

A PARCEL OF LAND BEING PART OF TRACT 8 AND THE SOUTH HALF OF TRACT 1, LYING WEST OF STATE ROAD NO. 76, SECTION 7, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH ½ OF SAID TRACT 1 AND A POINT ON A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2,939.93 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 42°13'09" EAST, SAID CURVE BEING THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 (A 200.00-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 12°07'25" AN ARC DISTANCE OF 622.08 FEET TO A POINT OF NON-RADIAL INTERSECTION AT THE NORTHERLY LIMITS OF A FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT AS RECORDED IN DEED BOOK 10, PAGE 282 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG THE NORTH, WEST, AND SOUTH LIMITS OF SAID DRAINAGE EASEMENT THE FOLLOWING THREE COURSES AND DISTANCES: NORTH 55°19'02" WEST, A DISTANCE OF 50.00 FEET TO A POINT OF NON-RADIAL INTERSECTION ON A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 2,989.93 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 54°21'13" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°26'14" AN ARC DISTANCE OF 75.00 FEET TO A POINT OF NON-RADIAL INTERSECTION; THENCE SOUTH 55°19'02" EAST, A DISTANCE OF 50.00 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 2,939.93 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 55°48'16" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°18'59" AN ARC DISTANCE OF 529.35 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23°52'45" WEST, A DISTANCE OF 952.66 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE AND THE WEST LINE OF TRACT 8, TROPICAL FRUIT FARMS; THENCE NORTH 00°08'16" EAST, ALONG THE WEST LINES OF SAID TRACTS 8 AND 1 A DISTANCE OF 1365.44 FEET TO A POINT ON SAID WEST LINE, LYING 492.28 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF TRACT 1 (AS MEASURED ALONG SAID WEST LINE), SAID POINT LYING ON THE TOP OF THE SOUTH BANK OF ROEBUCK CREEK; THENCE NORTH 72°37'28" EAST, ALONG SAID SOUTH TOP OF BANK A DISTANCE OF 114.44 FEET; THENCE NORTH 03°39'43" EAST, A DISTANCE OF 54.97 FEET TO THE NORTHERLY LIMITS OF THE ROEBUCK CREEK STREAMBED; THENCE ALONG SAID STREAMBED THE FOLLOWING TWENTY-THREE COURSES AND DISTANCES: NORTH 72°37'28" EAST, A DISTANCE OF 114.44 FEET; THENCE NORTH 03°39'43" EAST, A DISTANCE OF 54.97 FEET; THENCE NORTH 46°10'16" EAST, A DISTANCE OF 14.34 FEET; THENCE NORTH 61°12'37" EAST, A DISTANCE OF 27.52 FEET; THENCE NORTH 10°15'02" WEST, A DISTANCE OF 11.50 FEET; THENCE NORTH 75°57'02" EAST, A DISTANCE OF 24.16 FEET; THENCE NORTH 75°00'13" EAST, A DISTANCE OF 19.61 FEET; THENCE NORTH 19°20'12" WEST, A DISTANCE OF 31.30 FEET; THENCE NORTH 28°53'09" WEST, A DISTANCE OF 12.26 FEET; THENCE NORTH 02°46'01" WEST, A DISTANCE OF 36.11 FEET; THENCE NORTH 15°22'24" EAST, A DISTANCE OF 31.20 FEET; THENCE NORTH 12°58'56" EAST, A DISTANCE OF 25.56 FEET; THENCE NORTH 26°10'21" EAST, A DISTANCE OF 6.40 FEET; THENCE NORTH 35°35'59" EAST, A DISTANCE OF 37.59 FEET; THENCE NORTH 62°45'12" EAST, A DISTANCE OF 35.00 FEET; THENCE NORTH 22°58'06" EAST, A DISTANCE OF 17.22 FEET; THENCE NORTH 00°15'32" EAST, A DISTANCE OF 16.38 FEET; THENCE NORTH 30°49'19" EAST, A DISTANCE OF 23.83 FEET; THENCE NORTH 35°36'34" EAST, A DISTANCE OF 31.91 FEET; THENCE NORTH 50°29'02" EAST, A DISTANCE OF 30.54 FEET; THENCE NORTH 88°06'41" EAST, A DISTANCE OF 19.97 FEET; THENCE NORTH 54°30'17" EAST, A DISTANCE OF 34.98 FEET; THENCE NORTH 51°12'30" EAST, A DISTANCE OF 23.68 FEET; THENCE SOUTH 87°48'50" EAST, A

DISTANCE OF 34.40 FEET; THENCE SOUTH 70°35'52" EAST, A DISTANCE OF 75.93 FEET; THENCE NORTH 00°03'06" WEST, A DISTANCE OF 67.04 FEET TO A POINT ON AFOREMENTIONED NORTH LINE OF SAID SOUTH ½ OF TRACT 1, TROPICAL FRUIT FARMS, SAID POINT LYING AND BEING 472.11 FEET EAST OF SAID NORTHWEST CORNER (AS MEASURED ALONG SAID NORTH LINE); THENCE NORTH 89°58'18" EAST, ALONG SAID NORTH LINE A DISTANCE OF 621.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.861 ACRES MORE OR LESS.

PARCEL NUMBER: 07-39-41-000-001-00070-0