CITY OF PALMETTO FLORIDA
ORDINANCE NO. 07-952

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, ESTABLISHING A COMMUNITY DEVELOPMENT DISTRICT, TO BE KNOWN AS THE SANCTUARY COVE COMMUNITY DEVELOPMENT DISTRICT, PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 190, Florida Statutes, provides that where all of the land for a proposed community development district is within the territorial jurisdiction of a municipal corporation, establishment of a community development district of less than 1,000 acres in size shall be pursuant to an ordinance adopted by the city commission of that particular municipal corporation; and

WHEREAS, Sanctuary Residential Partners, LLC ("Petitioner"), having obtained written consent to the establishment of the Sanctuary Cove Community Development District (the "District") by the owner of one-hundred percent (100%) of the real property to be included in the District, petitioned the City Commission of the City of Palmetto, Florida (the "City"), to adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes; and,

WHEREAS, the Petitioner is a limited liability company authorized to conduct business in the State of Florida whose address is 1401 Manatee Avenue West, Suite 500, Bradenton, Florida 34205; and,

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the petition at a duly noticed public hearing conducted by the City Commission on October 15, 2007; and,

WHEREAS, upon consideration of the record established at that hearing, the City Commission determined that the statements within the Petition are true and correct, that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the City's comprehensive plan, that the land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as a functionally interrelated community, that the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District, that the community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development

services and facilities, and that the area that will be served by the District is amenable to separate special-district governance; and,

WHEREAS, the establishment of the District shall not act to amend any land development approvals governing the land area to be included within the District; and

WHEREAS, the establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the petition; and

WHEREAS, the City Commission has determined that the initial members of the District's Board of Supervisors set forth in Section 5 of this ordinance are residents of the State of Florida and citizens of the United States of America; and

WHEREAS, the City Commission finds that establishment of one coordinated entity that shall be responsible for the long-range planning, management, financing, maintenance, and operation of the District is in the best interest of the public health, safety and welfare.

NOW, THEREFORE, BE IT FURTHER ORDAINED by the City Commission of the City of Palmetto, Florida, as follows:

Section 1. Authority. This ordinance is adopted in compliance with and pursuant to the Uniform Community Development District Act of 1980 codified in Chapter 190, Florida Statutes.

Section 2. District Name. There is hereby created a community development district situated entirely within the City of Palmetto, Florida, which shall be known as the "Sanctuary Cove Community Development District," and which shall be referred to in this ordinance as the "District."

Section 3. District External Boundaries. The external boundaries of the District are described in **Exhibit A,** attached hereto and incorporated herein, said boundaries encompassing 225.22 acres, more or less.

Section 4. District Powers and Functions. The powers and functions of the District are described in Chapter 190, Florida Statutes. Consent is hereby given to the District's Board of Supervisors to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities described and authorized by Section 190.012, Florida Statutes. Consent is also hereby given to the District's Board of Supervisors to exercise certain additional powers to finance, fund, plan, establish, acquire, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural and educational uses, as authorized and described by Section 190.012(2)(a), Florida Statutes, for security as authorized and described by Section 190.012(2)(d), Florida Statutes, and for control and elimination of mosquitoes and other anthropods of public health importance, as authorized and described by Section 190.012(2)(e), Florida Statutes.

Section 5. Board of Supervisors. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows:

Name: Timothy J. Morris
Address: 1401 Manatee Avenue West, Suite 510
Bradenton, FL 34205

Name: Charles T. Vining
Address: 1401 Manatee Avenue West, Suite 510
Bradenton, FL 34205

Name: Glen Bleau
Address: 1401 Manatee Avenue West, Suite 510
Bradenton, FL 34205

Name: Linda Svenson
Address: 1707 US Highway 301 North
Palmetto, FL 34221

Name: Bjorn Svenson
Address: 1707 US Highway 301 North
Palmetto, FL 34221

Section 6. Severability. If any provision of this ordinance, or the application thereof, is finally determined by a court of competent jurisdiction to be invalid, illegal or unenforceable, such provision shall be deemed to be severable and the remaining provisions shall continue in full force and effect provided that the invalid, illegal or unenforceable provision is not material to the logical and intended interpretation of this ordinance.

Section 7. Effective Date. This Ordinance shall take effect as provided for by law and by City Charter, Section 14 upon execution by the Mayor or, if disapproval occurs, upon reconsideration by the City Commission and passing of the Ordinance by at least four (4) votes.

FIRST READING	October 1, 2007
PUBLICATION DATE	October 5, 2007
SECOND READING	October 15, 2007

PASSED AND DULY ADOPTED, BY THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, with a quorum present and voting, in regular session assembled, this 15th day of October, 2007.

CITY OF PALMETTO, FLORIDA, BY
AND THROUGH THE CITY COMMISSION OF
THE CITY OF PALMETTO

By: Lawrence E. Bustle
LAWRENCE E. BUSTLE, JR. MAYOR

ATTEST: James R. Freeman

By:
City Clerk/Deputy Clerk

C:\Users\Owner\Documents\COP\Sanctuary Cove\CDD\Ordinance_Establishing_-_Sanctuary_Cove.9.25.07.Doc

EXHIBIT A

LEGAL DESCRIPTION (MASTER LAYOUT WITH BOMA)
A PARCEL OF LAND LYING AND BEING IN SECTIONS 18 AND 19, TOWNSHIP 34 SOUTH, RANGE 18 EAST AND SECTIONS 13 AND 24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N.00°07'57"E. ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 660.51 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N.00°07'57"E., ALONG SAID WEST LINE, A DISTANCE OF 1,947.52 FEET TO THE INTERSECTION OF SAID WEST LINE AND THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 301 (STATE ROAD 43); THENCE N.89°05'42"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 1,318.44 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE S.00°04'23"W., A DISTANCE OF 39.17 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE EAST, OF WHICH THE RADIUS POINT LIES S.89°53'02"E., A RADIAL DISTANCE OF 530.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°46'55", A DISTANCE OF 266.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.14°16'30"E., A DISTANCE OF 263.45 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE SOUTHWEST, OF WHICH THE RADIUS POINT LIES S.61°20'59"W., A RADIAL DISTANCE OF 3,486.07 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°29'03", A DISTANCE OF 333.67 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.25°54'30"E., A DISTANCE OF 333.54 FEET; THENCE S.23°08'56"E., A DISTANCE OF 93.27 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE WEST, OF WHICH THE RADIUS POINT LIES S.66°47'49"W., A RADIAL DISTANCE OF 375.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°02'30", A DISTANCE OF 111.54 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.14°40'56"E., A DISTANCE OF 111.13 FEET; THENCE S.00°07'33"W., A DISTANCE OF 699.28 FEET; THENCE S.89°59'12"E., A DISTANCE OF 774.03 FEET; THENCE S.00°00'02"W., A DISTANCE OF 250.59 FEET; THENCE S.89°58'24"E., A DISTANCE OF 397.18 FEET; THENCE S.00°00'48"W., A DISTANCE OF 823.94 FEET; THENCE S.89°48'21"E., A DISTANCE OF 750.98 FEET; THENCE S.00°00'20"E., A DISTANCE OF 174.11 FEET; THENCE S.64°40'54"W., A DISTANCE OF 51.50 FEET; THENCE S.20°41'44"W., A DISTANCE OF 15.39 FEET; THENCE S.45°26'47"W., A DISTANCE OF 74.42 FEET; THENCE S.42°54'25"W., A DISTANCE OF 23.43 FEET; THENCE N.57°34'10"W., A DISTANCE OF 30.28 FEET; THENCE S.39°25'31"W., A DISTANCE OF 26.42 FEET; THENCE S.38°35'12"W., A DISTANCE OF 46.53 FEET; THENCE S.09°22'44"W., A DISTANCE OF 59.83 FEET; THENCE S.73°11'37"W., A DISTANCE OF 15.36 FEET; THENCE S.23°44'01"W., A DISTANCE OF 27.70 FEET; THENCE S.04°56'33"E., A DISTANCE OF 21.82 FEET; THENCE S.09°55'38"W., A DISTANCE OF 67.46 FEET; THENCE S.10°36'23"E., A DISTANCE OF 50.64 FEET; THENCE S.13°05'16"W., A DISTANCE OF 42.35 FEET; THENCE S.06°13'46"E., A DISTANCE OF 45.71 FEET; THENCE S.14°07'02"W., A DISTANCE OF 9.35 FEET; THENCE S.75°06'20"W., A DISTANCE OF 106.37 FEET; THENCE N.87°31'59"W., A DISTANCE OF 56.81 FEET; THENCE S.08°12'26"E., A DISTANCE OF 12.61 FEET; THENCE S.69°11'23"W., A DISTANCE OF 33.50 FEET; THENCE N.89°09'48"W., A DISTANCE OF 14.38 FEET; THENCE N.07°03'18"W., A DISTANCE OF 20.27 FEET; THENCE N.00°54'02"W., A DISTANCE OF 22.90 FEET; THENCE N.11°42'49"W., A DISTANCE OF 40.93 FEET; THENCE S.59°22'45"W., A DISTANCE OF 9.17 FEET; THENCE N.22°16'10"W., A DISTANCE OF 32.06 FEET; THENCE S.65°13'43"E., A DISTANCE OF 20.86 FEET; THENCE N.01°51'14"E., A DISTANCE OF 35.86 FEET; THENCE N.00°25'50"E., A DISTANCE OF 15.97 FEET; THENCE S.72°52'59"W., A DISTANCE OF 20.90 FEET; THENCE N.65°24'33"W., A DISTANCE OF 31.29 FEET; THENCE N.82°57'58"W., A DISTANCE OF 33.56 FEET; THENCE N.59°55'53"W., A DISTANCE OF 31.39 FEET; THENCE N.44°07'49"W., A DISTANCE OF 20.49 FEET; THENCE S.84°50'14"W., A DISTANCE OF 78.46 FEET; THENCE S.65°19'50"W., A DISTANCE OF 39.34 FEET; THENCE S.26°48'57"W., A DISTANCE OF 37.82 FEET; THENCE N.87°04'28"W., A DISTANCE OF 23.12 FEET; THENCE S.10°44'12"E., A DISTANCE OF 27.64 FEET; THENCE S.44°14'41"W., A DISTANCE OF 42.10 FEET; THENCE S.00°00'48"W., A DISTANCE OF 122.28 FEET TO THE INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE NORTHERLY SHORE OF THE MANATEE RIVER AS ESTABLISHED BY GEORGE F. YOUNG 05/15/03; THENCE

ALONG SAID NORTHERLY SHORE IN A WESTERLY DIRECTION THE FOLLOWING NINETY FIVE COURSES; THENCE S.75°54'29"W., A DISTANCE OF 64.70 FEET; THENCE S.59°28'26"W., A DISTANCE OF 32.35 FEET; THENCE S.75°46'39"W., A DISTANCE OF 59.11 FEET; THENCE S.42°31'58"W., A DISTANCE OF 72.97 FEET; THENCE S.75°47'56"W., A DISTANCE OF 45.72 FEET; THENCE S.77°50'37"W., A DISTANCE OF 48.76 FEET; THENCE N.55°08'56"W., A DISTANCE OF 45.67 FEET; THENCE S.58°01'06"W., A DISTANCE OF 76.81 FEET; THENCE S.86°05'35"W., A DISTANCE OF 49.04 FEET; THENCE S.66°35'11"W., A DISTANCE OF 43.26 FEET; THENCE N.85°05'52"W., A DISTANCE OF 50.60 FEET; THENCE S.70°05'53"W., A DISTANCE OF 81.61 FEET; THENCE S.53°41'01"W., A DISTANCE OF 53.79 FEET; THENCE S.54°25'33"W., A DISTANCE OF 56.20 FEET; THENCE S.54°58'42"W., A DISTANCE OF 65.48 FEET; THENCE S.62°25'55"W., A DISTANCE OF 42.55 FEET; THENCE S.58°37'17"W., A DISTANCE OF 57.71 FEET; THENCE S.68°35'50"W., A DISTANCE OF 70.71 FEET; THENCE S.53°19'19"W., A DISTANCE OF 60.82 FEET; THENCE S.67°48'50"W., A DISTANCE OF 61.68 FEET; THENCE S.64°42'39"W., A DISTANCE OF 61.56 FEET; THENCE S.36°10'42"W., A DISTANCE OF 34.33 FEET; THENCE S.54°21'47"W., A DISTANCE OF 232.40 FEET; THENCE S.54°09'35"W., A DISTANCE OF 179.97 FEET; THENCE S.66°18'21"W., A DISTANCE OF 17.59 FEET; THENCE S.85°02'55"W., A DISTANCE OF 14.20 FEET; THENCE N.85°05'52"W., A DISTANCE OF 19.58 FEET; THENCE N.66°41'21"W., A DISTANCE OF 147.08 FEET; THENCE N.66°26'07"W., A DISTANCE OF 182.11 FEET; THENCE N.28°25'21"W., A DISTANCE OF 46.26 FEET; THENCE N.72°40'49"W., A DISTANCE OF 66.73 FEET; THENCE N.73°29'51"W., A DISTANCE OF 56.18 FEET; THENCE N.46°40'21"W., A DISTANCE OF 75.26 FEET; THENCE N.58°27'25"W., A DISTANCE OF 67.39 FEET; THENCE N.80°24'56"W., A DISTANCE OF 71.73 FEET; THENCE N.58°14'35"W., A DISTANCE OF 70.96 FEET; THENCE N.50°34'03"W., A DISTANCE OF 55.34 FEET; THENCE N.10°58'04"W., A DISTANCE OF 38.12 FEET; THENCE N.72°07'55"W., A DISTANCE OF 57.93 FEET; THENCE S.73°06'53"W., A DISTANCE OF 31.89 FEET; THENCE N.82°30'25"W., A DISTANCE OF 70.78 FEET; THENCE N.59°58'50"W., A DISTANCE OF 42.15 FEET; THENCE N.36°52'12"W., A DISTANCE OF 63.87 FEET; THENCE N.47°45'55"W., A DISTANCE OF 62.35 FEET; THENCE N.12°24'46"E., A DISTANCE OF 94.47 FEET; THENCE N.01°09'40"W., A DISTANCE OF 162.78 FEET; THENCE N.31°01'12"W., A DISTANCE OF 136.34 FEET; THENCE N.69°59'27"W., A DISTANCE OF 196.93 FEET; THENCE S.86°25'13"W., A DISTANCE OF 120.63 FEET; THENCE N.03°30'54"W., A DISTANCE OF 87.57 FEET; THENCE N.04°33'31"E., A DISTANCE OF 28.59 FEET; THENCE N.07°07'06"E., A DISTANCE OF 32.68 FEET; THENCE S.89°51'26"W., A DISTANCE OF 99.54 FEET; THENCE S.41°41'41"W., A DISTANCE OF 62.03 FEET; THENCE S.79°33'41"E., A DISTANCE OF 91.77 FEET; THENCE S.01°34'02"E., A DISTANCE OF 21.71 FEET; THENCE S.86°38'17"W., A DISTANCE OF 161.96 FEET; THENCE S.07°53'56"E., A DISTANCE OF 107.59 FEET; THENCE N.85°35'15"E., A DISTANCE OF 95.07 FEET; THENCE S.86°14'58"E., A DISTANCE OF 104.83 FEET; THENCE S.21°38'48"E., A DISTANCE OF 100.95 FEET; THENCE S.04°13'16"E., A DISTANCE OF 112.20 FEET; THENCE S.01°42'28"E., A DISTANCE OF 94.17 FEET; THENCE N.87°44'10"E., A DISTANCE OF 36.42 FEET; THENCE S.87°51'16"E., A DISTANCE OF 42.19 FEET; THENCE S.62°45'37"E., A DISTANCE OF 180.99 FEET; THENCE S.80°12'39"W., A DISTANCE OF 26.98 FEET; THENCE N.84°56'31"W., A DISTANCE OF 70.95 FEET; THENCE N.56°43'03"W., A DISTANCE OF 53.30 FEET; THENCE N.89°36'46"W., A DISTANCE OF 66.59 FEET; THENCE S.88°47'50"W., A DISTANCE OF 45.66 FEET; THENCE S.88°34'39"W., A DISTANCE OF 46.09 FEET; THENCE N.72°25'39"W., A DISTANCE OF 77.67 FEET; THENCE N.73°38'52"W., A DISTANCE OF 71.36 FEET; THENCE N.87°39'29"W., A DISTANCE OF 87.84 FEET; THENCE N.87°12'21"W., A DISTANCE OF 57.45 FEET; THENCE N.83°49'13"W., A DISTANCE OF 62.50 FEET; THENCE N.53°22'26"W., A DISTANCE OF 45.10 FEET; THENCE N.72°59'51"W., A DISTANCE OF 60.95 FEET; THENCE N.86°59'35"W., A DISTANCE OF 71.36 FEET; THENCE N.82°22'09"W., A DISTANCE OF 34.83 FEET; THENCE N.65°24'26"W., A DISTANCE OF 67.56 FEET; THENCE N.49°02'28"W., A DISTANCE OF 79.68 FEET; THENCE N.35°15'03"W., A DISTANCE OF 55.45 FEET; THENCE N.54°26'36"W., A DISTANCE OF 116.19 FEET; THENCE N.58°37'44"W., A DISTANCE OF 73.45 FEET; THENCE S.71°19'45"W., A DISTANCE OF 122.93 FEET; THENCE S.35°13'51"W., A DISTANCE OF 61.16 FEET; THENCE S.33°13'10"W., A DISTANCE OF 53.56 FEET; THENCE S.10°42'23"W., A DISTANCE OF 77.03 FEET; THENCE S.45°18'37"W., A DISTANCE OF 59.28 FEET; THENCE S.48°36'21"W., A DISTANCE OF 49.60 FEET; THENCE S.77°25'23"W., A DISTANCE OF 43.14 FEET; THENCE S.72°05'57"W., A DISTANCE OF 47.65 FEET; THENCE S.70°06'51"W., A DISTANCE OF

60.72 FEET; THENCE LEAVING SAID NORTHERLY SHORE, N.00°12'30"W., A DISTANCE OF 35.93 FEET; THENCE N.01°53'00"E., A DISTANCE OF 389.85 FEET; THENCE N.00°56'28"E., A DISTANCE OF 393.21 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE ALONG SAID SOUTH LINE S.89°22'20"E., A DISTANCE OF 670.55 FEET TO A POINT ON THE EAST LINE OF HAMMOCKS AT RIVIERA DUNES AS RECORDED IN PLAT BOOK 44, PAGE 20, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.00°01'00"E., ALONG SAID EAST LINE, A DISTANCE OF 770.72 FEET; THENCE S.89°23'56"E., A DISTANCE OF 27.28 FEET; THENCE N.04°09'41"E., A DISTANCE OF 97.59 FEET; THENCE N.05°43'21"E., A DISTANCE OF 102.58 FEET; THENCE S.89°26'12"E., A DISTANCE OF 248.15 FEET; THENCE S.03°56'05"W., A DISTANCE OF 99.93 FEET; THENCE S.02°41'46"W., A DISTANCE OF 100.04 FEET; THENCE S.89°23'45"E., A DISTANCE OF 48.42 FEET; THENCE S.00°07'29"W., A DISTANCE OF 112.01 FEET; THENCE S.89°35'52"E., A DISTANCE OF 342.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,810,736 SQUARE FEET OR 225.22 ACRES, MORE OR LESS.
SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

PETITION TO ESTABLISH THE SANCTUARY COVE COMMUNITY DEVELOPMENT DISTRICT

Submitted by:

Michael C. Eckert
Florida Bar No. 080314
Jere Earlywine
Florida Bar No. 155527
Hopping Green & Sams, P.A.
123 South Calhoun Street
Tallahassee, Florida 32314
(850) 222-7500 (telephone)
(850) 224-8551 (facsimile)

ATTORNEYS FOR PETITIONER

BEFORE THE CITY OF PALMETTO CITY COMMISSION
CITY OF PALMETTO, FLORIDA

PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Sanctuary Residential Partners, LLC (hereinafter "Petitioner"), hereby petitions the City of Palmetto (the "City"), Florida, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a Community Development District ("CDD" or "District") with respect to the land described herein. In support of this Petition, Petitioner states as follows:

1. Location and Size. The proposed CDD is located entirely within the City of Palmetto, Florida and contains approximately 225.22 acres. **Exhibit 1** depicts the general location of the project. The site is located in the area bounded on the West by 15th Avenue Drive East, on the East by 25th Avenue Drive East, on the South by Manatee River and on the North by US 301. The metes and bounds description of the external boundaries of the District is set forth in **Exhibit 2.**

2. Excluded Parcels. There are no parcels within the external boundaries of the proposed District which are to be excluded from the District.

3. Landowner Consent. Petitioner has obtained written consent to establish the District from the Landowners of one hundred percent (100%) of the real property located within the District in accordance with Section 190.005, Florida Statutes. Documentation of this consent is contained in **Exhibit 3**. The owners of the property are Sanctuary Development Partners, LLC, Sanctuary Residential Partners, LLC, Manatee Island Partners, LLC and Sanctuary Development Partners East, LLC.

4. Initial Board Members. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Timothy J. Morris
Address: 1401 Manatee Avenue West, Suite 510
Bradenton, FL 34205

Name: Charles T. Vining
Address: 1401 Manatee Avenue West, Suite 510
Bradenton, FL 34205

Name: Glen Bleau
Address: 1401 Manatee Avenue West, Suite 510
Bradenton, FL 34205

Name: Linda Svenson
Address: 1707 US Highway 301 North
Palmetto, FL 34221

Name: Bjorn Svenson
Address: 1707 US Highway 301 North
Palmetto, FL 34221

All of the above listed persons are residents of the State of Florida and citizens of the United States of America.

5. Name. The proposed name of the District to be established is the Sanctuary Cove Community Development District.

6. Existing Land Uses. The existing land uses within and abutting the proposed District are depicted on **Exhibit 4.** The lands within the proposed District are presently vacant.

7. Future Land Uses. The future general distribution, location and extent of the public and private land uses proposed within and adjacent to the District are shown on **Exhibit 5.** These proposed land uses are consistent with the effective local comprehensive plan.

8. Major Water and Wastewater Facilities. **Exhibit 6** shows the pre-development drainage patterns and outfalls, if any, of the lands to be included within the proposed District. **Exhibit 7** shows the current major trunk water mains and sewer interceptors, if in existence.

9. District Facilities and Services. **Exhibit 8** describes the types of facilities Petitioner presently expects the District to finance, construct, acquire and install as well as the ultimate expected owner and entity responsible for maintenance. These facilities will serve the residential development within the District. The estimated costs of constructing the infrastructure serving land within the proposed District are identified in **Exhibit 9**. At present, these improvements are estimated to be made, acquired, constructed and/or installed in one (1) phase from 2007 to 2008. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

9. Statement of Estimated Regulatory Costs. **Exhibit 10** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes (2006). The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

11. Authorized Agent. The Petitioner is authorized to do business in Florida. **Exhibit 11** identifies the authorized agent for the Petitioner. Copies of all correspondence and official notices should also be sent to:

Michael C. Eckert, Esq.
Jonathan T. Johnson, Esq.
HOPPING GREEN & SAMS, P.A.
123 South Calhoun Street
Post Office Box 6526
Tallahassee, FL 32314

12. This petition to establish the Sanctuary Cove Community Development District should be granted for the following reasons:

a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the local Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the District will prevent the general body of taxpayers in the City from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City Commission of the City of Palmetto, Florida to:

a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes (2006);

b. grant the petition to adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;

c. grant consent to the District to exercise certain additional powers to finance, fund, plan, establish, acquire, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural and educational uses, as authorized and described by Section 190.012(2)(a), Florida Statutes, for security as authorized and described by Section 190.012(2)(d), Florida Statutes, and for control and elimination of mosquitoes and other anthropods of public health importance, as authorized and described by Section 190.012(2)(e), Florida Statutes; and

d. grant such other relief as may be necessary or appropriate.

RESPECTFULLY SUBMITTED, this 5th day of September, 2007.

HOPPING GREEN & SAMS, P.A.

BY: _____

Michael C. Eckert
Florida Bar No. 0080314
Jere Earlywine
Florida Bar No. 155527
123 South Calhoun Street-
Post Office Box 6526
Tallahassee, FL 32314
(850) 222-7500 (telephone)
(850) 224-8551 (facsimile)
Attorneys for Petitioner

EXHIBIT 1

SANCTUARY COVE COMMUNITY DEVELOPMENT DISTRICT

This Exhibit 1 contains aerial location maps illustrating the location of the Community Development District. The project is located in Manatee County along the northern shores of the Manatee River. US 41 is located to the west of the site.

