

**MASTER ESTOPPEL CERTIFICATE FOR:
FISHHAWK RIDGE TOWNHOME ASSOCIATION, INC.¹**

For all homes closing from January 1, 2008 through December 31, 2008, in which **STANDARD PACIFIC HOMES is the SELLER**, the following amounts shall be due to the above-referenced Association and shall be collected by the title company as follows:

CAPITAL CONTRIBUTION:	\$300.00
ASSESSMENTS:	\$140.00 per month*
ESTOPPEL FEE:	\$0.00

*Title company shall collect the prorata amount due for the month of closing plus an additional month of assessments upfront (\$140.00). All funds shall be payable and mailed to:

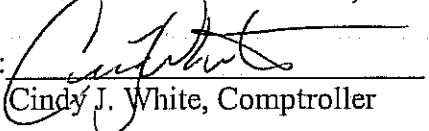
FishHawk Ridge Association, Inc.
C/o Greenacre Properties, Inc.
4131 Gunn Highway
Tampa, FL 33618
(813) 600-1100 phone
(813) 963-1326 fax

CDD FEES: For the period October 1, 2007 through September 30, 2008, the Debt service is \$365.00 per unit and the O&M is \$758.00 per unit, for a total of \$1,123.00. As Standard Pacific has already paid these fees for all lots owned by it, Standard Pacific shall be credited their proportionate share of the above amounts at closing, as well as the proportionate share of real estate taxes.

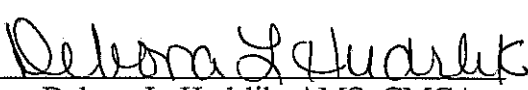
For any closings in which Standard Pacific Homes is NOT the Seller, the title company shall log onto www.condocerts.com, click on the login button and follow the instructions on the site to access the information you are seeking. An estoppel fee totaling \$109.00 will be charged. If for any reason there are problems with the website or there are additional questions, the title company shall contact Greenacre Properties at 813-600-1100.

The above information is hereby verified and approved by:

GREENACRE PROPERTIES, INC.

By: 
Cindy J. White, Comptroller

STANDARD PACIFIC OF TAMPA

By: 
Debora L. Hudrlik, AMS, CMCA

1 There is a Master Association governing this sub-association known as the FishHawk Ranch Homeowners' Association Inc. Please see attached addendum relating to master association.

ADDENDUM TO
MASTER ESTOPPEL CERTIFICATE FOR:
FISHHAWK RIDGE TOWNHOME ASSOCIATION, INC.

The above Association is a sub-association of the FishHawk Ranch Homeowners' Association, Inc. For all homes closing **from January 1, 2008 through December 31, 2008**, in which **STANDARD PACIFIC HOMES is the SELLER**, the following amounts shall be due to the FishHawk Ranch Homeowners Association and shall be collected by the title company as follows:

CAPITAL CONTRIBUTION:	\$120.00
ASSESSMENTS:	\$154.00 per year*
ESTOPPEL FEE:	\$0.00
TRANSFER FEE:	\$50.00

*Standard Pacific Homes will pay the annual fee of \$154 on January 1, 2008 for all lots owned by it. Therefore, title company shall credit Standard Pacific as seller for the proration at closing. The \$120.00 capital contribution (payable to FishHawk Ranch Homeowners Association) and the \$50.00 transfer fee (payable to Rizzetta and Company) shall be mailed to:

FishHawk Ranch Homeowners Association, Inc.
c/o Rizzetta & Company
5844 Old Pasco Road
Wesley Chapel, Florida 33543
(813) 994-1001
(813) 994-2100 (fax)

For any closings in which Standard Pacific is NOT the Seller, the title company shall log onto www.condocerts.com, click on the login button and follow the instructions on the site to access the information you are seeking. An estoppel fee totaling \$79.00 will be charged. If for any reason there are problems with the website or there are additional questions, the title company shall contact Rizzetta & Company at 813-994-1001.

The above information is hereby verified and approved by:

RIZZETTA & COMPANY

By: _____

Heather Russel

STANDARD PACIFIC HOMES

By: _____

Debora Hudrlík