

Policy of Title Insurance
Commonwealth Land Title Insurance Company

Schedule A

Order Number: 41269971CA

Policy Number: 552-0018363

Reference Number: 9909-manatee

Amount of Insurance: \$7,150,000.00

Date of Policy: The date shown below or the date of recording of the instruments referred to in Item 4, whichever is the later.

June 24, 2005 at 3:55 p.m.

1. Name of Insured

WELLS FARGO BANK, NATIONAL ASSOCIATION, a national banking association, its successors and/or assigns, as their interests may appear

2. The estate or interest in the land described herein and which is covered by this policy is:
Fee Simple

3. Title to the estate or interest in the land is vested in:

RIVIERA SOUTHSORE VENTURES, LLC, a Florida limited liability company

4. The insured mortgage and the assignments, thereof, if any, are described as follows:

Mortgage With Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing from RIVIERA SOUTHSORE VENTURES, LLC, a Florida limited liability company, to WELLS FARGO BANK, NATIONAL ASSOCIATION, dated June 23, 2005 and recorded June 24, 2005 in Official Records Book 2032, page 6954, Public Records of Manatee County, Florida, securing the original sum of \$7,150,000.00.

5. The Land referred to in this policy is described as follows:
(See attached Exhibit A for legal description)

Bacon & Bacon, P.A.

2959 First Avenue North
St. Petersburg, FL 33713

This policy is invalid unless a cover sheet and Schedule B are attached.

Exhibit A

Policy Number: 552-0018363

EVERETT PARCEL:

Commencing 160 feet Easterly from the Southeast corner of the intersection of Curry and Church Streets for a POINT OF BEGINNING, thence running Easterly along the South boundary of Church Street 108 feet; thence Southerly, parallel to Curry Street, 166 feet; thence Westerly, parallel to Church Street, 108 feet; thence Northerly, parallel to Curry Street, 166 feet, to the POINT OF BEGINNING; EXCEPT 12 feet off the East side thereof, the real estate situated in the County of Manatee, Florida, and in the Northeast 1/4 of the Southeast 1/4 of Section 25, Township 34 South, Range 17 East.

BEING A PORTION OF: Lot 3, Block F, BROBERG'S PLAT OF MANATEE, according to the plat thereof recorded in Plat Book 1, page 134, Public Records of Manatee County, Florida.

AND

SANCHEZ PARCEL:

The North 25 feet of Lot 27, and all of Lot 28, ADDITION TO PLAT OF PARADISE FARM, according to the plat thereof recorded in Plat Book 2, page 85, Public Records of Manatee County, Florida.

AND

QUASI PARCEL:

PARCEL 1:

LOTS 1, 2 AND 4, J.S. TARRER'S RESUBDIVISION OF LOT 1, BLOCK F IN THE NE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 17 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 321, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; EXCEPT A STRIP OF LAND 10 FEET WIDE EXTENDING THE FULL LENGTH ALONG THE SOUTH SIDE OF LOT 5 OF SAID PLAT AND ADDED TO LOT 5 AND THEREFORE CONVEYED TO W.P. MIXON; EXCEPTING ALSO: BEGIN AT THE NE CORNER OF LOT 5 OF J.S. TARRER'S RESUBDIVISION OF LOT 1, BLOCK F, AS DESCRIBED ABOVE, THENCE RUN SOUTH 97.02 FEET TO THE SE CORNER OF LOT 5, THENCE CONTINUING ON A PROJECTING LINE OF LOT 5 FOR 10 FEET, THENCE DUE NORTH TO A POINT ON THE NORTH LINE OF LOT 1, 10 FEET EAST OF THE P.O.B., THENCE WEST TO THE P.O.B.; EXCEPTING ALSO: BEGIN 10 FEET SOUTH OF THE NW CORNER OF LOT 4 OF THE PLAT DESCRIBED ABOVE, THENCE SOUTH 42 FEET AND 7 INCHES, THENCE EAST 45 FEET AND 7 INCHES, THENCE NORTH MORE OR LESS TO A POINT 50 FEET EAST OF P.O.B., THENCE WEST TO THE P.O.B., DEEDED TO W.P. MIXON; ALSO EXCEPT THAT PART SOLD TO LILLIE B. MCDUFFIE AS PER DEED OF RECORD IN DEED BOOK 133, PAGE 168, DESCRIBED AS FOLLOWS: BEGIN AT THE SE CORNER OF LOT 4 OF THE PLAT DESCRIBED ABOVE, THENCE NORTH ALONG THE EAST BOUNDARY OF SAID LOT 4, A DISTANCE OF 60 FEET TO THE NORTHWEST CORNER OF LOT 3 OF SAID SUBDIVISION, THENCE WESTERLY AND PARALLEL TO THE SOUTH BOUNDARY OF SAID LOT 4 TO THE WEST BOUNDARY OF SAID LOT 4, THENCE SOUTHERLY ALONG THE WEST BOUNDARY OF SAID LOT 4 TO THE SOUTHWEST CORNER THEREOF, THENCE EASTERLY ALONG THE SOUTH BOUNDARY OF SAID LOT 4 TO THE POINT OF BEGINNING.

AND

PARCEL 2:

LOT 3 OF J.S. TARRER'S RESUBDIVISION OF LOT 1 OF BLOCK F OF BROBERG'S PLAT IN THE NE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 17 EAST, SAID TARRER'S PLAT BEING RECORDED IN PLAT BOOK 1, PAGE 321, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA;

AND

A TRACT IN THE NE CORNER OF LOT 8, BLOCK F, BROBERG'S PLAT, 65 FEET NORTH AND SOUTH BY 100 FEET EAST AND WEST AS DESCRIBED IN DEED BOOK 16, PAGE 173, AND AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 134 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; BEING MORE PARTICULARLY

DESCRIBED AS: BEGINNING AT A POINT ON THE WEST SIDE OF SPRING STREET IN THE TOWN OF MANATEE 105 FEET NORTH FROM THE SOUTHEAST CORNER OF LOT NO. 8 IN BLOCK F PER PLAT OF THE NE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 34, RANGE 17 EAST, THENCE NORTH ALONG THE WEST SIDE OF SPRING STREET, 65 FEET TO NORTHEAST CORNER OF SAID LOT NO. 8, BLOCK F, THENCE WEST 123.8 FEET, THENCE SOUTH 65 FEET; THENCE EAST 123.8 FEET TO BEGINNING, BEING A LOT IN THE NORTHEAST CORNER OF SAID LOT NO. 8, BLOCK F, ABOVE DESCRIBED;

LESS ROAD RIGHT-OF-WAY AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 1139, PAGE 2435, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

AND

PARCEL 3:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF 12TH STREET EAST AND THE SOUTH RIGHT-OF-WAY LINE OF 4TH AVENUE EAST; THENCE N 87°35'43" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF 4TH AVENUE EAST, A DISTANCE OF 161.97 FEET; THENCE S 11°16'28" E, 99.54 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 11°16'28" E, 68.04 FEET; THENCE S 87°38'14" W, 70.21 FEET; THENCE N 11°40'42" W, 67.95 FEET; THENCE N 87°30'17" E, 70.67 FEET TO THE POINT OF BEGINNING, ALL LYING IN SECTION 25, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

AND

PARCEL 4:

BEGIN AT THE SW CORNER OF LOT 5, BLOCK F, BROBERG'S PLAT OF MANATEE, FLORIDA, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 134, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE RUN NORTH 141 FEET ON CURRY STREET, THENCE EASTERLY 61 FEET TO LAND FORMERLY OWNED BY LAFAYETTE LLEWELLYN; THENCE SOUTHERLY TO MANATEE AVENUE, AND TO A POINT ON THE SOUTH LINE OF SAID LOT 5, 50 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST ON MANATEE AVENUE, AS SHOWN ON SAID PLAT, 50 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1107, PAGE 1079, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

AND

PARCEL 5:

ALL THAT PART OF LOT 5, BLOCK F, BROBERG'S PLAT, AS RECORDED IN PLAT BOOK 1, PAGE 134, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF MANATEE AVENUE AND 12TH STREET EAST, AS SHOWN ON SAID PLAT, THENCE RUN EAST ALONG THE NORTH BOUNDARY OF MANATEE AVENUE THE DISTANCE OF 50 FEET MAKING THAT THE POINT OF BEGINNING; THENCE EAST ALONG THE NORTH BOUNDARY OF MANATEE AVENUE, THE DISTANCE OF 100 FEET; THENCE NORTH 12° WEST 193 FEET; THENCE WEST AND PARALLEL WITH MANATEE AVENUE THE DISTANCE OF 85 FEET; THENCE IN A SOUTHERLY DIRECTION 191 FEET AND 10 INCHES TO THE POINT OF BEGINNING; LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1105, PAGE 3266, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

AND

LOT 6, BLOCK F, BROBERG'S PLAT, AS RECORDED IN PLAT BOOK 1, PAGE 134, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1102, PAGE 3120, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

AND

PARCEL 6:

THE EAST 1/2 OF LOT 7, BLOCK F, BROBERG'S PLAT OF A PART OF THE TOWN OF MANATEE, FLORIDA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 134, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL

RECORDS BOOK 1121, PAGE 2832, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

AND

PARCEL 7:

THE WEST 1/2 OF LOT 7, BLOCK F, BROBERG'S PLAT, SECTION 25, TOWNSHIP 34 SOUTH, RANGE 17 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 134, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1110, PAGE 1209, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

AND

PARCEL 8:

THE WEST 85 FEET OF LOT 8, BLOCK F, BROBERG'S PLAT OF A PART OF THE TOWN OF MANATEE, FLORIDA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 134, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1121, PAGE 2832, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

AND

BEGIN AT THE SE CORNER OF LOT 4, AS SHOWN ON THE MAP OF J. S. TARRER'S RESUBDIVISION OF LOT 1 BLOCK F OF BROBERG'S PLAT, IN THE NE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 17 EAST, AS PER PLAT OF SAID TARRER'S RESUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 321; THENCE NORTH ALONG THE EAST BOUNDARY OF SAID LOT 4, A DISTANCE OF 60 FEET TO THE NW CORNER OF LOT 3 OF SAID J.S TARRER'S RESUBDIVISION; THENCE WESTERLY AND PARALLEL TO THE SOUTH BOUNDARY OF SAID LOT 4 TO THE WEST BOUNDARY OF SAID LOT 4; THENCE SOUTHERLY ALONG THE WEST BOUNDARY OF SAID LOT 4 TO THE SW CORNER THEREOF; THENCE EASTERLY ALONG THE SOUTH BOUNDARY OF SAID LOT 4 TO THE POINT OF BEGINNING.