EXHIBIT 1

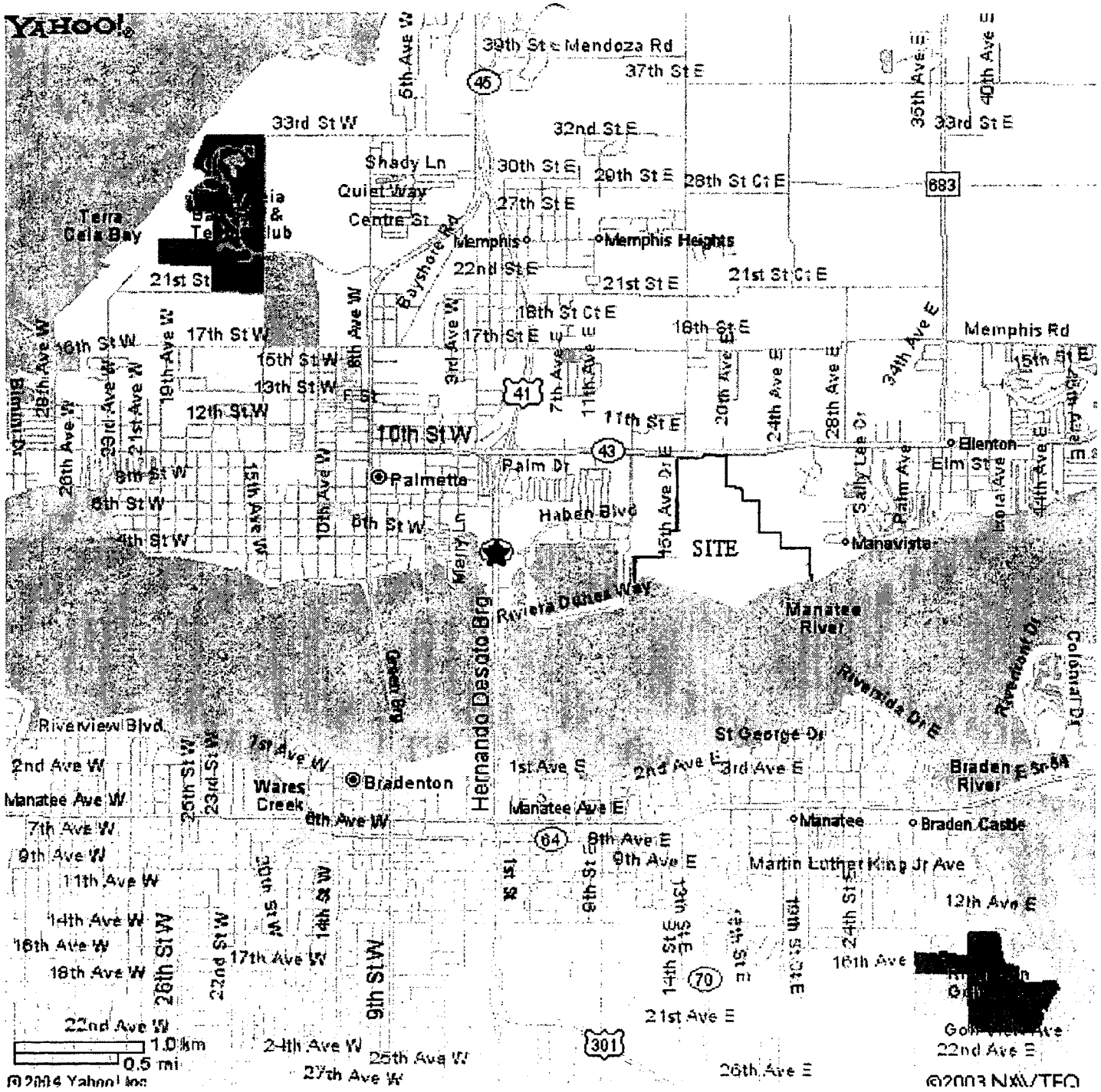

YAHOO!
39th St E Mendoza Rd
37th St E
33rd St W
32nd St E
Shady Ln
Quiet Way
Centre St
30th St E
29th St E
28th St Ct E
27th St E
Terra Ceia Bay
Memphis
Memphis Heights
22nd St E
21st St E
21st St Ct E
21st St
18th St Ct E
17th St W
17th St E
16th St E
16th St W
15th St W
13th St W
12th St W
10th St W
Palmetto
Palm Dr
Haben Blvd
SITE
Ellenton
Elm St
Manavista
Memphis Rd
Riviera Dunes Way
Manatee River
Riverside Dr E
Riverside Dr
St George Dr
Riverview Blvd
2nd Ave W
Manatee Ave W
7th Ave W
9th Ave W
11th Ave W
14th Ave W
16th Ave W
18th Ave W
22nd Ave W
Wares Creek
Bradenton
Hernando DeSoto Brg
1st Ave S
2nd Ave E
3rd Ave E
Manatee Ave E
8th Ave W
8th Ave E
9th Ave E
Manatee
Braden Castle
Martin Luther King Jr Ave
12th Ave E
16th Ave E
21st Ave E
22nd Ave E
24th Ave E
25th Ave W
27th Ave W
26th Ave E
26th St W
22nd St W
17th Ave W
9th St W
14th St W
14th St E
9th St E
24th St E
1.0 km
0.5 mi
©2014 Yahoo! Inc
©2003 NAVTEQ

EXHIBIT 2

SANCTUARY COVE COMMUNITY DEVELOPMENT DISTRICT

This Exhibit 2 contains a metes and bounds description of the external boundaries of the proposed District.

EXHIBIT 2

LEGAL DESCRIPTION (MASTER LAYOUT WITH BOMA)
A PARCEL OF LAND LYING AND BEING IN SECTIONS 18 AND 19, TOWNSHIP 34 SOUTH, RANGE 18 EAST AND SECTIONS 13 AND 24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

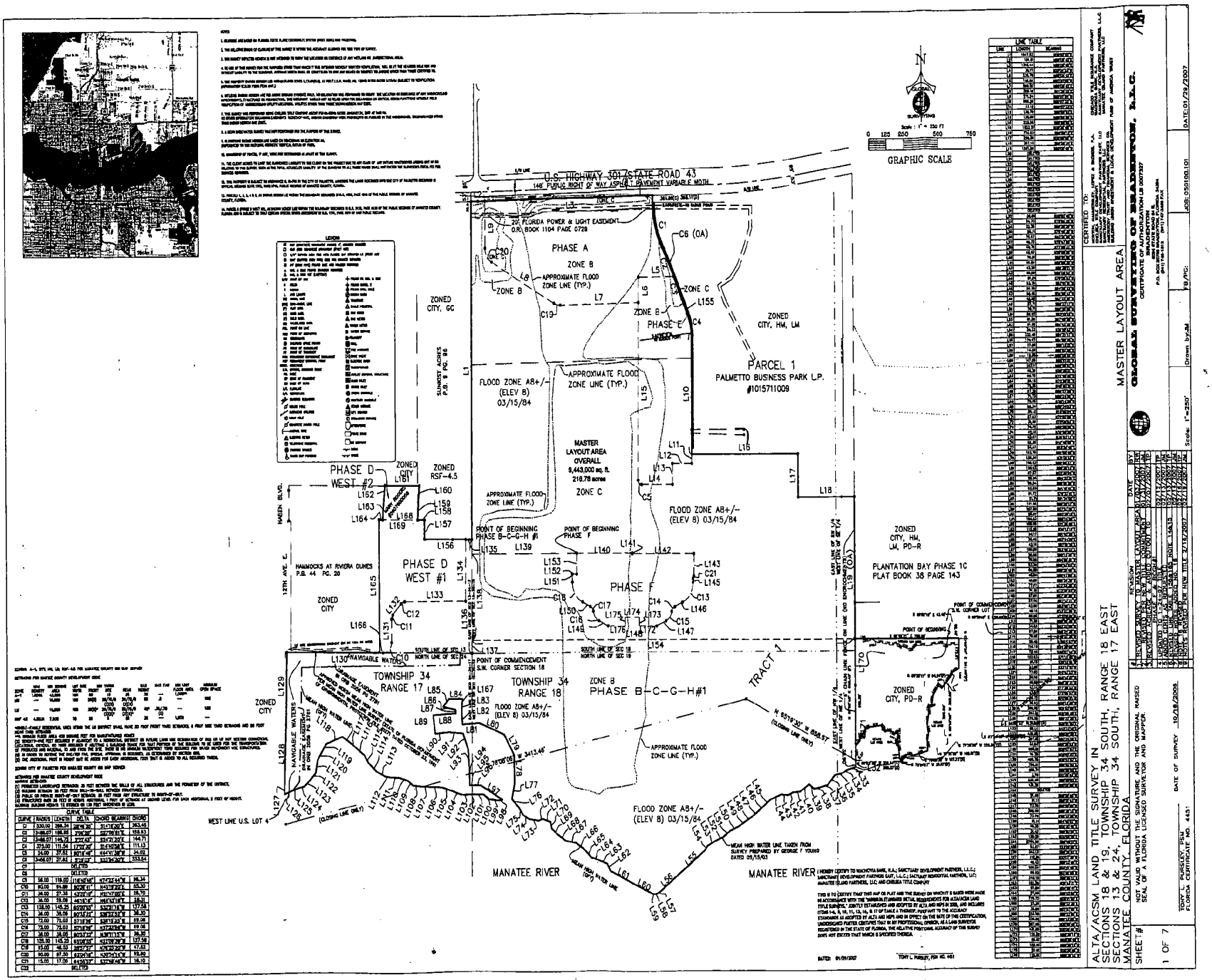
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N.00°07'57"E. ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 660.51 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N.00°07'57"E., ALONG SAID WEST LINE, A DISTANCE OF 1,947.52 FEET TO THE INTERSECTION OF SAID WEST LINE AND THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 301 (STATE ROAD 43); THENCE N.89°05'42"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 1,318.44 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE S.00°04'23"W., A DISTANCE OF 39.17 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE EAST, OF WHICH THE RADIUS POINT LIES S.89°53'02"E., A RADIAL DISTANCE OF 530.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°46'55", A DISTANCE OF 266.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.14°16'30"E., A DISTANCE OF 263.45 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE SOUTHWEST, OF WHICH THE RADIUS POINT LIES S.61°20'59"W., A RADIAL DISTANCE OF 3,486.07 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°29'03", A DISTANCE OF 333.67 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.25°54'30"E., A DISTANCE OF 333.54 FEET; THENCE S.23°08'56"E., A DISTANCE OF 93.27 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE WEST, OF WHICH THE RADIUS POINT LIES S.66°47'49"W., A RADIAL DISTANCE OF 375.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°02'30", A DISTANCE OF 111.54 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.14°40'56"E., A DISTANCE OF 111.13 FEET; THENCE S.00°07'33"W., A DISTANCE OF 699.28 FEET; THENCE S.89°59'12"E., A DISTANCE OF 774.03 FEET; THENCE S.00°00'02"W., A DISTANCE OF 250.59 FEET; THENCE S.89°58'24"E., A DISTANCE OF 397.18 FEET; THENCE S.00°00'48"W., A DISTANCE OF 823.94 FEET; THENCE S.89°48'21"E., A DISTANCE OF 750.98 FEET; THENCE S.00°00'20"E., A DISTANCE OF 174.11 FEET; THENCE S.64°40'54"W., A DISTANCE OF 51.50 FEET; THENCE S.20°41'44"W., A DISTANCE OF 15.39 FEET; THENCE S.45°26'47"W., A DISTANCE OF 74.42 FEET; THENCE S.42°54'25"W., A DISTANCE OF 23.43 FEET; THENCE N.57°34'10"W., A DISTANCE OF 30.28 FEET; THENCE S.39°25'31"W., A DISTANCE OF 26.42 FEET; THENCE S.38°35'12"W., A DISTANCE OF 46.53 FEET; THENCE S.09°22'44"W., A DISTANCE OF 59.83 FEET; THENCE S.73°11'37"W., A DISTANCE OF 15.36 FEET; THENCE S.23°44'01"W., A DISTANCE OF 27.70 FEET; THENCE S.04°56'33"E., A DISTANCE OF 21.82 FEET; THENCE S.09°55'38"W., A DISTANCE OF 67.46 FEET; THENCE S.10°36'23"E., A DISTANCE OF 50.64 FEET; THENCE S.13°05'16"W., A DISTANCE OF 42.35 FEET; THENCE S.06°13'46"E., A DISTANCE OF 45.71 FEET; THENCE S.14°07'02"W., A DISTANCE OF 9.35 FEET; THENCE S.75°06'20"W., A DISTANCE OF 106.37 FEET; THENCE N.87°31'59"W., A DISTANCE OF 56.81 FEET; THENCE S.08°12'26"E., A DISTANCE OF 12.61 FEET; THENCE S.69°11'23"W., A DISTANCE OF 33.50 FEET; THENCE N.89°09'48"W., A DISTANCE OF 14.38 FEET; THENCE N.07°03'18"W., A DISTANCE OF 20.27 FEET; THENCE N.00°54'02"W., A DISTANCE OF 22.90 FEET; THENCE N.11°42'49"W., A DISTANCE OF 40.93 FEET; THENCE S.59°22'45"W., A DISTANCE OF 9.17 FEET; THENCE N.22°16'10"W., A DISTANCE OF 32.06 FEET; THENCE S.65°13'43"E., A DISTANCE OF 20.86 FEET; THENCE N.01°51'14"E., A DISTANCE OF 35.86 FEET; THENCE N.00°25'50"E., A DISTANCE OF 15.97 FEET; THENCE S.72°52'59"W., A DISTANCE OF 20.90 FEET; THENCE N.65°24'33"W., A DISTANCE OF 31.29 FEET; THENCE N.82°57'58"W., A DISTANCE OF 33.56 FEET; THENCE N.59°55'53"W., A DISTANCE OF 31.39 FEET; THENCE N.44°07'49"W., A DISTANCE OF 20.49 FEET; THENCE S.84°50'14"W., A DISTANCE OF 78.46 FEET; THENCE S.65°19'50"W., A DISTANCE OF 39.34 FEET; THENCE S.26°48'57"W., A DISTANCE OF 37.82 FEET; THENCE N.87°04'28"W., A DISTANCE OF 23.12 FEET; THENCE S.10°44'12"E., A DISTANCE OF 27.64 FEET; THENCE S.44°14'41"W., A DISTANCE OF 42.10 FEET; THENCE S.00°00'48"W., A DISTANCE OF 122.28 FEET TO THE INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE NORTHERLY SHORE OF THE MANATEE RIVER AS ESTABLISHED BY GEORGE F. YOUNG 05/15/03; THENCE

ALONG SAID NORTHERLY SHORE IN A WESTERLY DIRECTION THE FOLLOWING NINETY FIVE COURSES; THENCE S.75°54'29"W., A DISTANCE OF 64.70 FEET; THENCE S.59°28'26"W., A DISTANCE OF 32.35 FEET; THENCE S.75°46'39"W., A DISTANCE OF 59.11 FEET; THENCE S.42°31'58"W., A DISTANCE OF 72.97 FEET; THENCE S.75°47'56"W., A DISTANCE OF 45.72 FEET; THENCE S.77°50'37"W., A DISTANCE OF 48.76 FEET; THENCE N.55°08'56"W., A DISTANCE OF 45.67 FEET; THENCE S.58°01'06"W., A DISTANCE OF 76.81 FEET; THENCE S.86°05'35"W., A DISTANCE OF 49.04 FEET; THENCE S.66°35'11"W., A DISTANCE OF 43.26 FEET; THENCE N.85°05'52"W., A DISTANCE OF 50.60 FEET; THENCE S.70°05'53"W., A DISTANCE OF 81.61 FEET; THENCE S.53°41'01"W., A DISTANCE OF 53.79 FEET; THENCE S.54°25'33"W., A DISTANCE OF 56.20 FEET; THENCE S.54°58'42"W., A DISTANCE OF 65.48 FEET; THENCE S.62°25'55"W., A DISTANCE OF 42.55 FEET; THENCE S.58°37'17"W., A DISTANCE OF 57.71 FEET; THENCE S.68°35'50"W., A DISTANCE OF 70.71 FEET; THENCE S.53°19'19"W., A DISTANCE OF 60.82 FEET; THENCE S.67°48'50"W., A DISTANCE OF 61.68 FEET; THENCE S.64°42'39"W., A DISTANCE OF 61.56 FEET; THENCE S.36°10'42"W., A DISTANCE OF 34.33 FEET; THENCE S.54°21'47"W., A DISTANCE OF 232.40 FEET; THENCE S.54°09'35"W., A DISTANCE OF 179.97 FEET; THENCE S.66°18'21"W., A DISTANCE OF 17.59 FEET; THENCE S.85°02'55"W., A DISTANCE OF 14.20 FEET; THENCE N.85°05'52"W., A DISTANCE OF 19.58 FEET; THENCE N.66°41'21"W., A DISTANCE OF 147.08 FEET; THENCE N.66°26'07"W., A DISTANCE OF 182.11 FEET; THENCE N.28°25'21"W., A DISTANCE OF 46.26 FEET; THENCE N.72°40'49"W., A DISTANCE OF 66.73 FEET; THENCE N.73°29'51"W., A DISTANCE OF 56.18 FEET; THENCE N.46°40'21"W., A DISTANCE OF 75.26 FEET; THENCE N.58°27'25"W., A DISTANCE OF 67.39 FEET; THENCE N.80°24'56"W., A DISTANCE OF 71.73 FEET; THENCE N.58°14'35"W., A DISTANCE OF 70.96 FEET; THENCE N.50°34'03"W., A DISTANCE OF 55.34 FEET; THENCE N.10°58'04"W., A DISTANCE OF 38.12 FEET; THENCE N.72°07'55"W., A DISTANCE OF 57.93 FEET; THENCE S.73°06'53"W., A DISTANCE OF 31.89 FEET; THENCE N.82°30'25"W., A DISTANCE OF 70.78 FEET; THENCE N.59°58'50"W., A DISTANCE OF 42.15 FEET; THENCE N.36°52'12"W., A DISTANCE OF 63.87 FEET; THENCE N.47°45'55"W., A DISTANCE OF 62.35 FEET; THENCE N.12°24'46"E., A DISTANCE OF 94.47 FEET; THENCE N.01°09'40"W., A DISTANCE OF 162.78 FEET; THENCE N.31°01'12"W., A DISTANCE OF 136.34 FEET; THENCE N.69°59'27"W., A DISTANCE OF 196.93 FEET; THENCE S.86°25'13"W., A DISTANCE OF 120.63 FEET; THENCE N.03°30'54"W., A DISTANCE OF 87.57 FEET; THENCE N.04°33'31"E., A DISTANCE OF 28.59 FEET; THENCE N.07°07'06"E., A DISTANCE OF 32.68 FEET; THENCE S.89°51'26"W., A DISTANCE OF 99.54 FEET; THENCE S.41°41'41"W., A DISTANCE OF 62.03 FEET; THENCE S.79°33'41"E., A DISTANCE OF 91.77 FEET; THENCE S.01°34'02"E., A DISTANCE OF 21.71 FEET; THENCE S.86°38'17"W., A DISTANCE OF 161.96 FEET; THENCE S.07°53'56"E., A DISTANCE OF 107.59 FEET; THENCE N.85°35'15"E., A DISTANCE OF 95.07 FEET; THENCE S.86°14'58"E., A DISTANCE OF 104.83 FEET; THENCE S.21°38'48"E., A DISTANCE OF 100.95 FEET; THENCE S.04°13'16"E., A DISTANCE OF 112.20 FEET; THENCE S.01°42'28"E., A DISTANCE OF 94.17 FEET; THENCE N.87°44'10"E., A DISTANCE OF 36.42 FEET; THENCE S.87°51'16"E., A DISTANCE OF 42.19 FEET; THENCE S.62°45'37"E., A DISTANCE OF 180.99 FEET; THENCE S.80°12'39"W., A DISTANCE OF 26.98 FEET; THENCE N.84°56'31"W., A DISTANCE OF 70.95 FEET; THENCE N.56°43'03"W., A DISTANCE OF 53.30 FEET; THENCE N.89°36'46"W., A DISTANCE OF 66.59 FEET; THENCE S.88°47'50"W., A DISTANCE OF 45.66 FEET; THENCE S.88°34'39"W., A DISTANCE OF 46.09 FEET; THENCE N.72°25'39"W., A DISTANCE OF 77.67 FEET; THENCE N.73°38'52"W., A DISTANCE OF 71.36 FEET; THENCE N.87°39'29"W., A DISTANCE OF 87.84 FEET; THENCE N.87°12'21"W., A DISTANCE OF 57.45 FEET; THENCE N.83°49'13"W., A DISTANCE OF 62.50 FEET; THENCE N.53°22'26"W., A DISTANCE OF 45.10 FEET; THENCE N.72°59'51"W., A DISTANCE OF 60.95 FEET; THENCE N.86°59'35"W., A DISTANCE OF 71.36 FEET; THENCE N.82°22'09"W., A DISTANCE OF 34.83 FEET; THENCE N.65°24'26"W., A DISTANCE OF 67.56 FEET; THENCE N.49°02'28"W., A DISTANCE OF 79.68 FEET; THENCE N.35°15'03"W., A DISTANCE OF 55.45 FEET; THENCE N.54°26'36"W., A DISTANCE OF 116.19 FEET; THENCE N.58°37'44"W., A DISTANCE OF 73.45 FEET; THENCE S.71°19'45"W., A DISTANCE OF 122.93 FEET; THENCE S.35°13'51"W., A DISTANCE OF 61.16 FEET; THENCE S.33°13'10"W., A DISTANCE OF 53.56 FEET; THENCE S.10°42'23"W., A DISTANCE OF 77.03 FEET; THENCE S.45°18'37"W., A DISTANCE OF 59.28 FEET; THENCE S.48°36'21"W., A DISTANCE OF 49.60 FEET; THENCE S.77°25'23"W., A DISTANCE OF 43.14 FEET; THENCE S.72°05'57"W., A DISTANCE OF 47.65 FEET; THENCE S.70°06'51"W., A DISTANCE OF

60.72 FEET; THENCE LEAVING SAID NORTHERLY SHORE, N.00°12'30"W., A DISTANCE OF 35.93 FEET; THENCE N.01°53'00"E., A DISTANCE OF 389.85 FEET; THENCE N.00°56'28"E., A DISTANCE OF 393.21 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE ALONG SAID SOUTH LINE S.89°22'20"E., A DISTANCE OF 670.55 FEET TO A POINT ON THE EAST LINE OF HAMMOCKS AT RIVIERA DUNES AS RECORDED IN PLAT BOOK 44, PAGE 20, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.00°01'00"E., ALONG SAID EAST LINE, A DISTANCE OF 770.72 FEET; THENCE S.89°23'56"E., A DISTANCE OF 27.28 FEET; THENCE N.04°09'41"E., A DISTANCE OF 97.59 FEET; THENCE N.05°43'21"E., A DISTANCE OF 102.58 FEET; THENCE S.89°26'12"E., A DISTANCE OF 248.15 FEET; THENCE S.03°56'05"W., A DISTANCE OF 99.93 FEET; THENCE S.02°41'46"W., A DISTANCE OF 100.04 FEET; THENCE S.89°23'45"E., A DISTANCE OF 48.42 FEET; THENCE S.00°07'29"W., A DISTANCE OF 112.01 FEET; THENCE S.89°35'52"E., A DISTANCE OF 342.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,810,736 SQUARE FEET OR 225.22 ACRES, MORE OR LESS.
SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

BK 2231 PG 5779 (22 of 92)



GEORGE F. YOUNG, INC.
SURVEYING
CERTIFICATE OF AUTHORIZATION LB 0007327
2022 9TH AVENUE EAST
P.O. BOX 5215 BRADENTON, FLORIDA 34206
(941)748-3515 (941)747-3486 FAX

CERTIFIED TO:
MITCHELL WALTER PHILLIPS & WARREN, P.A.; CHICAGO TITLE INSURANCE COMPANY; SANCTUARY DEVELOPMENT PARTNERS, L.L.C.; SANCTUARY DEVELOPMENT PARTNERS EAST, L.L.C.; SANCTUARY RESIDENTIAL PARTNERS, L.L.C.; MANATEE ISLAND PARTNERS, LLC; AND CHELSEA TITLE COMPANY

REVISIONS	DATE	BY
1 REVISED SURVEY TO SHOW MASTER LAYOUT AREA	07/27/2007	RM
2 REVISED SURVEY TO REVISE LEGEND	08/14/2007	RM
3 REVISED SURVEY TO REVISE LEGEND	08/17/2007	RM
4 ADDED LINES AS REQUESTED	09/11/2007	RM
5 REVISED PHASE F & PHASE B-C-G-H#1	09/11/2007	RM
6 REVISED SURVEY TO REVISE LEGEND	09/11/2007	RM
7 REVISED SURVEY TO REVISE LEGEND	09/11/2007	RM
8 REVISED SURVEY PER NEW TITLE 2/15/2007	09/21/2007	RM

Scale: 1"=250' | Drawn by:JM | FB/PG: | JOB: 050100.101 | DATE:01/29/2007

ALTA/ACSM LAND TITLE SURVEY IN SECTIONS 18 & 19, TOWNSHIP 34 SOUTH, RANGE 18 EAST SECTIONS 13 & 24, TOWNSHIP 34 SOUTH, RANGE 17 EAST MANATEE COUNTY, FLORIDA

MASTER LAYOUT AREA

SHEET #: 1 OF 7

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

TONY L. PURSLEY, PSM
FLORIDA CERTIFICATE NO. 4431

DATE OF SURVEY: 10/18/2005

I HEREBY CERTIFY TO MACKOVIA BANK, N.A.; SANCTUARY DEVELOPMENT PARTNERS, L.L.C.; SANCTUARY DEVELOPMENT PARTNERS EAST, L.L.C.; SACTUARY RESIDENTIAL PARTNERS, LLC; MANATEE ISLAND PARTNERS, LLC; AND CHELSEA TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1-4, 6, 7a, 7b, 7c, 8, 9, 10, 11, 13, 16, & 17 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATED: 01/29/2007

TONY L. PURSLEY, PSM NO. 4431

EXHIBIT 3

SANCTUARY COVE COMMUNITY DEVELOPMENT DISTRICT

This Exhibit 3 contains written consent to establish the District from one-hundred (100%) of the Landowners of the real property located within the proposed District.

