EXHIBIT "B"

... —1st Amendment, 2nd Amendment and new pond addition

ECHIBIT "A" TO THAT CERTAIN LEASE ACREEMENT 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-l-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-l-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.

M : GCY INC

PHONE NO. : 561 283 6174

Apr. 15 1999 09:00AM P2

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 of 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 sold 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 sold 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 B7'43'48" 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"45"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 8974'41" 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 7571'19" East, a distance of 15.08 feet; thence South 52"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 3974'43" 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 15.98 acres, more or less.

EXHIBIT B

NO.

REMISIONS DATE BY



PROFESSIONAL SUSTAINESS AND MAPPERS
PAIM CTTY *1805 S.W. MARKET EVY. * \$60 ENG-MAKE
P.O. SWE 1480 84001
CHETTYLIATE OF AUVISUALIZED LB 4105

LEGAL DESCRIPTION FOR: Halversen Real Estate Corp.

Smith Deby N/A 4-14-59 Drum By Cheshed

MARTH COUNTY.

Pho & Drestry No. 99-1030-01-02 Browl

OM : 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.
- Bearings shown hereon are referenced to the South line 3) of Government Lots 1 and 2, Section 31. Said line bears North 8974'41" 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.

BY

4-14-99 DATE OF SIGNATURE

FRANKLIN A. PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 2780 ---

REVISIONS

NO.

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LEGAL DESCRIPTION FOR Holvorson Real Estate Corp. PLORIDA MARTIN COUNTY.

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H/A	4-14-90	99-1030-01-02
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LAS	F.A.S.	204

PAGE 03

19011: GCY INC PHONE NO. : 561 283 6174

Apr. 15 1999 09:02AM P4

NORTH LINE OF SOUTH 500' OF GOVT LOTS 1 & 2 N 8944'41" W - 1454.20'± S 38'42'19" W 18.18'-S 35'21'27" W 17.36 S 13'50'50" £ 9.62' -\$ 52"28"28" E 22.34" S 35'38'34" E 22.32' S 7511'19" E 15.08' -S 28'48'35" E 22.63' S 0379'36" E 17.16' MEAN LINE S 02'01'49" E 22.94" α 9 17'47'52" W 21.54' W 4 APPROXUNATE HIGH WATER WATER MANAGEMENT S 03'37'00" E 23.58' STEET > DISTRICT WETLAND SOUTH FLORIDA S 21'26'28" W 17,24" S 06'58'09" W 8.74 α S 24"22"58" W 58.84" S 40'42'10" W 41.47" # **∠** Z S 39"4'43" W 28.30" < MATCH LINE S 03726'56" W 43.32" S 21'49'58" W 17.11" Z S 38'08'41" W 41.92' S 10'44'50" W 68.39" SOUTH LINE OF GOVT LOTS 1 & 2 S 04"05"30" W 20,05" S 15'33'37" W 12.65" S 8974'41" E - 1653.77'±

EXHIBIT B

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

NO.

REMISIONS DATE BY



PALIS CETT * 1808 N.V. MANUTE NOT. * Res 3800-0000 P.G. DOE 1400 04000 CHRYDYCAFE OF AUTHOREASYON LB 4100 SMETCH OF LEGAL DESCRIPTION FOR:
Halvorsen Real Estate Corp.
MARTIN COUNTY. FLORIDA

3cele: 1"=100"	Date: 4-14-59	
Drawn By	Checked	
LAS	F.A.S.	

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CUOADIUM # 1600 BA UUA IMA BOULEGOIUMI GIDALAUDG VAU NEDELBC

Apr. 15 1999 09:02AM P5 PHONE NO. : 561 283 6174 NORTH LINE OF SOUTH 500' OF GOV'T LOTS 1 & 2 N 8974'41" W 1454.20'± \$ 8944'41" E - 377,12" \$8974'41"E 89.65' N00'48'16"E -50.00 N0178'07 4 6 75' OFFSET LINE TO THE M SOUTH FLORIDA WATER SHEET MANAGEMENT DISTRICT WATER MANAGEMENT JURISDICTIONAL LINE DISTRICT WETLAND SOUTH FLORIDA AND BUFFER LINE CB-S 04'02'18" SEE 500.00 4< 8 N01'31'20"W - 45.03" LINE 2 MATCH N10'45'53"E L=504.62 40.42 W"50'05"8 D=82'02'45" R=75.00' N8743'48"W L=107.40' 17.53' -SOUTH LINE OF GOVT LOTS 1 & 2 N05'41'03"W 48.81 S 8974'41" E 1653.77'± N 8974'41" 306.63" POINT OF **BEGINNING** POINT OF COMMENCEMENT TERSECTION SOUTH LINE
TO LOT 1 WITH WESTERLY
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NOTE:
This drawing does not represent a boundary survey and is based on office information only.

REVISIONS

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DATE

BY

RTIN COUNTY BOARD OF COUNTY COMMISSIONER

2401 S.E. MONTEREY ROAD, STUART, FL. PHONE NO. 772-288-5928

25-055 DWG. FILE NAME: 25-055.DWG M.C. PROJ. NO.

SHEET NO.

EXHIBIT.

SURVEYOR'S NOTES

- THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON SPECIFIC PURPOSE BOUNDARY & TOPOGRAPHIC SURVEY PREFORMED 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.
- THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A LEASE PARCEL.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS. 6.
- PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.

A STABLISHOOM

- 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.
- 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.

STATE OF FLORIDA FLORIDA SURVEY OF ORDINATION SURVEY OF ORDINATION OF SURVEY 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 0 8 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 PREFORMED 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 SOUARE 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

