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Record and Return To:
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

ASAMS Receipt#997846

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2007190324

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 20th day of December, 2007, between **TOURNAMENT PLAYERS CLUB AT PRESTANCIA, INC.**, a Florida corporation ("Grantor"), whose address is 112 PGA TOUR Blvd., Ponte Vedra, FL 32082, and **HERITAGE GOLF PRESTANCIA, LLC**, a Delaware limited liability company ("Grantee"), whose address is 12750 High Bluff Drive, 4th Floor, San Diego, CA 92130;

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said Grantee, its legal representatives, successors and assigns forever, the following described land (the "Land"), situate, lying and being in the County of Sarasota, State of Florida:

See Exhibit "A" attached hereto and by this
reference made a part hereof.

Property Appraiser's Parcel ID Numbers: 0113-01-0100; 0114-01-0009

together with all tenements, hereditaments, improvements and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted encumbrances (the "Permitted Encumbrances"):

1. Real estate taxes for the current year and subsequent years;
2. Laws, codes, rules and regulations of any governmental authority having jurisdiction over the Property; and
3. Those matters identified on Exhibit "B" attached hereto and incorporated herein by this reference.

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

Grantor hereby represents to Grantee that, except as set forth in the Permitted Encumbrances, at the time of the delivery of this deed the Property was free from all encumbrances made by Grantor, and that with respect to the valid claims of others against the Land arising out of acts of Grantor (excluding those involving any of the Permitted Encumbrances), Grantor will warrant and defend Grantor's title to the Land conveyed hereby against such claims, but against none other. Grantee, by the acceptance of this deed, acknowledges that the foregoing representations and warranty by Grantor constitute the only representations and warranty, expressed or implied, made by Grantor to Grantee with respect to Grantor's title to the Property, and that the Property, including any and all improvements, or fixtures located thereon, is being conveyed and accepted "AS IS" and "WITH ALL FAULTS," and Grantor specifically disclaims any warranty of merchantability or fitness for a particular purpose with respect to the same.

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IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in his/hers/its name, the day and year first above written.

Signed, sealed and delivered
in the presence of:

**TOURNAMENT PLAYERS CLUB AT
PRESTANCIA, INC., a Florida corporation**

Print Name: Chris Stohmeyer

By: James C. Triola
Name: James C. Triola
Its: Vice President

Print Name: Diana McGhee



STATE OF FLORIDA

COUNTY OF ST JOHNS

The foregoing instrument was acknowledged before me this 20 day of December, 2007, by James C. Triola, the Vice President of TOURNAMENT PLAYERS CLUB AT PRESTANCIA, INC., a Florida corporation, on behalf of the corporation. He (check one) ☒ is personally known to me, or ☐ has produced a valid driver's license as identification.

Print Name: Diana L. McGhee
Notary Public, State and County Aforesaid
My Commission Expires Aug 3, 2008
Commission Number: DD309217

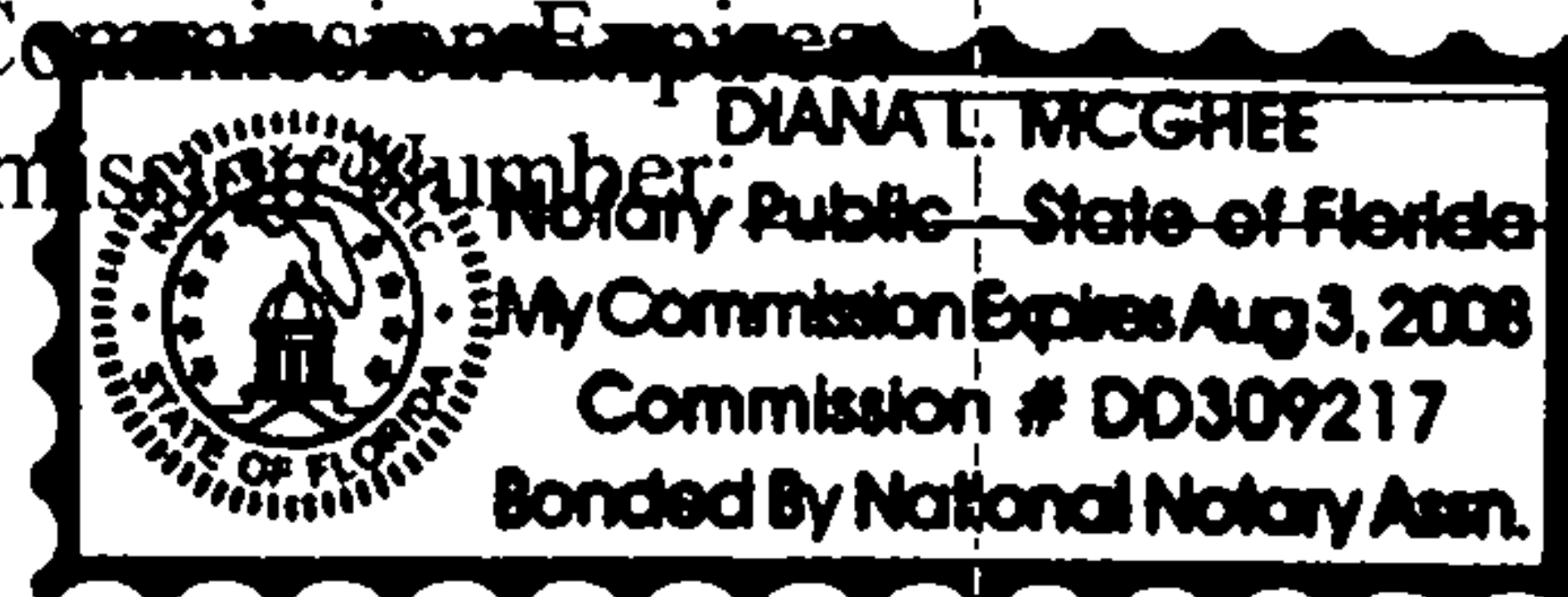


EXHIBIT "A"