EXHIBIT 3

Consent and Joinder of Landowners
for Establishment of the Sanctuary Cove Community Development District

The undersigned understands and acknowledges that Petitioner submitted a petition to establish a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands that are intended to constitute the Sanctuary Cove Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, Petitioner is required to include the written consent to the establishment of the Sanctuary Cove Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Sanctuary Cove Community Development District. A description of the lands owned by the undersigned and intended to be included in the Sanctuary Cove Community Development District is more fully described in Exhibit "A" attached hereto and made a part hereof (the "Property").

The undersigned hereby consents to the establishment of a Community Development District that will include the Property within the lands to be a part of the Sanctuary Cove Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Sanctuary Cove Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Sanctuary Cove Community Development District is established or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to establishment of the Sanctuary Cove Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 4th day of September, 2007.

Witnessed:

SANCTUARY RESIDENTIAL PARTNERS, LLC

Jessica L Avery
Print Name: Jessica L. Avery

Print Name: Patrick Jones

By: _____
Print Name: Bjorn Svenson
Its: Co-Manager

STATE OF Florida
COUNTY OF Manatee

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Bjorn Svenson, _____ of Sanctuary Residential Partners, LLC, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal in the County of Manatee and State of Florida this 4th day of September, 2007.

Jessica L Avery DD674710
Notary Public

Notary Public State of Florida
Jessica L Avery
My Commission DD674710
Expires 05/15/2011

Personally known: ✓
Produced Identification: _____
Type of Identification: _____

LEGAL DESCRIPTION (PHASE B-C-G-H #1)

A PARCEL OF LAND LYING AND BEING IN SECTIONS 13 AND 24, TOWNSHIP 34 SOUTH, RANGE 17 EAST AND SECTIONS 18 AND 19, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N.00°07'57"E., A DISTANCE OF 660.51 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N.00°07'57"E. ALONG SAID LINE, A DISTANCE OF 1,947.52 FEET; THENCE N.89°05'42"E., A DISTANCE OF 101.01 FEET; THENCE S.00°07'54"W., A DISTANCE OF 271.24 FEET TO A POINT OF CURVATURE, CONCAVE NORTHEAST, HAVING A RADIUS OF 90.00 FEET, AND A CENTRAL ANGLE OF 62°04'16"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 97.50 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.30°54'14"E., A DISTANCE OF 92.80 FEET; THENCE S.61°56'22"E., A DISTANCE OF 509.10 FEET TO A POINT OF CURVATURE, CONCAVE NORTH, HAVING A RADIUS OF 95.00 FEET, AND A CENTRAL ANGLE OF 28°57'57"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.03 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.76°25'20"E., A DISTANCE OF 47.52 FEET; THENCE N.89°05'42"E., A DISTANCE OF 568.02 FEET; THENCE S.00°26'45"W., A DISTANCE OF 1,023.21 FEET TO A POINT OF CURVATURE, CONCAVE NORTHEAST, HAVING A RADIUS OF 24.00 FEET, AND A CENTRAL ANGLE OF 90°16'46"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.82 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.44°41'38"E., A DISTANCE OF 34.02 FEET; THENCE S.89°50'02"E., A DISTANCE OF 225.55 FEET; THENCE N.00°09'58"E., A DISTANCE OF 120.00 FEET; THENCE S.89°50'02"E., A DISTANCE OF 138.79 FEET; THENCE N.00°07'33"E., A DISTANCE OF 53.15 FEET; THENCE S.89°59'12"E., A DISTANCE OF 774.03 FEET; THENCE S.00°00'02"W., A DISTANCE OF 250.59 FEET; THENCE S.89°58'24"E., A DISTANCE OF 397.18 FEET; THENCE S.00°00'48"W., A DISTANCE OF 1561.60 FEET; THENCE S.75°54'29"W., A DISTANCE OF 64.70 FEET; THENCE S.59°28'26"W., A DISTANCE OF 32.35 FEET; THENCE S.75°46'39"W., A DISTANCE OF 59.11 FEET; THENCE S.42°31'58"W., A DISTANCE OF 72.97 FEET; THENCE S.75°47'56"W., A DISTANCE OF 45.72 FEET; THENCE S.77°50'37"W., A DISTANCE OF 48.76 FEET; THENCE N.55°08'56"W., A DISTANCE OF 45.67 FEET; THENCE S.58°01'06"W., A DISTANCE OF 76.81 FEET; THENCE S.86°05'35"W., A DISTANCE OF 49.04 FEET; THENCE S.66°35'11"W., A DISTANCE OF 43.26 FEET; THENCE N.85°05'52"W., A DISTANCE OF 50.60 FEET; THENCE S.70°05'53"W., A DISTANCE OF 81.61 FEET; THENCE S.53°41'01"W., A DISTANCE OF 53.79 FEET; THENCE S.54°25'33"W., A DISTANCE OF 56.20 FEET; THENCE S.54°58'42"W., A DISTANCE OF 65.48 FEET; THENCE S.62°25'55"W., A DISTANCE OF 42.55 FEET; THENCE S.58°37'17"W., A DISTANCE OF 57.71 FEET; THENCE S.68°35'50"W., A DISTANCE OF 70.71 FEET; THENCE S.53°19'19"W., A DISTANCE OF 60.82 FEET; THENCE S.67°48'50"W., A DISTANCE OF 61.68 FEET; THENCE S.64°42'39"W., A DISTANCE OF 61.56 FEET; THENCE S.36°10'42"W., A DISTANCE OF 34.33 FEET; THENCE S.54°21'47"W., A DISTANCE OF 232.40 FEET; THENCE S.54°09'35"W., A DISTANCE OF 179.97 FEET; THENCE S.66°18'21"W., A DISTANCE OF 17.59 FEET; THENCE S.85°02'55"W., A DISTANCE OF 14.20 FEET; THENCE N.85°05'52"W., A DISTANCE OF 19.58 FEET; THENCE N.66°41'21"W., A DISTANCE OF 147.08 FEET; THENCE N.66°26'07"W., A DISTANCE OF 182.11 FEET; THENCE N.28°25'21"W., A DISTANCE OF 46.26 FEET; THENCE N.72°40'49"W., A DISTANCE OF 66.73 FEET; THENCE N.73°29'51"W., A DISTANCE OF 56.18 FEET; THENCE N.46°40'21"W., A DISTANCE OF 75.26 FEET; THENCE N.58°27'25"W., A DISTANCE OF 67.39 FEET; THENCE N.80°24'56"W., A DISTANCE OF 71.73 FEET; THENCE N.58°14'35"W., A DISTANCE OF 70.96 FEET; THENCE N.50°34'03"W., A DISTANCE OF 55.34 FEET; THENCE N.10°58'04"W., A DISTANCE OF 38.12 FEET; THENCE N.72°07'55"W., A DISTANCE OF 57.93 FEET; THENCE S.73°06'53"W., A DISTANCE OF 31.89 FEET; THENCE N.82°30'25"W., A DISTANCE OF 70.78 FEET; THENCE N.59°58'50"W., A DISTANCE OF 42.15 FEET; THENCE N.36°52'12"W., A DISTANCE OF 63.87 FEET; THENCE N.47°45'55"W., A DISTANCE OF 62.35 FEET; THENCE N.12°24'46"E., A DISTANCE OF 94.47 FEET; THENCE N.01°09'40"W., A DISTANCE OF 162.78 FEET; THENCE N.31°01'12"W., A DISTANCE OF 136.34 FEET; THENCE N.69°59'27"W., A DISTANCE OF 196.93 FEET; THENCE S.86°25'13"W., A DISTANCE OF 120.63 FEET; THENCE N.03°30'54"W., A DISTANCE OF 87.57 FEET; THENCE N.04°33'31"E., A DISTANCE OF 28.59 FEET; THENCE

N.07°07'06"E., A DISTANCE OF 32.68 FEET; THENCE S.89°51'26"W., A DISTANCE OF 99.54 FEET; THENCE S.41°41'41"W., A DISTANCE OF 62.03 FEET; THENCE S.79°33'41"E., A DISTANCE OF 91.77 FEET; THENCE S.01°34'02"E., A DISTANCE OF 21.71 FEET; THENCE S.86°38'17"W., A DISTANCE OF 161.96 FEET; THENCE S.07°53'56"E., A DISTANCE OF 107.59 FEET; THENCE N.85°35'15"E., A DISTANCE OF 95.07 FEET; THENCE S.86°14'58"E., A DISTANCE OF 104.83 FEET; THENCE S.21°38'48"E., A DISTANCE OF 100.95 FEET; THENCE S.04°13'16"E., A DISTANCE OF 112.20 FEET; THENCE S.01°42'28"E., A DISTANCE OF 94.17 FEET; THENCE N.87°44'10"E., A DISTANCE OF 36.42 FEET; THENCE S.87°51'16"E., A DISTANCE OF 42.19 FEET; THENCE S.62°45'37"E., A DISTANCE OF 180.99 FEET; THENCE S.80°12'39"W., A DISTANCE OF 26.98 FEET; THENCE N.84°56'31"W., A DISTANCE OF 70.95 FEET; THENCE N.56°43'03"W., A DISTANCE OF 53.30 FEET; THENCE N.89°36'46"W., A DISTANCE OF 66.59 FEET; THENCE S.88°47'50"W., A DISTANCE OF 45.66 FEET; THENCE S.88°34'39"W., A DISTANCE OF 46.09 FEET; THENCE N.72°25'39"W., A DISTANCE OF 77.67 FEET; THENCE N.73°38'52"W., A DISTANCE OF 71.36 FEET; THENCE N.87°39'29"W., A DISTANCE OF 87.84 FEET; THENCE N.87°12'21"W., A DISTANCE OF 57.45 FEET; THENCE N.83°49'13"W., A DISTANCE OF 62.50 FEET; THENCE N.53°22'26"W., A DISTANCE OF 45.10 FEET; THENCE N.72°59'51"W., A DISTANCE OF 60.95 FEET; THENCE N.86°59'35"W., A DISTANCE OF 71.36 FEET; THENCE N.82°22'09"W., A DISTANCE OF 34.83 FEET; THENCE N.65°24'26"W., A DISTANCE OF 67.56 FEET; THENCE N.49°02'28"W., A DISTANCE OF 79.68 FEET; THENCE N.35°15'03"W., A DISTANCE OF 55.45 FEET; THENCE N.54°26'36"W., A DISTANCE OF 116.19 FEET; THENCE N.58°37'44"W., A DISTANCE OF 73.45 FEET; THENCE S.71°19'45"W., A DISTANCE OF 122.93 FEET; THENCE S.35°13'51"W., A DISTANCE OF 61.16 FEET; THENCE S.33°13'10"W., A DISTANCE OF 53.56 FEET; THENCE S.10°42'23"W., A DISTANCE OF 77.03 FEET; THENCE S.45°18'37"W., A DISTANCE OF 59.28 FEET; THENCE S.48°36'21"W., A DISTANCE OF 49.60 FEET; THENCE S.77°25'23"W., A DISTANCE OF 43.14 FEET; THENCE S.72°05'57"W., A DISTANCE OF 47.65 FEET; THENCE S.70°06'51"W., A DISTANCE OF 60.72 FEET; THENCE N.00°12'30"W., A DISTANCE OF 35.93 FEET; THENCE N.01°53'00"E., A DISTANCE OF 389.85 FEET; THENCE N.00°56'28"E., A DISTANCE OF 393.21 FEET; THENCE S.89°22'20"E., A DISTANCE OF 697.91 FEET TO A POINT OF CURVATURE, CONCAVE NORTHWEST, HAVING A RADIUS OF 60.00 FEET, AND A CENTRAL ANGLE OF 90°36'41"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 94.89 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.45°19'20"E., A DISTANCE OF 85.30 FEET; THENCE N.00°01'00"E., A DISTANCE OF 134.92 FEET TO A POINT OF CURVATURE, CONCAVE EAST, HAVING A RADIUS OF 36.00 FEET, AND A CENTRAL ANGLE OF 43°32'10"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.35 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.21°47'05"E., A DISTANCE OF 26.70 FEET; THENCE N.43°33'10"E., A DISTANCE OF 88.14 FEET TO A POINT OF CURVATURE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 36.00 FEET, AND A CENTRAL ANGLE OF 46°18'16"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 29.09 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.66°42'18"E., A DISTANCE OF 28.31 FEET; THENCE N.89°51'26"E., A DISTANCE OF 439.85 FEET; THENCE N.00°24'08"E., A DISTANCE OF 357.61 FEET; THENCE S.89°35'52"E., A DISTANCE OF 44.64 FEET TO THE POINT OF BEGINNING.

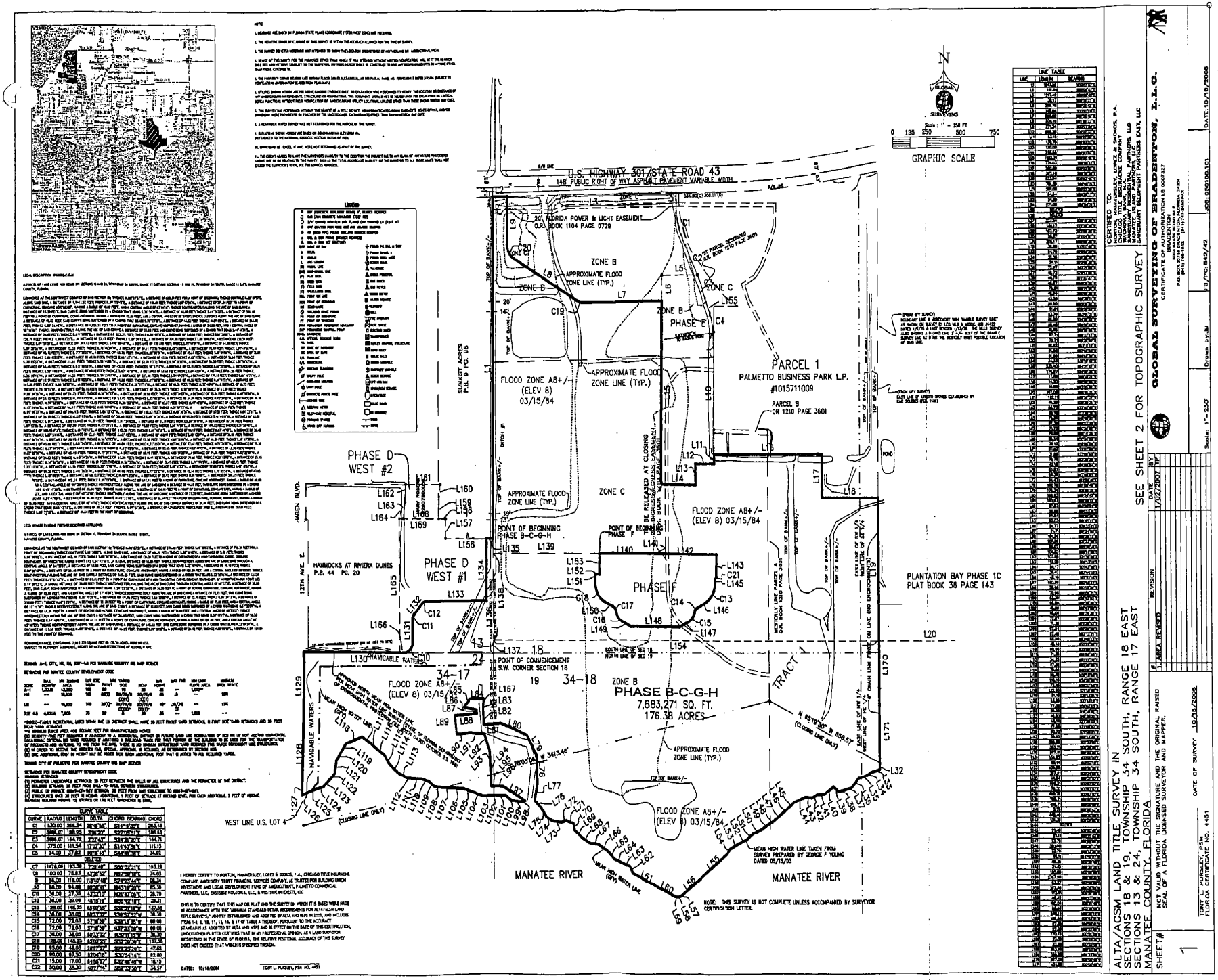
LESS: (PHASE F) BEING FURTHER DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING AND BEING IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N.00°07'57"E., A DISTANCE OF 576.05 FEET; THENCE S.89°50'02"E., A DISTANCE OF 758.21 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S.89°50'02"E. ALONG SAID LINE, A DISTANCE OF 406.71 FEET; THENCE S.00°26'42"W., A DISTANCE OF 2.76 FEET; THENCE S.89°50'02"E., A DISTANCE OF 445.49 FEET; THENCE S.00°09'58"W., A DISTANCE OF 131.39 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE SOUTHEAST, OF WHICH THE RADIUS POINT LIES S.24°43'16"E. ,A RADIAL DISTANCE OF 15.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC

OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°55'57", A DISTANCE OF 17.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.32°48'46"W., A DISTANCE OF 16.10 FEET; THENCE S.00°20'48"W., A DISTANCE OF 21.40 FEET TO A POINT OF CURVATURE, CONCAVE NORTHWEST, HAVING A RADIUS OF 128.00 FEET, AND A CENTRAL ANGLE OF 65°00'55"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 145.25 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.32°51'16"W., A DISTANCE OF 137.58 FEET; THENCE S.65°21'43"W., A DISTANCE OF 61.11 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE SOUTHEAST, OF WHICH THE RADIUS POINT LIES S.19°50'23"E. ,A RADIAL DISTANCE OF 36.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°33'32", A DISTANCE OF 38.05 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.39°52'52"W., A DISTANCE OF 36.30 FEET TO A POINT OF REVERSE CURVATURE, CONCAVE NORTHWEST, HAVING A RADIUS OF 72.00 FEET, AND A CENTRAL ANGLE OF 57°18'59"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 72.03 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.38°15'35"W., A DISTANCE OF 69.06 FEET; THENCE S.66°55'05"W., A DISTANCE OF 73.70 FEET; THENCE N.89°39'12"W., A DISTANCE OF 350.00 FEET; THENCE N.66°13'29"W., A DISTANCE OF 73.70 FEET TO A POINT OF CURVATURE, CONCAVE NORTHEAST, HAVING A RADIUS OF 72.00 FEET, AND A CENTRAL ANGLE OF 57°18'59"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 72.03 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.37°33'59"W., A DISTANCE OF 69.06 FEET TO A POINT OF REVERSE CURVATURE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 36.00 FEET, AND A CENTRAL ANGLE OF 60°33'32"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.05 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.39°11'15"W., A DISTANCE OF 36.30 FEET; THENCE N.64°40'07"W., A DISTANCE OF 61.11 FEET TO A POINT OF CURVATURE, CONCAVE NORTHEAST, HAVING A RADIUS OF 128.00 FEET, AND A CENTRAL ANGLE OF 65°00'55"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 145.25 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.32°09'39"W., A DISTANCE OF 137.58 FEET; THENCE N.00°20'48"E., A DISTANCE OF 46.35 FEET; THENCE S.89°50'02"E., A DISTANCE OF 31.42 FEET; THENCE N.00°09'58"E., A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

REMAINDER PARCEL CONTAINING 7,683,271 SQUARE FEET OR 176.38 ACRES, MORE OR LESS. SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	1,760.00	364.54	29°35'56"	S14°41'47"W	363.48
C2	3466.07	186.93	3°05'32"	S27°26'01"E	186.91
C3	3466.07	144.73	2°23'44"	S30°31'20"E	144.71
C4	375.00	111.54	17°02'30"	S14°40'08"E	111.13
C5	34.00	37.87	63°48'48"	S44°41'36"E	34.68
DELETED					
C7	1476.00	193.39	7°29'48"	S69°35'57"W	193.26
C8	100.00	75.83	43°26'54"	N67°56'38"E	74.03
C9	34.00	118.00	198°50'48"	S24°43'44"W	68.39
C10	60.00	94.98	90°42'41"	N43°39'38"E	85.39
C11	38.00	37.35	53°18'10"	N31°47'05"E	36.70
C12	36.00	39.08	46°18'16"	N08°32'18"E	38.01
C13	139.66	145.59	59°43'06"	S02°23'31"W	139.58
C14	34.00	34.05	57°23'09"	N29°56'54"W	36.30
C15	72.00	73.03	57°36'58"	S28°15'30"W	69.98
C16	72.00	73.03	57°36'58"	N29°21'28"W	69.98
C17	36.00	38.65	61°31'09"	N30°01'13"E	36.80
C18	139.66	143.25	58°46'34"	S29°09'26"W	137.08
C19	85.00	48.03	32°22'02"	S16°25'25"E	47.85
C20	85.00	87.50	82°56'18"	S30°24'41"E	81.80
C21	15.00	17.00	64°56'13"	S32°46'46"W	16.15
C22	50.00	34.91	40°00'00"	S69°49'56"E	34.37

LINE TABLE		
LINE	LENGTH	BEARING
L1	1410.00	S00°17'05"E
L2	1410.00	S00°17'05"E
L3	1410.00	S00°17'05"E
L4	1410.00	S00°17'05"E
L5	1410.00	S00°17'05"E
L6	1410.00	S00°17'05"E
L7	1410.00	S00°17'05"E
L8	1410.00	S00°17'05"E
L9	1410.00	S00°17'05"E
L10	1410.00	S00°17'05"E
L11	1410.00	S00°17'05"E
L12	1410.00	S00°17'05"E
L13	1410.00	S00°17'05"E
L14	1410.00	S00°17'05"E
L15	1410.00	S00°17'05"E
L16	1410.00	S00°17'05"E
L17	1410.00	S00°17'05"E
L18	1410.00	S00°17'05"E
L19	1410.00	S00°17'05"E
L20	1410.00	S00°17'05"E
L21	1410.00	S00°17'05"E
L22	1410.00	S00°17'05"E
L23	1410.00	S00°17'05"E
L24	1410.00	S00°17'05"E
L25	1410.00	S00°17'05"E
L26	1410.00	S00°17'05"E
L27	1410.00	S00°17'05"E
L28	1410.00	S00°17'05"E
L29	1410.00	S00°17'05"E
L30	1410.00	S00°17'05"E
L31	1410.00	S00°17'05"E
L32	1410.00	S00°17'05"E
L33	1410.00	S00°17'05"E
L34	1410.00	S00°17'05"E
L35	1410.00	S00°17'05"E
L36	1410.00	S00°17'05"E
L37	1410.00	S00°17'05"E
L38	1410.00	S00°17'05"E
L39	1410.00	S00°17'05"E
L40	1410.00	S00°17'05"E
L41	1410.00	S00°17'05"E
L42	1410.00	S00°17'05"E
L43	1410.00	S00°17'05"E
L44	1410.00	S00°17'05"E
L45	1410.00	S00°17'05"E
L46	1410.00	S00°17'05"E
L47	1410.00	S00°17'05"E
L48	1410.00	S00°17'05"E
L49	1410.00	S00°17'05"E
L50	1410.00	S00°17'05"E
L51	1410.00	S00°17'05"E
L52	1410.00	S00°17'05"E
L53	1410.00	S00°17'05"E
L54	1410.00	S00°17'05"E
L55	1410.00	S00°17'05"E
L56	1410.00	S00°17'05"E
L57	1410.00	S00°17'05"E
L58	1410.00	S00°17'05"E
L59	1410.00	S00°17'05"E
L60	1410.00	S00°17'05"E
L61	1410.00	S00°17'05"E
L62	1410.00	S00°17'05"E
L63	1410.00	S00°17'05"E
L64	1410.00	S00°17'05"E
L65	1410.00	S00°17'05"E
L66	1410.00	S00°17'05"E
L67	1410.00	S00°17'05"E
L68	1410.00	S00°17'05"E
L69	1410.00	S00°17'05"E
L70	1410.00	S00°17'05"E
L71	1410.00	S00°17'05"E
L72	1410.00	S00°17'05"E
L73	1410.00	S00°17'05"E
L74	1410.00	S00°17'05"E
L75	1410.00	S00°17'05"E
L76	1410.00	S00°17'05"E
L77	1410.00	S00°17'05"E
L78	1410.00	S00°17'05"E
L79	1410.00	S00°17'05"E
L80	1410.00	S00°17'05"E
L81	1410.00	S00°17'05"E
L82	1410.00	S00°17'05"E
L83	1410.00	S00°17'05"E
L84	1410.00	S00°17'05"E
L85	1410.00	S00°17'05"E
L86	1410.00	S00°17'05"E
L87	1410.00	S00°17'05"E
L88	1410.00	S00°17'05"E
L89	1410.00	S00°17'05"E
L90	1410.00	S00°17'05"E
L91	1410.00	S00°17'05"E
L92	1410.00	S00°17'05"E
L93	1410.00	S00°17'05"E
L94	1410.00	S00°17'05"E
L95	1410.00	S00°17'05"E
L96	1410.00	S00°17'05"E
L97	1410.00	S00°17'05"E
L98	1410.00	S00°17'05"E
L99	1410.00	S00°17'05"E
L100	1410.00	S00°17'05"E
L101	1410.00	S00°17'05"E
L102	1410.00	S00°17'05"E
L103	1410.00	S00°17'05"E
L104	1410.00	S00°17'05"E
L105	1410.00	S00°17'05"E
L106	1410.00	S00°17'05"E
L107	1410.00	S00°17'05"E
L108	1410.00	S00°17'05"E
L109	1410.00	S00°17'05"E
L110	1410.00	S00°17'05"E
L111	1410.00	S00°17'05"E
L112	1410.00	S00°17'05"E
L113	1410.00	S00°17'05"E
L114	1410.00	S00°17'05"E
L115	1410.00	S00°17'05"E
L116	1410.00	S00°17'05"E
L117	1410.00	S00°17'05"E
L118	1410.00	S00°17'05"E
L119	1410.00	S00°17'05"E
L120	1410.00	S00°17'05"E
L121	1410.00	S00°17'05"E
L122	1410.00	S00°17'05"E
L123	1410.00	S00°17'05"E
L124	1410.00	S00°17'05"E
L125	1410.00	S00°17'05"E
L126	1410.00	S00°17'05"E
L127	1410.00	S00°17'05"E
L128	1410.00	S00°17'05"E
L129	1410.00	S00°17'05"E
L130	1410.00	S00°17'05"E
L131	1410.00	S00°17'05"E
L132	1410.00	S00°17'05"E
L133	1410.00	S00°17'05"E
L134	1410.00	S00°17'05"E
L135	1410.00	S00°17'05"E
L136	1410.00	S00°17'05"E
L137	1410.00	S00°17'05"E
L138	1410.00	S00°17'05"E
L139	1410.00	S00°17'05"E
L140	1410.00	S00°17'05"E
L141	1410.00	S00°17'05"E
L142	1410.00	S00°17'05"E
L143	1410.00	S00°17'05"E
L144	1410.00	S00°17'05"E
L145	1410.00	S00°17'05"E
L146	1410.00	S00°17'05"E
L147	1410.00	S00°17'05"E
L148	1410.00	S00°17'05"E
L149	1410.00	S00°17'05"E
L150	1410.00	S00°17'05"E
L151	1410.00	S00°17'05"E
L152	1410.00	S00°17'05"E
L153	1410.00	S00°17'05"E
L154	1410.00	S00°17'05"E
L155	1410.00	S00°17'05"E
L156	1410.00	S00°17'05"E
L157	1410.00	S00°17'05"E
L158	1410.00	S00°17'05"E
L159	1410.00	S00°17'05"E
L160	1410.00	S00°17'05"E
L161	1410.00	S00°17'05"E
L162	1410.00	S00°17'05"E
L163	1410.00	S00°17'05"E
L164	1410.00	S00°17'05"E
L165	1410.00	S00°17'05"E
L166	1410.00	S00°17'05"E
L167	1410.00	S00°17'05"E
L168	1410.00	S00°17'05"E
L169	1410.00	S00°17'05"E
L170	1410.00	S00°17'05"E
L171	1410.00	S00°17'05"E

