

**WARRANTY BILL OF SALE  
UTILITY FACILITIES**

WCI Communities, Inc., a Delaware corporation ("Seller"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Seller in hand paid by the DUNES COMMUNITY DEVELOPMENT DISTRICT ("Buyer"), the receipt and sufficiency of which are hereby acknowledged, has BARGAINED, SOLD AND DELIVERED, and by these presents does so BARGAIN, SELL AND DELIVER unto Buyer, its successors and assigns, all of the fixtures, equipment and other personal property as described on **Exhibit "A"** (the "Utilities") located within the lands legally described and generally depicted in **Exhibit "B"** (the "Utilities Depiction"), both of which exhibits are attached hereto and made a part hereof.

Seller represents that all of the foregoing fixtures, equipment and personal property are free and clear of chattel mortgages, security agreements, title retention agreements and liens or any and all other encumbrances and Seller does hereby bind Seller and Seller's successors and assigns, to warrant and forever defend title to the foregoing fixtures, equipment, and personal property unto Buyer, its successors and assigns, against the claim or claims of any and all persons. Seller further agrees to assign, to the fullest extent assignable, any warranties, guarantees, performance bonds, maintenance bonds or other such warranties with respect to the Utilities herein conveyed (collectively, the "Guarantees") to the Buyer, but reserving Seller's rights to such Guarantees to the extent the Guarantees cover other property of Seller not herein conveyed.

IN WITNESS WHEREOF, Seller has executed this document this  
23rd day of August, 2006.

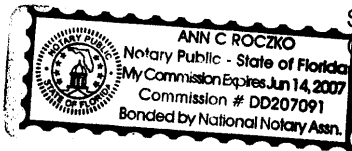
WCI COMMUNITIES, INC.,  
a Delaware corporation

By: Michael D. Kammer  
Print Name: Michael D. Kammer  
Title: Vice President

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of August, 2006 by Michael D. Kaminer, as Vice President of WCI Communities, Inc., a Delaware corporation, on behalf of the corporation, who is personally known to me.

Ann C. Roczek  
Print Name: Ann C. Roczek  
NOTARY PUBLIC  
State of Florida at Large  
Commission \_\_\_\_\_  
My Commission Expires: 6/14/07



**Engineer's Opinion of Probable Cost****Tuscany Towers****Water Utility Cost**

By: MRA

Date: 08/09/06

ITEM NO.	DESCRIPTION	QTY.
101-1	MOBILIZATION (Limit 5% of Base Bid)	1
102-1	MAINTENANCE OF TRAFFIC	1
104	PREVENTION, CONTROL, AND ABATEMENT OF EROSION AND WATER POLLUTION	1
1070-191-209	VALVE GATE (8")	3
1090-153-09	PIPE PVC (8") (DR 18) (WATER)	733
1610-140	FITTINGS WATER	0.8
1635-135-4	TAPPING SLEEVE & TAP	1
1644-112-08	FIRE HYDRANT ASSEMBLY (STANDARD) 6"	2
1648-100-9	BLOW OFF ASSEMBLY (2")	1

**Total (rounded to nearest****Sanitary and Effluent Utility Cost**

ITEM NO.	DESCRIPTION	QTY.
101-1	MOBILIZATION (Limit 5% of Base Bid)	1
102-1	MAINTENANCE OF TRAFFIC	1
104	PREVENTION, CONTROL, AND ABATEMENT OF EROSION AND WATER POLLUTION	1
1060-111-5C	MANHOLE UTILITY (SANITARY ) (STANDARD) (8' - 10')	1
1070-191-214	VALVE GATE (12") (EFFLUENT)	1
1090-153-14	PIPE PVC (12") (DR 18) (EFFLUENT)	553
1610-140	FITTINGS EFFLUENT	0.76

**Total (rounded to nearest**

UNIT	PRICE	PRICE
LS	\$ 1,300.00	\$ 1,300.00
LS	\$ 1,000.00	\$ 1,000.00
LS	\$ 1,000.00	\$ 1,000.00
EA	\$ 1,000.00	\$ 3,000.00
LF	\$ 18.00	\$ 13,194.00
TN	\$ 3,500.00	\$ 2,651.25
EA	\$ 1,500.00	\$ 1,500.00
EA	\$ 1,800.00	\$ 3,600.00
EA	\$ 400.00	\$ 400.00
t \$100) =		\$ 27,600.00

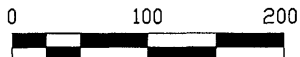
UNIT	UNIT PRICE	PRICE
LS	\$ 1,200.00	\$ 1,200.00
LS	\$ 1,000.00	\$ 1,000.00
LS	\$ 1,000.00	\$ 1,000.00
EA	\$ 2,800.00	\$ 2,800.00
EA	\$ 1,600.00	\$ 1,600.00
LF	\$ 28.00	\$ 15,484.00
TN	\$ 3,500.00	\$ 2,651.25
t \$100) =		\$ 18,700.00

# SKETCH AND DESCRIPTION



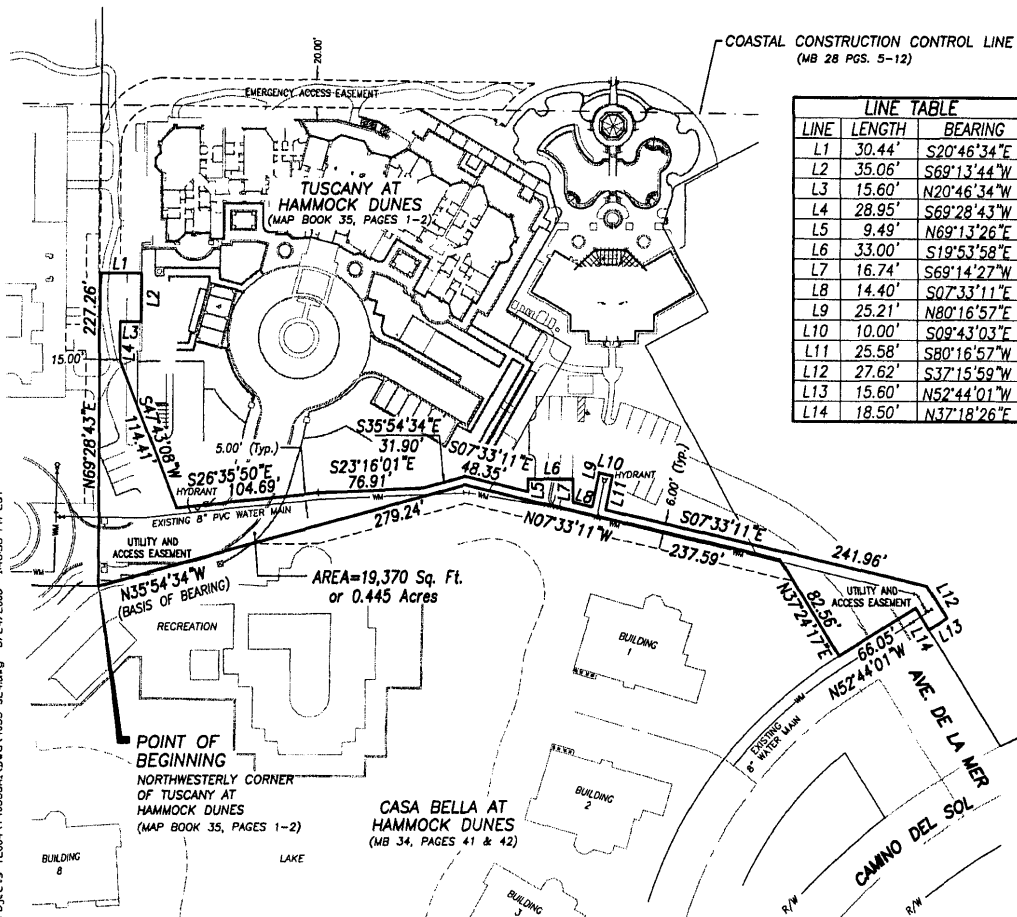
NORTH ARROW

RESERVED FOR RECORDING INFORMATION



SCALE 1" = 100'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	85°41'06"	47.12'	70.47'	64.09'	S68°57'45"E
C2	87°10'45"	28.70'	43.66'	39.57'	N66°54'11"W



LINE TABLE		
LINE	LENGTH	BEARING
L1	30.44'	S20°46'34"E
L2	35.06'	S69°13'44"W
L3	15.60'	N20°46'34"W
L4	28.95'	S69°28'43"W
L5	9.49'	N69°13'26"E
L6	33.00'	S19°53'58"E
L7	16.74'	S69°14'27"W
L8	14.40'	S07°33'11"E
L9	25.21'	N80°16'57"E
L10	10.00'	S09°43'03"E
L11	25.58'	S80°16'57"W
L12	27.62'	S37°15'59"W
L13	15.60'	N52°44'01"W
L14	18.50'	N37°18'26"E

SEE SHEET 2 FOR DESCRIPTION, NOTES, ABBREVIATIONS AND SYMBOLS



**TOMOKA ENGINEERING**

CIVIL ENGINEERING & LAND SURVEYING SINCE 1976  
 DAYTONA BEACH FLAGLER/PALM COAST  
 Main Office: 1410 LPGA Blvd., Suite 148, Daytona Beach, FL 32117  
 Phone: 386-274-1600 Fax: 386-274-1802  
 email: tomoka@tomoka-eng.com website: www.tomoka-eng.com

SKETCH  
AND  
DESCRIPTION

PROJECT NO.	T4053SAI
DRAWING REFERENCE NO.	4053-SL4
DATE	08/24/2006
SHEET NO.	1 OF 2

EXHIBIT "B"  
Page 1 of 4

**SKETCH AND DESCRIPTION**

RESERVED FOR RECORDING INFORMATION

**LEGAL DESCRIPTION:**

THE FOLLOWING LEGAL DESCRIPTION WAS PREPARED BY TOMOKA ENGINEERING AND IS BASED ON A SKETCH, TOMOKA REFERENCE DRAWING NUMBER 4053-SL4.

A PORTION OF LAND LYING WITHIN GOVERNMENT SECTION 3, TOWNSHIP 12 SOUTH, RANGE 31 EAST AND BEING A PORTION OF TUSCANY AT HAMMOCK DUNES AS RECORDED IN MAP BOOK 35, PAGES 1 & 2 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF SAID TUSCANY AT HAMMOCK DUNES, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N69°28'43"E ALONG THE NORTHERLY LINE OF SAID TUSCANY AT HAMMOCK DUNES FOR A DISTANCE OF 227.26 FEET; THENCE DEPARTING SAID NORTHERLY LINE S20°46'34"E FOR A DISTANCE OF 30.44 FEET; THENCE S69°13'44"W FOR A DISTANCE OF 35.06 FEET; THENCE N20°46'34"W FOR A DISTANCE OF 15.60 FEET; THENCE S69°28'43"W FOR A DISTANCE OF 28.95 FEET; THENCE S47°43'08"W FOR A DISTANCE OF 114.41 FEET; THENCE S26°35'50"E FOR A DISTANCE OF 104.69 FEET; THENCE S23°16'01"E FOR A DISTANCE OF 76.91 FEET; THENCE S35°54'34"E FOR A DISTANCE OF 31.90 FEET; THENCE S07°33'11"E FOR A DISTANCE OF 48.35 FEET; THENCE N69°13'26"E FOR A DISTANCE OF 9.49 FEET; THENCE S19°53'58"E FOR A DISTANCE OF 33.00 FEET; THENCE S69°14'27"W FOR A DISTANCE OF 16.74 FEET; THENCE S07°33'11"E FOR A DISTANCE OF 14.40 FEET; THENCE N80°16'57"E FOR A DISTANCE OF 25.21 FEET; THENCE S09°43'03"E FOR A DISTANCE OF 10.00 FEET; THENCE S80°16'57"W FOR A DISTANCE OF 25.59 FEET; THENCE S07°33'11"E FOR A DISTANCE OF 241.96 FEET; THENCE S37°15'59"W FOR A DISTANCE OF 27.62 FEET; THENCE N52°44'01"W FOR A DISTANCE OF 15.60 FEET TO A POINT ON THE WESTERLY LINE OF SAID TUSCANY AT HAMMOCK DUNES ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE DE LA MER (A VARIABLE WIDTH R/W); THENCE ALONG SAID WESTERLY LINE N37°18'26"E FOR A DISTANCE OF 18.50 FEET; THENCE ALONG SAID WESTERLY LINE N52°44'01"W FOR A DISTANCE OF 66.05 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE AND RUN ALONG SAID WESTERLY LINE N37°24'17"E FOR A DISTANCE OF 82.56 FEET; THENCE ALONG SAID WESTERLY LINE N07°33'11"W FOR A DISTANCE OF 237.59 FEET; THENCE ALONG SAID WESTERLY LINE N35°54'34"W FOR A DISTANCE OF 279.24 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINING 19,370 SQUARE FEET OR 0.445 ACRES, MORE OR LESS.

W:\Tomoka\0\008-DOC\072004\T4053SAI Tuscany at Hammock Dunes\Utility Legal Description SL3 08.10.06.doc

**SURVEYOR'S NOTES:**

1. BEARINGS BASED ON THE WESTERLY LINE OF TUSCANY AT HAMMOCK DUNES, MAP BOOK 35, PAGES 1 & 2, FLAGLER COUNTY, FLORIDA, BEING N35°54'34"W.
2. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS SKETCH WHICH MAY BE FOUND IN THE COUNTY PUBLIC RECORDS.
3. THIS IS NOT A BOUNDARY SURVEY.

**ABBREVIATIONS**

C=CURVE  
D=DELTA  
R=RADIUS  
L=LENGTH  
Ch=CHORD  
Cb=CHORD BEARING  
R/W=RIGHT OF WAY  
C= CENTER LINE

S/SECT=SECTION  
R/RNG=RANGE  
T/TWP=TOWNSHIP  
I.D=IDENTIFICATION  
CONC=CONCRETE  
(R)=RECORD  
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PCP=PERMANENT CONTROL POINT  
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PB=PLAT BOOK  
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POB=POINT OF BEGINNING  
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MB=MAP BOOK

DB=DEED BOOK  
FDOT=FLORIDA DEPARTMENT OF TRANSPORTATION  
PRM=PERMANENT REFERENCE MONUMENT  
PLS=PROFESSIONAL LAND SURVEYOR  
PE=PROFESSIONAL ENGINEER  
ORB=OFFICIAL RECORD BOOK  
FFE=FINISH FLOOR ELEVATION  
(NR)=NON-RADIAL  
(RAD)=RADIAL  
A/C=AIR CONDITIONER UNIT



LA #2232

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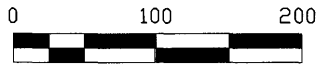
**SKETCH AND DESCRIPTION**

PROJECT NO.	T4053SAI
DRAWING REFERENCE NO.	4053-SL4
DATE:	08/24/2006
SHEET NO.	2 OF 2

# **SKETCH AND DESCRIPTION** **13' WATER UTILITY EASEMENT**

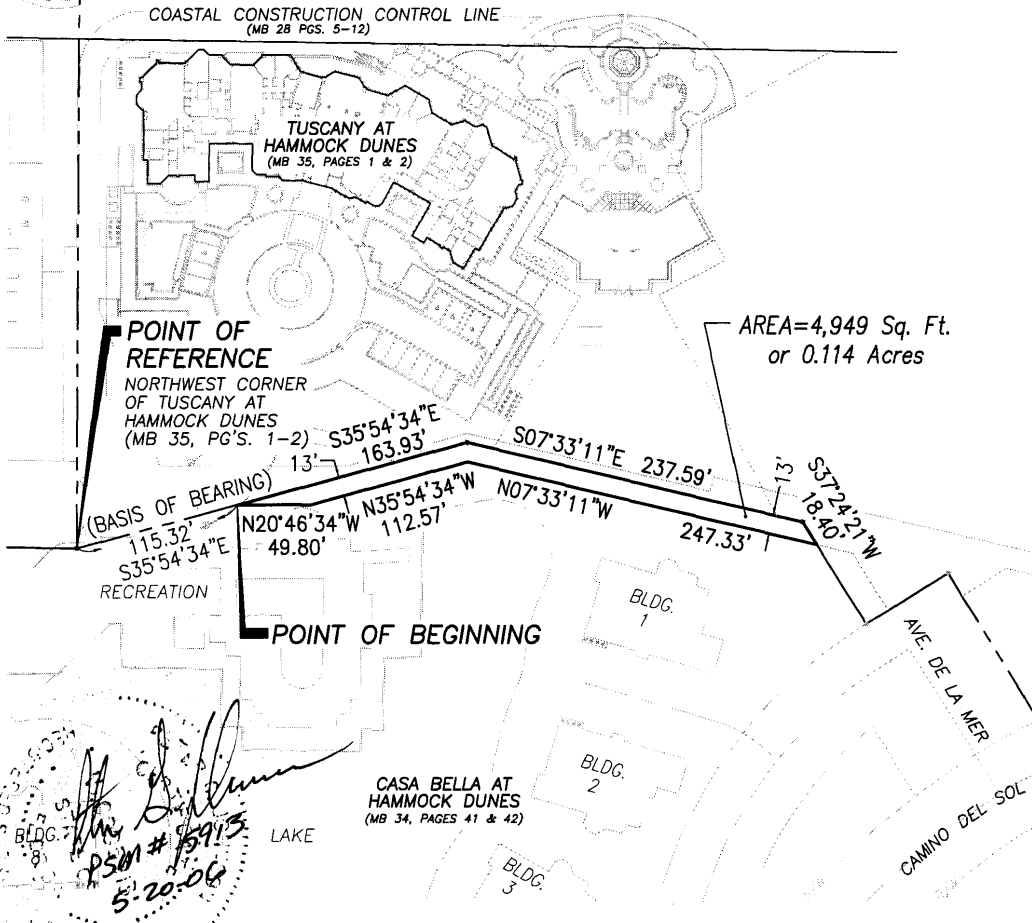


**NORTH ARROW**



**SCALE 1" = 100'**

RESERVED FOR RECORDING INFORMATION



SEE SHEET 2 FOR DESCRIPTION, NOTES, ABBREVIATIONS AND SYMBOLS



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**SKETCH  
 AND  
 DESCRIPTION**

PROJECT NO.	T3037WCI
DRAWING REFERENCE NO.	3037-SL-WE
DATE:	04/28/2006
SHEET NO.	1 OF 2

EXHIBIT "B" Page 3 of 4

**SKETCH AND DESCRIPTION**

RESERVED FOR RECORDING INFORMATION

**LEGAL DESCRIPTION:**

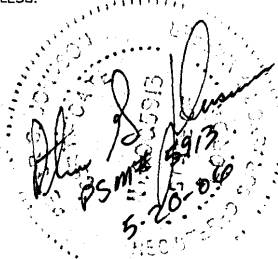
THE FOLLOWING LEGAL DESCRIPTION WAS PREPARED BY TOMOKA ENGINEERING, AND IS BASED ON A SKETCH, TOMOKA DRAWING REFERENCE NUMBER 3037-SL-WE.

A PORTION OF LAND LYING WITHIN GOVERNMENT SECTION 3, TOWNSHIP 12 SOUTH, RANGE 31 EAST, AND PORTION OF TUSCANY AT HAMMOCK DUNES, AS RECORDED IN MAP BOOK 35, PAGES 1 AND 2, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID TUSCANY AT HAMMOCK DUNES, THENCE S35°54'35.4"E ALONG SAID WESTERLY LINE A DISTANCE OF 115.32 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE S35°54'34"E A DISTANCE OF 163.93 FEET; THENCE S07°33'1"E A DISTANCE OF 237.59 FEET; THENCE S37°24'21"W A DISTANCE OF 18.40 FEET; THENCE DEPARTING SAID WESTERLY LINE N07°33'11"W A DISTANCE OF 247.33 FEET; THENCE N35°54'34"W A DISTANCE OF 112.57 FEET; THENCE N20°46'34"W A DISTANCE OF 49.80 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINING 4,949 SQUARE FEET OR 0.114 ACRES MORE OR LESS.

W:\Tomoka\0\0108-DOC\012003\T3037WCI-UTILITY MISC LEGALS\CASA BELLA ESMT, 3037-SL-WE, 0.114 Ac, 042806.doc

**SURVEYOR'S NOTES:**

1. BEARINGS BASED ON THE WESTERLY LINE OF TUSCANY AT HAMMOCK DUNES, MB 35, PAGES 1 & 2, FLAGLER BEACH, FLORIDA. BEING S35°54'34"E.
2. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS SKETCH WHICH MAY BE FOUND IN THE COUNTY PUBLIC RECORDS.
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AND  
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DRAWING REFERENCE NO.	3037-SL-WE
DATE	04/28/2006
SHEET NO.	2 OF 2