

-100 11696 ON XH/XLI 10:11 NOW 8007/01/EO

R/W - 69<sup>th</sup> Street (N. Winter Beach Rd.)  
Tax ID #32-39-03-00001-7000-00005.0, 7.0, 8.1 & 8.2

*c* Instrument prepared by and return to  
the County Attorney's Office

**STATUTORY WARRANTY DEED**

THIS INDENTURE, made this 31 day of March, 2008, between **GENDELL PARTNERS ADVOCATE, L.L.C.**, an Illinois limited liability company, as to an eighty percent (80%) undivided interest, and **GENDELL REALTY PARTNERS FLORIDA, L.L.C.**, an Illinois limited liability company, as to a twenty percent (20%) undivided interest, 8707 Skokie Boulevard, #230, Skokie, IL 60077, GRANTOR, and **INDIAN RIVER COUNTY**, a political subdivision of the State of Florida, 1840 25th Street, Vero Beach, FL 32960, GRANTEE.

WITNESSETH THAT: GRANTOR, for and in consideration of the sum of **Ten Dollars** and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the GRANTEE, and GRANTEE'S successors and assigns forever, the following described land, situate, lying, and being in Indian River County, Florida:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

AND GRANTOR does hereby fully warrant the title to the land set forth on Exhibit "A," and will defend the same against the lawful claims of all persons whomsoever.

Signed in the presence of:

sign:

printed name:

sign:

printed name:

Witness

Witness

DENNIS BRODERICK

**GENDELL PARTNERS ADVOCATE, L.L.C.**

an Illinois limited liability company

By

Scott H. Gendell

Managing Member

as to an undivided 80% interest

STATE OF ILLINOIS, COUNTY OF COOK

The foregoing instrument was acknowledged before me this 31 day of MARCH, 2008, by Scott H. Gendell, Managing Member of **GENDELL PARTNERS ADVOCATE, L.L.C.**, an Illinois limited liability company, on behalf of same, who is personally known to me or produced \_\_\_\_\_ as identification.

Notary Public:

stamped seal with printed name,  
commission # & expiration date

OFFICIAL SEAL  
PATRICIA GANCARCZYK  
Notary Public - State of Illinois  
My Commission Expires Apr 13, 2011

sign

Patricia Gancarczyk

Signed in the presence of:

sign:

printed name:

sign:

printed name:

Witness

Witness

DENNIS BRODERICK

**GENDELL REALTY PARTNERS**

**FLORIDA, L.L.C.**, an Illinois limited  
liability company

By

Scott H. Gendell

Managing Member

as to an undivided 20% interest

STATE OF ILLINOIS, COUNTY OF COOK

The foregoing instrument was acknowledged before me this 31 day of MARCH, 2008, by Scott H. Gendell, Managing Member of **GENDELL REALTY PARTNERS FLORIDA, L.L.C.**, an Illinois limited liability company, on behalf of same, who is personally known to me or produced \_\_\_\_\_ as identification.

Notary Public:

stamped seal with printed name,  
commission # & expiration date

OFFICIAL SEAL  
PATRICIA GANCARCZYK  
Notary Public - State of Illinois  
My Commission Expires Apr 13, 2011

sign

Patricia Gancarczyk

HSB

HOUSTON

SCHULKE

BITTLE & STODARD

PROFESSIONAL LAND SURVEYORS & MAPPERS

Certificate of Authorization: LB 6905

1717 Indian River Blvd., Suite 101 Vero Beach, Florida 32960

phone: (772) 794 - 1213 facsimile: (772) 794 - 1896 email: hb905@beshoulton.net

PLAT OF SURVEY FOR:  
**THE PROPOSED  
HAMMOCK SHORES  
SUBDIVISION**  
**RIGHT-OF-WAY DEDICATION  
SECTION 3, TOWNSHIP 32S, RANGE 39E**

**TYPE:**  
SKETCH OF LEGAL DESCRIPTION  
NOT A BOUNDARY SURVEY

**PROJ. NO.** 05-050  
**DWN. BY:** TB  
**CKD. BY:** SAH  
**DATE:** 7/26/07  
**SCALE:** 1"=100

THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA REGISTERED SURVEYOR AND MAPPER NAMED HEREON WHICH SIGNATURE AND SEAL MAY BE FOUND AT THE END OF THE ATTACHED REPORT THE PLAT AND REPORT ARE NOT FULL AND COMPLETE WITHOUT ONE ANOTHER.

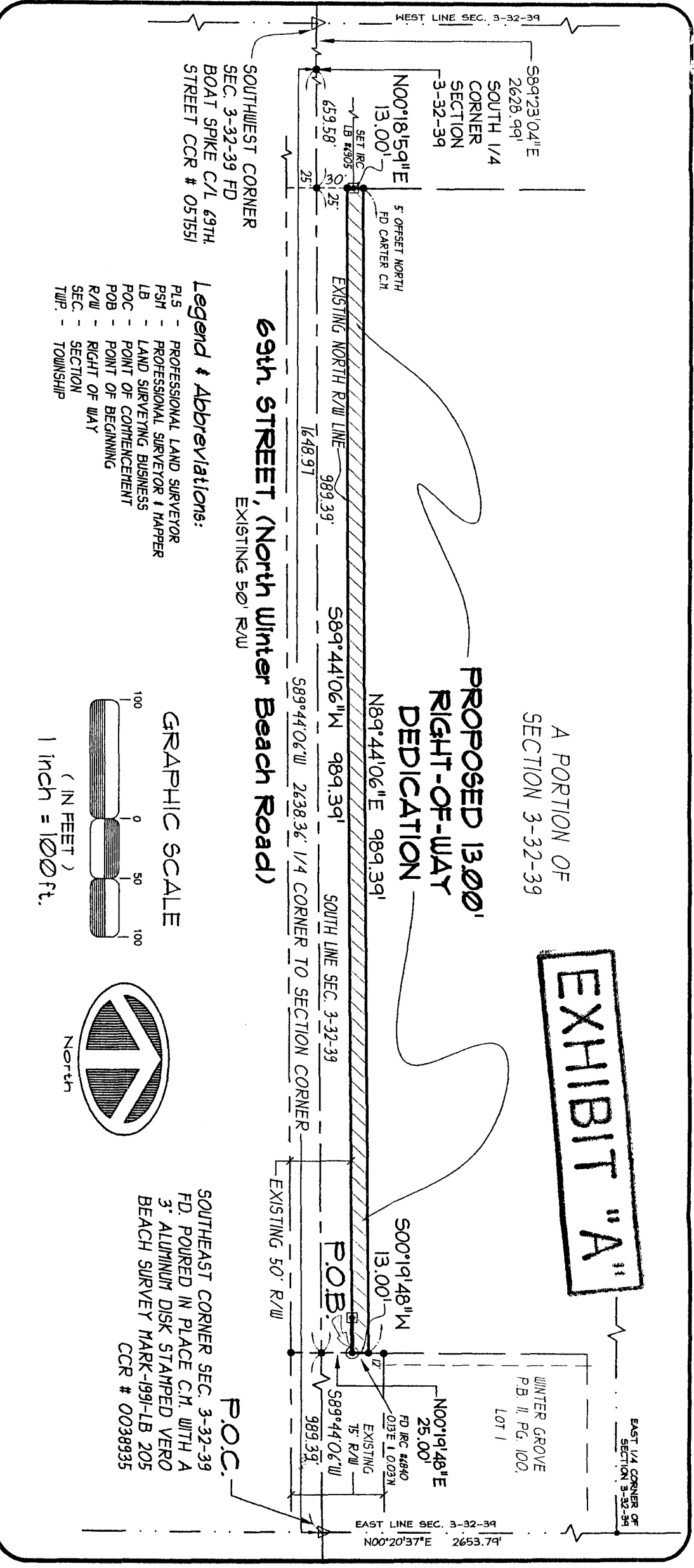


EXHIBIT "A"

Report of Survey:

- \* TYPE OF SURVEY: SPECIFIC PURPOSE: SKETCH OF INFORMATION LEGAL DESCRIPTION  
THIS IS NOT A BOUNDARY SURVEY
- \* THIS SURVEY PERFORMED BY:  
HOUSTON, SCHULKE, BITTLE & STODDARD, INC. L.B. #6905  
1717-INDIAN RIVER BLVD., SUITE: #202-C  
VERO BEACH, FLORIDA 32960
- \* PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:  
STUART A. HOUSTON, P.L.S. #4490
- \* THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6, FAC) IS SUBURBAN. THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500. THE MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO BE IN EXCESS OF THIS ACCURACY REQUIREMENT.
- \* THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA MINIMUM TECHNICAL STANDARDS AS CONTAINED IN 61G17-6, FAC.
- \* ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- \* THE LAST DATE OF FIELD WORK WAS: 10/17/06
- \* THE BEARING BASE FOR THIS SURVEY IS A STATE PLANE GRID BEARING OF N89°44'10.6"E ALONG THE SOUTH LINE OF SECTION 3-32-39.
- \* THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND IMPROVEMENTS: UTILITIES, FOUNDATIONS, OR ENCROACHMENTS, EXCEPT AS SHOWN.
- \* NO INSTRUMENTS OF RECORD REGARDING EASEMENTS, RIGHT-OF-WAYS, OR OWNERSHIP WERE SUPPLIED TO THIS SURVEYOR, EXCEPT AS SHOWN.
- \* NO TITLE OPINION OR GUARANTEE IS EXPRESSED OR IMPLIED.
- \* UNLESS A COMPARISON IS SHOWN, PLAT VALUES AND MEASURED VALUES ARE THE SAME.
- \* LEGAL DESCRIPTION IS AS PREPARED BY THE SURVEYOR.
- \* UNLESS OTHERWISE INDICATED, FOUND MONUMENTATION, IS UNIDENTIFIED.
- \* THE PARCEL OF LAND SHOWN HEREON LIES IN FLOOD ZONES: 'X', AE 7', 8' & 9' PER FLOOD INSURANCE RATE MAP # 12061C0093 E, DATED MAY 4th, 1989

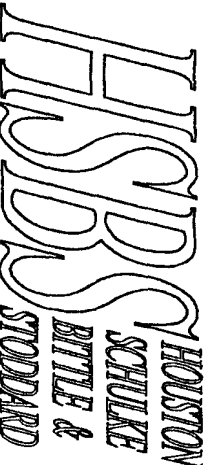
Legal Description:  
RIGHT-OF-WAY DEDICATION

A PORTION OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 32 SOUTH, RANGE 39 EAST, AND IN GOVERNMENT LOT 3 OF SAID SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3, TOWNSHIP 32 SOUTH, RANGE 39 EAST, RUN S89°44'10.6"W ALONG THE SOUTH LINE OF SAID SECTION 3 A DISTANCE OF 989.39 FEET TO A POINT, SAID POINT LYING N89°44'10.6"E A DISTANCE OF 1648.97 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 3, THENCE LEAVING SAID SOUTH LINE OF SECTION 3, RUN N00°19'48"E A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 69TH STREET, (NORTH WINTER BEACH ROAD) AS THE SAME NOW EXISTS, SAID POINT LYING S00°19'48"W, 25.00 FEET WEST OF THE NORTH WEST CORNER OF WINTER GROVE SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 100, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PORTION OF LAND;

THENCE RUN S89°44'10.6"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 69th STREET, A DISTANCE OF 989.39 FEET;  
THENCE LEAVING SAID RIGHT-OF-WAY LINE RUN N00°18'54"E, A DISTANCE OF 13.00 FEET;  
THENCE RUN N89°44'10.6"E TO A POINT LYING S00°19'48"W, 12.00 FEET WEST OF THE NORTH WEST CORNER OF SAID WINTER GROVE SUBDIVISION, A DISTANCE OF 989.39 FEET;  
THENCE RUN S00°19'48"W, A DISTANCE OF 13.00 FEET, TO THE POINT OF BEGINNING.

SAID LAND CONTAINING: 12,862.10 SQUARE FEET OR 0.30 ACRES OF LAND, MORE OR LESS. AND SUBJECT OF EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.



Certificate of Authorization: LB 6905  
1717 Indian River Blvd - Suite 101 Vero Beach, Florida 32960  
phone: (772) 794 - 1213 facsimile: (772) 794 - 1086  
e-mail: bsbs@schulkebittle.com

PLAT OF SURVEY FOR:  
THE PROPOSED  
HAMMOCK SHORES  
SUBDIVISION

RIGHT-OF-WAY DEDICATION  
SECTION 3, TOWNSHIP 32S, RANGE 39E

TYPE:  
SKETCH OF LEGAL DESCRIPTION  
NOT A BOUNDARY SURVEY  
PROJ. NO. 05-050  
DWN. BY: TB  
CKD. BY: SAH  
DATE: 7/26/07  
SCALE: 1"=100'

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.  
Stuart A. Houston 7/26/07 P.L.S. #4490