CERTIFIED TO:
HORTON, HAMMERSLEY, LOPES & SEGROS, P.A.
CHICAGO TITLE INSURANCE COMPANY
AMERISERV TRUST FINANCIAL SERVICES COMPANY, AS TRUSTEE FOR BUILDING UNION INVESTMENT AND LOCAL DEVELOPMENT FUND OF MICHIGAN/TRUITY, PALMETTO COMMERCIAL PARTNERS, LLC
SANCTUARY RESIDENTIAL PARTNERS, LLC
SANCTUARY DEVELOPMENT PARTNERS EAST, LLC

SEE SHEET 2 FOR TOPOGRAPHIC SURVEY

ALTA/ACSM LAND TITLE SURVEY IN
SECTIONS 18 & 19, TOWNSHIP 34 SOUTH, RANGE 18 EAST
SECTIONS 13 & 24, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

SHEET# 1

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

TONY L. MARSLEY, PSM
FLORIDA CERTIFICATE NO. 4451

DATE OF SURVEY 10/15/2006

NO.	REVISION	DATE	BY
1	AREA REVISED	1/02/2007	DP

GLOBAL SURVEYING OF BRADENTON, L.L.C.
CERTIFICATE OF AUTHORIZATION LB 0007227
BRADENTON
P.O. BOX 3788 BRADENTON, FLORIDA 34280
(941) 748-8515 (941) 792-2687 FAX

Scale: 1"=250' | Drawn by: JM | FB/PG: 542/42 | JOB: 050100.101 | DATE: 10/18/2006

LEGAL DESCRIPTION (PHASE B-C-G-H #2) PARCEL #9

A PARCEL OF LAND LYING AND BEING IN SECTION 19, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

OMMENCE AT THE SOUTHWEST CORNER SECTION 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE .1.00°07'57"E., A DISTANCE OF 76.30 FEET; THENCE S.89°48'21"E., A DISTANCE OF 2,769.09 FEET; THENCE S.00°00'48"W., A DISTANCE OF 267.05 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S.00°00'48"W. ALONG SAID LINE, A DISTANCE OF 431.80 FEET; THENCE S.89°52'38"E., A DISTANCE OF 309.17 FEET; THENCE N.78°04'07"E., A DISTANCE OF 28.37 FEET; THENCE N.75°06'20"E., A DISTANCE OF 187.73 FEET; THENCE N.77°25'28"E., A DISTANCE OF 140.17 FEET; THENCE N.00°10'28"E., A DISTANCE OF 327.24 FEET; THENCE S.88°54'21"W., A DISTANCE OF 271.08 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE SOUTH, OF WHICH THE RADIUS POINT LIES S.74°56'40"W., A RADIAL DISTANCE OF 56.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 118°40'48", A DISTANCE OF 116.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.74°23'44"W., A DISTANCE OF 96.34 FEET TO A POINT OF REVERSE CURVATURE, CONCAVE NORTH, HAVING A RADIUS OF 100.00 FEET, AND A CENTRAL ANGLE OF 43°26'52"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 75.83 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.67°59'18"W., A DISTANCE OF 74.03 FEET TO A POINT OF COMPOUND CURVATURE, CONCAVE NORTH, HAVING A RADIUS OF 1,478.00 FEET, AND A CENTRAL ANGLE OF 07°29'49"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 193.39 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.86°32'22"W., A DISTANCE OF 193.26 FEET TO A POINT OF COMPOUND CURVATURE, CONCAVE NORTHEAST, HAVING A RADIUS OF 50.00 FEET, AND A CENTRAL ANGLE OF 40°27'14"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 35.30 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.62°33'50"W., A DISTANCE OF 34.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 256,564 SQUARE FEET OR 5.89 ACRES, MORE OR LESS.
SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

Consent and Joinder of Landowners
for Establishment of the Sanctuary Cove Community Development District

The undersigned understands and acknowledges that Petitioner submitted a petition to establish a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands that are intended to constitute the Sanctuary Cove Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, Petitioner is required to include the written consent to the establishment of the Sanctuary Cove Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Sanctuary Cove Community Development District. A description of the lands owned by the undersigned and intended to be included in the Sanctuary Cove Community Development District is more fully described in Exhibit "A" attached hereto and made a part hereof (the "Property").

The undersigned hereby consents to the establishment of a Community Development District that will include the Property within the lands to be a part of the Sanctuary Cove Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Sanctuary Cove Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Sanctuary Cove Community Development District is established or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to establishment of the Sanctuary Cove Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 22nd day of March, 2007.

Witnessed:

Linda J. Svenson
Print Name: LINDA J. SVENSON

Tanner Thomson
Print Name: TANNER THOMSON

SANCTUARY DEVELOPMENT PARTNERS, LLC

By: _____
Print Name: TIMOTHY J. MORRIS
Its: MANAGER

STATE OF Florida
COUNTY OF Manatee

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Timothy J. Morris, _____ of Sanctuary Development Partners, LLC, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal in the County of Manatee and State of Florida this 22nd day of March, 2007.

Rebecca E Bundy
Notary Public

NOTARY PUBLIC
STATE OF FLORIDA
Rebecca E. Bundy
Comm. # DD 25[illegible]
Comm. Exp. Dec. [illegible]7

Personally known: ✓
Produced Identification: _____
Type of Identification: _____

SHEET 1 OF 2:
LEGAL DESCRIPTION (PHASE E)

A PARCEL OF LAND LYING AND BEING IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N.00°07'57"E., A DISTANCE OF 2,608.03 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 301; THENCE N.89°05'42"E. ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1,318.43 FEET; THENCE S.00°04'23"W., A DISTANCE OF 39.17 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE EAST, OF WHICH THE RADIUS POINT LIES S.89°53'02"E. ,A RADIAL DISTANCE OF 530.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°46'55", A DISTANCE OF 266.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.14°16'30"E., A DISTANCE OF 263.45 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE SOUTHWEST, OF WHICH THE RADIUS POINT LIES S.61°20'58"W. ,A RADIAL DISTANCE OF 3,486.07 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°06'20", A DISTANCE OF 188.95 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.27°05'51"E., A DISTANCE OF 188.93 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°22'43", A DISTANCE OF 144.72 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.24°21'20"E., A DISTANCE OF 144.71 FEET; THENCE S.23°08'56"E., A DISTANCE OF 93.27 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE WEST, OF WHICH THE RADIUS POINT LIES S.66°47'49"W. ,A RADIAL DISTANCE OF 375.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°02'30", A DISTANCE OF 111.54 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.14°40'56"E., A DISTANCE OF 111.13 FEET; THENCE S.00°07'33"W., A DISTANCE OF 752.43 FEET; THENCE N.89°50'02"W., A DISTANCE OF 138.79 FEET; THENCE S.00°09'58"W., A DISTANCE OF 120.00 FEET; THENCE N.89°50'02"W., A DISTANCE OF 225.55 FEET TO A POINT OF CURVATURE, CONCAVE NORTHEAST, HAVING A RADIUS OF 24.00 FEET, AND A CENTRAL ANGLE OF 90°16'46"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.82 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.44°41'38"W., A DISTANCE OF 34.02 FEET; THENCE N.00°26'45"E., A DISTANCE OF 1,168.25 FEET; THENCE N.89°05'42"E., A DISTANCE OF 256.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 426,045 SQUARE FEET OR 9.78 ACRES, MORE OR LESS.
SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

LEGAL DESCRIPTION (PHASE E)

A PARCEL OF LAND LYING AND BEING [illegible] 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N.00°07'57"E., A DISTANCE OF 2,408.83 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 301; THENCE N.89°05'42"E. ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1,318.41 FEET; THENCE S.00°04'23"W., A DISTANCE OF 39.17 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE EAST, OF WHICH THE RADIUS POINT LIES S.89°53'02"E. ,A RADIAL DISTANCE OF 530.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°46'53", A DISTANCE OF 266.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.14°16'30"E., A DISTANCE OF 263.45 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE SOUTHWEST, OF WHICH THE RADIUS POINT LIES S.61°30'58"W. ,A RADIAL DISTANCE OF 3,486.07 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°06'20", A DISTANCE OF 188.95 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.27°05'51"E., A DISTANCE OF 188.93 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°22'43", A DISTANCE OF 144.72 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.24°21'20"E., A DISTANCE OF 144.71 FEET; THENCE S.23°08'56"E., A DISTANCE OF 93.27 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE WEST, OF WHICH THE RADIUS POINT LIES S.66°47'41"W. ,A RADIAL DISTANCE OF 375.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°02'30", A DISTANCE OF 111.54 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.14°40'56"E., A DISTANCE OF 111.13 FEET; THENCE S.00°07'33"W., A DISTANCE OF 752.43 FEET; THENCE N.89°50'02"W., A DISTANCE OF 135.79 FEET; THENCE S.00°09'58"W., A DISTANCE OF 120.00 FEET; THENCE N.89°50'02"W., A DISTANCE OF 225.55 FEET TO A POINT OF CURVATURE, CONCAVE NORTHEAST, HAVING A RADIUS OF 24.00 FEET, AND A CENTRAL ANGLE OF 90°16'46"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.82 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.44°41'38"W., A DISTANCE OF 34.02 FEET; THENCE N.00°26'45"E., A DISTANCE OF 1,168.25 FEET; THENCE N.89°05'42"E., A DISTANCE OF 256.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 426,045 SQUARE FEET OR 9.78 ACRES, MORE OR LESS.
SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

NOTES:

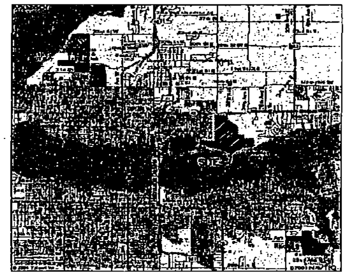
1. BEARINGS ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE NAD [illegible].
2. THE RELATIVE ERROR OF CLOSURE OF THIS SURVEY IS WITHIN THE ACCURACY ALLOWED FOR THIS TYPE OF SURVEY.
3. THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS.
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. A MEAN HIGH WATER SURVEY WAS NOT PERFORMED FOR THE PURPOSE OF THIS SURVEY.
9. ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARK [illegible] REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
10. OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY.
11. THE CLIENT AGREES TO LIMIT THE SURVEYOR'S LIABILITY TO THE CLIENT ON THE PROJECT DUE TO ANY CLAIM OF ANY NATURE WHATSOEVER ARISING OUT OF OR RELATING TO THIS SURVEY, SUCH AS THE TOTAL AGGREGATE LIABILITY OF THE SURVEYOR TO ALL THOSE NAMED SHALL NOT EXCEED THE SURVEYOR'S TOTAL FEE FOR SERVICES RENDERED.

LINE TABLE

LINE	LENGTH	BEARING
L1(D)(F)	1047.82	[illegible]
L2(D)(F)	101.01	[illegible]
L3(D)(F)	1217.42	[illegible]
L4(D)(F)	39.17	S00°04'23"W
L5(D)(F)	258.70	[illegible]
L6(D)(F)	143.04	[illegible]
L10(D)(F)	[illegible]	S00°07'33"W
L11(D)(F)	83.18	S00°07'33"W
L12(D)(F)	135.79	N89°50'02"W
L13(D)(F)	120.00	S00°09'58"W
L14(D)(F)	[illegible]	[illegible]
L15(D)(F)	1023.71	N00°26'45"E
L136(D)(F)	840.81	N00°07'37"E
L155(D)(F)	93.27	S23°08'56"E

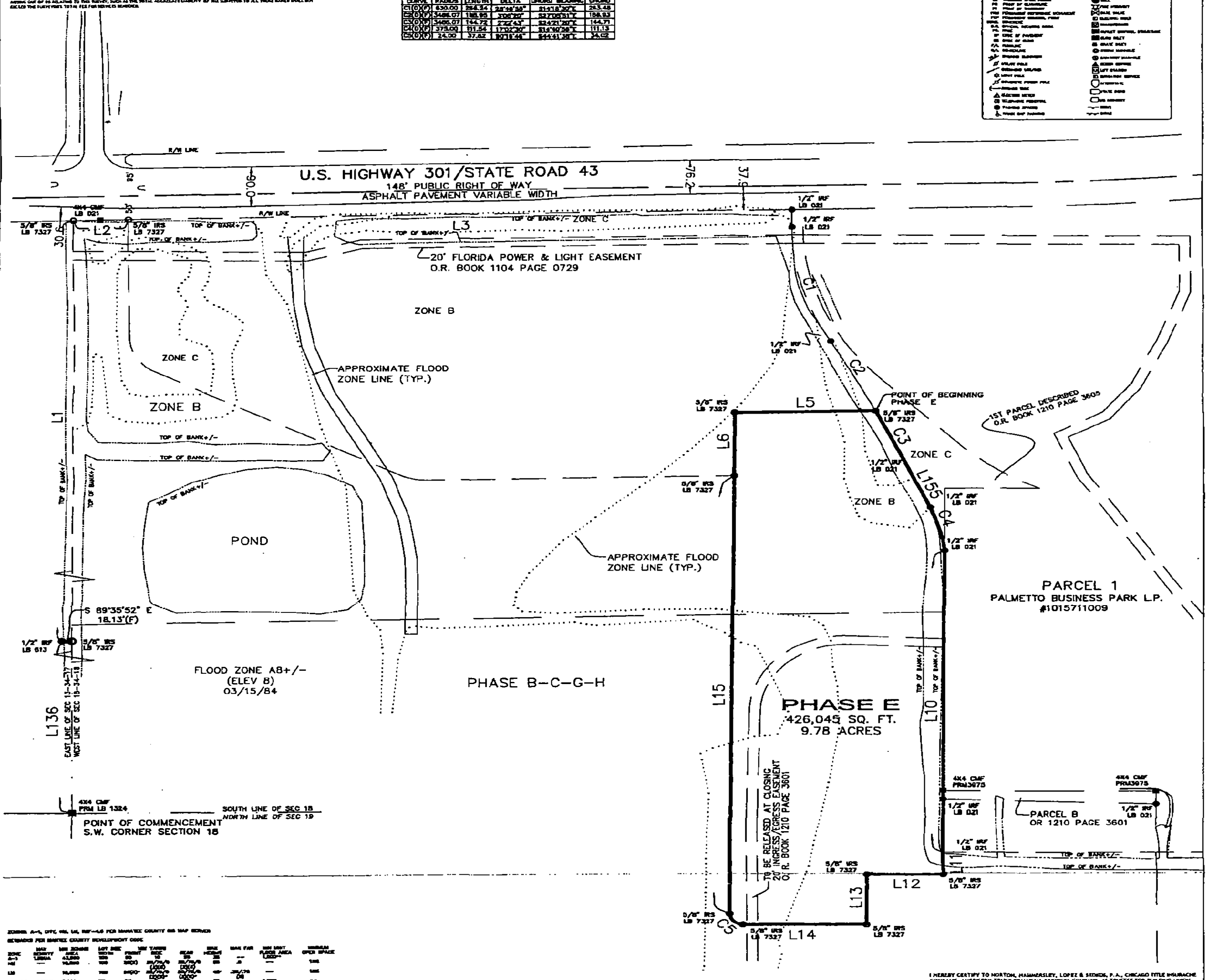
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1(D)(F)	530.00	266.24	28°46'53"	S14°18'30"E	263.45
C2(D)(F)	3486.07	188.95	3°06'20"	S27°05'51"E	188.93
C3(D)(F)	3486.07	144.72	2°22'43"	S24°21'20"E	144.71
C4(D)(F)	375.00	111.54	17°02'30"	S14°40'56"E	111.13
C5(D)(F)	24.00	37.82	90°16'46"	S44°41'38"E	34.02



Scale: 1" = 100 FT
0 50 100 200 300
GRAPHIC SCALE

LEGEND



[illegible]

I HEREBY CERTIFY TO NORTON, HAMMERSLEY, LOPEZ & SKOKOS, P.A., CHICAGO TITLE INSURACNE COMPANY, AMERISERV TRUST FINANCIAL SERVICES COMPANY, AS TRUSTEE FOR BUILDING UNION INVESTMENT AND LOCAL DEVELOPMENT FUND OF AMERICATRUST, PALMETTO COMMERCIAL PARTNERS, LLC, EASTSIDE HOLDINGS, LLC, & WESTSIDE INTERESTS, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1-6, 8, 10, 11, 13, 16, & 17 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATED: 10/18/2006

TONY L. PURSLEY, PSM NO. 4451

ALTA/ACSM LAND TITLE SURVEY IN
SECTIONS 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

SEE SHEET 2 FOR TOPOGRAPHIC SURVEY

CERTIFED TO:
NORTON, HAMMERSLEY, LOPEZ & SKOKOS, P.A.
CHICAGO TITLE INSURACNE COMPANY
AMERISERV TRUST FINANCIAL SERVICES COMPANY, AS TRUSTEE FOR BUILDING UNION INVESTMENT AND LOCAL DEVELOPMENT FUND OF AMERICATRUST
PALMETTO COMMERCIAL PARTNERS, LLC
EASTSIDE HOLDINGS, LLC
WESTSIDE INTERESTS, LLC

SHEET# 1

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

TONY L. PURSLEY, PSM
FLORIDA CERTIFICATE NO. 4451

DATE OF SURVEY 10/18/2006

#	REVISION	DATE	BY

GLOBAL SURVEYING OF BRADENTON, L.L.C.
CERTIFICATE OF AUTHORIZATION LB 0007327
BRADENTON
5004 STATE ROAD 64 E.
P.O. BOX 20765 BRADENTON, FLORIDA 34204
(941) 748-1512 (941) 747-8450 FAX

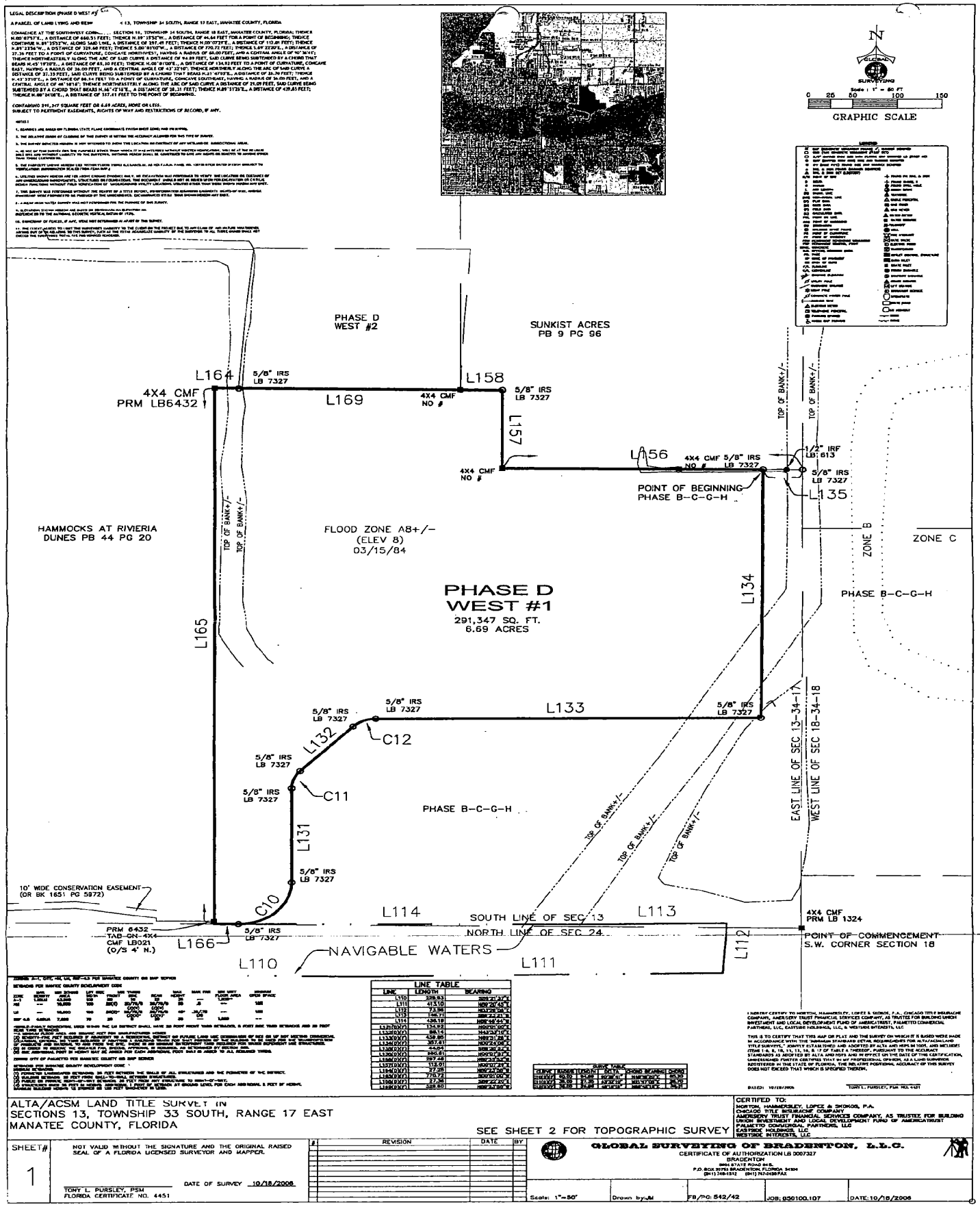
Scale: 1"=100'	Drawn by: JM	FB/PG: 542/42	JOB: 050100.106	DATE: 10/18/2006

SHEET 1 OF 2:
LEGAL DESCRIPTION (PHASE D WEST #1)

A PARCEL OF LAND LYING AND BEING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N.00°07'57"E., A DISTANCE OF 660.51 FEET; THENCE N.89°35'52"W., A DISTANCE OF 44.64 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N.89°35'52"W. ALONG SAID LINE, A DISTANCE OF 297.49 FEET; THENCE N.00°07'29"E., A DISTANCE OF 112.01 FEET; THENCE N.89°23'56"W., A DISTANCE OF 329.60 FEET; THENCE S.00°01'00"W., A DISTANCE OF 770.72 FEET; THENCE S.89°22'20"E., A DISTANCE OF 27.36 FEET TO A POINT OF CURVATURE, CONCAVE NORTHWEST, HAVING A RADIUS OF 60.00 FEET, AND A CENTRAL ANGLE OF 90°36'41"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 94.89 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.45°19'20"E., A DISTANCE OF 85.30 FEET; THENCE N.00°01'00"E., A DISTANCE OF 134.92 FEET TO A POINT OF CURVATURE, CONCAVE EAST, HAVING A RADIUS OF 36.00 FEET, AND A CENTRAL ANGLE OF 43°32'10"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.35 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.21°47'05"E., A DISTANCE OF 26.70 FEET; THENCE N.43°33'10"E., A DISTANCE OF 88.14 FEET TO A POINT OF CURVATURE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 36.00 FEET, AND A CENTRAL ANGLE OF 46°18'16"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 29.09 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.66°42'18"E., A DISTANCE OF 28.31 FEET; THENCE N.89°51'26"E., A DISTANCE OF 439.85 FEET; THENCE N.00°24'08"E., A DISTANCE OF 357.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 291,347 SQUARE FEET OR 6.69 ACRES, MORE OR LESS.
SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.