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Tracts 401 through 405 inclusive, Tract 408, Tract 413 and Tract 414, Prestancia, a subdivision as recorded in Plat Book 31, Page 27 through 27K of the Public Records of Sarasota County, Florida.

Less and except from Tract 403 property conveyed in Quit Claim Deed recorded in Official Records under Clerks Number 2002016628, public records of Sarasota County, Florida.

ALSO:

Tract 406, Prestancia, a subdivision as recorded in Plat Book 31, Page 27 through 27K of the Public Records of Sarasota County, Florida, less and except the following two described portions of said tract as recorded in O.R. Book 2321, Page 1301, and O.R. Book 2283, Page 743, respectively, said Public Records:

ORB 2321, Page 1301: A tract of land lying in Tract 406, Prestancia, a subdivision as recorded in Plat Book 31, Pages 27 through 27K of the Public Records of Sarasota County, Florida described as follows:

Begin at the Northwest corner of Parcel B of said Prestancia; (the following two calls are along the Westerly line of said Tract 406); thence N.00°39'25"E, a distance of 18.38 feet to the PC of a curve to the right having a central angle of 27°43'27" and a radius of 310.00 feet; thence along the arc in a Northeasterly direction a distance of 150.00 feet; thence S.47°37'17"E, a distance of 289.97 feet to a point on the Northerly line of premises described in O.R. Book 2283, Page 743 of said Public Record of Sarasota County, Florida; thence N.82°43'54"W, along the Northerly line of said premises a distance of 244.92 feet to a point on the Northerly line of the aforementioned Parcel B; thence N.75°16'30"W, along the Northerly line of said Parcel B a distance of 9.00 feet to the POINT OF BEGINNING.

ORB 2283, Page 0743: That portion of Tract 406, Prestancia, a subdivision as recorded in Plat Book 31, Pages 27 through 27K of the Public Records of Sarasota County, Florida described as follows:

Commence at the Northwest corner of Parcel "E" of the aforementioned Prestancia; thence along the Northerly line of said Parcel "E", S.75°16'30"E. a distance of 9.00 feet to the POINT OF BEGINNING; thence continue along the Northerly line of said Parcel "E", S.75°16'30"E. a distance of 367.70 feet to the PC of a curve to the right of which the radius point lies N.33°58'10"E. a radial distance of 60.00 feet; thence along the arc in a Northwesterly direction passing through a central angle of 57°40'54" a distance of 60.40 feet to the Southerly line of a 20 foot wide public drainage easement as shown on the aforementioned plat of Prestancia; thence along the Southerly line of the said 20 foot wide public drainage easement N.82°43'54"W. a distance of 331.92 feet to the POINT OF BEGINNING.

ALSO:

Tract 407, Prestancia, a subdivision as recorded in Plat Book 31, Page 27 through 27K, Public Records of Sarasota County, Florida, less and except the following two described portions of said tract as recorded in O.R. Book 2018, Page 2437 and O.R. Book 2035, Page 460, respectively, said Public Records:

ORB 2018, Page 2437: A 20.00 foot wide strip of land being that part of Tract 407, Prestancia, a subdivision as recorded in Plat Book 31, Pages 27 through 27K of the Public Records of Sarasota County, Florida lying Easterly of, and adjacent to, the Easterly line of Parcel H as shown on said plat of Prestancia being more particularly described as follows:

Begin at the Northeast corner of said Parcel H, said point being a point on the Southerly line of Tournament Players Club Drive, a private road and utility easement as shown on said plat of Prestancia; thence N.89°28'07"E. along said Southerly line a distance of 20.04 feet; thence S.03°14'52"W. along a line 20 feet Easterly of, and parallel with, the Easterly line of said Parcel H a distance of 956.06 feet; thence S.25°00'28"E. along said parallel line a distance of 459.32 feet to a point on a curve of which the radius point lies S.18°40'43"E. a radial distance of 37.50 feet; thence along the arc in a Southwesterly direction passing through a central angle of 31°21'33" a distance of 20.52 feet to the Southeast corner of said Parcel H; (the following two courses are along the Easterly line of said Parcel H); thence N.25°00'28"W. a distance of 467.65 feet; thence N.03°14'52"E. a distance of 959.78 feet to the POINT OF BEGINNING.

ORB 2035, Page 0460: A strip of land being a portion of Tract 407 and Tract 510 of Prestancia recorded in Plat Book 31, Pages 27 through 27K of the Public Records of Sarasota County, Florida lying adjacent to the Southerly and Westerly lines of said Parcel I as shown on the plat of Prestancia being more particularly described as follows:

Begin at the Southeast corner of said Parcel I, said point being a point on a curve to the right of Tract 302, Prestancia Boulevard as shown on the aforementioned plat of Prestancia of which the radius point lies S.84°48'40"W. a radial distance of 535.00 feet; thence along the arc of said Westerly line of Tract 302, passing through a central angle of 06°08'41" a distance of 57.38 feet; thence N.89°02'39"W. a distance of 40.95 feet; thence N.70°03'40"W. a distance of 35.92 feet to a line 10 feet Southerly of and parallel with the Southerly line of said Parcel I; thence S.65°18'50"W. along said parallel line a distance of 158.70 feet to the intersection of a line 10 feet Westerly of, and parallel with the Westerly line of said Parcel I; thence N.24°41'10"W. along said parallel line a distance of 480.32 feet to the intersection of a line 13 feet [12.42 feet - measured] Northerly of, and parallel with the Westerly line of said Parcel I; thence N.65°18'50"E. a distance of 111.55 feet to the PC of a curve to the left having a central angle of 15°56'32" and a radius of 100.00 feet; thence along the arc in a Northeasterly direction a distance of 27.82 feet to the PRC of a curve to the right, said point being 10 feet Northerly of and parallel with the Westerly line of said Parcel I having a central angle of 22°25'16" and a radius of 160.00 feet; (the following three calls are along said parallel line); thence along the arc in a Northeasterly direction a distance of 62.61 feet to the PRC of a curve to the left having a central angle of 50°50'33" and a radius of 60.00 feet; thence along the arc in a Northeasterly direction a distance of 53.24 feet to the PCC of a curve to the left having a central angle of 89°49'08" and a radius of 90.00 feet; thence along the arc in a Northeasterly and Northwesterly direction a distance of 141.09 feet; thence N.21°07'53"E. a distance of 10.00 feet to a point on a curve to the right of which the radius point lies S.21°07'53"W. a radial distance of 100.00 feet, said point being a point on the Westerly line of said Parcel I; (the following seven calls are along the Westerly and Southerly line of said Parcel I); thence along the arc in a Southeasterly and Southwesterly direction passing through a central angle of 89°49'08" a distance of 156.76 feet to the PCC of a curve to the right having a central angle of 50°50'33" and a radius of 70.00 feet; thence along the arc in a Southwesterly direction a distance of 62.12 feet to the PRC of a curve to the left having a central angle of 25°36'13" and a radius of 150.00 feet; thence along the arc in a Southwesterly direction a distance of 67.03 feet to the PRC of a curve to the right having a central angle of 19°07'29" and a radius of 75.00 feet; thence along the arc in a Southwesterly direction a distance of 25.03 feet; thence S.65°18'50"W. a distance of 99.25 feet; thence S.24°41'10"E. a distance of 457.90 feet; thence N.65°18'50"E. a distance of 233.20 feet to the POINT OF BEGINNING.

That part of the above description contained within the [...] was added by this surveyor to more clearly reflect measured conditions and information contained on the plat of The Enclave at Prestancia, a subdivision as recorded in Plat Book 33 at Pages 9 and 9A of the said Public Records.

ALSO:

Tract 409, Prestancia, a subdivision as recorded in Plat Book 31, Page 27 through 27K of the Public Records of Sarasota County, Florida, less and except the following described portion of said tract, being a portion of Prestancia, M, N & O Amended, a subdivision as recorded in Plat Book 32, Page 11-11F, of the Public Records of Sarasota County, Florida:

That portion of Tract 409, Prestancia, a subdivision recorded in Plat Book 31, Pages 27 through 27K of the Public Records of Sarasota County, Florida described as follows:

Begin at the Northwest corner of said Tract 409 (the following two calls are along the Northerly line of said Tract 409); thence N.89°28'15"E. a distance of 232.14 feet; thence N.85°00'01"E. a distance of 443.04 feet to the Southernmost corner of Lot 14 of Parcel O of said Prestancia; said point being a point on a curve of which the radius point lies S.89°28'12"W. a radial distance of 33.17 feet; thence Southwesterly along the arc through a central angle of 80°28'09" a distance of 46.59 feet to the PRC of a curve to the left having a central angle of 32°57'49" and a radius of 175.00 feet; thence Southwesterly along the arc a distance of 100.68 feet to the PRC of a curve to the right having a central angle of 42°07'39" and a radius of 140.00 feet; thence Southwesterly along the arc a distance of 102.94 feet; thence S.89°06'10"W. a distance of 162.06 feet; thence N.80°56'17"W. a distance of 112.18 feet; thence S.71°24'46"W. a distance of 104.77 feet to a point on a curve of which the radius point lies S.33°02'36"E. a radial distance of 137.50 feet; thence Southwesterly along the arc through a central angle of 18°19'07" a distance of 43.96 feet; thence S.38°38'16"W. a distance of 54.73 feet; thence S.05°27'20"E. a distance of 121.37 feet to the PC of a curve to the left having a central angle of 23°52'46" and a radius of 187.50 feet; thence Southeasterly along the arc a distance of 78.14 feet to the PRC of a curve to the right having a central angle of 138°18'40" and a radius of 35.00 feet; thence Southeasterly, Southwesterly and Northwesterly along the arc a distance of 84.49 feet to the PRC of a curve to the left having a central angle of 15°14'14" and a radius of 55.00 feet; thence Northwesterly along the arc a distance of 14.63 feet to the Westerly line of said Tract 409; thence N.00°31'45"W. along said Westerly line a distance of 406.88 feet to the POINT OF BEGINNING.

ALSO:

Tract 410, Prestancia, a subdivision as recorded in Plat Book 31, Page 27 through 27K, Public Records of Sarasota County, Florida, less and except the following two described portions of said tract as recorded in O.R. Book 2020, Page 1713, and O.R. Book 1962, Page 1062, respectively, of the Public Records of Sarasota County, Florida:

ORB 2020, Page 1713: A tract of land in Tract 410 of Prestancia recorded in Plat Book 31, Pages 27 through 27K of the Public Records of Sarasota County, Florida described as follows:

Begin at the Southeasterly corner of said Parcel L also being the Southwesterly corner of Tract 410; thence along the Easterly line of said Parcel L, N.24°11'00"E a distance of 431.55 feet; thence S.65°49'00"E, a distance of 20.00 feet to a line which lies 20 feet Easterly of and parallel with the Easterly line of said Parcel L; thence along said parallel line S.24°11'00"W, a distance of 372.97 feet to a point on a curve on the Northerly line of Tract 514 of said Prestancia of which the radius point lies S.44°07'54"E, a radial distance of 150.00 feet; thence Southwesterly along the arc through a central angle of 09°55'20" a distance of 25.98 feet to the PRC of a curve to the right having a central angle of 17°14'45" and a radius of 120.00 feet; thence Southwesterly along the arc a distance of 36.12 feet to the POINT OF BEGINNING.

ORB 1962, Page 1062: A tract of land in Tract 410, Prestancia, a subdivision as recorded in Plat Book 31, Pages 27 through 27K of the Public Records of Sarasota County, Florida described as follows:

Begin at the intersection of the Southerly line of Parcel L and the Westerly line of Tract 106, both as shown on said Prestancia; (the following two calls are along the Southerly line of said Parcel L); thence S.86°42'25"W, a distance of 202.68 feet; thence S.50°20'00"W, a distance of 45.00 feet; thence S.39°40'00"E, a distance of 20.00 feet to a line which lies 20.00 feet Southerly of and parallel with the Southerly line of said Parcel L; (the following two calls are along said parallel line); thence N.50°20'00"E, a distance of 38.43 feet; thence N.86°42'25"E, a distance of 194.90 feet to the aforementioned Westerly line of Tract 106; thence N.00°11'01"E, along said Westerly line a distance of 20.04 feet to the POINT OF BEGINNING.

ALSO:

Tract 411, Prestancia, a subdivision as recorded in Plat Book 31, Pages 27 through 27K, Public Records of Sarasota County, Florida, less and except the following described portion of said tract as recorded in O.R. Book 1962, Page 1062, Public Records of Sarasota County, Florida:

ORB 1962, Page 1062: A tract of land in Tract 411 of Prestancia recorded in Plat Book 31, Pages 27 through 27K of the Public Records of Sarasota County, Florida described as follows:

Begin at the Southwest corner of Parcel K of said Prestancia; thence N.70°27'22"E. along the Southerly line of said Parcel K a distance of 834.16 feet to an angle point in the Westerly line of Tract 512 of said Prestancia (the following two calls are along the Westerly line of said Tract 512); thence S.19°32'38"E. a distance of 20.00 feet; thence S.68°37'46"E. a distance of 30.54 feet to a line which lies 40.00 feet Southerly of and parallel with the Southerly line of said Parcel K; thence S.70°27'22"W. along said parallel line a distance of 871.58 feet to the Easterly line of Tract 106 of said Prestancia; thence N.00°11'01"E. along said Easterly line a distance of 42.49 feet to the POINT OF BEGINNING.

ALSO:

Tract 412 Prestancia, a subdivision as recorded in Plat Book 31, Page 27 through 27K, Public Records of Sarasota County, Florida, less and except the following described portion of said Tract 412:

A tract of land, being a portion of Tract 412, Prestancia, recorded in Plat Book 31, Pages 27 through 27K of the Public Records of Sarasota County, Florida described as follows:

Commence at the Southeast corner of Parcel G of said Plat of Prestancia; (the following two courses are along the Southerly line of said Parcel G); thence S.87°08'40"W. a distance of 166.00 feet; thence S.58°04'00"W. a distance of 43.80 feet to the POINT OF BEGINNING; said point lying on the Westerly line of a 60 foot wide public drainage easement as shown on said Plat of Prestancia; thence continue along the Southerly line of said Parcel G, S.58°04'00"W. a distance of 391.20 feet, said point being an angle point of Southerly line of said parcel G; thence N.72°27'57"E. a distance of 327.57 feet to the Westerly line of the aforementioned 60 foot wide public drainage easement; thence N.11°24'20"E. along said Westerly line a distance of 99.10 feet; thence continue along said Westerly line N.00°16'40"E. a distance of 11.09 feet to the POINT OF BEGINNING.

ALSO:

Parcel B, The Country Club of Sarasota, a subdivision as recorded in Plat Book 24, Pages 16 through 16K of the Public Records of Sarasota County, Florida, less and except the following two parcels:

ONE: ORB 1633, Page 1263; That part of the "Country Club of Sarasota", County of Sarasota, State of Florida, as recorded in Plat Book 24, pages 16 thru 16J (inclusive), of the Public Records of said county, described as follows: Beginning at the most westerly corner of Lot 137; thence N.40°57'48"E. along the Northwest line of said lot, 150.00 feet to the most Northerly corner thereof being on the Southwest right of way line of Spyglass Hill Road; thence N.49°02'12"W. along said right of way line, 10.00 feet to the most Easterly corner of Lot 138; thence S.40°57'48"W. along the Southeast line of said lot, 150.00 feet to the most Southerly corner thereof; thence S.49°02'12"E., 10.00 feet to the Point of Beginning.

TWO: DESCRIPTION OF THE COUNTRY CLUB OF SARASOTA CLUB HOUSE SITE (prepared by Surveyor):

A tract of land lying in Section 22, Township 37 South, Range 18 East, Sarasota County, Florida described as follows:

BEGIN at the Northwest Corner of Lot 56, The Country Club of Sarasota, recorded in Plat Book 24, pages 16-16K of the Public Records of Sarasota County, Florida; thence N.72°32'28"E. along the Northwesterly line of said Lot 56 a distance of 140.00 feet; thence N.38°41'26"E. a distance of 299.20 feet to the PC of a curve to the left having a central angle of 15°28'05" and a radius of 492.22 feet; thence Northeasterly along the arc a distance of 132.88 feet to the PRC of a curve to the right having a central angle of 72°37'48" and a radius of 88.13 feet; thence Northeasterly along the arc a distance of 111.72 feet; thence S.84°08'53"E. a distance of 154.14 feet to the PC of a curve to the left having a central angle of 83°12'59" and a radius of 50.00 feet; thence Northeasterly along the arc a distance of 72.62 feet to the PRC of a curve to the right having a central angle of 14°31'57" and a radius of 200.00 feet; thence Northeasterly along the arc a distance of 50.73 feet; thence N.27°10'06"E. a distance of 153.11 feet to the PC of a curve to the right having a central angle of 32°54'09" and a radius of 250.00 feet; thence Northeasterly along the arc a distance of 143.56 feet; thence N.76°07'57"W. a distance of 648.84 feet; thence S.88°06'27"W. a distance of 157.12 feet; thence S.22°23'08"W. a distance of 341.28 feet; thence S.59°59'13"W. a distance of 206.36 feet to the Easterly line of Parcel "A" of the aforementioned Country Club of Sarasota; (the following 3 calls are along said Easterly line); thence S.29°42'47"E. a distance of 250.13 feet to the PC of a curve to the right having a central angle of 12°15'15" and a radius of 724.97 feet; thence Southeasterly

along the arc a distance of 155.05 feet; thence S.17°27'32"E. a distance of 129.90 feet to the POINT OF BEGINNING.

ALSO:

Parcel C, The Country Club of Sarasota, a subdivision as recorded in Plat Book 24, Pages 16 through 16K of the Public Records of Sarasota County, Florida, less and except the following four described portions of said parcel, the first two of which are recorded in O.R. Book 2045, Page 0394, said Public Records, the third is recorded in O.R. Book 2143 at Page 0379 of said Public Records and the fourth is recorded as description No. 3 of O.R. Book 1179 at Page 0742 of said Public Records:

ONE: (ORB 2045, Page 0394) A portion of a tract of land shown as Golf Course (Parcel C) on the recorded plat of The Country Club of Sarasota, Plat Book 24, Page 16 of the Public Records of Sarasota County, Florida located in Section 22, Township 37 South, Range 18 East, Sarasota County, Florida described as follows:

Commence at the Southwest corner of said Section 22; thence N.00°18'24"W. along the Westerly line of said Section 22 a distance of 1,602.12 feet; thence N.89°02'27"E. a distance of 50.00 feet to the intersection of the Easterly right-of-way line of Beneva Road and the Southerly line of said Parcel C as shown on the aforementioned plat of The Country Club of Sarasota for a POINT OF BEGINNING; thence N.00°18'24"W. along said Easterly right-of-way line of Beneva Road a distance of 100.00 feet to the intersection of the Easterly right-of-way line of said Beneva Road and the Southerly right-of-way line of Torrey Pines Boulevard as shown on the aforementioned plat of The Country Club of Sarasota; the following three calls are along the Southerly and Southwesterly right-of-way lines of said Torrey Pines Boulevard; thence N.89°02'27"E. a distance of 651.60 feet to the PC of a curve to the right having a central angle of 60°48'47" and a radius of 73.77 feet; thence along the arc in a Southeasterly direction a distance of 78.30 feet; thence S.30°08'46"E. a distance of 68.95 feet; thence S.89°02'27"W. a distance of 110.70 feet; thence S.00°18'24"E. a distance of 2.00 feet to the intersection of the aforementioned Southerly line and the Westerly line of said Parcel C; thence S.89°02'27"W. along said Southerly line a distance of 640.04 feet to the POINT OF BEGINNING.

That part of the above description contained within the [...] was corrected by the Surveyor to match field determinations.

TWO: (ORB 2045, Page 0394) That portion of a tract of land shown as Golf Course (Parcel C) on the recorded plat of The Country Club of Sarasota Plat Book 24, Page 16 of the Public Records of Sarasota county, Florida located in Section 22, Township 37 South, Range 18 East, Sarasota County, Florida described as follows:

Commence at the Southwest corner of said Section 22; thence N.00°18'24"W.

along the Westerly line of said Section 22 a distance of 1802.12 feet; thence N.89°02'27"E. a distance of 50.00 feet to the intersection of the Easterly right-of-way line of Beneva Road and the Northerly right-of-way line of Torrey Pines Boulevard as shown on the aforementioned plat of The Country Club of Sarasota for a POINT OF BEGINNING; thence N.00°18'24"W. along said Easterly right-of-way line of Beneva Road a distance of 100.00 feet to the Northerly line of Parcel C on the aforementioned plat of The Country Club of Sarasota, the following three calls are along the Northerly and Westerly lines of said Parcel C: thence N.89°02'27"E. a distance of 640.04 feet; thence N.00°18'24"W. a distance of 987.50 feet; thence N.89°02'27"E. a distance of 1060.00 feet; thence S.00°57'33"E. a distance of 30.00 feet to a point of the Northerly right-of-way line of Torrey Pines Way as shown on the aforementioned plat of The Country Club of Sarasota; then following four calls are along the Westerly and Northerly right-of-way line of said Torrey Pines Way; thence S.89°02'27"W. a distance of 807.89 feet to the PC of a curve to the left having a central angle of 89°20'51" and a radius of 225.00 feet; thence along the arc in a Southwesterly and Southeasterly direction a distance of 350.87 feet; thence S.00°18'24"E. a distance of 760.90 feet to the PC of a curve to the right having a central angle of 89°20'51" and a radius of 75.00 feet; thence along the arc in a Southwesterly direction a distance of 116.95 feet to a point on the Northerly right-of-way of Torrey Pines Boulevard; thence S.89°02'27"W. along said Northerly right-of-way a distance of 595.89 feet to the POINT OF BEGINNING.

THREE: (ORB 2143, PAGE 0379) A Parcel of Land located in Parcel C, Country Club of Sarasota, Recorded in Plat Book 24, pages 16 through 16K of the Public Records of Sarasota County, Florida more particularly described as follows:

BEGIN at the Northernmost corner of Lot 1 of the said Plat of Country Club of Sarasota; thence South 50°06'59" East along the Northeasterly line of said Lot 1 and the Southwesterly line of Parcel C a distance of 73.03 feet; thence North 27°30'12" West a distance of 81.48 feet to a point on a curve to the left of which the radius point lies North 58°07'12" West a radial distance of 225.00 feet, said point being on the Southeasterly right-of-way of Torrey Pines Boulevard (Parcel A) as designated on the said Plat of Country Club of Sarasota; thence Southwesterly along the arc through a central angle of 08°00'13" a distance of 31.43 feet to the POINT OF BEGINNING.

FOUR: (ORB 1179, PAGE 0742: No. 3) Begin at a concrete monument marking the Northeast corner of [The Country Club of Sarasota, a subdivision as recorded in Plat Book 24 at Pages 16 through 16K of the Public Records of Sarasota County, Florida]; thence S.00°57'33"E., 600.49 feet to a concrete monument; thence S.89°02'27"W., 583.77 feet to a concrete monument; thence S.00°57'33"E., 250.00 feet to a concrete monument; thence S.89°02'27"W., 100.00 feet to a concrete monument; thence N.00°55'44"W., 850.49 feet to a concrete monument; thence N.89°02'27"E., 683.32 feet to the Point of Beginning.

ALSO:

Tract 508, Prestancia, as per plat thereof recorded in Plat Book 31, Pages 27 through 27K, Public Records of Sarasota County, Florida.

Less and except property conveyed in Quit Claim Deed Recorded in Official Records Book 2400, Page 1545, Public Records Sarasota County, Florida.

Less and except property conveyed in Quit Claim Deed recorded in Official Records under Clerks Number 2005131228, public records of Sarasota County, Florida.

That part of the above description contained within the [...] was added by the surveyor so that the description would stand alone from the rest of the descriptions contained in the noted Official Records Book.

EXHIBIT B

Permitted Encumbrances

Master Development Order (Palmer Ranch) recorded in Official Records Book 1849, Pages 829 through 876, as amended by Resolution recorded in Official Records Book 1856, Page 1133, and Resolution recorded in Official Records Book 1984, Page 1809, and Resolution recorded in Official Records Book 2109, Page 2897, and Acceptance of Affordable Housing Program recorded in Official Records Book 2117, Page 2775, all the Public Records of Sarasota County, Florida.

Declaration of Protective Covenants, Conditions and Restrictions for Palmer Ranch, recorded in Official Records Book 1894, Pages 2467 through 2548, First Amendment recorded in Official Records Book 2052, Page 200 and re-recorded in Official Records Book 2062, Page 169, Second Amendment recorded in Official Records Book 2052, Page 204 and re-recorded in Official Records Book 2062, Page 173, Third Amendment recorded in Official Records Book 2811, Page 968, Forth Amendment recorded in Official Records Book 3037, Page 2698, Fifth Amendment recorded under Clerks Number 199908464, Sixth Amendment recorded under Clerks Number 1999036584, Seventh Amendment recorded under Clerks Number 2001167293, Eighth Amendment recorded under Clerks Number 2003076970 and Ninth Amendment recorded under Clerks Number 2005109024, of said records, which require payment of assessment charges to PALMER RANCH MASTER PROPERTY OWNERS' ASSOCIATION.

Incremental Development Order (Prestancia) approved by the Sarasota County Commission on December 18, 1984, and recorded in Official Records Book 1849, Pages 808 through 828; and amended by Resolution recorded in Official Records Book 1792, Page 28, of the Public Records of Sarasota

County, Florida.

Declaration of Protective Covenants, Conditions and Restrictions for PRESTANCIA, recorded in Official Records Book 1894, Pages 2553 through 2612, and Addendum thereto recorded in Official Records Book 2074, Pages 1469 through 1470, and Amended and Restated Declaration recorded in Official Records Book 3107, pages 184 through 216, all of the Public Records of Sarasota County, Florida, which require payment of assessment charges to PRESTANCIA COMMUNITY ASSOCIATION, INC.

Sarasota County Resolution No. 87-549 re: Supplemental Requirements concerning the Palmer Ranch Development of Regional Impact recorded October 26, 1987 in Official Records Book 1984, Page 1809, of the Public Records of Sarasota County, Florida.

Easements and other matters shown on the Plat of Prestancia recorded in Plat Book 31, Pages 27 through 27K, of the Public Records of Sarasota County, Florida. (as shown on survey prepared by SurvTech Solutions, Inc. Dwg. No. 20070067-1A, last revised 11/07/07)

(Intentionally omitted)

Easement from The Bay Venture Corporation to Florida Power & Light Company recorded on June 22, 1987 and recorded in Official Records Book 1954, Page 2176, of the Public Records of Sarasota County, Florida. (as shown on survey prepared by SurvTech Solutions, Inc. Dwg. No. 20070067-1A, last revised 11/07/07)

Easement from The Bay Venture Corporation to Florida Power & Light Company recorded on June 22, 1987 and recorded in Official Records Book 1954, Page 2189, of the Public Records of Sarasota County, Florida. (as shown on survey prepared by SurvTech Solutions, Inc. Dwg. No. 20070067-1A, last revised 11/07/07)

Easement from The Bay Venture Corporation to Florida Power & Light Company recorded on June 22, 1987 and recorded in Official Records Book 1954, Page 2191, of the Public Records of Sarasota County, Florida. (as shown on survey prepared by SurvTech Solutions, Inc. Dwg. No. 20070067-1A, last revised 11/07/07)

Easement from The Bay Venture Corporation to Florida Power & Light Company recorded on June 22, 1987 and recorded in Official Records Book 1954, Page 2193, of the Public Records of Sarasota County, Florida. (as shown on survey prepared by SurvTech Solutions, Inc. Dwg. No. 20070067-1A, last revised 11/07/07)

Easement from The Bay Venture Corporation to Central County Utilities recorded on May 11, 1987 and recorded in Official Records Book 1943, Page 2967, of the Public Records of Sarasota County, Florida. (as shown on survey prepared by SurvTech Solutions, Inc. Dwg. No. 20070067-1A, last revised 11/07/07)

Telephone Distribution Easement by and between Bay Venture Corporation, a Florida Corporation, recorded June 8, 1987 in Official Records Book 1950, Page 2857, of the Public Records of Sarasota County, Florida. (as shown on survey prepared by SurvTech Solutions, Inc. Dwg. No. 20070067-1A, last revised 11/07/07)

Easement to Florida Power & Light Company dated July 17, 1986, and recorded on July 31, 1986 in recorded in Official Records Book 1874, Page 2765, of the Public Records of Sarasota County, Florida. (as shown on survey prepared by SurvTech Solutions, Inc. Dwg. No. 20070067-1A, last revised 11/07/07)

Easement in favor of Florida Power & Light Company recorded in Official Records Book 2093, Page 1732, of the Public Records of Sarasota County, Florida. (as shown on survey prepared by SurvTech Solutions, Inc. Dwg. No. 20070067-1A, last revised 11/07/07)

Easement in favor of Florida Power & Light Company recorded in Official Records Book 2136, Page 982, of the Public Records of Sarasota County, Florida. (as shown on survey prepared by SurvTech Solutions, Inc. Dwg. No. 20070067-1A, last revised 11/07/07)

Easement in favor of Florida Power & Light Company recorded in Official Records Book 2166, Page 1318, of the Public Records of Sarasota County, Florida. (as shown on survey prepared by SurvTech Solutions, Inc. Dwg. No. 20070067-1A, last revised 11/07/07)

Easement in favor of Florida Power & Light Company recorded in Official Records Book 2177, Page 1601, of the Public Records of Sarasota County, Florida. (as shown on survey prepared by SurvTech Solutions, Inc. Dwg. No. 20070067-1A, last revised 11/07/07)

Easement in favor of The Prestancia Community Association, Inc. recorded in Official Records Book 2322, Page 2663, of the Public Records of Sarasota County, Florida. (as shown on survey prepared by SurvTech Solutions, Inc. Dwg. No. 20070067-1A, last revised 11/07/07)

"Resolution of Board of County Commissioners of Sarasota County, Florida, Rezoning Petition #73-23" dated July 23, 1974, and recorded July 30, 1974, in Official Records Book 1050, Pages 2194 through 2201, of the Public Records of Sarasota County, Florida.

(Intentionally omitted)

Easement to Florida Power & Light Company, dated June 5, 1978, recorded in Official Records Book 1248, Page 1090, of the Public Records of Sarasota County, Florida.

"Surveyor's Certificate Confirming Installation of P.C.P.'S" recorded June 19, 1979, in Official Records Book 1312, Page 1211, of the Public Records of Sarasota County, Florida.

(Intentionally omitted)

"Declaration of Maintenance Covenants for The Country Club of Sarasota Subdivision" dated May 24, 1977, and recorded May 26, 1977, in Official Records Book 1174, Pages 1062 through 1066, of the Public Records of Sarasota County, Florida.

"Golf Course Restriction on Use" dated December 12, 1975 and recorded June 24, 1977, in Official Records Book 1179, Pages 742 through 748, of the Public Records of Sarasota County, Florida.

Easement and other matters shown on Plat of THE COUNTRY CLUB OF SARASOTA recorded in Plat Book 24, Pages 16, 16A through 16K, of the Public Records of Sarasota County, Florida.

(Intentionally omitted)

Utility Easement from THE BAY VENTURE CORP. to THE COUNTRY CLUB OF SARASOTA HOMEOWNERS ASSOCIATION, INC., dated August 13, 1986 and recorded August 25, 1986 in Official Records Book 1880, Page 2394 of the Public Records of Sarasota County, Florida. (as shown on survey prepared by SurvTech Solutions, Inc. Dwg. No. 20070067-1A, last revised 11/07/07)

(continues on next page)

Utility Easement from The Bay Venture Corp. to CENTRAL COUNTY UTILITIES dated August 13, 1986, and recorded August 25, 1986 in Official Records Book 1880, Page 2405 of the Public Records of Sarasota County, Florida. (as shown on survey prepared by SurvTech Solutions, Inc. Dwg. No. 20070067-1A, last revised 11/07/07)

Easements in favor of Central County Utilities, Inc. filed in Official Records Book 1742, Page 7 and Official Records Book 1742, Page 10, both of the Public Records of Sarasota County, Florida. (as shown on survey prepared by SurvTech Solutions, Inc. Dwg. No. 20070067-1A, last revised 11/07/07)

Any rights of owners of lots in Prestancia recorded in Plat Book 31, Pages 27 to 27K, inclusive, and The Country Club of Sarasota recorded in Plat Book 24, Pages 16, 16A through 16K, inclusive, to have the subject property used only as a Golf Course by reason of representation contained on said recorded Plats.

Access is via private roads.

Maintenance Agreement between THE COUNTRY CLUB OF SARASOTA and THE BAY VENTURE CORPORATION dated February 14, 1992 and recorded February 21, 1992 in Official Records Book 2370, Page 1706 and as assigned in Official Records Book 2392, Page 1947, both the Public Records of Sarasota County, Florida.

Permanent Easement in favor of Central County Utilities, Inc., dated February 3, 1992 and recorded April 29, 1992 in Official Records Book 2392, Page 1919 of the Public Records of Sarasota County, Florida.

Permanent Easement in favor of Central County Utilities, Inc., dated February 3, 1992 and recorded April 29, 1992 in Official Records Book 2392, Page 1921 of the Public Records of Sarasota County, Florida.

Permanent Easement in favor of Prestancia Community Association, Inc. dated February 3, 1992 and recorded April 29, 1992 in Official Records Book 2392, Page 1927 of the Public Records of Sarasota County, Florida.

Permanent Easement in favor of Tournament Players Club at Prestancia, Inc., a Florida Corporation, dated February 19, 1992 and recorded April 29, 1992 in Official Records Book 2392, Page 1961, of the Public Records Sarasota County, Florida.

Permanent Easement in favor of Tournament Players Club at Prestancia, Inc., a Florida Corporation, dated February 3, 1992 and recorded April 29, 1992 in Official Records Book 2392, Page 1966, of the Public Records of Sarasota County, Florida.

Permanent Easement in favor of Tournament Players Club at Prestancia, Inc., a Florida Corporation, dated February 3, 1992, and recorded April 29, 1992 in Official Records Book 2392, Page 1982, of the Public Records of Sarasota County, Florida.

Permanent Easement in favor of Tournament Players Club at Prestancia, Inc., a Florida Corporation, dated February 3, 1992, and recorded April 29, 1992 in Official Records Book 2392, Page 1996, of the Public Records of Sarasota County, Florida.

Permanent Easement in favor of Tournament Players Club at Prestancia, Inc., a Florida Corporation, dated January 28, 1992 and recorded April 29, 1992 in Official Records Book 2392, Page 2015, of the Public Records of Sarasota County, Florida.

Assignment from Bay Venture Corporation to Tournament Players Club at Prestancia, Inc. recorded

April 30, 1992 in Official Records Book 2393, Page 387, of the Public Records of Sarasota County, Florida.

Easement to Florida Power and Light, recorded July 27, 1992 in Official Records Book 2418, Page 2564, of the Public Records of Sarasota County, Florida.

Non-Exclusive Easement Agreement recorded January 30, 2002 under Clerks No. 2002016629 of the Public Records of Sarasota County, Florida.

Grant of Easement recorded April 25, 2005 under Clerks No. 2005085160 of the Public Records of Sarasota County, Florida.

Matters that would be shown by a careful inspection or current survey of the Property.