

**This document prepared by:**

Caleb J. Grimes, Esquire  
Grimes Goebel Grimes Hawkins  
& Gladfelter, P.A.  
P.O. Drawer 1550  
Bradenton, Florida 34206  
(941) 748-0151  
Parcel ID #: 25816.0005/9(a portion thereof)

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, is made this 5 day of Sept, 2000, by and between **W.C. Riviera Partners, L.C., a Florida limited liability company**, ("Grantor"), whose address is 590 Haben Blvd., Palmetto, Florida 34221, and **Genesis Golf Center, L.C., a Florida limited liability company**, whose post office address is 590 Haben Blvd., Palmetto, Florida 34221 ("Grantee").

**WITNESSETH**

That the Grantor, in consideration of the sum of Ten Dollars and other valuable consideration paid by the Grantee, receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, real property in Manatee County, Florida:

**THAT PROPERTY DESCRIBED AS "PARCEL 9 DESCRIPTION" ON COMPOSITE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF ("Property").**

To have and to hold the same in fee simple forever.

**Together with** a permanent, terminable, non-exclusive easement over, across and upon the real property legally described and depicted on **Exhibit "A-1"** attached hereto and incorporated herein (hereinafter the **"50' Access Easement"**). The 50' Access Easement is appurtenant to and granted for the benefit of the Property and shall be used for pedestrian and vehicular ingress and egress from the most southwestern corner of the Property to Haben Boulevard, Manatee County, Florida. No roadway or structures shall be built or placed by Grantee on any portion of the 50' Access Easement unless first approved by Grantor. Grantor hereby specifically reserves the right to assign or grant rights to use any portion or all of the 50' Access Easement to any one or more persons, firm, corporation or governmental entity.

Grantee recognizes that no roadway facilities are constructed within the 50' Access Easement area to date and that Grantee's use of such easement shall not, however, interfere with future construction of a roadway and related facilities thereon.

The 50' Access Easement shall automatically terminate upon the platting of the land encumbered by the 50' Access Easement and the dedication to The City of Palmetto of a public right-of-way located within the 50' Access Easement or other transfer of title to the 50' Access Easement to The City of Palmetto.

Although not necessary to effect the automatic termination of the 50' Access Easement, at the request of Grantor (or Grantor's successor in title), Grantee (or Grantee's successor in title) shall, upon satisfaction of the above stated conditions to automatic termination as set forth for the 50' Access Easement, join in any such plat and in the dedication to The City of Palmetto and cause its mortgagee, if any, to do the same.

**This Deed** is subject to Grantor's reservation of rights as to that certain property legally described and depicted as Tract "B" on **Exhibit "A-2"** and incorporated herein by reference (hereinafter "**Tract B**"). The Preliminary Plat of Northshore Phase 1-B of Riviera Dunes, as approved by the City of Palmetto, identifies Tract B as required open space by The City of Palmetto and Grantor specifically reserves the right to incorporate and record certain deed restrictions on Tract B to ensure that it remains as open space and further reserves the right to create and convey certain easements within Tract B as Grantor shall deem necessary, and in accordance with The City of Palmetto requirements, all without the consent or joinder of Grantee, and Grantee hereby appoints Grantor as its attorney-in-fact for such purpose. Grantee, by acceptance of this deed, specifically agrees that all of Tract B shall remain as open space and no structures shall be constructed thereon at anytime by Grantee or any of its successors, assigns, or transferees except as may be specifically authorized by Grantor or any of its successors, assigns, or transferees in writing, evidenced by recordation in the Public Records of Manatee County, Florida, which authorization may be withheld for any or no reason.

**And Grantor hereby expressly reserves** unto itself, its successors, and assigns, certain permanent, perpetual easements over, across and upon the Property as follows:

- (1) A 30' Drainage and Landscape Easement running parallel to Haben Boulevard as legally described and depicted on **Exhibit "A-3"** attached hereto and made a part hereof (hereinafter the "**30' Drainage and Landscape Easement**") for the benefit of the Grantor and the Riviera Dunes Master Association, Inc., a Florida not-for-profit corporation ("Master Association"). The Grantor shall have the right to assign, transfer and convey the 30' Drainage and Landscape Easement to its successor developer, other landowners in the development of Riviera Dunes, or the Master Association, for uses of drainage, maintenance and landscaping and for no other use.
- (2) A 20' Drainage and Utility Easement running north and south parallel to the northern portion of the easterly boundary of the Property as legally described and depicted on **Exhibit "A-4"** attached hereto and made a part hereof (hereinafter the "**20' NS Drainage and Utility Easement**"). The Grantor reserves the right to assign, transfer and convey the 20' NS Drainage and Utility Easement to its successor developer,

other landowners in the development of Riviera Dunes, or the Master Association, for uses of drainage, maintenance and utilities and for no other use.

- (3) A Drainage and Maintenance Easement containing approximately 10.9444 acres as legally described and depicted on **Exhibit "A-5"** attached hereto and made a part hereof (hereinafter the **"Drainage and Maintenance Easement"**). The Grantor, their successors and assigns, shall have the right to use the berm of the Drainage and Maintenance Easement for pedestrian and vehicular egress and ingress for the purposes of construction of drainage facilities and maintenance only, and not for general public use, subject to any and all applicable governmental ordinances and regulations. The Grantor reserves the right to assign, transfer and convey the Drainage and Maintenance Easement to its successor developer, other landowners in the development of Riviera Dunes, or the Master Association, for uses of drainage, access and maintenance and as stated herein and for no other use.
- (4) A Maintenance Easement for access to and maintenance of a required wetland mitigation area running parallel to a portion of the easterly and southern boundaries of the Property as legally described and depicted on **Exhibit "A-6"** attached hereto and made a part hereof (hereinafter the **"Maintenance Easement"**). The Grantor shall have the right to assign, transfer and convey the Maintenance Easement to its successor developer or the Master Association, for uses of access to, and maintenance of, adjoining properties and facilities and for no other use.
- (5) A 20' Drainage and Utility Easement running east and west parallel to a portion of the southwestern boundary of the Property as legally described and depicted on **Exhibit "A-7"** attached hereto and made a part hereof (hereinafter the **"20' EW Drainage and Utility Easement"**). The Grantor reserves the right to assign, transfer and convey the 20' EW Drainage and Utility Easement to its successor developer or the Master Association, for uses of drainage, maintenance and utilities and for no other use.

The drainage, maintenance and utility easements reserved by Grantor and described as set forth in (1) through (5) above include fundamental components of the proposed surface water/stormwater management system within the project known as Riviera Dunes and are reserved for the purposes of construction of stormwater drainage facilities therein, use of such facilities for stormwater drainage, and ingress and egress for access to and from such facilities for the purposes of construction and maintenance of surface and underground drainage.

By acceptance of this deed, Grantee agrees to join in and consent to a plat or plats that cover the 50' Access Easement or Tract B, including any subsequent amendments or re-plats as applicable. Grantee will join in and consent to permit applications, rezoning, site plan amendments or other applications for governmental approvals proposed for Riviera Dunes or any portion thereof (to the extent required by virtue of Grantee's interest in the Land) provided same does not unreasonably interfere with Grantee's use of the Property. Further, Grantee and Grantee's successors or assigns

(as applicable) will cause its mortgagees (if any) to join in and consent to any above referenced plat and any amendments thereto. In the event Grantee's consent or joinder is required and is not received in the appropriate written form within ten (10) days after receipt of such request, Grantee hereby appoints Grantor (or its assigns, at Grantor's discretion) as Grantee's attorney-in-fact for purposes of preparing, executing and filing such documents. Further, Grantee will not object to Grantor's filing of various applications for the development of Riviera Dunes.

This conveyance is subject to taxes for the year 2000 and subsequent years, zoning and other prohibitions and regulations imposed by governmental authorities, and the additional matters set forth on **Exhibit "B"** hereto.

The benefits and obligations hereunder shall inure to and be binding upon the successors and assigns of the respective parties hereto, and the Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

The easements, restrictions and agreements hereunder shall run with the land and be binding upon Grantee and Grantor, their agents, successors and assigns, and are enforceable by Grantor or its successor developer.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Caleb J. Grimes  
Print name: CALEB J. GRIMES

Wm. S. Galvano  
Print name: Wm. S. Galvano

W.C. Riviera Partners, L.C., a Florida limited liability company by its manager, Riviera Dunes Resorts Management Company, a Florida corporation

By: Linda J. Svenson  
Linda J. Svenson  
as its: President

STATE OF FLORIDA )  
COUNTY OF MANATEE )

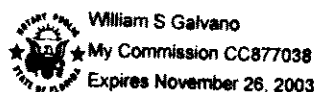
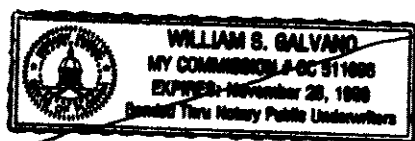
The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of Sept, 2000, by Linda J. Svenson, the President of Riviera Dunes Resorts Management Company, a Florida corporation as the manager of W.C. Riviera Partners, L.C., a Florida limited liability company, on behalf of the limited liability company who is personally known to me or has produced \_\_\_\_\_ as identification.