AND

RIVERSIDE PARCEL:

PARCEL 1:

Lot 31, less the South 54 feet thereof, PARADISE FARM ADDITION, according to the map or plat thereof as recorded in Plat Book 2, Page 85, of the Public Records of Manatee County, Florida; ALSO LESS that portion thereof conveyed to the City of Bradenton by deed recorded in Official Records Book 1959, page 2339, Public Records of Manatee County, Florida, described as follows: A parcel of land lying in Section 25, Township 34 South, Range 17 East, Manatee County, Florida, being more particularly described as follows: BEGIN at the Southeast corner of Lot 31, ADDITION TO PLAT OF PARADISE FARM W. F. TALLANT as per plat thereof recorded in Plat Book 2, page 86, Public Records of Manatee County, Florida; thence S 79°21'41" W, along the South line of said Lot 31, a distance of 75.00 feet; thence N 10°23'37" W, 107.37 feet; thence N 80°00'30" E, 75.00 feet to a point on the West right-of-way line of 11th Street East; thence S 10°23'38" E, along said right-of-way line, a distance of 106.53 feet to the POINT OF BEGINNING;

and

PARCEL 2:

Lots 2 and 3, DAVIS MANATEE COUNTY SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 2, Page 5, of the Public Records of Manatee County, Florida, and a strip of land lying North of said Lots between Riverside Boulevard and the seawall, bounded by the West line of Lot 2 extended, and the East line of Lot 3 extended.

and

PARCEL 3:

Lots 1, 2, 3, 4, 5, 6 and 7, Block A, C.E. WILDER'S SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 2, Page 6, of the Public Records of Manatee County, Florida.

and

PARCEL 4:

Lot 3, Block B, BROBERG'S PLAT OF MANATEE, according to the map or plat thereof as recorded in Plat Book 1, Page 134, of the Public Records of Manatee County, Florida; TOGETHER WITH the following described property:

Beginning at the NE corner of said Lot 3, Block B, EMIL BROBERG'S SUBDIVISION; run thence S. 45 degrees 07'24" W. along the Northerly line 172.25 feet (as scaled from plat) to the Easterly R/W of the 12th Street East; thence N. 10 degrees 22'36" W. along the Easterly R/W line and the Westerly line of said Lot 3 extended 137.5 feet to the mean high water line (MHWL) of the Manatee River; thence Easterly along said mean high water line (MHWL) a distance of 143 feet more or less to a point lying N. 10 degrees 42'15" W. a distance of 23 feet of the Point of Beginning; thence S. 10 degrees 42'15" E. along the extended Easterly line of said Lot 3 a distance of 23 feet to the Point of Beginning.

and

PARCEL 5:

All land lying between the extended sidelines of Lot 31, PARADISE FARMS, according to the plat thereof recorded in Plat Book 2, page 85, and extending from the North boundary of Riverside Boulevard, as shown on said plat, to the waters of Manatee River.

AND

PRIDEAUX PARCEL:

Begin at the Northwest corner of the Southeast Quarter of the Southeast Quarter of Section 25, Township 34 South, Range 17 East, Manatee County, Florida; thence North 158 feet; West 37 feet; South 145 feet; East 57 feet to the POINT OF BEGINNING; being a part of Lot 16, of the PLAT OF THE W 1/2 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 17 EAST, said plat being recorded in Plat Book 1, page 84, Public Records of Manatee County, Florida.

TOGETHER WITH:

A strip 20 feet wide off the West side of Lots 1 and 2, Block G, of BROBERG'S PLAT OF TOWN OF MANATEE, as recorded in Plat Book 1, page 134, Public Records of Manatee County, Florida.

AND TOGETHER WITH:

Commencing at the Southeast corner of Lot 16, according to the PLAT OF THE W 1/2 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 17 EAST, recorded in Plat Book 1, page 84, Public Records of Manatee County, Florida; thence run West 57 feet 2 inches, there making the POINT OF BEGINNING; thence run North 147 feet; thence West 63 feet; thence in a Southerly direction 128 feet 6 inches to a point 50 feet West of the Point of Beginning; thence East to the POINT OF BEGINNING, 50 feet.

AND

SCOTT PARCEL:

Lot 6, DAVIS-MANATEE CO.'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, page 5, Public Records of Manatee County, Florida.

AND

MARTINEZ PARCEL:

PARCEL 1:

Part of Lot 5, Block "F", BROBERG PLAT, as recorded in Plat Book 1, page 134, Public Records of Manatee County, Florida, described as follows: Commence at the Northeast corner of Manatee Avenue East and Curry Street (12th Street); thence run North along the East line of Curry Street 141 feet for a POINT OF BEGINNING; thence run East 61 feet; thence run North 07°31' West 50 feet; thence run West and parallel to Manatee Avenue 65 feet; thence run South 52 feet to POINT OF BEGINNING. ALSO, Lot 4, Block "F", BROBERG PLAT, less the East 60 feet, also less the North 100 feet thereof, lying in Section 25, Township 34 South, Range 17 East, Manatee County, Florida.

and

PARCEL 2:

That portion of Block F, BROBERG'S PLAT, in Section 25, Township 34 South, Range 17 East, as per plat thereof recorded in Plat Book 1, page 134, of the Public Records of Manatee County, Florida, more particularly described as follows:

BEGIN at intersection of the East right-of-way line of 12th Street East and the South right-of-way line of 4th Avenue East; thence N $87^{\circ}35'43''$ E, along the South right-of-way line of 4th Avenue East, a distance of 161.97 feet; thence S $11^{\circ}16'28''$ E, 99.54 feet; thence S $87^{\circ}30'17''$ W, 160.64 feet to the East right-of-way line of 12th Street East; thence N $12^{\circ}00'15''$ W, along said right-of-way line, a distance of 100.00 feet to the POINT OF BEGINNING.

Schedule B - Part I

Policy Number: 552-0018363

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes and assessments for the year 2005 and subsequent years, which are not yet due and payable.
2. Easements created by Warranty Deed to JAMES J. CALLAHAN and JOAN CALLAHAN, husband and wife recorded in Official Records Book 1107, page 1166. (as to PRIDEAUX PARCEL)
3. Deed given for the purpose of adjusting the Northwest corner of subject Lot 3 recorded in Deed Book 382, page 39. (as to EVERETT PARCEL)
4. Water rights for use of water from the artesian well located on Parcel 1 herein, and obligations related thereto, referred to in Warranty Deed recorded in Official Records Book 475, page 275, Warranty Deed recorded in Official Records Book 1355, page 2339 and Warranty Deed in Official Records Book 1750, page 1827. (as to QUASI PARCEL)
5. Easement in favor of the City Of Bradenton, for a sewer line, as recorded in Official Records Book 121, page 649, as to Parcel 2. (as to RIVERSIDE PARCEL)
6. The nature, extent or existence of riparian rights are not insured. (as to RIVERSIDE PARCEL)
7. Notwithstanding the legal description in Schedule A, this policy does not insure against rights of the State of Florida based on the doctrine of the state's sovereign ownership of lands lying below the mean high water line of any navigable or tidally influenced waters, as to that portion of Parcel 2 lying between Riverside Boulevard and the seawall; that portion of Parcel 4 lying North of the planted lot line; and Parcel 5. (as to RIVERSIDE PARCEL)
8. Any land described in Schedule A which is artificially filled land in what was formerly navigable waters, is subject to the rights of the United States government, arising by said government's control over navigable waters involving navigation and commerce, as to that portion of Parcel 2 lying between Riverside Boulevard and the seawall; that portion of Parcel 4 lying North of the planted lot line; and Parcel 5. (as to RIVERSIDE PARCEL)
9. Rights of the City of Bradenton and/or the County of Manatee, if any, to that portion of Parcel 2 described as a strip of land lying North of Lots 2 and 3, Davis Manatee County Subdivision, according to the Plat thereof recorded in Plat Book 2, Page 5, between Riverside Boulevard and the seawall, bounded by the West line of Lot 2 extended, and the East line of Lot 3 extended; and that portion of the North one-half of vacated Riverside Drive East, abutting said strip. (as to RIVERSIDE PARCEL)
10. Terms, conditions, and reverter provisions contained in Resolution No. 03-30 recorded in Official Records Book 1872, page 658. (as to RIVERSIDE PARCEL)
11. Docks are not insured. (as to RIVERSIDE PARCEL)
12. The right, title or interest, if any, of the public to use any part of the land seaward and/or lakeward of the most inland of any of the following:
 - the natural line of vegetation;
 - the most extreme high water line;
 - the bulkhead line; and
 - any other line which has been legally established as relating to such public use. (as to RIVERSIDE PARCEL)

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Manatee County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting the Commonwealth Land Title Insurance Company Regional Office, 201 South Orange Avenue, Suite 1350, Orlando, FL 32801 Telephone 407-481-8181.

Schedule B - Part II

Policy Number: 552-0018363

In addition to the matters set forth in Part I of this Schedule, the title to the estate or interest in the land described or referred to in Schedule A is subject to the following matters, if any be shown, but the Company insures that such matters are subordinate to the lien or charge of the insured mortgage upon said estate or interest.

1. Mortgage Deed (Purchase Money) from RIVIERA SOUTHSORE VENTURES, LLC, a Florida limited liability company, to RIVERSIDE DEVELOPMENT, LLC, a Florida limited company, dated June 23, 2005 and recorded June 24, 2005 in Official Records Book 2032, page 6978, as may be subordinated by Subordination Agreement recorded in Official Records Book 2032, page 6989.

Commonwealth Land Title Insurance Company

ENDORSEMENT

Attached to and made a part of Policy Number: 552-0018363

The Company insures the owner of the indebtedness secured by the insured mortgage against loss or damage sustained by reason of:

1. Any incorrectness in the assurance that, at date of policy:

- a. There are no covenants, conditions or restrictions under which the lien of the mortgage referred to in Schedule A can be divested, subordinated or extinguished, or its validity, priority or enforceability impaired.
- b. Unless expressly excepted in Schedule B:
 - (1). There are no present violations on the land of any enforceable covenants, conditions or restrictions nor do any existing improvements on the land violate building setback lines shown on a plat of subdivision recorded or filed in the public records.
 - (2). Any instrument referred to in Schedule B as containing covenants, conditions or restrictions on the land does not, in addition, (i) establish an easement on the land; (ii) provide a lien for liquidated damages; (iii) provide for a private charge or assessment; (iv) provide for an option to purchase, a right of first refusal or the prior approval of a future purchaser or occupant.
 - (3). There is no encroachment of existing improvements located on the land onto adjoining land, nor any encroachment onto the land of existing improvements located on adjoining land.
 - (4). There is no encroachment of existing improvements located on the land onto that portion of the land subject to any easement excepted in Schedule B.
 - (5). There are no notices of violation of covenants, conditions and restrictions relating to environmental protection recorded or filed in the public records.

2. Any future violation on the land of any existing covenants, conditions or restrictions occurring prior to the acquisition of title to the estate or interest in the land, provided the violation results in:

- a. Impairment or loss of the lien of the insured mortgage; or
- b. Loss of title to the estate or interest in the land if the insured shall acquire title in satisfaction of the indebtedness secured by the insured mortgage.

3. Damage to existing improvements (excluding lawns, shrubbery or trees).

- a. Which are located on or encroach upon that portion of the land subject to any easement excepted in Schedule B, which damage results from the exercise of the right to maintain the easement for the purpose for which it was granted or reserved.
- b. Which results from the future exercise of any right to use the surface of the land for the extraction or development of minerals excepted from the description of the land or excepted in Schedule B.

4. Any final court order or judgment requiring the removal from any land adjoining the land of any encroachment excepted in Schedule B.

5. Any final court order or judgment denying the right to maintain any existing improvement to the land because of any violation of covenants, conditions or restrictions or building setback lines shown on a plat or subdivision recorded or filed in the Public Records. Wherever in this endorsement the words "covenants, conditions or restrictions" appear, they shall not be deemed to refer to or include the terms, covenants, conditions or limitations contained in an instrument creating a lease. As used in paragraphs 1(b)(1) and 5, the phrase "covenants, conditions or restrictions" shall not be deemed to refer to or include the terms, covenants conditions or restrictions relating to environmental protection.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

IN WITNESS WHEREOF, the Company has caused this endorsement to be issued and valid when signed by an authorized officer or licensed agent of the Company.

Bacon & Bacon, P.A.

Authorized Officer or Licensed Agent

Endorsement-Form 9

Commonwealth Land Title Insurance Company

ENDORSEMENT

Attached to and made a part of Policy Number: 552-0018363

The insurance afforded by this endorsement is only effective if the land is used or is to be used primarily for residential purposes.

The Company insures the insured against loss or damage sustained by reason of lack of priority of the lien of the insured mortgage over:

- a. any environmental protection lien which, at Date of Policy, is recorded in those records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge, or filed in the records of the Clerk of the United States District Court for the district in which the land is located, except as set forth in Schedule B;
or
- b. any environmental protection lien provided for by any state statute in effect at Date of Policy, except environmental protection liens provided for by the following state statutes: None.

This endorsement is made a part of this policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

IN WITNESS WHEREOF, the Company has caused this endorsement to be issued and valid when signed by an authorized officer or licensed agent of the Company.

THIS ENDORSEMENT IS EFFECTIVE AS TO THE RESIDENTIAL PROPERTIES WITHIN THE INSURED PREMISES ONLY.

Bacon & Bacon, P.A.

Authorized Officer or Licensed Agent

Endorsement-Environmental 8.1



File No: 41286648CA
Customer Ref:



end
①

To be annexed to and form a part of Commitment/Policy No. 552-0018363 insuring WELLS FARGO BANK, NATIONAL ASSOCIATION, as set forth in said Commitment/Policy.

The said Commitment/Policy is hereby amended in the following manner:

SCHEDULE A IS HEREBY AMENDED AS FOLLOWS:

The Date of Policy is hereby amended to read as follows; September 6, 2005 at 8:16 A.M.

The Amount of Insurance is hereby increased to \$8,573,100.00

Item 4 is hereby amended to add the following thereto:

4. Said Mortgage having been modified by Mortgage Modification, Future Advance and Spreader Agreement from RIVIERA SOUTHSORE VENTURES, LLC to WELLS FARGO, NATIONAL ASSOCIATION, dated August 31, 2005 and recorded September 6, 2005 in Official Records Book 2055, page 3135, Public Records of Manatee County, Florida.

Item 5 is hereby amended by adding the following parcel thereto:

ARRIGO PARCEL:

Begin at the NE corner of Lot #3, Block B, according to BROBERG'S PLAT of the Town of Manatee, Florida, as recorded in Plat Book 1, Page 134, of the Public Records of Manatee County, Florida; thence South to the SE corner of said Lot #3, being also the SW corner of Lot 2, Block B; thence East 185 feet to the SE corner of said Lot 2; thence Northerly along the East side of said Lot 2 and in prolongation of said East line of said Lot 2, to the Manatee River; thence Westerly along the waters of the Manatee River at low water mark, including all riparian rights and privileges to point of beginning, being all of said Lot 2, and also all the land lying North of said Lot 2 to the Manatee River, lying and being in Manatee County, Florida, in Section 25, Township 34 South, Range 17 East, Also known as Lot 2, BROBERG'S PLAT of the Town of Manatee, Florida, according to the plat thereof recorded in Plat Book 1, Page 134, of the Public Records of Manatee County, Florida.

SCHEDULE B - PART I IS HEREBY AMENDED AS FOLLOWS:

The following is hereby added:

AS TO THE ARRIGO PARCEL:

1. Taxes and assessments for the year 2005 and subsequent years. Taxes for the year 2004 are paid in the gross amounts of \$10,335.91, under DP# 3191500002.

- 2. Notwithstanding the legal description in Schedule A, this policy does not insure against rights of the State of Florida based on the doctrine of the state's sovereign ownership of lands lying below the mean high water line of any navigable or tidally influenced waters.
- 3. Any land described in Schedule A which is artificially filled land in what was formerly navigable waters, is subject to the rights of the United States government, arising by said government's control over navigable waters involving navigation and commerce, as to that portion of Lot 2, BROBERG'S PLAT of the Town of Manatee, Florida, according to the plat thereof recorded in Plat Book 1, Page 134, of the Public Records of Manatee County, Florida lying North of the platted lot line.
- 6. Notwithstanding the legal description in Schedule A, this policy does not insure the nature, extent or existence of riparian rights.

The total liability of the Company under said commitment/policy and any endorsements attached thereto shall not exceed, in the aggregate, the face amount of said policy and costs which the Company is obligated under the provisions of said commitment/policy to pay.

This endorsement is made a part of said commitment/policy and is subject to the exclusions, schedules, endorsements, conditions, stipulations and terms thereof, except as modified by the provisions hereof.

Nothing herein contained shall be construed as extending or changing the effective date of said Commitment/Policy, unless otherwise expressly stated.

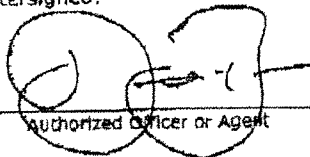
IN WITNESS WHEREOF, Commonwealth Land Title Insurance Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers.

Dated: September 22, 2005

Issued By:

Bacon & Bacon, P.A.
 2959 First Avenue North
 St. Petersburg, FL 33713
 Phone:(727) 327-3935 Fax: (727) 323-4936

Countersigned:

By  _____
 Authorized Officer or Agent

12-28-05



Commonwealth
A LANDAMERICA COMPANY

File No: 41299837CA
Customer Ref: 9909-MANATEE

ENDORSEMENT

2

To be annexed to and form a part of Commitment/Policy 552-0018363 insuring:
WELLS FARGO BANK, NATIONAL ASSOCIATION, as set forth in said Commitment/Policy.

The said Commitment/Policy is hereby amended in the following manner:

Schedule A, Amount of Insurance is hereby increased to \$11,550,000.00

Schedule A, Date of Policy is hereby amended to read: December 21, 2005 at 3:50 P.M.

Schedule A, Item 4 is hereby amended to add the following:

...as modified by Second Mortgage Modification, Future Advance and Spreader Agreement dated December 20, 2005 and recorded December 21, 2005 in Official Records Book 2088, page 869.

Schedule A, Item 5 is hereby amended to add the following:

BARRAGAN PARCEL:

The South 54 feet of Lot 31, of PARADISE FARMS SUBDIVISION, as per plat thereof recorded in Plat Book 2, Page 85, of the Public Records of Manatee County, Florida.

DECKELMAN PARCEL:

Lot 29, Addition to Plat of PARADISE FARM, W. F. TALLANT'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, page 85, Public Records of Manatee County, Florida.

Lot 29, Addition to Plat of PARADISE FARM, W. F. TALLANT'S SUBDIVISION in the NW 1/4 of the SE 1/4 of Section 25, Township 34 South, Range 17 East, according to the plat thereof recorded in Plat Book 2, page 85, Public Records of Manatee County, Florida.

KIRBY PARCEL:

Lot 4, Block B, C.E. WILDER'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 2, page 6, Public Records of Manatee County, Florida, LESS the East 18 feet thereof;

TOGETHER WITH that portion of the adjoining 12 foot vacated alley lying North of said property.

BANKA PARCEL:

Lot 30, less the Eastern 81 feet thereof, ADDITION TO PARADISE FARMS, according to the plat thereof recorded in Plat Book 2, page 85, Public Records of Manatee County, Florida.

WILSON PARCEL:

Lot 12, LESS the East 8.08 feet thereof, and the East 16.25 feet of Lot 11, DAVIS - MANATEE CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 5 of the of the Public Records of Manatee County, Florida.

DELATORRE PARCEL:

Lot 8 and the North 39.5 feet Lot 9, PARADISE FARM, according to the plat thereof recorded in Plat Book 1, Page 281 of the Public Records of Manatee County, Florida.

YANCEY PARCEL:

Lot 17, PARADISE FARM, according to the plat thereof recorded in Plat Book 1, Page 281 of the Public Records of Manatee County, Florida.

HOFFMASTER PARCEL:

Lot 25, ADDITION TO PLAT OF PARADISE FARM, according to the plat thereof recorded in Plat Book 2, page 85, Public Records of Manatee County, Florida.

ACEVEDO PARCEL:

Lot 3, PARADISE FARM, according to the plat thereof recorded in Plat Book 1, Page 281 of the Public Records of Manatee County, Florida.

Schedule B - Part II, Item 1 is hereby amended to add the following:

...and further subordinated by Subordination Agreement dated December 19, 2005 and recorded December 21, 2005 in Official Records Book 2088, page 877.

The total liability of the Company under said commitment/policy and any endorsements attached thereto shall not exceed, in the aggregate, the face amount of said policy and costs which the Company is obligated under the provisions of said commitment/policy to pay.

This endorsement is made a part of said commitment/policy and is subject to the exclusions, schedules, endorsements, conditions, stipulations and terms thereof, except as modified by the provisions hereof.

Nothing herein contained shall be construed as extending or changing the effective date of said Commitment/Policy, unless otherwise expressly stated.

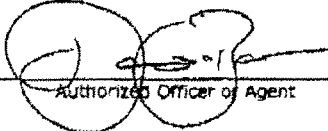
IN WITNESS WHEREOF, Commonwealth Land Title Insurance Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers.

Dated: December 28, 2005

Issued By:

Bacon & Bacon, P.A.
2959 First Avenue North
St. Petersburg FL 33713
(727) 327-3935
FAX: (727) 323-4936

Countersigned:

By  _____
Authorized Officer of Agent

Endorsement - Blank
Form 1013

#1
3-28-06



Commonwealth
A LANDAMERICA COMPANY

File No: 41305678CA
Customer Ref: 9909-RIVIERA

3

To be annexed to and form a part of Commitment/Policy 552-0018363 insuring:
WELLS FARGO BANK, NATIONAL ASSOCIATION, as set forth in said Commitment/Policy.

The said Commitment/Policy is hereby amended in the following manner:

Schedule A, Amount of Insurance is hereby increased to \$18,525,000.00

Schedule A, Date of Policy is hereby amended to read: February 1, 2006 at 2:44 P.M.

Schedule A, Item 4 is hereby amended to add the following:

...as modified by Third Mortgage Modification, Future Advance and Spreader Agreement dated January 30, 2006 and recorded February 1, 2006 in Official Records Book 2098, page 6174, Public Records of Manatee County, Florida.

Schedule A, Item 5 is hereby amended to add the following:

BARRAGAN PARCEL:

Lot 18, PARADISE FARMS, according to the plat thereof recorded in Plat Book 2, page 85, Public Records of Manatee County, Florida.

AND

Lot 12, PARADISE FARM, being W.F. TALLENT'S SUBDIVISION of part of property known as A.A. ROBINSON ESTATE, according to the plat thereof recorded in Plat Book 1, page 281, Public Records of Manatee County, Florida; lying and being in the North 1/2 of the Southeast 1/4 of Section 25, Township 34 South, Range 17 East, Manatee County, Florida; ALSO BEING KNOWN AS ADDITION TO PLAT OF PARADISE FARM, as per Plat thereof recorded in Plat Book 2, page 85, Public Records of Manatee County, Florida.

CAMP PARCEL:

The Easterly 81 feet of Lot 30, ADDITION TO PLAT OF PARADISE FARM, according to the plat thereof recorded in Plat Book 2, page 85, Public Records of Manatee County, Florida.

CHARTER SERVICE AND SUPPLY COMPANY PARCEL:

Lot 8, DAVIS-MANATEE CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, page 5, Public Records of Manatee County, Florida.

DUNCAN PARCEL:

Lots 1 and 2, PARADISE FARM, according to the plat thereof recorded in Plat Book 1, Page 281 of the Public Records of Manatee County, Florida.

GARDNER PARCEL AND STOPPER TRACT 1:

From the quarter section line between the N 1/2 and the S 1/2 of the SE 1/4 of Section 25, Township 34 South, Range 17 East, at a point of intersection of a line being the Southerly extension of the East right-of-way line of Central Avenue (9th Street East), run North along said line and the East right-of-way line of Central Avenue (9th Street East), a distance of 563 feet; thence East 107.5 to the Point of Beginning; thence North 150 feet; thence East 107.5 feet, more or less, to Glazier Street; thence South along West side of Glazier Street, being a point due East of the Point of Beginning; thence West 107.5 feet, more or less, to Point of Beginning; being a part of Lots 22 and 25, Plat of West 1/2 of SE 1/4 of Section 25, Township 34 South, Range 17 East, as recorded in Plat Book 1, page 94, Public Records of Manatee County, Florida.

GONZALEZ PARCEL:

Lots 14 and 15, DAVIS-MANATEE CO.'S SUBDIVISION, less the East 30 feet of Lot 15 for street, according to the plat thereof as recorded in Plat Book 2, page 5, Public Records of Manatee County, Florida.

GUARDIAN LIMITED PARCEL:

Lot 23, PARADISE FARM, according to the plat thereof recorded in Plat Book 1, Page 281 of the Public Records of Manatee County, Florida.

HOUSTON PARCEL:

Lots 19 and the East 35.93 feet of Lot 20, DAVIS - MANATEE CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 5 of the of the Public Records of Manatee County, Florida.

JANNEY PARCEL:

Lot 14 and the West 1/2 of the vacated alley abutting said lot on the East, W. F. TALLANT ADDITION TO PLAT OF PARADISE FARM, according to the plat thereof recorded in Plat Book 2, page 65, Public Records of Manatee County, Florida.

KALLESEN PARCEL:

LOT 13, PARADISE FARM, W.F. TALLANT'S SUBDIVISION, IN THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 17 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 281, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS THE EAST 35 FEET THEREOF; MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST NORTHWESTERLY CORNER OF SAID LOT 13, BEING THE INTERSECTION OF 4TH AVENUE EAST AND 11TH STREET EAST; THENCE RUN EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 4TH AVENUE EAST 100.0 FEET TO A POINT; THENCE RUN SOUTHERLY PARALLEL TO AND 100.0 FEET EASTERLY FROM 11TH STREET EAST, A DISTANCE OF 85.0 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 13; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 13, A DISTANCE OF 100.0 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 11TH STREET EAST; THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 85.0 FEET TO THE POINT OF BEGINNING.

KOPFMEIER PARCEL:

Lots 4 and 5, PARADISE FARM, according to the plat thereof recorded in Plat Book 1, Page 281 of the Public Records of Manatee County, Florida.

MATINEZ PARCEL:

Lot 11, PARADISE FARM, according to the plat thereof recorded in Plat Book 1, Page 281 of the Public Records of Manatee County, Florida.

MORALES PARCEL:

Lot 4, LESS the East 30 feet thereof, and all of Lot 5, DAVIS - MANATEE CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 5 of the of the Public Records of Manatee County, Florida.

MURPHY PARCEL:

Lot 7, DAVIS-MANATEE CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, page 5, Public Records of Manatee County, Florida.

MURRELL PARCEL:

Lot 13 and the East 8.08 feet of Lot 12, DAVIS-MANATEE CO.'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, page 5, Public Records of Manatee County, Florida.

PUTERBAUGH PARCEL:

Lots 17 and 18, DAVIS - MANATEE CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 5 of the of the Public Records of Manatee County, Florida.

RASMUSSEN PARCEL:

Lot 1 and the East 30 feet of Lot 2 and the East 18 feet of Lot 4, Block B, of C. E. WILDER'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, page 6, Public Records of Manatee County, Florida; together with that portion of the vacated alley abutting said parcels.

RITCHIE PARCEL:

Lot 22, PARADISE FARM, according to the plat thereof recorded in Plat Book 1, Page 281 of the Public Records of Manatee County, Florida.

SILVA PARCEL:

Lot 16, less the West 54.5 feet, of W. F. TALLANT ADDITION TO PLAT OF PARADISE FARM, according to the plat thereof recorded in Plat Book 2, page 85, Public Records of Manatee County, Florida.

and

Lot 15 and the East 1/2 of the vacated alley adjacent to Lot 15, W. F. TALLANT ADDITION TO PLAT OF PARADISE FARM, according to the plat thereof recorded in Plat Book 2, page 85, Public Records of Manatee County, Florida; LESS AND EXCEPT the Northernly 3 feet of the West 54.5 feet thereof.

STOPPER TRACT PARCEL 1:

From the quarter section line between the N 1/2 and the S 1/2 of the SE 1/4 of Section 25, Township 34 south, Range 17 East, at a point of intersection of a line being the southerly extension of the East right-of-way line of Central Avenue (9th Street East), run North along said line and the East right-of-way line of Central Avenue (9th Street East), a distance of 483 feet for a POINT OF BEGINNING; thence East 107 feet 5 inches; thence North 15 feet; thence East 107 feet 6 inches; thence North 165 feet 10 inches; thence West 107 feet 10 inches; thence South 122 feet 4 inches; thence West 107 feet 6 inches; thence South 63 feet to the POINT OF BEGINNING; being a part of Lots 22 and 25, Plat of West 1/2 of SE 1/4 of Section 25, Township 34 South, Range 17 East, as recorded in Plat Book 1, page 84, Public Records of Manatee County, Florida; LESS the West 107 feet 6 inches thereof.

STOPPER TRACT PARCEL 2:

Lots 10 and 11, LESS the East 1/4 of Lot 11, DAVIS-MANATEE CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, page 5, Public Records of Manatee County, Florida.

STOPPER TRACT PARCEL 3:

Lot 9, DAVIS-MANATEE CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, page 5, Public Records of Manatee County, Florida.

WRIGHT PARCEL:

Lot 7, PARADISE FARM, according to the plat thereof recorded in Plat Book 1, Page 281 of the Public Records of Manatee County, Florida.

YOUNKMAN PARCEL:

Lot 19, PARADISE FARMS, according to the plat thereof recorded in Plat Book 1, page 281, Public Records of Manatee County, Florida.

Schedule B - Part I, item 13 is hereby added as follows:

Easement in favor of FLORIDA POWER & LIGHT COMPANY, as set forth in instrument recorded in Official Records Book 633, Page 409 of the of the Public Records of Manatee County, Florida. (as to PETERBAUGH PARCEL)

Schedule B - Part II, item 1 is hereby amended to add the following:

...and further subordinated by Subordination Agreement dated January 27, 2006 and recorded February 1, 2006 in Official Records Book 2098, page 6170, Public Records of Manatee County, Florida.

The total liability of the Company under said commitment/policy and any endorsements attached thereto shall not exceed, in the aggregate, the face amount of said policy and costs which the Company is obligated under the provisions of said commitment/policy to pay.

This endorsement is made a part of said commitment/policy and is subject to the exclusions, schedules, endorsements, conditions, stipulations and terms thereof, except as modified by the provisions hereof.

Nothing herein contained shall be construed as extending or changing the effective date of said Commitment/Policy, unless otherwise expressly stated.

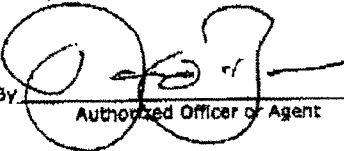
IN WITNESS WHEREOF, Commonwealth Land Title Insurance Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers.

Dated: March 28, 2006

Issued By:

Bacon & Bacon, P.A.
2959 First Avenue North
St. Petersburg, FL 33713
Phone: (727) 327-3935 Fax: (727) 323-4936

Countersigned:

By  _____
Authorized Officer of Agent

Commonwealth Land Title Insurance Company

ENDORSEMENT

Attached to and made a part of Policy Number:

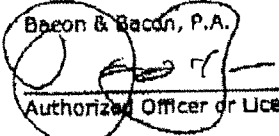
The insurance afforded by this endorsement is only effective if the land is used or is to be used primarily for residential purposes.

The Company insures the insured against loss or damage sustained by reason of lack of priority of the lien of the insured mortgage over:

- a. any environmental protection lien which, at Date of Policy, is recorded in those records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge, or filed in the records of the Clerk of the United States District Court for the district in which the land is located, except as set forth in Schedule B; or
- b. any environmental protection lien provided for by any state statute in effect at Date of Policy, except environmental protection liens provided for by the following state statutes: None.

This endorsement is made a part of this policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

IN WITNESS WHEREOF, the Company has caused this endorsement to be issued and valid when signed by an authorized officer or licensed agent of the Company.

Bacon & Bacon, P.A.


 Authorized Officer or Licensed Agent

Endorsement-Environmental B.1

Commonwealth Land Title Insurance Company

ENDORSEMENT

Attached to and made a part of Policy Number:

The Company insures the owner of the indebtedness secured by the insured mortgage against loss or damage sustained by reason of:

1. Any incorrectness in the assurance that, at date of policy:

- a. There are no covenants, conditions or restrictions under which the lien of the mortgage referred to in Schedule A can be divested, subordinated or extinguished, or its validity, priority or enforceability impaired.
- b. Unless expressly excepted in Schedule B:
 - (1). There are no present violations on the land of any enforceable covenants, conditions or restrictions nor do any existing improvements on the land violate building setback lines shown on a plat of subdivision recorded or filed in the public records.
 - (2). Any instrument referred to in Schedule B as containing covenants, conditions or restrictions on the land does not, in addition, (i) establish an easement on the land; (ii) provide a lien for liquidated damages; (iii) provide for a private charge or assessment; (iv) provide for an option to purchase, a right of first refusal or the prior approval of a future purchaser or occupant.
 - (3). There is no encroachment of existing improvements located on the land onto adjoining land, nor any encroachment onto the land of existing improvements located on adjoining land.
 - (4). There is no encroachment of existing improvements located on the land onto that portion of the land subject to any easement excepted in Schedule B.
 - (5). There are no notices of violation of covenants, conditions and restrictions relating to environmental protection recorded or filed in the public records.

2. Any future violation on the land of any existing covenants, conditions or restrictions occurring prior to the acquisition of title to the estate or interest in the land, provided the violation results in:

- a. Impairment or loss of the lien of the insured mortgage; or
- b. Loss of title to the estate or interest in the land if the insured shall acquire title in satisfaction of the indebtedness secured by the insured mortgage.

3. Damage to existing improvements (excluding lawns, shrubbery or trees).

- a. Which are located on or encroach upon that portion of the land subject to any easement excepted in Schedule B, which damage results from the exercise of the right to maintain the easement for the purpose for which it was granted or reserved.
- b. Which results from the future exercise of any right to use the surface of the land for the extraction or development of minerals excepted from the description of the land or excepted in Schedule B.

4. Any final court order or judgment requiring the removal from any land adjoining the land of any encroachment excepted in Schedule B.

5. Any final court order or judgment denying the right to maintain any existing improvement to the land because of any violation of covenants, conditions or restrictions or building setback lines shown on a plat or subdivision recorded or filed in the Public Records.

Wherever in this endorsement the words "covenants, conditions or restrictions" appear, they shall not be deemed to refer to or include the terms, covenants, conditions or limitations contained in an instrument creating a lease. As used in paragraphs 1(b)(1) and 5, the phrase "covenants, conditions or restrictions" shall not be deemed to refer to or include the terms, covenants conditions or restrictions relating to environmental protection.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

IN WITNESS WHEREOF, the Company has caused this endorsement to be issued and valid when signed by an authorized officer or licensed agent of the Company.

Bacon & Bacon, P.A.

Authorized Officer or Licensed Agent

Endorsement-Form 9

Commonwealth Land Title Insurance Company

ENDORSEMENT

Attached to and made a part of Policy Number:

"The Company hereby acknowledges the lands described in Schedule A are the same lands described in the survey prepared by WILSONMILLER, INC. dated January 13, 2006, under Project #04997-001-000, however, the Company does not insure the accuracy or completeness of said survey."

The total liability of the Company under said policy, binder or commitment and under this and any prior endorsements thereto shall not exceed, in the aggregate, the amount of liability stated on the face of said policy, binder or commitment, as the same may be specifically amended in dollar amount by this or any prior endorsements and the costs which the Company is obligated to pay under the Conditions and Stipulations of the policy.

This endorsement is made a part of said policy, binder or commitment and is subject to all the terms and provisions thereof, except as modified by the provisions hereof.

Nothing herein contained shall be construed as extending or changing the effective date of the aforesaid policy, binder or commitment unless otherwise expressly stated.

IN WITNESS WHEREOF, the Company has caused this endorsement to be issued and valid when signed by an authorized officer or licensed agent of the Company.

Bacon & Bacon, P.A.

Authorized Officer or Licensed Agent

Endorsement - Survey



File No: 41305678A
Customer Ref: 9909-RIVIERA

ENDORSEMENT

4

To be annexed to and form a part of Commitment/Policy 552-0018363 insuring: WELLS FARGO BANK, NATIONAL ASSOCIATION, set forth in said Commitment/Policy.

The said Commitment/Policy is hereby amended in the following manner:

Schedule A, Date of Policy is hereby amended to read: September 14, 2006 at 11:17 A.M.

Schedule A, Item 4 is hereby amended to add the following:

...as modified by Mortgage Modification and Spreader Agreement dated February 1, 2006 and recorded February 6, 2006 in Official Records Book 2099, page 6286 and re-recorded on September 14, 2006 in Official Records Book 2153, page 7842, Public Records of Manatee County, Florida.

Schedule A, Item 5 is hereby amended to add the following:

PARCEL 36:

Lot 10 and the South 14.50 feet of Lot 9, PARADISE FARMS, according to the plat thereof recorded in Plat Book 1, page 281, Public Records of Manatee County, Florida.

PARCEL 37:

Lot 6, PARADISE FARMS, according to the plat thereof recorded in Plat Book 1, page 281, Public Records of Manatee County, Florida.

PARCEL 38:

Lot 27, LESS the Northernmost 25 feet, PARADISE FARM SUBDIVISION, according to the plat thereof recorded in Plat Book 1, page 281, Public Records of Manatee County, Florida.

Schedule B - Part 1, Item 13 is hereby added as follows:

Easements or claims of easements not shown by the Public Records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the premises. (As to Parcel 36, 37 and 38)

The total liability of the Company under said commitment/policy and any endorsements attached thereto shall not exceed, in the aggregate, the face amount of said policy and costs which the Company is obligated under the provisions of said commitment/policy to pay.

This endorsement is made a part of said commitment/policy and is subject to the exclusions, schedules, endorsements, conditions, stipulations and terms thereof, except as modified by the provisions hereof.

Nothing herein contained shall be construed as extending or changing the effective date of said Commitment/Policy, unless otherwise expressly stated.

IN WITNESS WHEREOF, Commonwealth Land Title Insurance Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers.

Dated: September 14, 2006

Issued By:

Bacon & Bacon, P.A.
2959 First Avenue North
St. Petersburg, FL 33713
Phone:(727) 327-3935 Fax: (727) 323-4936

Countersigned:

By _____
Authorized Officer or Agent

Endorsement - Blank
Form 1013

Customer Reference: 552-0018363

ENDORSEMENT 5
ATTACHED TO POLICY NO. 552-0018363
ISSUED BY
COMMONWEALTH LAND TITLE INSURANCE COMPANY

To be annexed to and form a part of Policy No. 552-0018363 as set forth in said Policy.
The said Policy is hereby amended in the following manner:

DATE OF POLICY AS SHOWN ON SCHEDULE A IS AMENDED TO READ AS FOLLOWS:

June 7, 2007 at 8:08 a.m.

AMOUNT OF INSURANCE IS AMENDED TO READ: \$19,475,000.00
(Balance of \$18,525,000.00 plus advance under the Future Advance provisions in the amount of \$950,000.00 = \$19,475,000.00.) The liability of the Company as of the date of this endorsement is \$18,683,459.25 (\$18,525,000.00 plus \$158,459.25, being the amount of the advance funded as of the effective date hereof).

ITEM 4 OF SCHEDULE A IS AMENDED TO ADD THE FOLLOWING:

...as modified by that certain **FIFTH MORTGAGE MODIFICATION, FUTURE ADVANCE AND SPREADER AGREEMENT** recorded in Official Records Book 2208, Page 5329, Public Records of Manatee County, Florida.

THE LEGAL DESCRIPTION OF THE INSURED PREMISES REFERRED TO IN ITEM 5 OF SCHEDULE A IS AMENDED TO READ AS SET FORTH ON THE ATTACHED EXHIBIT "A".

ITEM 1 OF SCHEDULE B - PART I IS AMENDED TO READ AS FOLLOWS:

Taxes and assessments for the year 2007 and subsequent years.

THE FOLLOWING ITEMS ARE HEREBY ADDED TO SCHEDULE B, PART I:

14. Matters, if any, as shown on surveys prepared as follows:

- a. Florida Coast Surveying, Inc. dated May 24, 2005, under Projects numbered 05-M28424C, 05-M28424F, 05-M28424G and 05-M28424;
 - i. 05-M28424B (as to Prideaux Parcel, N ½ of Lot 1), encroachment of wood fence on adjoining property to the North
 - ii. 05-M28424F (as to Prideaux Parcel, Lot 16), encroachment of concrete walk on to East side of property
- b. WilsonMiller, Inc. dated October 25, 2005, under Project number D4997-001-000; (as to Parcels 36, 37 and 38)
 - i. Project number D4997-001-000-19 (as to Parcel 36)
 - (1) 5 foot fence encroaches onto adjoining property to the North
 - (2) 5 foot fence encroaches onto adjoining property to the South
 - ii. Project number D4997-001-000-17 (as to Parcel 37), Encroachment of 4 foot fence onto adjoining property to the North
 - iii. Project number D4997-001-000-13 (as to Parcel 38)

- (1) Encroachment of concrete slab onto South side of property
- (2) Encroachment of 4 foot fence onto adjoining property to the North.

15. Pending disbursement of the full proceeds of the loan secured by the mortgage insured herein, this policy insures only to the extent of the amount actually disbursed but increases as each disbursement is made in good faith, and without knowledge of any defects in, or objections to, the title, up to the face amount of the policy. At the time of each disbursement of the proceeds of the loan, the title must be continued down to such time for possible liens or objections intervening between the date hereof and the date of such disbursement. (Note: Applies to amounts in excess of \$18,683,459.25, being the total amount disbursed as of the effective date hereof.)

THE FOLLOWING IS ADDED TO ITEM 1 OF SCHEDULE B - PART II:

..and as further subordinated to the insured mortgage by Subordination Agreement recorded in Official Records Book 2209, page 329.

NOTE: ANY AFFIRMATIVE COVERAGE OR ASSURANCES AFFORDED BY THE FLORIDA FORM 9 ENDORSEMENT ISSUED IN CONJUNCTION WITH THE ORIGINAL POLICY DATED SEPTEMBER 14, 2006 ARE EXTENDED.

ALL OTHER MATTERS REMAIN UNCHANGED.

The total liability of the Company under said policy, binder or commitment and under this and any prior endorsements thereto shall not exceed, in the aggregate, the amount of liability stated on the face of said policy, binder or commitment, as the same may be specifically amended in dollar amount by this or any prior endorsements and the costs which the Company is obligated to pay under the Conditions and Stipulations of the policy.

This endorsement is made a part of said policy, binder or commitment and is subject to all the terms and provisions thereof, except as modified by the provisions hereof.

Nothing herein contained shall be construed as extending or changing the effective date of the aforesaid policy, binder or commitment unless otherwise expressly stated.

IN WITNESS WHEREOF, Commonwealth Land Title Insurance Company has caused this Endorsement to be signed and dated as of date below, to be valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws.

Dated: June 14, 2007

Issued at:

FOLEY & LARDNER LLP
100 North Tampa Street, Suite 2700
Tampa, Florida 33602

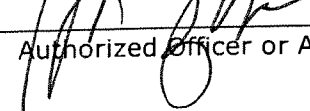
By  _____
Authorized Officer or Agent

EXHIBIT "A"

EVERETT PARCEL:

Commencing 160 feet Easterly from the Southeast corner of the intersection of Curry and Church Streets for a POINT OF BEGINNING, thence running Easterly along the South boundary of Church Street 108 feet; thence Southerly, parallel to Curry Street, 166 feet; thence Westerly, parallel to Church Street, 108 feet; thence Northerly, parallel to Curry Street, 166 feet, to the POINT OF BEGINNING; EXCEPT 12 feet off the East side thereof, the real estate situated in the County of Manatee, Florida, and in the Northeast 1/4 of the Southeast 1/4 of Section 25, Township 34 South, Range 17 East.

BEING A PORTION OF: Lot 3, Block F, BROBERG'S PLAT OF MANATEE, according to the plat thereof recorded in Plat Book 1, page 134, Public Records of Manatee County, Florida.

AND

SANCHEZ PARCEL:

The North 25 feet of Lot 27, and all of Lot 28, ADDITION TO PLAT OF PARADISE FARM, according to the plat thereof recorded in Plat Book 2, page 85, Public Records of Manatee County, Florida.

AND

QUASI PARCEL:

PARCEL 1:

LOTS 1, 2 AND 4, J.S. TARRER'S RESUBDIVISION OF LOT 1, BLOCK F IN THE NE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 17 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 321, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; EXCEPT A STRIP OF LAND 10 FEET WIDE EXTENDING THE FULL LENGTH ALONG THE SOUTH SIDE OF LOT 5 OF SAID PLAT AND ADDED TO LOT 5 AND THERETOFORE CONVEYED TO W.P. MIXON; EXCEPTING ALSO: BEGIN AT THE NE CORNER OF LOT 5 OF J.S. TARRER'S RESUBDIVISION OF LOT 1, BLOCK F, AS DESCRIBED ABOVE, THENCE RUN SOUTH 97.02 FEET TO THE SE CORNER OF LOT 5, THENCE CONTINUING ON A PROJECTING LNE OF LOT 5 FOR 10 FEET, THENCE DUE NORTH TO A POINT ON THE NORTH LINE OF LOT 1, 10 FEET EAST OF THE P.O.B., THENCE WEST TO THE P.O.B.; EXCEPTING ALSO: BEGIN 10 FEET SOUTH OF THE NW CORNER OF LOT 4 OF THE PLAT DESCRIBED ABOVE, THENCE SOUTH 42 FEET AND 7 INCHES, THENCE EAST 45 FEET AND 7 INCHES, THENCE NORTH MORE OR LESS TO A POINT 50 FEET EAST OF P.O.B., THENCE WEST TO THE P.O.B., DEEDED TO W.P. MIXON; ALSO EXCEPT THAT PART SOLD TO LILLIE B. MCDUFFIE AS PER DEED OF RECORD IN DEED BOOK 133, PAGE 168, DESCRIBED AS FOLLOWS: BEGIN AT THE SE CORNER OF LOT 4 OF THE PLAT DESCRIBED ABOVE, THENCE NORTH ALONG THE EAST BOUNDARY OF SAID LOT 4, A DISTANCE OF 60 FEET TO THE NORTHWEST CORNER OF LOT 3 OF SAID SUBDIVISION, THENCE WESTERLY AND PARALLEL TO THE SOUTH BOUNDARY OF SAID LOT 4 TO THE WEST BOUNDARY OF SAID LOT 4, THENCE SOUTHERLY ALONG THE WEST BOUNDARY OF SAID LOT 4 TO THE SOUTHWEST CORNER THEREOF, THENCE EASTERLY ALONG THE SOUTH BOUNDARY OF SAID LOT 4 TO THE POINT OF BEGINNING.

AND

PARCEL 2:

LOT 3 OF J.S. TARRER'S RESUBDIVISION OF LOT 1 OF BLOCK F OF BROBERG'S PLAT IN THE NE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 17 EAST, SAID TARRER'S PLAT BEING RECORDED IN PLAT BOOK 1, PAGE 321, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA;

AND

A TRACT IN THE NE CORNER OF LOT 8, BLOCK F, BROBERG'S PLAT, 65 FEET NORTH AND SOUTH BY 100 FEET EAST AND WEST AS DESCRIBED IN DEED BOOK 16, PAGE 173, AND AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 134 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE WEST SIDE OF SPRING STREET IN THE TOWN OF MANATEE 105 FEET NORTH FROM THE SOUTHEAST CORNER OF LOT NO. 8 IN BLOCK F PER PLAT OF THE NE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 34, RANGE 17 EAST, THENCE NORTH ALONG THE WEST SIDE OF SPRING STREET, 65 FEET TO NORTHEAST CORNER OF SAID LOT NO. 8, BLOCK F, THENCE WEST 123.8 FEET, THENCE SOUTH 65 FEET; THENCE EAST 123.8 FEET TO BEGINNING, BEING A LOT IN THE NORTHEAST CORNER OF SAID LOT NO. 8, BLOCK F, ABOVE DESCRIBED;

LESS ROAD RIGHT-OF-WAY AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 1139, PAGE 2435, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

AND

PARCEL 3:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF 12TH STREET EAST AND THE SOUTH RIGHT-OF-WAY LINE OF 4TH AVENUE EAST; THENCE N 87°35'43" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF 4TH AVENUE EAST, A DISTANCE OF 161.97 FEET; THENCE S 11°16'28" E, 99.54 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 11°16'28" E, 68.04 FEET; THENCE S 87°38'14" W, 70.21 FEET; THENCE N 11°40'42" W, 67.95 FEET; THENCE N 87°30'17" E, 70.67 FEET TO THE POINT OF BEGINNING, ALL LYING IN SECTION 25, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

AND

PARCEL 4:

BEGIN AT THE SW CORNER OF LOT 5, BLOCK F, BROBERG'S PLAT OF MANATEE, FLORIDA, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 134, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE RUN NORTH 141 FEET ON CURRY STREET, THENCE EASTERLY 61 FEET TO LAND FORMERLY OWNED BY LAFAYETTE LLEWELLYN; THENCE SOUTHERLY TO MANATEE AVENUE, AND TO A POINT ON THE SOUTH LINE OF SAID LOT 5, 50 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST ON MANATEE AVENUE, AS SHOWN ON SAID PLAT, 50 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1107, PAGE 1079, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

AND

PARCEL 5:

ALL THAT PART OF LOT 5, BLOCK F, BROBERG'S PLAT, AS RECORDED IN PLAT BOOK 1, PAGE 134, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF MANATEE AVENUE AND 12TH STREET EAST, AS SHOWN ON SAID PLAT, THENCE RUN EAST ALONG THE NORTH BOUNDARY OF MANATEE AVENUE THE DISTANCE OF 50 FEET MAKING THAT THE POINT OF BEGINNING; THENCE EAST ALONG THE NORTH BOUNDARY OF MANATEE AVENUE, THE DISTANCE OF 100 FEET; THENCE NORTH 12° WEST 193 FEET; THENCE WEST AND PARALLEL WITH MANATEE AVENUE THE DISTANCE OF 85 FEET; THENCE IN A SOUTHERLY DIRECTION 191 FEET AND 10 INCHES TO THE POINT OF BEGINNING; LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1105, PAGE 3266, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

AND

LOT 6, BLOCK F, BROBERG'S PLAT, AS RECORDED IN PLAT BOOK 1, PAGE 134, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1102, PAGE 3120, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

AND

PARCEL 6:

THE EAST 1/2 OF LOT 7, BLOCK F, BROBERG'S PLAT OF A PART OF THE TOWN OF MANATEE, FLORIDA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 134, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1121, PAGE 2832, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

AND

PARCEL 7:

THE WEST 1/2 OF LOT 7, BLOCK F, BROBERG'S PLAT, SECTION 25, TOWNSHIP 34 SOUTH, RANGE 17 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 134, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1110, PAGE 1209, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

AND

PARCEL 8:

THE WEST 85 FEET OF LOT 8, BLOCK F, BROBERG'S PLAT OF A PART OF THE TOWN OF MANATEE, FLORIDA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 134, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1121, PAGE 2832, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

AND

BEGIN AT THE SE CORNER OF LOT 4, AS SHOWN ON THE MAP OF J. S. TARRER'S RESUBDIVISION OF LOT 1 BLOCK F OF BROBERG'S PLAT, IN THE NE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 17 EAST, AS PER PLAT OF SAID TARRER'S RESUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 321; THENCE NORTH ALONG THE EAST BOUNDARY OF SAID LOT 4, A DISTANCE OF 60 FEET TO THE NW CORNER OF LOT 3 OF SAID J.S TARRER'S RESUBDIVISION; THENCE WESTERLY AND PARALLEL TO THE SOUTH BOUNDARY OF SAID LOT 4 TO THE WEST BOUNDARY OF SAID LOT 4; THENCE SOUTHERLY ALONG THE WEST BOUNDARY OF SAID LOT 4 TO THE SW CORNER THEREOF; THENCE EASTERLY ALONG THE SOUTH BOUNDARY OF SAID LOT 4 TO THE POINT OF BEGINNING.

AND

RIVERSIDE PARCEL:

PARCEL 1:

Lot 31, less the South 54 feet thereof, PARADISE FARM ADDITION, according to the map or plat thereof as recorded in Plat Book 2, Page 85, of the Public Records of Manatee County, Florida; ALSO LESS that portion thereof conveyed to the City of Bradenton by deed recorded in Official Records Book 1959, page 2339, Public Records of Manatee County, Florida, described as follows: A parcel of land lying in Section 25, Township 34 South, Range 17 East, Manatee County, Florida, being more particularly described as follows: BEGIN at the Southeast corner of Lot 31, ADDITION TO PLAT OF PARADISE FARM W. F.

TALLANT as per plat thereof recorded in Plat Book 2, page 86, Public Records of Manatee County, Florida; thence S 79°21'41" W, along the South line of said Lot 31, a distance of 75.00 feet; thence N 10°23'37" W, 107.37 feet; thence N 80°00'30" E, 75.00 feet to a point on the West right-of-way line of 11th Street East; thence S 10°23'38" E, along said right-of-way line, a distance of 106.53 feet to the POINT OF BEGINNING;

and

PARCEL 2:

Lots 2 and 3, DAVIS MANATEE COUNTY SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 2, Page 5, of the Public Records of Manatee County, Florida, and a strip of land lying North of said Lots between Riverside Boulevard and the seawall, bounded by the West line of Lot 2 extended, and the East line of Lot 3 extended.

and

PARCEL 3:

Lots 1, 2, 3, 4, 5, 6 and 7, Block A, C.E. WILDER'S SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 2, Page 6, of the Public Records of Manatee County, Florida.

and

PARCEL 4:

Lot 3, Block B, BROBERG'S PLAT OF MANATEE, according to the map or plat thereof as recorded in Plat Book 1, Page 134, of the Public Records of Manatee County, Florida; TOGETHER WITH the following described property:

Beginning at the NE corner of said Lot 3, Block B, EMIL BROBERG'S SUBDIVISION; run thence S. 45 degrees 07'24" W. along the Northerly line 172.25 feet (as scaled from plat) to the Easterly R/W of the 12th Street East; thence N. 10 degrees 22'36" W. along the Easterly R/W line and the Westerly line of said Lot 3 extended 137.5 feet to the mean high water line (MHWL) of the Manatee River; thence Easterly along said mean high water line (MHWL) a distance of 143 feet more or less to a point lying N. 10 degrees 42'15" W. a distance of 23 feet of the Point of Beginning; thence S. 10 degrees 42'15" E. along the extended Easterly line of said Lot 3 a distance of 23 feet to the Point of Beginning.

and

PARCEL 5:

All land lying between the extended sidelines of Lot 31, PARADISE FARMS, according to the plat thereof recorded in Plat Book 2, page 85, and extending from the North boundary of Riverside Boulevard, as shown on said plat, to the waters of Manatee River.

AND

PRIDEAUX PARCEL:

The North ½ of Lot 1, Less the West 20 feet thereof, Block G, BROBERG'S PLAT, as per plat thereof recorded in Plat Book 1, page 134, Public Records of Manatee County, Florida.

The South ½ of Lot 1, Less the West 20 feet thereof, Block G, BROBERG'S PLAT, as per plat thereof recorded in Plat Book 1, page 134, Public Records of Manatee County, Florida.

Begin at the Northwest corner of the Southeast Quarter of the Southeast Quarter of Section 25, Township 34 South, Range 17 East, Manatee County, Florida; thence North 158 feet; West 37 feet; South 145 feet; East 57 feet to the POINT OF BEGINNING; being a part of Lot 16, of the PLAT OF THE W 1/2 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 17 EAST, said plat being recorded in Plat

Book 1, page 134, Public Records of Manatee County, Florida. Further described in Deed Book 240, Page 67, Public Records of Manatee County, Florida

TOGETHER WITH:

A strip 20 feet wide off the West side of Lots 1 and 2, Block G, of BROBERG'S PLAT OF TOWN OF MANATEE, as recorded in Plat Book 1, page 134, Public Records of Manatee County, Florida.

AND TOGETHER WITH:

Commencing at the Southeast corner of Lot 16, according to the PLAT OF THE W 1/2 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 17 EAST, recorded in Plat Book 1, page 84, Public Records of Manatee County, Florida; thence run West 57 feet 2 inches, there making the POINT OF BEGINNING; thence run North 147 feet; thence West 63 feet; thence in a Southerly direction 128 feet 6 inches to a point 50 feet West of the Point of Beginning; thence East to the POINT OF BEGINNING, 50 feet.

AND

SCOTT PARCEL:

Lot 6, DAVIS-MANATEE CO.'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, page 5, Public Records of Manatee County, Florida.

AND

MARTINEZ PARCEL:
PARCEL 1:

Part of Lot 5, Block "F", BROBERG PLAT, as recorded in Plat Book 1, page 134, Public Records of Manatee County, Florida, described as follows: Commence at the Northeast corner of Manatee Avenue East and Curry Street (12th Street); thence run North along the East line of Curry Street 141 feet for a POINT OF BEGINNING; thence run East 61 feet; thence run North 07°31' West 50 feet; thence run West and parallel to Manatee Avenue 65 feet; thence run South 52 feet to POINT OF BEGINNING. ALSO, Lot 4, Block "F", BROBERG PLAT, less the East 60 feet, also less the North 100 feet thereof, lying in Section 25, Township 34 South, Range 17 East, Manatee County, Florida.

and

PARCEL 2:

That portion of Block F, BROBERG'S PLAT, in Section 25, Township 34 South, Range 17 East, as per plat thereof recorded in Plat Book 1, page 134, of the Public Records of Manatee County, Florida, more particularly described as follows:

BEGIN at intersection of the East right-of-way line of 12th Street East and the South right-of-way line of 4th Avenue East; thence N 87°35'43" E, along the South right-of-way line of 4th Avenue East, a distance of 161.97 feet; thence S 11°16'28" E, 99.54 feet; thence S 87°30'17" W, 160.64 feet to the East right-of-way line of 12th Street East; thence N 12°00'15" W, along said right-of-way line, a distance of 100.00 feet to the POINT OF BEGINNING.

ARRIGO PARCEL:

Begin at the NE corner of Lot #3, Block B, according to BROBERG'S PLAT of the Town of Manatee, Florida, as recorded in Plat Book 1, Page 134, of the Public Records of Manatee County, Florida; thence South to the SE corner of said Lot #3, being also the SW corner of Lot 2, Block B; thence East 185 feet to the SE corner of said Lot 2; thence Northerly along the East side of said Lot 2 and in prolongation of said East line of said Lot 2, to the Manatee River; thence Westerly along the waters of the Manatee River at low water mark, including all riparian rights and privileges to point of beginning, being all of said Lot 2, and also all the land lying North of said Lot 2 to the Manatee River, lying and being in Manatee County, Florida, in Section 25, Township 34 South, Range 17 East, Also known as

Lot 2, BROBERG'S PLAT of the Town of Manatee, Florida, according to the plat thereof recorded in Plat Book 1, Page 134, of the Public Records of Manatee County, Florida.

BARRAGAN PARCEL:

The South 54 feet of Lot 31, of PARADISE FARMS SUBDIVISION, as per plat thereof recorded in Plat Book 2, Page 85, of the Public Records of Manatee County, Florida.

DECKELMAN PARCEL:

Lot 29, Addition to Plat of PARADISE FARM, W. F. TALLANT'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, page 85, Public Records of Manatee County, Florida.

Lot 29, Addition to Plat of PARADISE FARM, W. F. TALLANT'S SUBDIVISION in the NW 1/4 of the SE 1/4 of Section 25, Township 34 South, Range 17 East, according to the plat thereof recorded in Plat Book 2, page 85, Public Records of Manatee County, Florida.

KIRBY PARCEL:

Lot 4, Block B, C.E. WILDER'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 2, page 6, Public Records of Manatee County, Florida, LESS the East 18 feet thereof;

TOGETHER WITH that portion of the adjoining 12 foot vacated alley lying North of said property.

BANKA PARCEL :

Lot 30, less the Easterly 81 feet thereof, ADDITION TO PARADISE FARMS, according to the plat thereof recorded in Plat Book 2, page 85, Public Records of Manatee County, Florida.

WILSON PARCEL:

Lot 12, LESS the East 8.08 feet thereof, and the East 16.25 feet of Lot 11, DAVIS - MANATEE CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 5 of the of the Public Records of Manatee County, Florida.

DELATORRE PARCEL:

Lot 8 and the North 39.5 feet Lot 9, PARADISE FARM, according to the plat thereof recorded in Plat Book 1, Page 281 of the Public Records of Manatee County, Florida.

YANCEY PARCEL:

Lot 17, PARADISE FARM, according to the plat thereof recorded in Plat Book 1, Page 281 of the Public Records of Manatee County, Florida.

HOFFMASTER PARCEL:

Lot 26, ADDITION TO PLAT OF PARADISE FARM, according to the plat thereof recorded in Plat Book 2, page 85, Public Records of Manatee County, Florida.

ACEVEDO PARCEL:

Lot 3, PARADISE FARM, according to the plat thereof recorded in Plat Book 1, Page 281 of the Public Records of Manatee County, Florida.

BARRAGAN PARCEL 2:

Lot 18, PARADISE FARMS, according to the plat thereof recorded in Plat Book 2, page 85, Public Records of Manatee County, Florida.

AND

Lot 12, PARADISE FARM, being W.F. TALLENT'S SUBDIVISION of part of property known as A.A. ROBINSON ESTATE, according to the plat thereof recorded in Plat Book 1, page 281, Public Records of Manatee County, Florida; lying and being in the North 1/2 of the Southeast 1/4 of Section 25, Township 34 South, Range 17 East, Manatee County, Florida; ALSO BEING KNOWN AS ADDITION TO PLAT OF PARADISE FARM, as per Plat thereof recorded in Plat Book 2, page 85, Public Records of Manatee County, Florida.

CAMP PARCEL:

The Easterly 81 feet of Lot 30, ADDITION TO PLAT OF PARADISE FARM, according to the plat thereof recorded in Plat Book 2, page 85, Public Records of Manatee County, Florida.

CHARTER SERVICE AND SUPPLY COMPANY PARCEL:

Lot 8, DAVIS-MANATEE CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, page 5, Public Records of Manatee County, Florida.

DUNCAN PARCEL:

Lots 1 and 2, PARADISE FARM, according to the plat thereof recorded in Plat Book 1, Page 281 of the Public Records of Manatee County, Florida.

GARDNER PARCEL AND STOPPER TRACT 1:

From the quarter section line between the N 1/2 and the S 1/2 of the SE 1/4 of Section 25, Township 34 South, Range 17 East, at a point of intersection of a line being the Southerly extension of the East right-of-way line of Central Avenue (9th Street East), run North along said line and the East right-of-way line of Central Avenue (9th Street East), a distance of 663 feet; thence East 107.5 to the Point of Beginning; thence North 150 feet; thence East 107.5 feet, more or less, to Glazier Street; thence South along West side of Glazier Street, being a point due East of the Point of Beginning; thence West 107.5 feet, more or less, to Point of Beginning; being a part of Lots 22 and 25, Plat of West 1/2 of SE 1/4 of Section 25, Township 34 South, Range 17 East, as recorded in Plat Book 1, page 84, Public Records of Manatee County, Florida.

GONZALEZ PARCEL:

Lots 14 and 15, DAVIS-MANATEE CO.'S SUBDIVISION, less the East 30 feet of Lot 15 for street, according to the plat thereof as recorded in Plat Book 2, page 5, Public Records of Manatee County, Florida.

GUARDIAN LIMITED PARCEL:

Lot 23, PARADISE FARM, according to the plat thereof recorded in Plat Book 1, Page 281 of the Public Records of Manatee County, Florida.

HOUSTON PARCEL:

Lots 19 and the East 35.93 feet of Lot 20, DAVIS - MANATEE CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 5 of the of the Public Records of Manatee County, Florida.

JANNEY PARCEL:

Lot 14 and the West 1/2 of the vacated alley abutting said lot on the East, W. F. TALLANT ADDITION TO PLAT OF PARADISE FARM, according to the plat thereof recorded in Plat Book 2, page 85, Public Records of Manatee County, Florida.

KALLESEN PARCEL:

LOT 13, PARADISE FARM, W.F. TALLANT'S SUBDIVISION, IN THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 17 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 281, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS THE EAST 35 FEET THEREOF; MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST NORTHWESTERLY CORNER OF

SAID LOT 13, BEING THE INTERSECTION OF 4TH AVENUE EAST AND 11TH STREET EAST; THENCE RUN EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 4TH AVENUE EAST 100.0 FEET TO A POINT; THENCE RUN SOUTHERLY PARALLEL TO AND 100.0 FEET EASTERLY FROM 11TH STREET EAST, A DISTANCE OF 85.0 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 13; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 13, A DISTANCE OF 100.0 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 11TH STREET EAST; THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 85.0 FEET TO THE POINT OF BEGINNING.

KOPPMEIER PARCEL:

Lots 4 and 5, PARADISE FARM, according to the plat thereof recorded in Plat Book 1, Page 281 of the Public Records of Manatee County, Florida.

MATINEZ PARCEL:

Lot 11, PARADISE FARM, according to the plat thereof recorded in Plat Book 1, Page 281 of the Public Records of Manatee County, Florida.

MORALES PARCEL:

Lot 4, LESS the East 30 feet thereof, and all of Lot 5, DAVIS - MANATEE CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 5 of the of the Public Records of Manatee County, Florida.

MURPHY PARCEL:

Lot 7, DAVIS-MANATEE CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, page 5, Public Records of Manatee County, Florida.

MURRELL PARCEL:

Lot 13 and the East 8.08 feet of Lot 12, DAVIS-MANATEE CO.'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, page 5, Public Records of Manatee County, Florida.

PUTERBAUGH PARCEL:

Lots 17 and 18, DAVIS - MANATEE CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 5 of the of the Public Records of Manatee County, Florida.

RASMUSSEN PARCEL:

Lot 1 and the East 30 feet of Lot 2 and the East 18 feet of Lot 4, Block B, of C. E. WILDER'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, page 6, Public Records of Manatee County, Florida; together with that portion of the vacated alley abutting said parcels.

RITCHIE PARCEL:

Lot 22, PARADISE FARM, according to the plat thereof recorded in Plat Book 1, Page 281 of the Public Records of Manatee County, Florida.

SILVA PARCEL:

Lot 16, less the West 54.5 feet, of W. F. TALLANT ADDITION TO PLAT OF PARADISE FARM, according to the plat thereof recorded in Plat Book 2, page 85, Public Records of Manatee County, Florida.

and

Lot 15 and the East 1/2 of the vacated alley adjacent to Lot 15, W. F. TALLANT ADDITION TO PLAT OF PARADISE FARM, according to the plat thereof recorded in Plat Book 2, page 85, Public Records of Manatee County, Florida; LESS AND EXCEPT the Northerly 3 feet of the West 64.5 feet thereof.

STOPPER TRACT PARCEL 1:

From the quarter section line between the N 1/2 and the S 1/2 of the SE 1/4 of Section 25, Township 34 south, Range 17 East, at a point of intersection of a line being the Southerly extension of the East right-of-way line of Central Avenue (9th Street East), run North along said line and the East right-of-way line of Central Avenue (9th Street East), a distance of 483 feet for a POINT OF BEGINNING; thence East 107 feet 6 inches; thence North 15 feet; thence East 107 feet 6 inches; thence North 165 feet 10 inches; thence West 107 feet 10 inches; thence South 122 feet 4 inches; thence West 107 feet 6 inches; thence South 63 feet to the POINT OF BEGINNING; being a part of Lots 22 and 25, Plat of West 1/2 of SE 1/4 of Section 25, Township 34 South, Range 17 East, as recorded in Plat Book 1, page 84, Public Records of Manatee County, Florida; LESS the West 107 feet 6 inches thereof.

STOPPER TRACT PARCEL 2:

Lots 10 and 11, LESS the East 1/4 of Lot 11, DAVIS-MANATEE CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, page 5, Public Records of Manatee County, Florida.

STOPPER TRACT PARCEL 3:

Lot 9, DAVIS-MANATEE CO'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, page 5, Public Records of Manatee County, Florida.

WRIGHT PARCEL:

Lot 7, PARADISE FARM, according to the plat thereof recorded in Plat Book 1, Page 281 of the Public Records of Manatee County, Florida.

YOUNKMAN PARCEL:

Lot 19, PARADISE FARMS, according to the plat thereof recorded in Plat Book 1, page 281, Public Records of Manatee County, Florida.

PARCEL 36:

Lot 10 and the South 14.50 feet of Lot 9, PARADISE FARMS, according to the plat thereof recorded in Plat Book 1, page 281, Public Records of Manatee County, Florida.

PARCEL 37:

Lot 6, PARADISE FARMS, according to the plat thereof recorded in Plat Book 1, page 281, Public Records of Manatee County, Florida.

PARCEL 38:

Lot 27, LESS the Northernmost 25 feet, PARADISE FARM SUBDIVISION, according to the plat thereof recorded in Plat Book 1, page 281, Public Records of Manatee County, Florida.