LINE TABLE		
LINE	LENGTH	BEARING
L110	328.53	S89°21'47"E
L111	413.10	N89°21'47"W
L112	72.98	N01°26'04"E
L113	198.73	S88°33'41"E
L114	436.19	N88°44'41"W
L129(DOT)	134.92	N00°00'00"E
L130(DOT)	88.14	N43°37'10"E
L131(DOT)	438.85	N89°11'08"E
L134(DOT)	357.61	N00°24'08"E
L135(DOT)	40.84	S88°36'54"E
L136(DOT)	840.61	N00°00'00"E
L148(DOT)	297.48	N89°47'34"W
L127(DOT)	113.01	N00°07'39"E
L164(DOT)	27.28	N89°44'34"W
L165(DOT)	770.72	S00°01'00"W
L156(DOT)	27.36	S89°22'24"E
L168(DOT)	328.80	N89°21'47"W

SURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C10(DOT)	25.00	39.27	90°00'00"	N44°38'06"E	35.36
C11(DOT)	25.00	21.99	50°23'51"	N63°49'02"E	21.29
C12(DOT)	25.00	17.28	39°36'09"	N19°49'58"E	16.94

ALTA/ACSM LAND TITLE SURVEY IN
SECTIONS 13, TOWNSHIP 33 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

SEE SHEET 2 FOR TOPOGRAPHIC SURVEY

CERTIFIED TO:
NORTON, HAMMERSLEY, LOPEZ & SKOKOS, P.A.
CHICAGO TITLE INSURANCE COMPANY
AMERSERV TRUST FINANCIAL SERVICES COMPANY, AS TRUSTEE FOR BUILDING UNION INVESTMENT AND LOCAL DEVELOPMENT FUND OF AMERICA TRUST
PALMETTO COMMERCIAL PARTNERS, LLC
EASTSIDE HOLDINGS, LLC
WESTSIDE INTERESTS, LLC

I HEREBY CERTIFY TO NORTON, HAMMERSLEY, LOPEZ & SKOKOS, P.A., CHICAGO TITLE INSURANCE COMPANY, AMERISERV TRUST FINANCIAL SERVICES COMPANY, AS TRUSTEE FOR BUILDING UNION INVESTMENT AND LOCAL DEVELOPMENT FUND OF AMERICA TRUST, PALMETTO COMMERCIAL PARTNERS, LLC, EASTSIDE HOLDINGS, LLC, & WESTSIDE INTERESTS, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 1005, AND INCLUDES ITEMS 1-4, 8, 10, 11, 13, & 17 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATED: 10/18/2006
TONY L. PURSLEY, FLA. NO. 4451

SHEET# 1

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

TONY L. PURSLEY, PSM
FLORIDA CERTIFICATE NO. 4451

DATE OF SURVEY 10/18/2006

#	REVISION	DATE	BY

GLOBAL SURVEYING OF BRADENTON, L.L.C.
CERTIFICATE OF AUTHORIZATION LB 0007327
BRADENTON
3804 STATE ROAD 64 E.
P.O. BOX 30791 BRADENTON, FLORIDA 34204
(941) 748-1512 (941) 747-0438 FAX

Scale: 1"=50' | Drawn by:JM | FB/PG: 542/42 | JOB: 050100.107 | DATE: 10/18/2006

SHEET 1 OF 2:
LEGAL DESCRIPTION (PHASE D WEST #2)

A PARCEL OF LAND LYING AND BEING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N.00°07'57"E., A DISTANCE OF 660.51 FEET; THENCE N.89°35'52"W., A DISTANCE OF 44.64 FEET; THENCE CONTINUE N.89°35'52"W. ALONG SAID LINE, A DISTANCE OF 297.49 FEET; THENCE N.00°07'29"E., A DISTANCE OF 112.01 FEET; THENCE N.89°23'56"W., A DISTANCE OF 48.42 FEET FOR A POINT OF BEGINNING; THENCE N.02°41'46"E., A DISTANCE OF 100.04 FEET; THENCE N.03°56'05"E., A DISTANCE OF 99.93 FEET; THENCE N.89°26'12"W., A DISTANCE OF 248.15 FEET; THENCE S.05°43'21"W., A DISTANCE OF 102.58 FEET; THENCE S.04°09'41"W., A DISTANCE OF 97.59 FEET; THENCE S.89°23'56"E., A DISTANCE OF 253.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 50,145 SQUARE FEET OR 1.15 ACRES, MORE OR LESS.SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

LEGAL DESCRIPTION (PHASE D WEST #2)

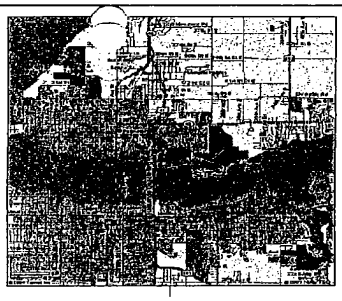
A PARCEL OF LAND LYING AND BEING IN [illegible], TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

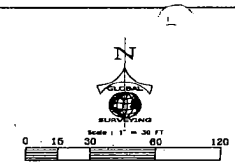
COMMENCE AT THE SOUTHWEST CORNER [illegible] TION 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N.00°07'57"E., A DISTANCE OF 660.51 FEET; THENCE N.89°35'52"W., A DISTANCE OF 44.64 FEET; THENCE CONTINUE N.89°35'52"W. ALONG SAID LINE, A DISTANCE OF 297.49 FEET; THENCE N.00°07'29"E., A DISTANCE OF 112.01 FEET; THENCE N.89°23'56"W., A DISTANCE OF 48.42 FEET FOR A POINT OF BEGINNING; THENCE N.02°41'46"E., A DISTANCE OF 100.04 FEET; THENCE N.03°56'05"E., A DISTANCE OF 99.93 FEET; THENCE N.89°28'12"W., A DISTANCE OF 248.15 FEET; THENCE S.00°43'21"W., A DISTANCE OF 102.58 FEET; THENCE S.04°09'41"W., A DISTANCE OF 97.59 FEET; THENCE S.89°23'56"E., A DISTANCE OF 253.90 FEET TO THE POINT OF BEGINNING.

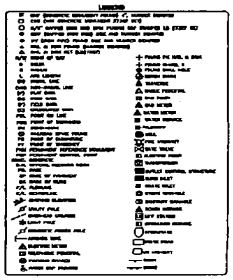
CONTAINING 50,145 SQUARE FEET OR 1.15 ACRES, MORE OR LESS, SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

NOTES:

1. BEARINGS ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) AND (NAD/1983).
2. THE [illegible] LEGEND AS IT RELATES TO THIS SURVEY IS WITHIN THE ACCURACY ALLOWED FOR THE TYPE OF SURVEY.
3. THIS SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS.
4. [illegible] OF THIS SURVEY FOR ANY PURPOSES OTHER THAN WHICH IT WAS CONTRACTED WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USER SOLE AND WITHOUT LIABILITY TO THE SURVEYOR. NOTICES PERTAIN SHALL BE CONTRACTED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
5. THE FOLLOWING LISTING HEREON LIES WITHIN FLOOD ZONES A(EL8)/A(EL8), AS PER F.I.R.M. PANEL NO. 120153 0010 D DATED 3/15/84 SUBJECT TO VERIFICATION& INFORMATION SOURCED FROM PINELLAS.
6. UTILITIES SHOWN HEREON ARE PER ABOVE GROUND EVIDENCE ONLY, LINE LOCATIONS WERE PERFORMED TO VERIFY THE LOCATION OF SURFACE OF UTILITIES ONLY. NO UNDERGROUND UTILITIES WERE LOCATED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, AS SUCH THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN HEREON.
8. THE LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT OR THEIR AGENT.
9. ELEVATIONS SHOWN HEREON ARE BASED ON (USC&GS BENCHMARK (DISPUTED 1988) ELEVATED 4.204 FEET) (ASSUMED) AS THE VERTICAL DATUM.
10. DIMENSIONS OF BUILDING AT BASE, IF SHOWN, WERE NOT DETERMINED BY AMOUNT OF THIS SURVEY.
11. THE CLIENT AGREES TO LIMIT THE SURVEYOR'S LIABILITY TO THE CLIENT OR TO ANY PARTY THAT IS DIRECTLY OR INDIRECTLY RELIED UPON BY THE CLIENT TO ANY CLAIMS OF ANY NATURE WHATSOEVER ARISING OUT OF OR RELATING TO THIS SURVEY, SUCH AS THE TOTAL AGGREGATE LIABILITY OF THE SURVEYOR TO ALL THOSE NAMED SHALL NOT EXCEED TEN THOUSAND DOLLARS ($10,000.00) OR THE TOTAL FEE FOR SERVICES RENDERED, WHICHEVER IS GREATER.







SUNKIST ACRES
P.B. 9 PG. 96

TOP OF BANK+/-

5/8" IRS LB 7327

L161

POINT OF BEGINNING
PHASE D WEST #2

FLOOD ZONE A8+/-
(ELEV 8)
03/15/84

L162

L160

HAMMOCKS AT RIVIERIA
DUNES PB 44 PG 20

PHASE D
WEST #2
50,145 SQ. FT.
1.15 ACRES

SUNKIST ACRES
PB 9 PG 96

L163

L159

L164

4X4 CMF
PRM LB6432

L168

L158

4X4 CMF
NO #

PHASE D WEST #1

L157

S 89°35'52" E
18.13'(F)

1/2" IRF
LB 613

L156

L135

L136

EAST LINE OF SEC 13-34-17
WEST LINE OF SEC 18-34-18

4X4 CMF
PRM LB 1324

SOUTH LINE OF SEC 18
NORTH LINE OF SEC 19

POINT OF COMMENCEMENT
S.W. CORNER SECTION 18

ZONING CITY OF PALMETTO PER MANATEE COUNTY GIS MAP SERVER

SETBACKS FOR MANATEE COUNTY DEVELOPMENT CODE:

ZONE	MIN SQUARE FEET	MIN WIDTH	LOT SIZE	MIN YARDS			MAX	MAX. FAR	MIN UNIT FLOOR AREA	MINIMUM OPEN SPACE
				FRONT	SIDE	REAR	HEIGHT			
RSF-6.0	6,000	70	100	25	7.5	20	35	0.5	1,000	30%

*INDIVIDUALLY PLATTED LOTS, LESS THAN THE 100 DISTANCE SHALL HAVE AN 80 FOOT FRONT YARD SETBACK, 5 FOOT SIDE YARD SETBACKS AND AN 80 FOOT REAR YARD SETBACK.

**ON MINIMUM FLOOR AREA 400 SQUARE FEET FOR SINGLE-ACREAGE HOMES

***A MINIMUM FLOOR AREA OF 1,000 SQUARE FEET FOR RESIDENCES LOCATED ON PRIVATE LAND USE REPRESENTING AT RED OR LOT NOT MEETING DIMENSIONAL OR DENSITY CRITERIA, BUT PREVIOUSLY OF RECORD AS A SEPARATE PARCEL OR LOT AS OF THE EFFECTIVE DATE OF THIS CHAPTER, OR ANY LOT OR SUBDIVISION LOT OF RECORD AS OF THE EFFECTIVE DATE OF THIS CHAPTER, MAY BE USED FOR ANY USE PERMITTED IN THE ZONE IN WHICH IT IS LOCATED, PROVIDED THAT ALL OF THE REQUIREMENTS OF THIS CHAPTER, OTHER THAN MINIMUM LOT AREA AND MINIMUM LOT WIDTH, ARE MET. SUCH LOT MAY BE OCCUPIED BY ONE BUILDING FOR THE PERMITTED USE AND ITS ACCESSORY USES. IN ADDITION, SUCH LOT MAY BE OCCUPIED BY ONE BUILDING FOR EACH TWO DWELLING UNITS PERMITTED ON THE LOT IN THE DISTRICT IN WHICH IT IS LOCATED. THE MINIMUM YARD DIMENSIONS SHALL BE AS REQUIRED FOR THE DISTRICT IN WHICH THE LOT IS LOCATED, EXCEPT THAT THE MINIMUM SIDE YARD REQUIRED FOR EACH DWELLING UNIT SHALL BE ONE-HALF THE HEIGHT OF THE BUILDING, BUT NOT LESS THAN FIVE FEET. (6) ONE ADDITIONAL FOOT IN HEIGHT MAY BE ADDED FOR EACH ADDITIONAL FOOT THAT IS ADDED TO ALL REQUIRED YARDS.

SETBACKS FOR MANATEE COUNTY DEVELOPMENT CODE:
MINIMUM BUILDING SEPARATION
(1) FOR ONE STORY BUILDINGS, NO PART BETWEEN THE WALLS OF ALL STRUCTURES AND THE PERIMETER OF THE DISTRICT.
(2) FOR TWO STORY BUILDINGS, NO PART SHALL BE LESS THAN 20 FEET BETWEEN STRUCTURES.
(3) FOR THREE STORY BUILDINGS, NO PART SHALL BE LESS THAN 30 FEET BETWEEN STRUCTURES.
(4) FOR BUILDINGS OVER THREE STORIES IN HEIGHT, ONE FOOT SHALL BE ADDED TO THE MINIMUM SEPARATION FOR EACH FOOT OF HEIGHT OF THE BUILDING ABOVE THE THIRD STORY.
MINIMUM BUILDING HEIGHT: 15 STORIES OR 150 FEET WHICHEVER IS LESS.

LINE TABLE		
LINE	LENGTH	BEARING
L135(D)(F)	44.64	S89°35'52"E
L136(D)(F)	660.51	N00°07'57"E
L156(D)(F)	297.49	N89°35'52"W
L157(D)(F)	112.01	N00°07'29"E
L158(D)(F)	48.42	N89°23'56"W
L159(D)(F)	100.04	N02°41'46"E
L160(D)(F)	99.93	N03°56'05"E
L161(D)(F)	248.15	N89°28'12"W
L162(D)(F)	102.58	S00°43'21"W
L163(D)(F)	97.59	S04°09'41"W
L164(D)(F)	27.28	N89°23'56"W
L168(D)(F)	253.90	S89°23'56"E

I HEREBY CERTIFY TO NORTON, HAMMERSLEY, LOPEZ & SKOKOS, P.A., CHICAGO TITLE INSURANCE COMPANY, AMERIBERY TRUST FINANCIAL SERVICES COMPANY, AS TRUSTEE FOR BUILDING UNION INVESTMENT AND LOCAL DEVELOPMENT FUND OF AMERICATRUST, PALMETTO COMMERCIAL PARTNERS, LLC, EASTSIDE HOLDINGS, LLC, & WESTSIDE INTERESTS, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1-4, 8, 10, 11, 13, 14, & 17 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATED: 10/18/2006

TONY L. PURSLEY, PSM NO. 4451

ALTA/ACSM LAND TITLE SURVEY IN SECTIONS 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST MANATEE COUNTY, FLORIDA

SEE SHEET 2 FOR TOPOGRAPHIC SURVEY

CERTIFIED TO:
NORTON, HAMMERSLEY, LOPEZ & SKOKOS, P.A.
CHICAGO TITLE INSURANCE COMPANY
AMERIBERY TRUST FINANCIAL SERVICES COMPANY, AS TRUSTEE FOR BUILDING UNION INVESTMENT AND LOCAL DEVELOPMENT FUND OF AMERICATRUST
PALMETTO COMMERCIAL PARTNERS, LLC
EASTSIDE HOLDINGS, LLC
WESTSIDE INTERESTS, LLC

SHEET# 1

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

TONY L. PURSLEY, PSM
FLORIDA CERTIFICATE NO. 4451

DATE OF SURVEY 10/18/2006

#	REVISION	DATE	BY

GLOBAL SURVEYING OF BRADENTON, L.L.C.
CERTIFICATE OF AUTHORIZATION LB 0007327
BRADENTON
5801 E STATE ROAD 64 E.
P.O. BOX 26735 BRADENTON, FLORIDA 34204
(941) 748-1813 (941) 747-2388 FAX

Scale: 1"=30' | Drawn by: JM | FB/PG: 542/42 | JOB: 050100.108 | DATE: 10/18/2006

SHEET 1 OF 2: (SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION)

LEGAL DESCRIPTION (PHASE A)

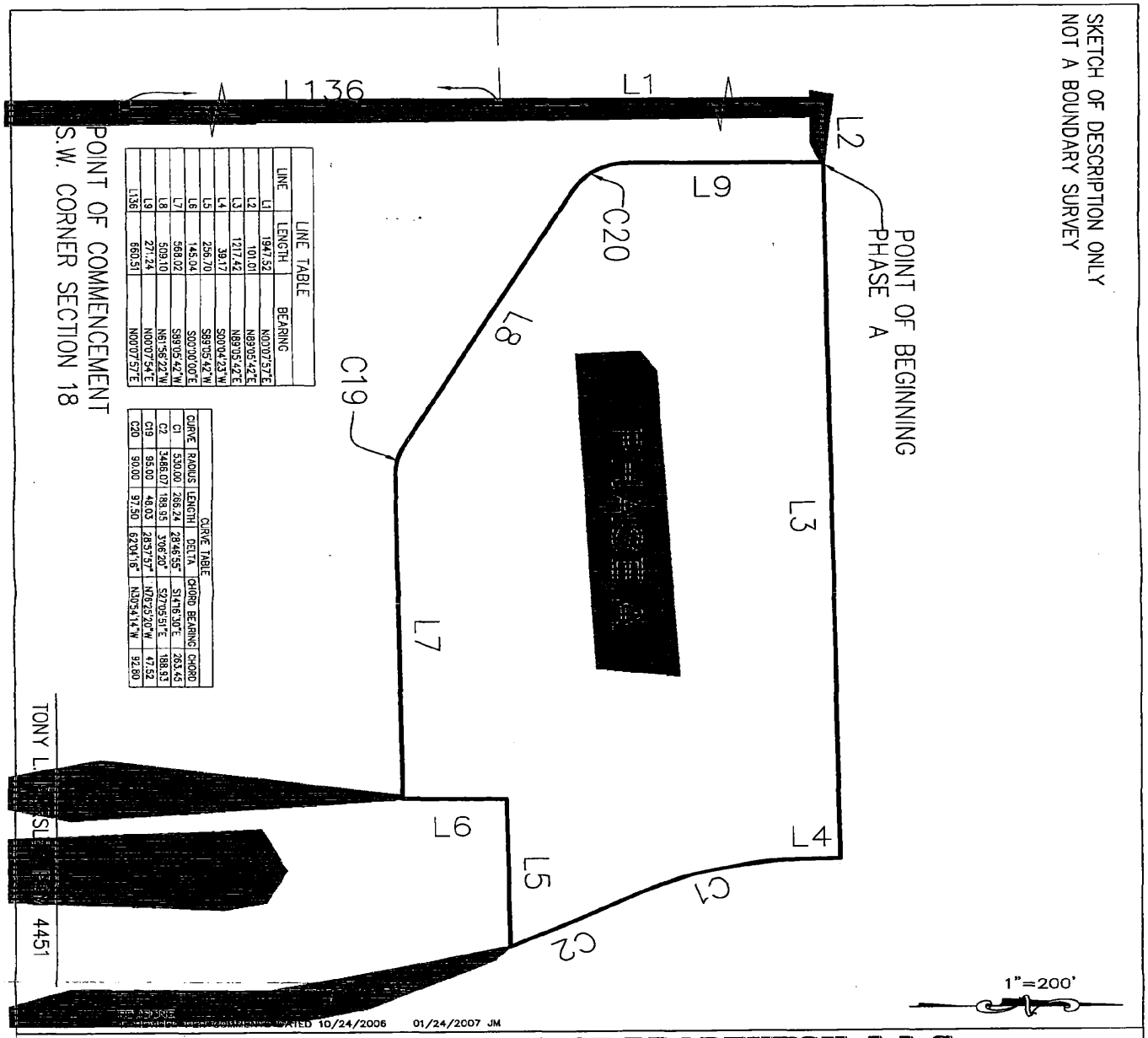
A PARCEL OF LAND LYING AND BEING IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N.00°07'57"E., A DISTANCE OF 2,608.03 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 301; THENCE N.89°05'42"E. ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 101.01 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N.89°05'42"E. ALONG SAID LINE, A DISTANCE OF 1,217.42 FEET; THENCE S.00°04'23"W., A DISTANCE OF 39.17 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE EAST, OF WHICH THE RADIUS POINT LIES S.89°53'02"E., A RADIAL DISTANCE OF 530.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°46'55", A DISTANCE OF 266.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.14°16'30"E., A DISTANCE OF 263.45 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE SOUTHWEST, OF WHICH THE RADIUS POINT LIES S.61°20'58"W., A RADIAL DISTANCE OF 3,486.07 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°06'20", A DISTANCE OF 188.95 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.27°05'51"E., A DISTANCE OF 188.93 FEET; THENCE S.89°05'42"W., A DISTANCE OF 256.70 FEET; THENCE SOUTH, A DISTANCE OF 145.04 FEET; THENCE S.89°05'42"W., A DISTANCE OF 568.02 FEET TO A POINT OF CURVATURE, CONCAVE NORTH, HAVING A RADIUS OF 95.00 FEET, AND A CENTRAL ANGLE OF 28°57'57"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.03 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.76°25'20"W., A DISTANCE OF 47.52 FEET; THENCE N.61°56'22"W., A DISTANCE OF 509.10 FEET TO A POINT OF CURVATURE, CONCAVE NORTHEAST, HAVING A RADIUS OF 90.00 FEET, AND A CENTRAL ANGLE OF 62°04'16"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 97.50 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.30°54'14"W., A DISTANCE OF 92.80 FEET; THENCE N.00°07'54"E., A DISTANCE OF 271.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 677,020 SQUARE FEET OR 15.54 ACRES, MORE OR LESS.
SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

H:\acad\Land_Projects\040553_SANCTUARY\dwg\SKETCH & DESCRIPTIONS R1.dwg

SKETCH OF DESCRIPTION ONLY
NOT A BOUNDARY SURVEY



LINE TABLE		
LINE	LENGTH	BEARING
L1	1947.52	N00°07'57"E
L2	101.01	N89°05'42"E
L3	1217.42	N89°05'42"E
L4	39.17	S00°04'23"W
L5	256.70	S89°05'42"W
L6	145.04	S00°00'00"E
L7	568.02	S89°05'42"W
L8	509.10	N61°58'22"W
L9	277.24	N00°07'54"E
L136	660.51	N00°07'57"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	530.00'	266.24'	28°46'55"	S14°16'30"E	263.45'
C2	3486.07'	189.95'	3°06'20"	S27°05'51"E	188.93'
C19	95.00'	48.02'	28°57'57"	N70°23'20"W	47.52'
C20	90.00'	97.50'	62°04'16"	N30°54'14"W	92.60'

DRAWN 10/24/2006 01/24/2007 JM

GLOBAL SURVEYING OF BRADENTON, L.L.C.
CERTIFICATE OF AUTHORIZATION LB 0007327
BRADENTON
5004 STATE ROAD 64
P.O. BOX 20755 BRADENTON, FLORIDA 34204
(941) 746-1512 (941) 747-2450 FAX

LAST UPDATE 01/25/07

Sheet: 2 of 2	Scale: 1"=200'	Drawn by: TP	FB/PG: NONE	DATE: 10/02/2006 JOB: 050100.100

Consent and Joinder of Landowners
for Establishment of the Sanctuary Cove Community Development District

The undersigned understands and acknowledges that Petitioner submitted a petition to establish a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands that are intended to constitute the Sanctuary Cove Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, Petitioner is required to include the written consent to the establishment of the Sanctuary Cove Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Sanctuary Cove Community Development District. A description of the lands owned by the undersigned and intended to be included in the Sanctuary Cove Community Development District is more fully described in Exhibit "A" attached hereto and made a part hereof (the "Property").

The undersigned hereby consents to the establishment of a Community Development District that will include the Property within the lands to be a part of the Sanctuary Cove Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Sanctuary Cove Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Sanctuary Cove Community Development District is established or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to establishment of the Sanctuary Cove Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 22nd day of March, 2007.

Witnessed:

MANATEE ISLAND PARTNERS, LLC

Linda J. Svenson
Print Name: LINDA J. SVENSON

Tanner Thompson
Print Name: TANNER THOMPSON

By: _____
Print Name: TIMOTHY J. MORRIS
Its: MANAGER

STATE OF Florida
COUNTY OF Manatee

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Timothy J. Morris, _____ of Manatee Island Partners, LLC, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal in the County of Manatee and State of Florida this 29 day of March, 2007.

Rebecca E Bundy
Notary Public

NOTARY PUBLIC
STATE OF FLORIDA
Rebecca E. Bundy
Comm. # DD 270601
Comm. Exp. Dec. 1, 2007

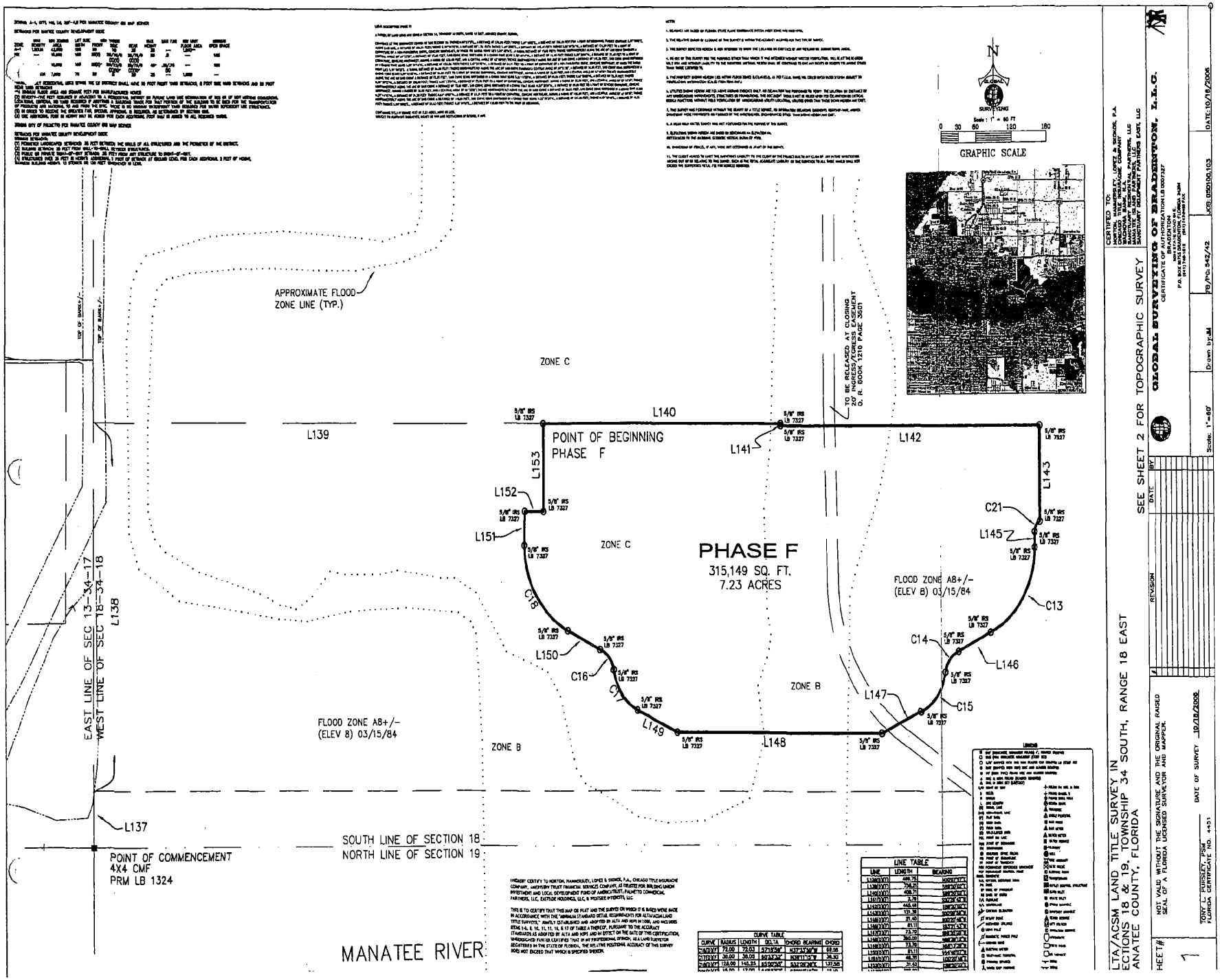
Personally known: ✓
Produced Identification: _____
Type of Identification: _____

SHEET 1 OF 2:
LEGAL DESCRIPTION (PHASE F)

A PARCEL OF LAND LYING AND BEING IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N.00°07'57"E., A DISTANCE OF 576.05 FEET; THENCE S.89°50'02"E., A DISTANCE OF 758.21 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S.89°50'02"E. ALONG SAID LINE, A DISTANCE OF 406.71 FEET; THENCE S.00°26'42"W., A DISTANCE OF 2.76 FEET; THENCE S.89°50'02"E., A DISTANCE OF 445.49 FEET; THENCE S.00°09'58"W., A DISTANCE OF 131.39 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE SOUTHEAST, OF WHICH THE RADIUS POINT LIES S.24°43'16"E. ,A RADIAL DISTANCE OF 15.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°55'57", A DISTANCE OF 17.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.32°48'46"W., A DISTANCE OF 16.10 FEET; THENCE S.00°20'48"W., A DISTANCE OF 21.40 FEET TO A POINT OF CURVATURE, CONCAVE NORTHWEST, HAVING A RADIUS OF 128.00 FEET, AND A CENTRAL ANGLE OF 65°00'55"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 145.25 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.32°51'16"W., A DISTANCE OF 137.58 FEET; THENCE S.65°21'43"W., A DISTANCE OF 61.11 FEET TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE SOUTHEAST, OF WHICH THE RADIUS POINT LIES S.19°50'23"E. ,A RADIAL DISTANCE OF 36.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°33'32", A DISTANCE OF 38.05 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.39°52'52"W., A DISTANCE OF 36.30 FEET TO A POINT OF REVERSE CURVATURE, CONCAVE NORTHWEST, HAVING A RADIUS OF 72.00 FEET, AND A CENTRAL ANGLE OF 57°18'59"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 72.03 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.38°15'35"W., A DISTANCE OF 69.06 FEET; THENCE S.66°55'05"W., A DISTANCE OF 73.70 FEET; THENCE N.89°39'12"W., A DISTANCE OF 350.00 FEET; THENCE N.66°13'29"W., A DISTANCE OF 73.70 FEET TO A POINT OF CURVATURE, CONCAVE NORTHEAST, HAVING A RADIUS OF 72.00 FEET, AND A CENTRAL ANGLE OF 57°18'59"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 72.03 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.37°33'59"W., A DISTANCE OF 69.06 FEET TO A POINT OF REVERSE CURVATURE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 36.00 FEET, AND A CENTRAL ANGLE OF 60°33'32"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.05 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.39°11'15"W., A DISTANCE OF 36.30 FEET; THENCE N.64°40'07"W., A DISTANCE OF 61.11 FEET TO A POINT OF CURVATURE, CONCAVE NORTHEAST, HAVING A RADIUS OF 128.00 FEET, AND A CENTRAL ANGLE OF 65°00'55"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 145.25 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.32°09'39"W., A DISTANCE OF 137.58 FEET; THENCE N.00°20'48"E., A DISTANCE OF 46.35 FEET; THENCE S.89°50'02"E., A DISTANCE OF 31.42 FEET; THENCE N.00°09'58"E., A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 315,149 SQUARE FEET OR 7.23 ACRES, MORE OR LESS.
SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C13(M)(T)	72.00	73.03	58°05'58"	N37°33'36"W	69.96
C21(M)(T)	30.00	36.05	68°51'52"	N36°11'01"W	34.30
C15(M)(T)	134.00	145.23	62°05'26"	S33°39'39"W	137.98

LINE TABLE		
LINE	LENGTH	BEARING
L138(M)(T)	660.26	N00°07'40"E
L139(M)(T)	736.21	N89°52'20"W
L140(M)(T)	408.71	S89°52'20"E
L141(M)(T)	2.76	S00°07'40"W
L142(M)(T)	448.49	S89°52'20"E
L143(M)(T)	131.38	S00°07'40"W
L144(M)(T)	21.40	S00°07'40"W
L145(M)(T)	61.11	S89°52'20"E
L146(M)(T)	73.79	S66°36'29"E
L147(M)(T)	360.06	S89°36'29"E
L148(M)(T)	73.79	N66°36'29"W
L149(M)(T)	61.11	N24°16'50"W
L150(M)(T)	46.30	N00°07'40"E
L151(M)(T)	21.40	S89°52'20"E

BK 2231 PG 5802 (45 of 92)

Consent and Joinder of Landowners
for Establishment of the Sanctuary Cove Community Development District

The undersigned understands and acknowledges that Petitioner submitted a petition to establish a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands that are intended to constitute the Sanctuary Cove Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, Petitioner is required to include the written consent to the establishment of the Sanctuary Cove Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Sanctuary Cove Community Development District. A description of the lands owned by the undersigned and intended to be included in the Sanctuary Cove Community Development District is more fully described in Exhibit "A" attached hereto and made a part hereof (the "Property").

The undersigned hereby consents to the establishment of a Community Development District that will include the Property within the lands to be a part of the Sanctuary Cove Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Sanctuary Cove Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Sanctuary Cove Community Development District is established or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to establishment of the Sanctuary Cove Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 4th day of September, 2007.

Witnessed:

SANCTUARY DEVELOPMENT PARTNERS EAST, LLC

By: Linda J. Svenson
Print Name: Linda J. Svenson
Its: Co-Manager

Jessica L Avery
Print Name: Jessica L Avery

Pat J
Print Name: Patrick Jones

STATE OF Florida
COUNTY OF Manatee

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Linda Svenson, _____ of Sanctuary Development Partners East, LLC, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal in the County of Manatee and State of Florida this 4th day of September, 2007.

Notary Public Jessica L Avery DD574710

Notary Public State of Florida
Jessica L Avery
My Commission DD574710
Expires 05/15/2011

Personally known: ✓
Produced Identification: _____
Type of Identification: _____

LEGAL DESCRIPTION (PHASE D EAST) PARCEL #8

A PARCEL OF LAND LYING AND BEING IN SECTIONS 18 & 19, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

COMMENCE AT THE SOUTHWEST CORNER SECTION 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N.00°07'57"E., A DISTANCE OF 76.30 FEET; THENCE S.89°48'21"E., A DISTANCE OF 2,769.09 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S.89°48'21"E., A DISTANCE OF 751.56 FEET; THENCE S.00°00'20"W., A DISTANCE OF 261.08 FEET; THENCE N.89°35'17"W., A DISTANCE OF 94.94 FEET; THENCE S.00°10'28"W., A DISTANCE OF 24.69 FEET; THENCE S.88°54'21"W., A DISTANCE OF 271.08 FEET TO A POIN OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE SOUTH, OF WHICH THE RADIUS POINT LIES S.74°56'40"W., A RADIAL DISTANCE OF 56.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 118°40'48", A DISTANCE OF 116.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.74°23'44"W., A DISTANCE OF 96.34 FEET TO A POINT OF REVERSE CURVATURE, CONCAVE NORTH, HAVING A RADIUS OF 100.00 FEET, AND A CENTRAL ANGLE OF 43°26'52"; THENCE WESTERLY ALONG THE ARC OF SAID CURV A DISTANCE OF 75.83 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.67°59'18"W., A DISTANCE OF 74.03 FEET TO A POINT O COMPOUND CURVATURE, CONCAVE NORTH, HAVING A RADIUS OF 1,478.00 FEET, AND A CENTRAL ANGLE OF 07°29'49"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 193.39 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS N.86°32'22"W., A DISTANCE OF 193.26 FEET TO A POINT OF COMPOUND CURVATURE, CONCAVE NORTHEAST, HAVING A RADIUS OF 50.00 FEET, AND A CENTRAL ANGLE OF 40°27'14"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 35.30 FEET, SAID CURVE BEING SUBTENDED B A CHORD THAT BEARS N.62°33'50"W., A DISTANCE OF 34.57 FEET; THENCE N.00°00'48"E., A DISTANCE OF 267.05 FEET TO THE POINT OF BEGINNING.

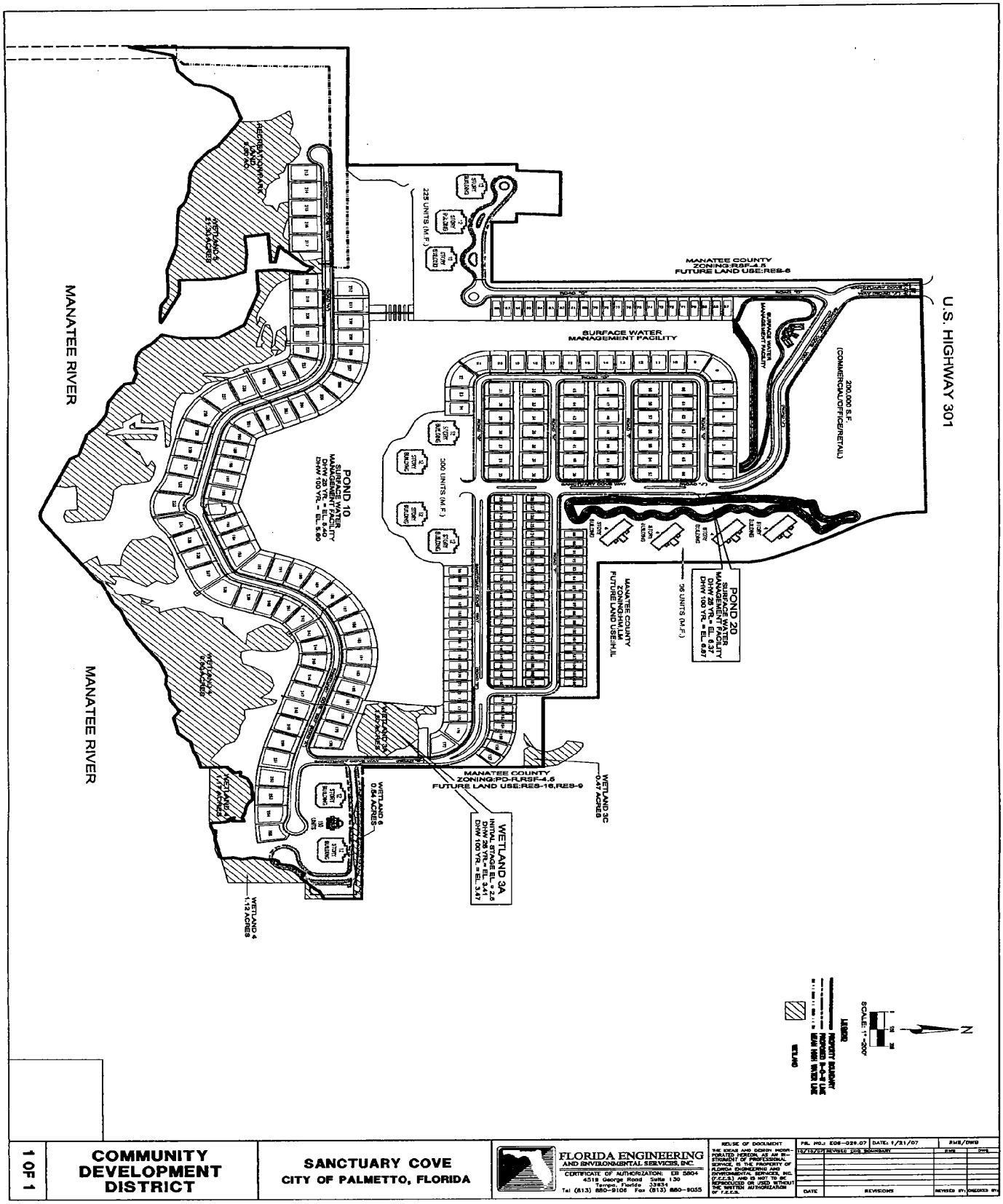
CONTAINING 211,132 SQUARE FEET OR 4.85 ACRES, MORE OR LESS.
SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

EXHIBIT 4

SANCTUARY COVE COMMUNITY DEVELOPMENT DISTRICT

This Exhibit 4 contains an Existing Land Use Map. The current use of the land is Planned Unit Development – Multi Use.

EXHIBIT 4



1 OF 1	COMMUNITY DEVELOPMENT DISTRICT	SANCTUARY COVE CITY OF PALMETTO, FLORIDA	FLORIDA ENGINEERING AND ENVIRONMENTAL SERVICES, INC. CERTIFICATE OF AUTHORIZATION: EB 5804 4519 George Road Suite 130 Tampa, Florida 33634 Tel (813) 880-9106 Fax (813) 880-9055	REUSE OF DOCUMENT THE IDEAS AND DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF FLORIDA ENGINEERING AND ENVIRONMENTAL SERVICES, INC. (F.E.E.S.) AND IS NOT TO BE REPRODUCED OR USED WITHOUT THE WRITTEN AUTHORIZATION OF F.E.E.S.	FIL. NO.: E06-029.07	DATE: 1/21/07	RMS/DWG
					10/15/07	REVISED CDD BOUNDARY	RMS / DWG
					DATE	REVISIONS	REVISED BY: / CHECKED BY:

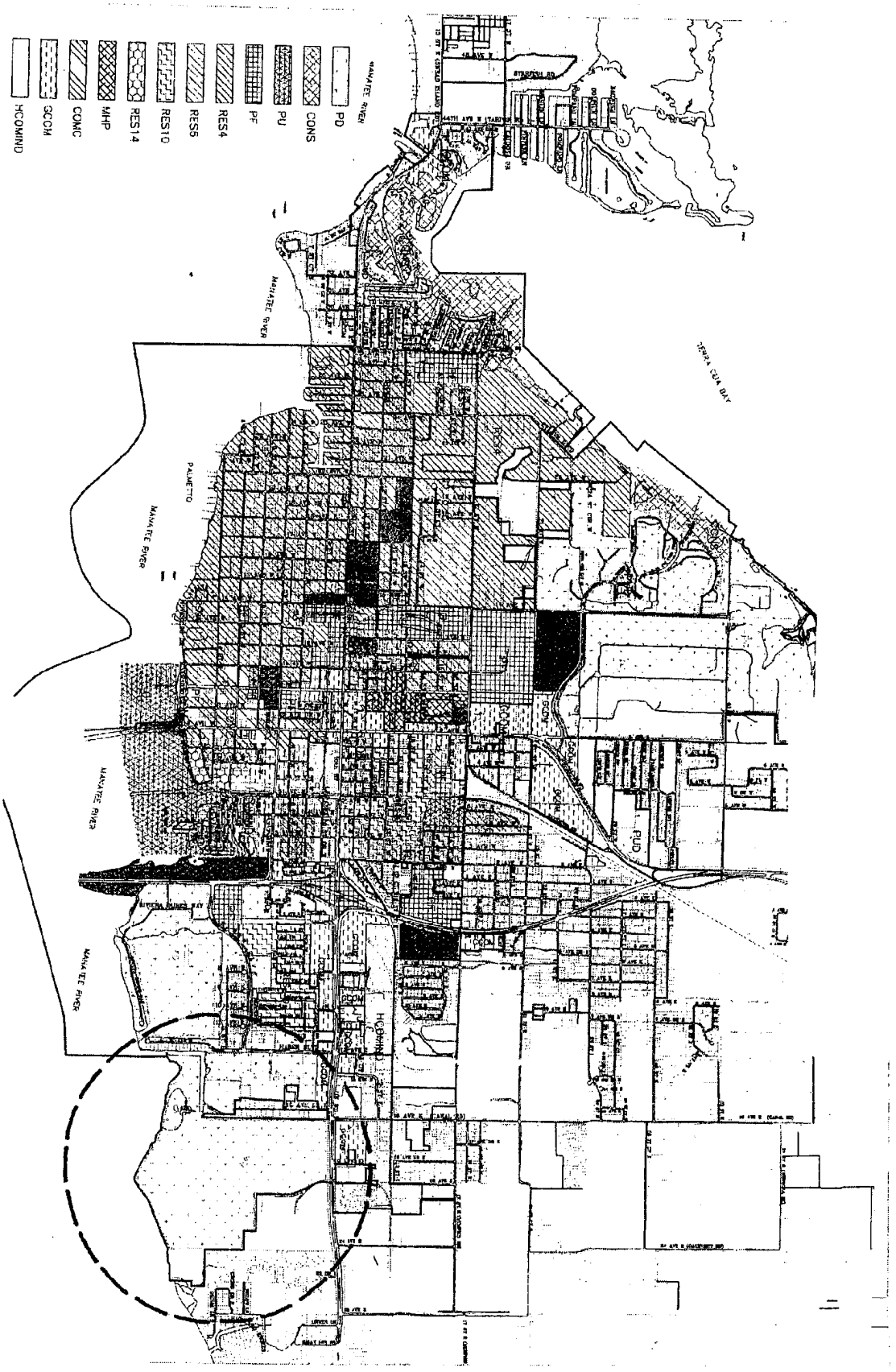
EXHIBIT 5

SANCTUARY COVE COMMUNITY DEVELOPMENT DISTRICT

This Exhibit 5 contains a City of Palmetto Future Land Use Map of the land to be included within the District. The future land use is Planned Unit Development – Multi Use.

Exhibit 5 also contains a map of the future general distribution, location and extent of the public and private land uses proposed within the District.

EXHIBIT 5



PROJECT
CITY OF PALMETTO

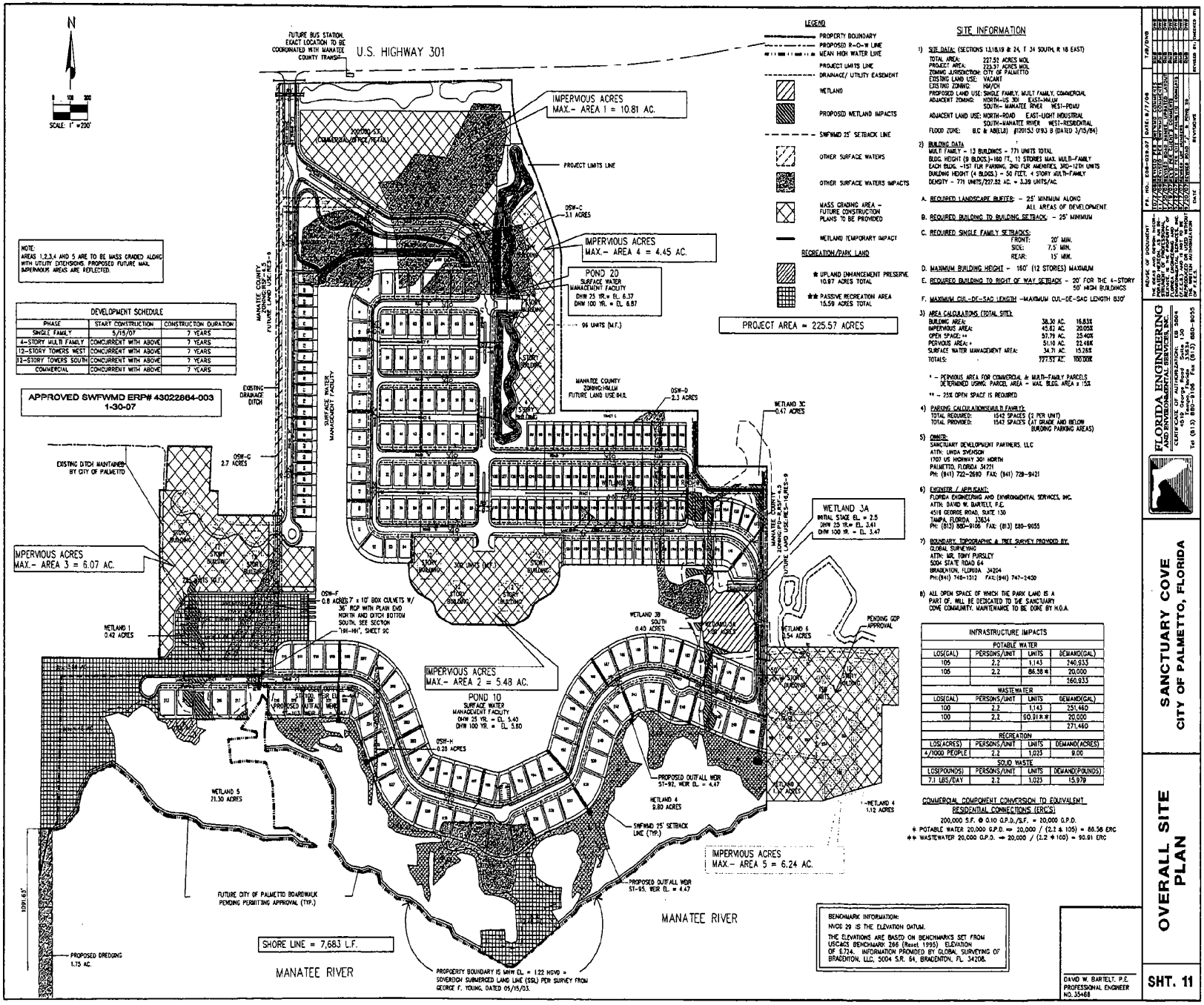
SHEET TITLE
FUTURE LAND USE

REVISIONS:	BY	DATE
Ord 05-850	bem	09-19-05
Ord 05-851	bem	09-19-05
Designation change PUD to PD	bem	08-08-05

PROJECT # 05-pal-02
DRAWN bem
CHECKED bem
SCALE 1" = 1000'
DATE 01-06-05

THE CITY OF PALMETTO

CITY OF PALMETTO
engineering department
600 17th street west palmetto, florida 34221 (941) 723-4570 fax (941) 723-4576



SITE INFORMATION

1) SITE DATA: (SECTIONS 13,18,19 & 24, T 34 SOUTH, R 18 EAST)
TOTAL AREA: 227.51 ACRES M.O.L.
PROJECT AREA: 225.57 ACRES M.O.L.
ZONING JURISDICTION: CITY OF PALMETTO
EXISTING LAND USE: VACANT
EXISTING ZONING: AM/CN
PROPOSED LAND USE: SINGLE FAMILY, MULT FAMILY, COMMERCIAL
ADJACENT ZONING: NORTH-US 301 EAST-AM/UM SOUTH- MANATEE RIVER WEST-PD/MU
ADJACENT LAND USE: NORTH-ROAD EAST-LIGHT INDUSTRIAL SOUTH-MANATEE RIVER WEST-RESIDENTIAL
FLOOD ZONE: B,C & A8E,L8 (#120153 0193 B (DATED 3/15/84)

2) BUILDING DATA
MULT FAMILY - 13 BUILDINGS - 771 UNITS TOTAL
BLDG. HEIGHT (9 BLDGS.)-180 FT., 12 STORIES MAX. MULTI-FAMILY EACH BLDG. -1ST FLR PARKING, 2ND FLR AMENITIES, 3RD-12TH UNITS
BUILDING HEIGHT (4 BLDGS.) - 50 FEET, 4 STORY MULTI-FAMILY
DENSITY - 771 UNITS/227.82 AC. = 3.39 UNITS/AC.