My Commission Expires:

Commission number: \_\_\_\_\_

Wm. S. Galvano  
NOTARY PUBLIC (print name)

L:\riviera dunes\wc riviera sale to genesis resorts\spec warranty deed-easements rev4.wpd\cd



**EXHIBIT A**  
**PARCEL 9 DESCRIPTION**

Begin at the Southwest Corner of Tract "H" of the plat of the Northshore at Riviera Dunes Phase 1-A, according to the map or plat thereof, as recorded in Plat Book 35, Page 19, of the Public Records of Manatee County, Florida, and run SOUTH for a distance of 98.69 feet; thence S26°33'54"E for a distance of 30.66 feet to the start of a tangent curve to the right; thence along the arc of said curve to the right, having a radius of 44.00 feet, a central angle of 26°33'54", a chord of 20.22 feet which bears S13°16'57"E, for a distance of 20.40 feet; thence SOUTH for a distance of 232.00 feet to the start of a tangent curve to the right; thence along the arc of said curve to the right, having a radius of 166.00 feet, a central angle of 90°01'28", a chord of 234.81 feet which bears S45°00'44"W, for a distance of 260.82 feet; thence N89°58'32"W for a distance of 549.45 feet; thence N00°13'04"W for a distance of 15.53 feet; thence S89°46'56"W for a distance of 298.81 feet; thence N00°13'04"W for a distance of 272.31 feet to the start of a tangent curve to the left; thence, along the arc of said curve to the left, having a radius of 140.00 feet, a central angle of 21°22'01", a chord of 51.91 feet which bears N10°54'04"W, for a distance of 52.21 feet; thence N21°35'05"W for a distance of 102.56 feet to the easterly right of way of Haben Boulevard and the start of a non-tangent curve to the left; thence, along said right of way and along said curve to the left, having a radius of 500.00 feet, a central angle of 31°02'55", a chord of 267.65 feet which bears N48°18'09"E, for a distance of 270.95 feet; thence, continuing along said right of way, N32°46'41"E for a distance of 246.53 feet to the start of a tangent curve to the right; thence, continuing along said right of way and along said curve to the right, having a radius of 960.00 feet, a central angle of 22°00'00", a chord of 366.35 feet which bears N43°46'41"E, for a distance of 368.61 feet to a point of compound curvature; thence, continuing along said right of way and along said curve to the right, having a radius of 460.00 feet, a central angle of 18°40'52", a chord of 149.32 feet which bears N64°07'07"E, for a distance of 149.98 feet to the West boundary of "Tract B"; thence, continuing along said right of way and along said curve to the right, having a radius of 460.00 feet, a central angle of 02°11'54", a chord of 17.65 feet which bears N74°33'30"E, for a distance of 17.65 feet; thence, continuing along said right of way, S14°20'33" for a distance of 2.00 feet; thence, continuing along said right of way, N75°39'27"E for a distance of 89.51 feet; thence, leaving said right of way, S00°04'33"W for a distance of 516.50 feet; thence S89°58'32"E for a distance of 220.00 feet to the West boundary of the aforesaid Tract "H"; thence, along the said West boundary, S00°01'28"W for a distance of 112.83 feet to the Point of Beginning, being and lying in Sections 13 and 24, Township 34 South, Range 17 East, Manatee County, Florida..

TOGETHER WITH A 50' ACCESS EASEMENT AS DESCRIBED IN EXHIBIT A-1; SUBJECT TO GRANTOR'S RESERVATION OF RIGHTS AS DESCRIBED IN EXHIBIT A-2; AND SUBJECT TO GRANTOR'S RESERVATION OF EASEMENTS AS DESCRIBED IN EXHIBIT A-3, EXHIBIT A-4, EXHIBIT A-5, EXHIBIT A-6, EXHIBIT A-7. ALL EXHIBITS ARE ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

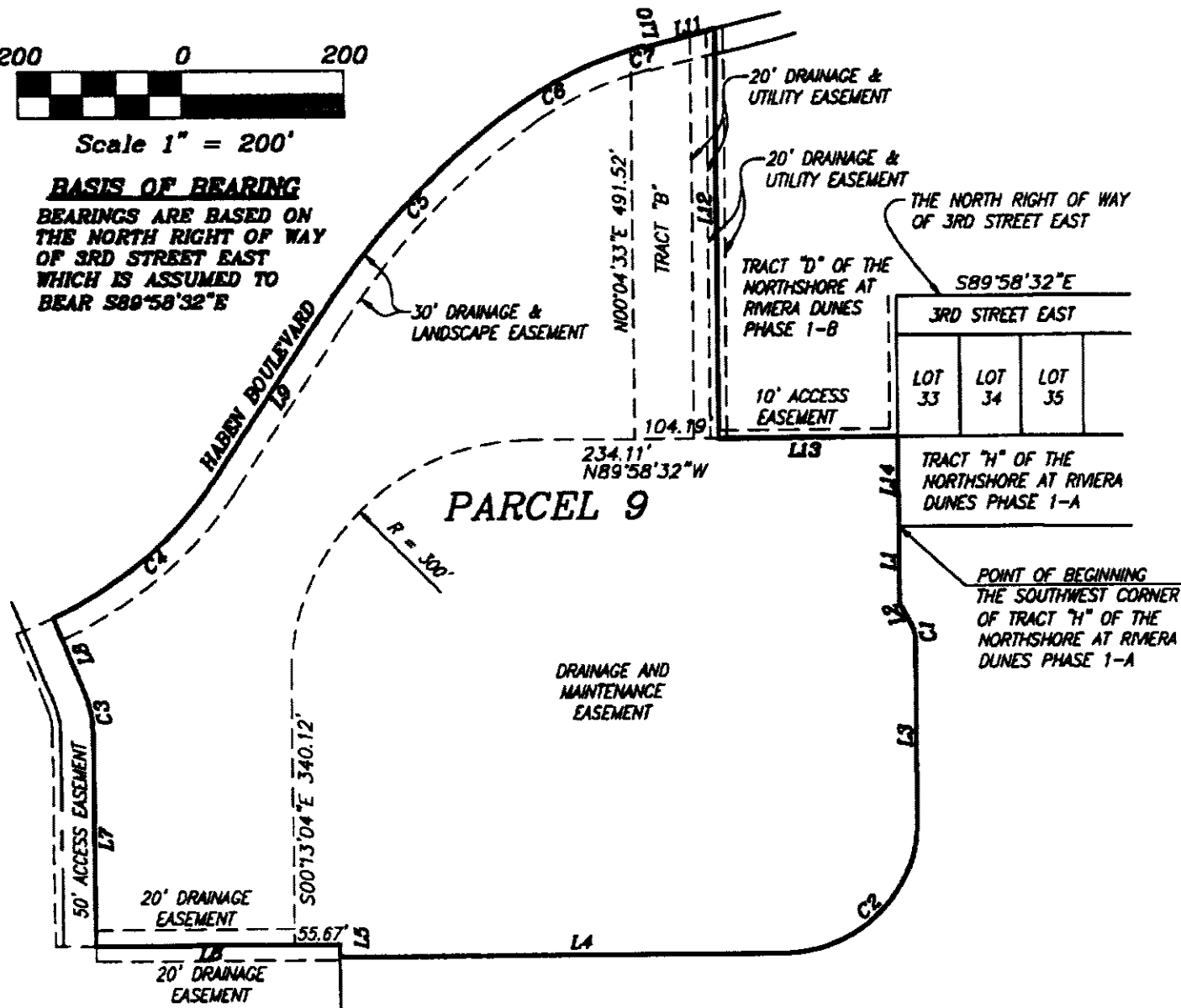
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Scale 1" = 200'

**BASIS OF BEARING**  
BEARINGS ARE BASED ON  
THE NORTH RIGHT OF WAY  
OF 3RD STREET EAST  
WHICH IS ASSUMED TO  
BEAR S89°58'32"E

DK 1647 PG 6627 6 of 24



CURVE TABLE

#	Delta	Radius	Chord	Chord Bearing	Arc
C1	26°33'54"	44.00	20.22	S13°16'57"E	20.40
C2	90°01'28"	188.00	234.81	S45°00'44"W	260.82
C3	21°22'01"	140.00	51.91	N10°54'04"W	52.21
C4	31°02'56"	500.00	267.65	N48°18'08"E	270.95
C5	22°00'00"	980.00	388.35	N43°48'41"E	388.61
C6	18°40'52"	480.00	149.32	N84°07'07"E	149.98
C7	02°11'54"	480.00	17.65	N74°33'30"E	17.65

LINE TABLE

#	DIRECTION	DISTANCE
L1	SOUTH	98.89'
L2	S26°33'54"E	30.66'
L3	SOUTH	232.00'
L4	N89°58'32"W	549.45'
L5	N00°13'04"W	15.53'
L6	S89°48'58"W	298.81'
L7	N00°13'04"W	272.31'
L8	N21°36'05"W	102.56'
L9	N32°48'41"E	246.53'
L10	S14°20'33"E	2.00'
L11	N76°39'27"E	89.61'
L12	S00°04'33"W	518.60'
L13	S89°58'32"E	220.00'
L14	S00°01'28"W	112.83'

THIS IS NOT A BOUNDARY SURVEY

PROJ. NO. RD(8)053  
DRAWN BY: DJS  
CHECKED BY: RJC  
DATE: 06-23-00

RED MAN CONSULTANTS, INC.  
308 E. SEVENTH AVE., TAMPA, FLORIDA  
PHONE (813) 228-8016  
FAX (813) 228-1287

PREPARED FOR:  
HSA ENGINEERS  
AND SCIENTISTS

TITLE:  
DESCRIPTION SKETCH  
OF PARCEL 9

Pg-DESC.DWG  
SHEET  
3 of 3

June 30, 2000  
Revised August 15, 2000

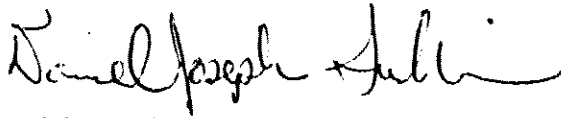
Project #S-RD(09)053  
Parcel 9  
50' Access Easement Description

Description:

Begin at the Southwest Corner of Tract "H" of the plat of the Northshore at Riviera Dunes Phase 1-A, according to the map or plat thereof, as recorded in Plat Book 35, Page 19, of the Public Records of Manatee County, Florida, and run SOUTH for a distance of 98.69 feet; thence S26°33'54"E for a distance of 30.66 feet to the start of a tangent curve to the right; thence along the arc of said curve to the right, having a radius of 44.00 feet, a central angle of 26°33'54", a chord of 20.22 feet which bears S13°16'57"E, for a distance of 20.40 feet; thence SOUTH for a distance of 232.00 feet to the start of a tangent curve to the right; thence along the arc of said curve to the right, having a radius of 166.00 feet, a central angle of 90°01'28", a chord of 234.81 feet which bears S45°00'44"W, for a distance of 260.82 feet; thence N89°58'32"W for a distance of 549.45 feet; thence N00°13'04"W for a distance of 15.53 feet; thence S89°46'56"W for a distance of 298.81 feet to the Point of Beginning; thence, continue S89°46'56"W, for a distance of 50.00 feet; thence N00°13'04"W for a distance of 272.31 feet to the start of a tangent curve to the left; thence, along said curve to the left, having a radius of 90.00 feet, a central angle of 21°22'01", a chord of 33.37 feet which bears N10°54'04"W, for a distance of 33.56 feet; thence N21°35'05"W for a distance of 101.05 feet to the Southerly right of way of Haben boulevard and the start of a non-tangent curve to the left; thence, along said Southerly right of way and along said curve, having a radius of 500.00 feet, a central angle of 05°44'04", a chord of 50.02 feet which bears N66°41'38"E, for a distance of 50.04 feet; thence, leaving said Southerly right of way, S21°35'05"E for a distance of 102.56 feet to the start of a tangent curve to the right; thence, along said curve to the right, having a radius of 140.00 feet, a central angle of 21°22'01", a chord of 51.91 feet which bears S10°54'04"E, for a distance of 52.21 feet; thence S00°13'04"E for a distance of 272.31 feet to the Point of Beginning, being and lying in Sections 13 and 24, Township 34 South, Range 17 East, Manatee County, Florida.

The above described Parcel contains 20,835 square feet, more or less.

Prepared by Red Man Consultants, Inc.  
308 East 7th Avenue  
Tampa, FL 33602



Daniel Joseph Sullivan  
Florida P.S.M. No. 5640

BK 1647 PG 6629 8 of 24



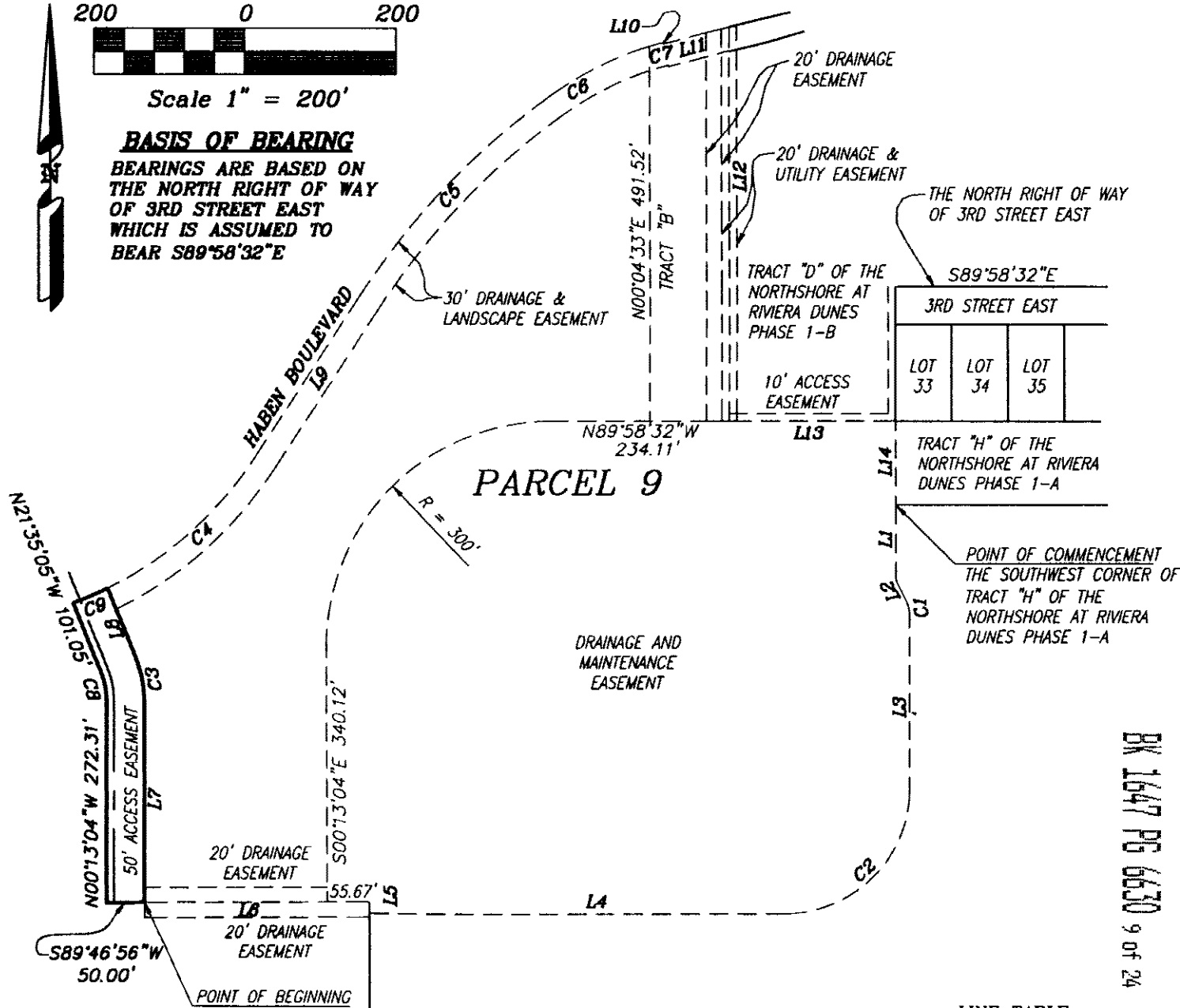
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Scale 1" = 200'

**BASIS OF BEARING**

BEARINGS ARE BASED ON  
THE NORTH RIGHT OF WAY  
OF 3RD STREET EAST  
WHICH IS ASSUMED TO  
BEAR S89°58'32"E



CURVE TABLE

#	Delta	Radius	Chord	Chord Bearing	Arc
C1	26°33'54"	44.00	20.22	S13°16'57"E	20.40
C2	90°01'28"	166.00	234.81	S45°00'44"W	260.82
C3	21°22'01"	140.00	51.91	S10°54'04"E	52.21
C4	31°02'55"	500.00	267.65	N48°18'09"E	270.95
C5	22°00'00"	960.00	366.35	N43°46'41"E	366.61
C6	18°40'52"	460.00	149.32	N64°07'07"E	149.98
C7	02°11'54"	460.00	17.65	N74°33'30"E	17.65
C8	21°22'01"	90.00	33.37	N10°54'04"W	33.66
C9	05°44'04"	500.00	50.02	N66°41'38"E	50.04

LINE TABLE

#	DIRECTION	DISTANCE
L1	SOUTH	98.89'
L2	S26°33'54"E	30.88'
L3	SOUTH	232.00'
L4	N89°58'32"W	549.45'
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L9	N32°46'41"E	246.53'
L10	S14°20'33"E	2.00'
L11	N75°39'27"E	89.51'
L12	S00°04'33"W	516.60'
L13	N89°58'32"W	220.00'
L14	N00°01'28"E	112.83'

REVISED AUGUST 15, 2000, CORRECT LINE 7 SCIVENER'S ERROR  
REVISED JULY 03, 2000, 20' DRAINAGE EASEMENT IN TRACT "B" (ELIMINATE UTILITY)

THIS IS NOT A BOUNDARY SURVEY

PROJ. NO. RD(8)053	RED MAN CONSULTANTS, INC.	PREPARED FOR:	TITLE:	P8-EM50.DWG
DRAWN BY: DJS	308 E. SEVENTH AVE., TAMPA, FLORIDA	HSA ENGINEERS	DESCRIPTION SKETCH OF	SHEET
CHECKED BY: RJC	PHONE (813) 229-8016	AND SCIENTISTS	50' DRAINAGE EASEMENT	3 of 3
DATE: 06-23-00	FAX (813) 223-1397			

BK 1647 PG 6630 9 of 24

June 23, 2000

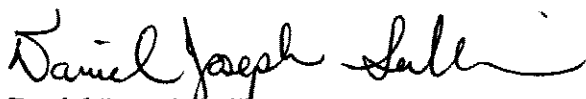
Project #S-RD(09)053  
Parcel 9 Tract "B" Description

Description:

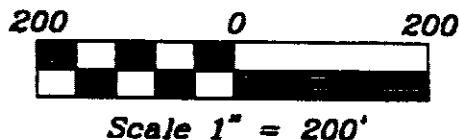
Commence at the Southwest Corner of Tract "H" of the plat of the Northshore at Riviera Dunes Phase 1-A, according to the map or plat thereof, as recorded in Plat Book 35, Page 19, of the Public Records of Manatee County, Florida, and run N00°01'28"E for a distance of 112.83 feet; thence N89°58'32"W for a distance of 220.00 feet to the Point of Beginning; thence, continuing N89°58'32"W for a distance of 104.19 feet; thence N00°04'33"E for a distance of 491.52 feet to the Southerly right of way of Haben Boulevard and a non-tangent curve to the right; thence, along said right of way and along said curve, having a radius of 460.00 feet, a central angle of 02°11'54", a chord of 17.65 feet which bears N74°33'30"E, for a distance of 17.65 feet; thence continuing along said right of way, S14°20'33" for a distance of 2.00 feet; thence, continuing along said right of way, N75°39'27"E for a distance of 89.51 feet; thence, leaving said right of way, S00°04'33"W for a distance of 516.50 feet to the Point of Beginning, being and lying in Section 13, Township 34 South, Range 17 East, Manatees County, Florida.

