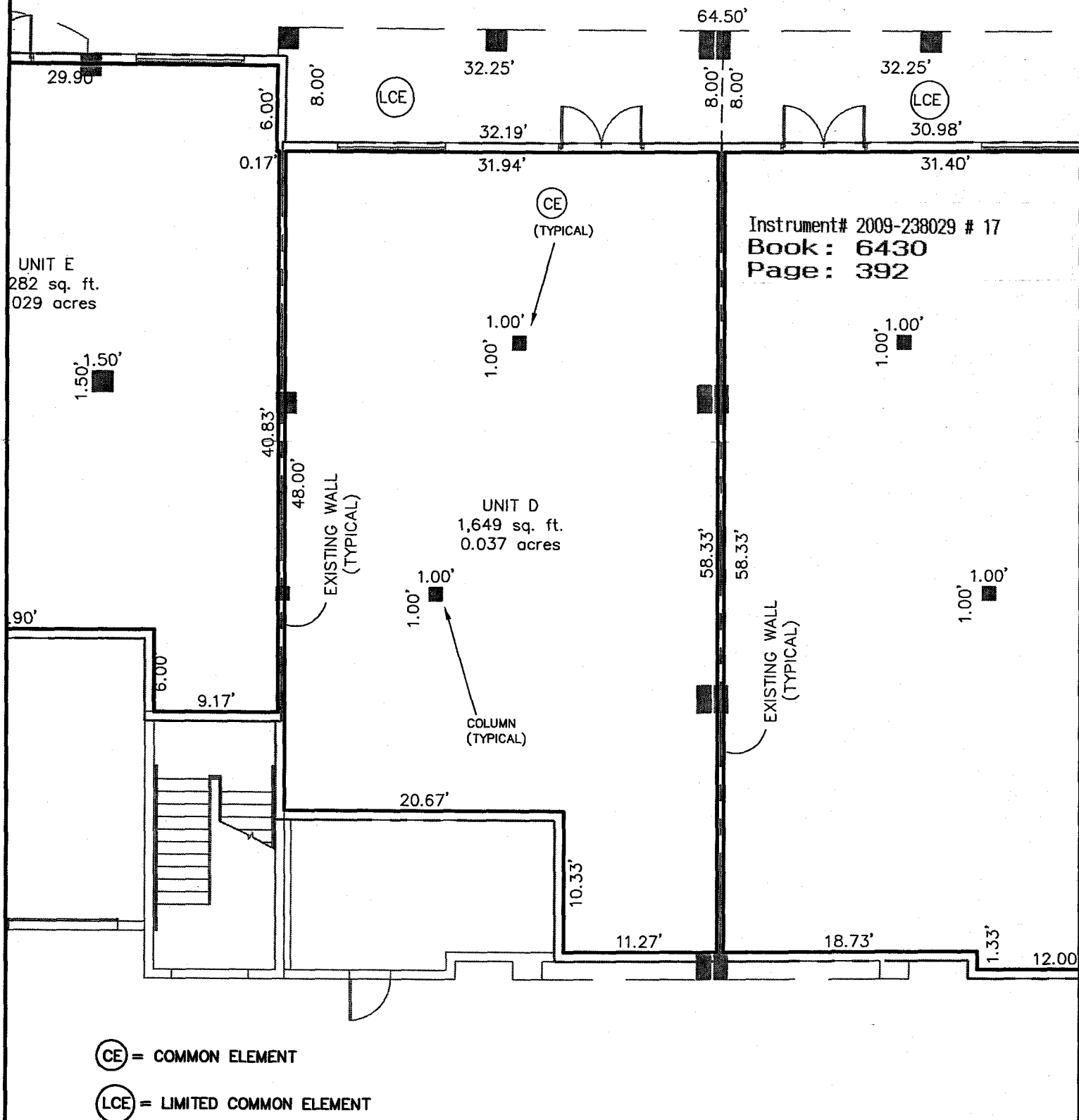
REVISED DECLARATION OF CONDOMINIUM
COMMERCIAL UNITS 1, 2, AND 3
TUSCANY SQUARE I, A CONDOMINIUM
 SITUATED IN NEW SMYRNA BEACH, VOLUSIA COUNTY, FLORIDA
UNIT BOUNDARY - UNIT C

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

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REVISED DECLARATION OF CONDOMINIUM
COMMERCIAL UNITS 1, 2, AND 3
TUSCANY SQUARE I, A CONDOMINIUM
SITUATED IN NEW SMYRNA BEACH, VOLUSIA COUNTY, FLORIDA
UNIT BOUNDARY - UNIT D

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PROFESSIONAL LAND SURVEYORS

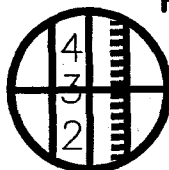
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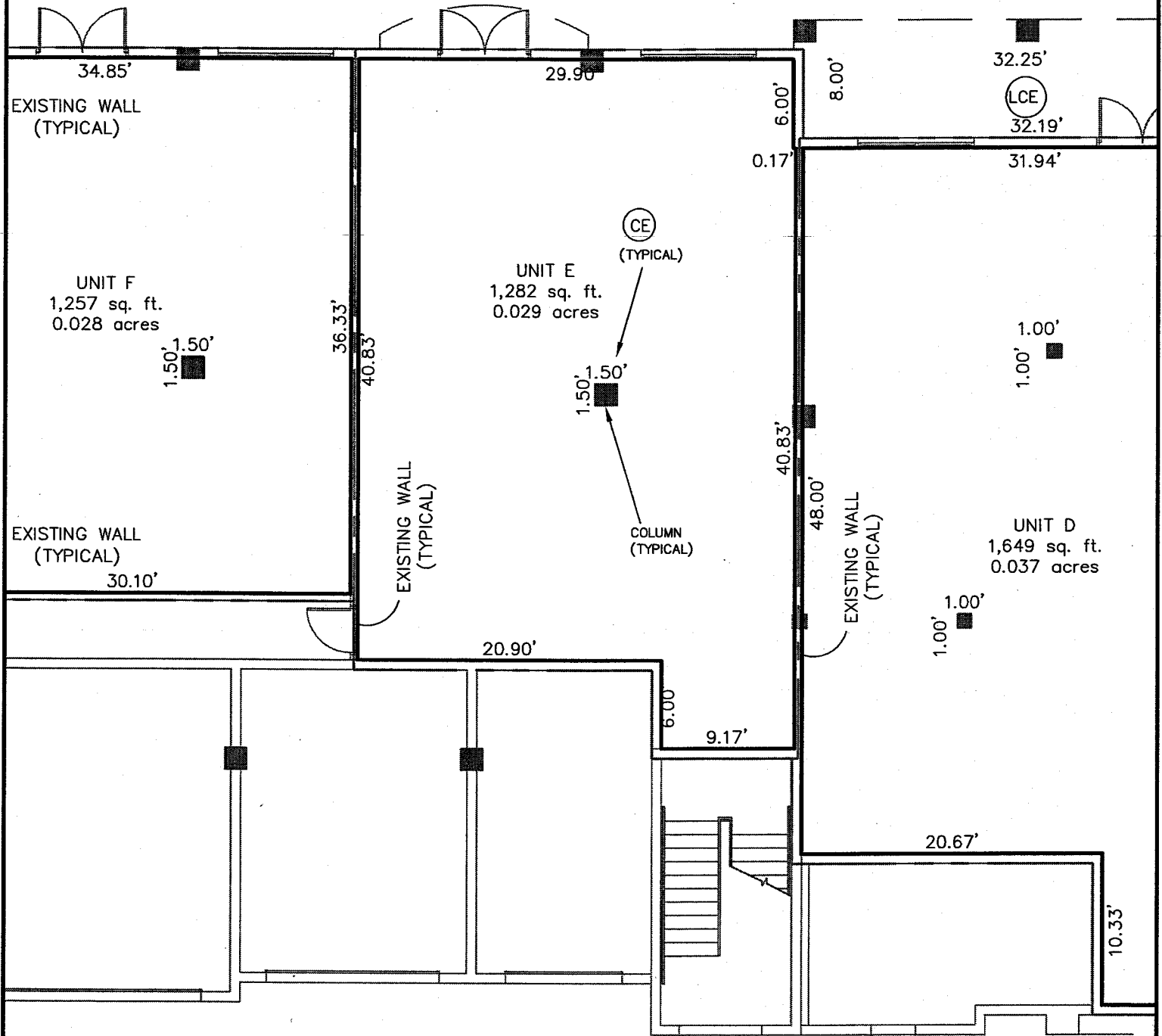
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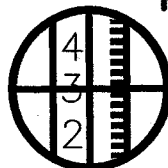
SHEET 8 OF 28

(CE) = COMMON ELEMENT

(LCE) = LIMITED COMMON ELEMENT

**REVISED DECLARATION OF CONDOMINIUM****COMMERCIAL UNITS 1, 2, AND 3****TUSCANY SQUARE I, A CONDOMINIUM**

SITUATED IN NEW SMYRNA BEACH, VOLUSIA COUNTY, FLORIDA

UNIT BOUNDARY - UNIT E**SLIGER & ASSOCIATES, INC.****PROFESSIONAL LAND SURVEYORS**

LICENSED BUSINESS CERTIFICATION NO. 3019

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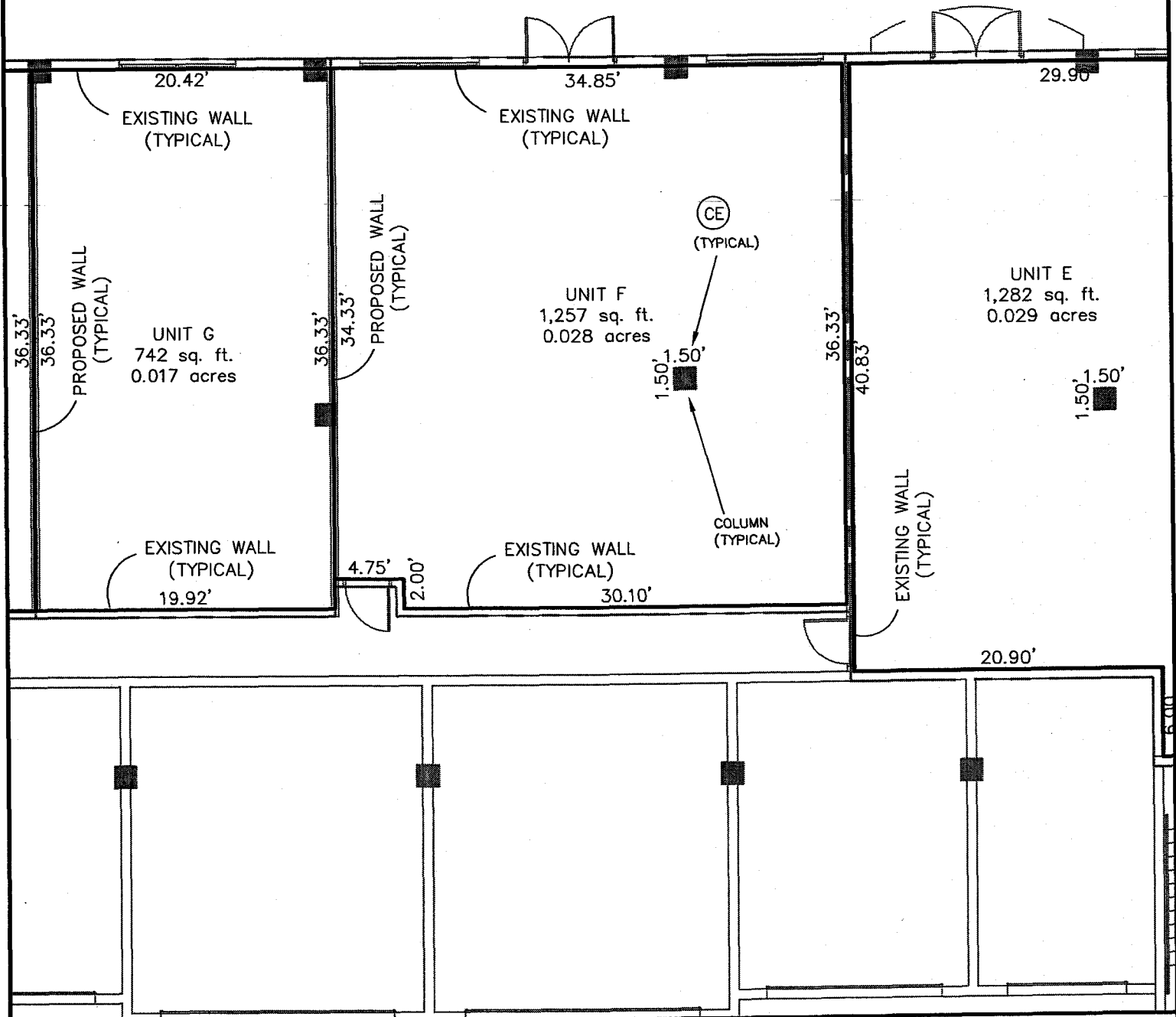
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JOB #09-0902

SHEET 9 OF 28

(CE) = COMMON ELEMENT

(LCE) = LIMITED COMMON ELEMENT



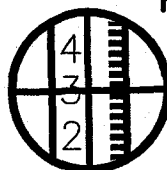
REVISED DECLARATION OF CONDOMINIUM

COMMERCIAL UNITS 1, 2, AND 3

TUSCANY SQUARE I, A CONDOMINIUM

SITUATED IN NEW SMYRNA BEACH, VOLUSIA COUNTY, FLORIDA

UNIT BOUNDARY - UNIT F



SLIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

LICENSED BUSINESS CERTIFICATION NO. 3019

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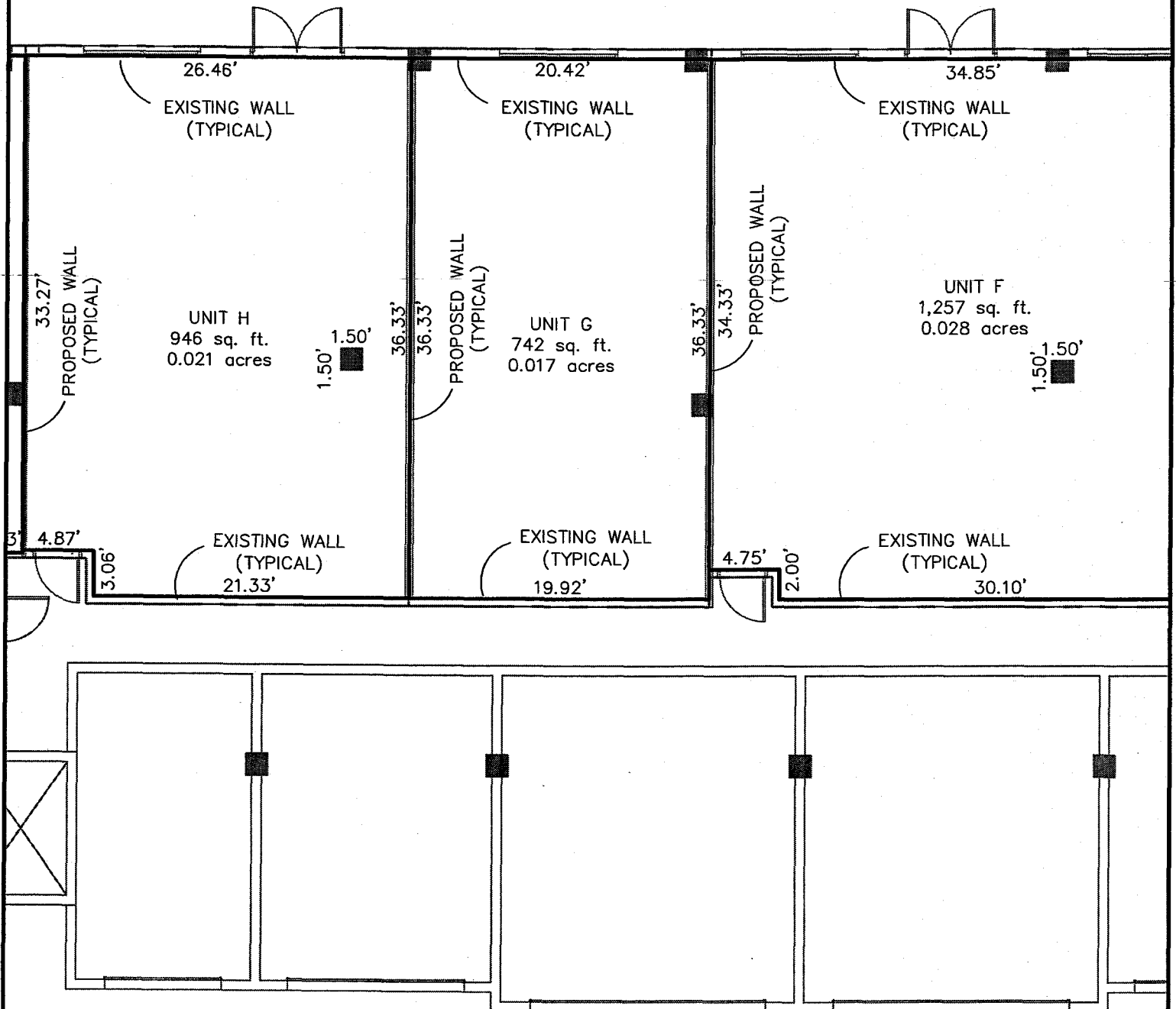
SCALE: 1"=10'

JOB #09-0902

SHEET 10 OF 28

(CE) = COMMON ELEMENT

(LCE) = LIMITED COMMON ELEMENT



REVISED DECLARATION OF CONDOMINIUM
COMMERCIAL UNITS 1, 2, AND 3
TUSCANY SQUARE I, A CONDOMINIUM
SITUATED IN NEW SMYRNA BEACH, VOLUSIA COUNTY, FLORIDA
UNIT BOUNDARY - UNIT G

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

LICENSED BUSINESS CERTIFICATION NO. 3019

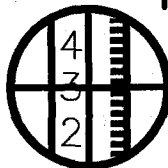
3921 SOUTH NOVA ROAD

PORT ORANGE, FL. 32127

(386) 761-5385

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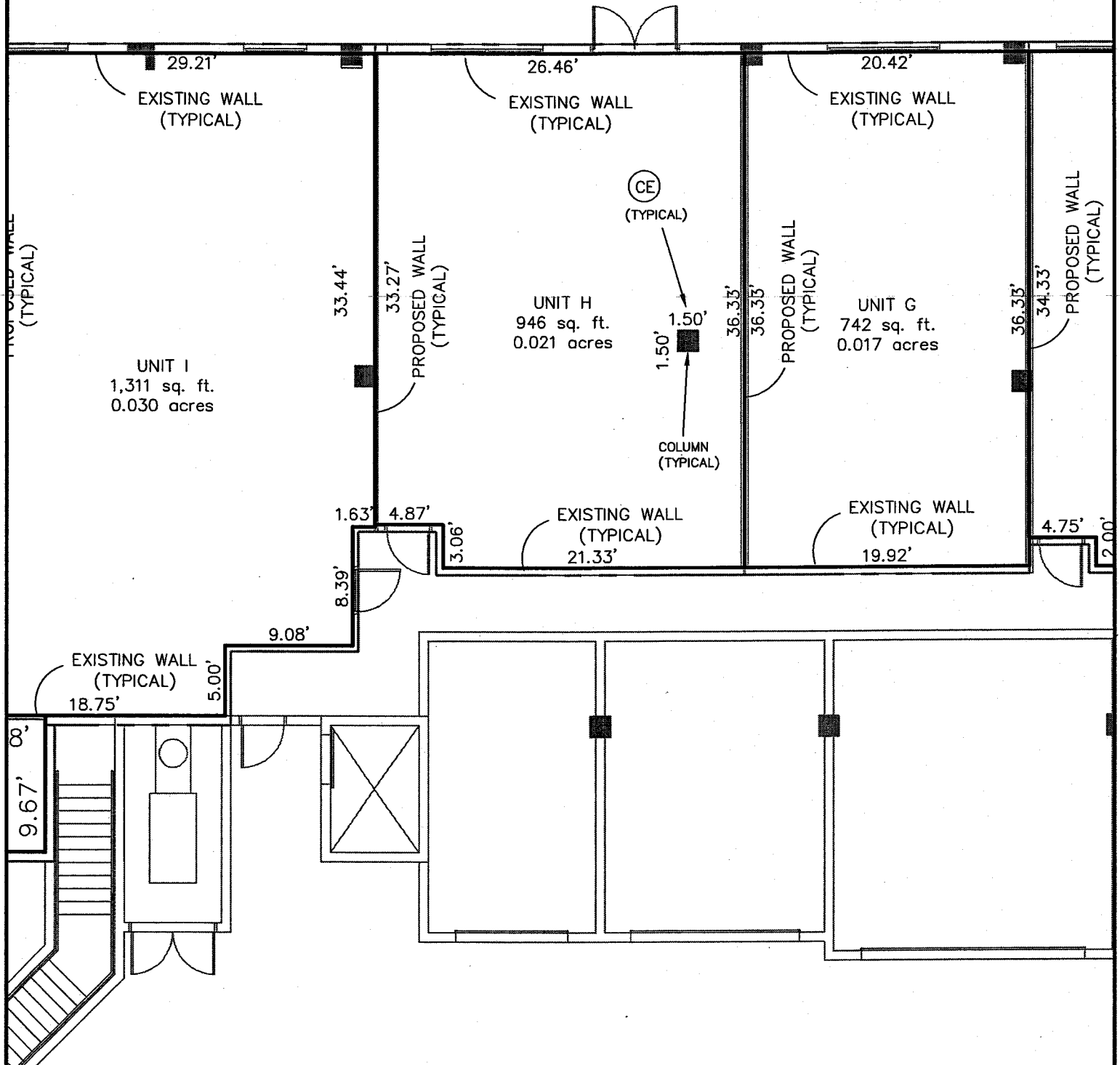
SCALE: 1"=10'

JOB #09-0902

SHEET 11 OF 28

(CE) = COMMON ELEMENT

(LCE) = LIMITED COMMON ELEMENT

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SITUATED IN NEW SMYRNA BEACH, VOLUSIA COUNTY, FLORIDA

UNIT BOUNDARY - UNIT H**SLIGER & ASSOCIATES, INC.****PROFESSIONAL LAND SURVEYORS**

LICENSED BUSINESS CERTIFICATION NO. 3019

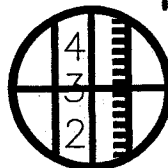
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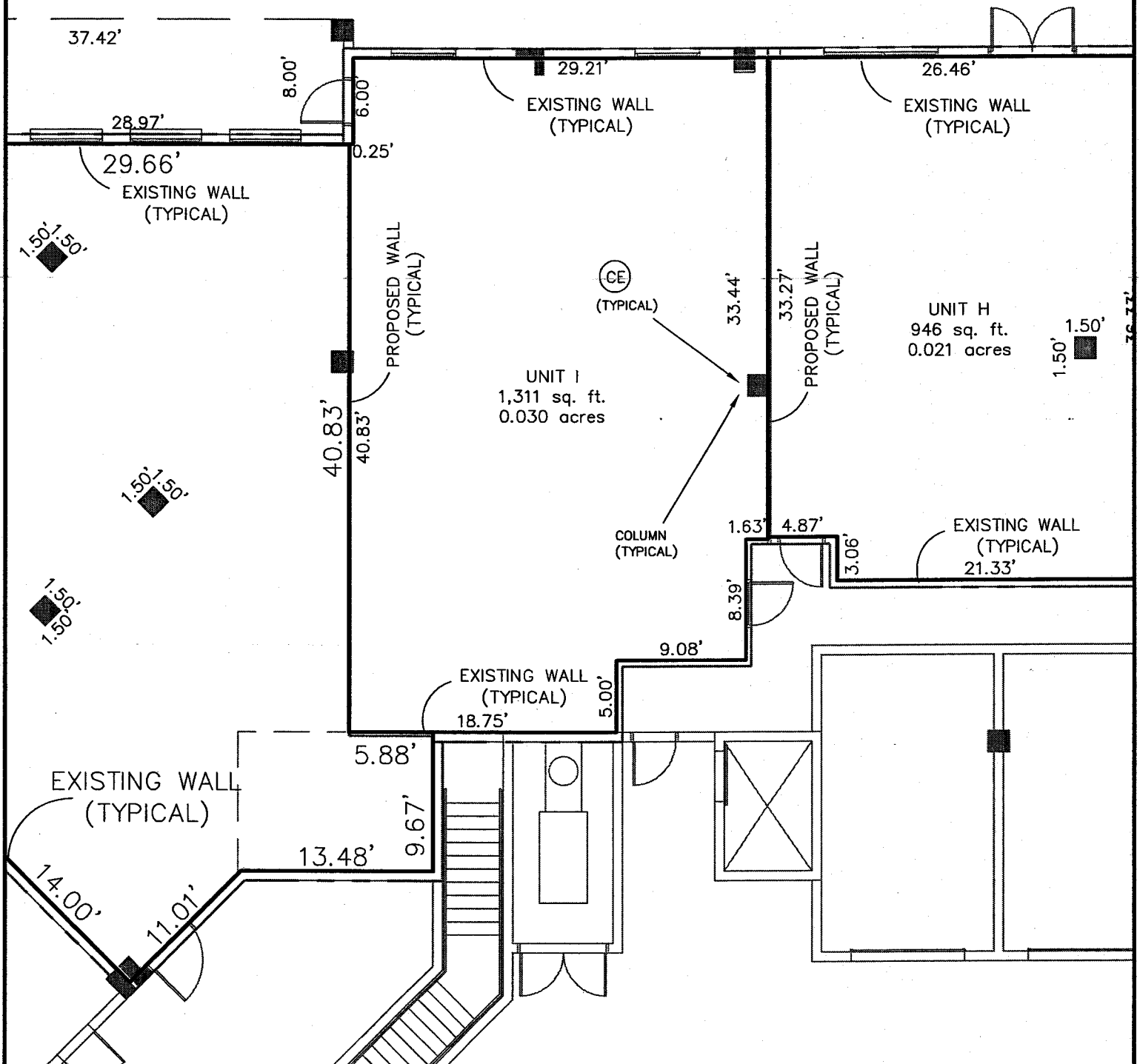
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JOB #09-0902

SHEET 12 OF 28

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REVISED DECLARATION OF CONDOMINIUM

COMMERCIAL UNITS 1, 2, AND 3

TUSCANY SQUARE I, A CONDOMINIUM

SITUATED IN NEW SMYRNA BEACH, VOLUSIA COUNTY, FLORIDA

UNIT BOUNDARY - UNIT I

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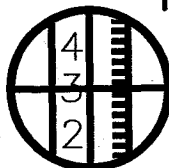
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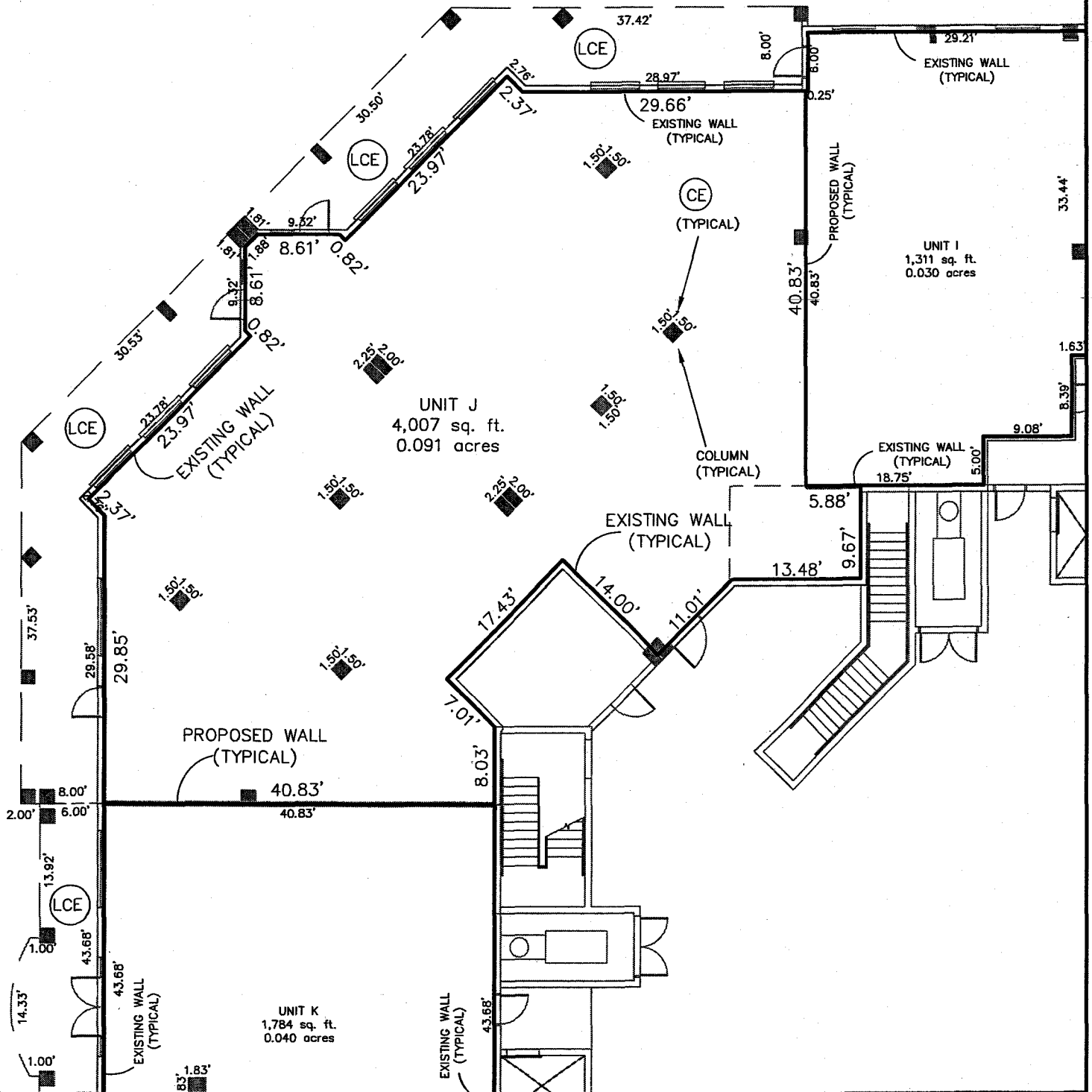
JOB #09-0902



SHEET 13 OF 28

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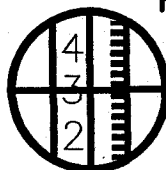


REVISED DECLARATION OF CONDOMINIUM
COMMERCIAL UNITS 1, 2, AND 3
TUSCANY SQUARE I, A CONDOMINIUM
 SITUATED IN NEW SMYRNA BEACH, VOLUSIA COUNTY, FLORIDA
UNIT BOUNDARY - UNIT J

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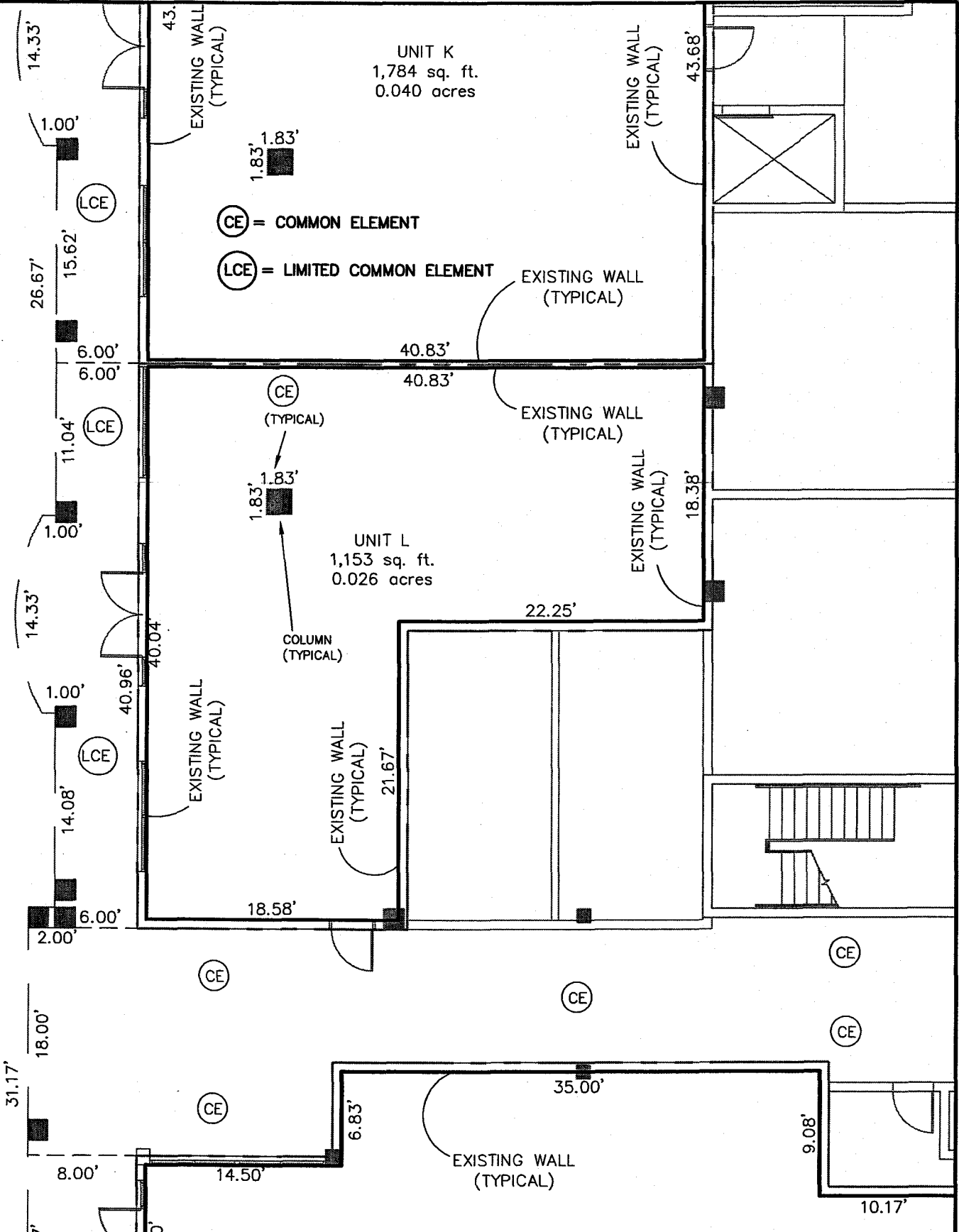
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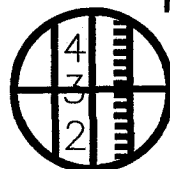
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SHEET 15 OF 28

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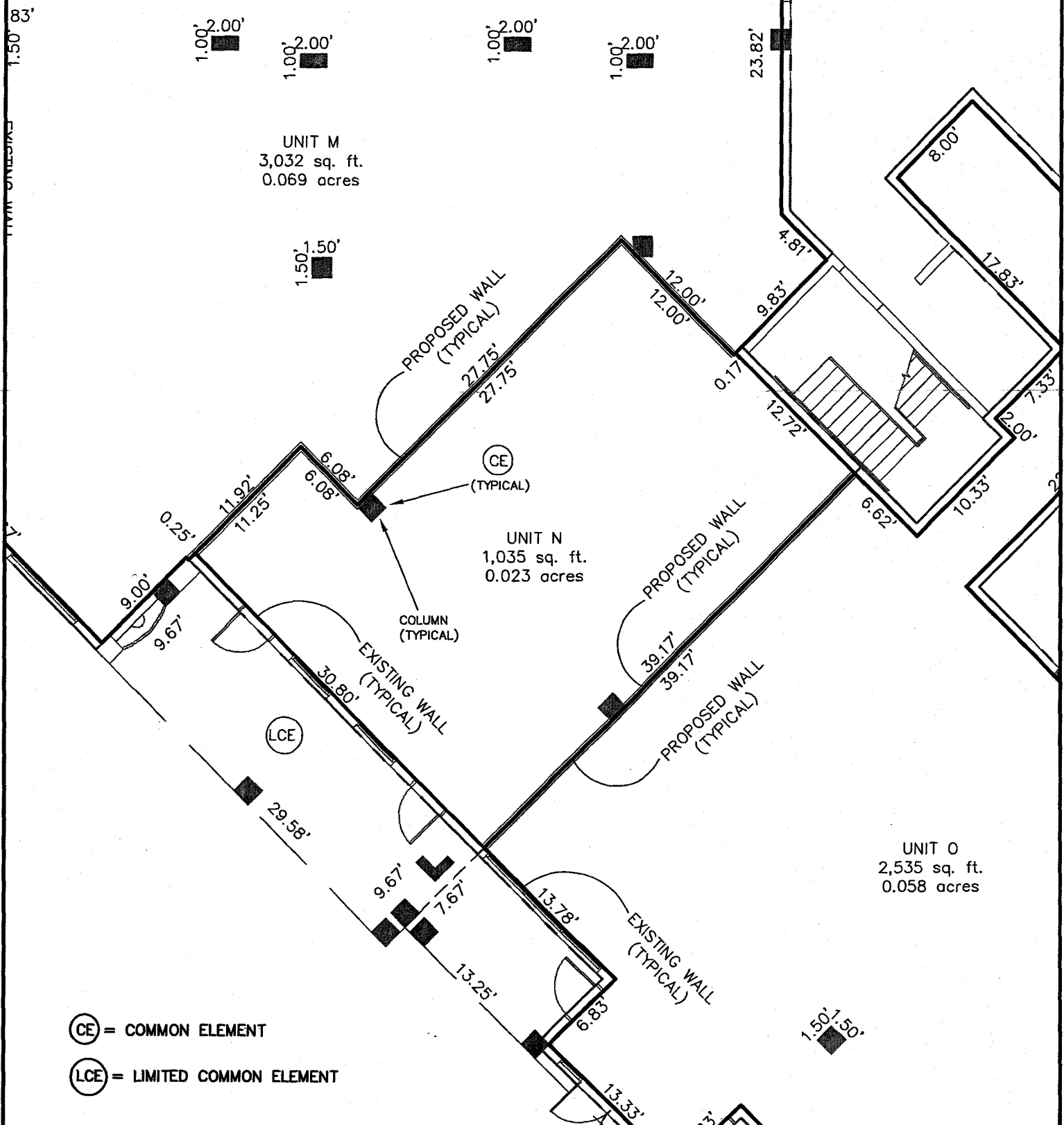
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 COMMERCIAL UNITS 1, 2, AND 3
 TUSCANY SQUARE I, A CONDOMINIUM
 SITUATED IN NEW SMYRNA BEACH, VOLUSIA COUNTY, FLORIDA
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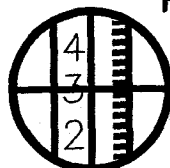
REVISED DECLARATION OF CONDOMINIUM

COMMERCIAL UNITS 1, 2, AND 3

TUSCANY SQUARE I, A CONDOMINIUM

SITUATED IN NEW SMYRNA BEACH, VOLUSIA COUNTY, FLORIDA

UNIT BOUNDARY - UNIT N



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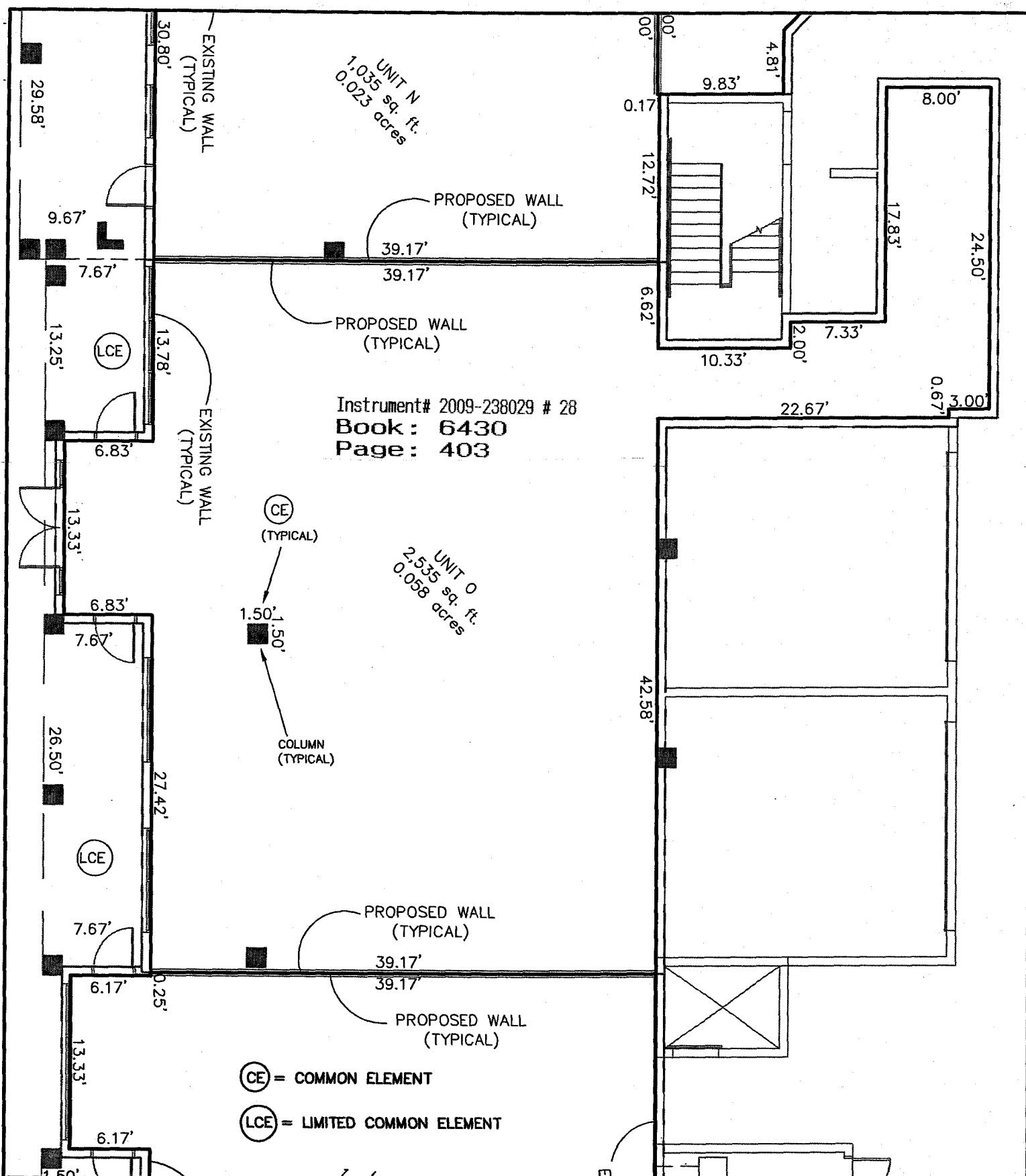
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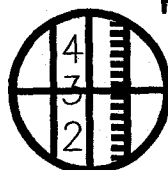
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JOB #09-0902

SHEET 18 OF 28



REVISED DECLARATION OF CONDOMINIUM
COMMERCIAL UNITS 1, 2, AND 3
TUSCANY SQUARE I, A CONDOMINIUM
SITUATED IN NEW SMYRNA BEACH, VOLUSIA COUNTY, FLORIDA
UNIT BOUNDARY - UNIT O



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SHEET 19 OF 28

UNIT O
2,535 sq. ft.
0.058 acres

UNIT P
1,478 sq. ft.
0.033 acres

UNIT Q
2,229 sq. ft.
0.051 acres

⊙ = COMMON ELEMENT

⊙ = LIMITED COMMON ELEMENT

REVISED DECLARATION OF CONDOMINIUM
COMMERCIAL UNITS 1, 2, AND 3
TUSCANY SQUARE I, A CONDOMINIUM
SITUATED IN NEW SMYRNA BEACH, VOLUSIA COUNTY, FLORIDA
UNIT BOUNDARY - UNIT P

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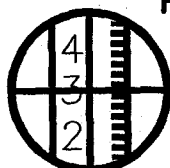
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EXISTING WALL
(TYPICAL)

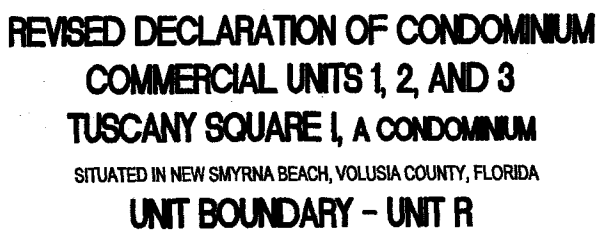
(TYPICAL)

COLUMN
(TYPICAL)

(LCE) = LIMITED COMMON ELEMENT

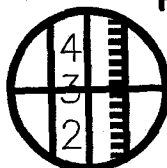
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SHEET 21 OF 28



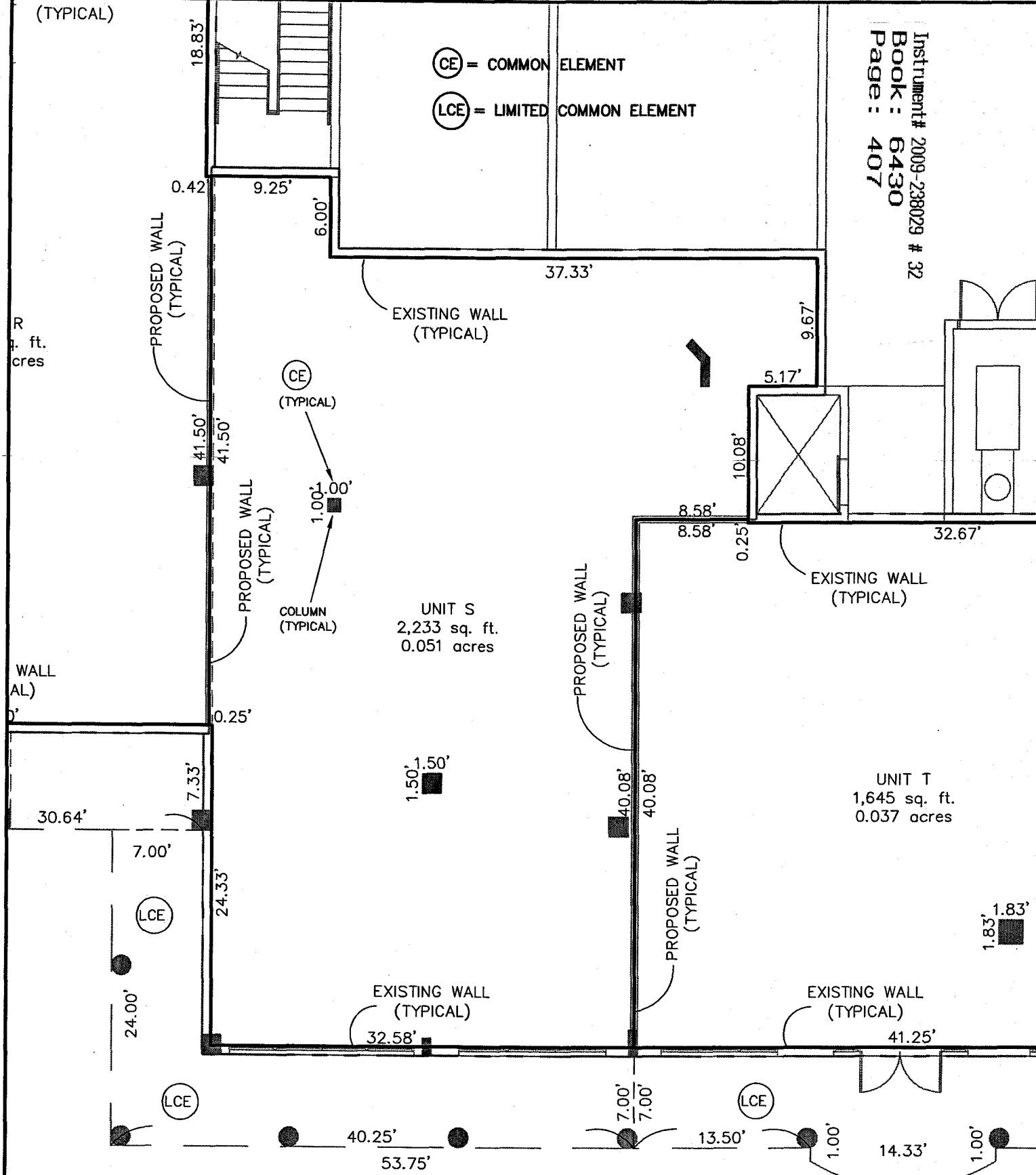
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SHEET 22 OF 28

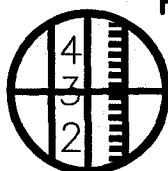


Instrument# 2009-238029 # 32
Book: 6430
Page: 407

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COMMERCIAL UNITS 1, 2, AND 3
TUSCANY SQUARE I, A CONDOMINIUM
SITUATED IN NEW SMYRNA BEACH, VOLUSIA COUNTY, FLORIDA
UNIT BOUNDARY - UNIT 5**



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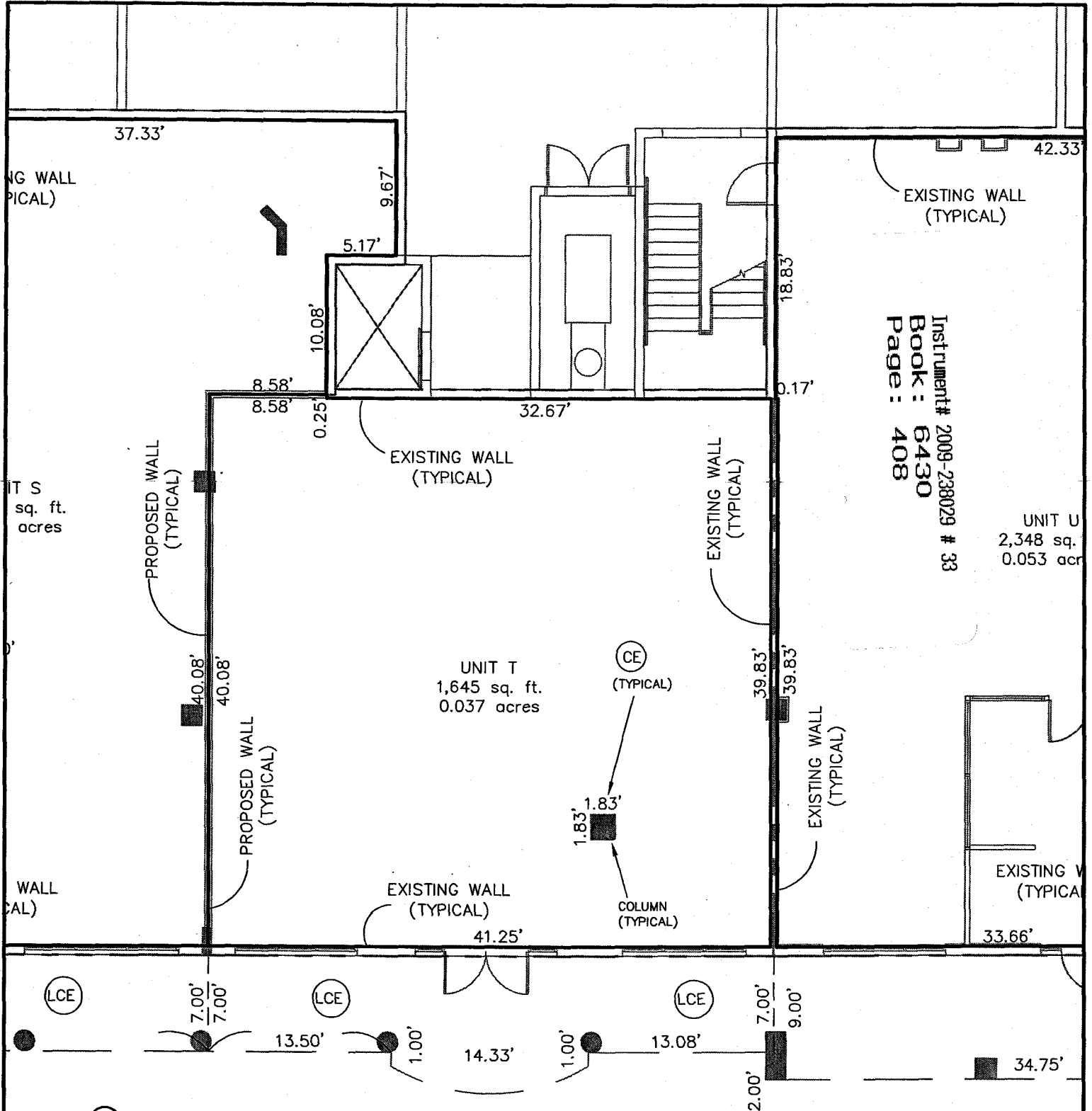
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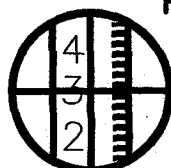
DATE ISSUED: 10/30/2009 SCALE: 1"=10' JOB #09-0902

SHEET 23 OF 28

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REVISED DECLARATION OF CONDOMINIUM
 COMMERCIAL UNITS 1, 2, AND 3
 TUSCANY SQUARE I, A CONDOMINIUM
 SITUATED IN NEW SMYRNA BEACH, VOLUSIA COUNTY, FLORIDA
 UNIT BOUNDARY - UNIT T



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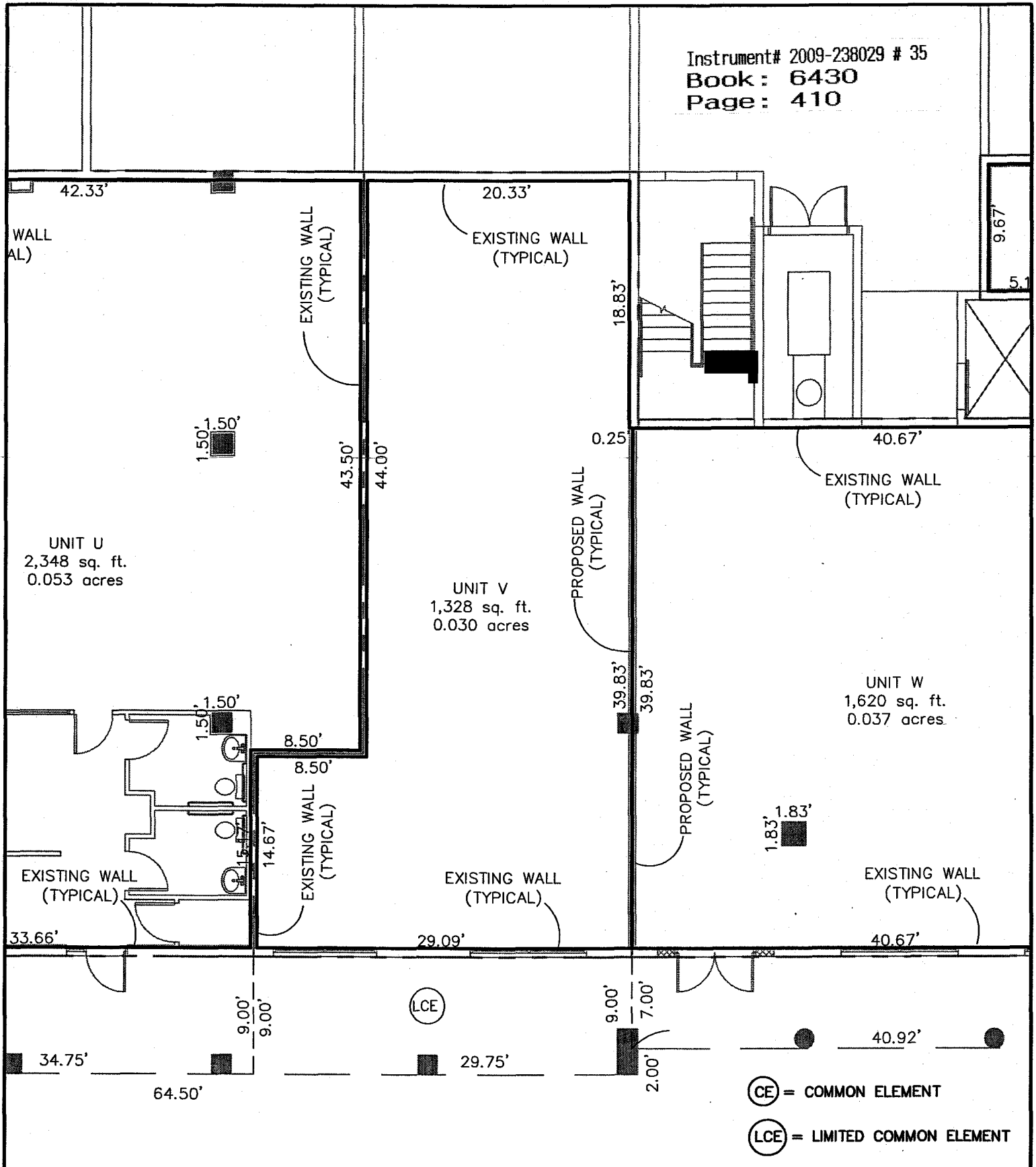
JOB #09-0902

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Instrument# 2009-238029 # 35

Book: 6430

Page: 410



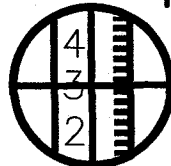
REVISED DECLARATION OF CONDOMINIUM

COMMERCIAL UNITS 1, 2, AND 3

TUSCANY SQUARE I, A [REDACTED]

SITUATED IN NEW SMYRNA BEACH, VOLUSIA COUNTY, FLORIDA

UNIT BOUNDARY - UNIT V



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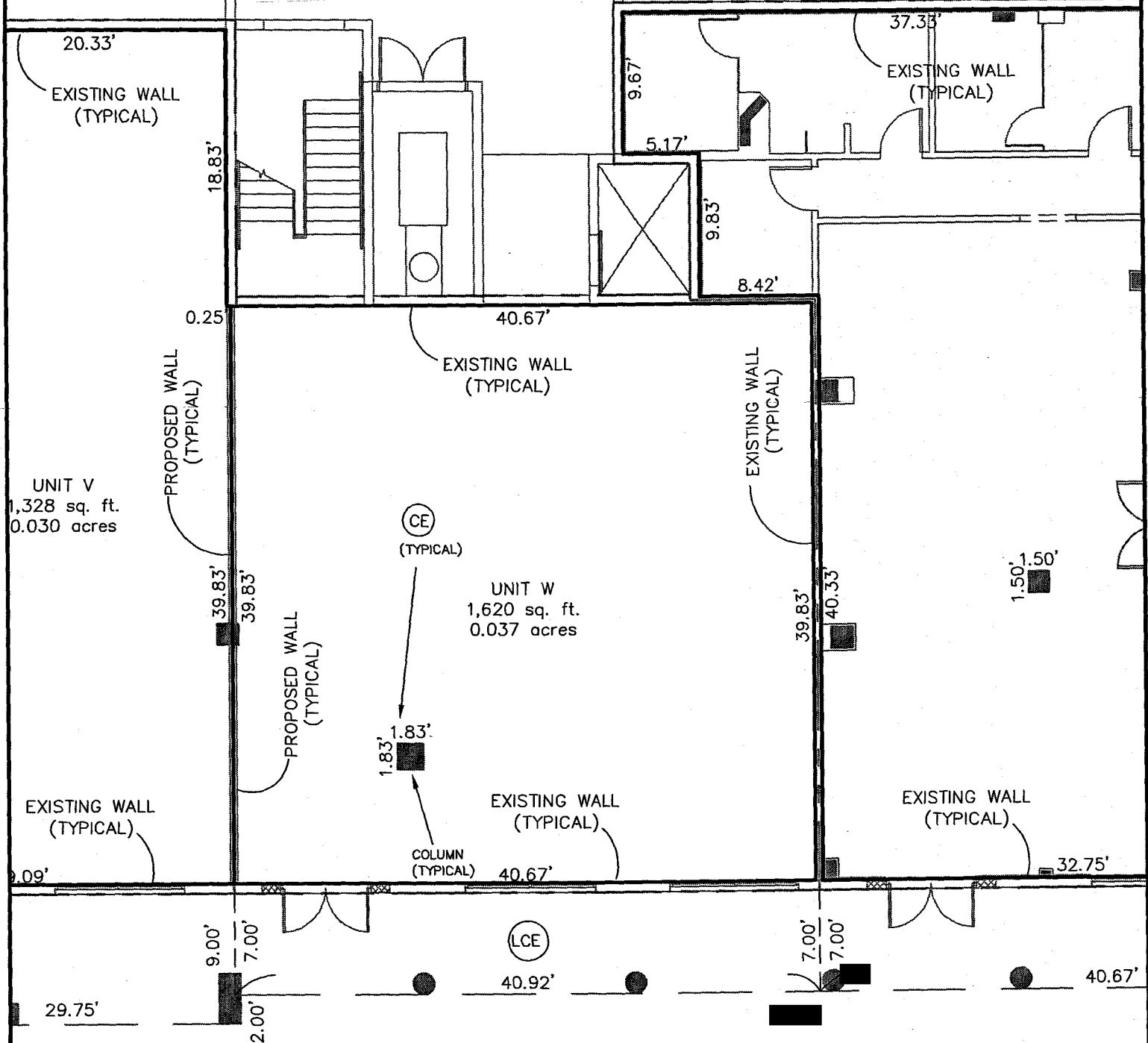
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JOB #09-0902

SHEET 26 OF 28

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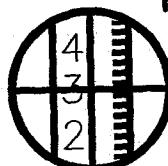
REVISED DECLARATION OF CONDOMINIUM

COMMERCIAL UNITS 1, 2, AND 3

TUSCANY SQUARE I, A CONDOMINIUM

SITUATED IN NEW SMYRNA BEACH, VOLUSIA COUNTY, FLORIDA

UNIT BOUNDARY - UNIT W



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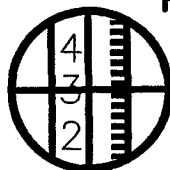
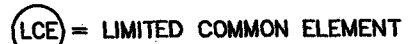
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SCHEDULE B

COMMERCIAL UNITS

	-----Merchant Association	Condo Association
Parcel name: UNIT A		
Area: 2,998 sq. ft. 0.068 acres	6.111%	1.560%

Parcel name: UNIT B		
Area: 2,844 sq. ft. 0.065 acres	5.798%	1.480%

Parcel name: UNIT C		
Area: 3,581 sq. ft. 0.082 acres	7.301%	1.860%

Parcel name: UNIT D		
Area: 1,649 sq. ft. 0.037 acres	3.362%	.860%

Parcel name: UNIT E		
Area: 1,282 sq. ft. 0.029 acres	2.612%	.670%

Parcel name: UNIT F		
Area: 1,257 sq. ft. 0.028 acres	2.562%	.660%

Parcel name: UNIT G		
Area: 742 sq. ft. 0.017 acres	1.512%	.394%

Parcel name: UNIT H		
Area: 946 sq. ft. 0.021 acres	1.929%	.491%

Parcel name: UNIT I		
Area: 1,311 sq. ft. 0.030 acres	2.672%	.680%

Parcel name: UNIT J

Area: 4,007 sq. ft. 0.091 acres 8.167% 2.089%

Parcel name: UNIT K

Area: 1,784 sq. ft. 0.040 acres 3.636% .920%

Parcel name: UNIT L

Area: 1,153 sq. ft. 0.026 acres 2.350% .600%

Parcel name: UNIT M

Area: 3,032 sq. ft. 0.069 acres 6.181% 1.570%

Parcel name: UNIT N

Area: 1,035 sq. ft. 0.023 acres 2.109% .530%

Parcel name: UNIT O

Area: 2,535 sq. ft. 0.058 acres 5.168% 1.320%

Parcel name: UNIT P

Area: 1,478 sq. ft. 0.033 acres 3.013% .760%

Parcel name: UNIT Q

Area: 2,229 sq. ft. 0.051 acres 4.544% 1.160%

Parcel name: UNIT R

Area: 1,961 sq. ft. 0.045 acres 3.997% 1.020%

Parcel name: UNIT S

Area: 2,233 sq. ft. 0.051 acres 4.553% 1.160%

Parcel name: UNIT T

Area: 1,645 sq. ft. 0.037 acres 3.354% .850%

Parcel name: UNIT U

Area: 2,348 sq. ft. 0.053 acres	4.786%	1.220%
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Parcel name: UNIT V

Area: 1,328 sq. ft. 0.030 acres	2.706%	.690%
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Parcel name: UNIT W

Area: 1,620 sq. ft. 0.037 acres	3.302%	.840%
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Parcel name: UNIT X

Area: 4,059 sq. ft. 0.093 acres	8.275%	2.110%
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TOTALS	100%	25.494%
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SCHEDULE C

PARKING ASSIGNMENT

[illegible]

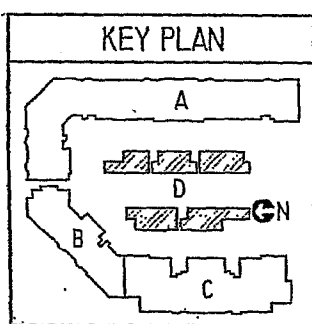
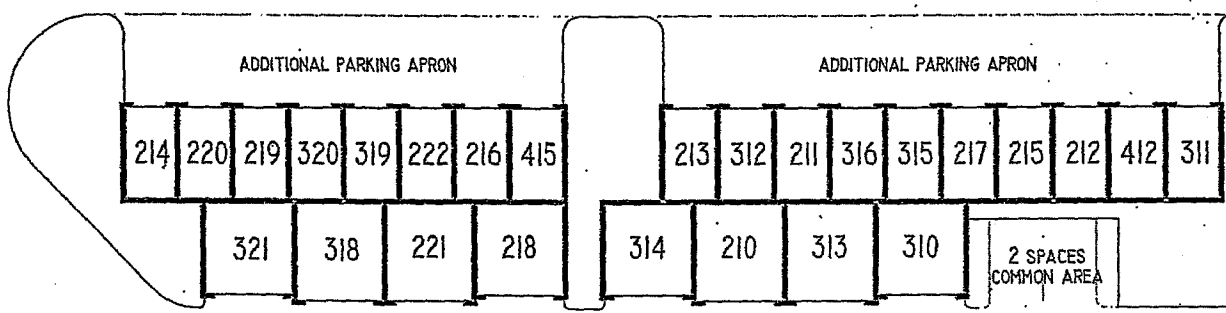
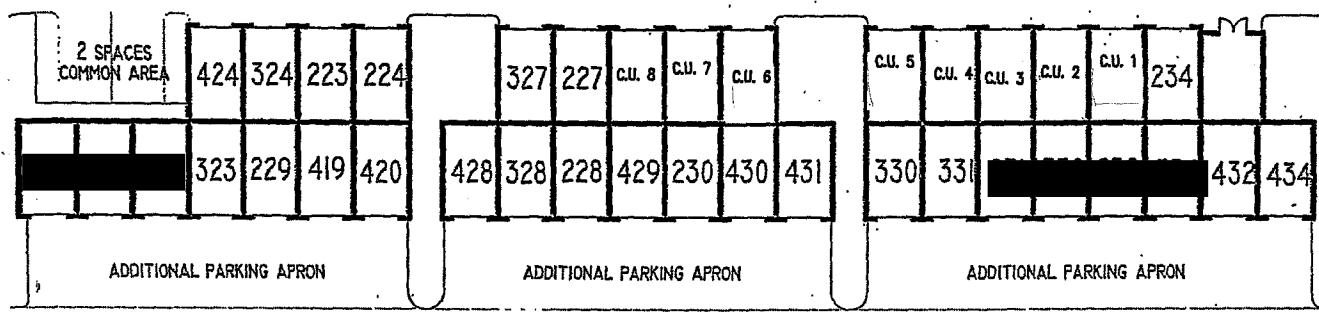
TUSCANY SQUARE I,
A CONDOMINIUM

PROJECT NO.: 1295

DATE: 03/23/05

FORUM ■

ARCHITECTURE & INTERIOR DESIGN INC. AAC0002731



I SECTION D - 1ST FLOOR PARKING ASSIGNMENT
 I:500

* 'PAINT TO PAINT' SF INCLUDES CONDITIONED SPACE OF UNIT ONLY MEASURED FROM INTERIOR OF FINISH WALLS.

**TUSCANY SQUARE I,
 A CONDOMINIUM**
 PROJECT NO.: 1295
 DATE: 03/23/05

FORUM
 ARCHITECTURE & INTERIOR DESIGN INC. AAC

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