A. REQUIRED LANDSCAPE BUFFER: - 25' MINIMUM ALONG ALL AREAS OF DEVELOPMENT.
B. REQUIRED BUILDING TO BUILDING SETBACK - 25' MINIMUM
C. REQUIRED SINGLE FAMILY SETBACKS:
FRONT: 20' MIN.
SIDE: 7.5 MIN.
REAR: 15' MIN.
D. MAXIMUM BUILDING HEIGHT - 160' (12 STORIES) MAXIMUM
E. REQUIRED BUILDING TO RIGHT OF WAY SETBACK - 20' FOR THE 4-STORY 50' HIGH BUILDINGS
F. MAXIMUM CUL-DE-SAC LENGTH -MAXIMUM CUL-DE-SAC LENGTH 830'

3) AREA CALCULATIONS (TOTAL SITE):

BUILDING AREA:	38.30 AC.	16.83%
IMPERVIOUS AREA:	45.82 AC.	20.05%
OPEN SPACE: **	57.79 AC.	25.40%
PERVIOUS AREA: *	51.10 AC.	22.48%
SURFACE WATER MANAGEMENT AREA:	34.71 AC.	15.26%
TOTALS:	227.51 AC.	100.00%

* - PERVIOUS AREA FOR COMMERCIAL & MULTI-FAMILY PARCELS DETERMINED USING: PARCEL AREA - MAX. BLDG. AREA x 15%
** - 25% OPEN SPACE IS REQUIRED

4) PARKING CALCULATIONS(MULTI FAMILY):
TOTAL REQUIRED: 1542 SPACES (2 PER UNIT)
TOTAL PROVIDED: 1543 SPACES (AT GRADE AND BELOW BUILDING PARKING AREAS)

5) OWNER:
SANCTUARY DEVELOPMENT PARTNERS, LLC
ATTN: LINDA SVENSON
1707 US HIGHWAY 301 NORTH
PALMETTO, FLORIDA 34221
PH: (941) 722-2690 FAX: (941) 729-9421

6) ENGINEER / APPLICANT:
FLORIDA ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
ATTN: DAVID W. BARTELT, P.E.
4518 GEORGE ROAD, SUITE 130
TAMPA, FLORIDA 33634
PH: (813) 880-9106 FAX: (813) 880-9055

7) BOUNDARY, TOPOGRAPHIC & TREE SURVEY PROVIDED BY:
GLOBAL SURVEYING
ATTN: MR. TONY PURSLEY
5004 STATE ROAD 64
BRADENTON, FLORIDA 34204
PH:(941) 748-1312 FAX:(941) 747-2420

8) ALL OPEN SPACE OF WHICH THE PARK LAND IS A PART OF, WILL BE DEDICATED TO THE SANCTUARY COVE COMMUNITY. MAINTENANCE TO BE DONE BY H.O.A.

INFRASTRUCTURE IMPACTS

POTABLE WATER			
LOS(GAL)	PERSONS/UNIT	UNITS	DEMAND(GAL)
105	2.2	1,143	240,933
105	2.2	86.58 *	20,000
			260,933

WASTEWATER			
LOS(GAL)	PERSONS/UNIT	UNITS	DEMAND(GAL)
100	2.2	1,143	251,460
100	2.2	90.91 **	20,000
			271,460

RECREATION			
LOS(ACRES)	PERSONS/UNIT	UNITS	DEMAND(ACRES)
4/1000 PEOPLE	2.2	1,023	9.00

SOLID WASTE			
LOS(POUNDS)	PERSONS/UNIT	UNITS	DEMAND(POUNDS)
7.1 LBS/DAY	2.2	1,023	15,979

COMMERCIAL COMPONENT CONVERSION TO EQUIVALENT RESIDENTIAL CONNECTIONS (ERC'S)
200,000 S.F. @ 0.10 G.P.D./S.F. = 20,000 G.P.D.
* POTABLE WATER 20,000 G.P.D. = 20,000 / (2.2 x 105) = 86.58 ERC
** WASTEWATER 20,000 G.P.D. = 20,000 / (2.2 x 100) = 90.91 ERC

DAVID W. BARTELT, P.E.
PROFESSIONAL ENGINEER
NO. 35468

FLORIDA ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
CERTIFICATE OF AUTHORIZATION: EB 3661
4518 George Road Suite 130 Tampa, FL 33634
Tel (813) 880-9106 Fax (813) 880-9055

SANCTUARY COVE
CITY OF PALMETTO, FLORIDA

OVERALL SITE PLAN

SHT. 11

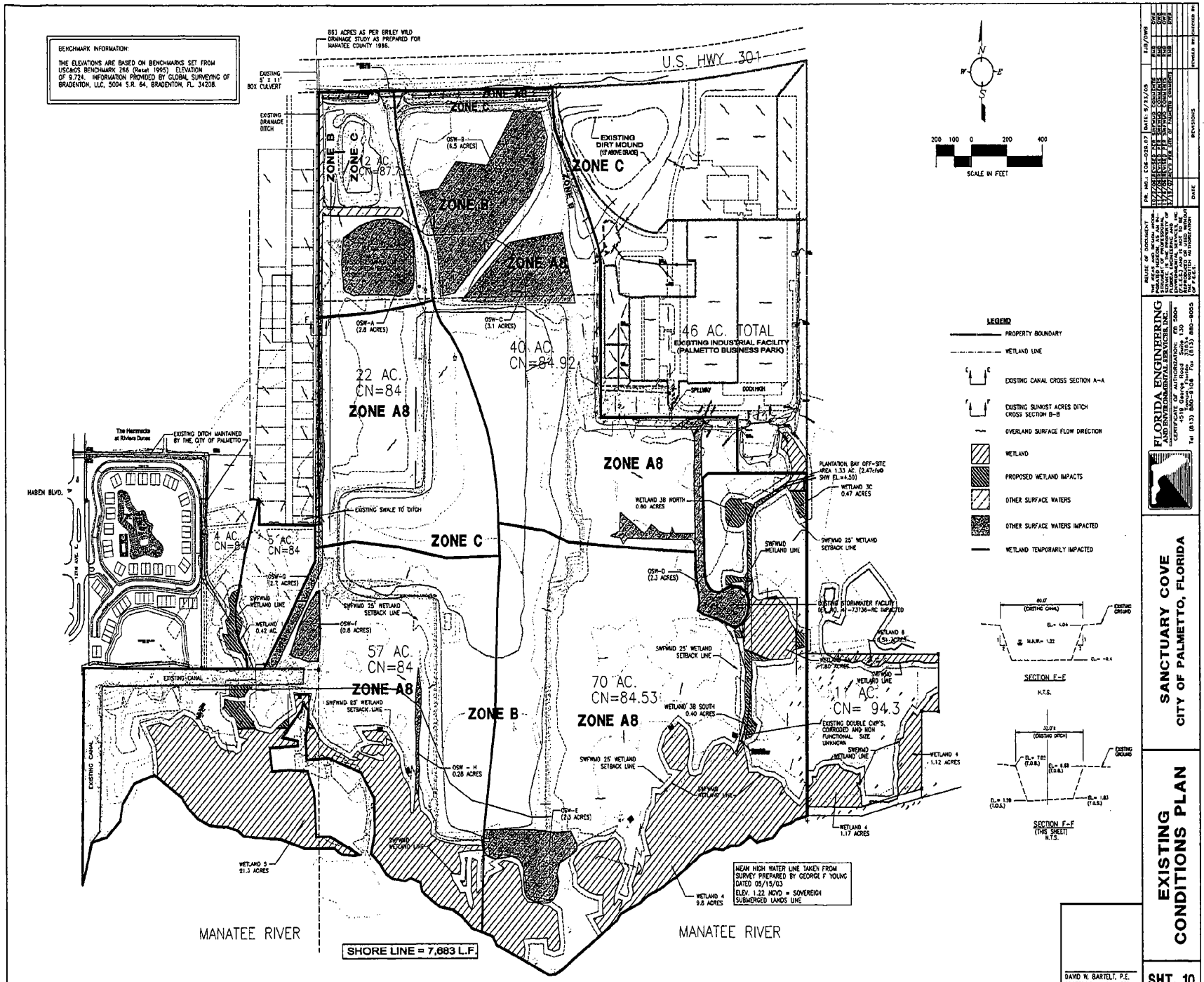
BK 2231 PG 5812 (55 of 92)

EXHIBIT 6

SANCTUARY COVE COMMUNITY DEVELOPMENT DISTRICT

This Exhibit 6 contains the pre-development drainage patterns and outfalls included within the Community Development District.

EXHIBIT 6



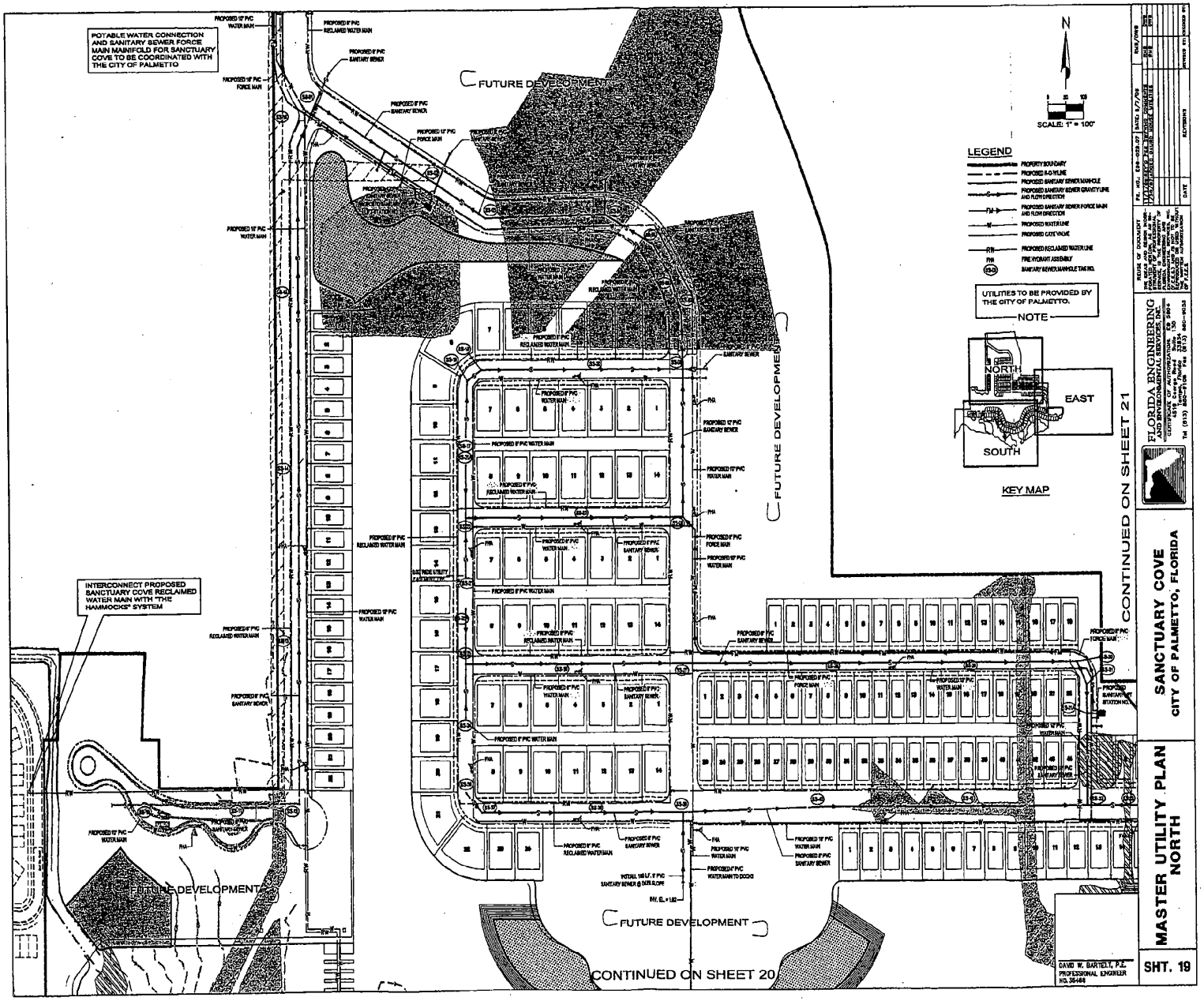
BK 2231 PG 5815 (58 of 92)

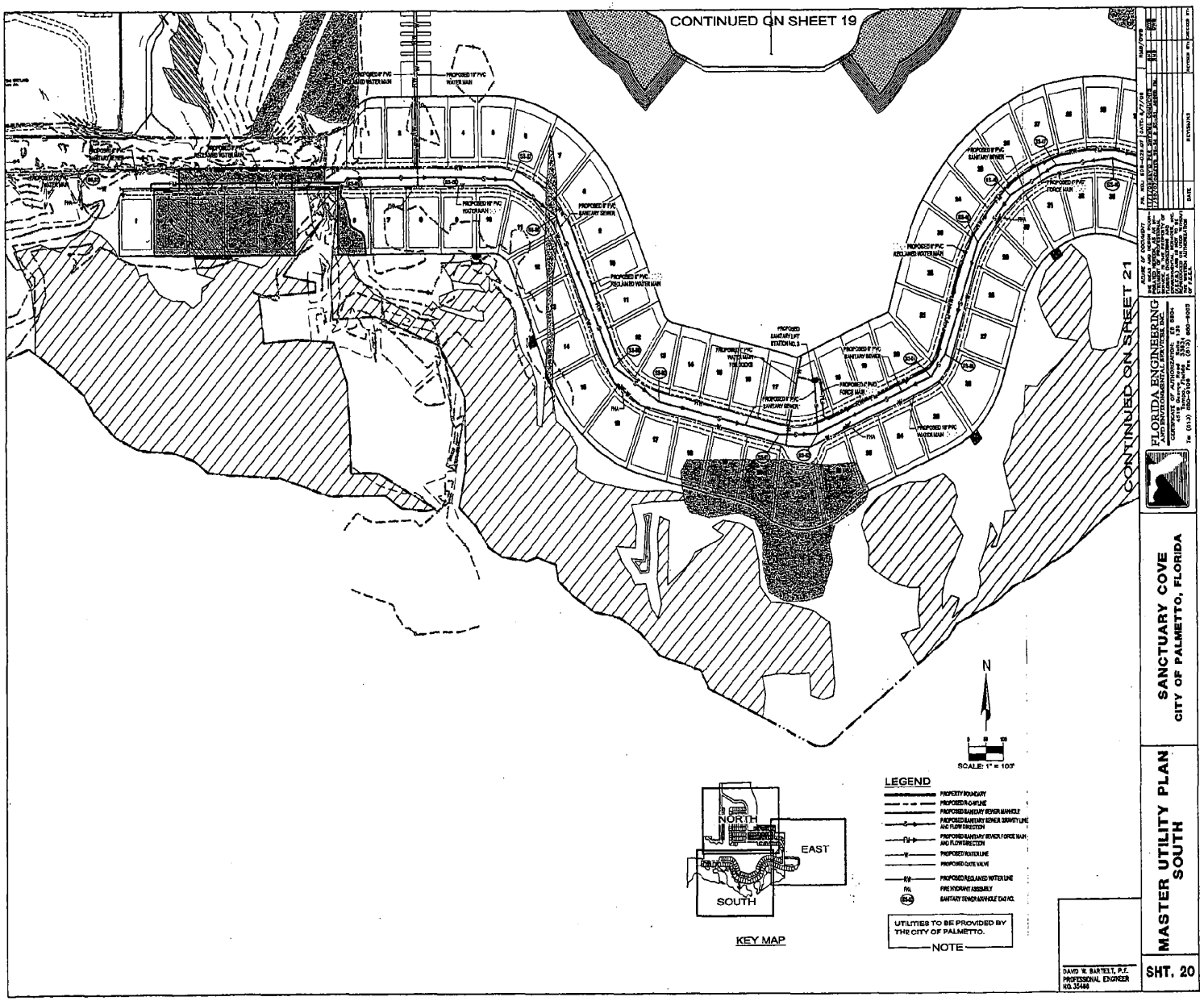
EXHIBIT 7

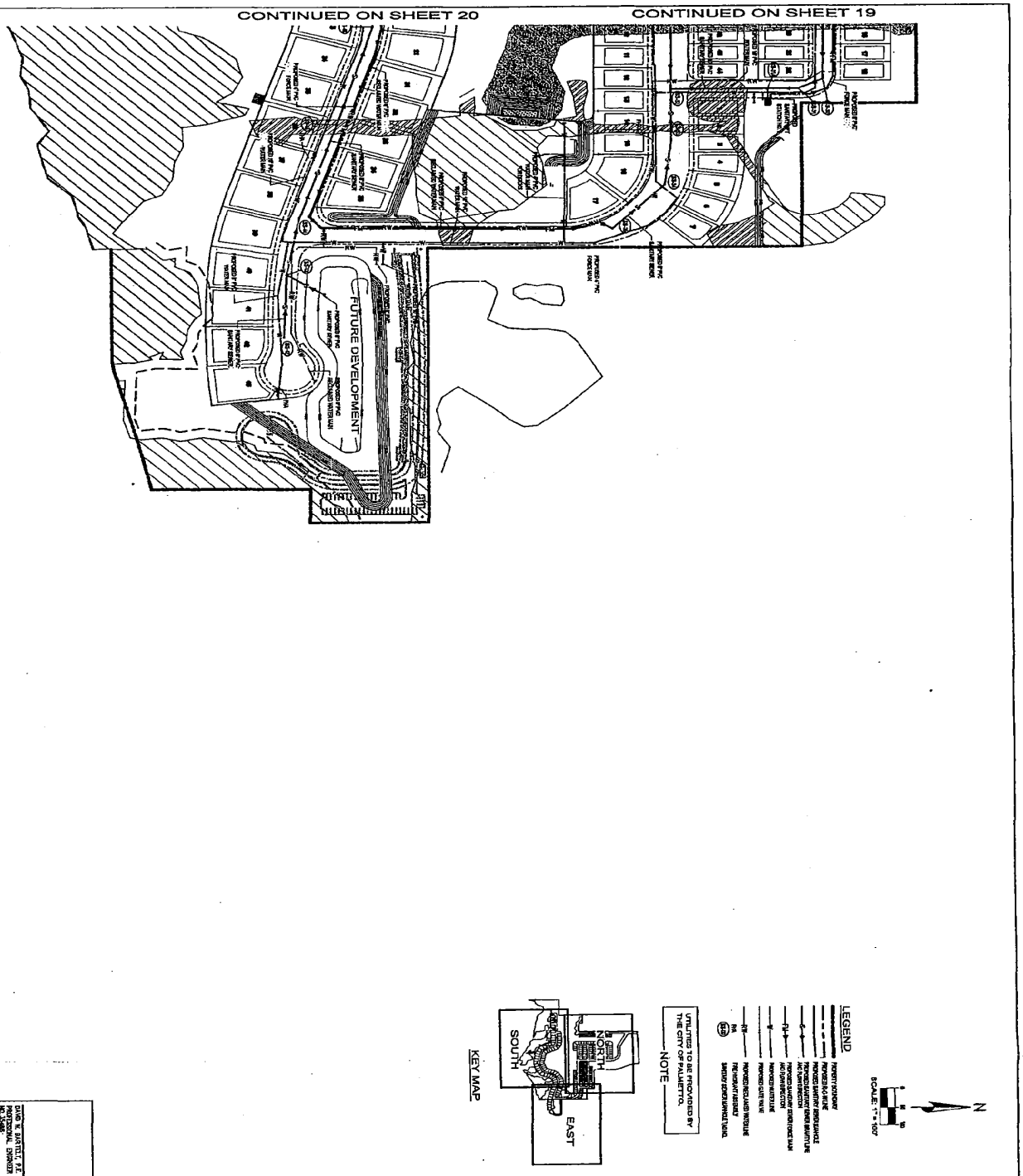
SANCTUARY COVE COMMUNITY DEVELOPMENT DISTRICT

This Exhibit 7 contains a map indicating the current major trunk water mains and sewer interceptors included within the Community Development District.

EXHIBIT 7


POTABLE WATER CONNECTION AND SANITARY SEWER FORCE MAIN MAINIFOLD FOR SANCTUARY COVE TO BE COORDINATED WITH THE CITY OF PALMETTO
INTERCONNECT PROPOSED SANCTUARY COVE RECLAIMED WATER MAIN WITH "THE HAMMOCKS" SYSTEM
FUTURE DEVELOPMENT
FUTURE DEVELOPMENT
FUTURE DEVELOPMENT
FUTURE DEVELOPMENT
CONTINUED ON SHEET 20
CONTINUED ON SHEET 21
N
SCALE: 1" = 100'
LEGEND
PROPERTY BOUNDARY
PROPOSED R-O-W LINE
PROPOSED SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER GRAVITY LINE AND FLOW DIRECTION
PROPOSED SANITARY SEWER FORCE MAIN AND FLOW DIRECTION
PROPOSED WATER LINE
PROPOSED GATE VALVE
PROPOSED RECLAIMED WATER LINE
FIRE HYDRANT ASSEMBLY
SANITARY SEWER MANHOLE TAG NO.
UTILITIES TO BE PROVIDED BY THE CITY OF PALMETTO.
NOTE
NORTH
EAST
SOUTH
KEY MAP
FLORIDA ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
SANCTUARY COVE
CITY OF PALMETTO, FLORIDA
MASTER UTILITY PLAN NORTH
SHT. 19
DAVID W. BARTELT, P.E.
PROFESSIONAL ENGINEER
NO. 35468


CONTINUED ON SHEET 19
CONTINUED ON SHEET 21
N
SCALE: 1" = 100'
LEGEND
PROPERTY BOUNDARY
PROPOSED R.O.W. LINE
PROPOSED SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER GRAVITY LINE AND FLOW DIRECTION
PROPOSED SANITARY SEWER FORCE MAIN AND FLOW DIRECTION
PROPOSED WATER LINE
PROPOSED GATE VALVE
PROPOSED RECLAIMED WATER LINE
FIRE HYDRANT ASSEMBLY
SANITARY SEWER MANHOLE TAG NO.
NORTH
EAST
SOUTH
KEY MAP
UTILITIES TO BE PROVIDED BY THE CITY OF PALMETTO.
NOTE
DAVID W. BARTELT, P.E.
PROFESSIONAL ENGINEER
NO. 35488
FLORIDA ENGINEERING
AND ENVIRONMENTAL SERVICES, INC.
SANCTUARY COVE
CITY OF PALMETTO, FLORIDA
MASTER UTILITY PLAN
SOUTH
SHT. 20



DAVID W. BARTLETT, P.E.
PROFESSIONAL ENGINEER
NO. 35486

SHT. 21	MASTER UTILITY PLAN EAST	SANCTUARY COVE CITY OF PALMETTO, FLORIDA	FLORIDA ENGINEERING AND ENVIRONMENTAL SERVICES, INC. CERTIFICATE OF AUTHORIZATION EB 5804 4519 George Road Suite 130 Tampa, Florida 33634 Tel (813) 880-9108 Fax (813) 880-9055	REUSE OF DOCUMENT THE IDEAS AND DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF FLORIDA ENGINEERING AND ENVIRONMENTAL SERVICES, INC. (F.E.E.S.) AND IS NOT TO BE REPRODUCED OR USED WITHOUT THE WRITTEN AUTHORIZATION OF F.E.E.S.	FR. NO.: E06-029.07 DATE: 8/7/06 11/1/06 REV'D PER SW/WMC COMMENTS DATE REVISIONS	RMB/DWB RMB DWB REVISED BY: CHECKED BY:

EXHIBIT 8

SANCTUARY COVE COMMUNITY DEVELOPMENT DISTRICT

This Exhibit 8 contains description of the type of facilities expected to be financed, constructed and installed within the Community Development District. Included are the anticipated owner and entity responsible for maintenance.