The above described Tract containing 1.2042 acres, more or less

Prepared by Red Man Consultants, Inc.  
308 East 7th Avenue  
Tampa, FL 33602

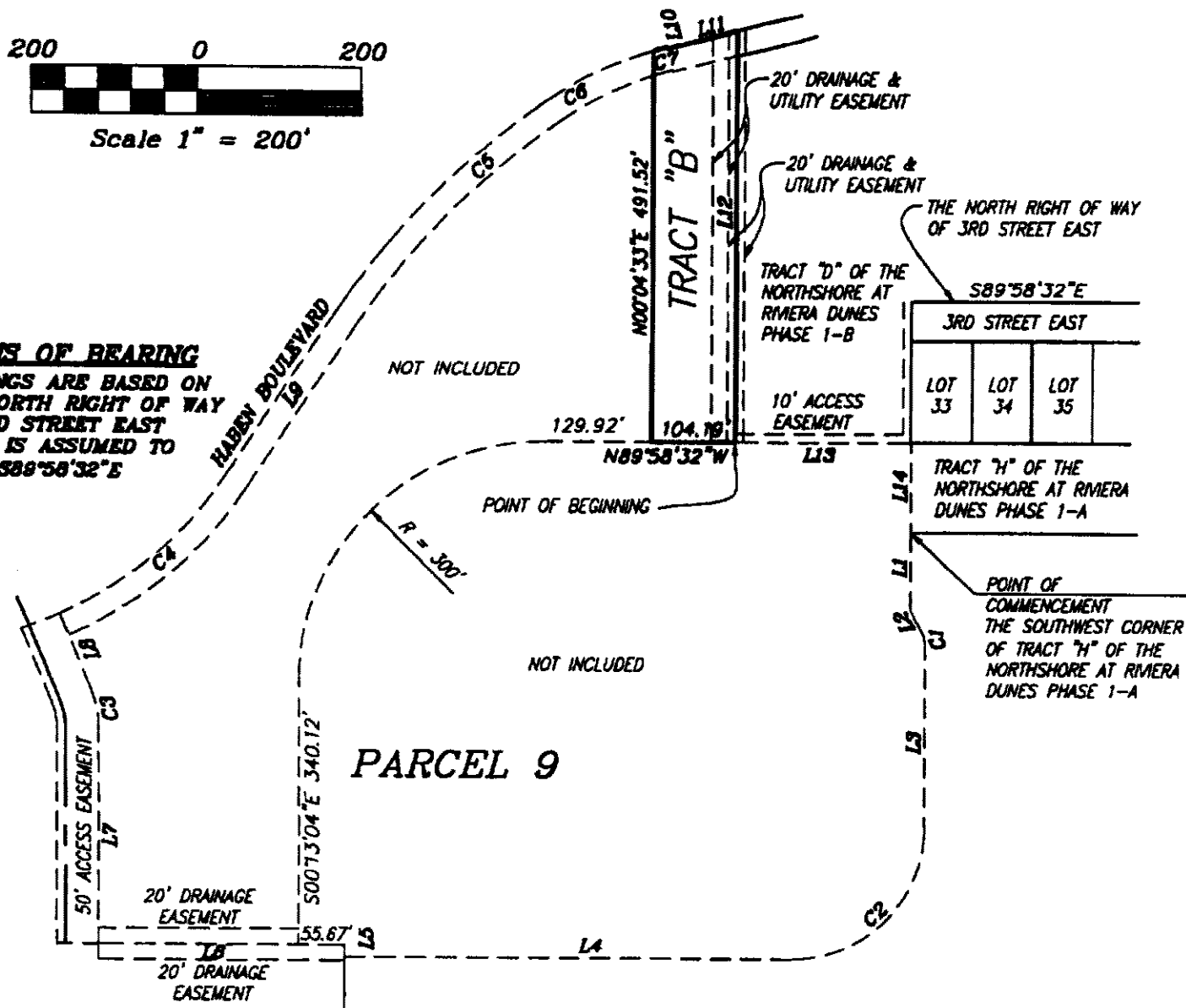


Daniel Joseph Sullivan  
Florida P.S.M. No. 5640



**BASIS OF BEARING**  
BEARINGS ARE BASED ON  
THE NORTH RIGHT OF WAY  
OF 3RD STREET EAST  
WHICH IS ASSUMED TO  
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BK 1647 PG 6632 11 of 24



CURVE TABLE

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L10	S14°20'33"E	2.00'
L11	N76°39'27"E	89.51'
L12	S00°04'33"W	516.50'
L13	N89°58'32"W	220.00'
L14	N00°01'28"E	112.63'

THIS IS NOT A BOUNDARY SURVEY

PROJ. NO. RD(8)253	RED MAN CONSULTANTS, INC.	PREPARED FOR:	TITLE: DESCRIPTION SKETCH	PG-TRTB.DWG
DRAWN BY: DJS	306 E. SEVENTH AVE., TAMPA, FLORIDA	HSA ENGINEERS	OF TRACT B PART	SHEET
CHECKED BY: RJC	PHONE (813) 288-8015	AND SCIENTISTS	OF PARCEL 9	2 of 2
DATE: 08-23-00	FAX (813) 288-1897			

June 30, 2000 (Revised August 15, 2000)

Project #S-RD(09)053

Parcel 9

30' Drainage and Landscape Easement

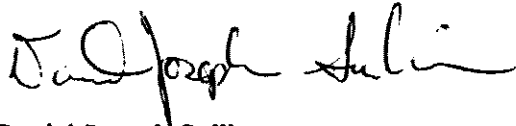
**Description:**

Commence at the Southwest Corner of Tract "H" of the plat of the Northshore at Riviera Dunes Phase 1-A, according to the map or plat thereof, as recorded in Plat Book 35, Page 19, of the Public Records of Manatee County, Florida, and run along the West boundary of said Tract "H", N00°01'28"E for a distance of 112.83 feet; thence N89°58'32"W for a distance of 220.00 feet; thence N00°04'33"E for a distance of 485.52 feet to the Point of Beginning; thence S75°39'27"W, parallel to and 30 feet South of the Southerly right of way of Haben Boulevard, for a distance of 81.79 feet; thence N14°20'33"W for a distance of 2.00 feet to the start of a non-tangent curve to the left; thence, parallel to and 30 feet South of the said Southerly right of way, along said curve to the left having a radius of 430.00 feet, a central angle of 20°52'46", a chord of 155.83 feet which bears S65°13'04"W, for a distance of 156.70 feet to a point of compound curvature; thence, continuing parallel to and 30 feet South of the said Southerly right of way, along said compound curve to the left having a radius of 930.00 feet, a central angle of 22°00'00", a chord of 354.90 feet which bears S43°46'41"W, for a distance of 357.09 feet; thence, continuing parallel to and 30 feet South of the said Southerly right of way, S32°46'41"W for a distance of 246.53 feet to the start of a curve to the right; thence, continuing parallel to and 30 feet South of the said Southerly right of way, along said curve to the right having a radius of 530.00 feet, a central angle of 31°18'32", a chord of 286.03 feet which bears S48°25'57"W, for a distance of 289.62 feet; thence N21°35'05"W for a distance of 30.09 feet to the said Southerly right of way of Haben Boulevard and the start of a non-tangent curve to the left; thence, along said right of way and along said curve to the left, having a radius of 500.00 feet, a central angle of 31°02'55", a chord of 267.65 feet which bears N48°18'09"E, for a distance of 270.95 feet; thence, continuing along said right of way, N32°46'41"E for a distance of 246.53 feet to the start of a tangent curve to the right; thence, continuing along said right of way and along said curve to the right, having a radius of 960.00 feet, a central angle of 22°00'00", a chord of 366.35 feet which bears N43°46'41"E, for a distance of 368.61 feet to a point of compound curvature; thence, continuing along said right of way and along said compound curve to the right, having a radius of 460.00 feet, a central angle of 18°40'52", a chord of 149.32 feet which bears N64°07'07"E, for a distance of 149.98 feet to the West boundary of "Tract B"; thence, continuing along said right of way and along said curve to the right, having a radius of 460.00 feet, a central angle of 02°11'54", a chord of 17.65 feet which bears N74°33'30"E, for a distance of 17.65 feet; thence, continuing along said right of way, S14°20'33" for a distance of 2.00 feet; thence, continuing along said right of way, N75°39'27"E for a distance of 89.51 feet; thence, leaving said right of way, S00°04'33"W for a distance of 30.98 feet to the Point of Beginning, being and lying in Section 13, Township 34 South, Range 17 East, Manatee County, Florida.

BK 1647 PG 6633 12 of 24

The above described Parcel contains 34,124 square feet, more or less.

Prepared by Red Man Consultants, Inc.  
308 East 7th Avenue  
Tampa, FL 33602

A handwritten signature in black ink, appearing to read "Daniel Joseph Sullivan". The signature is fluid and cursive, with the first name "Daniel" being more prominent.

