

**FOURTH AMENDMENT TO THE LEASE AGREEMENT
BETWEEN
FLORIDA OCEANOGRAPHIC SOCIETY, INC.
AND
MARTIN COUNTY, FLORIDA**

THIS FOURTH AMENDMENT TO LEASE AGREEMENT (this "Fourth Amendment") is made this 20th day of October, 2025, by and between **MARTIN COUNTY**, a political subdivision of the State of Florida, having its principal office at 2401 SE Monterey Road, Stuart, Florida 34996 (hereinafter referred to as "COUNTY") and **FLORIDA OCEANOGRAPHIC SOCIETY, INC.**, a not for profit corporation organized and existing under the laws of the State of Florida, having its principal address at 890 NE Ocean Blvd., Stuart, Florida 34996 (hereinafter referred to as "LESSEE").

RECITALS

WHEREAS, COUNTY and LESSEE entered into the original Lease Agreement on November 5, 1985 (the "Original Lease"); and

WHEREAS, COUNTY and the School Board of Martin County (the "School Board") entered into a Lease Agreement on March 9, 1993, whereby a portion of the LESSEE's leasehold interest was conveyed to the School Board for use as an Environmental Studies Center; and

WHEREAS, COUNTY and LESSEE entered into an Amendment to Lease Agreement ("First Amendment") dated March 17, 1993, reconfiguring the leasehold interest to accommodate an appropriate site plan for proposed improvements; and

WHEREAS, COUNTY and LESSEE entered into a Second Amendment to Lease ("Second Amendment") dated to April 21, 2004, adding property to its leasehold interest so that LESSEE could continue to restore and enhance the wetland value of the property; and

WHEREAS, COUNTY and LESSEE entered into a Third Lease Amendment, dated January 7, 2020, ("Third Amendment", which, together with the First Amendment and Second Amendment shall be referred to herein, collectively, as the "Lease Agreement") updating the Preserve Area Management Plan consistent with the Revised Minor Final Site Plan approved on July 24, 2019; and

WHEREAS, COUNTY and LESSEE have determined that this a Fourth Amendment is necessary to incorporate into the leasehold interest a portion of the adjacent county owned parcel north of the Fire Station, as set forth on **Exhibit "A"** so that LESSEE may continue and to expand its mission according to the Original Lease; and

WHEREAS, the legal description of the entire leasehold interest, inclusive of the parcel set forth on **Exhibit “A”** and all previous amendments and additions, is attached hereto and incorporated herein as **Exhibit “B”**.

NOW THEREFORE, in consideration of the mutual covenants hereinafter contained and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto agree that this Forth Amendment is amended as follows:

1. **Recitals & Defined Terms.** COUNTY and LESSEE acknowledge and agree that the foregoing recitals are true, correct and fully binding upon them in all respects, which recitals are in their entirety hereby incorporated into this Fourth Amendment. All capitalized terms used herein and not otherwise defined in this Fourth Amendment shall have the meaning ascribed to such terms in the Lease Agreement.

2. **Lease Premises.** Paragraph 1 of the Original Lease, which was amended by the Second Amendment is deleted in its entirety and replaced with the following:

“Description of Leased Premises”. The COUNTY hereby leases to the LESSEE all that real property and improvements set forth on **Exhibit “B”** (“Lease Premises”). Any reference in this Lease Agreement to “Additional Premises” is hereby deleted, it being the intent of the parties that the Lease Premises set forth on **Exhibit “B”** is inclusive to LESSEE under this Lease Agreement.

3. **Future Easements.** LESSEE hereby agrees to provide to COUNTY upon request any easements over the Lease Premises deemed necessary in COUNTY’s sole and absolute discretion for any governmental purposes including, but not limited to stormwater management, mosquito control, Fire Rescue, utility lines, as well as ingress and egress for repairs and maintenance of such uses.

4. **Full Force and Effect; Conflicts.** Except as specifically amended hereby, all other aspects of the Original Lease shall remain in full force and effect and are hereby in all respects ratified and confirmed. In the event the terms of this Fourth Amendment and those of the Original Lease conflict, the terms of this Fourth Amendment shall govern.

6. **Counterparts.** This Amendment may be executed in counterparts, each of which shall be an original and all of which shall constitute one instrument. An executed facsimile copy or e-mail delivery of a “.pdf” format data file shall be an acceptable form of acceptance of this Fourth Amendment and shall be considered an original for all purposes.

[Signature page follows]

IN WITNESS WHEREOF, the parties have executed this Fourth Amendment to Lease Agreement effective as of the date set forth in the first paragraph of this Amendment.

EXECUTED by LESSEE this 20th day of August, 2025.

FLORIDA OCEANOGRAPHIC SOCIETY,
INC., a Florida not-for-profit corporation

WITNESS:

[Signature]
Print Name: Mark Perry
Address: 890 NE Ocean Blvd.
Stuart, FL 34991

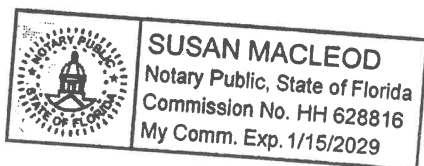
BY: [Signature]
Print Name: Linda Houston, Board Chair

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by () physical presence or () online notarization this 20th day of October, 2025, by Linda Houston, as Board Chair, of Florida Oceanographic Society, Inc., a Florida not-for-profit corporation, who ☒ is personally known to me or () has produced _____ as identification.

(NOTARY SEAL)

[Signature]
Notary Public



EXECUTED by COUNTY this ____ day of _____, 2025.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

**CAROLYN TIMMANN, CLERK OF
THE CIRCUIT COURT & COMPTROLLER**

SARAH HEARD, CHAIR

**APPROVED AS TO FORM
& LEGAL SUFFICIENCY**

**ELYSSE A. ELDER, ACTING COUNTY
ATTORNEY**

EXHIBIT A
PREMISES

EXHIBIT B
LEASE PREMISES

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

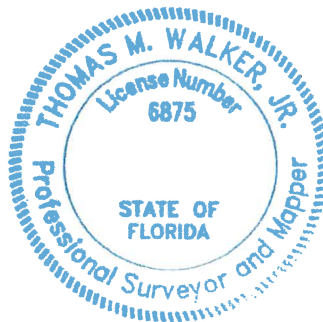
SHEET NO.

1 OF 3

EXHIBIT A

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 A

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 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 A

UNPLATTED LANDS
PORTION OF GOVERNMENT LOT 3
SECTION 31
TOWNSHIP 37 SOUTH, RANGE 42 EAST

POC
NORTHEASTERLY CORNER
OF LOT 4 (PB 14, PG 72)

N89°13'07"W 428.93'

POB

S89°13'07"E 74.16'

S89°13'07"E 406.55'

NORTHERLY LINE OF LOT 4
BEARING BASIS S89°13'07"E
BOUNDARY & TOPOGRAPHIC SURVEY
PERFORMED BY EDC, INC.
FILE NUMBER: 19-291, DATED: 3-5-2020

LEASE PARCEL
137,187 SQFT
(3.15 ACRES)±

S01°00'01"W 308.98'

LOT 4
INDIAN RIVER PLANTATION
MARRIOTT RESORT I, A
P.U.D.
(PB 14, PG 72)

N01°38'00"W 69.15'

N40°52'15"W 57.31'

N01°18'33"W 57.55'

N22°18'26"W 71.17'

N04°45'04"E 37.02'

N37°30'21"E 49.99'

N89°35'49"W 440.98'

WITNESS LINE
N08°25'41"W 357.96'

LIMITS OF SPECIFIC PURPOSE
BOUNDARY & TOPOGRAPHIC SURVEY
PERFORMED BY EDC, INC.
FILE NUMBER: 19-291, DATED: 3-5-2020

UNPLATTED LANDS
(ORB 2542, PG 950)
A PORTION OF GOVERNMENT LOT 8
SECTION 31
TOWNSHIP 37 SOUTH,
RANGE 42 EAST

INDIAN RIVER

MEAN HIGH WATER LINE
(PB 14, PG 72)
AS SHOWN ON SPECIFIC PURPOSE
BOUNDARY & TOPOGRAPHIC SURVEY
PERFORMED BY EDC, INC.
FILE NUMBER: 19-291, DATED: 3-5-2020

GRAPHIC SCALE



(IN FEET)

1 INCH = 80 FT.

PCN: 31-37-42-000-000140-0
(ORB 2421, PG 1687)

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	

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.

65-111-0002

16:12

772288595

PAGE 81

IN : GCY INC

PHONE NO. : 561 283 6174

Apr. 15 1999 09:00AM P2

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. MARSH BLVD. • SUITE 100-0003
P.O. BOX 1489 • 34991
CERTIFICATE OF AUTHORIZATION IS #104

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

Scale:	Dated:	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.

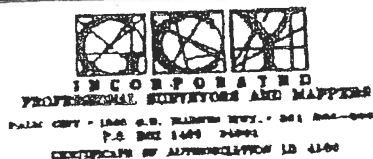
4-14-99

DATE OF SIGNATURE

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

EXHIBIT

B



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

Scale N/A	Sheet 4-14-99	File & Drawing No. 89-1030-01-02
Drawn by J.A.S.	Checked P.A.S.	Sheet 2 of 4

NO.	REVISIONS	DATE	BY

06/11/2002 16:12

7722885

PAGE 03

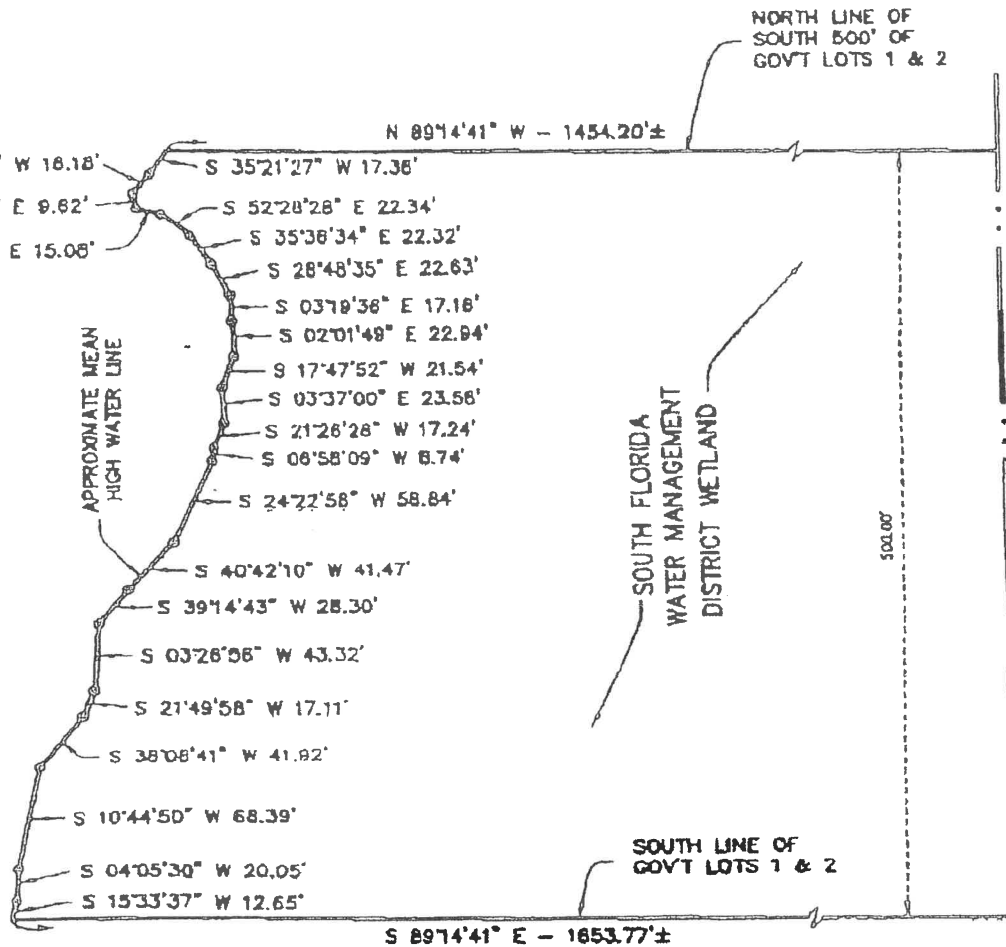
GCY INC

PHONE NO. : 561 283 6174

Apr. 15 1999 09:02AM P4



INDIAN RIVER



MATCH LINE "A" SEE SHEET 4 OF 4

EXHIBIT B

NOTE:

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



INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
 PALM CITY • 1400 S.W. MAJESTIC BLVD. • SUITE 200 • ORLANDO, FL 32809
 P.O. BOX 1442 33461
 CERTIFICATE OF AUTHORIZATION LB 4189

SKETCH OF LEGAL DESCRIPTION FOR:

Halvorsen Real Estate Corp.
 MARTIN COUNTY, FLORIDA

Scale:

1"=100'

Drawn By:

JAS

Date:

4-14-99

Checked:

F.A.S.

File & Drawing No.:

99-1030-01-02

Sheet:

3 of 4

NO.	REVISIONS	DATE	BY

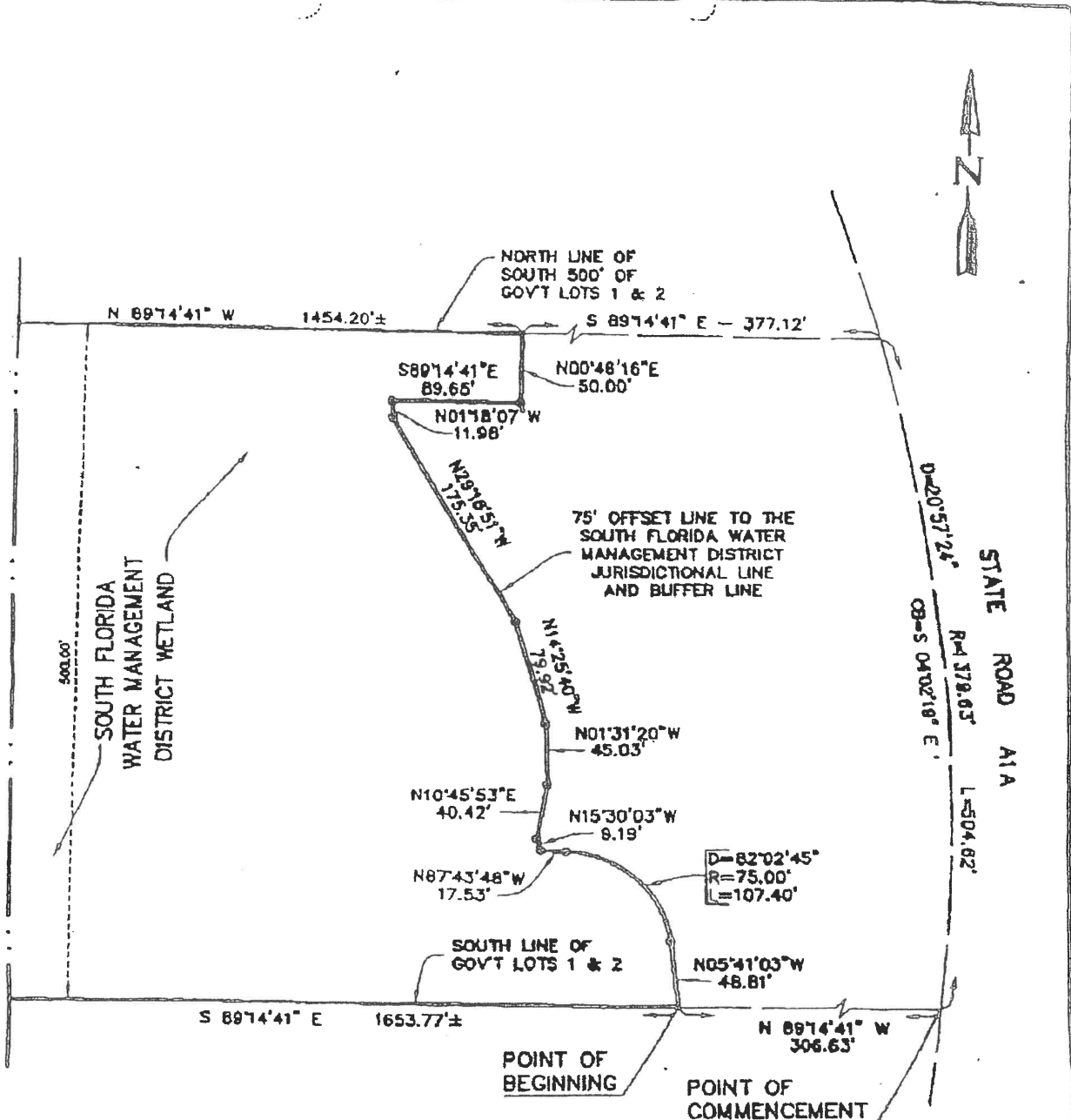
Copyright © 1999 by GCY INC. PROFESSIONAL SURVEYORS AND MAPPERS

FROM: GCY INC

PHONE NO. : 561 283 6174

Apr. 15 1999 09:02AM P5

MATCH LINE "A" SEE SHEET 3 OF 4

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

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



INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS

PALM COVE - 1000 S.W. MARKET ST. - SUITE 200 - BOCA RATON, FL 33433

P.O. BOX 1180 - BOCA RATON, FL 33433

CERTIFICATE OF AUTHORIZATION LB 4106

SKETCH OF LEGAL DESCRIPTION FOR:

Halvorsen Real Estate Corp.
HARTIN 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 4 of 4

NO.	REVISIONS	DATE	BY

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

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

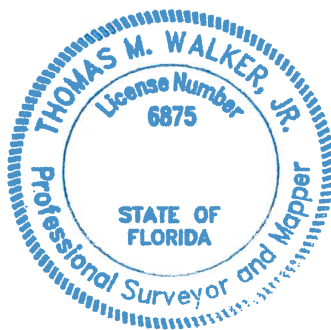
SHEET NO.

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.



SURVEYOR AND MAPPER
IN RESPONSIBLE CHARGE

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.


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	

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.

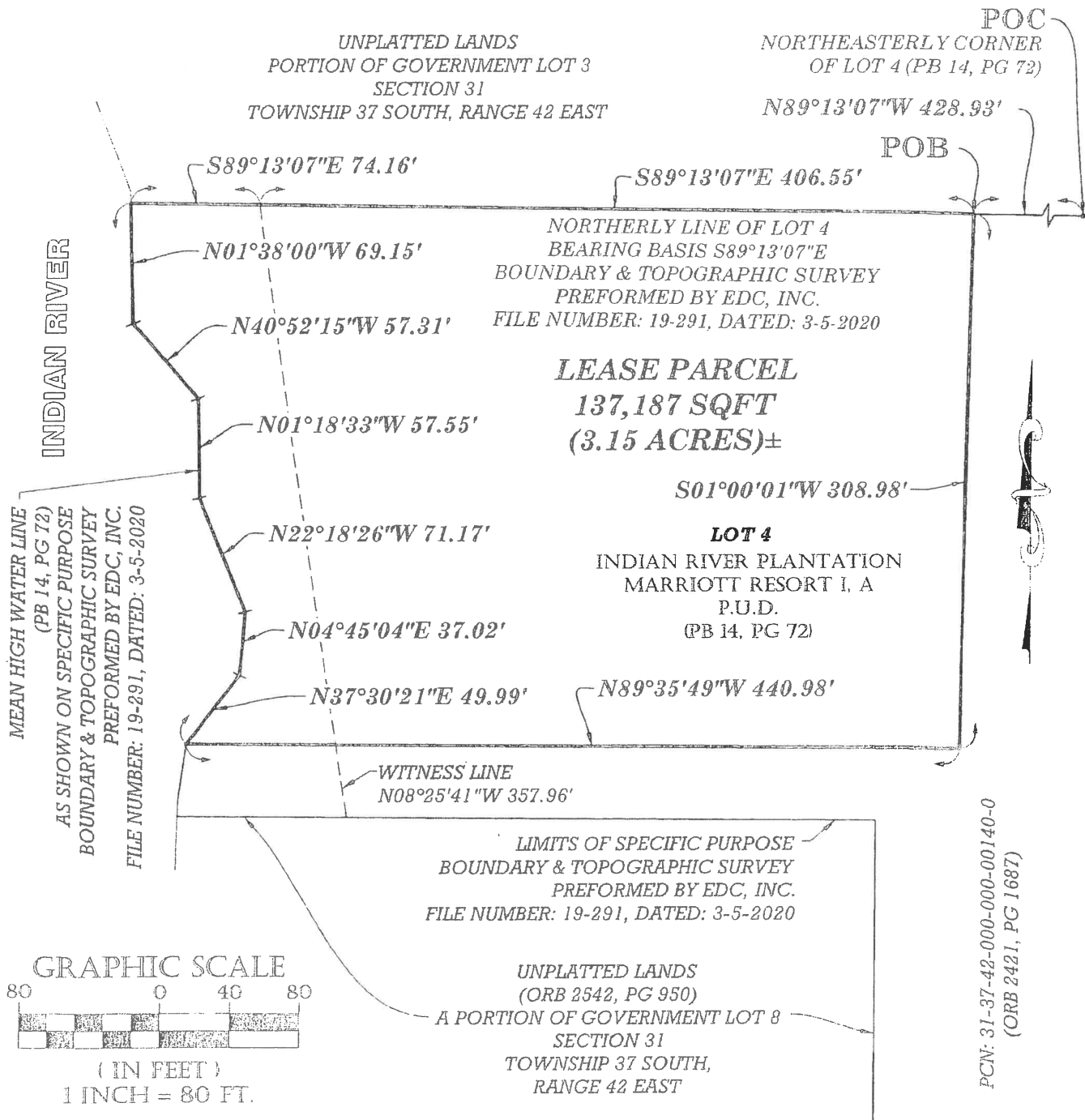
SAID PARCEL CONTAINS 137,187 SQUARE FEET, (3.15 ACRES) MORE OR LESS.

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	

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	