This instrument prepared by
and to be returned to:
Scott D. Newsom, Esq.
Shutts & Bowen LLP
300 South Orange Avenue
Suite 1000
Orlando, Florida 32801
(407) 423-3200

DOC # 20090148873 B: 9842 P: 5728
03/12/2009 03:25:04 PM Page 1 of 13
Rec Fee: $112.00 Doc Type: CONR
Martha O. Haynie, Comptroller
Orange County, FL
PU - Ret To: SHUTTS & BOWEN

Cross- Reference to Declaration of Condominium: Official Records Book 6080, Page 3136; as supplemented in Official Records Book 8102, Page 1046; and as amended in Official Records Book 9077, Page 4991, all of the Public Records of Orange County, Florida

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# SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF THORNTON PARK CENTRAL CONDOMINIUM

THIS SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF THORNTON PARK CENTRAL CONDOMINIUM (this "Second Amendment") is made and entered into as of the 12th day of March, 2009, by **THORNTON PARK CENTRAL, L.L.C.**, a Florida limited liability company ("TPC").

## WITNESSETH:

**WHEREAS,** that certain Declaration of Condominium of Thornton Park Central Condominium was recorded September 5, 2000 in Official Records Book 6080, Page 3136, as supplemented by that certain Certificate of Recording recorded on August 2, 2005 in Official Records Book 8102, Page 1046, and as amended by that Amendment to the Declaration of Condominium of Thornton Park Central Condominium recorded on January 23, 2007 in Official Records Book 9077, Page 4991, all of the Public Records of Orange County, Florida (collectively, the "Declaration"); and

**WHEREAS,** Section 5.1 of the Declaration refers to "a survey of the land and plot plans, which graphically describe the Improvements in which units are located, and which show all the units, including their identification numbers, locations, approximate dimensions and the common elements and limited common elements" being attached as Exhibits "B" and "C" to the Declaration; and

**WHEREAS,** through unintentional scrivener's errors, Exhibit "B" does not accurately describe the Condominium and no Exhibit "C" was attached to the Declaration; and

COPY

**WHEREAS,** Exhibit "B" to the Declaration currently consists of a floor plan of the Commercial/Retail Unit, floor plans of the Residential Units and a boundary survey that does not meet the requirements of the Declaration and/or Section 718.104, Florida Statutes; and

**WHEREAS,** Exhibit "B" to the Declaration does not meet the requirements of Section 718.104, Florida Statutes in regard to containing a graphic description of the improvements to show the condominium units, the common elements and limited common elements as set forth in the Declaration; and

**WHEREAS,** Section 718.104, Florida Statutes also requires a certificate from a licensed surveyor and mapper that the construction of the improvements is substantially complete so that the surveys or graphic depictions, 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 from those materials (the "Certificate of Substantial Completion"); and

**WHEREAS,** Section 718.104, Florida Statutes permits a declaration of condominium to be amended by the developer of the condominium to provide the required graphic depictions and Certificate of Substantial Completion without needing the approval of condominium unit owners and/or the condominium association; and

**WHEREAS,** pursuant to the terms and provisions of the Declaration, the Developer of the Thornton Park Central Condominium is TPC; and

**WHEREAS,** TPC desires to amend the Declaration in order to provide the complete Exhibit "B" and the Certificate of Substantial Completion.

**NOW, THEREFORE,** TPC hereby declares as follows:

1. Recitals. The foregoing recitals are true and correct, and they are incorporated herein by this reference.

2. Definitions. Unless otherwise expressly set forth in this Second Amendment, capitalized terms appearing in this Second Amendment shall have the meanings ascribed to those terms by the Declaration.

3. Amendment to Declaration. The Declaration is hereby amended as follows:

Exhibit "B" of the Declaration is deleted in its entirety and replaced with a new Exhibit "B", which is attached to this Second Amendment as **Exhibit "B"** and incorporated herein by this reference. The attached Exhibit "B" contains a graphic description of the improvements to show the condominium units, the common elements and limited common elements in accordance with the Declaration. Exhibit "B" also contains the required Certificate of Substantial Completion and boundary survey, both of which satisfy the requirements of Section 718.104, Florida Statutes.

elements in accordance with the Declaration. Exhibit "B" also contains the required Certificate of Substantial Completion and boundary survey, both of which satisfy the requirements of Section 718.104, Florida Statutes.

4. Effect of Declaration. Except as modified by this Second Amendment, the Declaration shall remain in full force and effect.

5. Conflict. In any case of conflict between this Second Amendment and the Declaration, this Second Amendment shall control.

**IN WITNESS WHEREOF,** Thornton Park Central, L.L.C. has executed this Second Amendment to the Declaration of Condominium of Thornton Park Central Condominium as of the day and year first written above.

Signed, sealed and delivered
in the presence of:

Nicole Ladisa

Print Name: Nicole Ladisa

Donna L Weber

Print Name: Donna L. Weber

**THORNTON PARK CENTRAL, L.L.C,**
a Florida limited liability company

By: CK

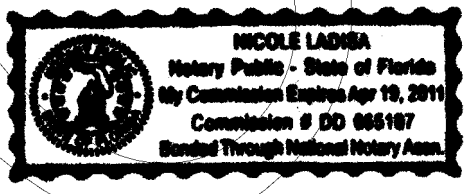
Print Name: Craig T. Ustler

Title: managing member

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 12th day of March, 2009, by Craig Ustler, who is ☒ personally known to me to be the Managing Member (title) of **THORNTON PARK CENTRAL, L.L.C.,** a Florida limited liability company OR □ has produced _____ (type of identification) as identification. He acknowledged executing this instrument in the presence of two subscribing witnesses freely and voluntarily under authority vested in him by the company.

NOTARY SEAL:




Nicole Ladisa
Signature of Notary Public, State of Florida
Print Name: Nicole Ladisa
Commission No.: DD 0665187
My Commission Expires: April 19, 2011

# EXHIBIT "B"
# CONDOMINIUM DOCUMENTS FOR

# THORNTON PARK CENTRAL CONDOMINIUM

Located at the Northwest Corner of:
Central Boulevard and Summerlin Avenue
Orlando, Florida

SURVEYOR'S NOTES:

1) THIS BOUNDARY SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE SIGNING FLORIDA LICENSED SURVEYOR AND MAPPER.

2) UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.

3) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM. NO DOCUMENTS WERE FURNISHED BY THE CLIENT.

THERE MAY BE ADDITIONAL TITLE MATTERS THAT AFFECT THESE LANDS.

4) BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED DATUM BASED ON THE NORTH RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD AS BEING N 88°58'35" E.

5) LAST DATE IN FIELD: NOVEMBER 03, 2006.

6) THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

7) THE FLOOR PLANS, DIMENSIONS (IF ANY) AND PARTY WALL LOCATIONS ON THE FOLLOWING PAGES HAVE BEEN COMPILED FROM ELECTRONIC DATA FURNISHED BY THE CLIENTS. AT THE DIRECTION OF THE CLIENTS NO MEASUREMENTS OR MAPPING OF FLOOR PLANS OR INDIVIDUAL UNITS WERE REQUIRED OR MADE.

8) INTERIOR DIVIDING WALL WIDTHS VARY, EXTERIOR WALL WIDTHS VARY.

9) ALL IMPROVEMENTS ARE EXISTING.

10) CERTAIN "COMMON ELEMENTS", SUCH AS, BUT NOT LIMITED TO, CONDUITS, WIRES, OUTLETS, UTILITY LINES, DUCTS, PLUMBING, IRRIGATION SYSTEM, LIGHTING, ETC. HAVE NOT BEEN GRAPHICALLY ILLUSTRATED.

11) "COMMON ELEMENTS", "LIMITED COMMON ELEMENTS", "UNIT BOUNDARIES" AND "EASEMENTS" ARE AS DEFINED IN THE DECLARATION OF CONDOMINIUM OF THORNTON PARK CENTRAL CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 6080, AT PAGE 3136 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

12) NO UNIT ELEVATION OR BUILDING HEIGHT INFORMATION WAS PROVIDED OR REQUIRED BY CLIENTS.

13) STAIRWAYS LOCATED WITHIN A UNIT ARE PART OF THAT UNIT.

14) THE BOUNDARY SURVEY SHOWN HEREON IS BASED IN PART ON A SURVEY BY ACCURIGHT SURVEYS, INC., CF: #OCA-142SHOPS, FILE No.: "N.L. MILLS SUB. OF BLOCK 19", DATED 12/27/04 AS FURNISHED BY THE CLIENTS.

15) UNITS 1-56 ARE RESIDENTIAL UNITS. UNIT 57 IS A COMMERCIAL UNIT (ALSO REFERRED TO AS RETAIL UNIT).

16) ACCESS TO RESIDENTIAL UNIT FLOORS ARE VIA CONTROLLED ACCESS DOORWAYS.

17) CERTIFIED TO THORNTON PARK CENTRAL, L.L.C.

## INDEX OF SHEETS


| PAGE NUMBER | DESCRIPTION |
|---|---|
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| 2 | BOUNDARY SURVEY / SITE MAP |
| 3 | LEGAL DESCRIPTION |
| 4 | 1ST FLOOR "RETAIL UNIT" SCHEMATIC |
| 5 | MEZZANINE "RETAIL UNIT" SCHEMATIC |
| 6 | 3RD FLOOR "RESIDENTIAL UNITS" SCHEMATIC |
| 7 | 4TH FLOOR "RESIDENTIAL UNITS" SCHEMATIC |
| 8 | 5TH FLOOR "RESIDENTIAL UNITS" SCHEMATIC |
| 9 | 6TH FLOOR "RESIDENTIAL UNITS" SCHEMATIC |
| 10 | ROOF "RESIDENTIAL UNITS" SCHEMATIC |


## SURVEYOR


MACTEC ENGINEERING AND CONSULTING, INC.
4150 NORTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32804
PHONE: 407-522-7570


CERTIFICATION:

THE UNDERSIGNED, A SURVEYOR AND MAPPER DULY AUTHORIZED TO PRACTICE UNDER THE LAWS OF THE STATE OF FLORIDA, HEREBY CERTIFIES, SUBJECT TO THE CONDITIONS STATED HEREIN, THAT THE CONSTRUCTION OF THE IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL (I.E., EXHIBIT "B" ALL OF WHICH ARE MADE A PART OF THE DECLARATION OF CONDOMINIUM OF THORNTON PARK CENTRAL CONDOMINIUM, AS IT RELATES TO MATTERS OF SURVEY) TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM 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 FROM THESE MATERIALS.

ROBERT M. JONES
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: PLS 4201

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

| REV. | DATE | DESCRIPTION |
|---|---|---|
| [illegible] | 04-26-06 | per attorneys comments |
| [illegible] | 06-17-06 | per clients directions |
| [illegible] | 07-25-06 | per clients directions |


MACTEC
4150 NORTH JOHN YOUNG PARKWAY
ORLANDO, FL 32804-2620
PHONE: (407) 522-7570 FAX: (407) 522-7576
Certificate of Authorization No. LB 6889


PREPARED FOR
THORNTON PARK CENTRAL, L.L.C.
801 N. ORANGE AVE. - SUITE 530
ORLANDO, FLORIDA 32801

THORNTON PARK CENTRAL CONDOMINIUM
CITY OF ORLANDO, FLORIDA

SCALE: N/A
DATE: 10/31/2006
DESIGN: N/A
DRAWN: PEW
CHECKED: RMJ
PROJECT No. 6374-06-0241
SHEET 1 of 10

# SKETCH OF BOUNDARY SURVEY

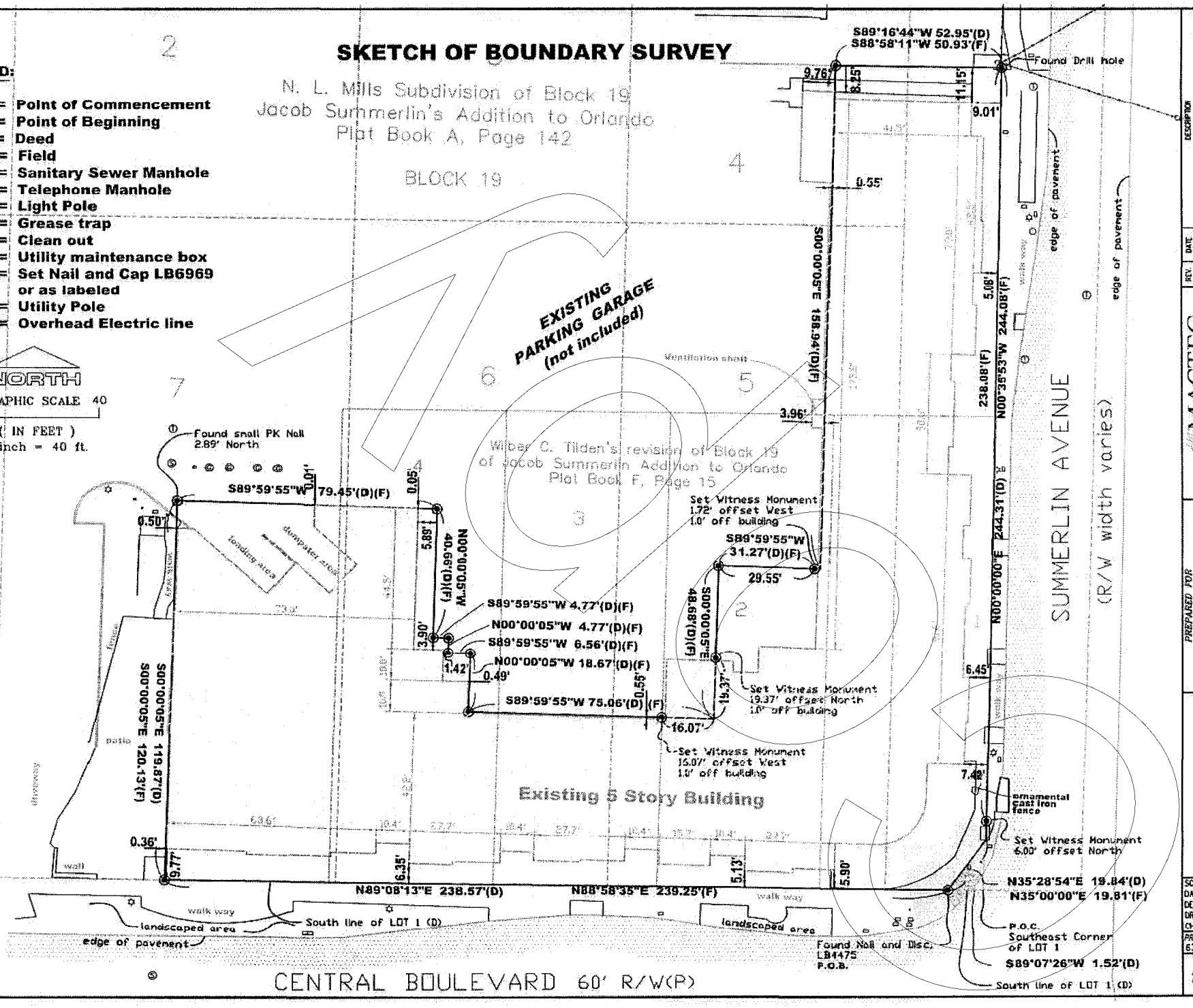
**LEGEND:**

- P.O.C. = Point of Commencement
- P.O.B. = Point of Beginning
- (D) = Deed
- (F) = Field
- = Sanitary Sewer Manhole
- = Telephone Manhole
- = Light Pole
- = Grease trap
- = Clean out
- = Utility maintenance box
- = Set Nail and Cap LB6969 or as labeled
- = Utility Pole
- = Overhead Electric line

NORTH

0 GRAPHIC SCALE 40

( IN FEET )
1 inch = 40 ft.




| REV. | DATE | DESCRIPTION |
|---|---|---|
| REV. | 04-18-06 | per attorneys comments |
| REV. | 05-17-06 | per clients directions |
| REV. | 07-25-06 | per clients directions |

MACTEC
4150 NORTH JOHN YOUNG PARKWAY
ORLANDO, FL 32804-2620
PHONE: (407) 522-7570 FAX: (407) 522-7576
Certificate of Authorization No. LB 6969

PREPARED FOR
THORNTON PARK CENTRAL, L.L.C.
801 N. ORANGE AVE. - SUITE 530
ORLANDO, FLORIDA 32801

THORNTON PARK CENTRAL CONDOMINIUM
CITY OF ORLANDO, FLORIDA

SCALE: 1" = 40'
DATE: 10/31/2006
DESIGN: N/A
DRAWN: PEW
CHECKED: RMJ
PROJECT No. 6374-06-0241

SHEET
2 of 10

## ***Legal Description:*** (FURNISHED BY CLIENT)

A portion of Lots 1 thru 4, Wilber C. Tilden's revision of Block 19 of Jacob Summerlin addition to Orlando, according to the plat thereof as recorded in Plat Book F, Page 15, of the public records of Orange County, Florida and a portion of Lots 4, 5, and 7, N. L. Mills Subdivision of Block 19 of Jacob Summerlin's addition to Orlando, according to the plat thereof as recorded in Plat Book A, Page 142 of the public records of Orange County, Florida, being more particularly described as follows:

Commence at the southeast corner of Lot 1, Wilber C. Tilden's revision of Block 19 of Jacob Summerlin addition to Orlando, according to the plat thereof as recorded in Plat Book F, Page 15 of the public records of Orange County, Florida; thence run S 89°07'26" W, along the south line of said Lot 1, a distance of 11.52 feet; to the Point of Beginning; thence run N 35°28'54" E, a distance of 19.84 feet; thence run N 00°00'00" W, a distance of 244.31 feet; thence run S 89°16'44" W, a distance of 52.95 feet; thence run S 00°00'05" E, a distance of 158.94 feet; thence run S 89°59'55 W, a distance of 31.27 feet; thence run S 00°00'05" E, a distance of 48.68 feet; thence run S 89°59'55" W, a distance of 75.06 feet; thence run N 00°00'05" W, a distance of 18.67 feet; thence run S 89°59'55" W, a distance of 6.56 feet; thence run N 00°00'05" W, a distance of 4.77 feet; thence run S 89°59'55" W, a distance of 4.77 feet; thence run N 00°00'05" W, a distance of 40.66 feet; thence run S 89°59'55" W, a distance of 79.45 feet; thence run S 00°00'05" E, a distance of 119.87 to a point on the said South line; thence run N 89°08'13" E, along the said South line, a distance of 238.57 feet, to the Point of Beginning.

Said lands lying in Orange County, Florida, and containing 0.717 acres, more or less.

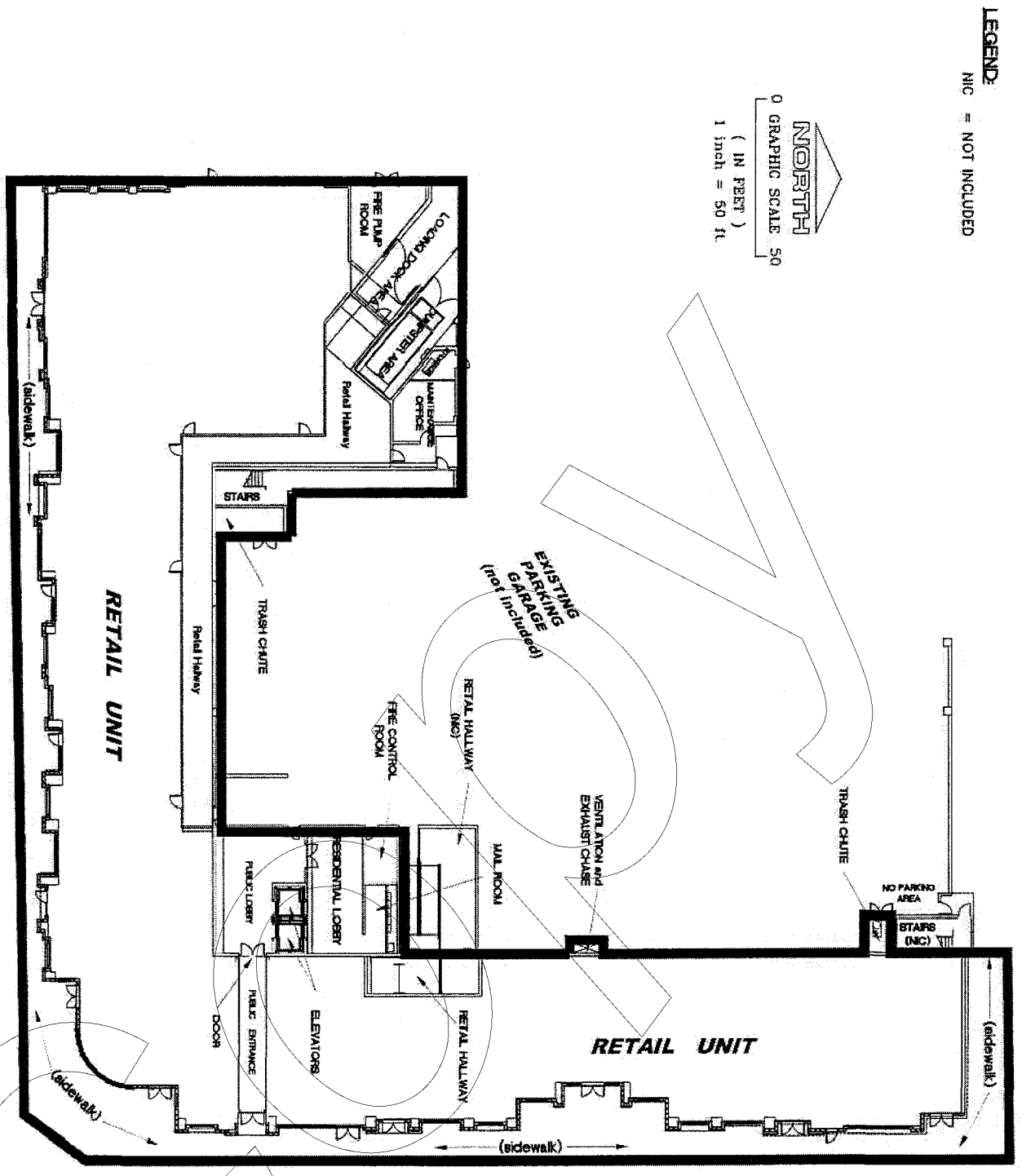
| REV. | DATE | DESCRIPTION |
|---|---|---|
| pew | 04-26-06 | per attorney comments |
| pew | 06-21-06 | per client directions |
| pew | 07-25-06 | per client directions |

MACTEC
4150 NORTH JOHN YOUNG PARKWAY
ORLANDO, FL 32804-2620
PHONE: (407) 522-2570 FAX: (407) 522-7576
Certificate of Authorization No. LB 6585

PREPARED FOR
THORNTON PARK CENTRAL, L.L.C.
801 N. ORANGE AVE. - SUITE 530
ORLANDO, FLORIDA 32801

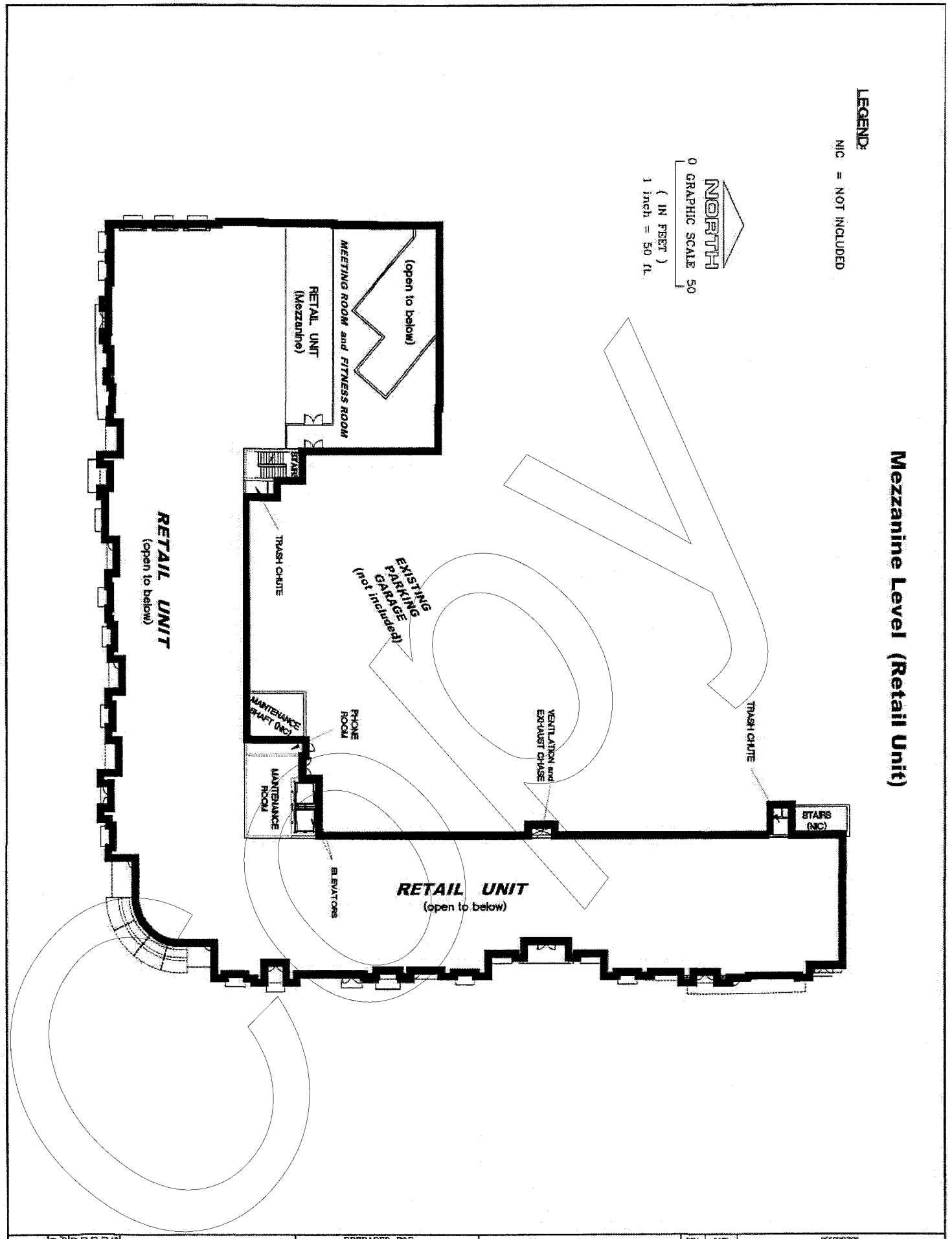
THORNTON PARK CENTRAL CONDOMINIUM
CITY OF ORLANDO, FLORIDA

SCALE: N/A
DATE: 10/31/2006
DESIGN: N/A
DRAWN: PEW
CHECKED: RMJ
PROJECT No. 6374-06-0241




SAMPLE

| | | | | | |
|---|---|---|---|---|---|
| SCALE: 1" = 50' | THORNTON PARK CENTRAL CONDOMINIUM<br>CITY OF ORLANDO, FLORIDA | PREPARED FOR<br>THORNTON PARK CENTRAL, L.L.C.<br>801 N. ORANGE AVE. - SUITE 530<br>ORLANDO, FLORIDA 32801 | MACTEC<br>4150 NORTH JOHN YOUNG PARKWAY<br>ORLANDO, FL 32804-2620<br>PHONE: (407) 522-7570 FAX: (407) 522-7576<br>Certificate of Authorization No. LB 6969 | REV. | DATE | DESCRIPTION |
| DATE: 10/31/2006 | | | | pew | 04-28-08 | per attorneys comments |
| DESIGN: N/A | | | | pew | 06-17-08 | per clients directions |
| DRAWN: PEW | | | | pew | 07-25-08 | per clients directions |
| CHECKED: RMJ | | | | pew | 07-31-08 | per clients directions |
| PROJECT No. 6371-06-0241 | | | | | | |
| SHEET 4 of 10 | | | | | | |




| | | | | | |
|---|---|---|---|---|---|
| SCALE: 1" = 50' DATE: 10/31/2006 DESIGN: N/A DRAWN: PEW CHECKED: RMJ PROJECT No. | THORNTON PARK CENTRAL CONDOMINIUM CITY OF ORLANDO, FLORIDA | PREPARED FOR THORNTON PARK CENTRAL, L.L.C. 801 N. ORANGE AVE. - SUITE 530 ORLANDO, FLORIDA 32801 | MACTEC 4150 NORTH JOHN YOUNG PARKWAY ORLANDO, FL 32804-2620 PHONE: (407) 522-7570 FAX: (407) 522-7576 Certificate of Authorization No. LB 6958 | REV. / DATE / DESCRIPTION: pew 04-28-06 per attorneys comments; pew 06-17-06 per clients directions; pew 07-25-06 per clients directions | SHEET 5 of 10 |

# 3rd FLOOR (Residential Units)

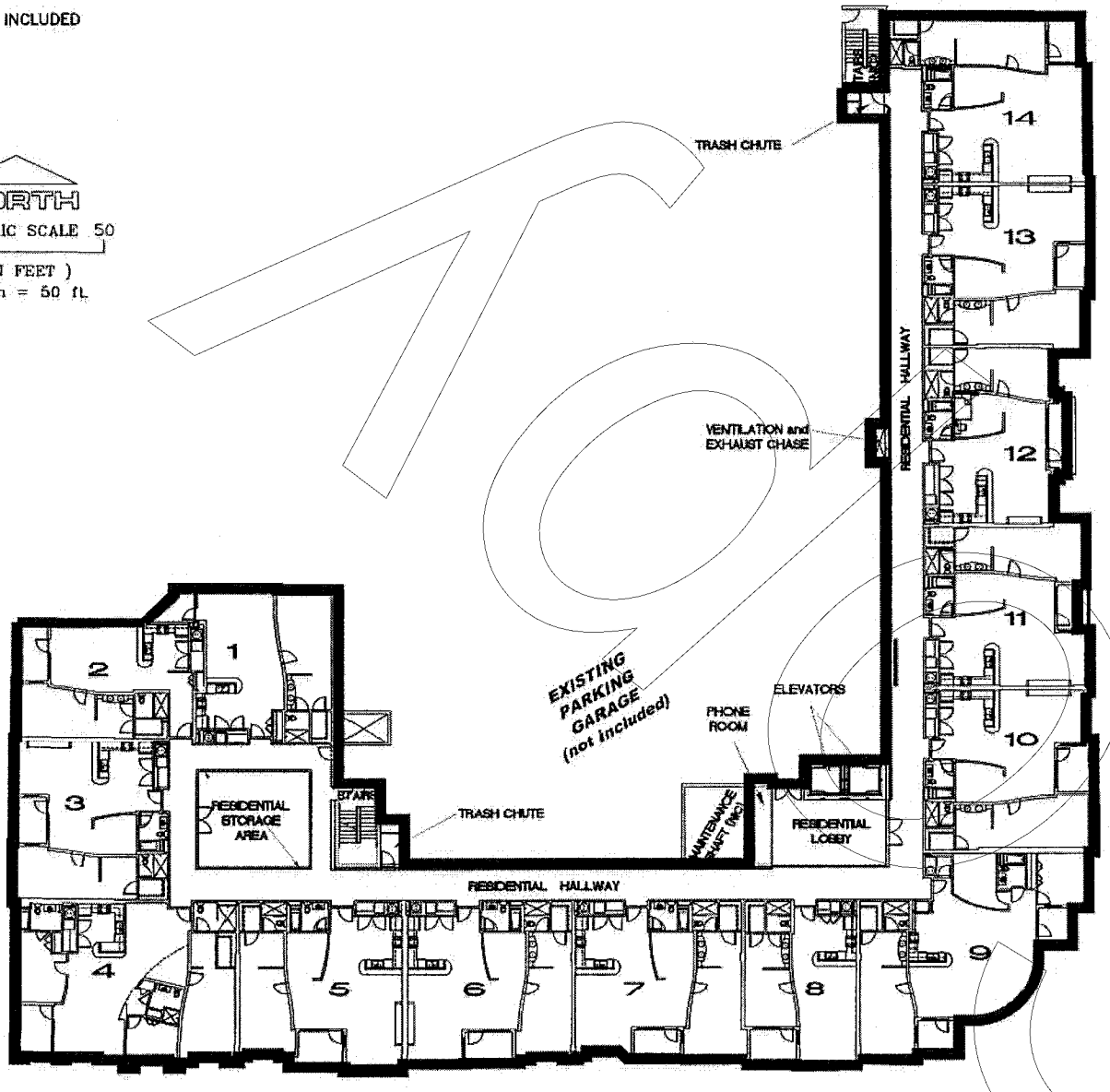
LEGEND:

NIC = NOT INCLUDED

NORTH

0 GRAPHIC SCALE 50

( IN FEET )
1 inch = 50 ft.




Note:
Residential balconies and / or individual storage areas within the residential storage area are limited common elements appurtenant to that specific unit.

| REV. | DATE | DESCRIPTION |
|---|---|---|
| pew | 04-28-06 | per attorneys comments |
| pew | 06-17-06 | per clients directions |
| pew | 07-25-06 | per clients directions |

MACTEC
4150 NORTH JOHN YOUNG PARKWAY
ORLANDO, FL 32804-2620
PHONE: (407) 522-7570 FAX: (407) 522-7576
Certificate of Authorization No. LB 6868

PREPARED FOR
THORNTON PARK CENTRAL, L.L.C.
801 N. ORANGE AVE. - SUITE 530
ORLANDO, FLORIDA 32801

THORNTON PARK CENTRAL CONDOMINIUM
CITY OF ORLANDO, FLORIDA

SCALE: 1" = 50'
DATE: 10/31/2006
DESIGN: N/A
DRAWN: PEW
CHECKED: RMJ

PROJECT No.
6374-06-0241

SHEET
6 of 10

# 4th FLOOR (Residential Units)

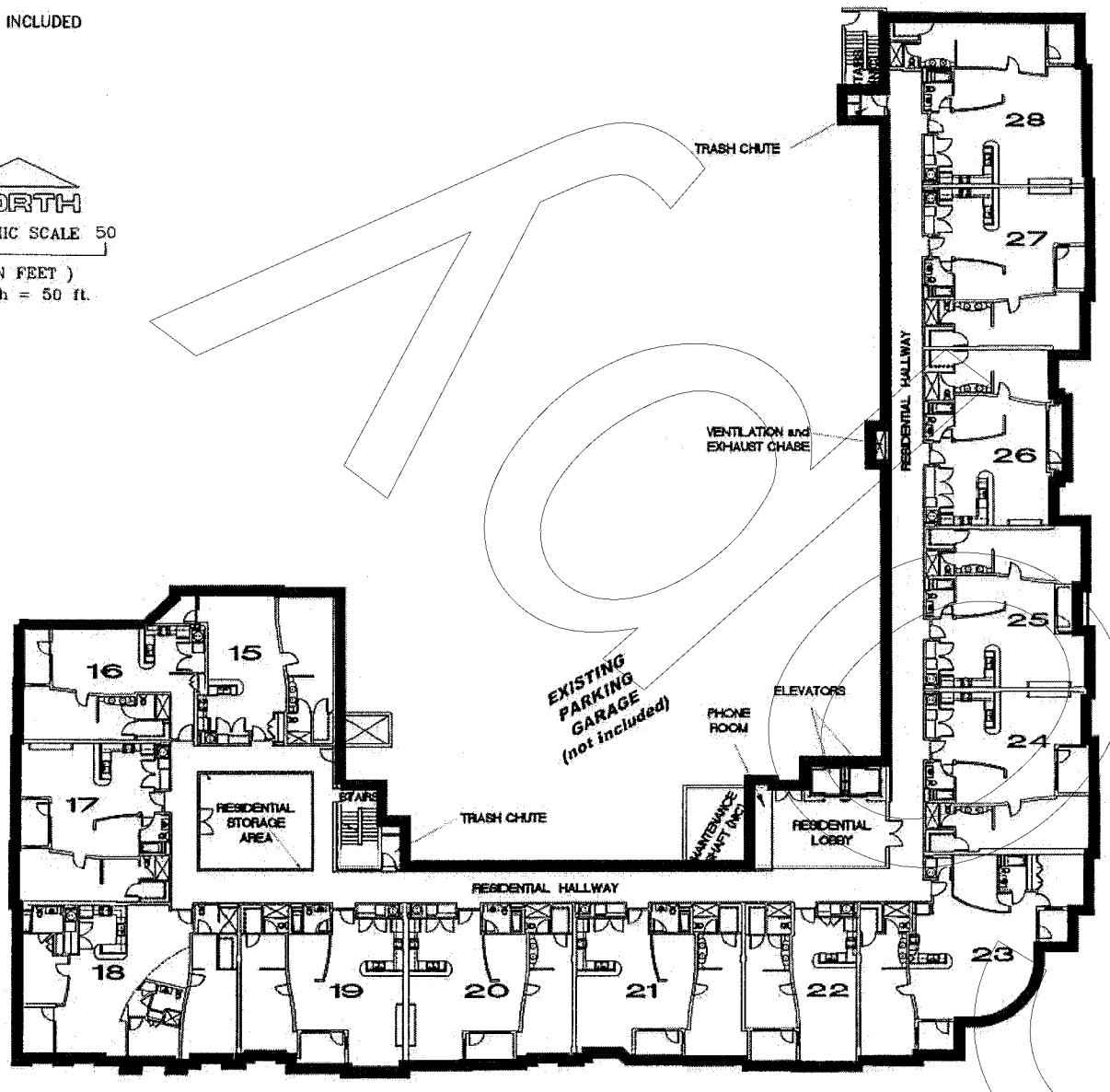
LEGEND:

NIC = NOT INCLUDED

NORTH

0 GRAPHIC SCALE 50

( IN FEET )
1 inch = 50 ft.




Note:
Residential balconies and / or individual storage areas within the residential storage area are limited common elements appurtenant to that specific unit.

| REV | DATE | DESCRIPTION |
|---|---|---|
| [illegible] | 04-28-08 | per attorney comments |
| [illegible] | 06-17-08 | per client directions |
| [illegible] | 07-25-08 | per client directions |

MACTEC
4150 NORTH JOHN YOUNG PARKWAY
ORLANDO, FL 32804-2620
PHONE: (407) 522-2570 FAX: (407) 522-7575
Certificate of Authorization No. LB 6988

PREPARED FOR
THORNTON PARK CENTRAL, L.L.C.
801 N. ORANGE AVE. - SUITE 530
ORLANDO, FLORIDA 32801

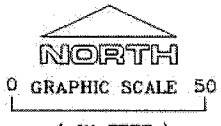
THORNTON PARK CENTRAL CONDOMINIUM
CITY OF ORLANDO, FLORIDA

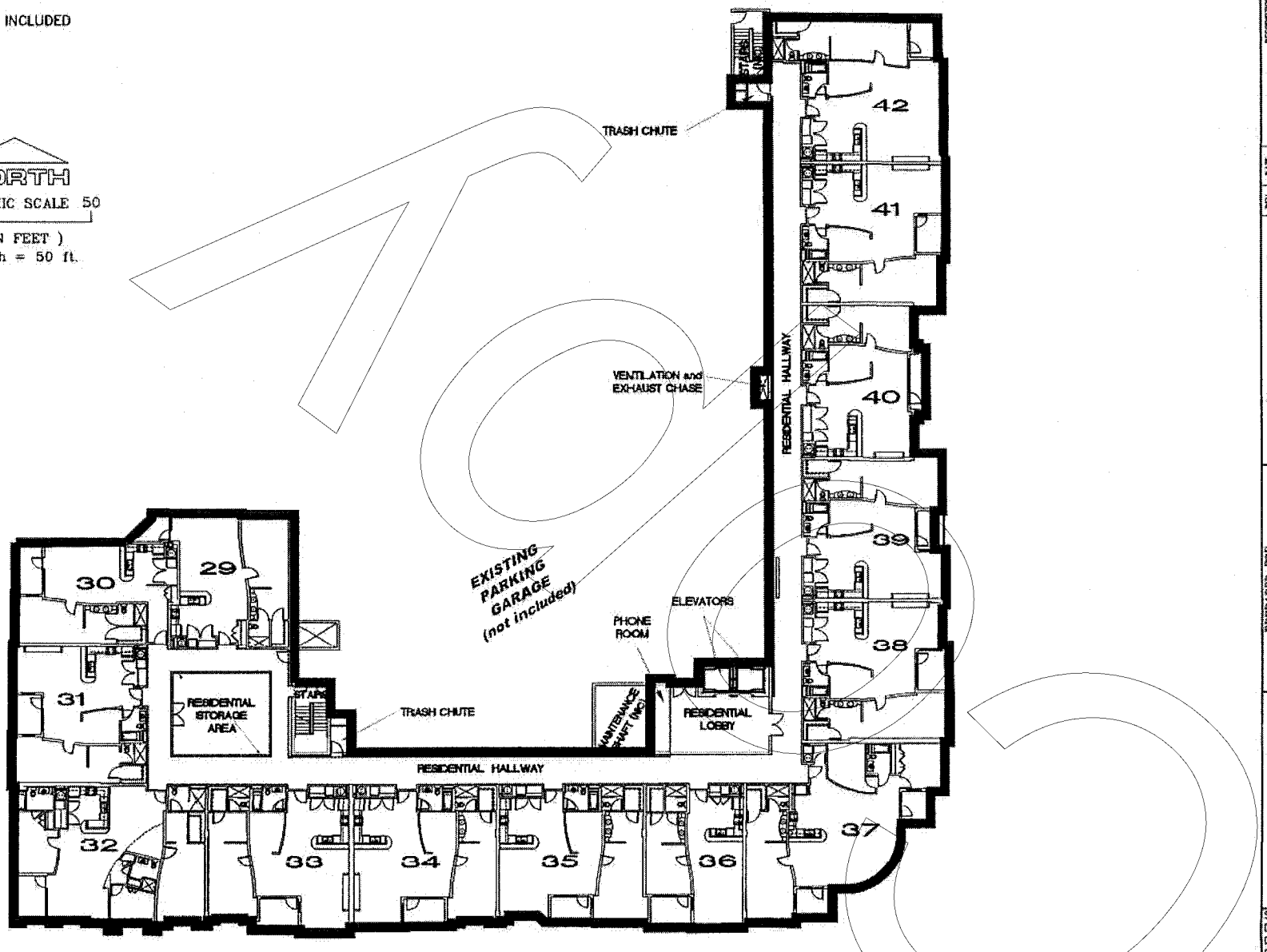
SCALE: 1" = 50'
DATE: 10/31/2006
DESIGN: N/A
DRAWN: PEW
CHECKED: RNJ
PROJECT No. 6374-06-0241
SHEET
7 of 10

# 5th FLOOR (Residential Units)

LEGEND:

NIC = NOT INCLUDED




Note:
Residential balconies and / or individual storage areas within the residential storage area are limited common elements appurtenant to that specific unit.

| REV. | DATE | DESCRIPTION |
|---|---|---|
| pew | 04-28-06 | per attorneys comments |
| pew | 05-11-06 | per clients directions |
| pew | 07-25-06 | per clients directions |

MACTEC
4150 NORTH JOHN YOUNG PARKWAY
ORLANDO, FL 32804-2620
PHONE: (407) 522-7570 FAX: (407) 522-7576
Certificate of Authorization No. EB 6963

PREPARED FOR
THORNTON PARK CENTRAL, L.L.C.
801 N. ORANGE AVE. - SUITE 530
ORLANDO, FLORIDA 32801

THORNTON PARK CENTRAL CONDOMINIUM
CITY OF ORLANDO, FLORIDA

SCALE: 1" = 50'
DATE: 10/31/2006
DESIGN: N/A
DRAWN: PEW
CHECKED: RMJ
PROJECT No. 6374-06-0241
SHEET 8 of 10

# 6th FLOOR (Residential Units)

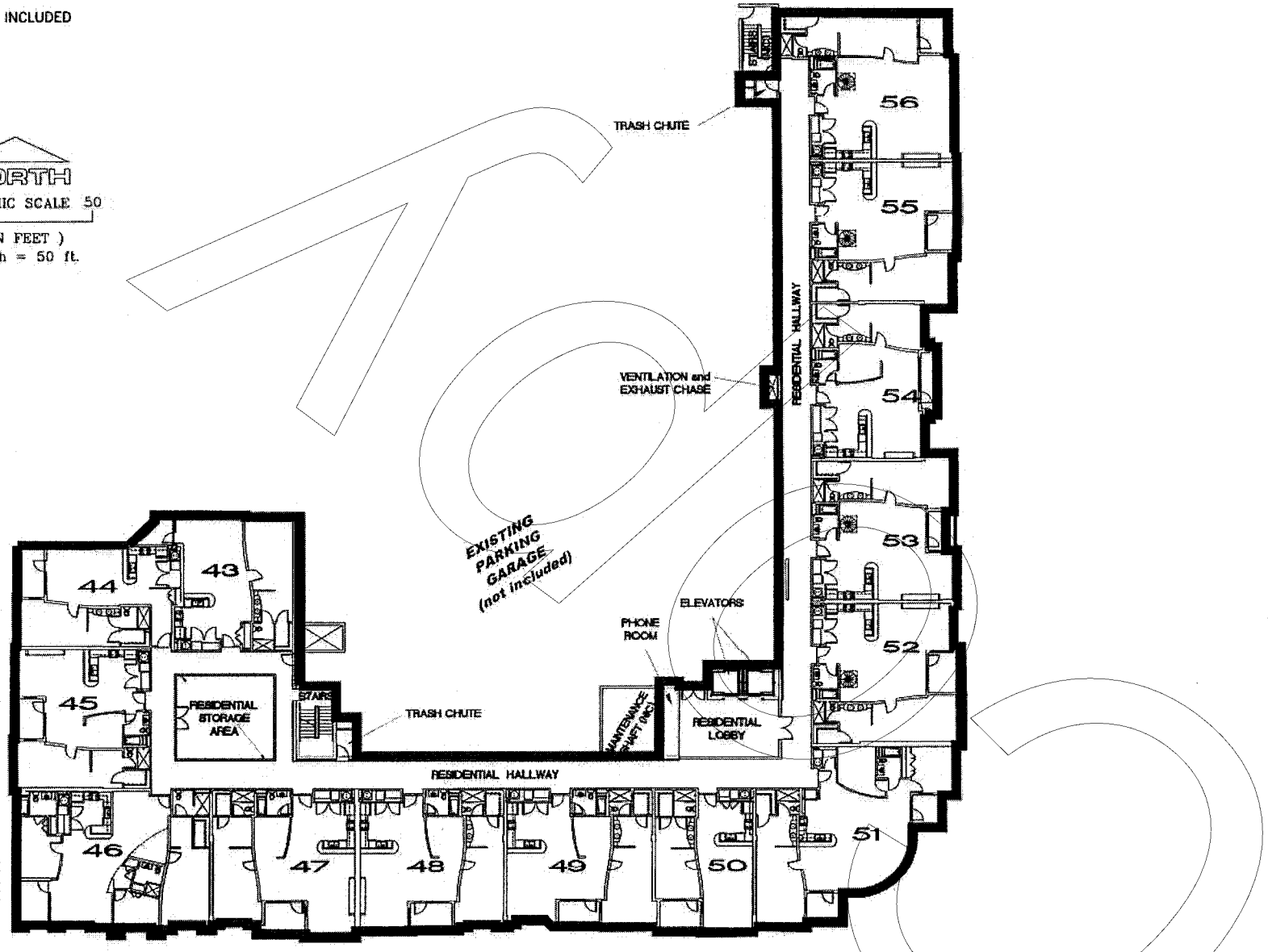
**LEGEND:**

NIC = NOT INCLUDED

NORTH

0 GRAPHIC SCALE 50

( IN FEET )
1 inch = 50 ft.




Note:
Residential balconies and / or individual storage areas within the residential storage area are limited common elements appurtenant to that specific unit.

| REV. | DATE | DESCRIPTION |
|---|---|---|
| 2nd | 04-26-06 | per attorneys comments |
| 3rd | 06-13-06 | per clients directions |
| 4th | 07-25-06 | per clients directions |

MACTEC
4150 NORTH JOHN YOUNG PARKWAY
ORLANDO, FL 32804-2620
PHONE: (407) 522-7520 FAX: (407) 522-7576
Certificate of Authorization No. LB 6989

PREPARED FOR
THORNTON PARK CENTRAL, L.L.C.
801 N. ORANGE AVE. - SUITE 530
ORLANDO, FLORIDA 32801

THORNTON PARK CENTRAL CONDOMINIUM
CITY OF ORLANDO, FLORIDA

SCALE: 1" = 50'
DATE: 10/31/2006
DESIGN: N/A
DRAWN: PEW
CHECKED: RMJ
PROJECT No. 6374-06-0241
SHEET 9 of 10

# ROOF (Residential)

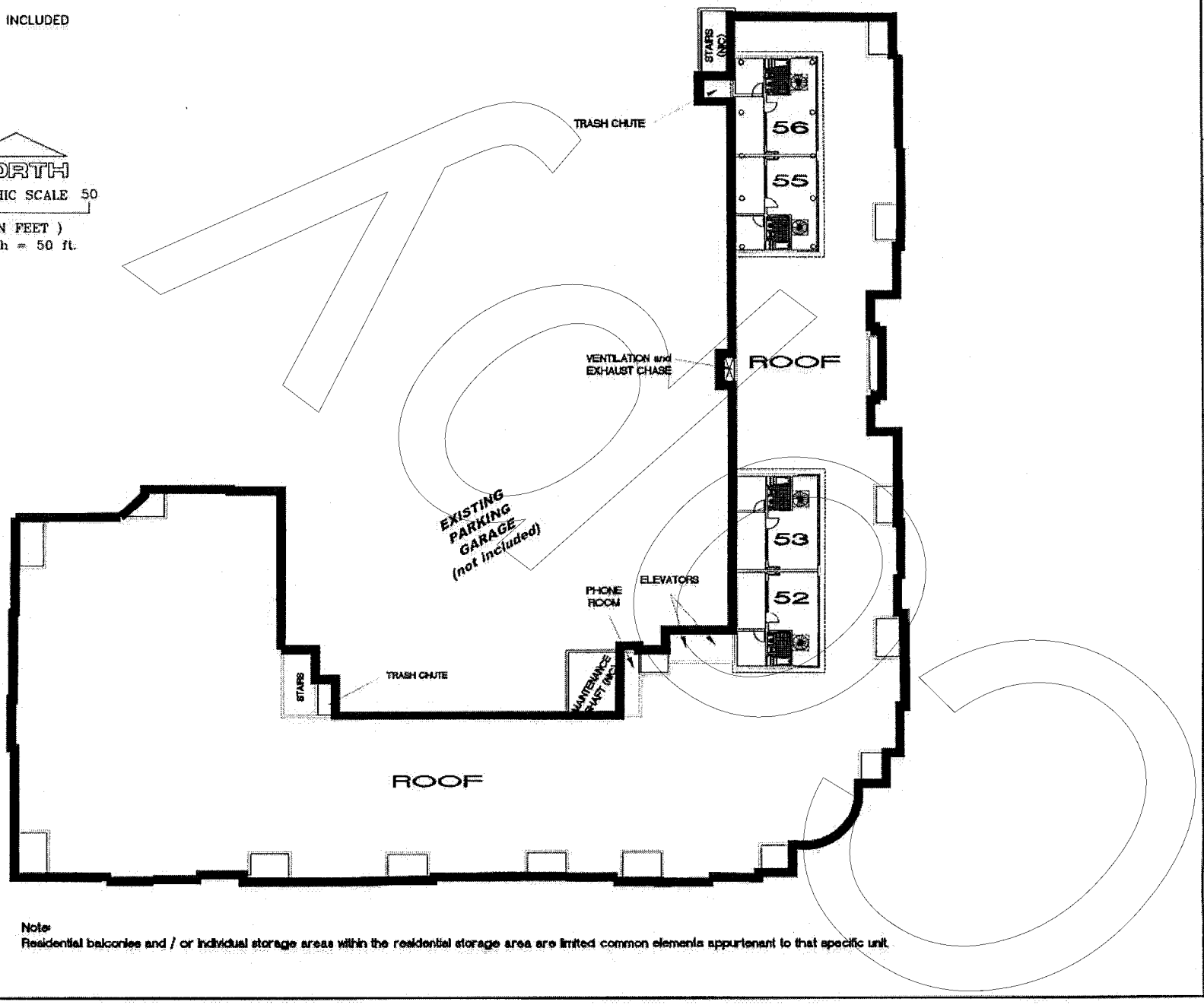
**LEGEND:**

NIC = NOT INCLUDED

NORTH

0 GRAPHIC SCALE 50

( IN FEET )
1 inch = 50 ft.




Note:
Residential balconies and / or individual storage areas within the residential storage area are limited common elements appurtenant to that specific unit.

| REV. | DATE | DESCRIPTION |
|---|---|---|
| pew | 04-26-06 | per attorneys comments |
| pew | 06-12-06 | per clients directions |
| pew | 07-25-06 | per clients directions |

MACTEC
4150 NORTH JOHN YOUNG PARKWAY
ORLANDO, FL 32804-2620
PHONE: (407) 522-7570 FAX: (407) 522-7576
Certificate of Authorization No. LB 6969

PREPARED FOR
THORNTON PARK CENTRAL, L.L.C.
801 N. ORANGE AVE. - SUITE 530
ORLANDO, FLORIDA 32801

THORNTON PARK CENTRAL CONDOMINIUM
CITY OF ORLANDO, FLORIDA

SCALE: 1" = 50'
DATE: 10/31/2006
DESIGN: N/A
DRAWN: PEW
CHECKED: RMJ
PROJECT No. 6374-06-0241

SHEET
10 of 10

**Image is unavailable at this time. DOC389S33086.A1**

INSTR 20070050801
OR BK 09077 PG 4991 PGS=32
MARTHA O. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
01/23/2007 03:03:55 PM
REC FEE 273.50

This instrument prepared by
and to be returned to:
Scott D. Newsom, Esq.
Shutts & Bowen LLP
300 South Orange Avenue
Suite 1000
Orlando, Florida 32801
(407) 423-3200

Cross- Reference to Declaration of Condominium: Official Records Book 6080, Page 3136; as supplemented in Official Records Book 8102, Page 1046, all of the Public Records of Orange County, Florida

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# AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF THORNTON PARK CENTRAL CONDOMINIUM

THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF THORNTON PARK CENTRAL CONDOMINIUM (this "Amendment") is made and entered into as of the 3rd day of January, 2007, by THORNTON PARK CENTRAL, L.L.C., a Florida limited liability company ("TPC").

WITNESSETH:

WHEREAS, that certain Declaration of Condominium of Thornton Park Central Condominium was recorded September 5, 2000 in Official Records Book 6080, Page 3136, as supplemented by that certain Certificate of Recording recorded on August 2, 2005 in Official Records Book 8102, Page 1046, all of the Public Records of Orange County, Florida (collectively, the "Declaration"); and

WHEREAS, Section 5.1 of the Declaration refers to "a survey of the land and plot plans, which graphically describe the Improvements in which units are located, and which show all the units, including their identification numbers, locations, approximate dimensions and the common elements and limited common elements" being attached as Exhibits "B" and "C" to the Declaration; and

WHEREAS, through an unintentional recording error, the complete Exhibits "B" and "C" were not recorded with the Declaration; and

WHEREAS, Exhibit "B" to the Declaration currently consists of a floor plan of the Commercial/Retail Unit, floor plans of the Residential Units and a boundary survey that does not meet the requirements of Section 718.104, Florida Statutes; and

WHEREAS, Exhibit "B" to the Declaration does not meet the requirements of Section 718.104, Florida Statutes in regard to containing a graphic description of the improvements to show the condominium units, the common elements and limited common elements; and

WHEREAS, Section 718.104, Florida Statutes also requires a certificate from a licensed surveyor and mapper that the construction of the improvements is substantially complete so that the surveys or graphic depictions, 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 from those materials (the "Certificate of Substantial Completion"); and

WHEREAS, Section 718.104, Florida Statutes permits a declaration of condominium to be amended by the developer of the condominium to provide the required graphic depictions and Certificate of Substantial Completion without needing the approval of condominium unit owners and/or the condominium association; and

WHEREAS, pursuant to the terms and provisions of the Declaration, the Developer of the Thornton Park Central Condominium is TPC; and

WHEREAS, TPC desires to amend the Declaration in order to provide the complete Exhibit "B" and the Certificate of Substantial Completion.

NOW, THEREFORE, TPC declares as follows:

1. Recitals. The foregoing recitals are true and correct, and they are incorporated herein by this reference.

2. Definitions. Unless otherwise expressly set forth in this Amendment, capitalized terms appearing in this Amendment shall have the meanings ascribed to those terms by the Declaration.

3. Amendment to Declaration. The Declaration is hereby amended as follows: Exhibit "B" of the Declaration is hereby deleted in its entirety and is hereby replaced with a new Exhibit "B", which is attached to this Amendment as Exhibit "B" and is incorporated into this Amendment by this reference. The attached Exhibit "B" contains a graphic description of the improvements to show the condominium units, the common elements and limited common elements. A portion of the attached Exhibit "B" is the required Certificate of Substantial Completion, which satisfies the requirements of Section 718.104, Florida Statutes. In addition, the attached Exhibit "B" contains a boundary survey that meets the requirements set forth in Section 718.104, Florida Statutes.

4. Effect of Declaration. Except as modified by this Amendment, the Declaration shall remain in full force and effect.

5. Conflict. In any case of conflict between this Amendment and the Declaration, this Amendment shall control.

**IN WITNESS WHEREOF,** Thornton Park Central, L.L.C. has executed this Amendment to the Declaration of Condominium of Thornton Park Central Condominium as of the day and year first written above.

Signed, sealed and delivered
in the presence of:

Print Name: MICHELE M. CHAMPION

Print Name: CURT STIVERS

**THORNTON PARK CENTRAL, L.L.C,**
a Florida limited liability company

By:

Print Name: Craig Ustler

Title: managing member

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 3rd day of January, 2007, by CRAIG USTLER, who is □ personally known to me to be the MANAGING MEMBER (title) of **THORNTON PARK CENTRAL, L.L.C.,** a Florida limited liability company OR ☑ ~~has~~ produced FL DL# U234-118-69-013 (type of identification) as identification. He acknowledged executing this instrument in the presence of two subscribing witnesses freely and voluntarily under authority vested in him by the company.

NOTARY SEAL:

Signature of Notary Public, State of Florida
Print Name:
Commission No.:
My Commission Expires:

Michele M Champion
My Commission DD210096
Expires August 24, 2007

COPY

# EXHIBIT "B"
# CONDOMINIUM DOCUMENTS FOR

# THORNTON PARK CENTRAL CONDOMINIUM

Located at the Northwest Corner of:
Central Boulevard and Summerlin Avenue
Orlando, Florida

SURVEYOR'S NOTES:

1) THIS BOUNDARY SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE SIGNING FLORIDA LICENSED SURVEYOR AND MAPPER.

2) UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.

3) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM. NO DOCUMENTS WERE FURNISHED BY THE CLIENT.

THERE MAY BE ADDITIONAL TITLE MATTERS THAT AFFECT THESE LANDS.

4) BEARINGS SHOWN HEREON ARE REATIVE TO AN ASSUMED DATUM BASED ON THE NORTH RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD AS BEINNG N 88°58'35" E.

5) LAST DATE IN FIELD: NOVEMBER 03, 2006.

6) THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

7) THE FLOOR PLANS AND DIMENSIONS (IF ANY) ON THE FOLLOWING PAGES HAVE BEEN COMPILED FROM ELECTRONIC DATA FURNISHED BY THE CLIENT. AT THE DIRECTION OF THE CLIENT NO MEASUREMENTS OR MAPPING OF FLOOR PLANS OR INDIVIDUAL UNITS WERE REQUIRED OR MADE.

8) INTERIOR DIVIDING WALL WIDTHS VARY, EXTERIOR WALL WIDTHS VARY.

9) ALL IMPROVEMENTS ARE EXISTING.

10) CERTAIN "COMMON ELEMENTS", SUCH AS, BUT NOT LIMITED TO, CONDUITS, WIRES, OUTLETS, UTILITY LINES, DUCTS, PLUMBING, IRRIGATIONAL SYSTEM, LIGHTING, ETC. HAVE NOT BEEN GRAPHICALLY ILLUSTRATED.

11) "COMMON ELEMENTS", "LIMITED COMMON ELEMENTS", "UNIT BOUNDARIES" AND "EASEMENTS" ARE AS DEFINED IN THE DECLARATION OF CONDOMINIUM OF THORNTON PARK CENTRAL CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 6080, AT PAGE 3136 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

12) NO UNIT ELEVATION OR BUILDING HEIGHT INFORMATION WAS PROVIDED OR REQUIRED BY CLIENT.

13) STAIRWAYS LOCATED WITHIN A UNIT ARE PART OF THAT UNIT.

14) THE BOUNDARY SURVEY SHOWN HEREON IS BASED IN PART ON A SURVEY BY ACCURIGHT SURVEYS, INC., CF: #OCA-142SHOPS, FILE No.: "N.L. MILLS SUB. OF BLOCK 19", DATED 12/27/04 AS FURNISHED BY THE CLIENT.

15) UNITS 1-56 ARE RESIDENTIAL UNITS. UNIT C-1 IS A COMMERCIAL UNIT (ALSO REFERRED TO AS RETAIL UNIT).

16) ACCESS TO RESIDENTAL LIMITED COMMON ELEMENTS ARE VIA CONTROLLED ACCESS DOORWAYS.

17) CERTIFIED TO THORNTON PARK CENTRAL, L.L.C.

## INDEX OF SHEETS


| PAGE NUMBER | DESCRIPTION |
|---|---|
| 1 | COVER SHEET |
| 2 | BOUNDARY SURVEY / SITE MAP |
| 3 | LEGAL DESCRIPTION |
| 4 | 1ST FLOOR "COMMERICAL" SCHEMATIC |
| 5 | MEZZANINE "COMMERICAL" SCHEMATIC |
| 6 | 2ND FLOOR "RESIDENTIAL" SCHEMATIC |
| 7 | 3RD FLOOR "RESIDENTIAL" SCHEMATIC |
| 8 | 4TH FLOOR "RESIDENTIAL" SCHEMATIC |
| 9 | 5TH FLOOR "RESIDENTIAL" SCHEMATIC |
| 10 | 6TH FLOOR "RESIDENTIAL" SCHEMATIC |


## SURVEYOR


MACTEC ENGINEERING AND CONSULTING, INC.
4150 NORTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32804
PHONE: 407-522-7570


CERTIFICATION:

THE UNDERSIGNED, A SURVEYOR AND MAPPER DULY AUTHORIZED TO PRACTICE UNDER THE LAWS OF THE STATE OF FLORIDA, HEREBY CERTIFIES, SUBJECT TO THE CONDITIONS STATED HEREIN, THAT THE CONSTRUCTION OF THE IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL (I.E., EXHIBIT "B" ALL OF WHICH ARE MADE A PART OF THE DECLARATION OF CONDOMINIUM OF THORNTON PARK CENTRAL CONDOMINIUM, AS IT RELATES TO MATTERS OF SURVEY) TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM 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 FROM THESE MATERIALS.

12/05/06

ROBERT M. JONES
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: PLS 4201

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

| REV. | DATE | DESCRIPTION |
|---|---|---|


MACTEC
4150 NORTH JOHN YOUNG PARKWAY
ORLANDO, FL 32804-2620
PHONE: (407) 522-7570 FAX: (407) 522-7576
Certificate of Authorization No. LB 6989


PREPARED FOR
THORNTON PARK CENTRAL, L.L.C.
and THORNTON PARK CENTRAL CONDOMINIUM ASSOCIATION, INC.
608 EAST CENTRAL BOULEVARD
ORLANDO, FLORIDA 32801

THORNTON PARK CENTRAL CONDOMINIUM
CITY OF ORLANDO, FLORIDA

SCALE: N/A
DATE: 10/31/2006
DESIGN: N/A
DRAWN: PEW
CHECKED: RMJ
PROJECT No. 6374-06-0241
SHEET 1 of 10


Book9077/Page4994 CFN#20070050801 Page 4 of 32

# SKETCH OF BOUNDARY SURVEY

N. L. Mills Subdivision of Block 19
Jacob Summerlin's Addition to Orlando
Plat Book A, Page 142

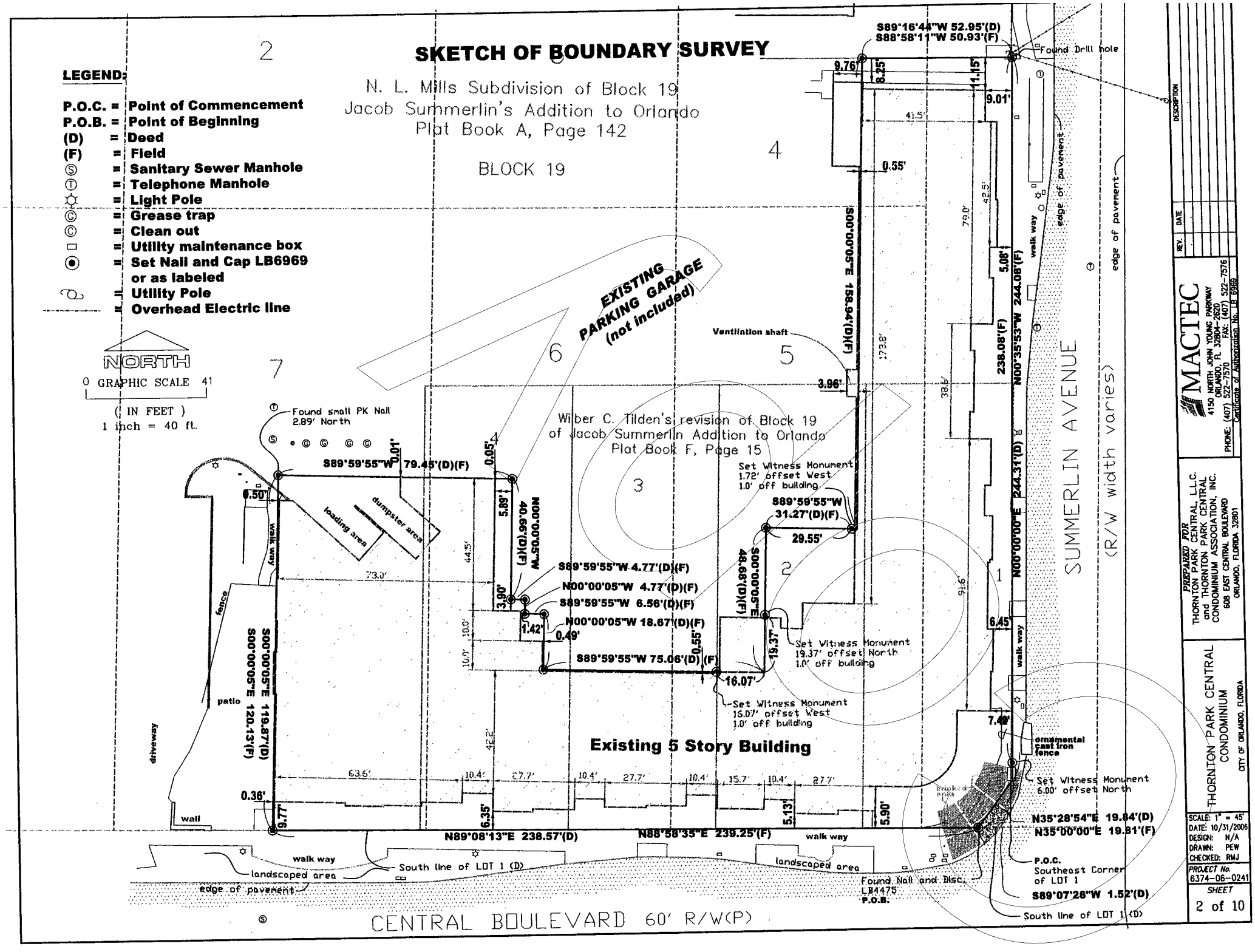
BLOCK 19

**LEGEND:**

- P.O.C. = Point of Commencement
- P.O.B. = Point of Beginning
- (D) = Deed
- (F) = Field
- Ⓢ = Sanitary Sewer Manhole
- Ⓣ = Telephone Manhole
- ☼ = Light Pole
- Ⓖ = Grease trap
- Ⓒ = Clean out
- □ = Utility maintenance box
- ⊙ = Set Nail and Cap LB6969 or as labeled
- = Utility Pole
- = Overhead Electric line

NORTH

0 GRAPHIC SCALE 41
( IN FEET )
1 inch = 40 ft.




| REV. | DATE | DESCRIPTION |
|---|---|---|
| | | |

MACTEC
4150 NORTH JOHN YOUNG PARKWAY
ORLANDO, FL 32804-2620
PHONE: (407) 522-7570 FAX: (407) 522-7576
Certificate of Authorization No. LB 6969

PREPARED FOR
THORNTON PARK CENTRAL, L.L.C.
and THORNTON PARK CENTRAL
CONDOMINIUM ASSOCIATION, INC.
608 EAST CENTRAL BOULEVARD
ORLANDO, FLORIDA 32801

THORNTON PARK CENTRAL
CONDOMINIUM
CITY OF ORLANDO, FLORIDA

SCALE: 1" = 45'
DATE: 10/31/2006
DESIGN: N/A
DRAWN: PEW
CHECKED: RMJ
PROJECT No. 6374-06-0241
SHEET 2 of 10

## ***Legal Description:*** (FURNISHED BY CLIENT)

A portion of Lots 1 thru 4, Wilber C. Tilden's revision of Block 19 of Jacob Summerlin addition to Orlando, according to the plat thereof as recorded in Plat Book F, Page 15, of the public records of Orange County, Florida and a portion of Lots 4, 5, and 7, N. L. Mills Subdivision of Block 19 of Jacob Summerlin's addition to Orlando, according to the plat thereof as recorded in Plat Book A, Page 142 of the public records of Orange County, Florida, being more particularly described as follows:

Commence at the southeast corner of Lot 1, Wilber C. Tilden's revision of Block 19 of Jacob Summerlin addition to Orlando, according to the plat thereof as recorded in Plat Book F, Page 15 of the public records of Orange County, Florida; thence run S 89°07'26" W, along the south line of said Lot 1, a distance of 11.52 feet; to the Point of Beginning; thence run N 35°28'54" E, a distance of 19.84 feet; thence run N 00°00'00" W, a distance of 244.31 feet; thence run S 89°16'44" W, a distance of 52.95 feet; thence run S 00°00'05" E, a distance of 158.94 feet; thence run S 89°59'55 W, a distance of 31.27 feet; thence run S 00°00'05" E, a distance of 48.68 feet; thence run S 89°59'55" W, a distance of 75.06 feet; thence run N 00°00'05" W, a distance of 18.67 feet; thence run S 89°59'55" W, a distance of 6.56 feet; thence run N 00°00'05" W, a distance of 4.77 feet; thence run S 89°59'55" W, a distance of 4.77 feet; thence run N 00°00'05" W, a distance of 40.66 feet; thence run S 89°59'55" W, a distance of 79.45 feet; thence run S 00°00'05" E, a distance of 119.87 to a point on the said South line; thence run N 89°08'13" E, along the said South line, a distance of 238.57 feet, to the Point of Beginning.

Said lands lying in Orange County, Florida, and containing 0.717 acres, more or less.

| REV. | DATE | DESCRIPTION |
|---|---|---|
| | | |

MACTEC
4150 NORTH JOHN YOUNG PARKWAY
ORLANDO, FL 32804-2920
PHONE: (407) 522-7570 FAX: (407) 522-7576
Certificate of Authorization No. LB 6956

PREPARED FOR
THORNTON PARK CENTRAL, L.L.C.
and THORNTON PARK CENTRAL
CONDOMINIUM ASSOCIATION, INC.
608 EAST CENTRAL BOULEVARD
ORLANDO, FLORIDA 32801

THORNTON PARK CENTRAL
CONDOMINIUM
CITY OF ORLANDO, FLORIDA

SCALE: N/A
DATE: 10/31/2006
DESIGN: N/A
DRAWN: PEW
CHECKED: RMJ
PROJECT No. 6374-06-0241
SHEET 3 of 10

Book9077/Page4996 CFN#20070050801 Page 6 of 32

# 1st FLOOR (COMMERCIAL)

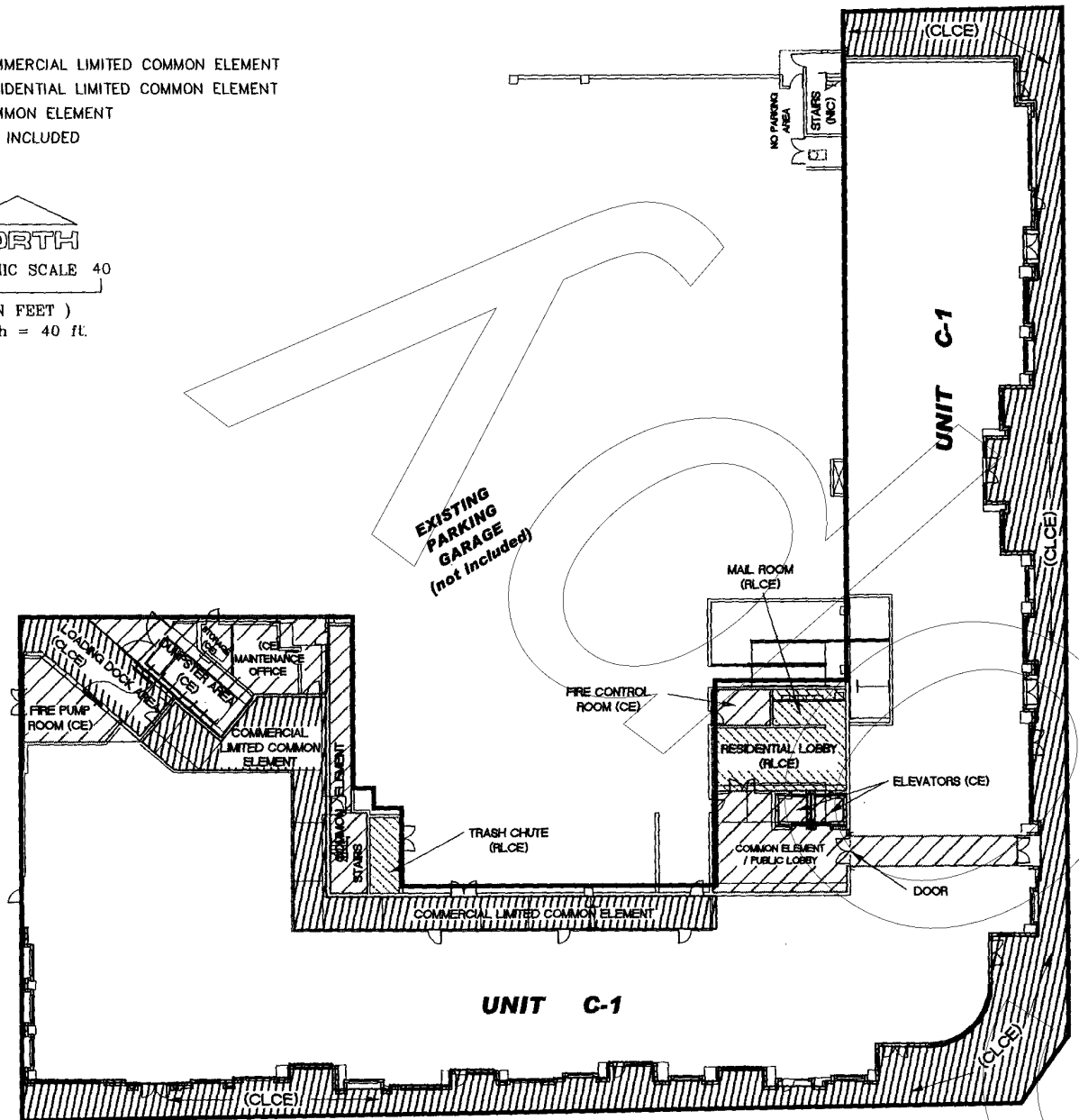
**LEGEND:**

- CLCE = COMMERCIAL LIMITED COMMON ELEMENT
- RLCE = RESIDENTIAL LIMITED COMMON ELEMENT
- CE = COMMON ELEMENT
- NIC = NOT INCLUDED

NORTH

0 GRAPHIC SCALE 40

( IN FEET )
1 inch = 40 ft.




| REV. | DATE | DESCRIPTION |
|---|---|---|
| | | |

MACTEC
4150 NORTH JOHN YOUNG PARKWAY
ORLANDO, FL 32804-2620
PHONE: (407) 522-7570 FAX: (407) 522-7576
Certificate of Authorization No. LB 6986

PREPARED FOR
THORNTON PARK CENTRAL, L.L.C.
and THORNTON PARK CENTRAL
CONDOMINIUM ASSOCIATION, INC.
808 EAST CENTRAL BOULEVARD
ORLANDO, FLORIDA 32801

THORNTON PARK CENTRAL
CONDOMINIUM
CITY OF ORLANDO, FLORIDA

SCALE: 1" = 36'
DATE: 10/31/2006
DESIGN: N/A
DRAWN: PEW
CHECKED: RMJ
PROJECT No. 6374-06-0241
SHEET 4 of 10

Book9077/Page4997 CFN#20070050801

# Mezzanine Level

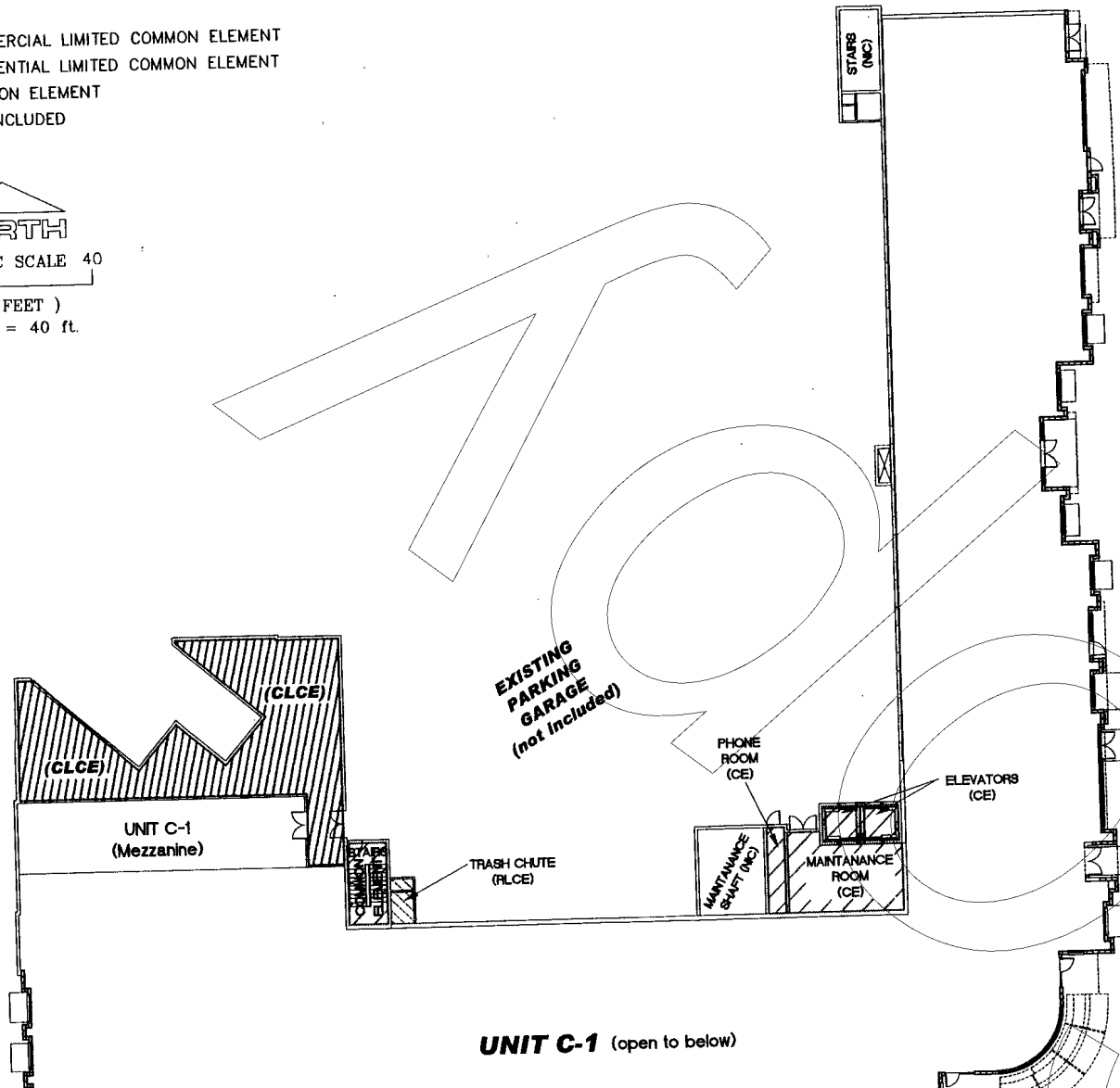
**LEGEND:**

- CLCE = COMMERCIAL LIMITED COMMON ELEMENT
- RLCE = RESIDENTIAL LIMITED COMMON ELEMENT
- CE = COMMON ELEMENT
- NIC = NOT INCLUDED

NORTH

0 GRAPHIC SCALE 40

( IN FEET )
1 inch = 40 ft.




| REV. | DATE | DESCRIPTION |
|---|---|---|

MACTEC
4150 NORTH JOHN YOUNG PARKWAY
ORLANDO, FL 32804-2620
PHONE: (407) 522-7570 FAX: (407) 522-7576
Certificate of Authorization No. LB 6989

PREPARED FOR
THORNTON PARK CENTRAL, L.L.C.
and THORNTON PARK CENTRAL
CONDOMINIUM ASSOCIATION, INC.
608 EAST CENTRAL BOULEVARD
ORLANDO, FLORIDA 32801

THORNTON PARK CENTRAL
CONDOMINIUM
CITY OF ORLANDO, FLORIDA

SCALE: 1" = 36'
DATE: 10/31/2006
DESIGN: N/A
DRAWN: PEW
CHECKED: RMJ
PROJECT No.
6374-06-0241
SHEET
5 of 10

Book9077/Page4998 CFN#20070050801 Page 8 of 32

# 2nd FLOOR (Residential)

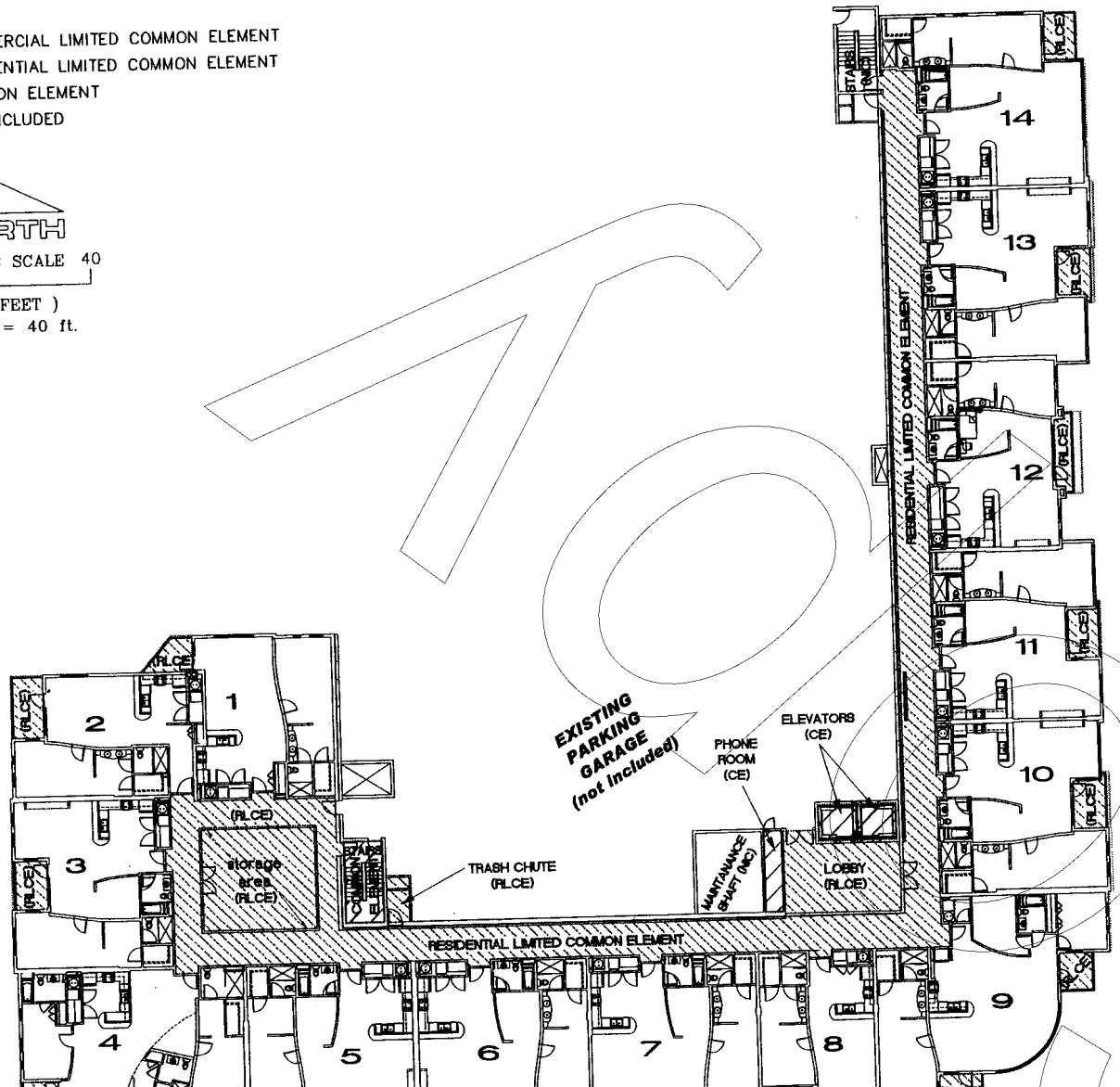
**LEGEND:**

- CLCE = COMMERCIAL LIMITED COMMON ELEMENT
- RLCE = RESIDENTIAL LIMITED COMMON ELEMENT
- CE = COMMON ELEMENT
- NIC = NOT INCLUDED

NORTH

0 GRAPHIC SCALE 40

( IN FEET )
1 inch = 40 ft.




| REV. | DATE | DESCRIPTION |
|---|---|---|

MACTEC
4150 NORTH JOHN YOUNG PARKWAY
ORLANDO, FL 32804-2620
PHONE: (407) 522-7310 FAX: (407) 522-7576
Certificate of Authorization No. LB 6969

PREPARED FOR
THORNTON PARK CENTRAL, L.L.C.
and THORNTON PARK CENTRAL
CONDOMINIUM ASSOCIATION, INC.
608 EAST CENTRAL BOULEVARD
ORLANDO, FLORIDA 32801

THORNTON PARK CENTRAL
CONDOMINIUM
CITY OF ORLANDO, FLORIDA

SCALE: 1" = 36'
DATE: 10/31/2006
DESIGN: N/A
DRAWN: PEW
CHECKED: RMJ
PROJECT No.
6374-06-0241
SHEET
6 of 10

Book9077/Page4999 CFN#20070050801 Page 9 of 32

# 3rd FLOOR (Residential)

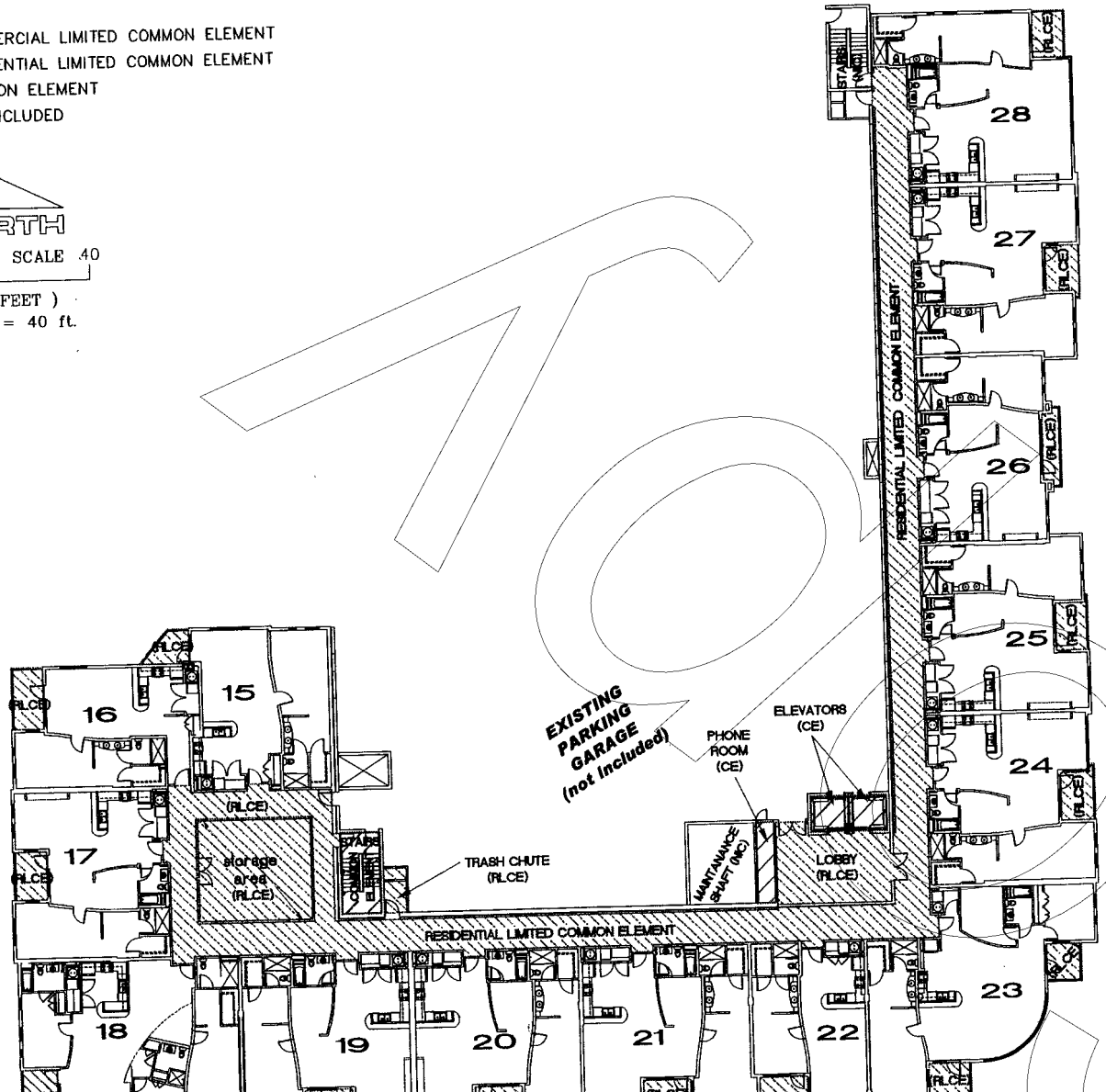
**LEGEND:**

- CLCE = COMMERCIAL LIMITED COMMON ELEMENT
- RLCE = RESIDENTIAL LIMITED COMMON ELEMENT
- CE = COMMON ELEMENT
- NIC = NOT INCLUDED

NORTH

0 GRAPHIC SCALE 40

( IN FEET )
1 inch = 40 ft.




| REV. | DATE | DESCRIPTION |
|---|---|---|

MACTEC
4150 NORTH JOHN YOUNG PARKWAY
ORLANDO, FL 32804-7620
PHONE: (407) 522-7570 FAX: (407) 522-7576
Certificate of Authorization No. LB 6989

PREPARED FOR
THORNTON PARK CENTRAL, L.L.C.
and THORNTON PARK CENTRAL
CONDOMINIUM ASSOCIATION, INC.
608 EAST CENTRAL BOULEVARD
ORLANDO, FLORIDA 32801

THORNTON PARK CENTRAL
CONDOMINIUM
CITY OF ORLANDO, FLORIDA

SCALE: 1" = 36'
DATE: 10/31/2006
DESIGN: N/A
DRAWN: PEW
CHECKED: RMJ
PROJECT No.
6374-06-0241
SHEET
7 of 10

Book9077/Page5000 CFN#20070050801 Page 10 of 32

# 4th FLOOR (Residential)

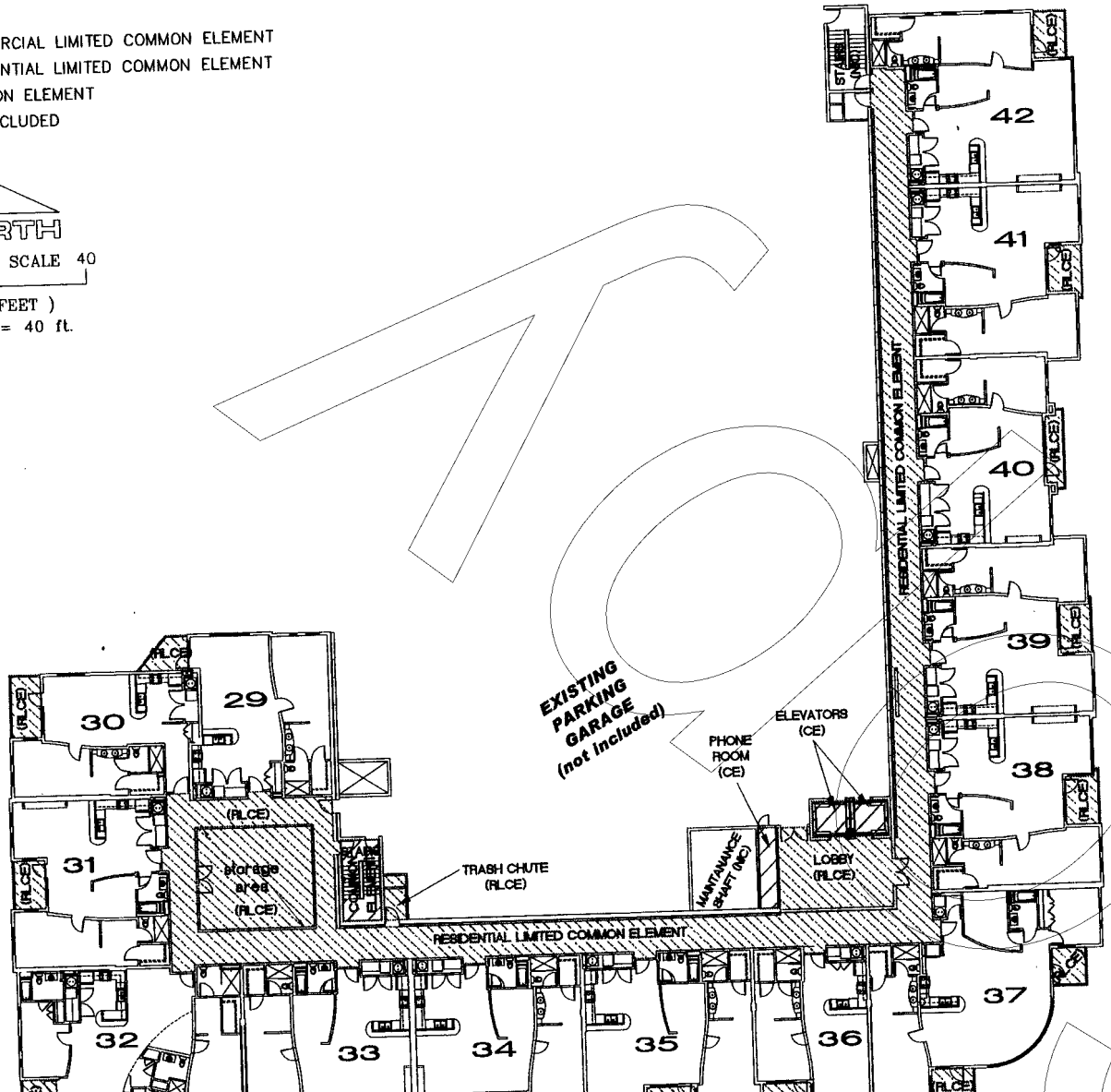
**LEGEND:**

- CLCE = COMMERCIAL LIMITED COMMON ELEMENT
- RLCE = RESIDENTIAL LIMITED COMMON ELEMENT
- CE = COMMON ELEMENT
- NIC = NOT INCLUDED

NORTH

0 GRAPHIC SCALE 40

( IN FEET )
1 inch = 40 ft.




| REV. | DATE | DESCRIPTION |
|---|---|---|
| | | |

MACTEC
4150 NORTH JOHN YOUNG PARKWAY
ORLANDO, FL 32804-2620
PHONE: (407) 522-7570 FAX: (407) 522-7576
Certificate of Authorization No. LB 6969

PREPARED FOR
THORNTON PARK CENTRAL, LLC.
and THORNTON PARK CENTRAL
CONDOMINIUM ASSOCIATION, INC.
608 EAST CENTRAL BOULEVARD
ORLANDO, FLORIDA 32801

THORNTON PARK CENTRAL
CONDOMINIUM
CITY OF ORLANDO, FLORIDA

SCALE: 1" = 36'
DATE: 10/31/2006
DESIGN: N/A
DRAWN: PEW
CHECKED: RMJ

PROJECT No.
6374-06-0241

SHEET
8 of 10

Book9077/Page5001 CFN#20070050801 Page 11 of 32

# 5th FLOOR (Residential)

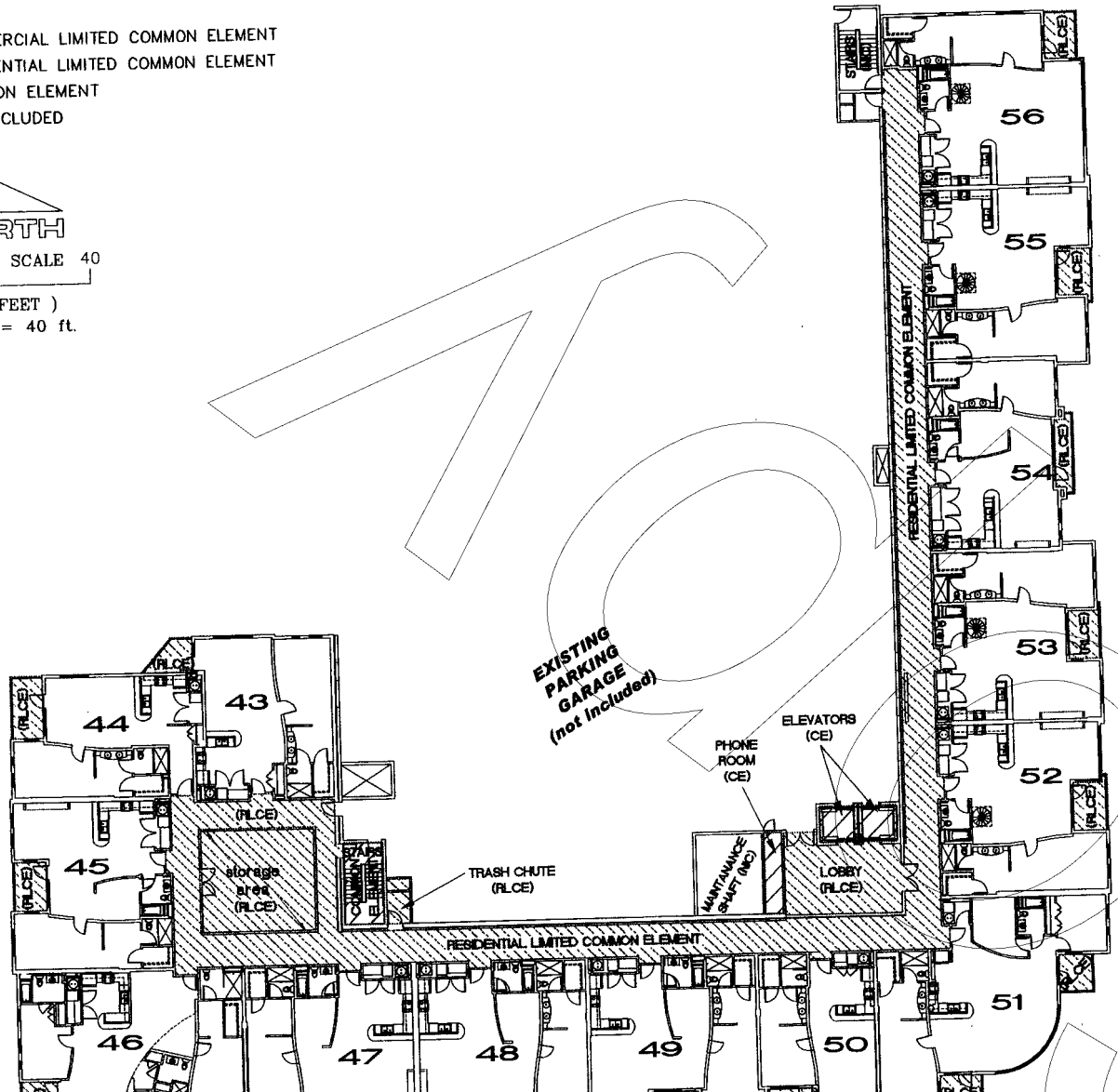
**LEGEND:**

- CLCE = COMMERCIAL LIMITED COMMON ELEMENT
- RLCE = RESIDENTIAL LIMITED COMMON ELEMENT
- CE = COMMON ELEMENT
- NIC = NOT INCLUDED

NORTH

0 GRAPHIC SCALE 40

( IN FEET )
1 inch = 40 ft.




| REV. | DATE | DESCRIPTION |
|---|---|---|
| | | |

MACTEC
4150 NORTH JOHN YOUNG PARKWAY
ORLANDO, FL 32804-2620
PHONE: (407) 522-7570 FAX: (407) 522-7576
Certificate of Authorization No. LB 6936

PREPARED FOR
THORNTON PARK CENTRAL, L.L.C.
and THORNTON PARK CENTRAL
CONDOMINIUM ASSOCIATION, INC.
608 EAST CENTRAL BOULEVARD
ORLANDO, FLORIDA 32801

THORNTON PARK CENTRAL
CONDOMINIUM
CITY OF ORLANDO, FLORIDA

SCALE: 1" = 36'
DATE: 10/31/2006
DESIGN: N/A
DRAWN: PEW
CHECKED: RMJ

PROJECT No.
6374-06-0241

SHEET
9 of 10

Book9077/Page5002 CFN#20070050801 Page 12 of 32

# 6th FLOOR (Residential)

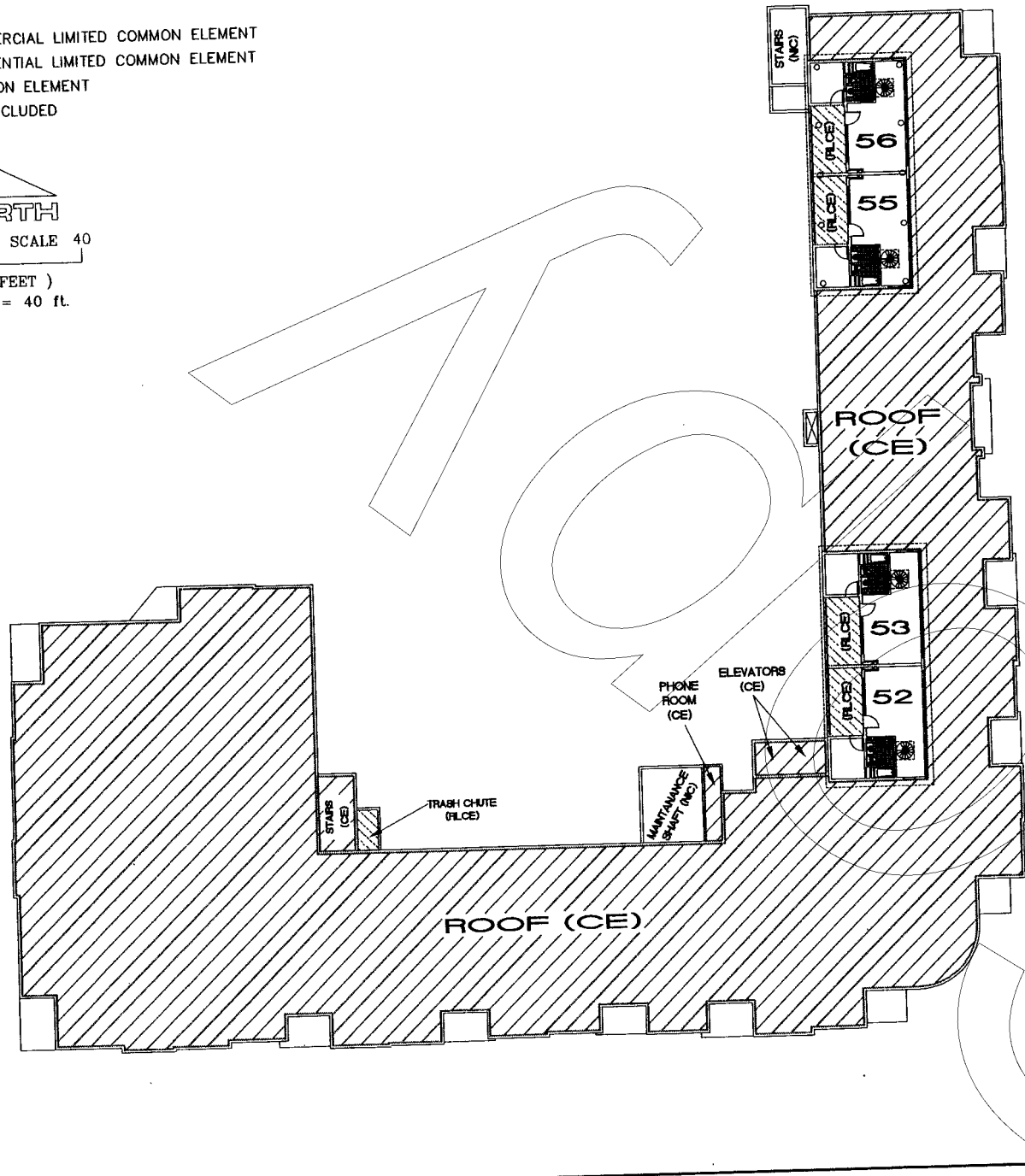
**LEGEND:**

- CLCE = COMMERCIAL LIMITED COMMON ELEMENT
- RLCE = RESIDENTIAL LIMITED COMMON ELEMENT
- CE = COMMON ELEMENT
- NIC = NOT INCLUDED

NORTH

0 GRAPHIC SCALE 40

( IN FEET )
1 inch = 40 ft.




| REV. | DATE | DESCRIPTION |
|---|---|---|
| | | |

MACTEC
4150 NORTH JOHN YOUNG PARKWAY
ORLANDO, FL 32804-2620
PHONE: (407) 522-7537 FAX: (407) 522-7576
Certificate of Authorization No. LB 6969

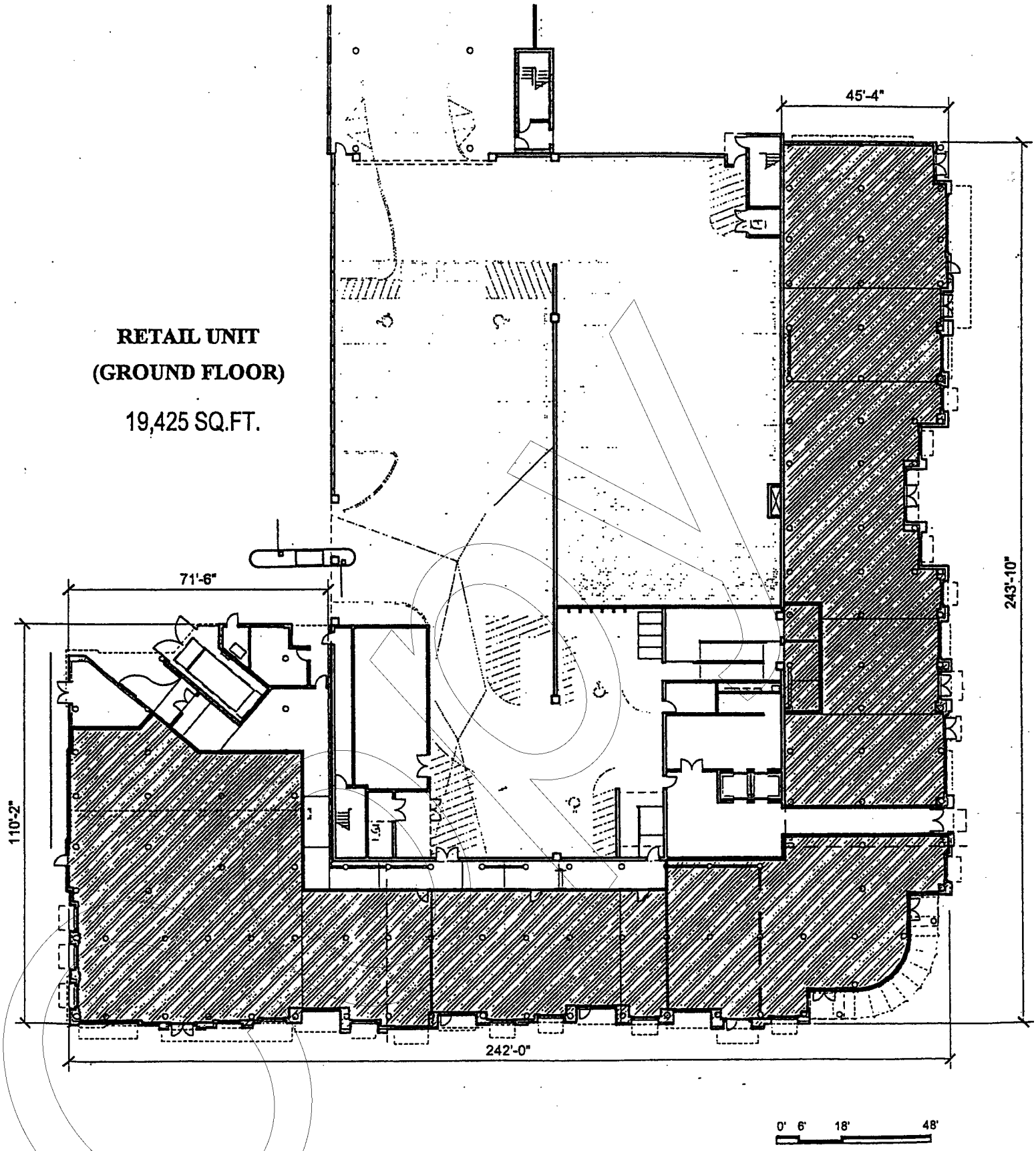
PREPARED FOR
THORNTON PARK CENTRAL, L.L.C.
and THORNTON PARK CENTRAL
CONDOMINIUM ASSOCIATION, INC.
608 EAST CENTRAL BOULEVARD
ORLANDO, FLORIDA 32801

THORNTON PARK CENTRAL
CONDOMINIUM
CITY OF ORLANDO, FLORIDA

SCALE: 1" = 36'
DATE: 10/31/2006
DESIGN: N/A
DRAWN: PEW
CHECKED: RMJ
PROJECT No.
6374-06-0241
SHEET
10 of 10

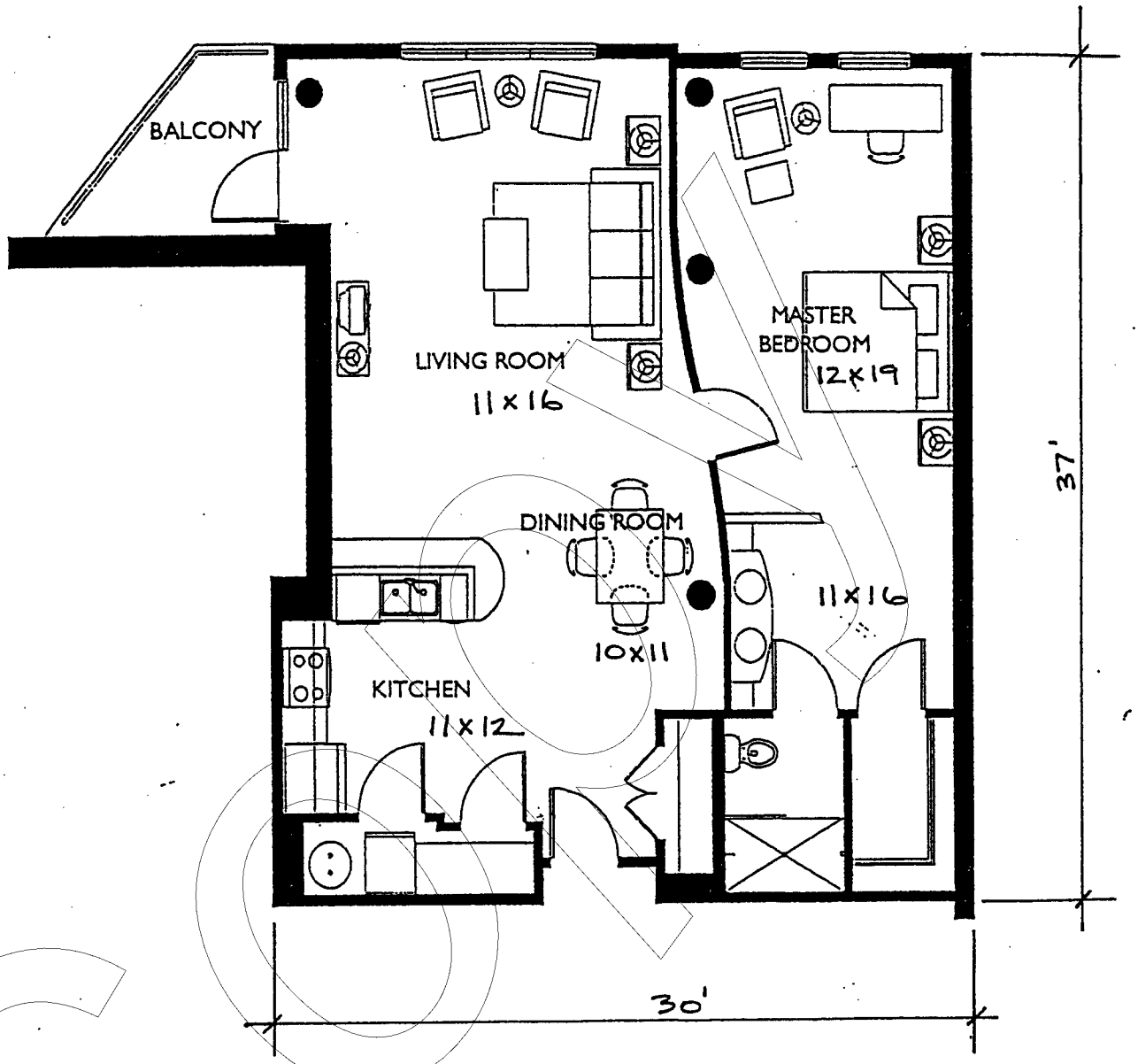


Book9077/Page5003 CFN#20070050801




THORNTON PARK CENTRAL: RETAIL LEVEL

**THORNTON PARK CENTRAL**
**CONDO FLOOR PLANS**

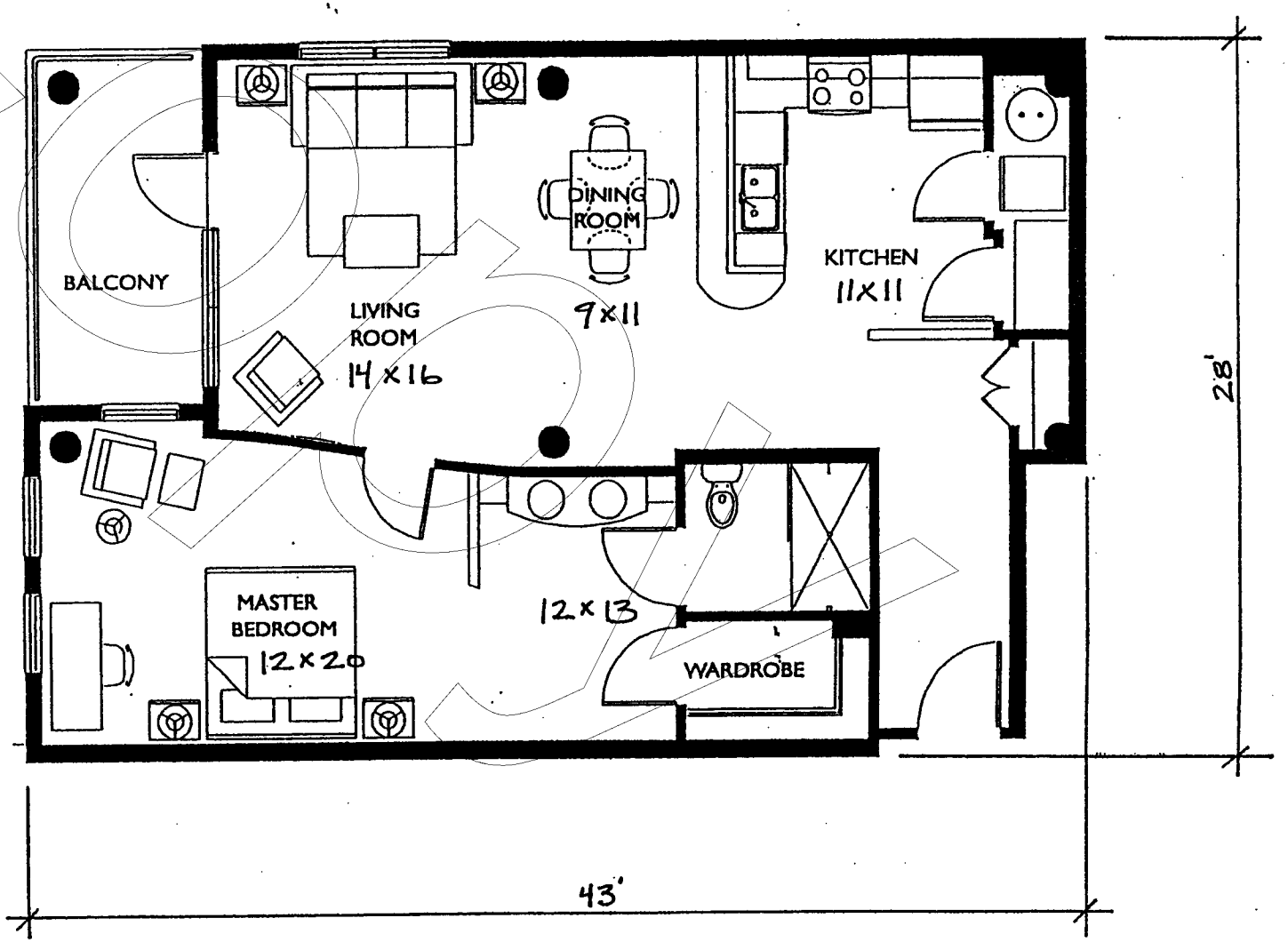



UNIT 1, 15, 29, 43
1 BDR/ 1 BATH
1090 SQ. FT.
72 SQ. FT. BALCONY

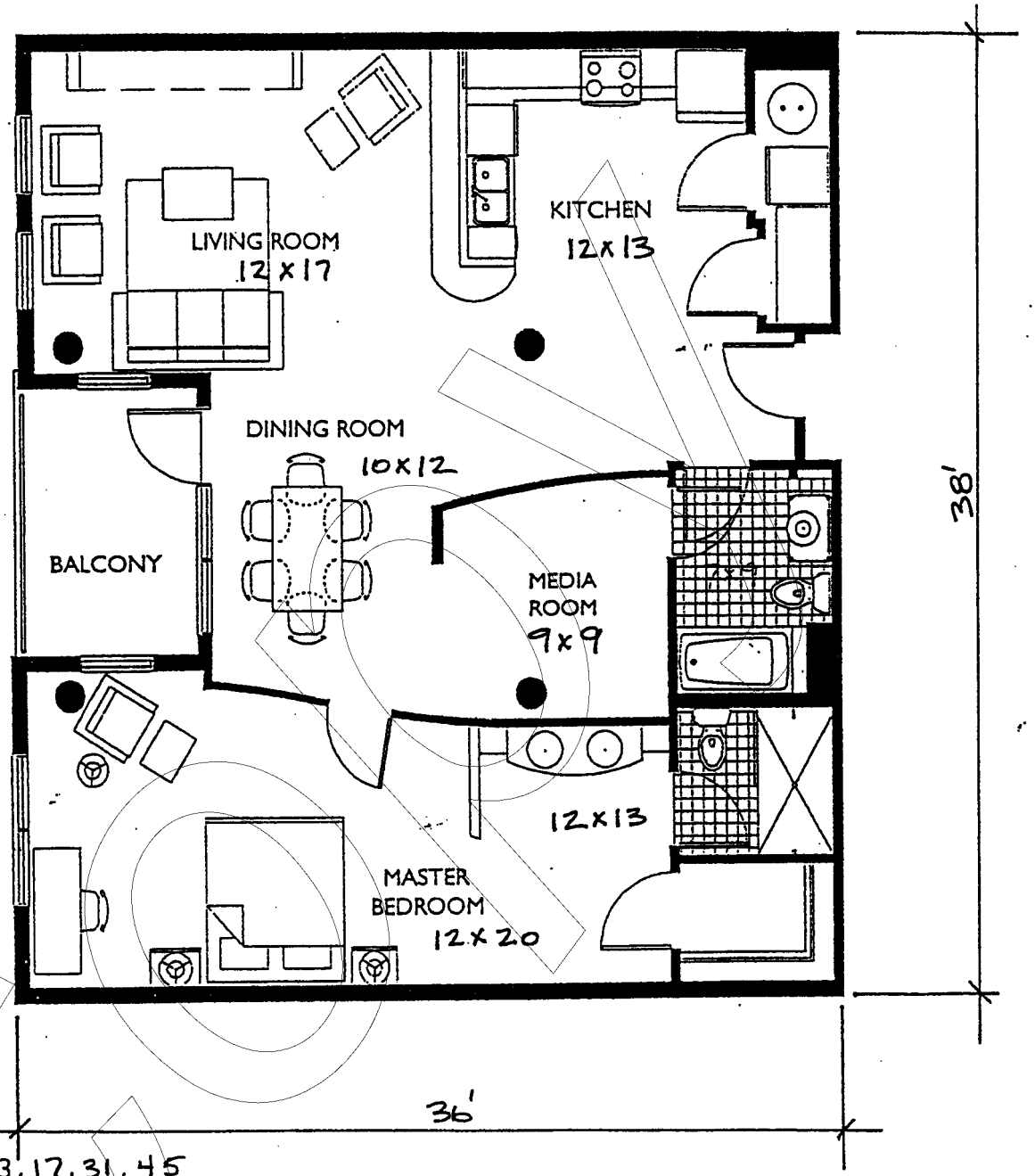
COPY

# THORNTON PARK CENTRAL
# CONDO FLOOR PLANS

UNIT 2, 16, 30, 4
1 BDR./ 1 BATH
1042 SQ. FT.
98 SQ. FT. BALCONY



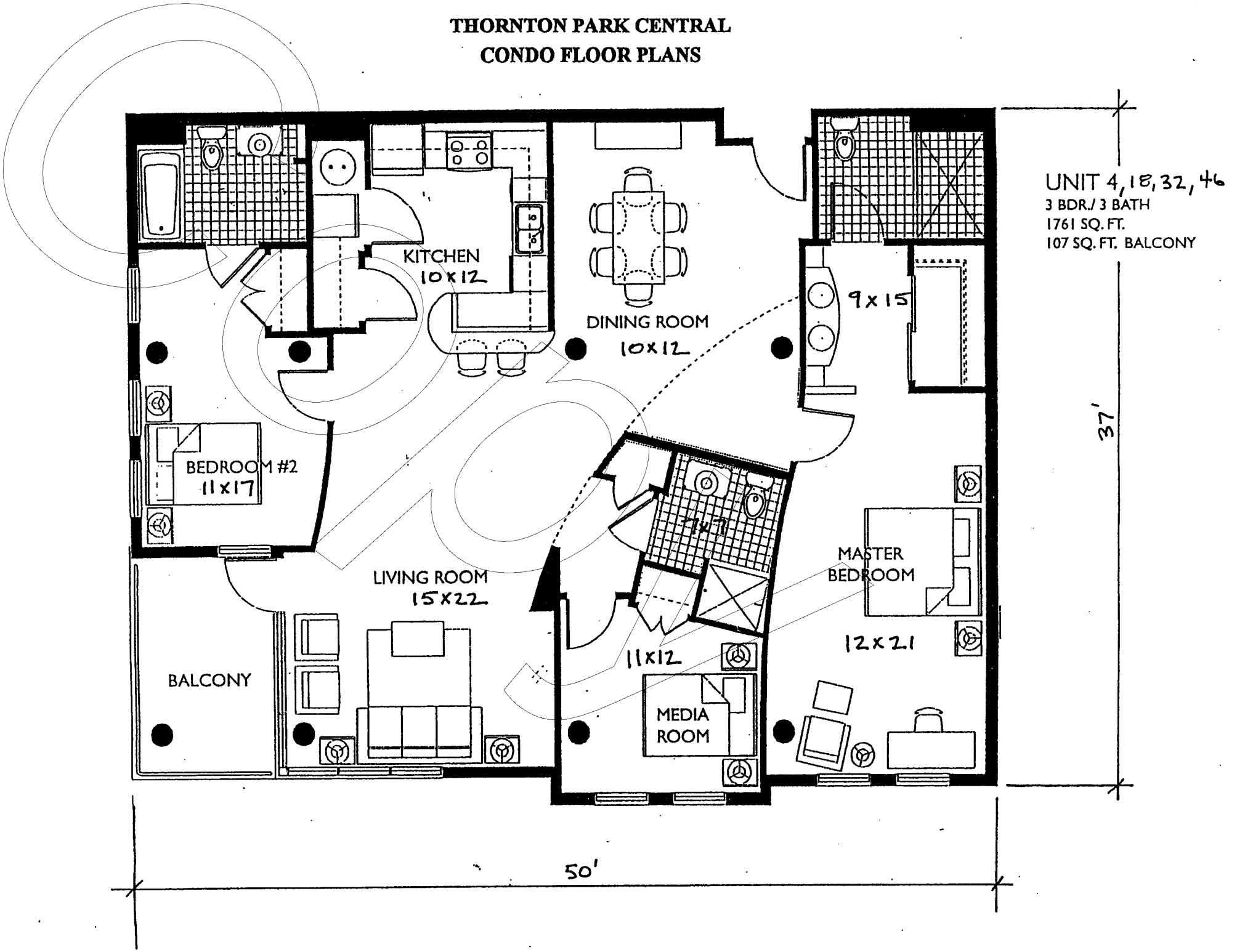
**THORNTON PARK CENTRAL**
**CONDO FLOOR PLANS**



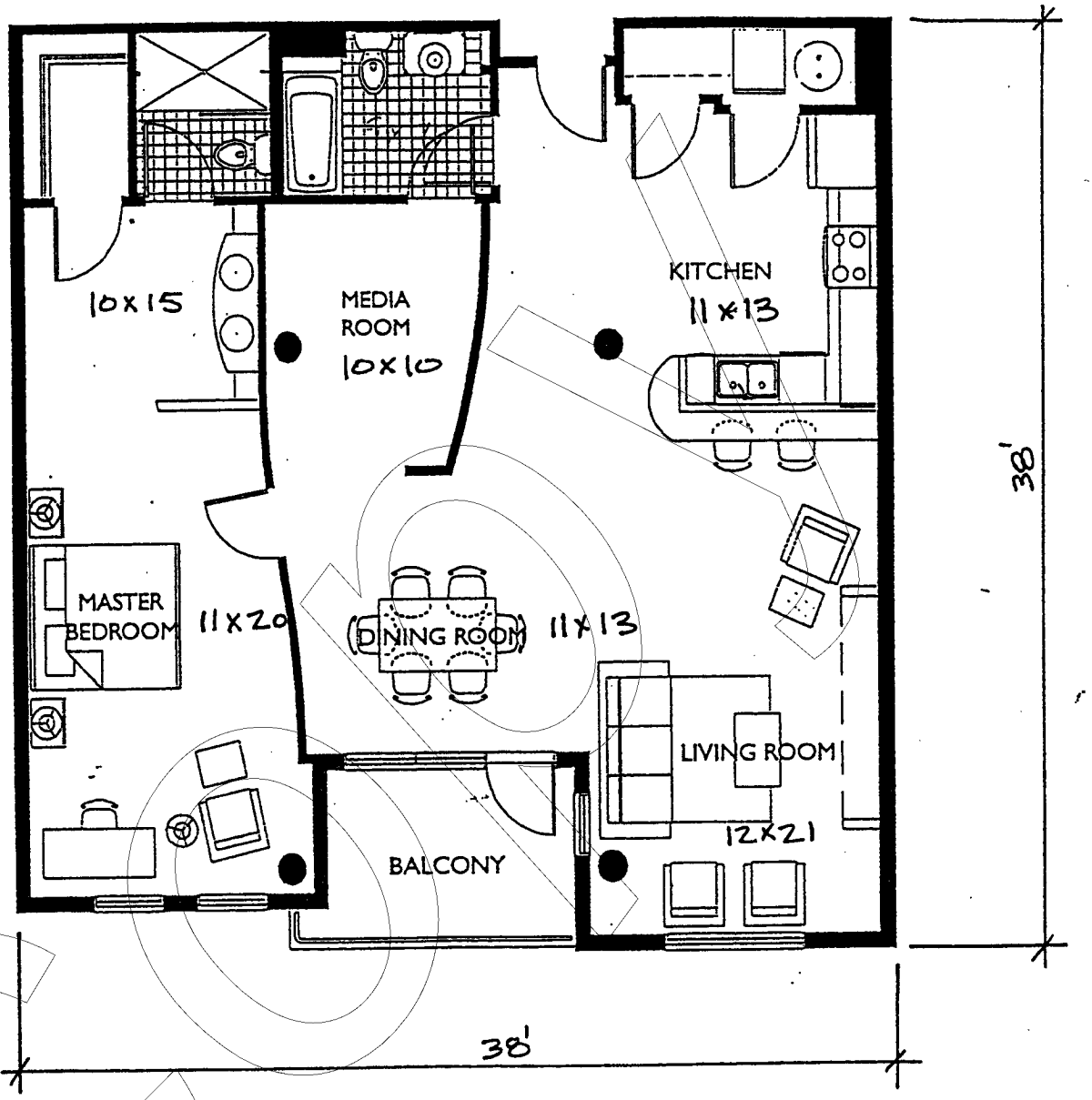

UNIT 3, 17, 31, 45
2 BDR/ 2 BATH
1255 SQ. FT.
84 SQ. FT. BALCONY

COPY

# THORNTON PARK CENTRAL
## CONDO FLOOR PLANS

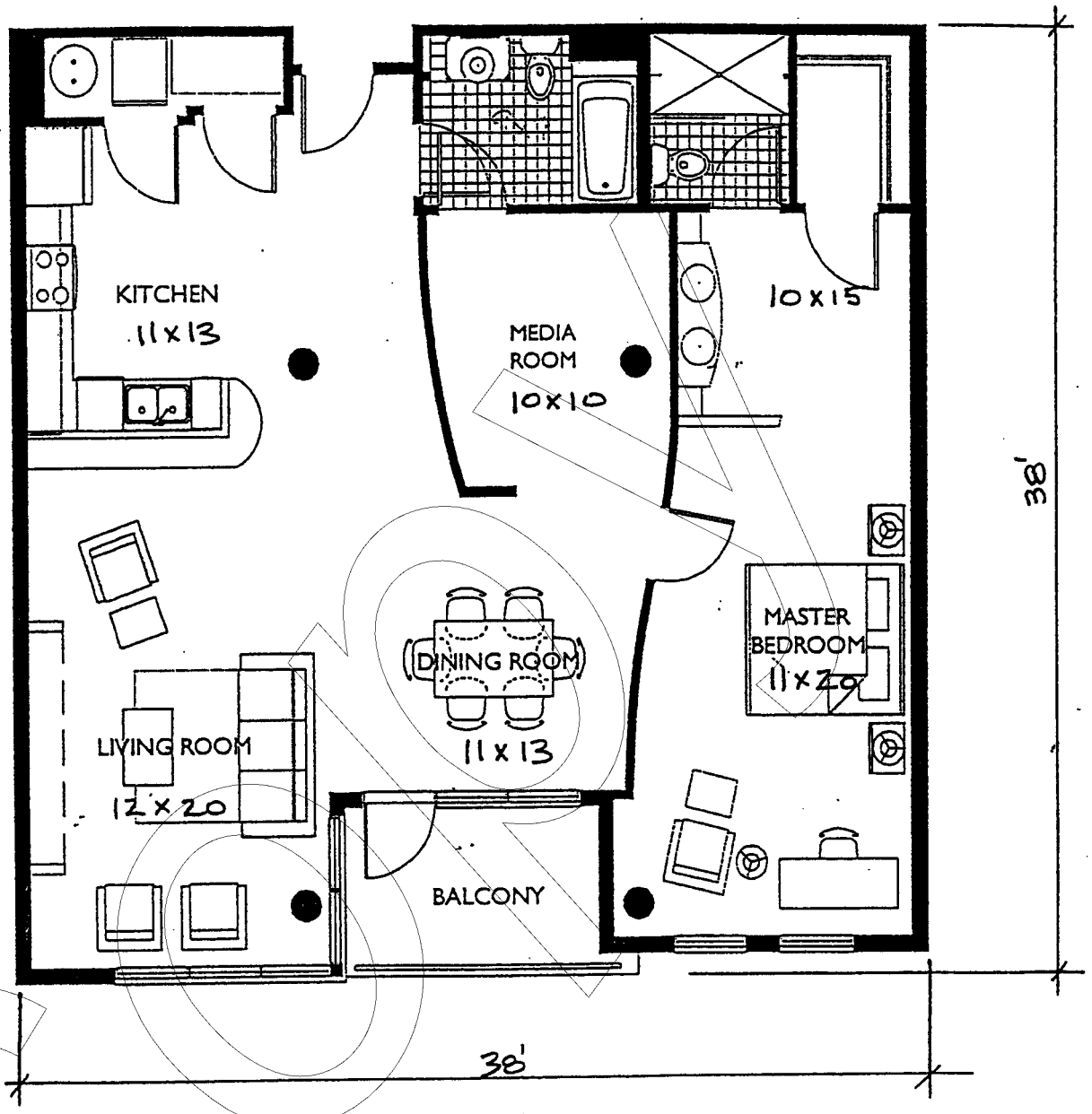


**THORNTON PARK CENTRAL**
**CONDO FLOOR PLANS**




UNIT 5, 19, 33, 47
2 BDR/ 2 BATH
1338 SQ. FT.
80 SQ. FT. BALCONY

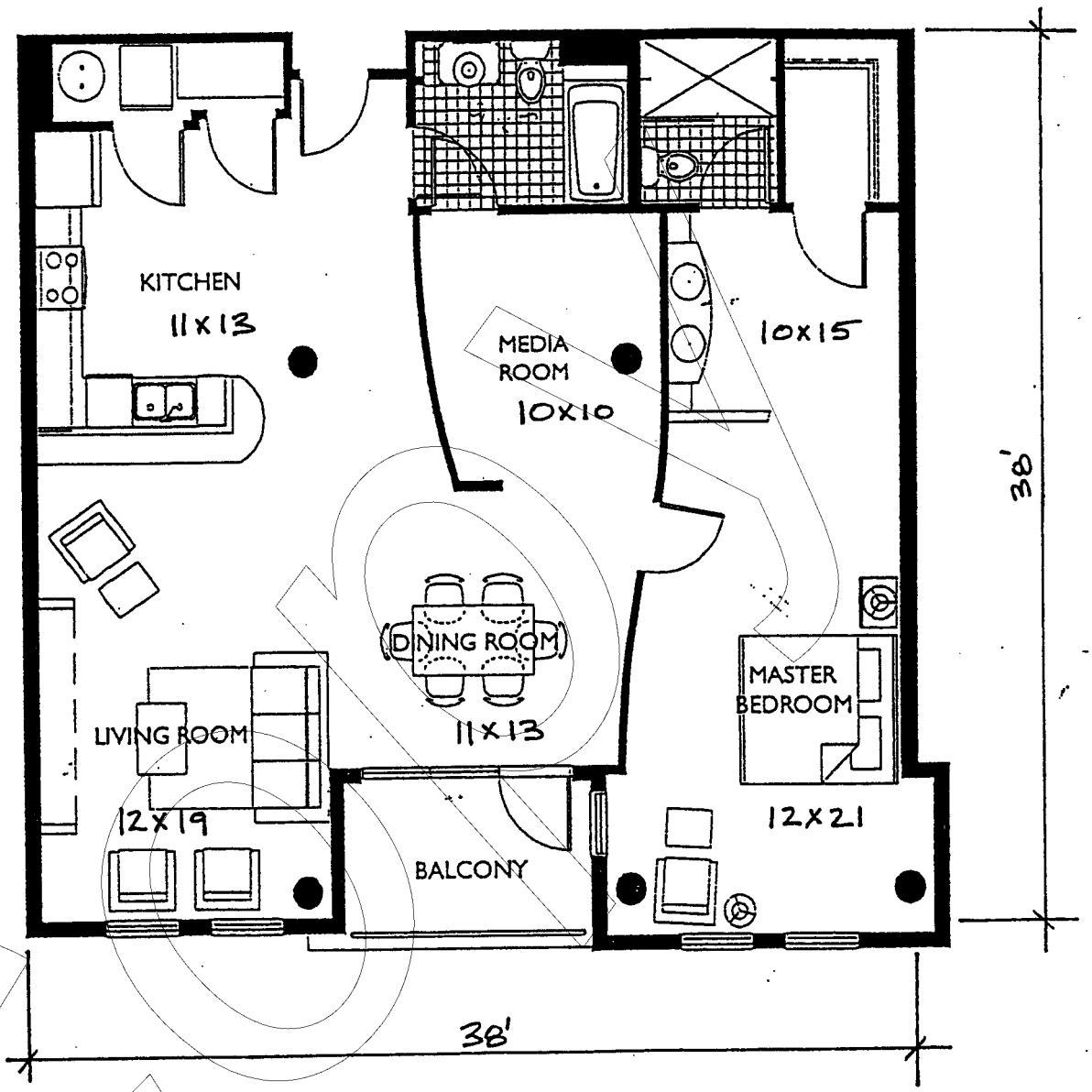
**THORNTON PARK CENTRAL**
**CONDO FLOOR PLANS**




UNIT 6, 20, 34, 48
2 BDR/ 2 BATH
1338 SQ. FT.
77 SQ. FT. BALCONY

COPY

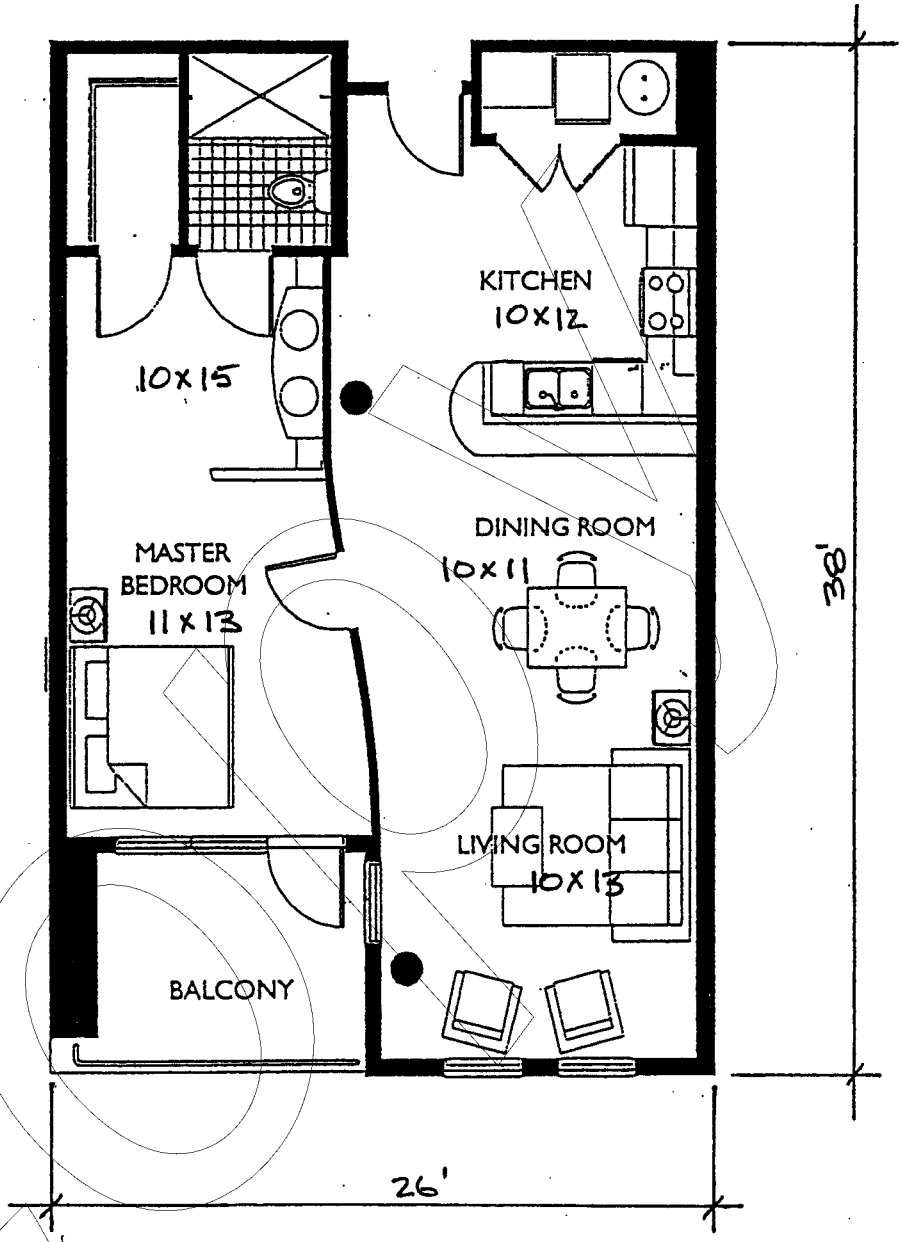
**THORNTON PARK CENTRAL**
**CONDO FLOOR PLANS**




UNIT 7, 21, 35, 49
2 BDR/ 2 BATH
1330 SQ. FT.
78 SQ. FT. BALCONY

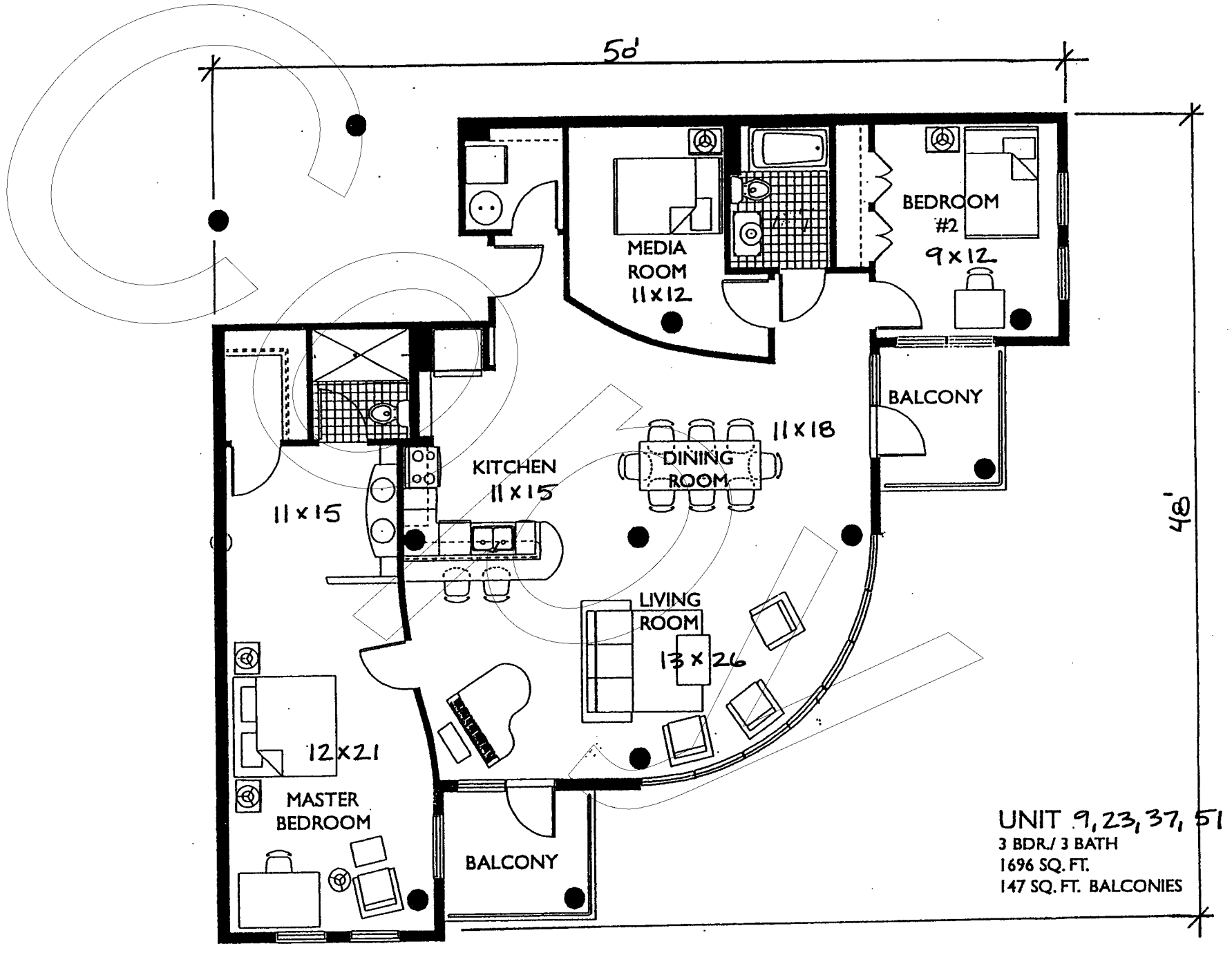
COPY

# THORNTON PARK CENTRAL
# CONDO FLOOR PLANS



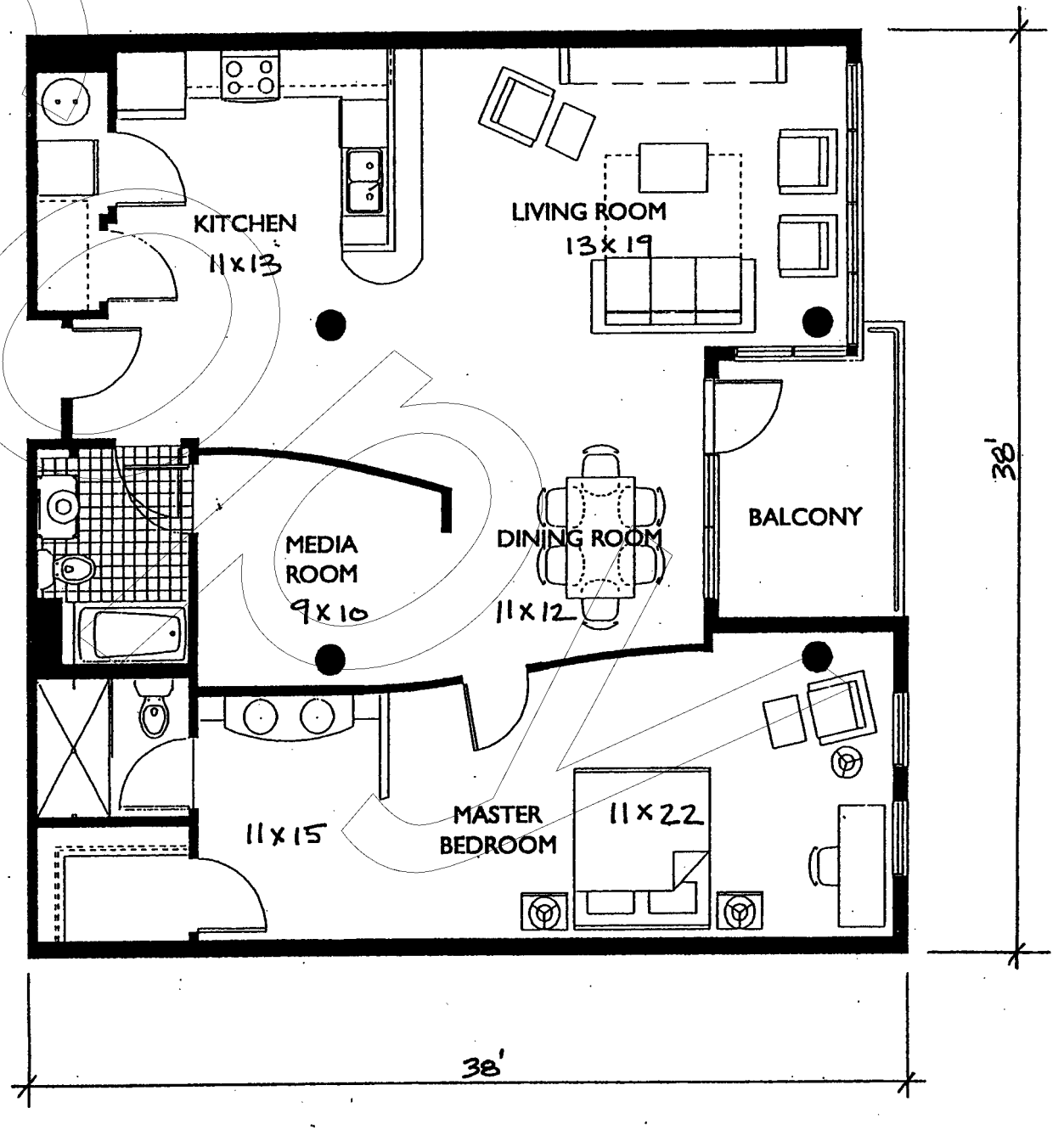

UNIT 8, 22, 36, 50
1 BDR/ 1 BATH
895 SQ. FT.
89 SQ. FT. BALCONY

COPY




**THORNTON PARK CENTRAL**
**CONDO FLOOR PLANS**

# THORNTON PARK CENTRAL
## CONDO FLOOR PLANS




UNIT 10,24,38
2 BDR/ 2 BATH
1346 SQ. FT.
92 SQ. FT. BALCONY

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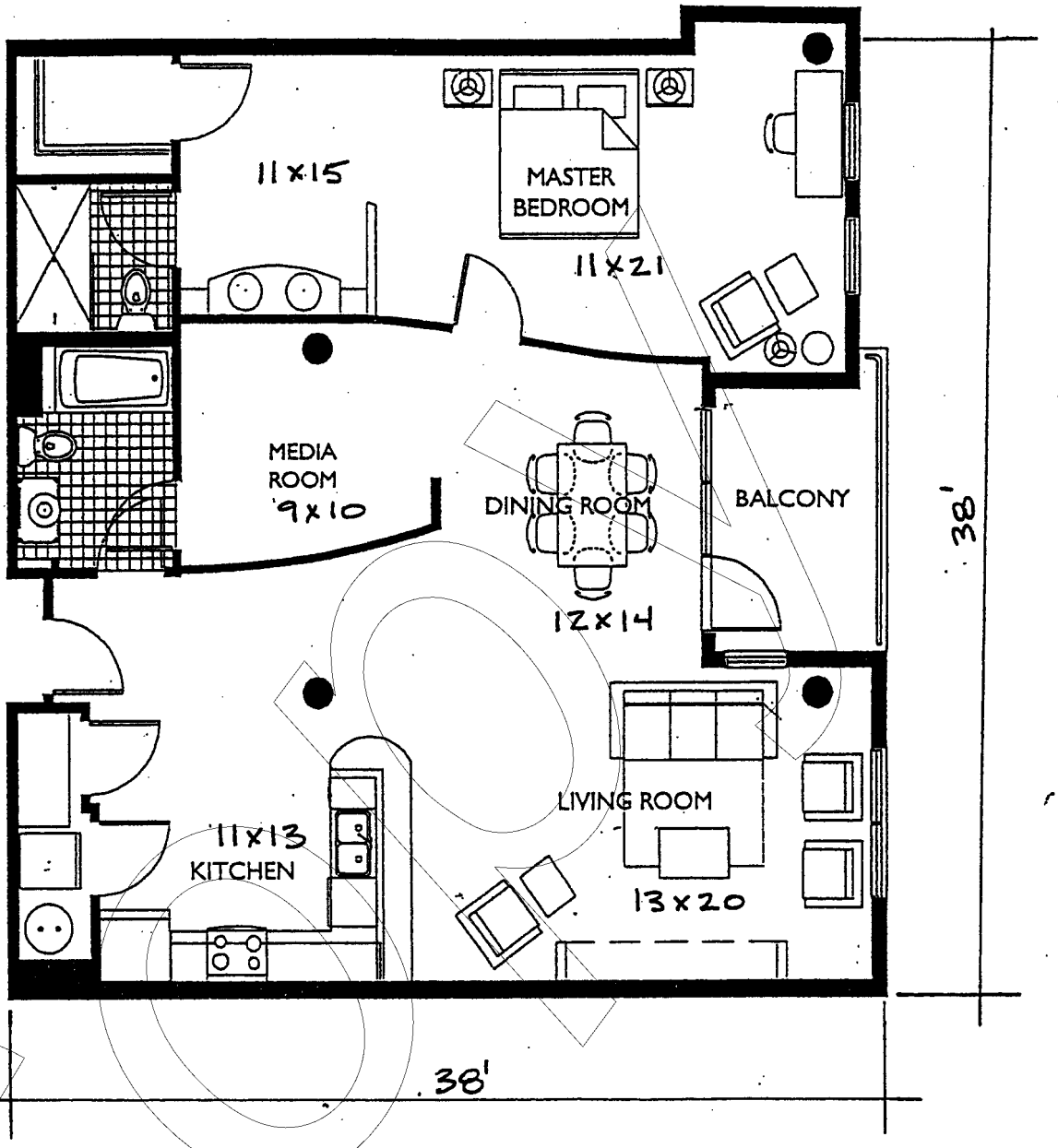
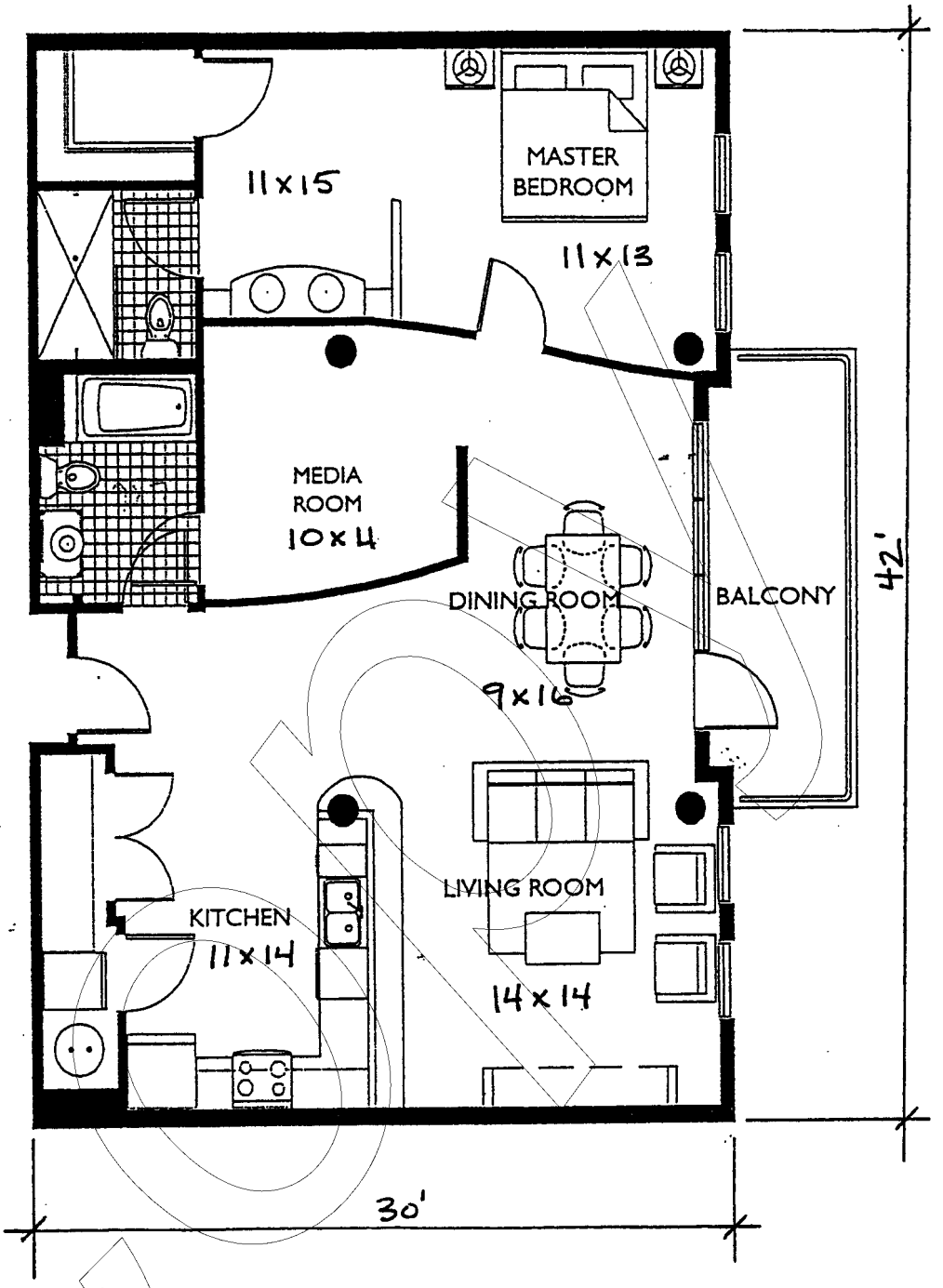
**THORNTON PARK CENTRAL**
**CONDO FLOOR PLANS**




UNIT 11, 25, 39
2 BDR/ 2 BATH
1341 SQ. FT.
84 SQ. FT. BALCONY

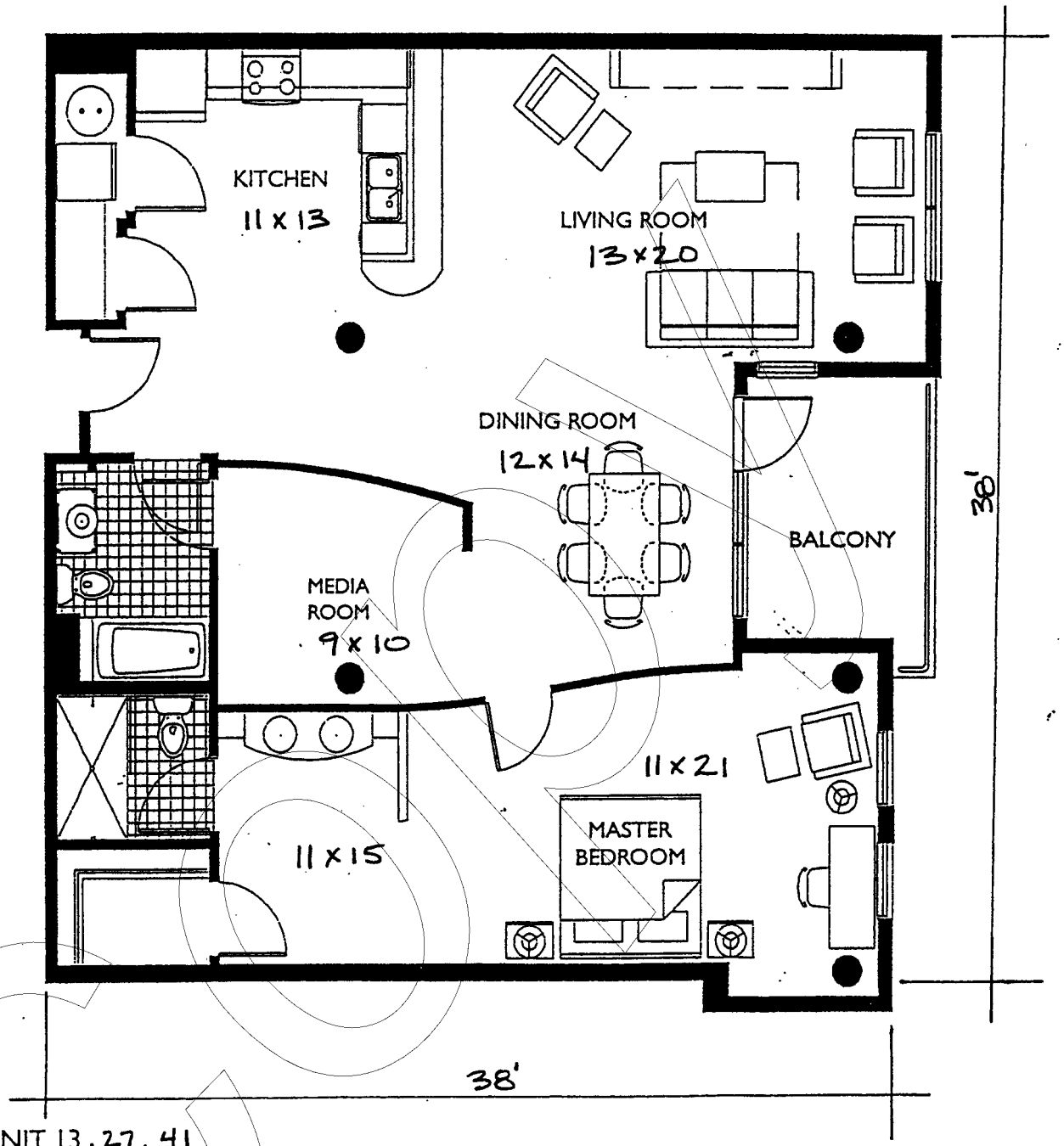
# THORNTON PARK CENTRAL
# CONDO FLOOR PLANS




UNIT 12, 26, 40, 54
2 BDR/ 2 BATH
1269 SQ. FT.
100 SQ. FT. BALCONY

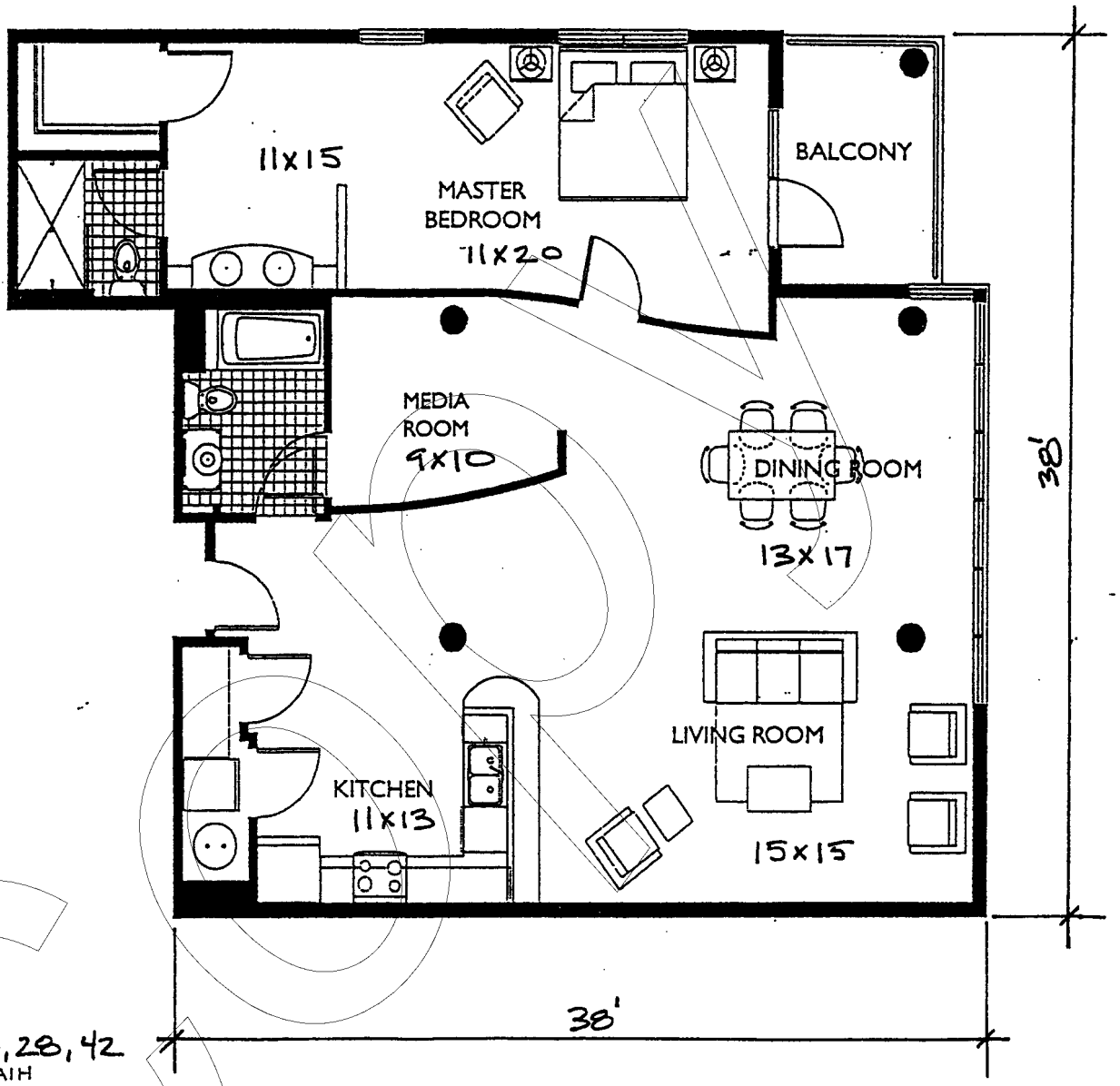
COPY

**THORNTON PARK CENTRAL**
**CONDO FLOOR PLANS**




UNIT 13, 27, 41
2 BDR/ 2 BATH
1355 SQ. FT.
94 SQ. FT. BALCONY

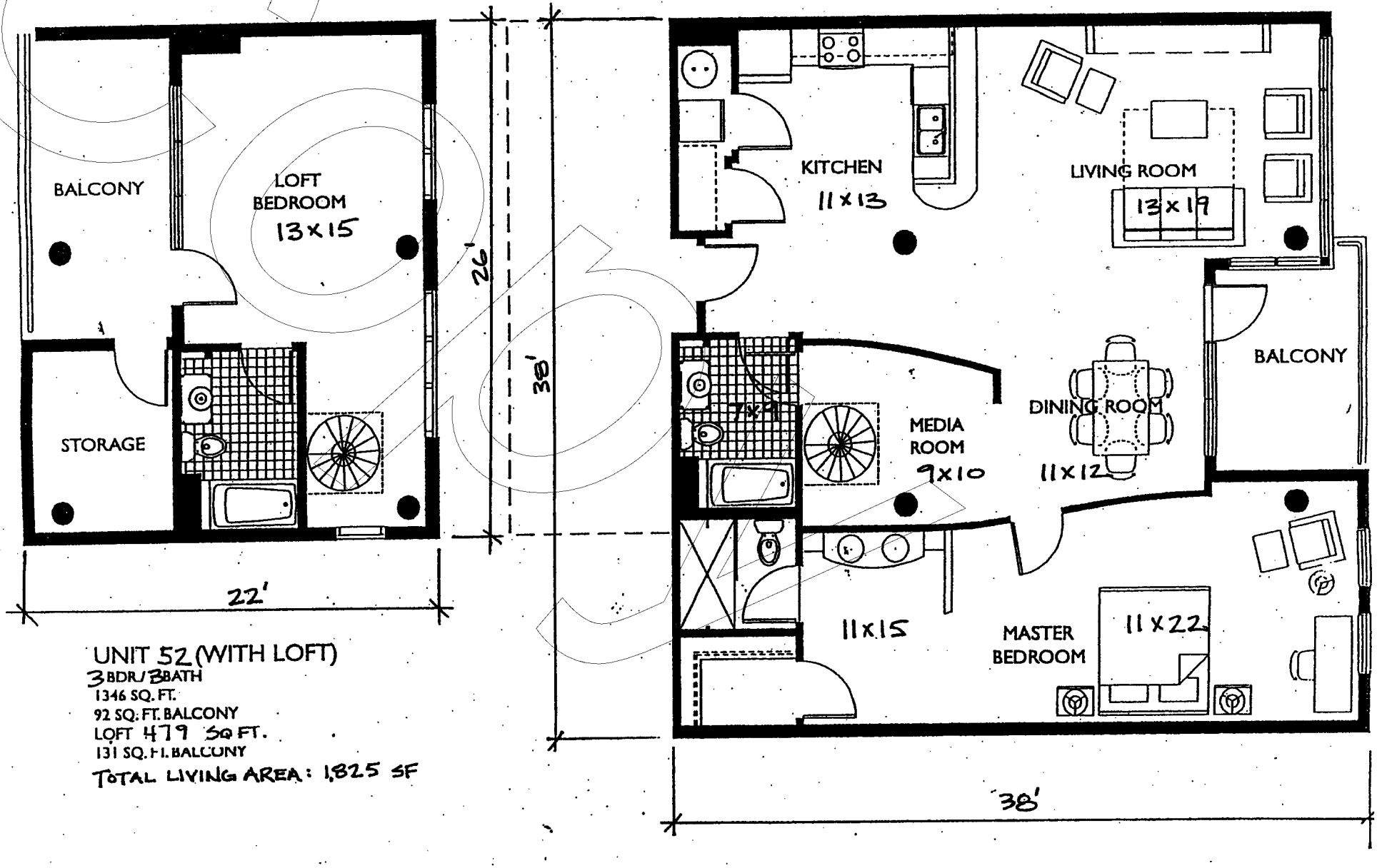
**THORNTON PARK CENTRAL**
**CONDO FLOOR PLANS**




UNIT 14, 28, 42
2 BDR/ 2 BATH
1465 SQ. FT.
80 SQ. FT. BALCONY

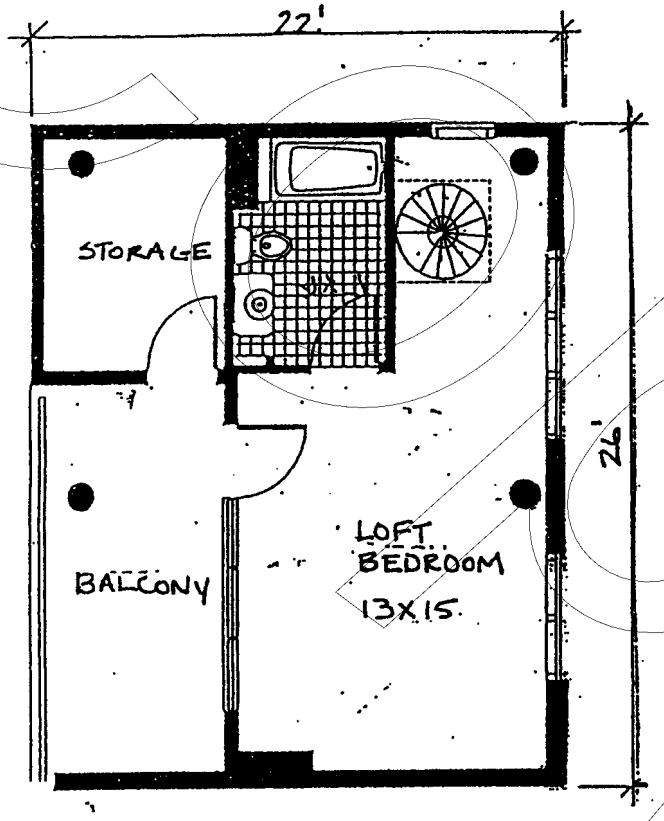
COPY

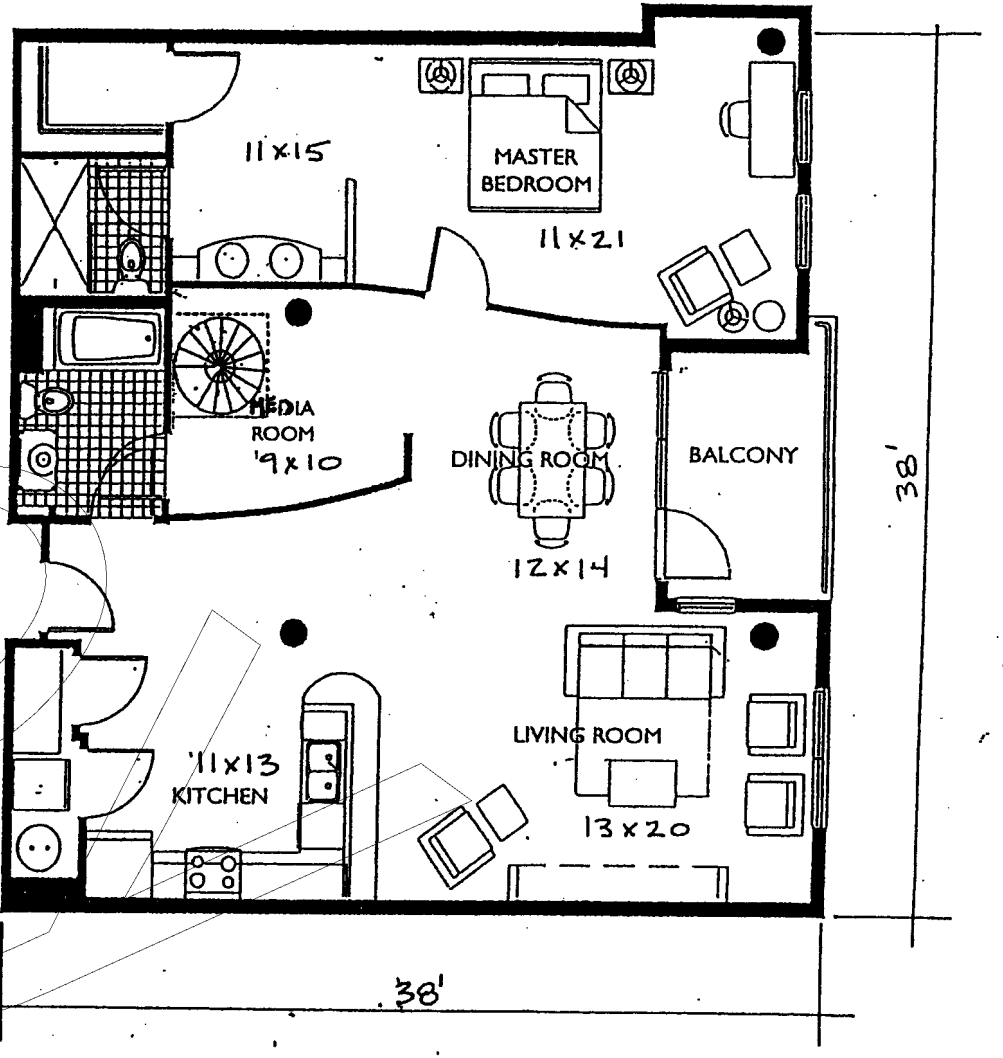
# THORNTON PARK CENTRAL
## CONDO FLOOR PLANS




UNIT 52 (WITH LOFT)
3 BDR/3 BATH
1346 SQ. FT.
92 SQ. FT. BALCONY
LOFT 479 SQ FT.
131 SQ. FT. BALCONY
TOTAL LIVING AREA: 1,825 SF

# THORNTON PARK CENTRAL
# CONDO FLOOR PLANS




UNIT 53 (WITH LOFT)
3 BDR/3 BATH
1346 SQ. FT.
92 SQ. FT. BALCONY
LOFT 479 SQ FT.
131 SQ. FT. BALCONY
TOTAL LIVING AREA: 1,825 SF

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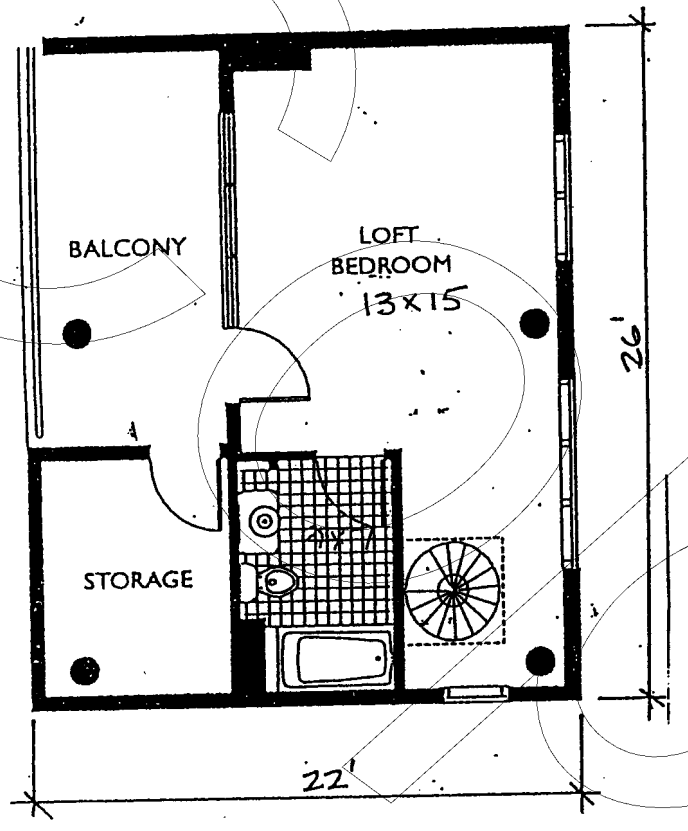
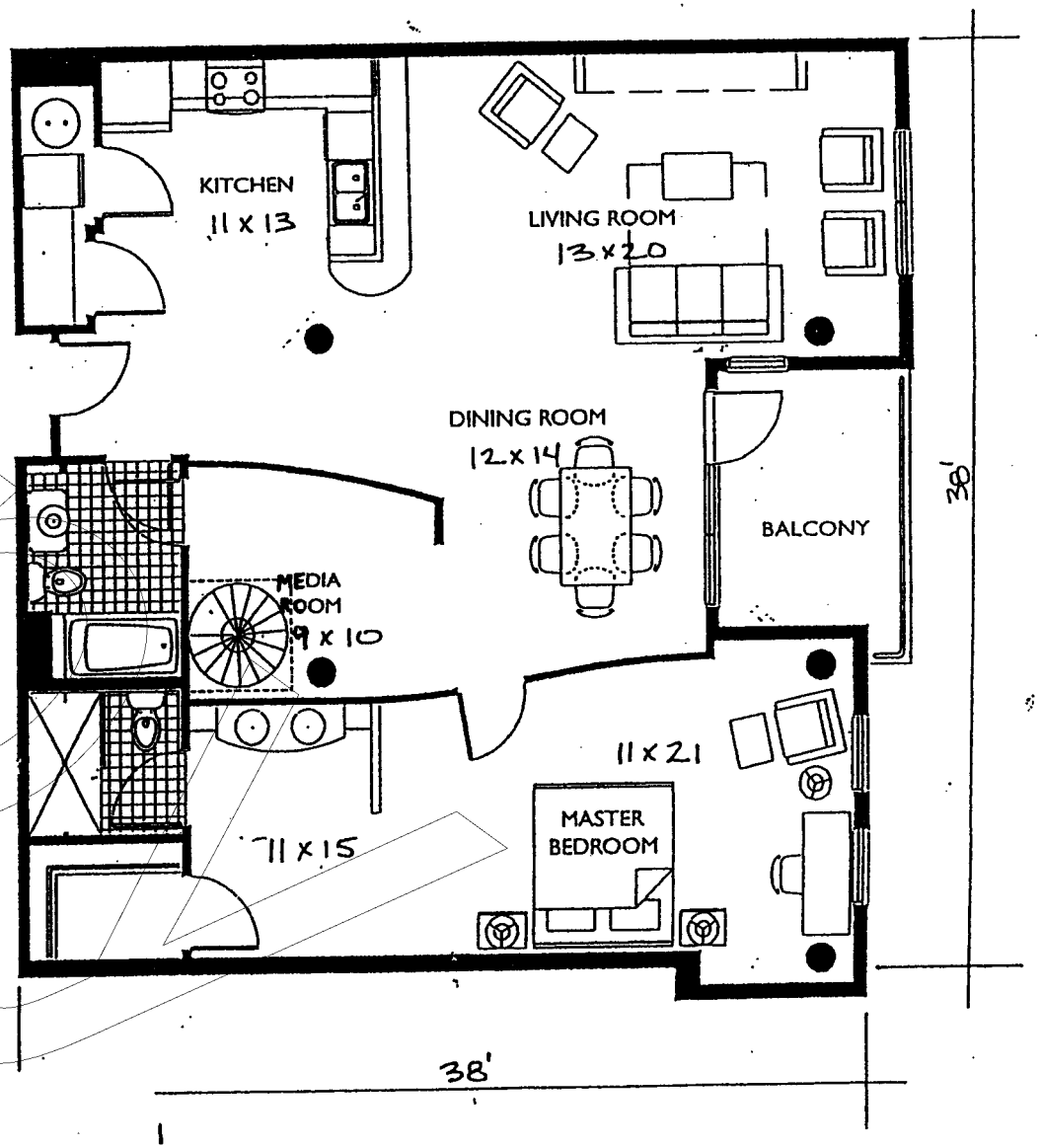
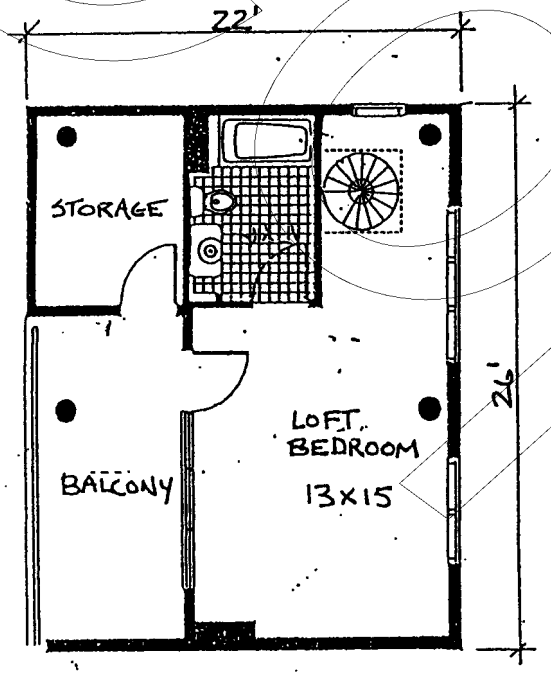
# THORNTON PARK CENTRAL
# CONDO FLOOR PLANS

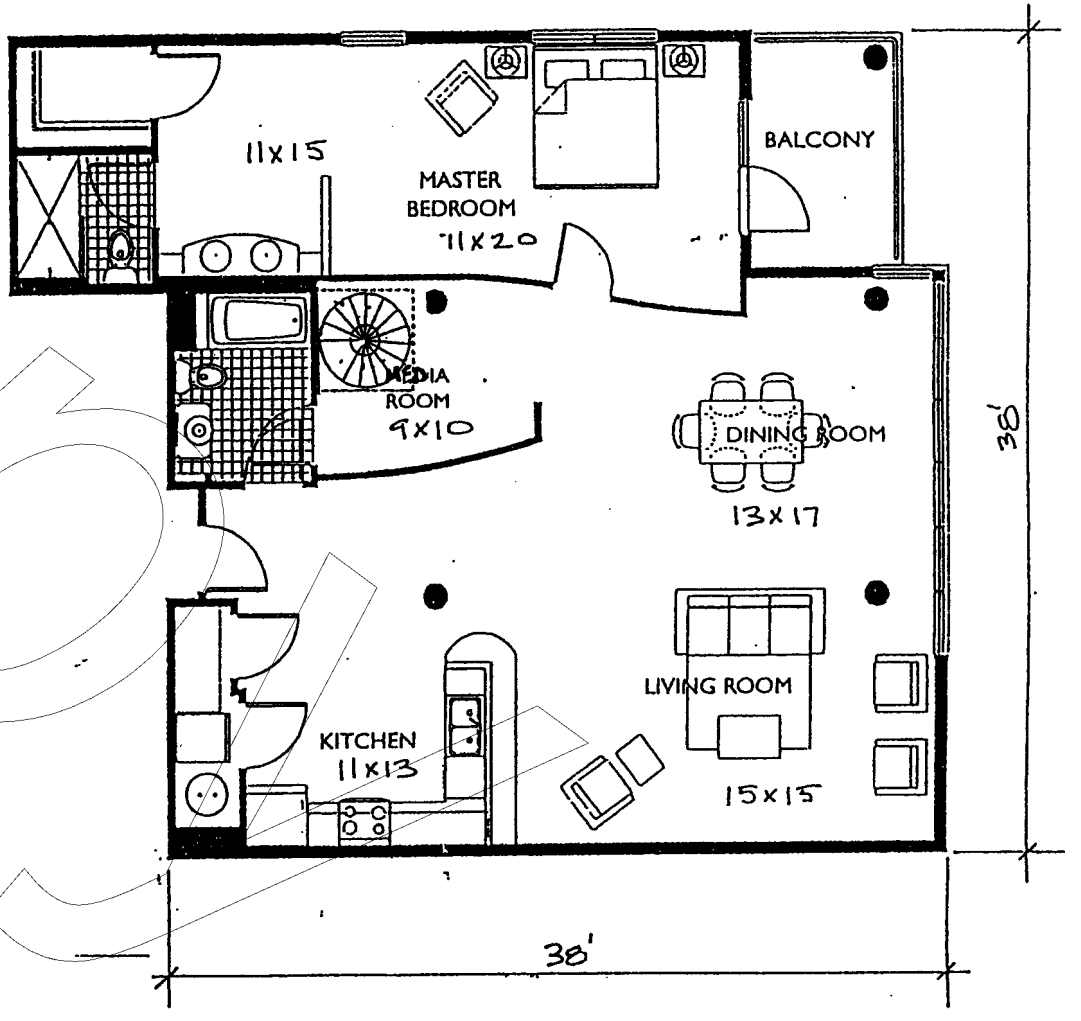



UNIT 55 (WITH LOFT)
3 BDR/3 BATH
1346 SQ. FT.
94 SQ. FT. BALCONY
LOFT 479 SQ FT.
131 SQ. FT. BALCONY
TOTAL LIVING AREA: 1,833 SF

# THORNTON PARK CENTRAL
# CONDO FLOOR PLANS




UNIT 56 (WITH LOFT)
3 BDR / 3 BATH
1346 SQ. FT.
80 SQ. FT. BALCONY
LOFT 479 SQ FT.
131 SQ. FT. BALCONY
TOTAL LIVING AREA: 1,943 SF

Copy