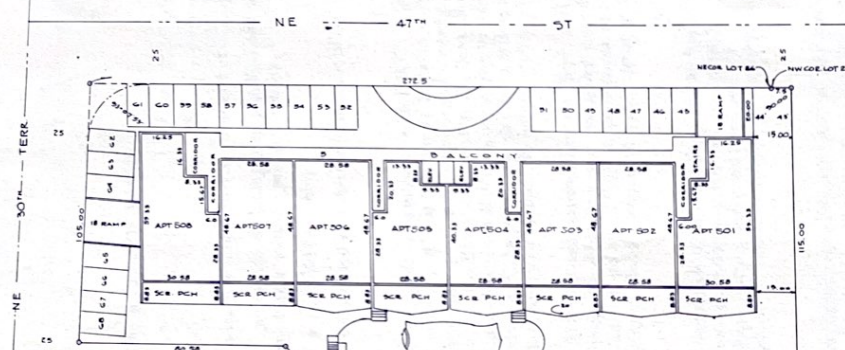


CERTIFICATION
 KNOW ALL MEN BY THESE PRESENTS, That the undersigned who is a Surveyor authorized to practice in Florida hereby certifies that the attached plan and Graphic Description of Land Improvements and Plat-Plan together with the Declaration of Condominium of which they are made a part are in sufficient detail to identify the WINSTON HOUSE CONDOMINIUM as described hereon and to identify the common elements and each unit and their relative locations and approximate dimensions, and the recording material including the wording of the Declaration is a correct representation of the improvements described and there can be determined therefrom the identification, location, dimensions and area of the common elements and of each Unit as represented on the Architectural Plans prepared by JOSEPH PHILLIPS JR., Architect, Ft. Lauderdale, Florida and referred to as Commission No. 1732.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of October AD 1968.

Donald W. Whitosh
 DONALD W. WHITOSH
 City and County Surveyor No. 1016
 State of Florida

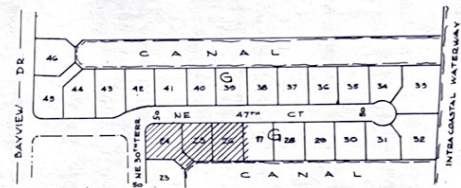


LEGAL DESCRIPTION OF THE OWNERSHIP AREA, WINSTON HOUSE CONDOMINIUM, Commission of the Northwest Corner of Lot 26, Block G of CORAL RIDGE COUNTY CLUB ADDITION, N 10000 as shown in Plat Book 53 of Page 25 of the Public Records of the word County, Florida. There is run westerly along the town line of said Lot 26 for a distance of 750 feet to a point. Thence due north to the left at an angle of 50°00'00" run southerly for a distance of 300 feet to the point of beginning of the "Winston House Condominium" as described. Thence continue southerly along the previously described line for a distance of 60 feet to a point. Thence deflecting to the right at an angle of 50°00'00" to the previously described course run southerly for a distance of 736.71 feet to a point. Thence deflecting to the right at an angle of 50°00'00" to the previously described course run northerly for a distance of 751.15 feet to a point. Thence deflecting to the left at an angle of 42°00'00" to the previously described course run northerly for a distance of 29.57 feet to a point. Thence deflecting to the left at an angle of 29°07'33" to the previously described course run southerly for a distance of 21.56 feet. Thence deflecting to the left at an angle of 28°00'00" to the previously described course run northerly for a distance of 28.6 feet to a point. Thence deflecting to the right at an angle of 50°00'00" to the previously described course run easterly for a distance of 31.82 feet to a point. Thence deflecting to the right at an angle of 50°00'00" to the previously described course run southerly for a distance of 4.00 feet to a point. Thence deflecting to the left at an angle of 50°00'00" to the previously described course run easterly for a distance of 100.8 feet to a point. Thence deflecting to the left at an angle of 50°00'00" to the previously described course run northerly for a distance of 3.93 feet to a point. Thence deflecting to the right at an angle of 50°00'00" to the previously described course run northerly for a distance of 0.90 feet to a point. Thence deflecting to the right at an angle of 50°00'00" to the previously described course run easterly for a distance of 5.92 feet to a point. Thence deflecting to the right at an angle of 50°00'00" to the previously described course run northerly for a distance of 23.00 feet to a point. Thence deflecting to the left at an angle of 50°00'00" to the previously described course run easterly for a distance of 100.8 feet to a point. Thence deflecting to the left at an angle of 50°00'00" to the previously described course run southerly for a distance of 20.8 feet to a point. Thence deflecting to the left at an angle of 50°00'00" to the previously described course run easterly for a distance of 4.00 feet to the point of beginning.

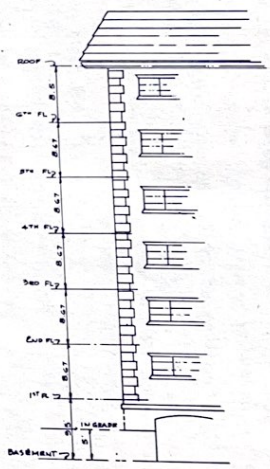
DESCRIPTION OF PRIVATE UNITS.
 PRIVATE UNITS means and comprises the separate and non-hereditary units consisting of the unenclosed and/or inner spaces of the perimeter walls and floors, and above the unenclosed and/or unfinished inner surfaces of the ceilings of each unit and further including therefrom all spaces and/or shared inner surfaces of all interior bearing walls and/or partitions and further including all pipes, wires, communications and other facilities running thru interior walls or partitions for the furnishing of utility services to PRIVATE UNITS and COMMON PROPERTY.

DESCRIPTION OF COMMON PROPERTY.
 COMMON PROPERTY means and comprises all the real property improvements and facilities of the condominium other than the PRIVATE UNITS and includes the basements, thru PRIVATE UNITS, for conduits, pipes, ducts, plumbing, wiring and other facilities for the furnishing of utility services to PRIVATE UNITS and COMMON PROPERTY and the abatement of support in the furnishing of utility services to PRIVATE UNITS and COMMON PROPERTY and includes all personal property held and maintained for the joint use and enjoyment of all the owners of PRIVATE UNITS.

LEGAL DESCRIPTION OF LEASED RECREATION, GUEST PARKING & DOCK AREA, WINSTON HOUSE CONDOMINIUM. All of Lots 24, 25 and 26 and Lot 27 less the East 77.5 feet Block G of CORAL RIDGE COUNTY CLUB ADDITION, N 10000 as shown in Plat Book 53 of Page 25 of the Public Records of the word County, Florida, LESS that portion owned as CO-OWNERSHIP AREA OF WINSTON HOUSE CONDOMINIUM.



LOCATION SKETCH
 Scale: 1" = 100 FT



APARTMENT ELEVATIONS

DESCRIPTION OF LEASED COMMON PROPERTY.
 LEASED COMMON PROPERTY means that portion of the COMMON PROPERTY consisting of the furnished separate and designated parking spaces and storage lockers.

WINSTON HOUSE CONDOMINIUM

EXHIBIT 'A'
 PAGE 7
 ANNEXED TO AND EXPRESSLY MADE A PART OF
 DECLARATION
 DATED 13th DAY OF SEPT 1968

WINSTON HOUSE CONDOMINIUM		Sheet
FT LAUDERDALE ASSOC. INC.		7
534 NE 51 st ST		of 8
MIAMI SHORES FLA		
DATE OCT 2 1968	Scale: 1" = 40 FT	600' x 100'