

EXHIBIT "B"

1st Amendment, 2nd Amendment and new pond addition

EXHIBIT "A" TO THAT CERTAIN LEASE AGREEMENT
BETWEEN MARTIN COUNTY, LESSOR AND FLORIDA
OCEANOGRAPHIC SOCIETY, INC., LESSEE

1ST AMENDMENT

LEGAL DESCRIPTION OF PROPERTY BEING LEASED; Parcel "A":

That portion of the North 925.00 feet of Government Lots 3 and 4 lying West of State Road A-1-A, located in Section 31, Township 37 South, Range 42 East, Martin County, Florida.

Together with and including an easement for access and utilities over and across the South 75.00 feet of North 1000.00 feet of said Government Lots 3 and 4.

Less and excepting Lots 20 and 21, Block 3, and Lots 16 and 17, Block 4, Ocean Side Park Subdivision as recorded in Plat Book 1, Page 6, Public Records of Martin County, Florida and now vacated, and subject to an easement for ingress and egress to Lots 16 and 17, Block 4 of the Plat of Ocean Side Park, now vacated, and less and excepting also a parcel of land (herein referred to as Parcel "B"), which may be leased only to the School Board of Martin County for use by the Martin County Environmental Studies Center, said Parcel "B" being a portion of the North 925.00 feet of Government Lots 3 and 4 lying West of State Road A-1-A, located in Section 31, Township 37 South, Range 42 East, Martin County, Florida. Said parcel being more particularly described as follows:

Commence at a point of intersection of the North line of Government Lot 4 and the Westerly right-of-way line of State Road A-1-A; thence West along the North line of Government Lot 4, a distance of 890.00 feet to the Northwest corner of Government Lot 4; thence, West along the North line of Government Lot 3 a distance of 70.00 feet; thence, South perpendicular to the North line of Government Lot 3, a distance of 500.00 feet to the Point-of-Beginning; thence East along a line 500.00 feet South and parallel to the North line of Government Lots 3 and 4 a distance of 250.00 feet to a point; thence, South perpendicular to the North line of Government Lot 3, a distance of 100.00 feet; thence, East, parallel to the North line of Government Lot 4, to the Westerly right-of-way line of State Road A-1-A; thence Southwesterly along said right-of-way line, to a point of intersection with the South line of the North 925.00 feet of Government Lot 4; thence, West along said South line, a distance of 350.00 feet, more or less, to the East line of Government Lot 3; thence, continue West, along the South line of the North 925.00 feet of Government Lot 3, a distance of 70.00 feet; thence, North, a distance of 425.00 feet to the Point-of-Beginning.

Subject to an easement for access, utilities and reasonable use by the Florida Oceanographic Society, Inc.

2ND AMENDMENT Legal Description

Jurisdictional Parcel

Being a parcel of land lying within the South 500 feet of Government Lots 1 and 2, Section 31, Township 37 South, Range 42 East, Martin County, Florida and being more particularly described as follows:

Commence at the intersection of the South line of Government Lot 1 with the Westerly Right-of-Way line of State Road A-1-A (106' Right-of-Way, 53' on each side of the centerline); thence North 89°14'41" West along the South line of said Government Lots 1 and 2, a distance of 306.63 feet to a 75 foot offset and buffer line to the South Florida Water Management District Jurisdictional line and the Point of Beginning of said Parcel; thence Northerly along said 75 foot offset line and buffer line through the following 11 courses: North 05°41'03" West, a distance of 48.81 feet; to a point of curvature concave to the Southwest having a radius of 75.00 feet, and a central angle of 82°02'45"; thence Northwesterly along the arc of said curve a distance of 107.40 feet to a point of tangency; thence North 87°43'48" West, a distance of 17.53 feet; thence North 15°30'03" West, a distance of 9.19 feet; thence North 10°45'53" East, a distance of 40.42 feet; thence North 01°31'20" West, a distance of 45.03 feet; thence North 14°25'40" West, a distance of 79.92 feet; thence North 29°18'51" West, a distance of 175.35 feet; thence North 01°18'07" West, a distance of 11.98 feet; thence South 89°14'41" East, a distance of 89.65 feet; thence North 00°46'16" East, a distance of 50.00 feet; to the North line of the South 500 feet of said Government Lots 1 and 2; thence North 89°14'41" West along the North line of the South 500 feet of said Government Lots 1 and 2, a distance of 1454.20 feet more or less to the Approximate Mean High Water Line of the Indian River; thence Southwesterly along the Approximate Mean High Water Line through the following 22 courses: South 35°21'27" West, a distance of 17.36 feet; thence South 38°42'19" West, a distance of 16.18 feet; thence South 13°50'50" East, a distance of 9.62 feet; thence South 75°11'19" East, a distance of 15.08 feet; thence South 52°28'28" East, a distance of 22.34 feet; thence South 35°36'34" East, a distance of 22.32 feet; thence South 28°48'35" East, a distance of 22.63 feet; thence South 03°19'36" East, a distance of 17.16 feet; thence South 02°01'49" East, a distance of 22.94 feet; thence South 17°47'52" West, a distance of 21.54 feet; thence South 03°37'00" East, a distance of 23.58 feet; thence South 21°26'28" West, a distance of 17.24 feet; thence South 06°58'09" West, a distance of 8.74 feet; thence South 24°22'58" West, a distance of 58.84 feet; thence South 40°42'10" West, a distance of 41.47 feet; thence South 39°14'43" West, a distance of 28.30 feet; thence South 03°28'56" West, a distance of 43.32 feet; thence South 21°49'58" West, a distance of 17.11 feet; thence South 38°08'41" West, a distance of 41.92 feet; thence South 10°44'50" West, a distance of 68.39 feet; thence South 04°05'30" West, a distance of 20.05 feet; thence South 15°33'37" West, a distance of 12.65 feet to the South line of said Government Lots 1 and 2; thence South 89°14'41" East along the South line of said Government Lots 1 and 2, a distance of 1653.77 feet, more or less, to the Point of Beginning.
Containing 16.98 acres, more or less.

EXHIBIT B

NO.	REVISIONS	DATE	BY



INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
PALM CITY • 1806 S.W. MARTIN BLVD. • SUITE 200-2002
P.O. BOX 1100 34901
CERTIFICATE OF AUTHORIZATION LB 4106

LEGAL DESCRIPTION FOR:
Halvorsen Real Estate Corp.
MARTIN COUNTY, FLORIDA

Scale:	Index:	File & Drawing No.
N/A	4-14-99	99-1030-01-02
Drawn By:	Checked:	Sheet:
J.A.S.	F.A.S.	1 of 4

DM : GCY INC

PHONE NO. : 561 283 6174

Apr. 15 1999 09:01AM P3

SURVEYOR'S NOTES:

- 1) This sketch and legal description is based on office information obtained from a boundary survey.
- 2) This legal description shall not be valid unless:
 - A) Provided in its entirety consisting of 4 sheets, with sheets 3 and 4 being the sketch of description.
 - B) Reproductions of the description and sketch are signed and sealed with an embossed surveyor's seal.
- 3) Bearings shown hereon are referenced to the South line of Government Lots 1 and 2, Section 31. Said line bears North 89°14'41" West.

CERTIFICATION

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

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES. THE SKETCH AND DESCRIPTION IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.

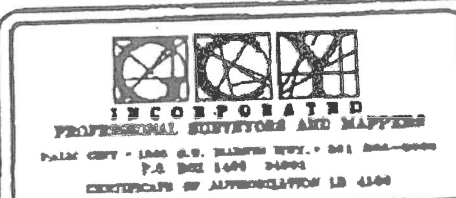
4-14-99

DATE OF SIGNATURE

Franklin A. Shotts
 FRANKLIN A. SHOTTS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 2780

EXHIBIT B

NO.	REVISIONS	DATE	BY



LEGAL DESCRIPTION FOR:			
Halverson Real Estate Corp.			
MARTIN COUNTY, FLORIDA			
Scale	Date	File & Drawing No.	
N/A	4-14-99	88-1030-01-02	
Drawn By	Checked	Sheet	
J.A.S.	F.A.S.	2 of 4	

GCM : GCM INC

PHONE NO. : 561 283 6174

Apr. 15 1999 09:02AM P4

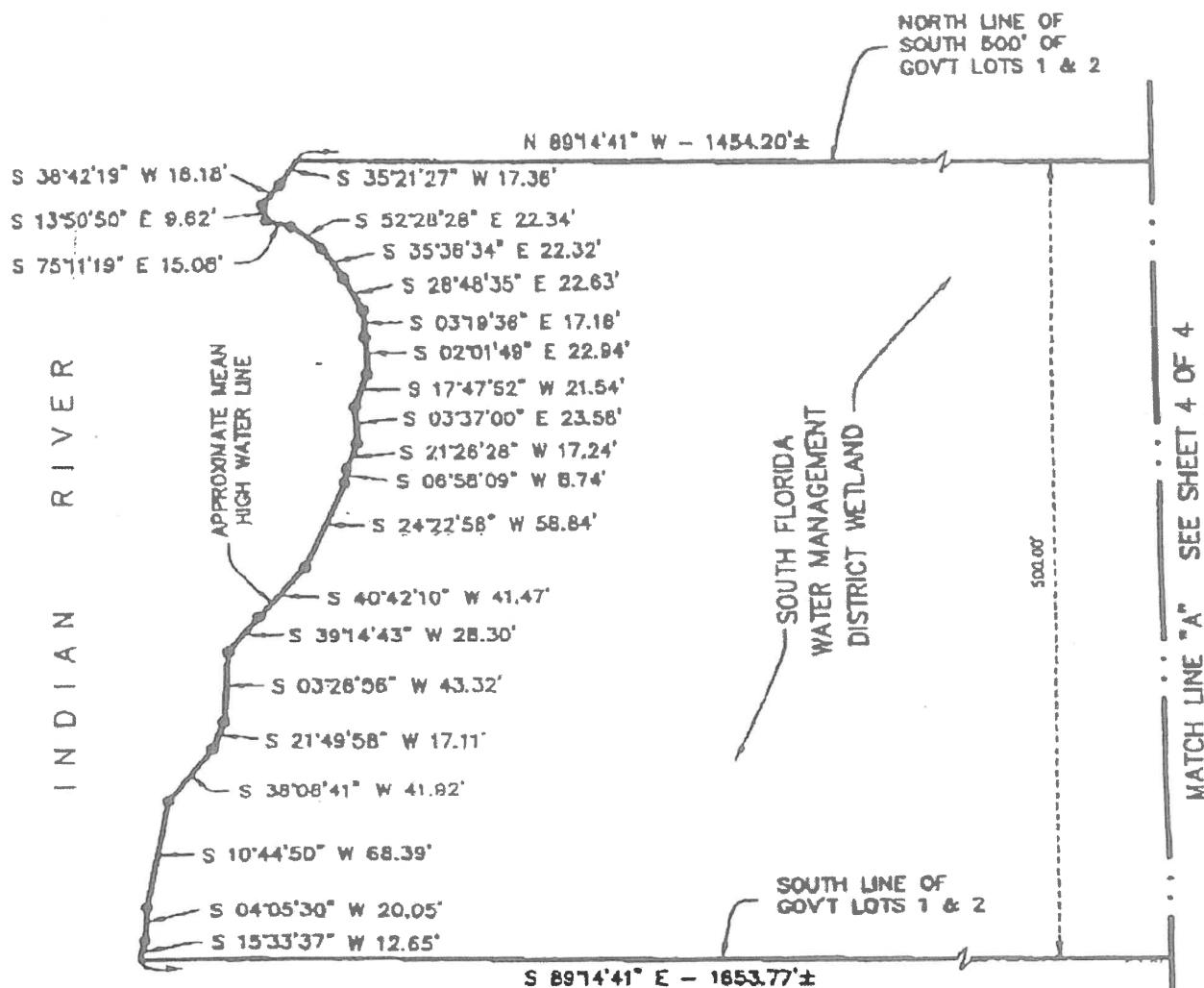


EXHIBIT B

NOTE:

This drawing does not represent a boundary survey and is based on office information only.



GCM INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
PALM CITY • 1806 S.W. MARTIN BLVD. • 34909-0000
P.O. BOX 1400 34901
CERTIFICATE OF AUTHORIZATION LB 4186

SKETCH OF LEGAL DESCRIPTION FOR:
Halvorsen Real Estate Corp.
MARTIN COUNTY, FLORIDA

Scale: 1"=100'
Drawn By: J.A.S.
Date: 4-14-99
Checked: F.A.S.

File & Drawing No.: 99-1030-01-02
Sheet: 3 of 4

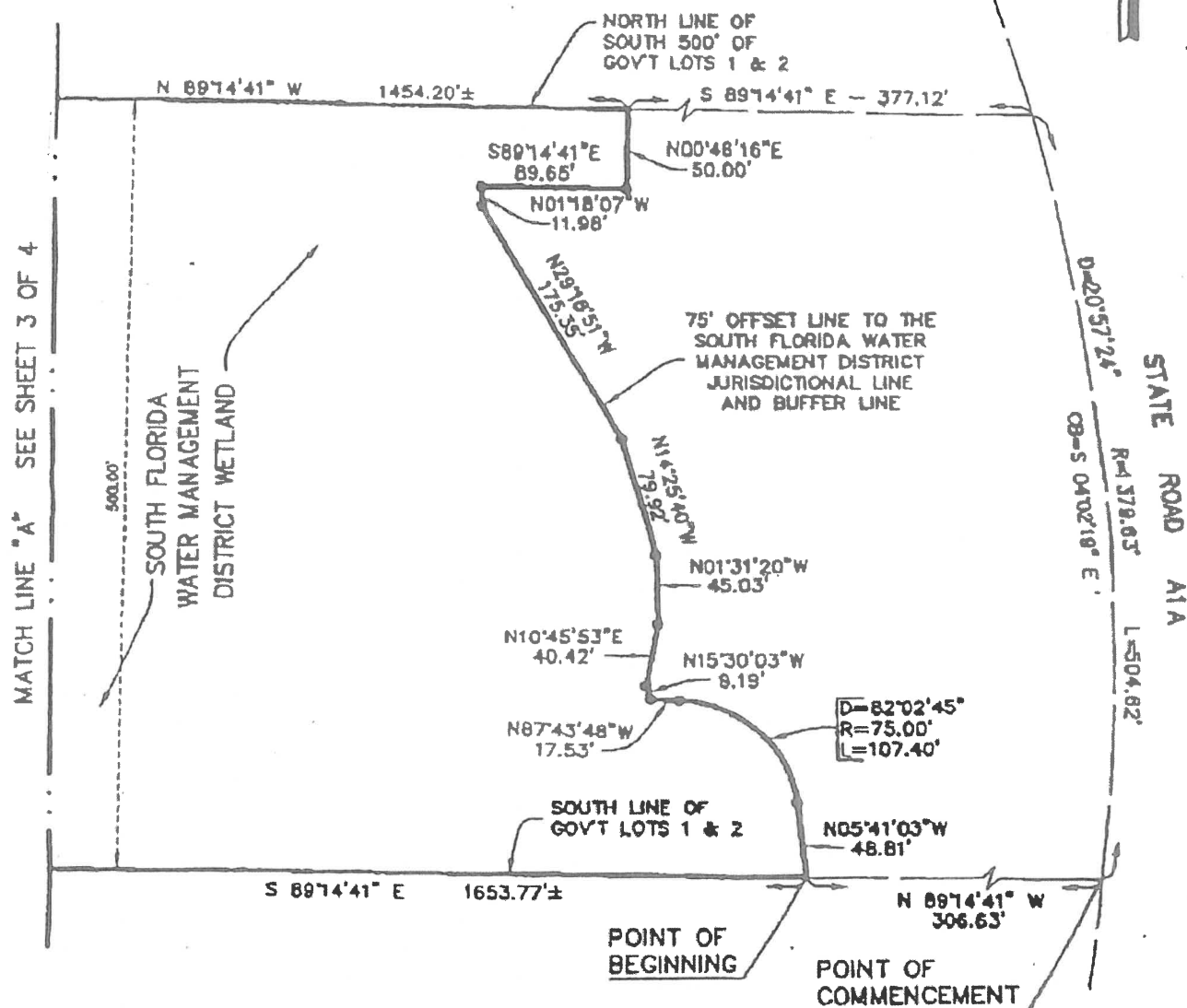
NO.	REVISIONS	DATE	BY

COPYRIGHT © 1999 BY G.C.V. INC. PROFESSIONAL SURVEYORS AND MAPPERS

FROM : GCY INC

PHONE NO. : 561 283 6174

Apr. 15 1999 09:02AM P5

**EXHIBIT B****NOTE:**

This drawing does not represent a boundary survey and is based on office information only.



G.C.Y. INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
 P.O. BOX 1006 S.W. MARSH CREEK, FL 33408-0006
 704.396.1400
 CERTIFICATE OF AUTHORIZATION LB 4100

SKETCH OF LEGAL DESCRIPTION FOR:
 Halvorsen Real Estate Corp.
 MARTIN COUNTY, FLORIDA

Scale: 1"=100'	Dated: 4-14-99	File & Drawing No. 29-1030-01-02
Drawn By: J.A.S.	Checked: F.A.S.	Sheet: 4 of 4

MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD, STUART, FL.

PHONE NO. 772-288-5928

M.C. PROJ. NO. 25-055

DWG. FILE NAME: 25-055.DWG

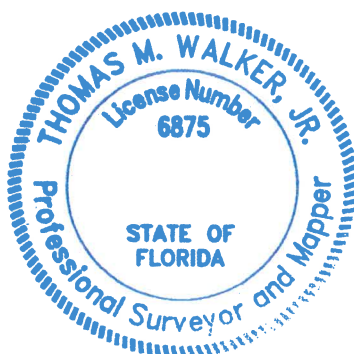
SHEET NO.

1 OF 3

EXHIBIT

SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON SPECIFIC PURPOSE BOUNDARY & TOPOGRAPHIC SURVEY PERFORMED BY EDC, INC., FILE NUMBER: 19-291, DATED: 3-5-2020; AND INDIAN RIVER PLANTATION MARRIOTT RESORT I, A P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 72, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
 - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 - 3, SHEET 3 BEING A SKETCH.
 - B. WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR.
3. BEARING BASIS IS SOUTH 89°13'07" EAST ALONG THE NORTHERLY LINE OF LOT 4, OF SAID PLAT AS SHOWN ON SAID SPECIFIC PURPOSE BOUNDARY & TOPOGRAPHIC SURVEY AND ALL OTHERS ARE RELATIVE TO SAID BEARING.
4. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A LEASE PARCEL.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
6. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
7. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. LEGEND: ORB=OFFICIAL RECORDS BOOK, PB=PLAT BOOK, PCN=PARCEL CONTROL NUMBER, PG=PAGE, POB=POINT OF BEGINNING, POC=POINT OF COMMENCEMENT, SQFT=SQUARE FEET.



THIS DOCUMENT MAY BE REPRODUCED UPON REQUEST IN AN ALTERNATIVE FORMAT BY CONTACTING THE COUNTY ADA COORDINATOR (772) 320-3131, THE COUNTY ADMINISTRATION OFFICE (772) 288-5400, FLORIDA RELAY 711, OR BY COMPLETING OUR ACCESSIBILITY FEEDBACK FORM AT WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK.

SURVEYOR AND MAPPER
IN RESPONSIBLE CHARGE


THOMAS M. WALKER, JR., PSM
MARTIN COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. PSM 6875

DATE: OCT 08 2025

LEASE PARCEL
A PORTION OF LOT 4 (PLAT BOOK 14, PAGE 72)
MARTIN COUNTY, FLORIDA

SUPERVISED BY: TMW	DRAWN BY: JMM
DATE: 10/07/2025	SCALE: N/A
DRAWING ID: 25-055	

MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD, STUART, FL.

PHONE NO. 772-288-5928

M.C. PROJ. NO. 25-055

DWG. FILE NAME: 25-055.DWG

SHEET NO.

2 OF 3

EXHIBIT

DESCRIPTION

A PARCEL OF LAND LYING IN LOT 4 OF INDIAN RIVER PLANTATION MARRIOTT RESORT I, A P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 72, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 4; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 4 NORTH 89°13'07" WEST, A DISTANCE OF 428.93 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY LOT LINE SOUTH 01°00'01" WEST, A DISTANCE OF 308.98 FEET TO A POINT; THENCE NORTH 89°35'49" WEST, A DISTANCE OF 440.98 FEET TO A POINT OF INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE INDIAN RIVER AS RECORDED IN SAID PLAT AND AS SHOWN ON SPECIFIC PURPOSE BOUNDARY & TOPOGRAPHIC SURVEY PERFORMED BY EDC, INC., FILE NUMBER: 19-291, DATED: 3-5-2020; THENCE MEANDERING NORTHEASTERLY AND NORTHWESTERLY ALONG SAID MEAN HIGH WATER LINE FOR THE FOLLOWING SIX (6) CALLS:

- (1) NORTH 37°30'21" EAST, A DISTANCE OF 49.99 FEET;
- (2) NORTH 04°45'04" EAST, A DISTANCE OF 37.02 FEET;
- (3) NORTH 22°18'26" WEST, A DISTANCE OF 71.17 FEET;
- (4) NORTH 01°18'33" WEST, A DISTANCE OF 57.55 FEET;
- (5) NORTH 40°52'15" WEST, A DISTANCE OF 57.31 FEET;
- (6) NORTH 01°38'00" WEST, A DISTANCE OF 69.15 TO A POINT OF INTERSECTION WITH SAID NORTHERLY LINE OF LOT 4;

THENCE ALONG SAID NORTHERLY LOT LINE SOUTH 89°13'07" EAST, A DISTANCE OF 74.16 TO A POINT OF INTERSECTION WITH A WITNESS LINE, AS SHOWN ON SAID PLAT; THENCE CONTINUING ALONG SAID NORTHERLY LOT LINE SOUTH 89°13'07" EAST, A DISTANCE OF 406.55 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 137,187 SQUARE FEET, (3.15 ACRES) MORE OR LESS.

NOTE: THIS IS NOT A SURVEY.
THIS SHEET IS NOT VALID WITHOUT SHEETS 1 AND 3.

LEASE PARCEL
A PORTION OF LOT 4 (PLAT BOOK 14, PAGE 72)
MARTIN COUNTY, FLORIDA

SUPERVISED BY: TMW	DRAWN BY: JMM
DATE: 10/07/2025	SCALE: N/A
DRAWING ID: 25-055	

MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD, STUART, FL.

PHONE NO. 772-288-5928

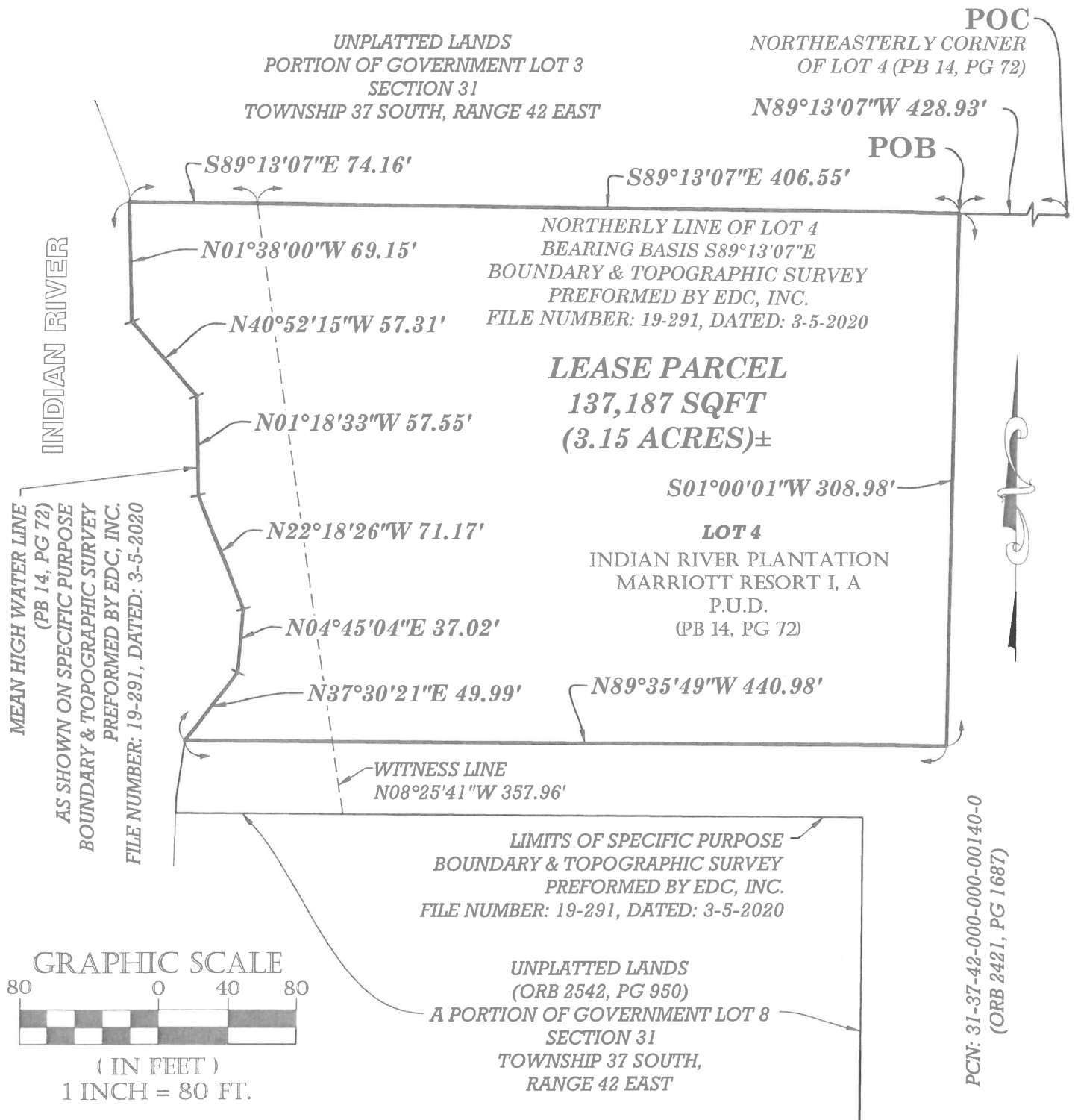
M.C. PROJ. NO. 25-055

DWG. FILE NAME: 25-055.DWG

SHEET NO.

3 OF 3

EXHIBIT



NOTE: THIS IS NOT A SURVEY.
THIS SHEET IS NOT VALID WITHOUT SHEETS 1 AND 2.

THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1"=80' OR SMALLER.

LEASE PARCEL
A PORTION OF LOT 4 (PLAT BOOK 14, PAGE 72)
MARTIN COUNTY, FLORIDA

SUPERVISED BY: TMW	DRAWN BY: JMM
DATE: 10/07/2025	SCALE: 1" = 80'
DRAWING ID: 25-055	