EXHIBIT 8

EXHIBIT 8

SANCTUARY COVE COMMUNITY DEVELOPMENT DISTRICT

PROPOSED FACILITIES AND SERVICES

Facility	Funded by	Constructed by	Ownership, Operations & Maintenance
Stormwater Management Facilities	CDD	CDD	CDD
Potable Water and Sanitary Sewer Facilities/Reclaimed Water/Irrigation	CDD	CDD	CDD
Roadways and Curbs	CDD	CDD	CDD
Sitework	CDD	CDD	CDD
Entry Signage & Landscaping	CDD	CDD	CDD
Wetland Mitigation	CDD	CDD	CDD
Off-Site Improvements	CDD	CDD	CITY

CDD = Sanctuary Cove Community Development District
CITY = City of Palmetto

EXHIBIT 9

SANCTUARY COVE COMMUNITY DEVELOPMENT DISTRICT

This Exhibit 9 contains description of the estimated cost of facilities expected to be financed, constructed and installed within the Community Development District.

EXHIBIT 9

EXHIBIT 9

SANCTUARY COVE COMMUNITY DEVELOPMENT DISTRICT

ESTIMATED COSTS CHART

Infrastructure	Cost
Stormwater Management Facilities	$10,840,000
Potable Water and Sanitary Sewer Facilities/Reclaimed Water/Irrigation	$2,115,000
Roadways and Curbs	$1,000,000
Sitework	$7,300,000
Entry Signage & Landscaping	$1,100,000
Wetland Mitigation	$350,000
Off-Site Improvements	$1,400,000
Professional Fees, Permits and Contingencies	$4,886,000
TOTAL:	$28,991,000

EXHIBIT 10

SANCTUARY COVE COMMUNITY DEVELOPMENT DISTRICT

This Exhibit 10 contains a statement of estimated regulatory costs within the Community Development District.

EXHIBIT 10

STATEMENT OF ESTIMATED REGULATORY COSTS

FOR

SANCTUARY COVE COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:

DISTRICT MANAGEMENT SERVICES, LLC
AN EXPERIENCED TEAM OF SPECIAL TAXING DISTRICT EXPERTS

2002 N. Lois Avenue
Suite 507
Tampa, Florida 33607-2359
(813) 873-7300
WWW.DMS-US.COM

SEPTEMBER 5, 2007

STATEMENT OF ESTIMATED REGULATORY COSTS

FOR

SANCTUARY COVE COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:

DISTRICT MANAGEMENT SERVICES, LLC

SEPTEMBER 5, 2007

TABLE OF CONTENTS

Section		Page
I.	**Introduction**	
	1. Definitions	1
	2. Purpose	1
	3. Overview of Sanctuary Cove Community Development District	1
II.	**Statutory Requirements**	
	1. A Good Faith Estimate Of The Number Of Individuals And Entities Likely To Be Required To Comply With The Ordinance, Together With A General Description Of The Types Of Individuals Likely To Be Affected By The Ordinance	4
	2. A Good Faith Estimate Of The Cost To The Agency, And To Any Other State And Local Entities, Of Implementing And Enforcing The Proposed Ordinance, And Any Anticipated Effect On State And Local Revenues	6
	3. A Good Faith Estimate Of The Transactional Costs Likely To Be Incurred By Individuals And Entities, Including Local Government Entities, Required To Comply With The Requirements Of The Ordinance	7
	4. An Analysis Of The Impact On Small Businesses As Defined By Section 288.703, F.S., And An Analysis Of The Impact On Small Counties And Small Cities As Defined By Section 120.52 F.S.	10
	5. Any Additional Information That The Agency Determines May Be Useful	12
	6. Analysis Of Alternatives For Delivering Community Development Services And Facilities	13
III.	**Conclusion**	
	1. Summary	15

I. INTRODUCTION

1. Definitions

The following defined terms are used throughout this document:

"Agency" means each other unit of government in the state, including counties and municipalities, to the extent they are expressly made subject to the Uniform Community Development District Act of 1980 ("Act") by general or special law or existing judicial decisions and in this case means the City.

"City" means the City of Palmetto, Florida

"County" means Manatee County, Florida

"Developer" means Sanctuary Residential Partners, LLC

"District" means Sanctuary Cove Community Development District

"Petition" means the petition filed with the appropriate governmental entity to create Sanctuary Cove Community Development District

"Petitioner" means the individual or entity filing the petition

"Ordinance" means the order creating Sanctuary Cove Community Development District

2. Purpose

This Statement of Estimated Regulatory Costs ("SERC") has been prepared as a component of the petition filed with the City of Palmetto, Florida to establish Sanctuary Cove Community Development District ("District"), in accordance with Chapter 190.005, Florida Statutes ("F.S."). Specifically, Section 190.005 (1) (a) 8, F.S., requires, as part of the petition, a Statement of Estimated Regulatory Costs prepared pursuant to Section 120.541 F.S.

A Statement of Estimated Regulatory Costs ("SERC") is a required component of the petition to establish a CDD. Furthermore, said SERC shall be prepared in accordance with F.S. Section 120.541. The purpose of this SERC is to support the petition filed with the City of Palmetto to establish the Sanctuary Cove CDD.

The scope of this SERC is limited to the factors considered to be material or relevant to the CDD establishment process, and more specifically those items for inclusion required by F.S. Section 120.541 (2).

3. Overview of Sanctuary Cove Community Development District

The proposed Community Development District ("CDD") site encompasses approximately 225.22 acres located along the Manatee River in the City of Palmetto in Manatee County, Florida. The District is generally located west of 25th Avenue Drive East, east of 15th Avenue Drive East, south of U.S. 301, and north of the Manatee River within the borders of the City of Palmetto. The District is designed to provide infrastructure, services, and facilities along with certain ongoing operations and maintenance to the landowners within Sanctuary Cove CDD.

The petitioner is seeking authority, as outlined in Section 190.012 F.S., to create the District in order to plan, finance, acquire, construct and maintain the following types of infrastructure including, but not limited to: Stormwater Management Facilities, Potable Water and Sanitary Sewer Facilities, Roadways and Curbs, Site work, Entry Signage & Landscaping, Wetland Mitigation, Off-Site Improvements and certain other projects when expressly approved or required by a local government.

The District intends to finance these infrastructure improvements on the parcel through special or non-ad valorem assessment revenue bonds. Repayment of these bonds will be through special or non-ad valorem assessments levied against all benefited properties within the District. On-going operation and maintenance for District owned facilities is expected to be funded through maintenance assessments levied against all benefited properties within the District. The CDD will be structured to be financially independent as intended by the Legislature and will not require any subsidy from the State of Florida or from any tax dollars from those residents of Manatee County or the City of Palmetto generated outside the District. Sanctuary Cove Community Development District will not place any additional economic burden on those persons not residing within the District.

THIS SPACE IS LEFT BLANK INTENTIONALLY

II. STATUTORY REQUIREMENTS

F.S. Section 120.541 (2) read in conjunction with 190.005 (1) (a) 8 outlines the requirements of a valid Statement of Estimated Regulatory Costs:

(1) A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the Ordinance.

(2) A good faith estimate of the cost to the Agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.

(3) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the ordinance, additional operating costs incurred, and the cost of monitoring and reporting.

(4) An analysis of the impact on small businesses as defined by F.S. Section 288.703, and an analysis of the impact on small counties and small cities as defined by F.S. Section 120.52.

(5) Any additional information that the Agency determines may be useful.

THIS SPACE IS LEFT BLANK INTENTIONALLY

1. A Good Faith Estimate Of The Number Of Individuals And Entities Likely To Be Required To Comply With The Ordinance, Together With A General Description Of The Types Of Individuals Likely To Be Affected By The Ordinance.

The ordinance, once enacted, will create an independent special purpose unit of local government, which will function with the same fiscal and procedural requirements of a municipality but will not have police powers, land use or zoning powers. Furthermore, the CDD will not reduce the regulatory or enforcement powers or authority of the City of Palmetto, with respect to the future residents of the CDD. As such, the CDD created by the ordinance will accept responsibilities and assume the powers conveyed to it by the City of Palmetto as provided by F.S. 190. Initially, 5 individuals will be required to comply with the ordinance, as they will become the initial Board of Supervisors. In the construction phase, approximately 10 professional service providers will be required to comply with the ordinance by following the legal processes incumbent upon all municipalities in the State of Florida. Once the community is developed, all of the property owners will receive the rights and obligations of the District in proportion to their fair share as determined by the CDD and which will be fully disclosed to them in advance of their decision to locate in the District.

The Sanctuary Cove Community Development District anticipates 1173 households which could result in approximately 3014 individuals required to comply with the ordinance, as the City of Palmetto had an average of 2.59 persons per household according to the 2000 Census. In total, approximately 3,029 will be required to comply with the ordinance upon its completion. As the ordinance will create a community development district with ongoing life, new residents may replace original owners and as such will also be affected by the ordinance as they will assume the rights and obligations which exist at the time of their purchase.

The individuals and entities likely to be required to comply with the Ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: The State of Florida and its residents, Manatee County and its residents, the City of Palmetto and its residents, current property owners within the District, and future property owners within the District.

THE STATE OF FLORIDA

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment of the District and will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section 2 below.

MANATEE COUNTY

Manatee County and its residents not residing within the boundaries of the District will not incur any compliance costs of a material nature. Once the District boundaries are established, residents of Manatee County not residing in the District will not be affected by adoption of the ordinance.

CITY OF PALMETTO

The City of Palmetto and its residents not residing within the District boundaries will be affected to the degree that human resources are expended in the review of documents. A reasonable petition review fee may be paid to the City and such fee should compensate for the efforts of City staff in the establishment process. The District improvements will improve the economy of the City and, therefore, support the ability to maintain its stable taxing system.

PROPERTY OWNERS WITHIN THE DISTRICT

The current property owners of the lands within the boundaries of the proposed District will not be negatively affected by the establishment of the District. The current owners, Sanctuary Development Partners, LLC, Sanctuary Residential Partners, LLC, Manatee Island Partners, LLC and Sanctuary Development Partners East, LLC, wish to proceed along with the formation of the District. The current land owners will be required to pay all administrative costs of the District which are

appropriate according to the law. To advance this process at no small cost to the property owner is primary evidence of the benefit of the District.

FUTURE PROPERTY OWNERS

The future property owners are those who will own property in the District. These future property owners will be affected by the proposed ordinance to the extent that the District issues debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

The District intends to issue bonds secured by special assessments to finance District infrastructure improvements. Those District landowners who benefit from the improvements will be subject to assessments to repay the bonds. These landowners will be affected by the ordinance and would be subject to District governance. These financial obligations will be clearly disclosed to them and their decision to locate in the District can be seen as an affirmation of the benefit that they will receive. Similarly, they will make a conscious decision to be located within the District based on their expectation that the improvements will benefit them through a more attractive and sustainable living environment within the District.

The District must comply with statutorily required reporting to state agencies, local governments where the District is located, and the Special District Information Program. As such, staff from each of the entities mentioned may be used to review reports submitted by the District.

THIS SPACE IS LEFT BLANK INTENTIONALLY

2. A Good Faith Estimate Of The Cost To The Agency, And To Any Other State And Local Entities, Of Implementing And Enforcing The Proposed Ordinance, And Any Anticipated Effect On State And Local Revenues

2.1. Cost To The Agency, And To Any Other State And Local Entities, Of Implementing And Enforcing The Proposed Ordinance

State Government Entities
Once the District is established, the State of Florida will incur only nominal administrative costs to review the periodic reports required pursuant to Chapters 190 and 189, F.S. These reports include the annual financial report, annual audit, and public financing disclosures. To offset these costs, the Legislature has established a maximum fee of $175 per District per year to pay the costs incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, F.S. Because the proposed District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient, independent special-purpose governmental entity, it is responsible for its own management, therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District is established.

Manatee County and City of Palmetto, Florida
Once the District is created, Manatee County will not incur any quantifiable on-going costs resulting from its existence. The District will submit to Manatee County and the City of Palmetto its annual budget. Since there are no legislative requirements for review or action, neither agency will necessarily incur any costs. The City, however, may choose to review these documents and provide comment.

In addition, the District may choose to contract with the Manatee County Property Appraiser and the Manatee County Tax Collector to collect special or non-ad valorem assessments levied to repay bonds issued to acquire and construct public infrastructure improvements. Fees charged to the District will offset the costs incurred by these agencies to make these collections; therefore, no additional burden is placed on Manatee County for the collection of the revenue.

2.2. Any Anticipated Effect on State and Local Revenues

It is anticipated that approval of this petition will not have any negative effect on state revenues. The District does have the potential for an increase in state sales tax revenue resulting from a stimulated economy although it is not possible to estimate this increase with any degree of certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction of infrastructure and on-going maintenance services. Similarly, private development within the District, which will be facilitated by District activities, should have a positive impact on property values and, therefore, ad valorem taxes. Additional revenues will eventually be generated by the future residents of the District, including but not limited to; increased gas tax collections, and increased utility taxes and fees from public utilities. The expected sales to new residents will provide revenue generated by transfers of title. In addition, impact fees and development permit revenue is expected to be generated by private development within the District and, accordingly, should also increase local revenues.

There is no cause for concern that a District obligation could become a State, County, or City obligation, thereby negatively affecting State or local revenues. This can not occur as Chapter 190 specifically addresses this issue and expressly states: "It is further the purpose and intent of the Legislature that no debt or obligation of a district constitutes a burden on any local general-purpose government without its consent," Section 190.002(3), F.S., and that "A default on the bonds or obligations of a district shall not constitute a debt or obligation of a local general-purpose government or the state," Section 190.016(15), F.S.

3. A Good Faith Estimate Of The Transactional Costs Likely To Be Incurred By Individuals And Entities, Including Local Government Entities, Required to Comply With The Requirements Of The Ordinance.

The transactional costs associated with adoption of the ordinance to establish the District are primarily related to the financing and benefit allocation assessments of infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. Bonds will be qualified and approved for the District and it is expected that assessments will be levied against benefited property owners within the District. The revenue generated by these assessments will be used to repay the bonds. The obligation to pay the assessments is secured by the real estate within the district and will be transferred proportionately to new property owners upon the sale of any portions of the property.

To fund the cost of maintaining District infrastructure, operation and maintenance assessments may be imposed on District property owners. As with special assessments for infrastructure acquisition and construction, the property owner(s) will be responsible for payment of these assessments on the basis of the amount of benefited property owned and/or the benefit received.

All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by the City of Palmetto, Manatee County, or any other taxing authorities.

In exchange for the payment of these special assessments, there are substantial potential benefits to be derived by the property owners. Specifically, these persons can request a higher level of services because they, the property owners, will eventually elect the members of the District Board of Supervisors. Furthermore, the District is limited in jurisdiction and responsibility to lands within the District; therefore, the District should be extremely responsive to the needs of the property owners within the District. Community Development Districts offer the opportunity for selected higher level of service without impacting the service capabilities of the City.

Tables #1 & #2 below summarize the infrastructure, construction timetable & cost estimates, financing information, and ownership & maintenance plan related to the proposed establishment of the District. Total design and development costs for the improvements, as provided by the Consulting Engineer and historical experience of other professionals involved in similar projects, are estimated to be approximately $28,991,000.

THIS SPACE IS LEFT BLANK INTENTIONALLY

Table #1

ESTIMATED COSTS CHART

Infrastructure	Cost
Stormwater Management Facilities	$10,840,000
Potable Water and Sanitary Sewer Facilities/Reclaimed Water/Irrigation	$2,115,000
Roadways and Curbs	$1,000,000
Site work	$7,300,000
Entry Signage & Landscaping	$1,100,000
Wetland Mitigation	$350,000
Off-Site Improvements	$1,400,000
Professional Fees, Permits and Contingencies	$4,886,000
TOTAL:	$28,991,000

Table #2

PROPOSED FACILITIES AND SERVICES

Facility	Funded by	Constructed by	Ownership, Operations & Maintenance
Stormwater Management Facilities	CDD	CDD	CDD
Potable Water and Sanitary Sewer Facilities/Reclaimed Water/Irrigation	CDD	CDD	CDD
Roadways and Curbs	CDD	CDD	CDD
Site work	CDD	CDD	CDD
Entry Signage & Landscaping	CDD	CDD	CDD
Wetland Mitigation	CDD	CDD	CDD
Off-Site Improvements	CDD	CDD	CITY

CDD = Sanctuary Cove Community Development District
CITY = City of Palmetto

THIS SPACE IS LEFT BLANK INTENTIONALLY

4. An Analysis Of The Impact On Small Businesses As Defined By F.S. Section 288.703, And An Analysis Of The Impact On Small Counties And Small Cities As Defined By F.S. Section 120.52.

F.S. Section 288.703 defines "Small Business" as:

> An independently owned and operated business concern that employs 200 or fewer permanent full-time employees and that, together with its affiliates, has a net worth of not more than $5 million or any firm based in this state which has a Small Business Administration 8 (a) certification. As applicable to sole proprietorships, the $5 million net worth requirement shall include both personal and business investments.

F.S. Section 120.52 defines "Small City" as:

> Any municipality that has an unincarcerated population of 10,000 or less according to the most recent decennial census.

F.S. Section 120.52 defines "Small County" as:

> Any county that has an unincarcerated population of 75,000 or less according to the most recent decennial census.

The proposed District should have little or no impact on small business. As described in Section 2.2 of this SERC, state and/or local sales tax revenues may increase due to the establishment of the District and the corresponding increase in population. Any business, large or small, has the option of locating in a community development district provided the local governmental authority has issued the appropriate land use approvals. Those that choose this option will be subjected to the financial obligations imposed by the District and will accrue the benefits resulting from being in the District.

The financial obligations would be in the form of special assessments while the benefits would be in the form of a higher quality and lower cost development. This should, in theory, be more conducive to the economic success of a business.

An overall increase in local economic activity (i.e. local small businesses within close proximity to the proposed District) may be felt due to increased traffic, utility consumption, increased employment, and increased construction and development. Furthermore, District must operate according to Florida's "Sunshine" laws and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result, small businesses should be better able to compete for District business serving the lands to be included within the District.

The proposed District is not located in a small city. The City of Palmetto, according to the U.S. Census Bureau, has grown by 1.04% in four years, having a population of 12,571 in 2000 and a population of 13,132 according to 2004 Estimates.

According to the U.S. Bureau of the Census, the 2005 total estimated population of Manatee County was 306,779..

Manatee County, with an estimated population of 306,779 in 2005 , is not a small county. Encompassing 741 square miles, in the last three decades of the 1900s its population grew by 171.8%.

No financial burden will be placed on Manatee County, the City of Palmetto, or any other nearby small cities. Moreover, all of these entities, particularly the City of Palmetto and surrounding small cities, should benefit from the additional consumer base created as the District community grows.

The establishment of the proposed District should not have a negative impact on small cities or small counties. As detailed in Section 2.2 of this SERC, the costs to fund the infrastructure improvements are financed entirely by the District, and furthermore that debt obligation is the responsibility of the property owners within the District.

The District will have a positive impact on the small businesses and the local economy. As outlined above, success of the development will generate increased employment and stimulate economic activity in the area through increased construction expenditures related to infrastructure and private development, thus providing enhanced opportunity for small businesses.

THIS SPACE IS LEFT BLANK INTENTIONALLY

5. Any Additional Information That The Agency Determines May Be Useful

This Statement of Estimated Regulatory Costs was prepared for the proposed establishment of the Sanctuary Cove Community Development District and represents a best-cost estimate at this time. Certain data utilized in this report was provided by the petitioner/developer, and other associated professionals, and represents the best information available to date. District Management Services, LLC has prepared this report and the assertions and findings are based on research, observation, and experience, both in Public Policy Making and District Management Experience, of its employees. District Management Services, LLC prepared this SERC in accordance with F.S. Section 120.541.

THIS SPACE IS LEFT BLANK INTENTIONALLY

6. Analysis of Alternatives for Delivering Community Development Services and Facilities

Presented below is a comparison of several alternatives for delivering the anticipated infrastructure and community services to the development area proposed as Sanctuary Cove Community Development District. District Management Services, LLC has prepared this analysis with the assertions and findings being based on research, observation, and experience, both in Public Policy Making and District Management Experience, of its employees.

Analysis Of Alternatives For Delivering Community Development Services And Facilities To The Area to Be Served By The Proposed Sanctuary Cove Community Development District

(Section 190.005(1)(e)4, Florida Statutes)

Alternative	Description	Analysis
City or County Financing	The County and City are responsible for the management of the construction of the roadways, and all other infrastructure associated with the development. In addition, the City is responsible for maintenance of the utilities.	Regardless of the specific mechanism (i.e., MSTU, MSBU, Dependent District), the County and/or City would incur costs associated with financing and management of the construction. The source of necessary construction funds would be either the County's/City's general revenue fund, or issuance of additional debt, therefore, these costs, along with annual maintenance costs, will be borne by County/City residents, not just property owners within the District. The County and/or City, however, may already have a policy prohibiting the construction of "Subdivision level" infrastructure, as do many other general-purpose local governments.
Private Conventional Financing	The cost of constructing infrastructure is financed through conventional bank financing or a combination of private financing and equity financing.	Private financing is difficult to obtain and when available, is very expensive. This may result in housing that is less affordable and/or a decrease in the level of service(s) provided. In addition, annual maintenance would likely be delegated to a Homeowners' Association (HOA/POA) which does not have the same legal backing to enforce dues and assessments as does the CDD.

Alternative	Description	Analysis
Community Development District	A combination of public and private entities establishes a mechanism to finance, construct, maintain and manage community development services and facilities.	The CDD will incur the cost of issuing Bonds necessary to finance the construction of the necessary infrastructure, will oversee and manage all phases of construction, and will be responsible for the maintenance and management of the common areas on an ongoing basis. All costs associated with these activities will be borne only by those property owners within the District that benefit from the improvements. No County or City general funds will be used and no County or City residents outside of the District will incur costs. **RECOMMENDED ALTERNATIVE**

THIS SPACE IS LEFT BLANK INTENTIONALLY

III. CONCLUSION

1. Summary

The purpose of this SERC is to support the petition filed with the City of Palmetto to establish the Sanctuary Cove CDD, as required by Florida Statute, Chapter 190, and prepared in accordance with F.S. Section 120.541. The scope of this SERC is limited to the factors considered to be material or relevant to the CDD establishment process, and more specifically those items for inclusion required by F.S. Section 120.541 (2). The table below summarizes the items in the SERC required by F.S. Section 120.541 (2).

Item	Result
Estimate of the number and type of individuals and entities likely to be required to comply with/affected by the ordinance	Once the District is approved, the State of Florida and its residents, Manatee County and its residents, the City of Palmetto and its residents, current property owners within the District, and future property owners may be required to comply with the ordinance.
Estimate of the cost to the Agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance	The involvement of State/Local Government Entities will be limited to reviewing, interpreting, and summarizing the petition establishing the District. State/Local Government Entities already have the necessary staff in place to process these reports and the costs related to these changes are nominal. The City and its staff will review, conduct a public hearing, and vote upon the petition to create the District as submitted by the Petitioner. In addition, the petitioner must fund and publish the notice of public hearing within a newspaper of general, local circulation in accordance with statutory noticing requirements.
Any anticipated effect on state or local revenues	Creation of the District should have no negative impact on state and local revenues. Local tax revenues may be impacted positively due to the potential increase in long-term property values both within, and within close proximity to, the District. New commercial activity will increase revenue collection for state and local agencies.

Item	Result
A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance	The majority of the transactional costs for the District result from actual financing of the infrastructure improvements, which are typically borne entirely by the District through bonds secured by special assessments. There should not be any major transactional costs incurred by local government entities (i.e. the City) related to the ordinance establishing the District.
An analysis of the impact on small businesses, small counties and small cities.	An overall increase in local economic activity (i.e. local small businesses within close proximity to the District) may be felt due to increased traffic, increased employment, and increased construction and development. Furthermore, any contracts for goods and services needed by the District are competitively bid. This will allow many small businesses the opportunity to provide bids to the District for these goods and services. There should be no negative impact on small cities or counties. The costs to fund the infrastructure improvements are financed entirely by the District, and furthermore, that debt obligation is the responsibility of the property owners within the District.
Any additional information that the Agency determines may be useful.	**The Community Development District provides the best alternative for funding to alleviate the financial impact of growth on property owners outside the CDD boundaries.**
In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1)(a) of F.S. Section 120.541 and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.	The Community Development District provides the best alternative for funding to alleviate the financial impact of growth from property owners outside the CDD boundaries.

THIS SPACE IS LEFT BLANK INTENTIONALLY

EXHIBIT 11

SANCTUARY COVE COMMUNITY DEVELOPMENT DISTRICT

This Exhibit 11 contains the authorization of agent forms for the Community Development District.

EXHIBIT 11

Authorization of Agent

This letter shall serve as a designation of Jonathan T. Johnson and Tim Vining to act as agent for Sanctuary Residential Partners, LLC, with regard to any and all matters pertaining to the Petition to the City of Palmetto, Florida to establish the Sanctuary Cove Community Development District pursuant to Chapter 190, Florida Statutes. The petition is true and correct. This authorization shall remain in effect until revoked in writing.

DATE: 3/27/07

By: BJORN SVENSON
Its: MANAGER

STATE OF Florida
COUNTY OF Manatee

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Bjorn Svenson, Manager of Sanctuary Residential Partners, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal in the County of Manatee and State of Florida this 28 day of March, 2007.

Rebecca E. Bundy
Notary Public

NOTARY PUBLIC
STATE OF FLORIDA
Rebecca E. Bundy
Comm. # DD 270601
Comm. Exp. Dec. 1, 2007

Personally known: ✓
Produced Identification:
Type of Identification: