

**EXHIBIT LIST**

Exhibit "A"	Legal Description of Condominium Property
Exhibit "B"	Graphic Description of Condominium Property
Exhibit "C"	Surveyor's Certificate
Exhibit "D"	Percentage Share in Common Elements, Common Expenses and Common Surplus
Exhibit "E"	Articles of Incorporation of Association
Exhibit "F"	By Laws of Association

A PORTION OF LOTS 19 THROUGH 24 OF THE REVISED MAP OF HYDE PARK PLACE, PLAT BOOK 2, PAGE 20 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS AND EXCEPT RETAIL AREA "A", RETAIL AREA "B" AND PATIO AREA, AS DEPICTED ON EXHIBIT "B" HERETO, BEING A PORTION OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 18 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH THE BENEFIT OF AERIAL EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 13659, PAGE 1616, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

TOGETHER WITH THAT DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 13659, PAGE 1610, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

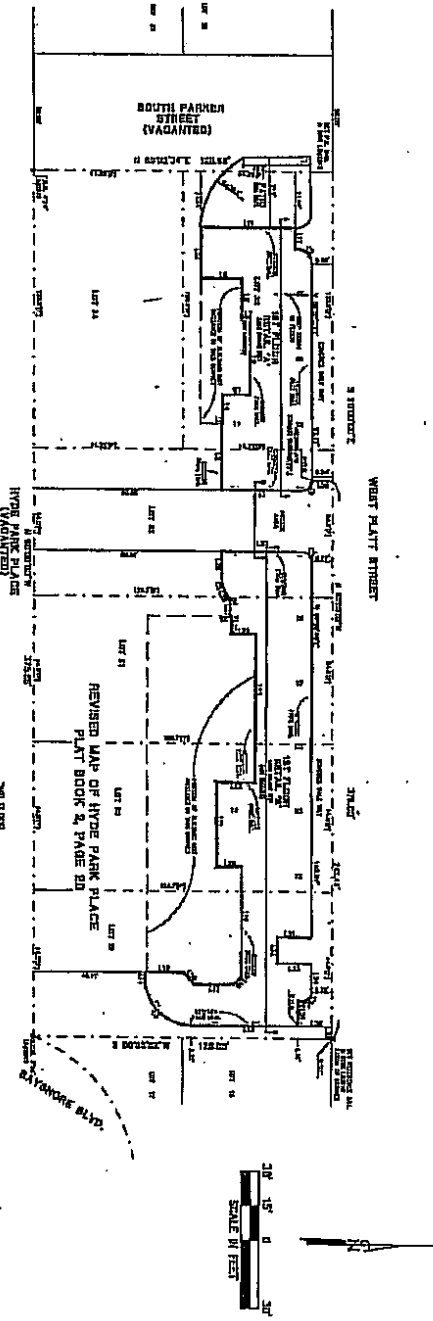
TOGETHER WITH THE BENEFIT OF THE ENCROACHMENTS PERMITTED BY AND SET FORTH IN ORDINANCE NO. 2003-0180 RECORDED IN OFFICIAL RECORDS BOOK 12970, PAGE 807, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

**EXHIBIT "A"**

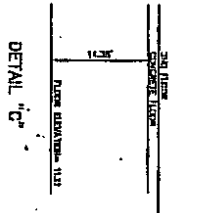
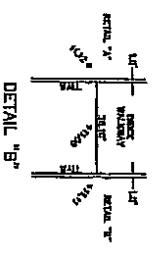
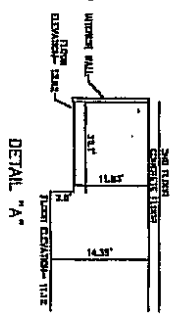


# THE PARKSIDE OF ONE BAYSHORE A CONDOMINIUM

BEING A PORTION OF LOT 19 THROUGH 24 OF THE REVISED MAP OF HYDE PARK PLACE  
PLAT BOOK 2, PAGE 20 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA  
BEING A PORTION OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 18 EAST  
CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA



NO.	REVISION	DATE
1	AS SHOWN	11/15/81
2	AS SHOWN	11/15/81
3	AS SHOWN	11/15/81
4	AS SHOWN	11/15/81
5	AS SHOWN	11/15/81
6	AS SHOWN	11/15/81
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100	AS SHOWN	11/15/81



1st FLOOR RETAIL AREA "A" & RETAIL AREA "B"





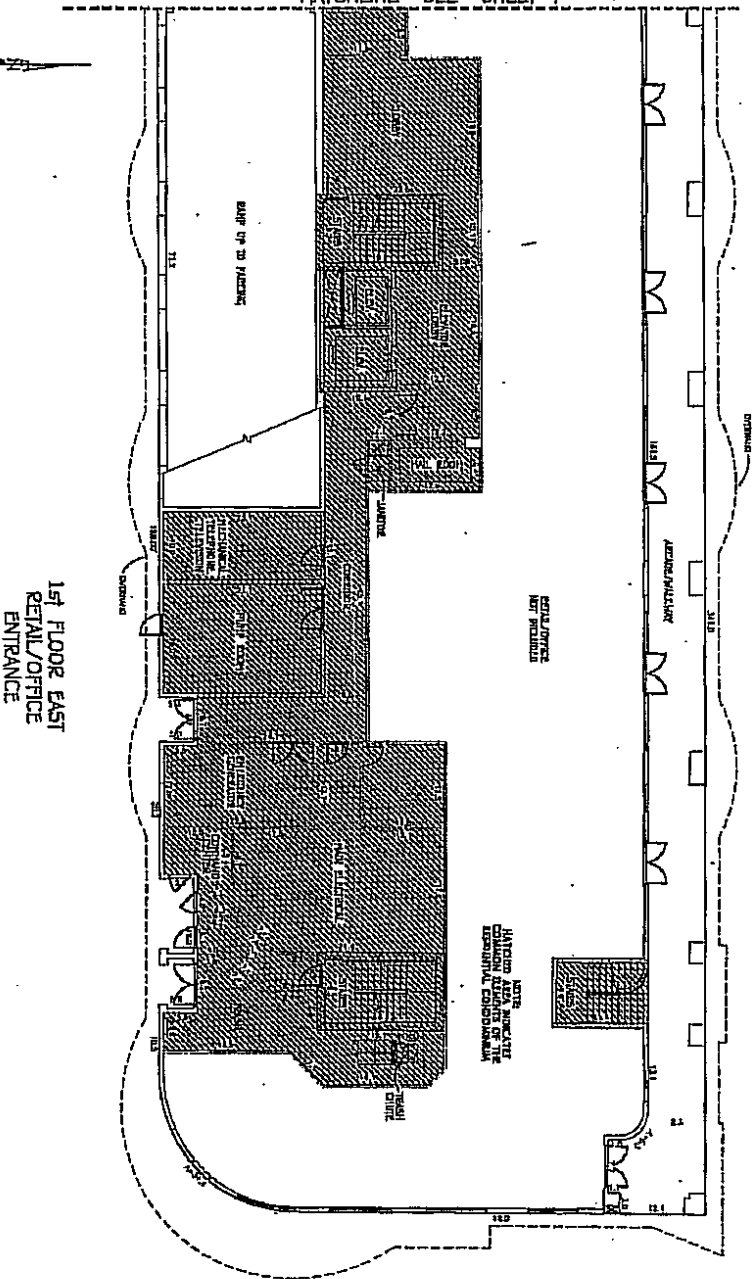


# THE PARKSIDE OF ONE BAYSHORE A CONDOMINIUM

BEING A PORTION OF LOT 19 THROUGH 24 OF THE REVISED MAP OF HYDE PARK PLACE  
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BEING A PORTION OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 18 EAST  
CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

CONDOP PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

MATCHLINE SEE SHEET 4



1st FLOOR EAST  
RETAIL/OFFICE  
ENTRANCE

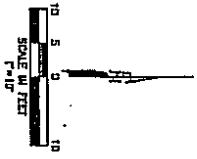
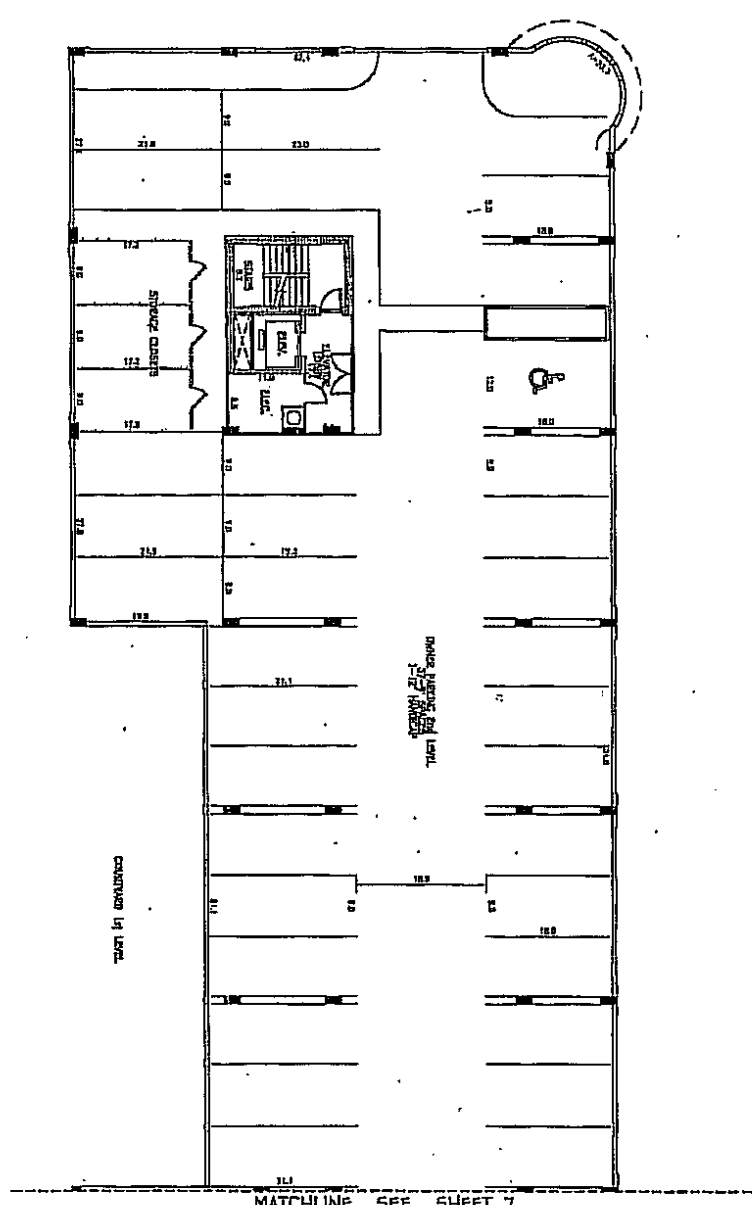


**KIMCO**  
COMMERCIAL REAL ESTATE ASSOCIATION  
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Miami, FL 33136  
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Fax: 305-375-1112  
www.kimco.com

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CONDO PLAT BOOK PAGE



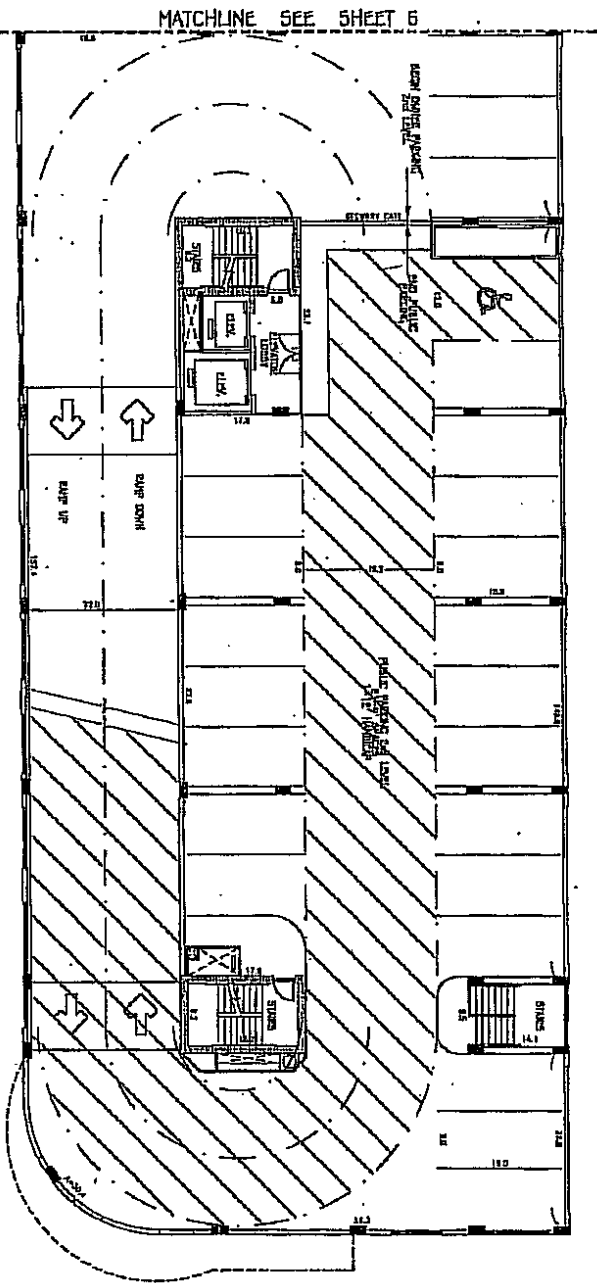
2nd LEVEL WEST  
OWNER PARKING  
FINISH ELEVATION = 22.12  
GRADE ELEVATION = 22.32

**KIMCO**  
COMMERCIAL ARCHITECTURE  
1100 N. GORRISON ST., SUITE 200  
TAMPA, FL 33604  
TEL: 813-288-1100  
FAX: 813-288-1101  
WWW.KIMCOARCH.COM

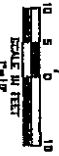
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CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

CONDO PLAT BOOK \_\_\_ PAGE \_\_\_



2nd LEVEL EAST  
PUBLIC PARKING  
FLOOR ELEVATION = 24.25  
CEILING ELEVATION = 25.25



BY CONTRACT WITH ARCHITECT, TAMPA, FLORIDA, PROJECT NO. 2007-14-7-000

**KIMCO**

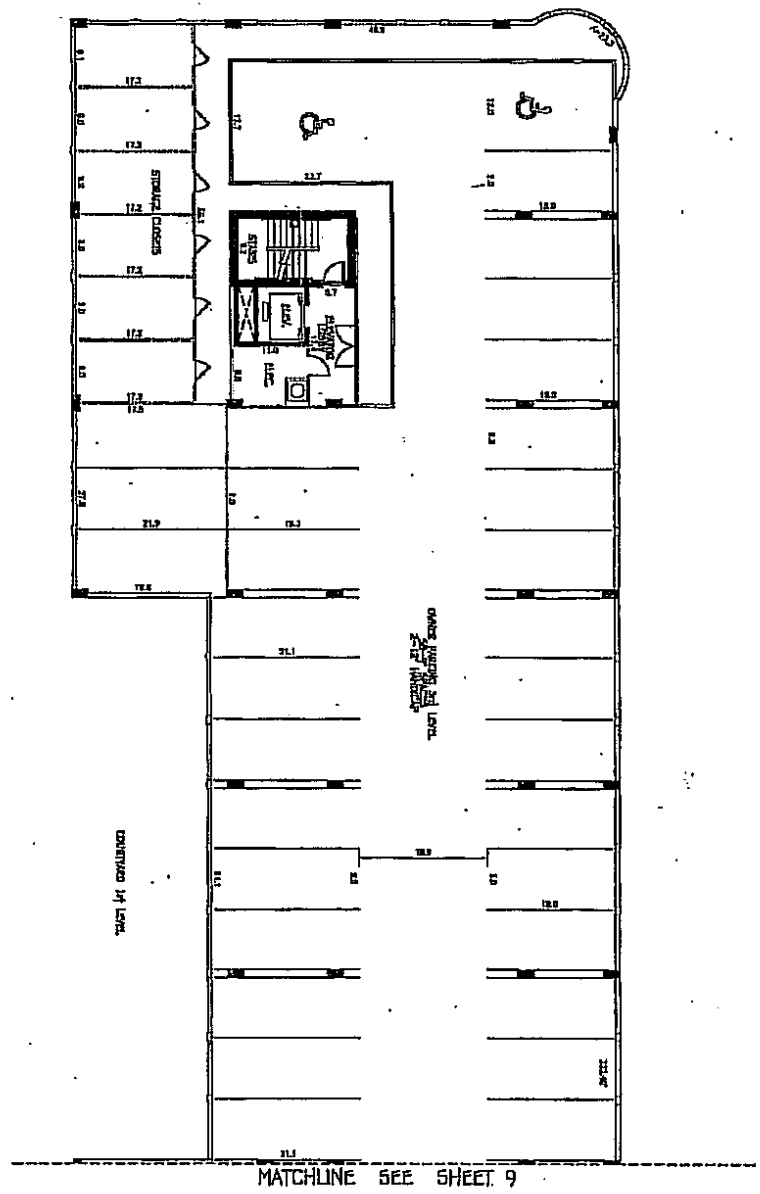
ENGINEERING ASSOCIATES, INC.  
1100 N. W. 15th Street, Suite 200  
Tampa, Florida 33609  
TEL: 813.281.1111  
FAX: 813.281.1112  
www.kimco.com

PROJECT 7 OF 05

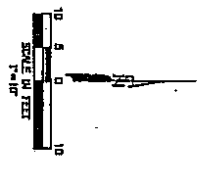
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BENING A PORTION OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 18 EAST  
CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

CONDO PLAT BOOK PAGE



3rd LEVEL WEST  
OWNER PARKING  
TOTAL BAYSPACES - 24



DATE: 08/15/2011 10:00 AM

**KLING STUBBINS**  
ENGINEERING ARCHITECTS INC.  
1000 N. GORRISON ST. SUITE 200  
TAMPA, FL 33604  
TEL: 813.251.1000  
WWW.KLINGSTUBBINS.COM

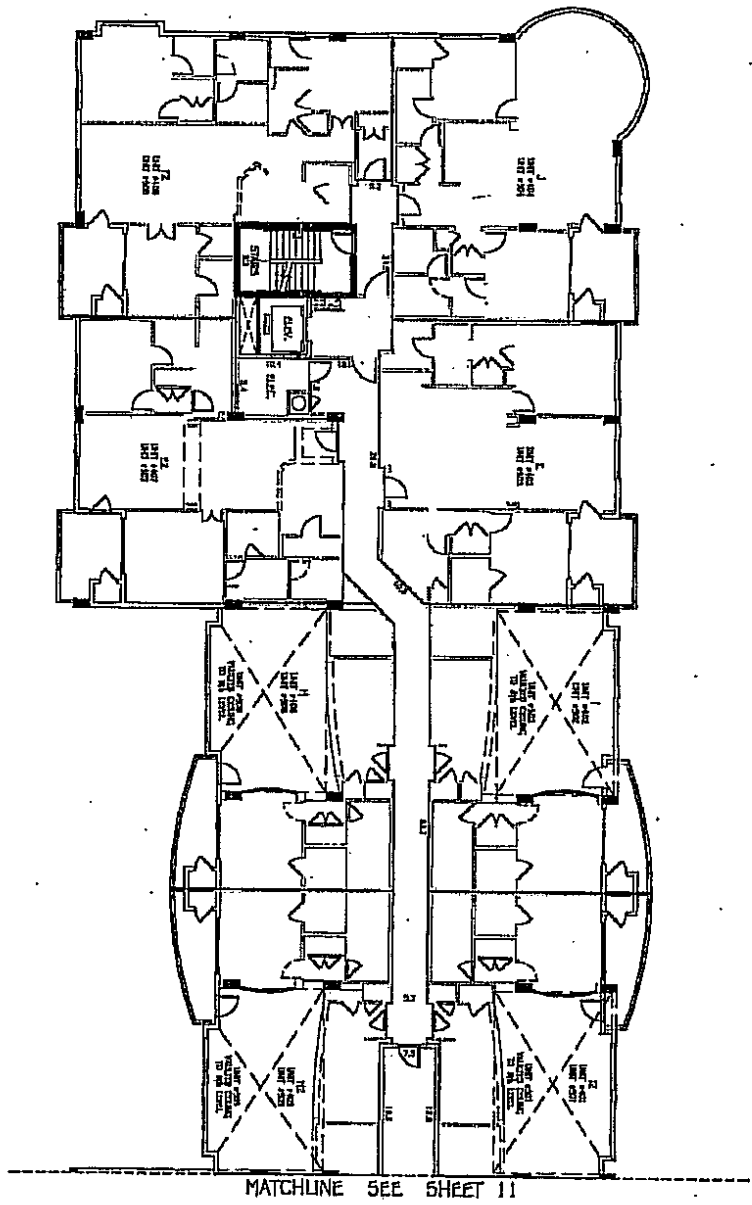
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# THE PARKSIDE OF ONE BAYSHORE A CONDOMINIUM

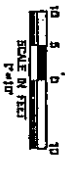
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CONDO PLAT BOOK PAGE



4th & 5th LEVEL WEST

- FIN FLOOR ELEVATION = 43.23
- FIN CEILING ELEVATION = 54.23
- FIN FLOOR ELEVATION = 44.40
- FIN CEILING ELEVATION = 55.40
- FIN FLOOR ELEVATION = 71.40
- FIN CEILING ELEVATION = 82.40



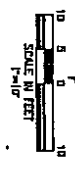
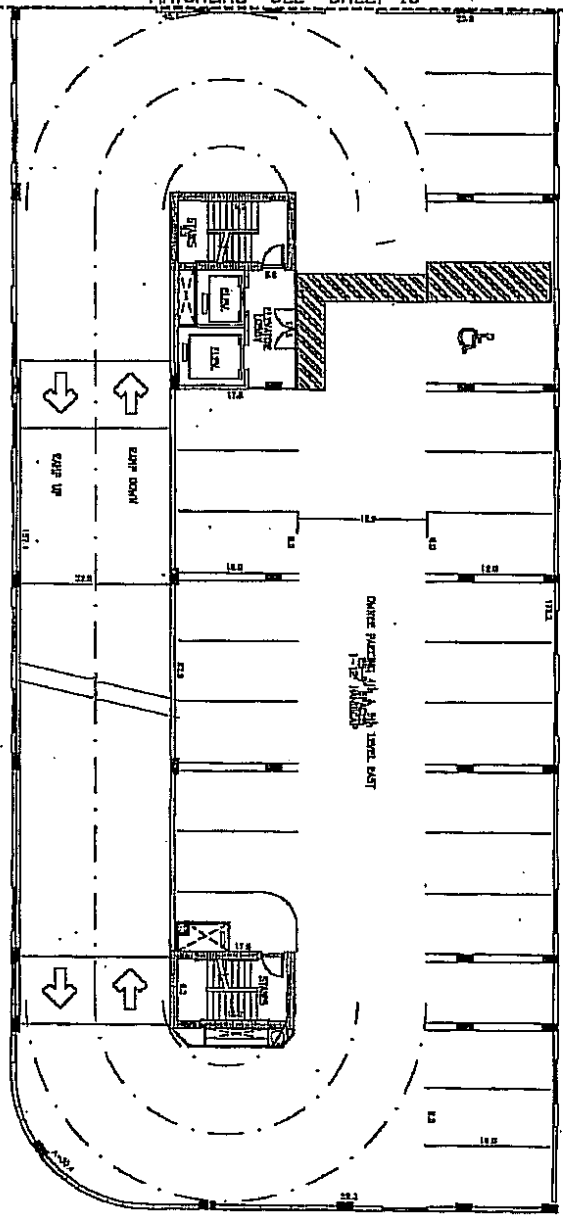
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CONDO PLAT BOOK PAGE

MATCHLINE SEE SHEET 10



4th & 5th LEVEL EAST  
OWNER PARKING

4TH FLOOR ELEVATOR = 5122  
5TH FLOOR ELEVATOR = 5240  
5TH FLOOR ELEVATOR = 5448  
5TH FLOOR ELEVATOR = 7140

**K & M**  
ARCHITECTS, INC.

1000 N. GORRISON ST. SUITE 200  
TAMPA, FL 33606  
TEL: 813-281-1100  
FAX: 813-281-1101  
WWW.KANDMARCHITECTS.COM

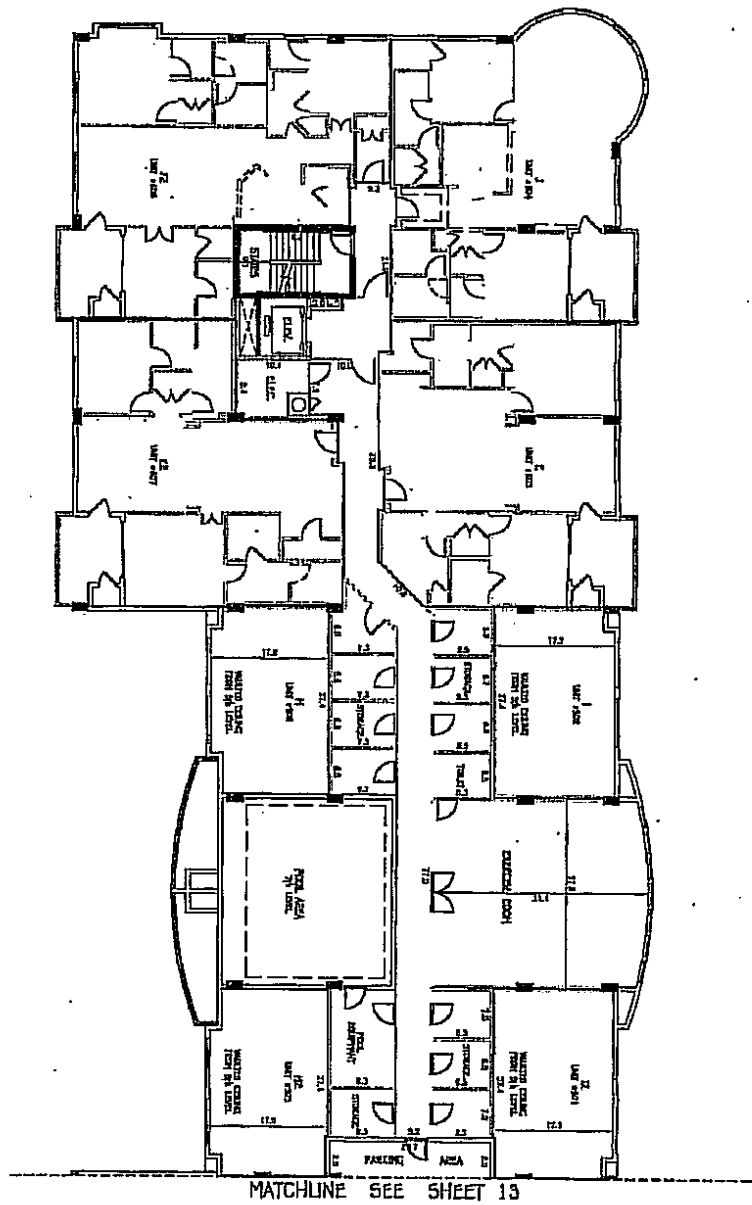
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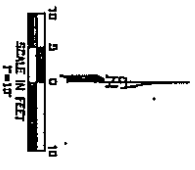
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CONDO PLAT BOOK PAGE



MATCHLINE SEE SHEET 13



6th LEVEL WEST  
5th FLOOR ELEVATION = 84.07  
5th CEILING ELEVATION = 74.07

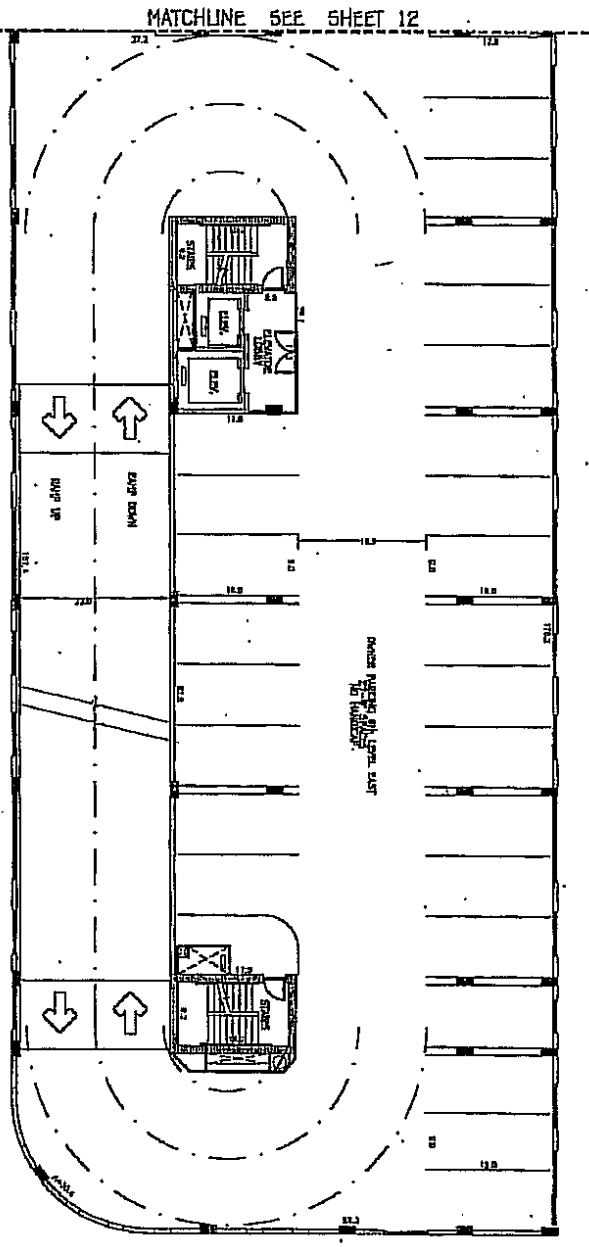
**KLING STUBBINS**  
ARCHITECTS  
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Tel: 954.575.1000  
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# THE PARKSIDE OF ONE BAYSHORE A CONDOMINIUM

BENG A, PORTION OF LOT 19 THROUGH 24 OF THE REVISED MAP OF HYDE PARK PLACE  
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BENG A, PORTION OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 18 EAST  
CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

CONDO FLAT BOOK PAGE



MATCHLINE SEE SHEET 12



5th LEVEL EAST  
OWNER PARKING  
FIN FLOOR ELEVATION = 74.07

**KB**  
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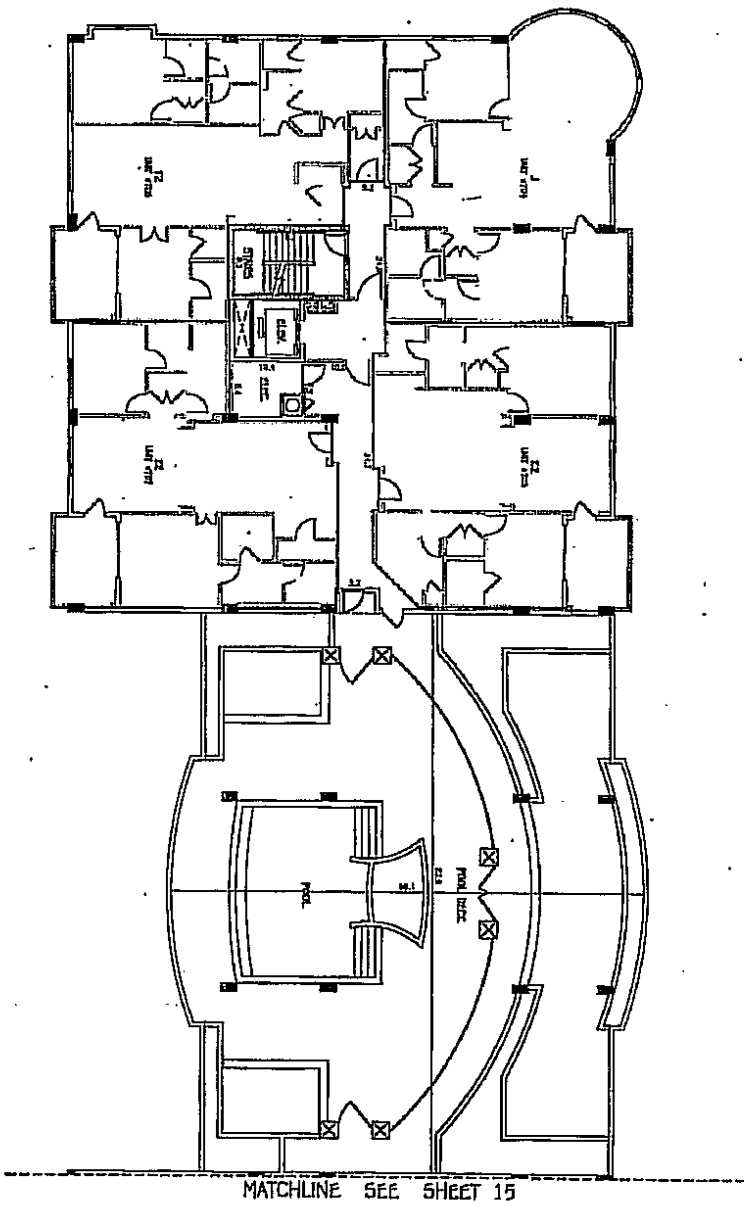
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SHEET 18 OF 56

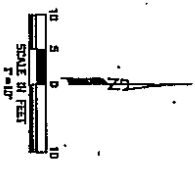
# THE PARKSIDE OF ONE BAYSHORE A CONDOMINIUM

CONDO PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

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7TH LEVEL WEST  
7TH FLOOR ELEVATION = 74'4"  
7TH CEILING ELEVATION = 82'4"



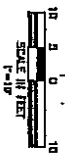
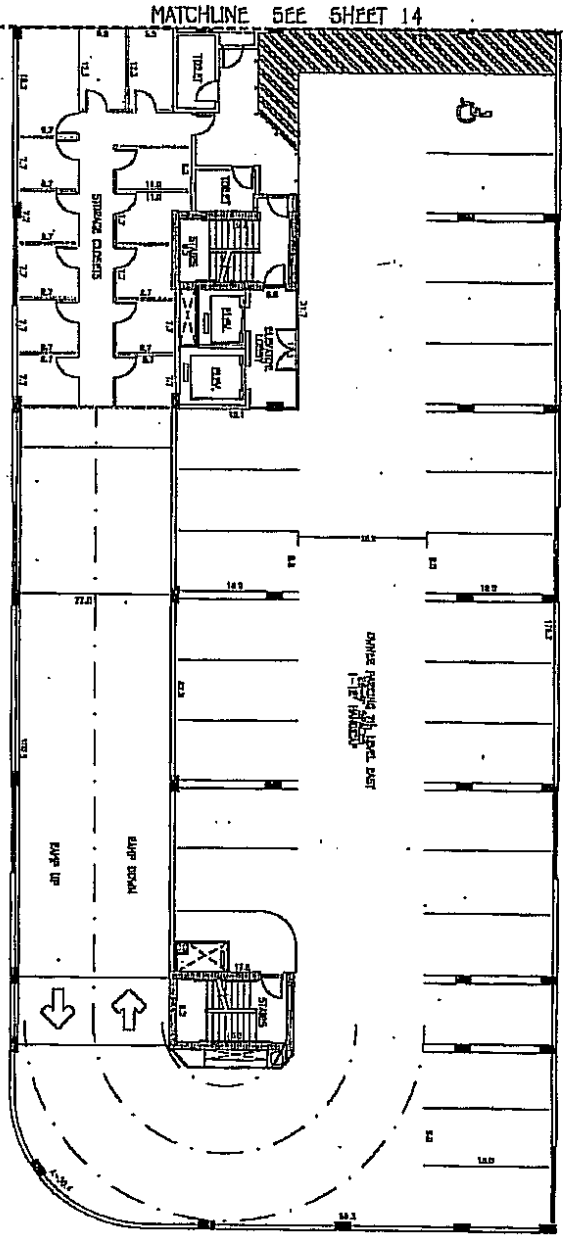
**KIMCO**  
ENGINEERING ASSOCIATES, INC.  
1801 N. W. 13th St.  
Tampa, Florida 33610  
Tel: (813) 288-1111  
Fax: (813) 288-1112  
ELECTRICAL ENGINEERING  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
No. 12471  
ELECTRICAL ENGINEERING  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
No. 12471

SHEET 14 OF 25

# THE PARKSIDE OF ONE BAYSHORE A CONDOMINIUM

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CONDO PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

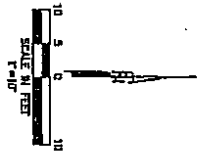
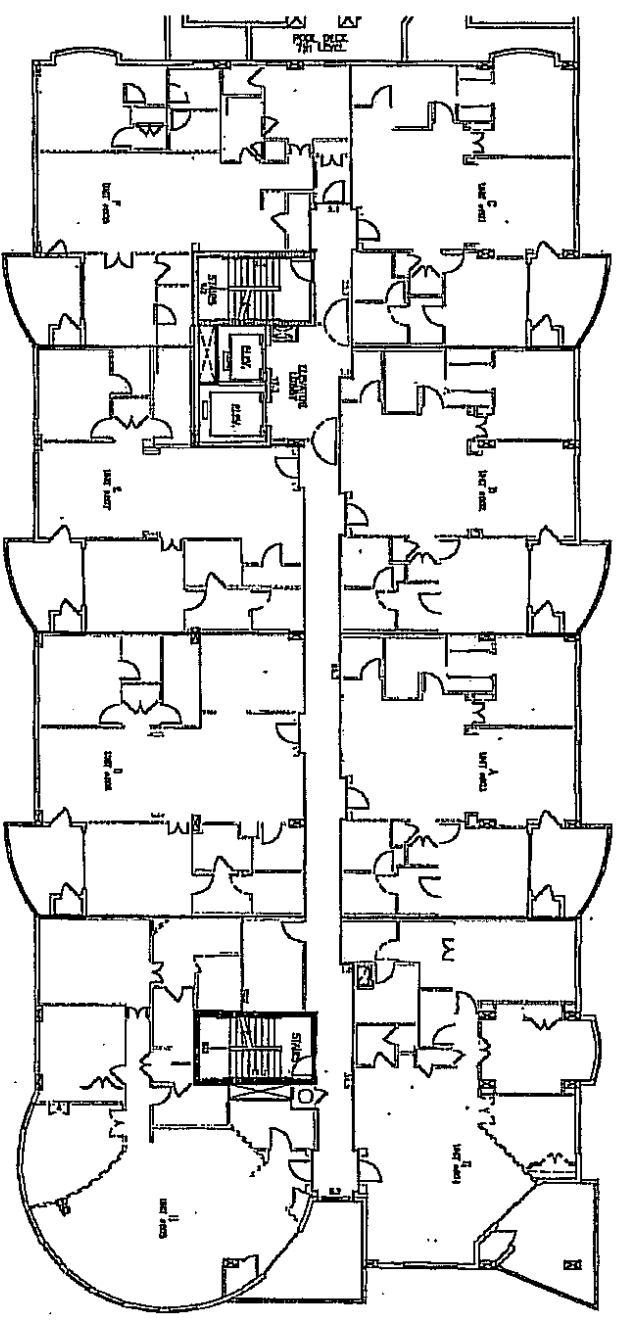


7TH LEVEL EAST  
OWNER PARKING  
7TH LEVEL EASTION = 7424

# THE PARKSIDE OF ONE BAYSHORE A CONDOMINIUM

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CONDO PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



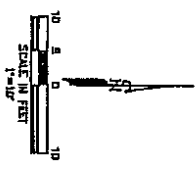
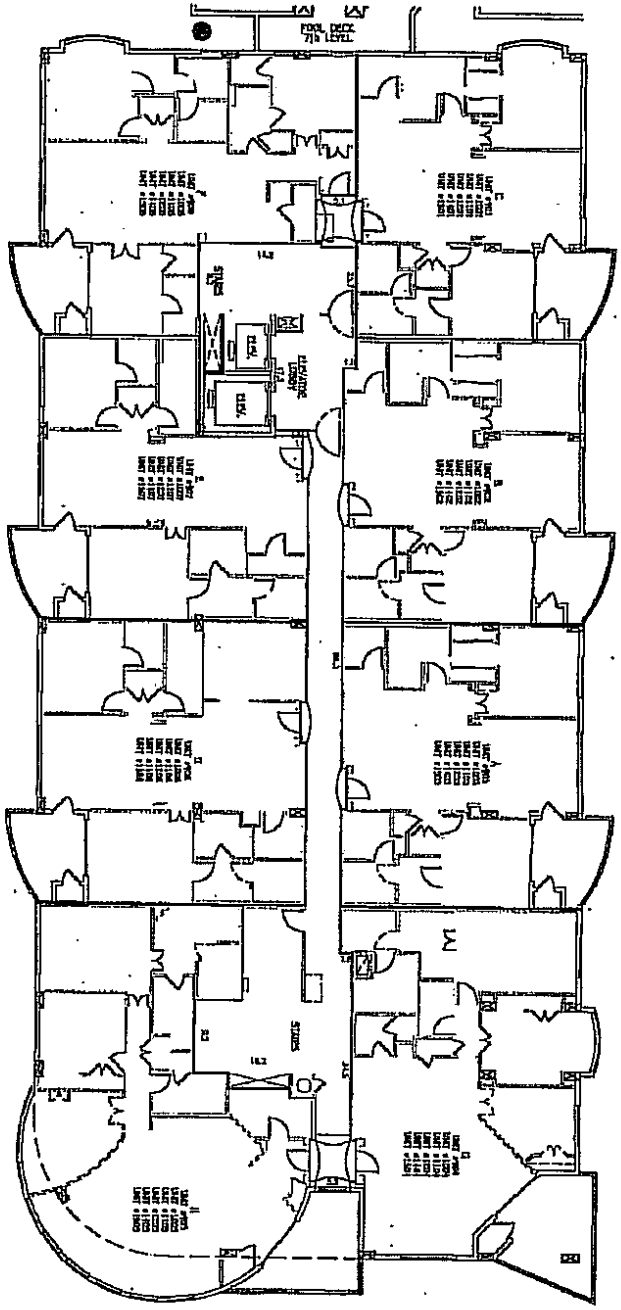
8th LEVEL  
8th FLOOR ELEVATION = 94.41  
8th CEILING ELEVATION = 94.41

**KIMCO**  
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DIRECT: 718 077 96

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CONDO FLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



- 9th - 14th Level**
- 901 FLOOR ELEVATION = 185.00
  - 902 FLOOR ELEVATION = 185.00
  - 903 FLOOR ELEVATION = 185.00
  - 904 FLOOR ELEVATION = 185.00
  - 905 FLOOR ELEVATION = 185.00
  - 906 FLOOR ELEVATION = 185.00
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**CONDO FLAT BOOK**

**ASSOCIATES, INC.**

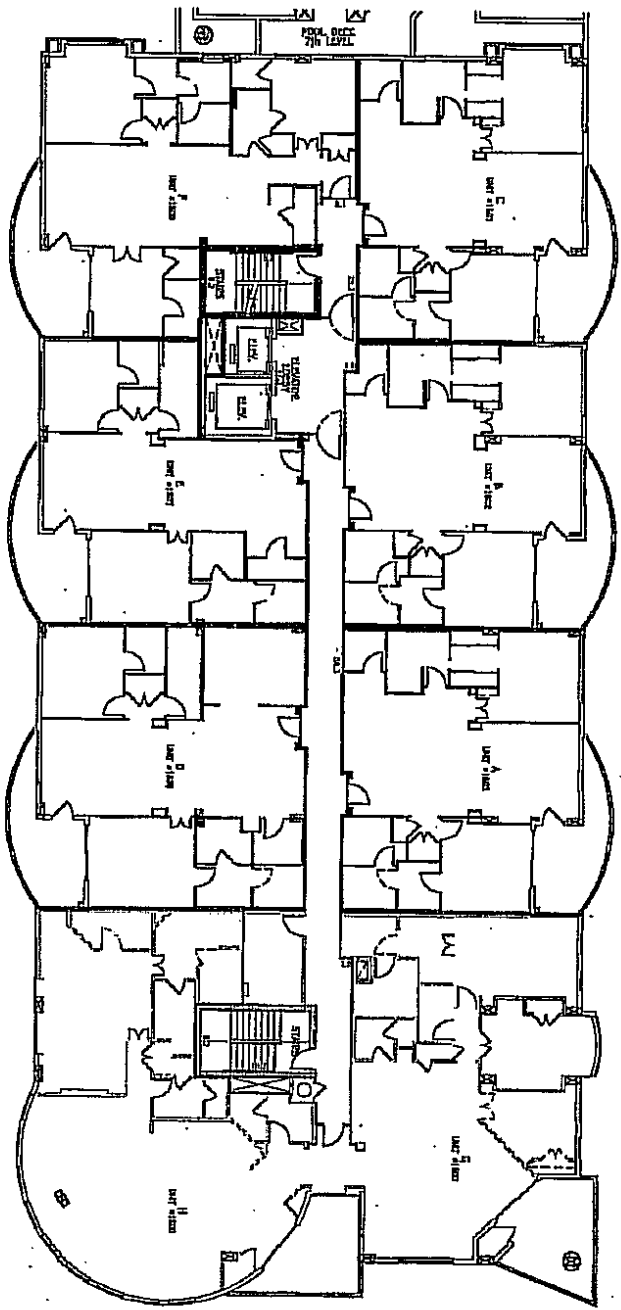
4000 W. GORRISON AVENUE, SUITE 200  
TAMPA, FLORIDA 33609  
TEL: 813-871-1111  
FAX: 813-871-1112

PROJECT 17 OF 18

# THE PARKSIDE OF ONE BAYSHORE A CONDOMINIUM

BEING A PORTION OF LOT 19 THROUGH 24 OF THE REVISED MAP OF HYDE PARK PLACE  
 PLAT BOOK 2, PAGE 20 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA  
 BEING A PORTION OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 18 EAST  
 CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

CONDO PLAT BOOK PAGE



15th LEVEL

TOTAL FLOOR ELEVATION = 158.20  
 FINISH CEILING ELEVATION = 158.20



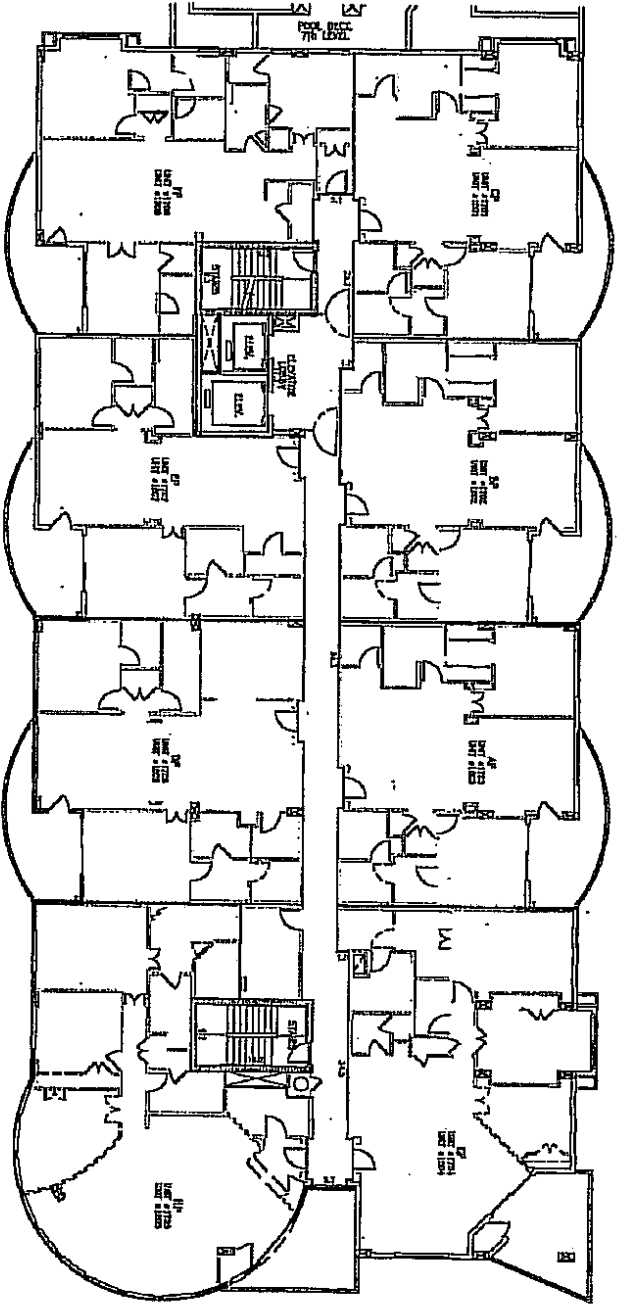
**K I T I N G**  
 ARCHITECTS  
 1100 N. GORRISON ST., SUITE 200  
 TAMPA, FL 33604  
 PHONE: 813-288-1100  
 FAX: 813-288-1101  
 WWW.KITTINGARCH.COM

SHEET 11 OF 24

# THE PARKSIDE OF ONE BAYSHORE A CONDOMINIUM

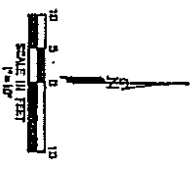
BEING A PORTION OF LOT 19 THROUGH 24 OF THE REVISED MAP OF HYDE PARK PLACE  
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BEING A PORTION OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 18 EAST  
CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

CONDO FLAT BOOK PAGE



16th - 17th LEVEL (PENTHOUSE)

1976 FLOOR ELEVATION = 15.27  
1981 FLOOR ELEVATION = 15.43  
1981 CEILING ELEVATION = 15.43



**KIMB**  
ENGINEERING ASSOCIATES, INC.  
1000 N. GORRISON STREET, SUITE 200  
TAMPA, FLORIDA 33604  
TEL: (813) 287-1111  
FAX: (813) 287-1112  
SERVICES BY ARCHITECTURE 12 2001  
REVISION 13 OF 13

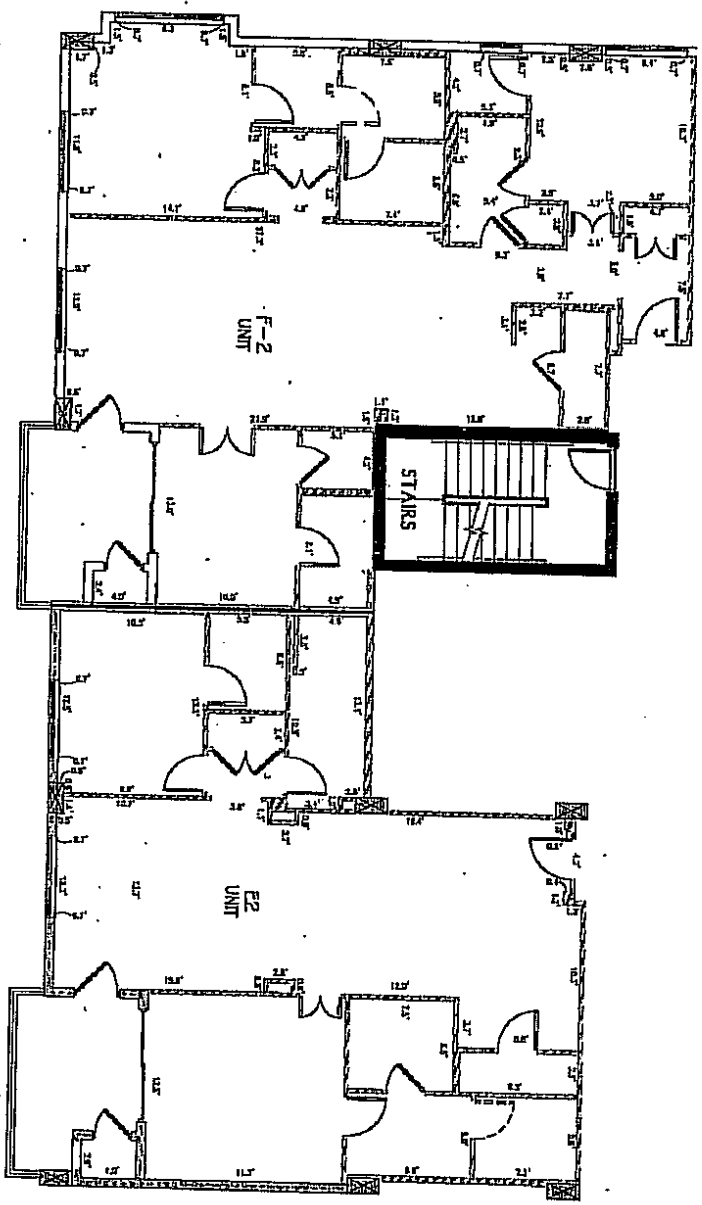
DATE: 12/15/01  
DRAWN BY: J. J. JONES  
CHECKED BY: J. J. JONES



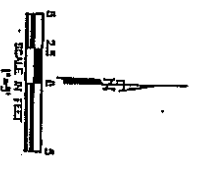
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CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

CONDOS PLAT BOOK PAGE



TYPICAL UNIT E2 & F2



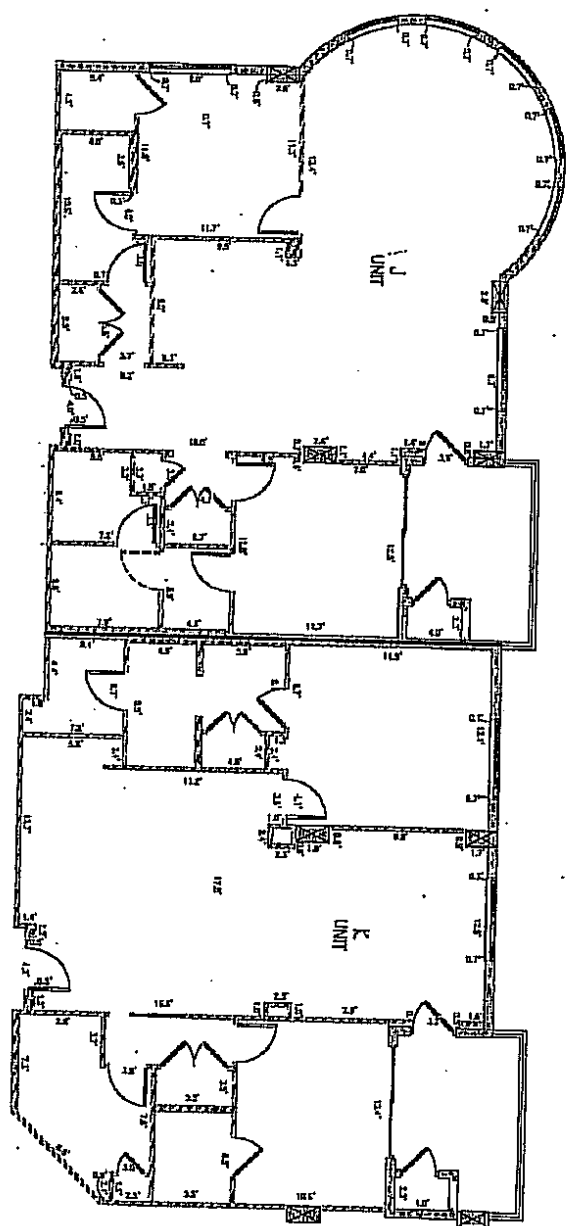
**THE HILSBORO**  
 HILLSBOROUGH COUNTY ASSOCIATES, INC.  
 1111 SOUTH GORHAM AVENUE  
 TAMPA, FLORIDA 33606  
 DIVISION OF CONSTRUCTION SERVICES  
 DIVISION OF CONSTRUCTION SERVICES  
 DIVISION OF CONSTRUCTION SERVICES

DRAWN BY: [Name] DATE: [Date] CHECKED BY: [Name] DATE: [Date] APPROVED BY: [Name] DATE: [Date]

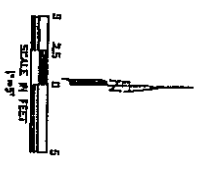
# THE PARKSIDE OF ONE BAYSHORE A CONDOMINIUM

CONDO FLAT BOOK — PAGE —

BEING A PORTION OF LOT 19 THROUGH 24 OF THE REVISED MAP OF HYDE PARK PLACE  
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 BEING A PORTION OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 18 EAST  
 CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA



TYPICAL UNIT J & K

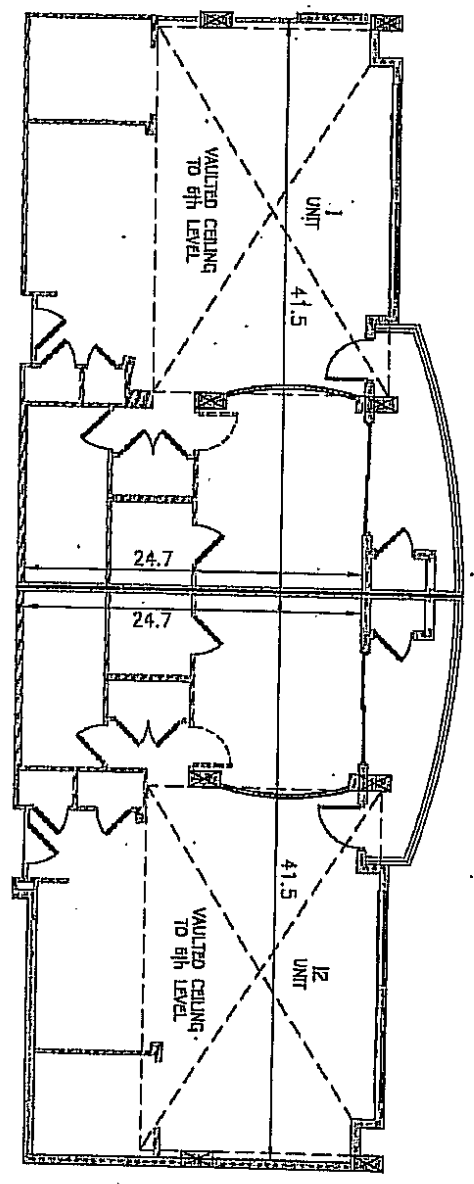


**ENGINEERING ASSOCIATES, INC.**  
 1111 14th St. N.  
 St. Petersburg, FL 33711  
 (813) 335-1111  
 (813) 335-1112  
 (813) 335-1113  
 (813) 335-1114  
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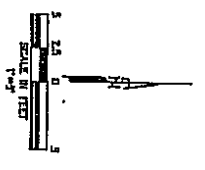
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CONDO PLAT BOOK PAGE

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BEING A PORTION OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 18 EAST  
CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA



TYPICAL UNIT 1 & 12



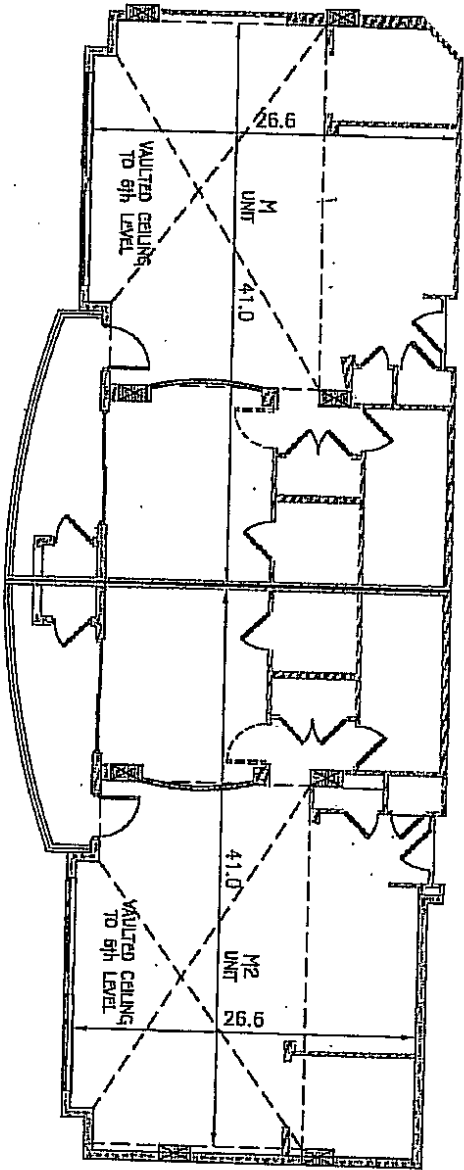
**W. H. H. H.**  
 NATIONAL BUILDING ASSOCIATION, INC.  
 1100 N. W. 10th Street, Suite 200  
 Ft. Lauderdale, Florida 33304  
 (954) 562-1000  
 MEMBER OF INTERNATIONAL FR FR

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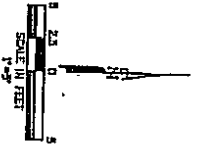
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CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA



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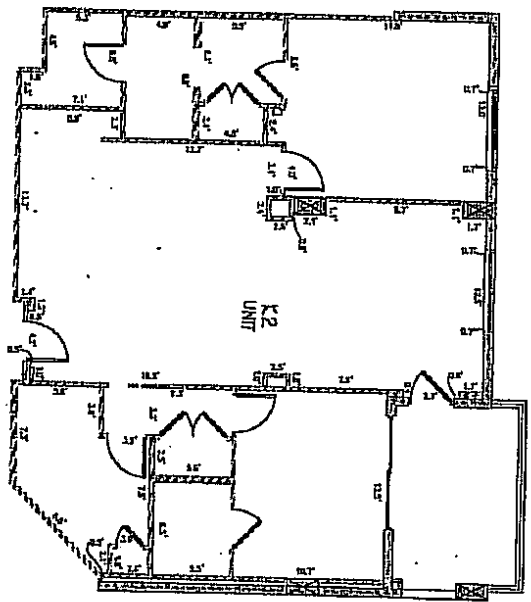
AS SHOWN ON THE ARCHITECTURAL UNIT - 2-15-89

**K I M**  
ENGINEERING ASSOCIATES, INC.  
1100 N. W. 11th Street, Suite 200  
Tampa, Florida 33604  
ESTABLISHED BY ARCHITECTURE IN 1978  
REGISTERED IN FLORIDA

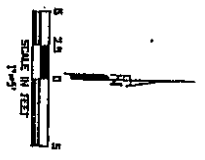
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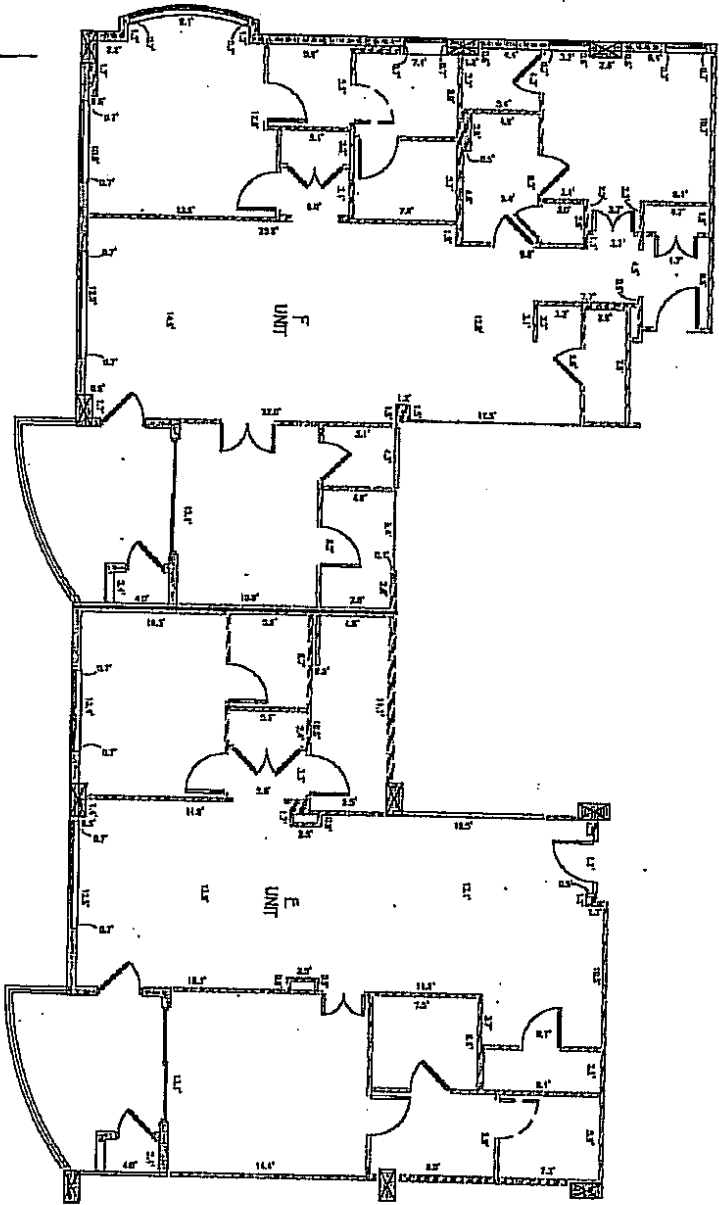


**WILSON ENGINEERING ASSOCIATES, INC.**  
 401 N. GORRISON STREET, SUITE 100  
 TAMPA, FLORIDA 33602  
 (813) 288-1111  
 ENGINEERS AND ARCHITECTS  
 LICENSE NO. 10000  
 REGISTERED PROFESSIONAL ENGINEERS  
 REGISTERED PROFESSIONAL ARCHITECTS

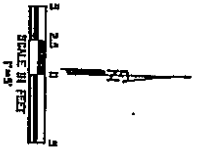
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CONDO FLAT BOOK PAGE

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CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA



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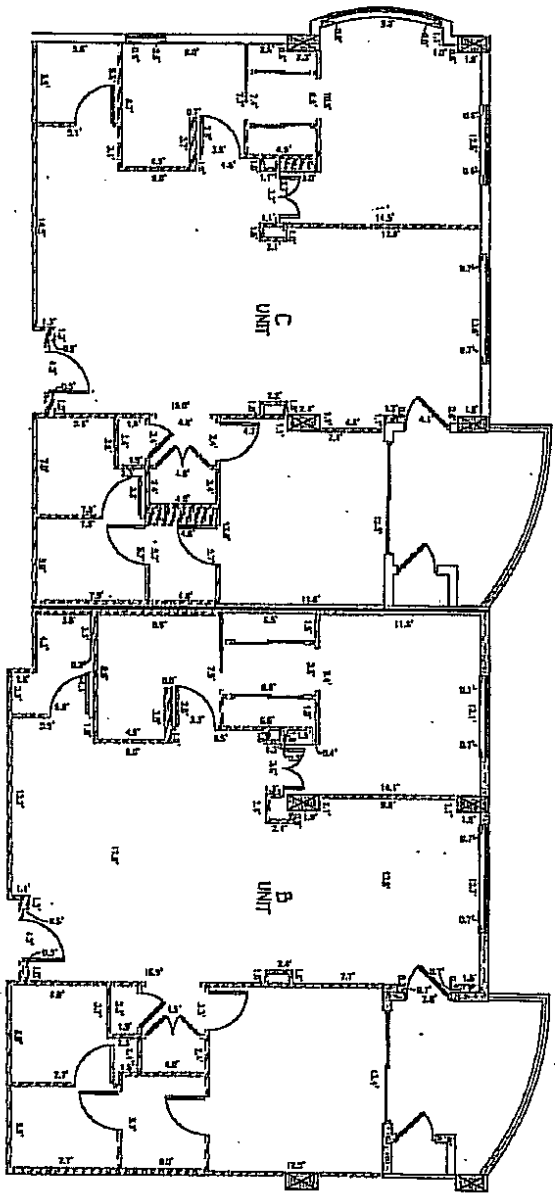
**H I M S**  
ENGINEERING ASSOCIATES, INC.  
1100 N. W. 11th St., Suite 200  
Tampa, Florida 33604  
CONTACT BY TELEPHONE 813-281-1111  
FAX 813-281-1112  
E-MAIL hms@hmsinc.com  
WEBSITE hms.com



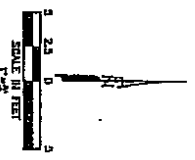
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CONDO PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



TYPICAL UNIT C & B



AS SHOWN ON THE PLAN AND SECTION DRAWINGS AND SPECIFICATIONS

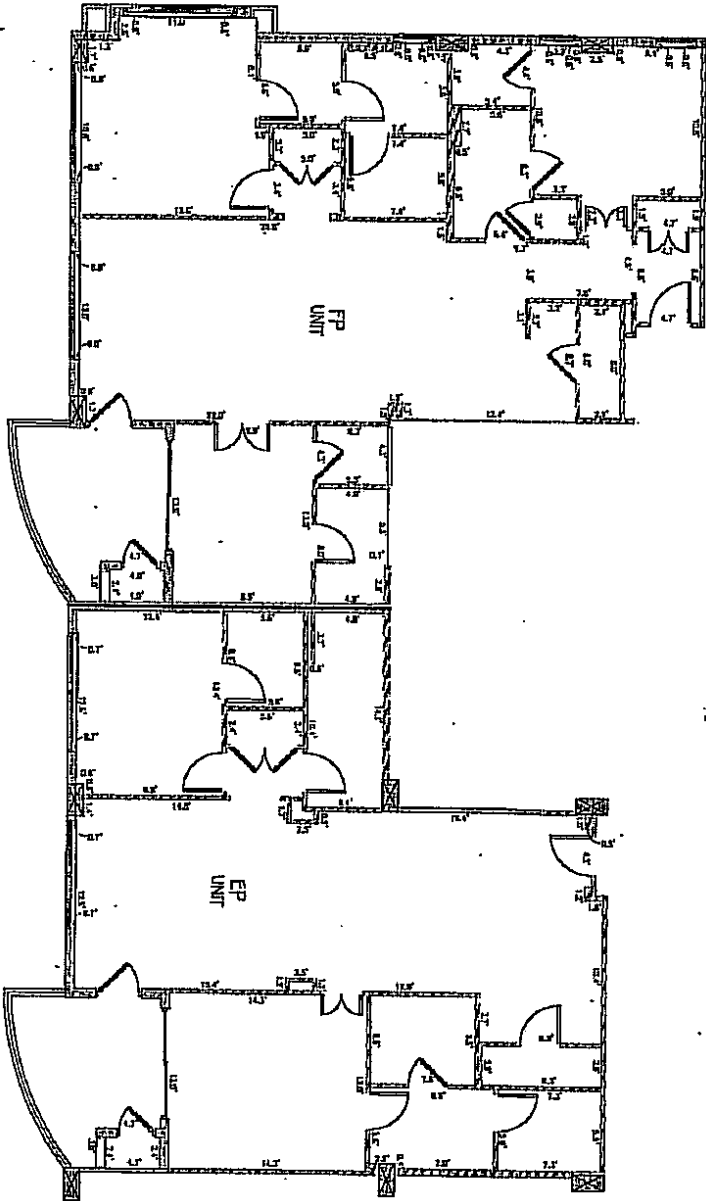
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ENGINEERING ASSOCIATES, INC.  
1100 N. W. 15th Street, Suite 200  
Tampa, Florida 33609  
TELEPHONE 813-281-1100  
FACSIMILE 813-281-1100  
ELECTRIC 813-877-1000



# THE PARKSIDE OF ONE BAYSHORE A CONDOMINIUM

GROUND FLOOR PLAN PAGE 1

BEING A PORTION OF LOT 19 THROUGH 24 OF THE REVISED MAP OF HYDE PARK PLACE  
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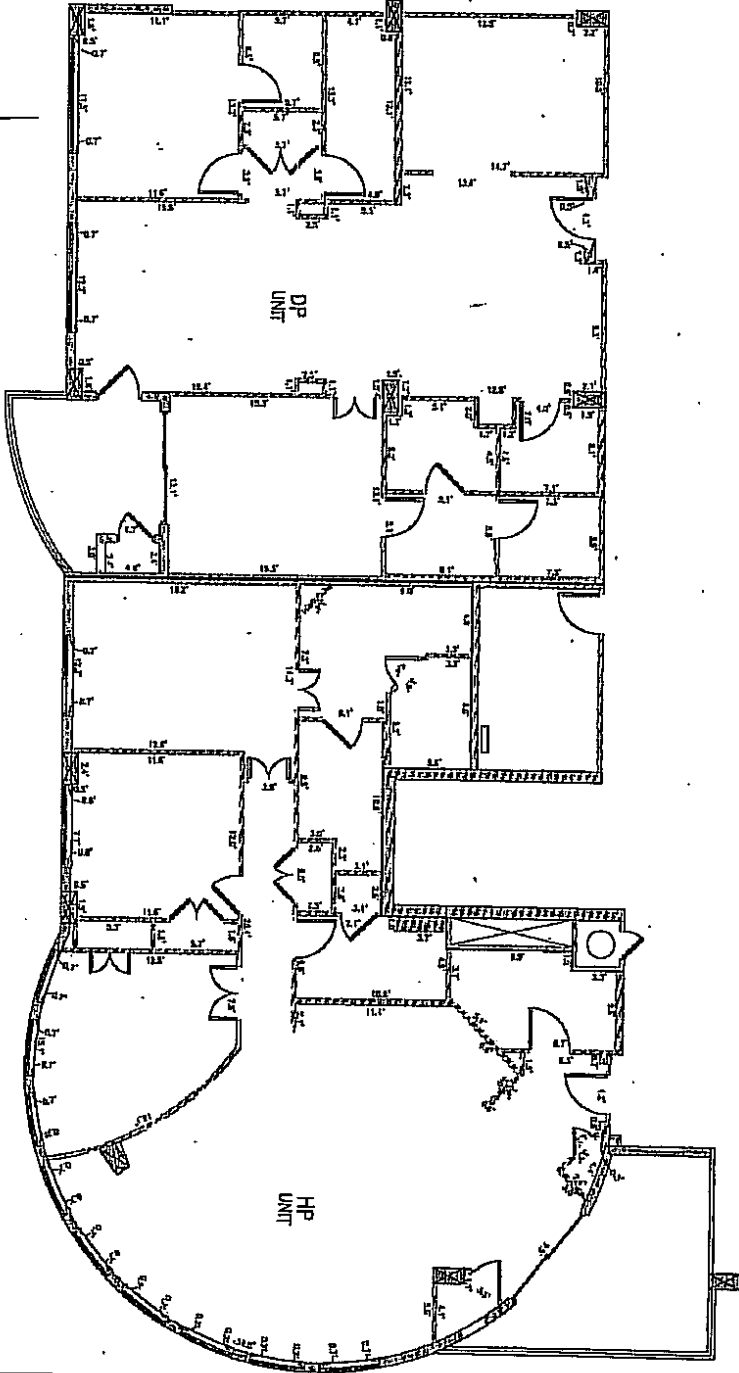
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**KLING STUBBINS**  
ENGINEERING ARCHITECTS, INC.  
100 N. W. 11th Street, Suite 200  
Tampa, Florida 33602  
TELEPHONE 813-251-1111  
FACSIMILE 813-251-1112  
INTERNET WWW.KLINGSTUBBINS.COM  
SHEET 30 OF 35

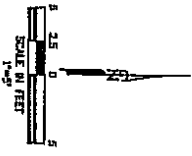
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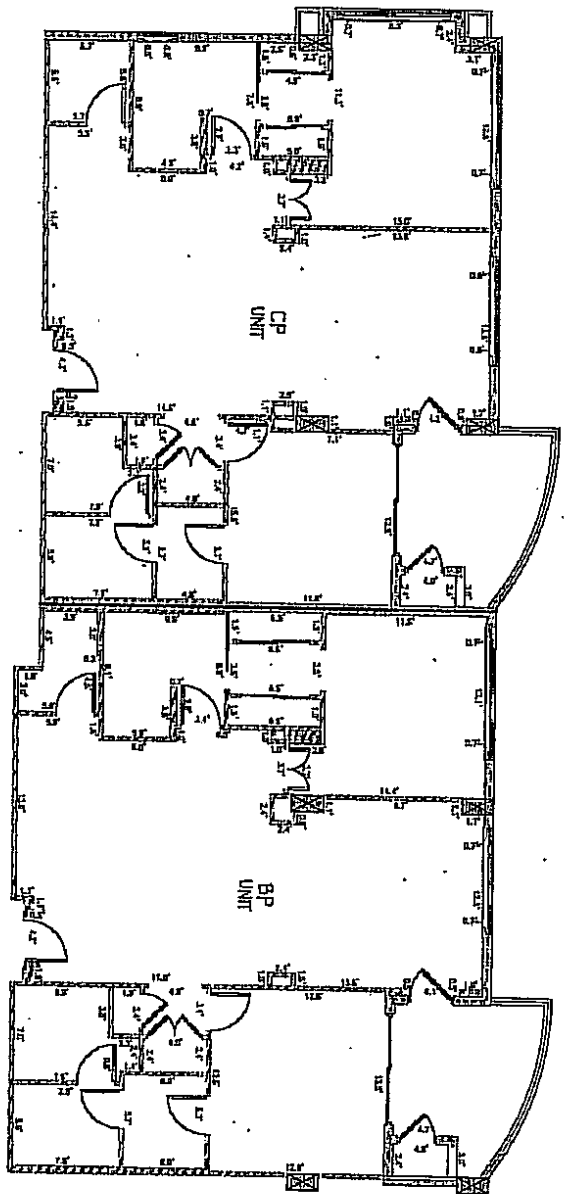
**ENGINEERING ASSOCIATES, INC.**  
 1100 N. 15th St., Suite 201  
 Tampa, FL 33604  
 (813) 288-1111  
 FAX (813) 288-1112  
 WWW.EA-INC.COM

EXHIBIT 03 OF 03

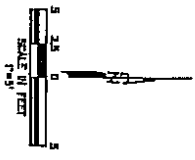
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 CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA



TYPICAL UNIT CP & BP

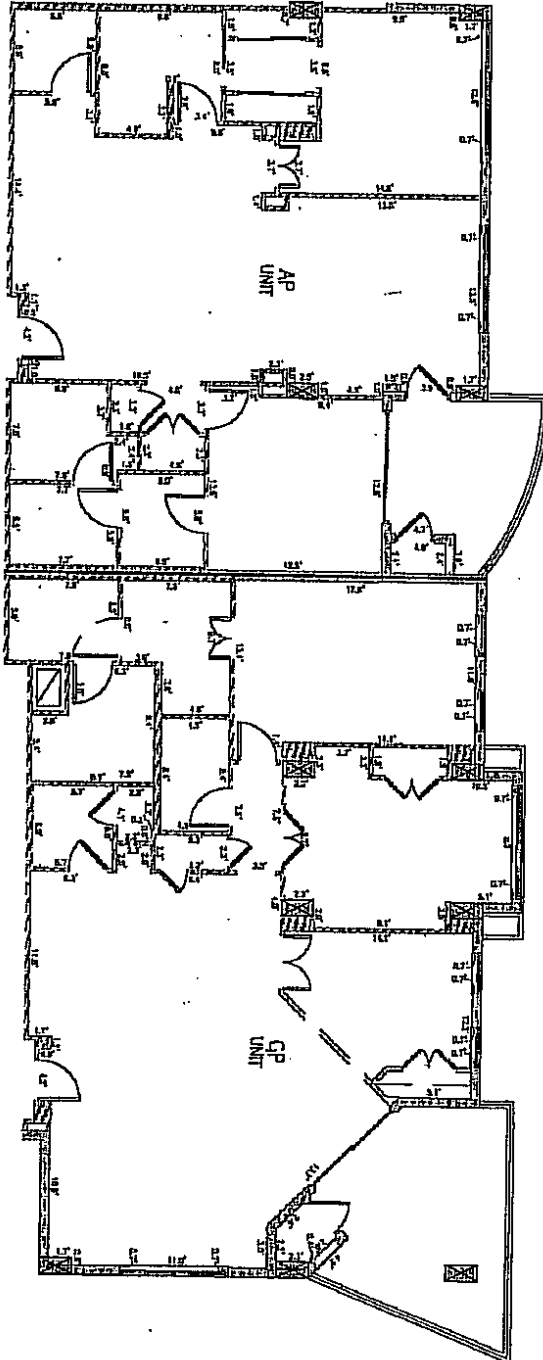


**W. J. HARRIS**  
 ENGINEERING ASSOCIATES, INC.  
 1000 N. GORRISON STREET, SUITE 300  
 TAMPA, FLORIDA 33604  
 REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 10000  
 PROJECT NO. 07-20

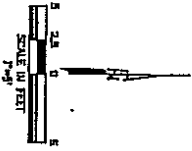
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CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA



TYPICAL UNIT AP & GP



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 ENGINEERING ASSOCIATES, INC.  
 1100 N. 11th Street, Suite 200  
 Tampa, Florida 33604  
 Telephone: (813) 288-1111  
 Fax: (813) 288-1112  
 E-mail: [unreadable]  
 Website: [unreadable]

EXHIBIT 23 OF 24






SURVEYOR'S CERTIFICATE

I, D. MICHAEL GIVENS HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREIN ARE SUBSTANTIALLY COMPLETE SO THAT THIS PLAT OF THE PARKSIDE AT ONE BAYSHORE, A CONDOMINIUM TOGETHER WITH THE PROVISIONS OF THE DECLARATION 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 CAN BE DETERMINED THEREFROM.

KING ENGINEERING ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION No. LB2610

DATE 5/11/05

  
D. MICHAEL GIVENS  
FLORIDA REGISTERED  
SURVEYOR AND MAPPER No. 4538