Daniel Joseph Sullivan  
Florida P.S.M. No. 5640

BK 1647 PG 6634 13 of 24

200 0 200

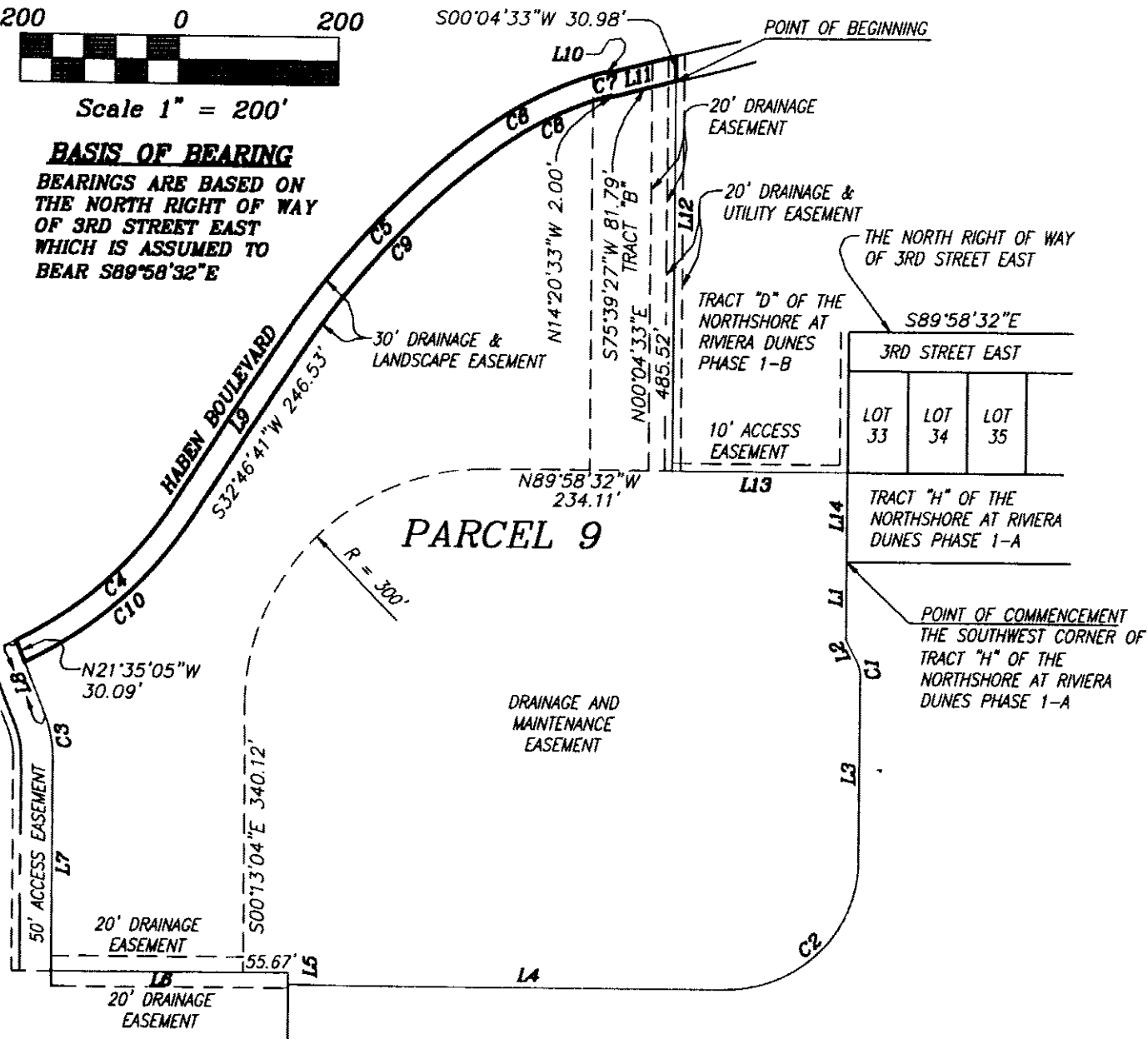


Scale 1" = 200'

### BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY OF 3RD STREET EAST WHICH IS ASSUMED TO BEAR S89°58'32"E

BK 1647 PG 6635 14 of 24



CURVE TABLE

#	Delta	Radius	Chord	Chord Bearing	Arc
C1	26°33'54"	44.00	20.22	S13°18'57"E	20.40
C2	90°01'28"	188.00	234.81	S45°00'44"W	280.82
C3	21°22'01"	140.00	51.91	N10°54'04"W	52.21
C4	31°02'55"	500.00	267.65	N48°18'09"E	270.95
C5	22°00'00"	980.00	388.35	N43°46'41"E	388.61
C6	18°40'52"	480.00	149.32	N64°07'07"E	149.98
C7	02°11'54"	480.00	17.65	N74°33'30"E	17.65
C8	20°52'46"	430.00	155.83	S85°13'04"W	156.70
C9	22°00'00"	930.00	354.90	S43°46'41"W	357.09
C10	31°18'32"	630.00	288.03	S48°25'57"W	289.62

LINE TABLE

#	DIRECTION	DISTANCE
L1	SOUTH	98.69'
L2	S26°33'54"E	30.66'
L3	SOUTH	232.00'
L4	N89°58'32"W	549.45'
L5	N00°13'04"W	15.53'
L6	S89°48'58"W	298.81'
L7	N00°13'04"W	272.31'
L8	N21°35'05"W	102.58'
L9	N32°46'41"E	248.53'
L10	S14°20'33"E	2.00'
L11	N75°39'27"E	89.51'
L12	S00°04'33"W	516.50'
L13	N89°58'32"W	220.00'
L14	N00°01'28"E	112.83'

REVISED AUGUST 15, 2000, CLARIFIED LINE 8

REVISED JULY 03, 2000, 20' DRAINAGE EASEMENT IN TRACT "B" (ELIMINATE UTILITY)

THIS IS NOT A BOUNDARY SURVEY

PROJ. NO. RD(9)053	RED MAN CONSULTANTS, INC.	PREPARED FOR:	TITLE: DESCRIPTION SKETCH	PG-EM30.DWG
DRAWN BY: DJS	308 E. SEVENTH AVE., TAMPA, FLORIDA	HSA ENGINEERS	OF 30' DRAINAGE AND	SHEET
CHECKED BY: RJC	PHONE (813) 223-8015	AND SCIENTISTS	LANDSCAPE EASEMENT	3 of 3
DATE: 06-23-00	FAX (813) 223-1397			

July 3, 2000

Project #S-RD(09)053


Parcel 9  
20' Drainage Easement Description

Description:

Commence at the Southwest Corner of Tract "H" of the plat of the Northshore at Riviera Dunes Phase 1-A, according to the map or plat thereof, as recorded in Plat Book 35, Page 19, of the Public Records of Manatee County, Florida, and run along the West boundary of said Tract "H", N00°01'28"E for a distance of 112.83 feet; thence N89°58'32"W for a distance of 230.00 feet to the Point of Beginning; thence, continuing N89°58'32"W, for a distance of 20.00 feet; thence N00°04'33"E for a distance of 508.81 feet to the Southerly right of way of Haben Boulevard; thence, along said Southerly right of way, N75°39'27"E for a distance of 20.65 feet; thence, leaving said Southerly right of way, S00°04'33"W for a distance of 513.94 feet to the Point of Beginning, being and lying in Section 13, Township 34 South, Range 17 East, Manatee County, Florida.

The above described Parcel contains 10,227 square feet, more or less.

Prepared by Red Man Consultants, Inc.  
308 East 7th Avenue  
Tampa, FL 33602

  
Daniel Joseph Sullivan  
Florida P.S.M. No. 5640

Sheet 1 of 2

fc: e:\files\riviera\corresp9-tb20.wpd

EXHIBIT "A-4"

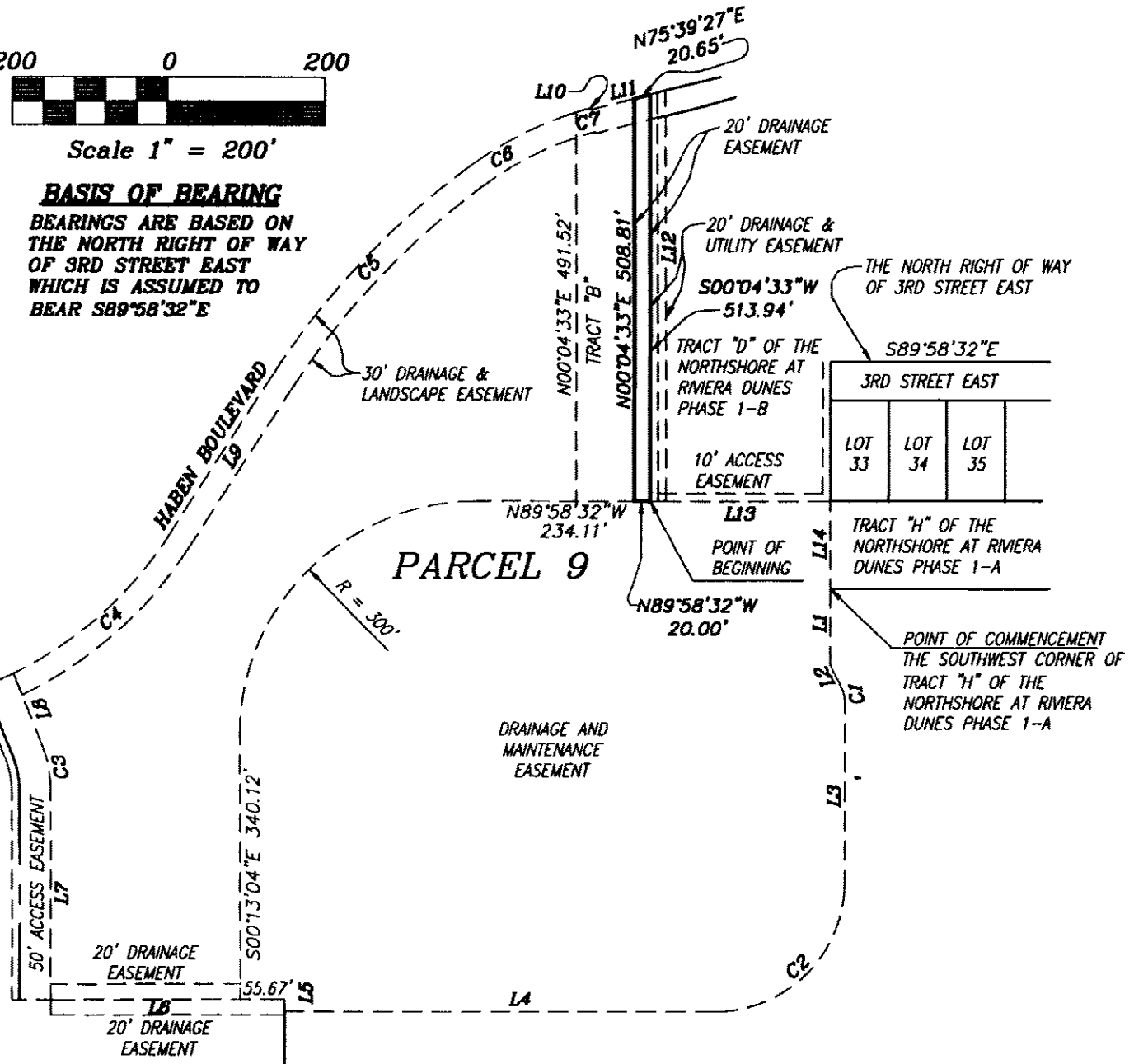


Scale 1" = 200'

**BASIS OF BEARING**

BEARINGS ARE BASED ON  
THE NORTH RIGHT OF WAY  
OF 3RD STREET EAST  
WHICH IS ASSUMED TO  
BEAR S89°58'32"E

BK 1647 PG 6637 16 of 24



CURVE TABLE

#	Delta	Radius	Chord	Chord Bearing	Arc
C1	28°33'54"	44.00	20.22	S13°16'57"E	20.40
C2	90°01'28"	166.00	234.81	S45°00'44"W	260.82
C3	21°22'01"	140.00	51.91	N10°54'04"W	52.21
C4	31°02'55"	500.00	267.65	N48°18'09"E	270.95
C5	22°00'00"	960.00	366.35	N43°46'41"E	366.61
C6	18°40'52"	480.00	149.32	N64°07'07"E	149.98
C7	02°11'54"	480.00	17.65	N74°33'30"E	17.65

LINE TABLE

#	DIRECTION	DISTANCE
L1	SOUTH	98.69'
L2	S28°33'54"E	30.66'
L3	SOUTH	232.00'
L4	N89°58'32"W	549.45'
L5	N00°13'04"W	15.53'
L6	S89°46'58"W	298.81'
L7	N00°13'04"W	272.31'
L8	N21°35'05"W	102.56'
L9	N32°46'41"E	246.53'
L10	S14°20'33"E	2.00'
L11	N75°39'27"E	89.51'
L12	S00°04'33"W	516.50'
L13	N89°58'32"W	230.00'
L14	N00°01'28"E	112.83'

REVISED JULY 03, 2000, 20' DRAINAGE EASEMENT IN TRACT "B" (ELIMINATE UTILITY)

THIS IS NOT A BOUNDARY SURVEY

PROJ. NO. RD(9)053	RED MAN CONSULTANTS, INC.	PREPARED FOR:	TITLE:	P8-TB20.DWG
DRAWN BY: DJS	308 E. SEVENTH AVE., TAMPA, FLORIDA	HSA ENGINEERS	DESCRIPTION SKETCH	SHEET
CHECKED BY: RJC	PHONE (813) 229-8016	AND SCIENTISTS	OF TRACT "B" 20'	2 of 2
DATE: 06-23-00	FAX (813) 223-1397		DRAINAGE EASEMENT	



June 26, 2000


Project #S-RD(09)053  
Parcel 9 Drainage And Maintenance Easement Description

Description:

Begin at the Southwest Corner of Tract "H" of the plat of the Northshore at Riviera Dunes Phase 1-A, according to the map or plat thereof, as recorded in Plat Book 35, Page 19, of the Public Records of Manatee County, Florida, and run SOUTH for a distance of 98.69 feet; thence S26°33'54"E for a distance of 30.66 feet to the start of a tangent curve to the right; thence along the arc of said curve to the right, having a radius of 44.00 feet, a central angle of 26°33'54", a chord of 20.22 feet which bears S13°16'57"E, for a distance of 20.40 feet; thence SOUTH for a distance of 232.00 feet to the start of a tangent curve to the right; thence along the arc of said curve to the right, having a radius of 166.00 feet, a central angle of 90°01'28", a chord of 234.81 feet which bears S45°00'44"W, for a distance of 260.82 feet; thence N89°58'32"W for a distance of 549.45 feet; thence N00°13'04"W for a distance of 15.53 feet; thence S89°46'56"W for a distance of 55.67 feet; thence N00°13'04"W for a distance of 340.12 feet to the start of a tangent curve to the right; thence, along the arc of said curve to the right, having a radius of 300.00 feet, a central angle of 90°14'32", a chord of 425.16 feet which bears N44°54'12"E, for a distance of 472.51 feet; thence S89°58'32"E for a distance of 454.11 feet to the West boundary of the aforesaid Tract "H"; thence, along the said West boundary, S00°01'28"W for a distance of 112.83 feet to the Point of Beginning, being and lying in Sections 13 and 24, Township 34 South, Range 17 East, Manatees County, Florida..

The above described Parcel contains 10.9444 acres, more or less.

Prepared by Red Man Consultants, Inc.  
308 East 7th Avenue  
Tampa, FL 33602

  
Daniel Joseph Sullivan  
Florida P.S.M. No. 5640

Sheet 1 of 2

fc: e:\files\riviera\corres\p9-aqua.wpd

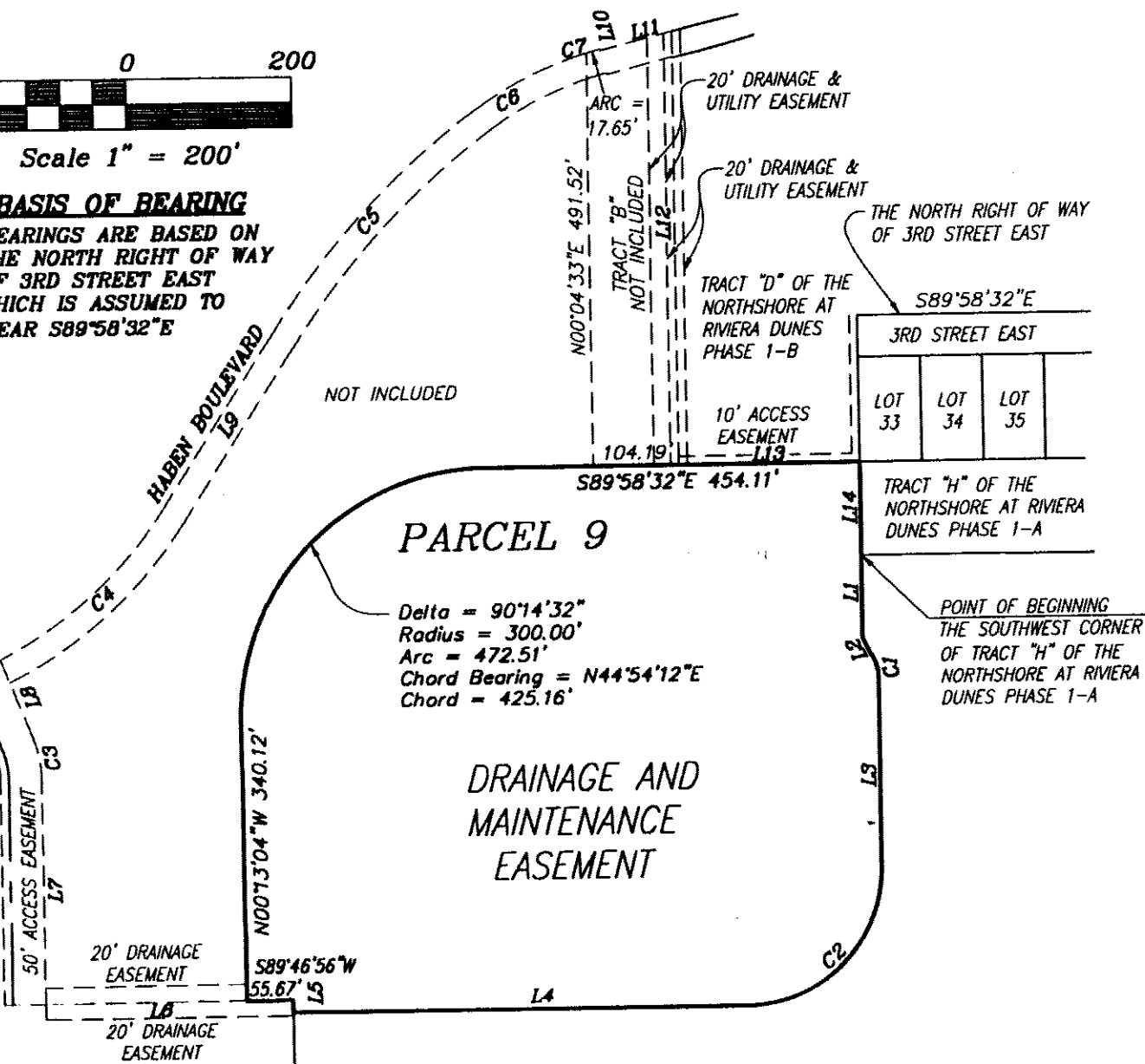


Scale 1" = 200'

### BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY OF 3RD STREET EAST WHICH IS ASSUMED TO BEAR S89°58'32"E

DK 1647 PG 6639 18 of 24



CURVE TABLE

#	Delta	Radius	Chord	Chord Bearing	Arc
C1	28°33'54"	44.00	20.22	S13°18'57"E	20.40
C2	90°01'28"	168.00	234.81	S45°00'44"W	260.82
C3	21°22'01"	140.00	51.91	N10°54'04"W	52.21
C4	31°02'55"	500.00	267.65	N48°18'09"E	270.95
C5	22°00'00"	980.00	368.35	N43°46'41"E	368.61
C6	18°40'52"	480.00	149.32	N84°07'07"E	149.98
C7	02°11'54"	480.00	17.65	N74°33'30"E	17.65

LINE TABLE

#	DIRECTION	DISTANCE
L1	SOUTH	98.89'
L2	S26°33'54"E	30.68'
L3	SOUTH	232.00'
L4	N89°58'32"W	549.45'
L5	N00°13'04"W	15.53'
L6	S89°46'56"W	298.81'
L7	N00°13'04"W	272.31'
L8	N21°35'05"W	102.58'
L9	N32°46'41"E	246.53'
L10	S14°20'33"E	2.00'
L11	S75°39'27"W	89.51'
L12	S00°04'33"W	516.50'
L13	S89°58'32"E	220.00'
L14	S00°01'28"W	112.83'

REVISED: June 26, 2000, to match Bearings and Distances in Fax of June 22, 2000, from Alex Azan

THIS IS NOT A BOUNDARY SURVEY

PROJ. NO. RD(9)053  
DRAWN BY: DJS  
CHECKED BY: RJC  
DATE: 06-23-00

**RED MAN CONSULTANTS, INC.**  
308 E. SEVENTH AVE., TAMPA, FLORIDA  
PHONE (813) 229-8015  
FAX (813) 223-1397

PREPARED FOR:  
**HSA ENGINEERS  
AND SCIENTISTS**

TITLE: DESCRIPTION SKETCH  
OF PARCEL 9  
DRAINAGE  
AND MAINTENANCE  
EASEMENT

P8-AQUA.DWG  
SHEET  
2 of 2

July 21, 2000 (Revised August 15, 2000)

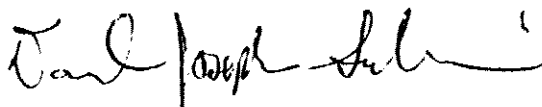
Project #S-RD(09)069  
Parcel 9 Maintenance Easement Description

Description:

Begin at the Southwest Corner of Tract "H" of the plat of the Northshore at Riviera Dunes Phase 1-A, according to the map or plat thereof, as recorded in Plat Book 35, Page 19, of the Public Records of Manatee County, Florida, and run SOUTH for a distance of 98.69 feet; thence S26°33'54"E for a distance of 30.66 feet to the start of a tangent curve to the right; thence along the arc of said curve to the right, having a radius of 44.00 feet, a central angle of 26°33'54", a chord of 20.22 feet which bears S13°16'57"E, for a distance of 20.40 feet; thence SOUTH for a distance of 232.00 feet to the start of a tangent curve to the right; thence along the arc of said curve to the right, having a radius of 166.00 feet, a central angle of 90°01'28", a chord of 234.81 feet which bears S45°00'44"W, for a distance of 260.82 feet; thence N89°58'32"W for a distance of 549.45 feet; thence N00°13'04"W for a distance of 17.00 feet; thence S89°58'32"E for a distance of 549.52 feet to the start of a tangent curve to the left; thence along the arc of said curve to the left, having a radius of 149.00 feet, a central angle of 90°01'28", a chord of 210.76 feet which bears N45°00'44"E, for a distance of 234.11 feet; thence NORTH for a distance of 232.00 feet to the start of a tangent curve to the left; thence along the arc of said curve to the left, having a radius of 27.00 feet, a central angle of 26°33'54", a chord of 12.41 feet which bears N13°16'57"W, for a distance of 12.52 feet; thence N26°33'54"W for a distance of 45.85 feet; thence NORTH for a distance of 92.71 feet; thence N00°01'28"E for a distance of 97.71 feet; thence N45°05'19"E for a distance of 21.42 feet; thence S89°58'32"E for a distance of 6.84 feet to the West boundary of the aforesaid Tract "H"; thence, along the said West boundary, S00°01'28"W for a distance of 112.83 feet to the Point of Beginning, being and lying in Sections 13 and 24, Township 34 South, Range 17 East, Manatees County, Florida..

The above described Parcel contains 22895 square feet, more or less.

Prepared by Red Man Consultants, Inc.  
308 East 7th Avenue  
Tampa, FL 33602



Daniel Joseph Sullivan  
Florida P.S.M. No. 5640

Sheet 1 of 2

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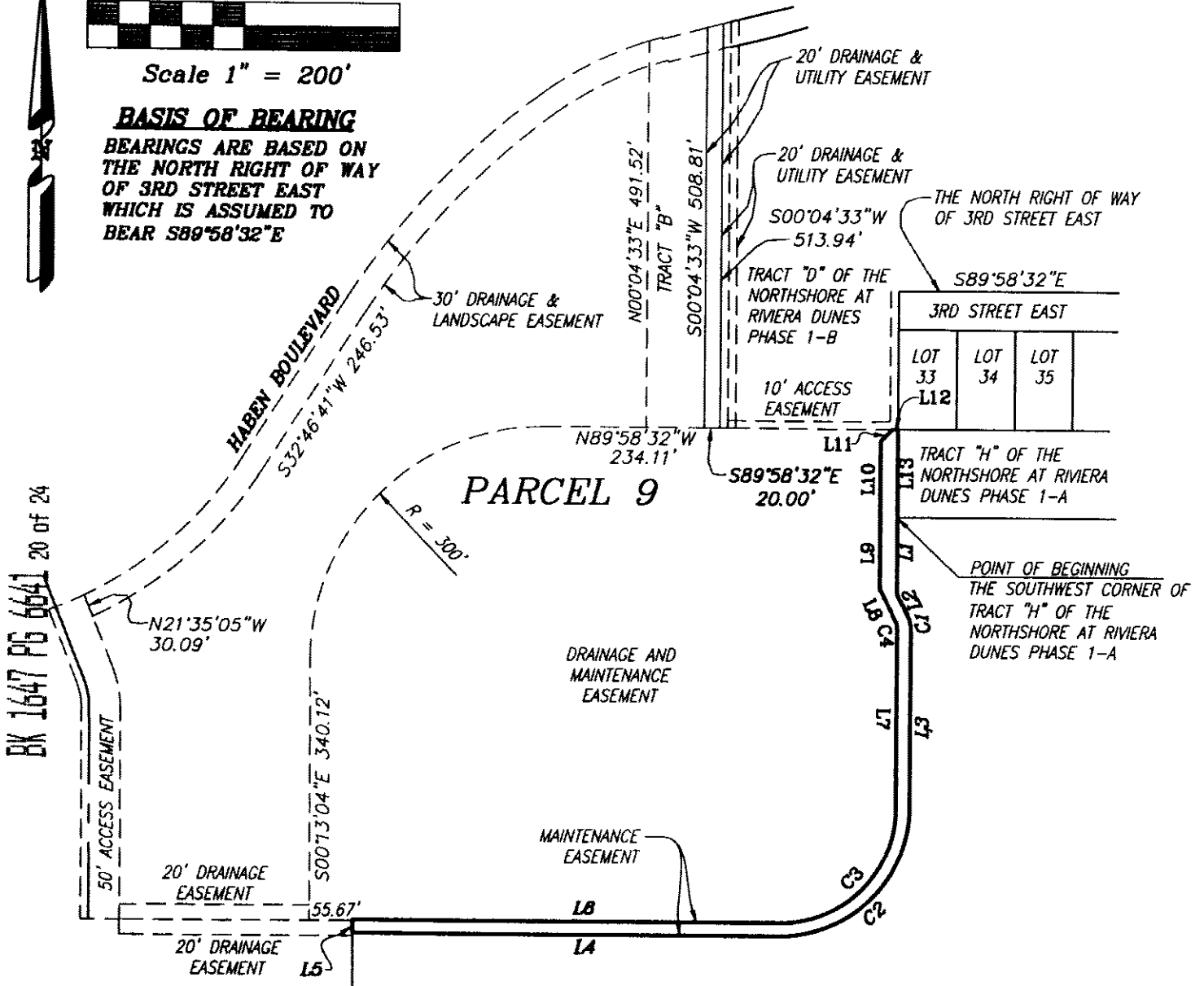
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Scale 1" = 200'

### BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY OF 3RD STREET EAST WHICH IS ASSUMED TO BEAR S89°58'32"E



CURVE TABLE

#	Delta	Radius	Chord	Chord Bearing	Arc
C1	28°33'54"	44.00	20.22	S13°18'57"E	20.40
C2	90°01'28"	168.00	234.81	S45°00'44"W	260.82
C3	90°01'28"	149.00	210.78	N45°00'44"E	234.11
C4	28°33'54"	27.00	12.41	N13°18'57"W	12.52

LINE TABLE

#	DIRECTION	DISTANCE
L1	SOUTH	98.89'
L2	S26°33'54"E	30.88'
L3	SOUTH	232.00'
L4	N89°58'32"W	549.45'
L5	N00°13'04"W	17.00'
L6	S89°58'32"E	549.52'
L7	NORTH	232.00'
L8	N26°33'54"W	45.85'
L9	NORTH	92.71'
L10	N00°01'28"E	97.71'
L11	N45°05'19"E	21.42'
L12	S89°58'32"E	6.84'
L13	S00°01'28"W	112.83'

REVISED BY ADDING LABEL TO LINE 6 AUGUST 15, 2000.

THIS IS NOT A BOUNDARY SURVEY

PROJ. NO. RD(9)89	RED MAN CONSULTANTS, INC.	PREPARED FOR:	TITLE: DESCRIPTION SKETCH OF	PG-EDS.DWG
DRAWN BY: AN	308 E. SEVENTH AVE., TAMPA, FLORIDA	HSA ENGINEERS	MAINTENANCE EASEMENT IN	SHEET
CHECKED BY: RJC	PHONE (813) 229-8016	AND SCIENTISTS	AQUA RANGE (PARCEL 9)	2 OF 2
DATE: 07-21-2000	FAX (813) 223-1397			

June 30, 2000

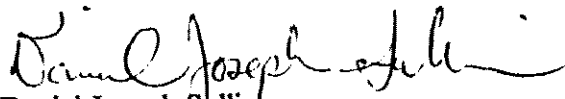
Project #S-RD(09)053  
Parcel 9  
20' Drainage Easement

Description:

Begin at the Southwest Corner of Tract "H" of the plat of the Northshore at Riviera Dunes Phase 1-A, according to the map or plat thereof, as recorded in Plat Book 35, Page 19, of the Public Records of Manatee County, Florida, and run SOUTH for a distance of 98.69 feet; thence S26°33'54"E for a distance of 30.66 feet to the start of a tangent curve to the right; thence along the arc of said curve to the right, having a radius of 44.00 feet, a central angle of 26°33'54", a chord of 20.22 feet which bears S13°16'57"E, for a distance of 20.40 feet; thence SOUTH for a distance of 232.00 feet to the start of a tangent curve to the right; thence along the arc of said curve to the right, having a radius of 166.00 feet, a central angle of 90°01'28", a chord of 234.81 feet which bears S45°00'44"W, for a distance of 260.82 feet; thence N89°58'32"W for a distance of 549.45 feet; thence N00°13'04"W for a distance of 15.53 feet; thence S89°46'56"W for a distance of 55.67 feet to the Point of Beginning; thence S89°46'56"W for a distance of 243.14 feet; thence N00°13'04"W for a distance of 20.00 feet; thence N89°46'56"E for a distance of 243.14 feet; thence S00°13'04"E for a distance of 20.00 feet to the Point of Beginning, being and lying in Section 24, Township 34 South, Range 17 East, Manatees County, Florida..

The above described Parcel contains 4863 square feet, more or less.

Prepared by Red Man Consultants, Inc.  
308 East 7th Avenue  
Tampa, FL 33602

  
Daniel Joseph Sullivan  
Florida P.S.M. No. 5640

Sheet 1 of 2

fc: c:\files\riviera\corres\p9em20.wpd

EXHIBIT "A-7"

BK 1647 PG 6642 21 of 24

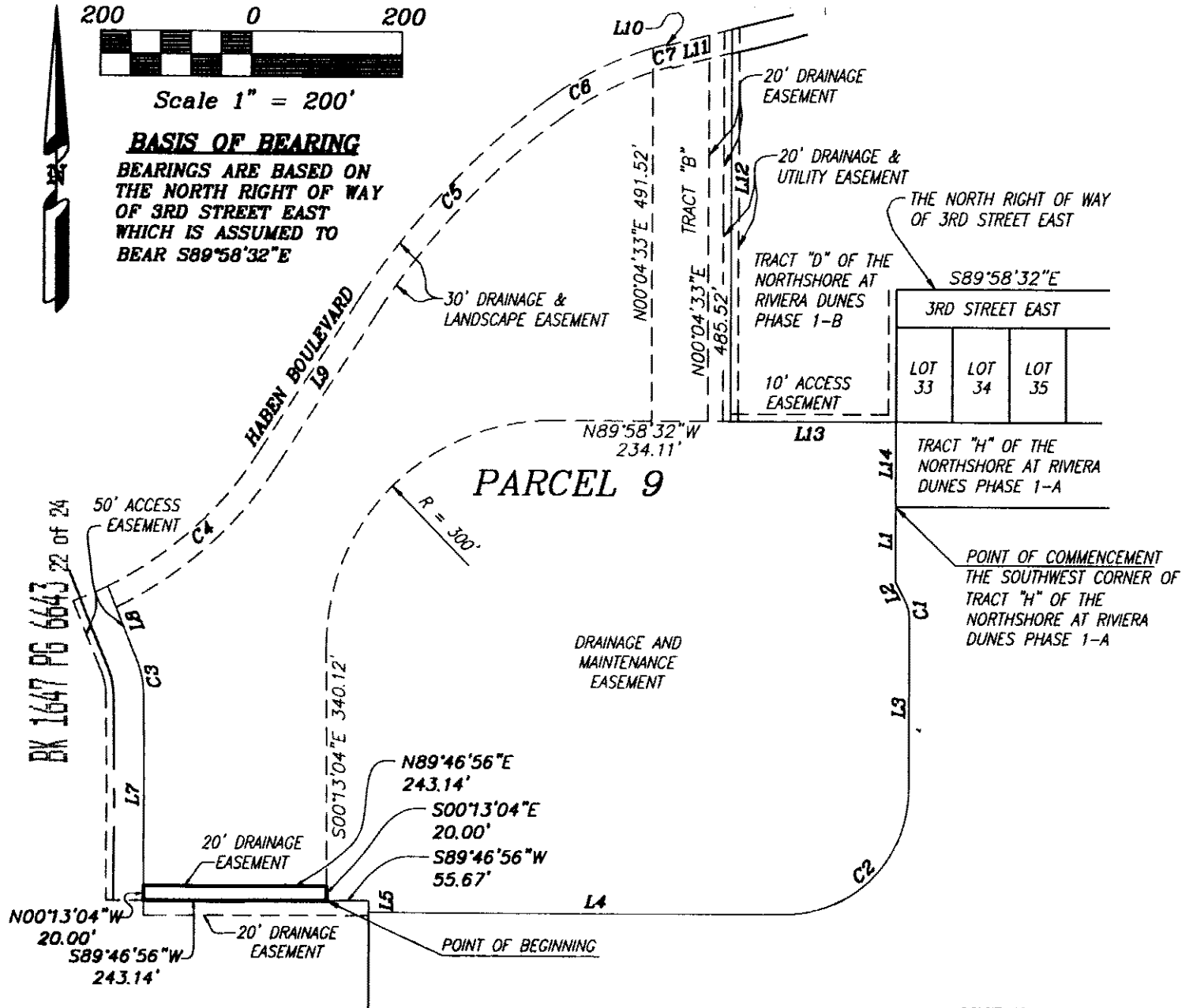
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Scale 1" = 200'

**BASIS OF BEARING**

BEARINGS ARE BASED ON  
THE NORTH RIGHT OF WAY  
OF 3RD STREET EAST  
WHICH IS ASSUMED TO  
BEAR S89°58'32"E



CURVE TABLE

#	Delta	Radius	Chord	Chord Bearing	Arc
C1	26°33'54"	44.00	20.22	S13°16'57"E	20.40
C2	90°01'28"	168.00	234.81	S45°00'44"W	280.82
C3	21°22'01"	140.00	51.91	N10°54'04"W	52.21
C4	31°02'55"	500.00	267.65	N48°18'09"E	270.95
C5	22°00'00"	980.00	388.35	N43°48'41"E	388.61
C6	18°40'52"	460.00	149.32	N84°07'07"E	149.98
C7	02°11'54"	460.00	17.65	N74°33'30"E	17.65

LINE TABLE

#	DIRECTION	DISTANCE
L1	SOUTH	98.89'
L2	S26°33'54"E	30.66'
L3	SOUTH	232.00'
L4	N89°58'32"W	549.45'
L5	N00°13'04"W	15.53'
L6	S89°46'56"W	298.81'
L7	N00°13'04"W	272.31'
L8	N21°35'05"W	102.56'
L9	N32°46'41"E	248.53'
L10	S14°20'33"E	2.00'
L11	N75°39'27"E	89.51'
L12	S00°04'33"W	516.50'
L13	N89°58'32"W	220.00'
L14	N00°01'28"E	112.83'

REVISED AUGUST 15, 2000, ADDED BEARING TO LINE CALL

REVISED JULY 03, 2000, 20' DRAINAGE EASEMENT IN TRACT "B" (ELIMINATE UTILITY)

THIS IS NOT A BOUNDARY SURVEY

PROJ. NO. RD(8)053	RED MAN CONSULTANTS, INC.	PREPARED FOR:	TITLE:	P8-EM20.DWG
DRAWN BY: DJS	308 E. SEVENTH AVE., TAMPA, FLORIDA	HSA ENGINEERS	DESCRIPTION SKETCH OF	SHEET
CHECKED BY: RJC	PHONE (813) 229-8016	AND SCIENTISTS	20' DRAINAGE EASEMENT	2 of 2
DATE: 06-23-00	FAX (813) 223-1387			

**EXHIBIT B**  
**PERMITTED EXCEPTIONS**

1. Real estate taxes for the year 2000 and subsequent years.
2. Matters contained in the City of Palmetto Land Development Code, zoning ordinances affecting the Land, and other applicable governmental laws, ordinances, rules and regulations, including but not limited to the Riviera Dunes DRI Development Order.
3. Notice of the Modification of a Development Order by RIVIERA DUNES RESORTS, INC., a Florida corporation recorded in Official Record Book 1647, Page 917, and Official Record Book 1647, Page 920, all of the Public Records of Manatee County, Florida.
4. Terms, provisions and conditions set forth in Sovereign Submerged Lands Easement granted by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida to Manatee Gateway I, a Joint Venture, a Florida general partnership, recorded in Official Records Book 1378, Page 1557; assigned to Riviera Dunes Resorts, Inc. by Assignment recorded in Official Records Book 1608, Page 2309, and assigned to W.C. Riviera Partners, L.C. by Assignment recorded in Official Records Book 1641, Page 2860, all of the Public Records of Manatee County, Florida.
5. Terms, provisions and conditions set forth in Trustee's Deed by and between Barnett Bank of Manatee County, N.A., as Trustee, and Manatee County Civic Center Authority, dated May 24, 1983, recorded in Official Records Book 1054, Page 1788, as amended by Deed Clarification recorded in Official Record Book 1399, page 7517, all of the Public Records of Manatee County, Florida.
6. Terms, provisions and conditions set forth in Right of Way Reciprocal Easement Agreement by and between Manatee Gateway No. 1, a joint venture, and Barnett Bank of Manatee County, as Trustee, and the Manatee County Civic Center Authority, dated December 1, 1982, recorded in Official Record Book 1054, Page 1801, of the Public Records of Manatee County, Florida.
7. Restrictions, reservations and easements contained in this Deed.
8. Easements and other matters set forth on the Plat of NORTHSHORE AT RIVIERA DUNES PHASE 1-A, recorded in Plat Book 35, Page 19, of the Public Records of Manatee County, Florida.
9. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Master Declaration of Covenants, Conditions, Restrictions and Easements for Riviera Dunes, recorded November 24, 1999, in Official Records Book 1616, Page 4557, of the Public Records of Manatee County, Florida, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant(s): (a) is except under Chapter 42, Section

3607 of the United States; or (b) relates to handicap, but does not discriminate against handicapped persons.

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R.P. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL.