

Hand Delivered

September 9, 2022

Paul Schilling
Martin County Growth Management Director 2401
Southeast Monterey Road SE
Stuart, Florida 34996

Re: Request Indian River Plantation PUD Zoning 19th Amendment, Master Site Plan and Revised Phase III Minor Final Site Plan I007-005

Dear Mr. Schilling,

Thank you for the completeness review letter received dated June 27 2022 regarding the completeness packet submitted in support of the request for a 19th Amendment to the PUD Zoning and Master Site Plan for the Indian River Plantation PUD. Subsequent communication with staff determined a request for final site plan for existing buildings within Phase III of the Indian River Plantation property are to be processed as a combined application packet with the PUD amendment application. The attached application packet has attempted to combine documents, where applicable, and work from both the PUD Zoning Checklist and the Final Site Plan Checklist to avoid duplication.

Project Narrative:

On behalf of Mensa II Ocean Hotel, LLC, we are pleased to submit a development application requesting the 19th Amendment to the Indian River Plantation Planned Unit Development (PUD) including revisions to the Master Site Plan and Phase III Minor Final Site Plan as a combined application. The existing Hutchinson Island Marriott Beach Resort & Marina property is located on +/-200 acres by the Atlantic Ocean and the Intra-coastal Waterway on Hutchinson Island, Martin County, Florida. The resort accommodates family vacations, corporate retreats, weddings and social gatherings.

The existing Hutchinson Island Marriott Beach Resort is the subject of improvements and modification to the existing facilities which includes renovations of the hotel and conference facilities located within the larger resort. The site has an existing land use designation of Medium Density and an existing zoning of PUD- R.

This Final Site Plan Application is proposing a change of use for the existing bank and office building located at the community entrance on the corner of NE Ocean Blvd (A.1.A) and MacArthur Boulevard which will be renovated as a resort guest café/market and dining/entertainment venue. Previously these buildings were a Wells Fargo bank building and an adjacent office building used by the previous resort company. The uses within these two buildings are proposed to be changed to a resort guest café/market and dining/entertainment venue, both locations will have outdoor seating. Six parking spaces will be removed on the north side of the café/market building and the area used for outdoor seating. The existing bank drive-thru teller lanes will be repurposed for a dining/entertainment venue related pick- up window.

Proposed amendments to the Indian River Plantation PUD Agreement and all its exhibits include the following revisions:

1. Updated legal description. Legal Description Exhibit 1 is the parcel owned by Mensa II Ocean Hotel, LLC (the applicant). Legal Description Exhibit 2 is the portion of the original property now owned by the county.
2. Title Certification to reflect a change in property ownership.
3. Unified control to reflect the change in ownership.
4. Preliminary Development Plan is replaced with a Revised Master Site Plan to accommodate a proposed change of use for the existing bank/office building and existing restaurant to commercial buildings with supporting infrastructure and an updated site data table.
5. Removal of the County Property as part of the Indian River Plantation PUD Agreement and Revised Master Site Plan.
6. Revised and updated timetable for development.

Included as part of the application, in response to staff comments during previous completeness application reviews, is a Minor Final Site Plan relating to Phase III to accommodate a change of use of the existing Wells Fargo bank building and adjacent office building. The change of use of the two existing buildings previously operated as a Wells Fargo bank and a resort-oriented office building. The proposed uses are a resort guest café / market and dining/entertainment venue and eatery. The site is located in the Indian River Plantation PUD at the intersections of NE Ocean Boulevard (A.1.A) and MacArthur Boulevard.

Please find enclosed one copy of the documents listed below based on the requirements of the applicable checklist, modified in accordance with discussions held between staff and the applicant's project team at the pre-application meeting held in February of this year and in response to the completeness comments received from staff June of this year.

1. Cover Letter & Project Narrative
2. Comment Response Letter addressing Completeness Review letter dated 08/22/22
3. Checklist for the Revised PUD Zoning/Master & Checklist for Revised Minor Final Site Plan
4. Completed Application – combining all proposed revisions as one application
5. Affidavit of digital submission
6. Application Fee in the amount of \$13,800
7. Authorization Letter
8. Project Narrative – provided on this cover letter
9. Recorded Deed(s)
10. Property Transfer Letter
11. Legal Description(s)
12. Draft PUD Zoning Agreement
13. Location Map
14. Adequate Public Facilities Exemption Letter
15. Stormwater Management System Operation & Maintenance Plan – PUD & Site Plan related
16. Stormwater Report – Site Plan related
17. Traffic Impact Analysis Statement & Memo –PUD & revised Final Site Plan related
18. Emergency Evacuation Plan
19. Utility Letters
20. Proposed Water Sources
21. Water and Wastewater Service Agreement
22. Aerial Map
23. Statement of Benefits
24. Existing Future Land Use Map

25. Assessment Map
26. Proposed Master Site Plan
27. Revised Minor Final Site Plan (Phase III)
28. Utility Related Calculations
29. Boundary and Topographic Survey – pertaining to the building the subject of the revised final site plan and surroundings.
30. Copy of the previously approved Master Plan
31. Architectural Floor Plan – relating to the Revised Final Site Plan (Phase III)
32. Architectural Elevations – relating to the Revised Final Site Plan (Phase III)
33. Landscape Plan - relating to the Revised Final Site Plan (Phase III)
34. Construction Drawings (Land Clearing & Erosion Control Plan included)
35. Disclosure of Interest Affidavit
36. Notice Sign – Certification & Proof of Posting
37. Copyright Release

We look forward to receiving the staff report for the requested project approvals in due course. If you have any questions or need any additional information, please do not hesitate to contact me at 772- 678-7200.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lisa Straus", is written over a faint, light blue circular stamp.

CC: Lisa Straus, Esq. Brookfield Property Asset Management
Robert Raynes, Gunster
Juan Alayo, Alayo Architects

VIA HAND DELIVERED

September 9, 2022

Pete Walden
Deputy Growth Management Director
Martin County Growth Management Department
2401 Southeast Monterey Road
Stuart, Florida 34996

Project Number: I007-005
Record Number: DEV2022060023
Date of Report: 08/22/22

RE: Indian River Plantation PUD 19th Amendment

Responses to 08/22/2022 Completeness Review Letter

Dear Pete,
Below, please find our responses to the completeness letter, dated May 12, 2022.

Item #1:

COPYRIGHT PERMISSION to DUPLICATE: Complete the permission to duplicate copyright materials form required to comply with public records requests for such items as site plans and surveys.

Comments: Required, please provide. This is a new required document necessary for Martin County to comply with public records requests. The required document can be found on the Martin County website under [Development Review Forms and Alternative Compliance Applications](#).

Response: Copyright permission has been previously provided to the County on 07/29/2022 via hand delivery and email. An additional copy will also be provided along with this submittal.

Item #2:

STORMWATER REPORT OR CALCULATIONS (Final Site Plan): A stormwater management report that is signed and sealed in accordance with the Florida Administrative Code (F.A.C.) 61G15-23.002 by a licensed Florida professional engineer. The report cover sheet and index sheet shall be signed and sealed; the report must clearly demonstrate compliance with Article 4, Division 9, Section 4.383, Martin County Land Development Regulations and its referenced Stormwater Management and Flood Protection Standards for Design and Review.

Comments: Please provide project description and demonstrate pervious -vs- impervious area.

Response: Please see the Construction plans for the net delta impervious, which is 490.91sf, less than 1% of the "bank" parcel (1.131 ac). The project was completed prior to SFWMD inception so there is no baseline stormwater report and it appears from our research that the entire IRP drainage system is integrated. The Demolition and Erosion Control Plans has the proposed impervious and pervious areas depicted in the legend. In our professional opinion, the very limited additional impervious area for the proposed project

will not have any adverse impacts to the existing stormwater system. area. The entire Indian River Plantation drainage Basin in our estimate is about +/- 175 acres and the current stormwater system is sufficient to provide water quality for the net increase of less than 0.006% impervious

Item #3:

MASTER STORM WATER REPORT (Master Site Plan only): A master storm water report sign and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business, to establish the pre-development stormwater runoff discharge rate and provide a discussion on how the water quality is proposed to be treated (i.e. via swales, exfiltration trenches, dry retention, wet detention, etc.).

Comments: Required, please provide.

Response: A signed and sealed Stormwater Management Report has been provided within this submittal

Item #4:

STORMWATER MAINTENANCE PLAN (Final Site Plan): A stormwater maintenance plan shall be included within this report pursuant to Article 4, Division 9, Land Development Regulations, Martin County Code.

Comments: Required, please provide signed and sealed Stormwater Maintenance Plan.

Response: A signed and sealed Stormwater Maintenance Plan has been provided within this submittal

Item #5:

SURVEY – BOUNDARY: A boundary survey of the entire site including the legal description, parcel control number(s) and acreage, certified within 180 days of the date of this application, signed and sealed by a licensed Florida professional surveyor and mapper.

Comments: Please provide signed and sealed boundary survey.

Response: A signed and sealed boundary survey has been provided within this submittal.

Item #6:

SITE PLAN: The proposed master and/or final site plan.

Comments: Please provide signed and sealed site plan.

Response: A signed and sealed site plan is not applicable for this application, however, has been provided.

Item #7:

LAND CLEARING & EROSION CONTROL PLAN: A land clearing and erosion control plan on a single page signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address, and certification of authorization number of the engineering business. (Final Site Plan approval)

Comments: Required, please provide.

Response: A signed and sealed Demolition and Erosion Control Plans within the Construction plans have been provided within this application.

Item #8:

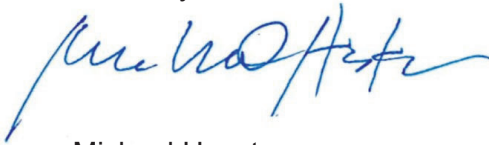
CONSTRUCTION PLANS: Signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address, and certification of authorization number of the engineering business. (Final Site Plan approval)

Comments: Please provide construction drawings of parking area.

Response: A signed and sealed Construction plans have been provided within this application.

Thank you for your attention to this matter. We look forward to working with you on this exciting project. Following your review of the application please let us know if you need any additional copies or have any questions. Thank you for your assistance with this application.

Sincerely,



Michael Houston
President, HJA Design Studio

cc: Development Team

Indian River Plantation PUD Zoning 19th Amendment, Master Site Plan
and Revised Phase III Minor Final Site Plan



Martin County, Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

N/A
THIS
STAGE
N/A
N/A
N/A

To be provided within 14 days of a completeness determination.

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

P.U.D. Zoning Agreement or Amendment AND Site Plan, Master &/or Final

N/A
Please include the following items in the order shown below. In addition, if any item is not included, please identify the item and the reason for its exclusion in the narrative.

N/A

N/A

✓

1. APPLICATION: Please use the new application form. [Application](#)

N/A

✓

2. AFFIDAVIT: Complete the affidavit for digital submission. [Affidavit for digital submission](#)

✓

3. The 8 1/2 by 11 inch documents shall also be submitted digitally, on one disc or flash drive. Bookmark all the documents as indicated in the Checklist. One paper packet must also be submitted.

N/A

✓

4. When submitting large format plans (24 X 36") digitally, each of the plans should be submitted on either a disc or flash drive. Do NOT scan the plans, but save the original .dwg or other file type as a .pdf at a minimum of 24x 36 inches and 300 dpi. Include two full-size hard copies of each plan.

N/A

✓

5. NARRATIVE: A complete project narrative including what is being requested, the location and size of the subject property.

N/A

✓

6. A check made payable to the Martin County Board of County Commissioners per the Development Review Fees. [Development review fee schedule](#)

✓

✓

7. POWER OF ATTORNEY: A notarized power of attorney authorizing an agent to act on the owner's behalf.

✓

✓

8. RECORDED DEED: A copy of the recorded deed(s) for the subject property.

N/A

✓

9. PROPERTY TRANSFER: A certification of any property transfer since the property was deeded to the current property owner. If there has not been a property title transfer since the recorded deed, provide a certified statement that no title transfer has occurred. To be provided

✓

N/A

✓

10. LEGAL DESCRIPTION: Full legal description including parcel control number(s) and total acreage (8 1/2 x 11").

N/A

✓

✓

11. PUD ZONING AGREEMENT: Provide proposed PUD Zoning Agreement if a new PUD is proposed. Provide copies of previously approved PUD Zoning Agreement and all approved Amendments, if an existing PUD. Provide proposed PUD Zoning Agreement Amendment, if existing PUD is being proposed for amendment.

**Indian River Plantation PUD Zoning 19th Amendment, Master Site Plan
and Revised Phase III Minor Final Site Plan**

- ~~N/A~~ 12. LOCATION MAP: A location map (8 1/2 x 11) showing the property and all major and minor roadways in and adjacent to the property with the property clearly outlined.
- ~~N/A~~ 13. ADEQUATE PUBLIC FACILITIES: An adequate public facilities compliance statement; specify a reservation, deferral or an exemption.
- ~~N/A~~ 14. If available, land dedication documentation. To be provided within 14 days of a completeness determination
- ~~N/A~~ 15. EXCAVATION FILL AND HAULING: Engineer's Opinion of Probable Excavation, Fill and Hauling signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business. [Excavation fill and hauling](#)
- ~~N/A~~ 16. STORMWATER REPORT OR CALCULATIONS (Final Site Plan approval): A stormwater management report that is signed and sealed in accordance with the Florida Administrative Code (F.A.C.) 61G15-23.002 by a licensed Florida professional engineer. The report cover sheet and index sheet shall be signed and sealed; the report must clearly demonstrate compliance with Article 4, Division 9, Section 4.383, Martin County Land Development Regulations and its referenced Stormwater Management and Flood Protection Standards for Design and Review.
- ~~N/A~~ 17. MASTER STORM WATER REPORT (Master Plan only approval): A master storm water report signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business, to establish the pre-development stormwater runoff discharge rate and provide a discussion on how the water quality is proposed to be treated (i.e. via swales, exfiltration trenches, dry retention, wet detention, etc.).
- ~~N/A~~ 18. STORMWATER MAINTENANCE PLAN (Final Site Plan approval): A stormwater maintenance plan shall be included within this report. Section 4.386, Land Development Regulations, Martin County.
- ~~N/A~~ 19. TRAFFIC IMPACT ANALYSIS: A traffic impact analysis or statement signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- ~~N/A~~ 20. EVACUATION PLAN: An emergency evacuation plan if the property is located within Hurricane Surge Zone, if project includes residential development. [Hurricane surge map](#) To be provided
- ~~N/A~~ 21. FIRE WILDFIRE ASSESSMENT: A Florida Wildfire Risk Assessment, if project includes residential development. [Wildfire risk assessment portal](#)
- ~~N/A~~ 22. SCHOOL IMPACT WORKSHEET: A school impact worksheet, if project includes residential development. [School impact worksheet](#)
- ~~N/A~~ 23. ENVIRONMENTAL ASSESSMENT: An environmental assessment of the property pursuant to Section 4.32., LDR, Martin County, Fla. (2013) and State issued wetland delineation. (Note: A Phase 1 ESA does not satisfy this requirement.)

**Indian River Plantation PUD Zoning 19th Amendment, Master Site Plan
and Revised Phase III Minor Final Site Plan**

- N/A ✓ 24. ENVIRONMENTAL WAIVER (Final Site Plan approval): Environmental waiver, when appropriate. (Separate fee required, see fee schedule)
[Environmental waiver application](#)
- N/A ✓ 25. PAMP (Final Site Plan approval): A preserve area management plan, if the environmental assessment identifies wetlands to be provided within 14 days of a completeness determination.
~~THIS STAGE~~ ~~N/A~~ ~~To be provided within 14 days of a completeness determination.~~
- N/A ✓ 26. LANDSCAPING ALTERNATIVE COMPLIANCE (Final Site Plan approval): A Landscaping Alternative Compliance Request justification statement that identifies the proposed modifications to the code, if applicable.
- N/A 27. CRA ALTERNATIVE COMPLIANCE (if applicable): A CRA Alternative Compliance Request justification statement that identifies the proposed modifications to the code.
- N/A ✓ 28. UTILITIES LETTERS: Letters documenting the availability of phone, cable, electric and solid waste pick-up services for the proposed development.
- N/A ✓ 29. PROPOSED WATER SOURCES: The proposed utilities and irrigation water sources including any proposed use of wells and septic systems.
- N/A ✓ 30. UTILITIES WATER & WASTEWATER SERVICE AGREEMENT INFORMATION FORM: If the utility provider is Martin County Utilities, submit the completed Information Sheet.
[Information sheet](#)
- N/A ✓ 31. UTILITY CERTIFICATION: If the utility provider is not Martin County Utilities, submit the completed Water and/or Wastewater Utility Service Certification form.
[Utility service certification](#)
- N/A ✓ 32. GROUNDWATER MODEL: If groundwater or surface water withdrawal is proposed, a computer ground water model shall be included unless the applicant has or will be granted a SFWMD permit allocating less than or equal to 3 MGM (or 100,000 GPD) shall be granted approval for compliance to ground water protection review.
- ✓ 33. AERIAL PHOTO: Recent aerial photograph of the site with the property clearly outlined.
- N/A ✓ 34. PROPERTY OWNERS (Public Hearings only): Certified list of property owners to be notified by letter of the public hearings, pursuant to Section 10.6.E., LDR, MCC. To be provided at a later date.
- N/A ✓ 35. STATEMENT OF BENEFITS (New PUD or PUD Amendment): Proposed statement of benefits, including a listing and comparative analysis of proposed developer benefits and proposed public benefits.
- N/A ✓ 36. FUTURE LAND USE MAP: Martin County Growth Management Plan, Future Land Use Map with the subject property outlined.
- N/A ✓ 37. ASSESSMENT MAP: Martin County Property Appraiser's assessment map with the subject property outlined.

- N/A 38. PHASING PLAN (Master Site Plan approval): Phasing plan with timetable for completion of each phase, when applicable.
- N/A 39. Electronic files of the master and/or final site plan in AutoCAD 2010 to 2017 (.dwg) and Adobe (.pdf) formats. The Adobe version must be 24 x 36 and 300 dpi.
- N/A 40. Electronic file of the boundary survey in AutoCAD 2010 to 2017 (.dwg) format.
- N/A 41. SURVEY: A boundary survey of the entire site including the legal description, parcel control number(s) and acreage, certified within 180 days of the date of this application, signed and sealed by a licensed Florida professional surveyor and mapper.
- N/A 42. SURVEY: A topographic survey of the project site that extends a minimum of 200 feet outside the proposed limits of construction (or until a discernible drainage basin boundary is reached). The topography must be collected at an interval adequate to generate one-foot contours. The date of the field survey must be within 180 days of the date of this application; the survey must be signed and sealed by a licensed Florida professional surveyor and mapper.
- ✓ 43. The proposed master and/or final site plan. [Site plan template](#)
- N/A 44. Provide utilities-related calculations (as applicable) including lift station, fire flow (non- residential), irrigation (if using potable or reclaimed) and grease interceptor sizing.
- ✓ 45. Copies of any previously approved site plans.
- N/A 46. A land clearing and erosion control plan on a single page signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business. (Final Site Plan approval)
- N/A 47. Construction plans signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business. (Final Site Plan approval)
- N/A 48. A floor plan for each floor within the proposed structures including the identification of the proposed use(s) and the area of the proposed use(s). (Final Site Plan approval)
- N/A 49. Architectural drawings including elevation drawings to demonstrate compliance with commercial and residential design standards. (Final Site Plan approval)
- N/A 50. A landscape plan. (Final Site Plan approval)
- N/A 51. A tree survey that identifies protected trees as defined in Division 15, Article 4 of the LDR. (Final Site Plan approval)
- N/A 52. A lighting plan. (Final Site Plan approval)
- N/A 53. Commercial Design drawings must be prepared by a licensed architect. [Section 4.871C, LDR]

Indian River Plantation PUD Zoning 19th Amendment, Master Site Plan
and Revised Phase III Minor Final Site Plan

~~N/A~~ 54. DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form. [Section 10.5.D.1., LDR] [Disclosure of Interest Affidavit](#)

~~N/A~~ 55. NOTICE SIGN: Not more than ten days after a development application has been determined to be sufficient for review, post the property with a noticing sign and submit a certified statement of installation and photos. To be provided within 14 days of a completeness determination.

AT THIS STAGE
~~N/A~~

~~N/A~~
~~N/A~~

RESOURCES: [Martin County Development Review Webpage](#)

N/A

N/A

~~N/A~~

✓

~~N/A~~

✓

✓

~~N/A~~

✓

✓

N/A

✓

✓

~~N/A~~

✓

✓

✓

✓

✓

✓

✓

~~N/A~~

✓

✓

✓

✓

✓

✓

~~N/A~~

✓

✓

✓

~~N/A~~

✓

To be provided at a later date.

Indian River Plantation PUD Zoning 19th Amendment, Master Site Plan and Revised Phase III Minor Final Site Plan



Martin County, Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

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

Site Plan Application Checklist

(Non-PUD, New or Revised, Minor or Major Development, Master and/or Final)

Please include the following items in the order shown below. In addition, if any item is not included, please identify the item and the reason for its exclusion in the narrative.

- ✓ 1. APPLICATION: Please use the new application form. [Application](#) Provided as part of PUD App'n
- ✓ 2. AFFIDAVIT: Complete the affidavit for digital submission. [Affidavit for digital submission](#) Combined with PUD App'n
- ✓ 3. The 8 1/2 by 11-inch documents shall also be submitted digitally, on one disc or flash drive. Bookmark all the documents as indicated in the Checklist. One paper packet must also be submitted.
- ✓ 4. When submitting large format plans (24 X 36") digitally, each of the plans should be submitted on either a disc or flash drive. Do NOT scan the plans but save the original .dwg or other file type as a .pdf at a minimum of 24x 36 inches and 300 dpi. Include two full-size hard copies of each plan.
- ✓ 5. NARRATIVE: A complete project narrative including what is being requested, the location and size of the subject property. Combined with PUD App'n
- ✓ 6. A check made payable to the Martin County Board of County Commissioners per the Development Review Fees. [Development review fee schedule](#) \$13,800
- ✓ 7. POWER OF ATTORNEY: A notarized power of attorney authorizing an agent to act on the owner's behalf. Combined with PUD App'n
- ✓ 8. RECORDED DEED: A copy of the recorded deed(s) for the subject property. Combined with PUD App'n
- ✓ 9. PROPERTY TRANSFER: A certification of any property transfer since the property was deeded to the current property owner. If there has not been a property title transfer since the recorded deed, provide a certified statement that no title transfer has occurred. Combined with PUD App'n
- ✓ 10. LEGAL DESCRIPTION: Full legal description including parcel control number(s) and total acreage on 8 1/2 x 11 document. Combined with PUD App'n
- N/A 11. UNITY OF TITLE: A completed, unexecuted, draft unity of title including the full legal description, total site acreage, and parcel control number(s). [Unity of title form](#)
- ✓ 12. LOCATION MAP: A location map (8 1/2 x 11) showing the property and all major and minor roadways in and adjacent to the property with the property clearly outlined. Combined with PUD App'n

- ✓ 13. ADEQUATE PUBLIC FACILITIES: An adequate public facilities compliance statement; specifying a reservation, deferral or an exemption. Combined with PUD App'n
- N/A 14. If available, land dedication documentation.
- N/A 15. EXCAVATION FILL AND HAULING: Engineer's Opinion of Probable Excavation, Fill and Hauling signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business. [Excavation fill and hauling](#)
- ✓ 16. STORMWATER REPORT OR CALCULATIONS (Final Site Plan approval): A stormwater management report that is signed and sealed in accordance with the Florida Administrative Code (F.A.C.) 61G15-23.002 by a licensed Florida professional engineer. The report cover sheet and index sheet shall be signed and sealed; the report must clearly demonstrate compliance with Article 4, Division 9, Section 4.383, Martin County Land Development Regulations and its referenced Stormwater Management and Flood Protection Standards for Design and Review.
- N/A 17. MASTER STORM WATER REPORT (Master Plan only approval): A master storm water report signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business, to establish the pre-development stormwater runoff discharge rate and provide a discussion on how the water quality is proposed to be treated (i.e. via swales, exfiltration trenches, dry retention, wet detention, etc.).
- ✓ 18. STORMWATER MAINTENANCE PLAN (Final Site Plan approval): A stormwater maintenance plan shall be included within this report. Section 4.386, Land Development Regulations, Martin County.
- ✓ 19. TRAFFIC IMPACT ANALYSIS: A traffic impact analysis or statement signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business. Combined with PUD App'n
- ✓ 20. EVACUATION PLAN: An emergency evacuation plan if the property is located within Hurricane Surge Zone, if project includes residential development. [Hurricane surge map](#)
- N/A 21. FIRE WILDFIRE ASSESSMENT: A Florida Wildfire Risk Assessment, if project includes residential development. [Wildfire risk assessment portal](#)
- N/A 22. SCHOOL IMPACT WORKSHEET: A school impact worksheet, if project includes residential development. [School impact worksheet](#)
- N/A 23. ENVIRONMENTAL ASSESSMENT: An environmental assessment of the property pursuant to Section 4.32., LDR, Martin County, Fla. (2013) and State issued wetland delineation. (Note: A Phase 1 ESA does not satisfy this requirement.)
- N/A 24. ENVIRONMENTAL WAIVER (Final Site Plan approval): Environmental waiver, when appropriate. (Separate fee required, see fee schedule) [Environmental waiver application](#)

- N/A 25. PAMP (Final Site Plan approval): A preserve area management plan, if the environmental assessment identifies wetlands or native habitats that are required to be preserved.
- N/A 26. LANDSCAPING ALTERNATIVE COMPLIANCE (Final Site Plan approval): A Landscaping Alternative Compliance Request justification statement that identifies the proposed modifications to the code, if applicable.
- N/A 27. CRA ALTERNATIVE COMPLIANCE (if applicable): A CRA Alternative Compliance Request justification statement that identifies the proposed modifications to the code.
- ✓ 28. UTILITIES LETTERS: Letters documenting the availability of phone, cable, electric and solid waste pick-up services for the proposed development.
- ✓ 29. PROPOSED WATER SOURCES: The proposed utilities and irrigation water sources including any proposed use of wells and septic systems.
- N/A 30. GROUNDWATER MODEL: If groundwater or surface water withdrawal is proposed, a computer ground water model shall be included unless the applicant has or will be granted a SFWMD permit allocating less than or equal to 3 MGM (or 100,000 GPD) shall be granted approval for compliance to ground water protection review.
- ✓ 31. UTILITIES WATER & WASTEWATER SERVICE AGREEMENT INFORMATION FORM: If the utility provider is Martin County Utilities, submit the completed Information Sheet.
[Information sheet](#)
- N/A 32. UTILITY CERTIFICATION: If the utility provider is not Martin County Utilities, submit the completed Water and/or Wastewater Utility Service Certification form.
[Utility service certification](#)
- N/A 33. PHASING PLAN (Master Site Plan approval): Phasing plan with timetable for completion of each phase, when applicable.
- N/A 34. PROPERTY OWNERS (Major Development requiring Public Hearings only): Certified list of property owners to be notified by letter of the public hearings, pursuant to Section 10.6.E., LDR, MCC.
- ✓ 35. AERIAL PHOTO: Recent aerial photograph of the site with the property clearly outlined. Combined with PUD App'n
- ✓ 36. Electronic files of the master and/or final site plan in AutoCAD 2004 to 2017 (.dwg) and Adobe (.pdf) formats. The Adobe version must be 24 x 36 and 300 dpi.
- ✓ 37. Electronic file of the boundary survey in AutoCAD 2010 to 2017 (.dwg) format. Provided for the site plan part of the proposal as per pre-app discussions with staff
- ✓ 38. SURVEY: A boundary survey of the entire site including the legal description, parcel control number(s) and acreage, certified within 180 days of the date of this application, signed and sealed by a licensed Florida professional surveyor and mapper. Provided for the site plan part of the proposal as per pre-app discussions with staff

- ✓ 39. SURVEY: A topographic survey of the project site that extends a minimum of 200 feet outside the proposed limits of construction (or until a discernible drainage basin boundary is reached). The topography must be collected at an interval adequate to generate one-foot contours. The date of the field survey must be within 180 days of the date of this application; the survey must be signed and sealed by a licensed Florida professional surveyor and mapper. Provided for the site plan part of the proposal as per pre-app discussions with staff
- ✓ 40. SITE PLAN: The master and/or final site plan. [Site plan template](#)
- ✓ 41. Provide utilities-related calculations (as applicable) including lift station, fire flow (non- residential), irrigation (if using potable or reclaimed) and grease interceptor sizing.
- ✓ 42. Copies of any previously approved site plans.
- N/A 43. A land clearing and erosion control plan on a single page signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business. (Final Site Plan approval)
- N/A 44. CONSTRUCTION PLANS: Construction plans signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business. (Final Site Plan approval)
- ✓ 45. A floor plan for each floor within the proposed structures including the identification of the proposed use(s) and the area of the proposed use(s). (Final Site Plan approval)
- ✓ 46. Architectural drawings including elevation drawings to demonstrate compliance with commercial and residential design standards.
- ✓ 47. A landscape plan. (Final Site Plan approval)
- N/A 48. A tree survey that identifies protected trees as defined in Section 4.666 of the LDR. (Final Site Plan approval)
- N/A 49. A lighting plan. (Final Site Plan approval)
- N/A 50. Commercial Design drawings must be prepared by a FL licensed architect. [Section 4.871C, LDR] (Final Site Plan approval)
- ✓ 51. DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form. [Section 10.5.D.1., LDR] [Disclosure of Interest Affidavit](#) Combined with PUD App'n
- To be provided at a later date and submitted under a seperate cover 52. NOTICE SIGN: Not more than ten days after a development application has been determined to be sufficient for review, post the property with a noticing sign and submit a certified statement of installation and photos.

RESOURCES: [Martin County Development Review Webpage](#)



C. PROJECT PROFESSIONALS

Applicant (Name or Company): Brookfield Asset Management

Company Representative: Lisa Strauss

Address: 655 New York Avenue NW Suite 800

City: Washington, State: DC Zip: 20001

Phone: 202-412-1628 Email: lisa.strauss@brookfield.com

Agent (Name or Company): HJA Design Studio

Company Representative: Michael Houston

Address: 50 SE Ocean Blvd, Suite 101

City: Stuart, State: FL Zip: 34994

Phone: 772-678-7200 Email: mhouston@hjadstudio.com

Contract Purchaser (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Same as Agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): Same as Agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): Gcy Inc

Company Representative: Pete Anderson

Address: 1505 SW Martin Hwy

City: Palm City, State: FL Zip: 34990

Phone: 772-286-8083 Email: PeteA@gcyinc.com

Civil Engineer (Name or Company): Creech Engineering

Company Representative: Jerry Compton

Address: PO Box 327

City: Stuart, State: FL Zip: 34995

Phone: 772 215 1434 Email: jcompton@creech.consulting

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): O'Rourke Engineering

Company Representative: Susan O'Rourke

Address: 22 SE Seminole Street

City: Stuart, State: FL Zip: 34994

Phone: 772-781-7918 Email: seorourke@comcast.net

Architect (Name or Company): Alayo Architects

Company Representative: Juan Alayo

Address: 2307 Douglas Road, Suite 204

City: Miami, State: FL Zip: 33145

Phone: 917-208-1439 Email: jalayo@alayo.com

Attorney (Name or Company): Gunster

Company Representative: Robert S. Raynes, Jr.

Address: 800 S.E. Monterey Commons Boulevard, Suite 200

City: Stuart, State: FL Zip: 34996

Phone: 772-288-1980 Email: rraynesjr@gunster.com

Environmental Planner (Name or Company): Not Applicable

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): Not Applicable

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Completeness Sufficiency Review

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

E. Certification by Professionals

Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877, F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)

☒ This box must be checked if the applicant waives the limitations.

F. APPLICANT or AGENT CERTIFICATION

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.


Applicant Signature

06/10/22
Date

TODD TROXELL
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

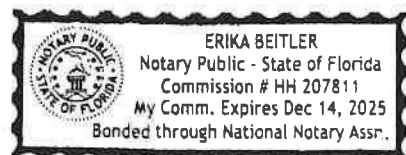
I hereby certify that the foregoing instrument was acknowledged before me this 10th day of June, 20 22, by Todd Troxell.

He or She ☒ is personally known to me or ___ has produced ___ as identification.


Notary Public Signature

Erika Beidler
Printed name

STATE OF: Florida at-large





Martin County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

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

Digital Submittal Affidavit

I, Michael Houston, attest that the electronic version included for the
Indian River Plantation PUD Zoning 19th Amendment,
project Master Site Plan and Revised Phase III Minor Final Site Plan is an exact copy of the
documents that were submitted for sufficiency, excluding any requested modifications made by
the sufficiency review team. All requested modifications, if any, have been completed and are
included with the packet.


Applicant Signature

7.20.22
Date

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means
of ☒ physical presence or ☐ online notarization this 20th day of July, 2022, by
Michael Houston, who is ☒ personally known to me, or ☐ produced the
following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida



(Printed, Typed or Stamped Name of Notary Public)



May 17, 2022

Martin County Growth Management
2401 SE Monterey Road
Stuart, FL 34996

Amy Lancaster
Mensa II Ocean Hotel LLC
250 Vesey Street, 15th Floor
New York, NY 10281

RE: Indian River Plantation

Please be advised that Mensa II Ocean Hotel LLC hereby authorizes HJA Design Studio, LLC and Gunster to act as its agent relative to the above referenced project and approval process, and to submit any applications or related materials with respect thereto.



Company Representative Signature

Amy Lancaster

Print Name

President

Title

Date

The foregoing instrument was acknowledged before me this 24th day of May

20 22 by Amy Lancaster, as President of
(Name) (Title)

Mensa II Ocean Hotel LLC, a Delaware Limited Liability Company, on
(Company Name) (State)

behalf of the company who is personally known to me or has produced proper identification.

(Notary Seal or Stamp)

Signature 

LOUIS GROSSI
Notary Public, State of New York
No. 01GR6353044
Qualified In New York County
Commission Expires Jan. 17, 2025

Notary Public-State of New York

Print Name Louis Grossi

My Commission Expires Jan. 17, 2025



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company

MENSA II OCEAN HOTEL LLC

Filing Information

Document Number M21000001620

FEI/EIN Number N/A

Date Filed 02/10/2021

State DE

Status ACTIVE

Principal Address

250 VESEY ST., 15TH FLOOR
NEW YORK, NY 10281

Mailing Address

250 VESEY ST., 15TH FLOOR
NEW YORK, NY 10281

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title VP

STRAUSS, LISA
655 NEW YORK AVE., STE. 800
WASHINGTON, DC 20001

Title T

CASTLES, JOSHUA
655 NEW YORK AVE., STE. 800

WASHINGTON, DC 20001

Title P

LANCASTER, AMY
655 NEW YORK AVE., STE. 800
WASHINGTON, DC 20001

Annual Reports

Report Year	Filed Date
2022	04/19/2022

Document Images

04/19/2022 -- ANNUAL REPORT	View image in PDF format
---	--

02/10/2021 -- Foreign Limited	View image in PDF format
---	--



Basic Info

PIN	AIN	Situs Address	Website Updated
31-37-42-001-003-00010-0	10301	NE MACARTHUR BLVD HUTCHINSON ISLAND FL	5/23/22

General Information

Property Owners MENSA II OCEAN HOTEL LLC	Parcel ID 31-37-42-001-003-00010-0	Use Code/Property Class 3800 - 3800 Golf Course/Driving Range
Mailing Address 250 VESEY ST 15TH FLOOR NEW YORK NY 10281	Account Number 10301	Neighborhood GOLF Golf Courses
Tax District DISTRICT ONE (H I) SPEC	Property Address NE MACARTHUR BLVD HUTCHINSON ISLAND FL	Legal Acres 90.688
	Legal Description INDIAN RIVER PLANTATION PUD RECREATION A...	Ag Use Acres N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2021	\$ 348,380	\$ 702,000	\$ 1,050,380	\$ 0	\$ 1,050,380	\$ 0	\$ 1,050,380

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date 5/18/21	Grantor (Seller) COLUMBIA PROPERTIES STUART LLC	Doc Num 2891538
Sale Price \$ 24,352,000	Deed Type Special Warranty Deed	Book & Page <u>3227 2422</u>

Legal Description

INDIAN RIVER PLANTATION PUD RECREATION AREA GOLF COURSE & LAKES BEING ALL OF PARCEL I & PART PARCEL II AS DESCRIBED IN OR 1229/0311, BEING SAME IN OR 1759/1575

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Improvements

PIN	AIN	Situs Address	Website Updated
31-37-42-001-003-00010-0	10301	NE MACARTHUR BLVD HUTCHINSON ISLAND FL	5/23/22

Use Code/Property Class	Total Finished Area	Max Stories
3800 - 3800 Golf Course/Driving Range	0 SF	0

Building Information (1 of 1)

Building Type	Finished Area	Exterior Cover	Roof Cover
Comm Out Bldg	0 SF	N/A	N/A
Year Built	Wall	Number of Units	Wall Height
N/A	N/A	1	N/A
Bedrooms	Full Baths	Half Baths	
N/A	0	0	



Sketched Area Legend

Sub Area	Description	Area	Finished Area
----------	-------------	------	---------------

Features/Yard Items

Type	Qty	Size	Unit of Measure	Year Blt
Golf Course	1	18	Per Each	1978

Sales History

PIN	AIN	Situs Address	Website Updated
31-37-42-001-003-00010-0	10301	NE MACARTHUR BLVD HUTCHINSON ISLAND FL	5/23/22

Sale Date	Sale Price	Grantor (Seller)	Deed Type	Doc Num	Book & Page
5/18/21	\$ 24,352,000	COLUMBIA PROPERTIES STUART LLC	Special Warranty Deed	2891538	<u>3227 2422</u>
4/29/03	\$ 14,000,000	IHC REALTY PARTNERSHIP, LP	SW	1655522	<u>1759 1575</u>
4/2/97	\$ 32,200,000	RADNOR/PLANTATION CO	SW		<u>1229 0311</u>
4/2/97	\$ 0	RADNOR/PLANTATION CO	Quit Claim Deed		<u>1229 0354</u>
1/1/85	\$ 16,000,000	SELLER - see file for name	Special Warranty Deed		<u>0623 1362</u>

This section is not intended to be a chain of title. Sales do not generally appear until approximately 1 to 3 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Value History

PIN	AIN	Situs Address	Website Updated
31-37-42-001-003-00010-0	10301	NE MACARTHUR BLVD HUTCHINSON ISLAND FL	5/23/22

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	County Exemptions	County Taxable Value
2021	\$ 348,380	\$ 702,000	\$ 1,050,380	\$ 0	\$ 1,050,380	\$ 0	\$ 1,050,380
2020	\$ 348,380	\$ 702,000	\$ 1,050,380	\$ 0	\$ 1,050,380	\$ 0	\$ 1,050,380
2019	\$ 348,380	\$ 702,000	\$ 1,050,380	\$ 0	\$ 1,050,380	\$ 0	\$ 1,050,380
2018	\$ 348,380	\$ 702,000	\$ 1,050,380	\$ 36,246	\$ 1,014,134	\$ 0	\$ 1,014,134
2017	\$ 0	\$ 921,940	\$ 921,940	\$ 0	\$ 921,940	\$ 0	\$ 921,940
2016	\$ 0	\$ 921,940	\$ 921,940	\$ 0	\$ 921,940	\$ 0	\$ 921,940
2015	\$ 1,290,000	\$ 0	\$ 1,290,000	\$ 159,563	\$ 1,130,437	\$ 0	\$ 1,130,437
2014	\$ 434,711	\$ 592,959	\$ 1,027,670	\$ 0	\$ 1,027,670	\$ 0	\$ 1,027,670
2013	\$ 434,711	\$ 592,959	\$ 1,027,670	\$ 0	\$ 1,027,670	\$ 0	\$ 1,027,670
2012	\$ 434,711	\$ 592,959	\$ 1,027,670	\$ 0	\$ 1,027,670	\$ 0	\$ 1,027,670
2011	\$ 288,870	\$ 738,800	\$ 1,027,670	\$ 0	\$ 1,027,670	\$ 0	\$ 1,027,670

WARNING: Significant tax increases often occur when sold. The Taxable Value and Taxes, noted above, may reflect exemptions, classifications and value limitations that will be removed at the time of sale. Homestead exemptions, agricultural classifications, and assessed value limitations are NOT transferable to the new owner. Following a sale, a property's assessed value is reset to the market value & the new owner must reapply for homestead exemption & agricultural classification.



Recorded in Martin County, FL 5/26/2021 2:36 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$384.00 Deed Tax: \$170,464.00
CFN#2891538 BK 3227 PG 2422 PAGE 1 of 45

Return to:
Jennie Clayton
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
404-558-7768
File No. FL252102012JC

This document was prepared by
~~and should be returned to:~~

Stephen C. Kisling, Esq.
Katz, Teller, Brant & Hild
255 E. Fifth Street, Suite 2400
Cincinnati, Ohio 45202

SPECIAL WARRANTY DEED

THAT Columbia Properties Stuart, LLC, a Delaware limited liability company (hereinafter referred to as "**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by Mensa II Ocean Hotel LLC, a Delaware limited liability company, (hereinafter referred to as "**Grantee**"), the receipt and sufficiency of which consideration are hereby acknowledged, and upon and subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee all of the real property situated in Martin County, Florida, described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with together with all rights, titles, benefits, easements, privileges, remainders, tenements, hereditaments, interests, reversions and appurtenances thereunto belonging or in any way appertaining, and all of the estate, right, title, interest, claim or demand whatsoever therein, in and to adjacent strips and gores, if any, between the Land and abutting properties, and in and to adjacent streets, highways, roads, alleys or rights-of-way, and the beds thereof (except to the extent, if any, that such strips or gores or such streets, highways, roads, alleys or rights-of-way abut or provide access to or benefit other properties owned by Grantor), and together with all improvements located thereon and any right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "**Property**").

This conveyance is made subject to those encumbrances and exceptions that are recorded in the Public Records of Martin County, Florida and any matters that would be depicted by an accurate survey, and taxes for the year 2021 and thereafter (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, as aforesaid, unto Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that, except for the Permitted Exceptions, at the time of delivery of this Special Warranty Deed, the Property is free from all encumbrances made by Grantor, and Grantor will WARRANT AND DEFEND all and singular the

Property unto Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but not otherwise.

By acceptance of this Special Warranty Deed, Grantee assumes payment of all real property taxes on the Property for the year 2021 and subsequent years.

[See next page for signature]

Copy Copy Copy


[Signature Page for Special Warranty Deed]

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor to be effective as of May 18, 2021.

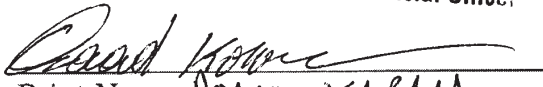
Signed, sealed and delivered
in our presence:


GRANTOR:

COLUMBIA PROPERTIES STUART,
LLC, a Delaware limited liability
company


Print Name: Thomas Drake
Chief Financial Officer

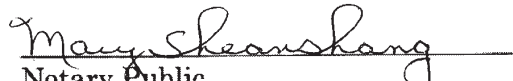
By: Columbia Sussex Corporation, a
Kentucky corporation
Its: Manager

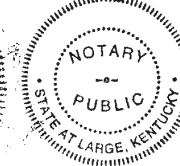

Print Name: ASAAD KARAM


Name: DEREK J. HAUGHT
Title: VP-FINANCE

THE STATE OF KENTUCKY)
COUNTY OF KENTON)

This instrument was acknowledged before me on May 13th, 2021, by DEREK HAUGHT, as VP-FINANCE on behalf of Columbia Sussex Corporation, a Kentucky corporation, the Manager of Columbia Properties Stuart, LLC, a Delaware limited liability company or is personally known to me.


Notary Public
My Commission Expires: _____



MARY SHEANSHANG
Notary Public, Kentucky State at Large
My Commission Expires March 23, 2024
Notary I.D. KYNP4797

EXHIBIT A TO SPECIAL WARRANTY DEEDLegal Description**PARCEL I**

Being a parcel of land lying in Government Lots 3, 4 and 5 less the North 1000 feet thereof; Government Lots 6 and 7; Government Lot 8, less that part of the North 370.92 feet lying Westerly of a line that is 880 feet West of, as measured at right angles, and parallel with the East line of said Government Lot 8, also less that part of said Government Lot 8, less the North 370.92 feet lying Northerly of State Road A-1-A; Government Lots 9 and 10, Section 31, Township 37 South, Range 42 East, less the Right-of-Way of State Road A-1-A.

And lying in that part of Government Lot 1, Section 32, Township 37 South, Range 42 East, lying North of the Easterly prolongation of the South line of Government Lot 6, Section 31, Township 37 South, Range 42 East, and lying in Government Lot 1, Section 6, Township 38 South, Range 42 East, all lying in Martin County, Florida and being more particularly described as follows:

Begin at point of intersection of the Southeasterly Right-of-Way line of State Road A-1-A and the South line of the North 1000 feet of Government Lot 4 of said Section 31; thence South 62 deg 27' 20" West along said Southeasterly Right-of-Way line a distance of 1000.00 feet to the Northeasterly Right-of-Way line of MacArthur Boulevard as described in Official Records Book 438, Pages 293-295, Public Records of Martin County, Florida; thence Southeasterly and Easterly along said Northeasterly Right-of-Way line by the following courses and distances:

Thence South 27 deg 32' 40" East, a distance of 172.00 feet to the beginning of a curve concave to the Northeast having a radius of 405.00 feet; thence Southeasterly along the arc of said curve a distance of 132.40 feet through a central angle of 18 deg 43' 49"; thence South 46 deg 16' 29" East, a distance of 152.26 feet; thence South 42 deg 55' 17" East, a distance of 170.96 feet to a point in a non tangent curve concave to the Northeast having a radius of 1410.00 feet the chord of which bears South 67 deg 49' 58" East; thence Southeasterly along the arc of said curve a distance 1061.05 feet through a central angle of 43 deg 06' 58"; thence South 89 deg 23' 27" East, tangent to last described curve a distance of 467.00 feet to a point hereinafter referred to as Point "A" and the Westerly boundary of the access easement as described in Official Records Book 501, Page 2719, Public Records of Martin County, Florida; thence Northerly and Northeasterly along said Westerly boundary by the following courses and distances:

Thence North 00 deg 36' 33" East, a distance of 85.00 feet; thence North 59 deg 48' 57" East, a distance of 398.84 feet to the Southwest corner of TENNIS VILLAS CONDOMINIUM NO. 1; thence along the Southwesterly boundary of said TENNIS

VILLAS CONDOMINIUM NO. 1, the pool area and TENNIS VILLAS CONDOMINIUM NO. 2 by the following courses and distances:

Thence North 29 deg 36' 32" West, a distance of 259.63 feet; thence North 70 deg 26' 35" West, a distance of 29.31 feet; thence North 36 deg 52' 12" West, a distance of 125.00 feet; thence North 60 deg 29' 19" West, a distance of 60.90 feet; thence North 15 deg 00' 18" West, a distance of 200.85 feet to the Easterly boundary of LAKESIDE, A CONDOMINIUM, thence along the boundary of LAKESIDE, A CONDOMINIUM by the following courses and distances:

Thence South 51 deg 05' 00" West, a distance of 7.55 feet; thence North 81 deg 52' 12" West, a distance of 41.93 feet; thence North 78 deg 41' 24" West, a distance of 20.40 feet; thence North 85 deg 14' 11" West, a distance of 24.08 feet; thence South 87 deg 23' 51" West, a distance of 22.02 feet; thence North 82 deg 14' 05" West, a distance of 22.20 feet; thence South 90 deg 00' 00" West, a distance of 26.00 feet; thence South 80 deg 54' 35" West, a distance of 25.32 feet; thence North 85 deg 36' 05" West, a distance of 26.08 feet; thence South 75 deg 57' 50" West, a distance of 24.74 feet; thence South 66 deg 30' 05" West, a distance of 25.08 feet; thence South 53 deg 07' 48" West, a distance of 30.00 feet; thence South 26 deg 33' 54" West, a distance of 31.31 feet; thence South 07 deg 41' 46" East, a distance of 33.50 feet to a point hereinafter referred to as Point "B"; thence continue South 07 deg 41' 46" East, a distance of 3.84 feet; thence South 18 deg 26' 06" East, a distance of 25.30 feet; thence South 28 deg 48' 39" East, a distance of 68.48 feet; thence South 15 deg 15' 18" East, a distance of 34.21 feet; thence South 03 deg 48' 51" East, a distance of 30.07 feet; thence South 15 deg 56' 43" West, a distance of 14.56 feet; thence South 38 deg 39' 35" West, a distance of 19.21 feet; thence South 59 deg 02' 10" West, a distance of 23.32 feet; thence South 68 deg 57' 45" West, a distance of 27.86 feet; thence South 76 deg 45' 34" West, a distance of 34.93 feet; thence South 84 deg 08' 38" West, a distance of 39.21 feet; thence South 85 deg 01' 49" West, a distance of 46.17 feet; thence North 80 deg 32' 16" West, a distance of 30.41 feet; thence North 85 deg 36' 05" West, a distance of 52.15 feet; thence South 81 deg 53' 55" West, a distance of 7.05 feet; thence South 71 deg 33' 54" West, a distance of 1.59 feet; thence North 75 deg 12' 43" West, a distance of 363.18 feet; thence North 46 deg 54' 33" East, a distance of 39.22 feet; thence North 32 deg 20' 51" East, a distance of 35.51 feet; thence North 12 deg 52' 30" East, a distance of 35.90 feet; thence North 23 deg 57' 45" East, a distance of 39.40 feet; thence North 19 deg 39' 14" East, a distance of 14.87 feet; thence North 31 deg 25' 46" East, a distance of 21.10 feet; thence North 42 deg 16' 25" East, a distance of 14.87 feet; thence North 55 deg 00' 29" East, a distance of 12.21 feet; thence North 78 deg 41' 24" East, a distance of 10.20 feet; thence North 90 deg 00' 00" East, a distance of 39.00 feet; thence North 86 deg 38' 01" East, a distance of 34.06 feet; thence North 75 deg 10' 25" East, a distance of 35.17 feet; thence North 59 deg 02' 10" East, a distance of 11.66 feet; thence North 28 deg 36' 38" East, a distance of 12.53 feet; thence North 28 deg 55' 35" East, a distance of 43.42 feet; thence North 41 deg 59' 14" East, a distance of 13.45 feet; thence North 65 deg 33' 22" East, a

distance of 12.08 feet; thence North 85 deg 36' 05" East, a distance of 13.04 feet; thence South 81 deg 15' 14" East, a distance of 13.15 feet; thence South 75 deg 37' 07" East, a distance of 40.26 feet; thence South 79 deg 17' 13" East, a distance of 37.66 feet; thence South 82 deg 52' 30" East, a distance of 16.13 feet; thence North 84 deg 17' 22" East, a distance of 20.10 feet; thence North 73 deg 51' 20" East, a distance of 39.56 feet; thence North 83 deg 25' 05" East, a distance of 26.17 feet; thence North 85 deg 36' 05" East, a distance of 13.04 feet; thence North 78 deg 31' 05" East, a distance of 65.31 feet; thence North 78 deg 13' 54" East, a distance of 24.52 feet; thence North 75 deg 57' 50" East, a distance of 24.74 feet; thence North 71 deg 33' 54" East, a distance of 12.01 feet; thence North 89 deg 58' 04" East, a distance of 337.33 feet to the Westerly boundary of TENNIS VILLAS CONDOMINIUM NO. 3; thence along the Westerly boundary of said TENNIS VILLAS CONDOMINIUM NO. 3 by the following courses and distances:

Thence North 51 deg 05' 00" East, a distance of 85.87 feet; thence North 05 deg 44' 17" East, a distance of 205.96 feet; thence North 64 deg 01' 32" East, a distance of 63.38 feet to the Westerly boundary of OCEAN TERRACE, A CONDOMINIUM as recorded in Official Records Book 514, Page 2180, Public Records of Martin County, Florida; thence North 26 deg 50' 10" West along said Westerly boundary a distance of 129.34 (measured 128.22) feet to the intersection with the South line of the North 1000.00 feet of Government Lots 3, 4 and 5 of said Section 31, Township 37 South, Range 42 East; thence North 88 deg 44' 44" West, a distance of 1115.36 (measured 1115.99) feet to the Point of Beginning.

PARCEL II

Commence at the point of intersection of the Southeasterly Right-of-Way line of State Road A-1-A and the South line of the North 1000 feet of said Government Lot 4 of said Section 31: thence South 62 deg 27' 20" West along said Southeasterly Right-of-Way line a distance of 1937.31 feet to the Point of Beginning of the following described parcel:

Thence North 62 deg 27' 20" East, returning along said Southeasterly Right-of-Way, a distance of 837.31 feet to the Southwesterly Right-of-Way line of MacArthur Boulevard as described in Official Records Book 438, Pages 293-295, Public Records of Martin County, Florida; thence along said Southwesterly Right-of-Way line of MacArthur Boulevard by the following courses and distances:

Thence South 27 deg 32' 40" East, a distance of 172.00 feet to the beginning of a curve concave to the Northeast having a radius of 505.00 feet; thence Southeasterly along the arc of said curve a distance of 165.09 feet through a central angle of 18 deg 43' 49"; thence South 46 deg 16' 29" East, a distance of 58.72 feet to the Northwesterly boundary of an easement for ingress and egress as described in Exhibit "O" of the

Declaration of Condominium of RIVERWOOD, A CONDOMINIUM, thence along the said Northwesterly boundary by the following courses and distances:

Thence South 53 deg 19' 11" West, a distance of 139.58 feet; thence South 48 deg 10' 37" West, a distance of 200.81 feet; thence South 53 deg 19' 11" West, a distance of 142.11 feet to the Northeasterly corner of RIVER VILLAGE CONDOMINIUM; thence along the Northerly and Westerly boundary of said RIVER VILLAGE CONDOMINIUM by the following courses and distances:

Thence North 69 deg 56' 43" West, a distance of 317.59 feet; thence South 60 deg 45' 04" West, a distance of 118.98 feet; thence South 10 deg 55' 22" East, a distance of 51.80 feet; thence South 05 deg 11' 40" East, a distance of 22.09 feet; thence South 17 deg 16' 54" East, a distance of 43.05 feet; thence South 17 deg 28' 39" East, a distance of 50.46 feet; thence South 17 deg 15' 05" East, a distance of 44.36 feet; thence South 32 deg 44' 23" East, a distance of 49.58 feet; thence South 19 deg 37' 54" East, a distance of 66.52 feet; thence South 08 deg 16' 02" West, a distance of 84.93 feet; thence South 64 deg 27' 49" East, a distance of 50.00 feet; thence South 48 deg 20' 54" East, a distance of 65.35 feet; thence South 47 deg 30' 00" East, a distance of 60.00 feet; thence South 37 deg 00' 00" East, a distance of 2.42 feet; thence North 40 deg 00' 00" East, a distance of 7.21 feet to the Northwesterly corner of RIVERWOOD, A CONDOMINIUM; thence along the boundary of said RIVERWOOD, A CONDOMINIUM by the following courses and distances:

Thence South 31 deg 48' 35" East, a distance of 88.87 feet; thence South 19 deg 01' 34" East, a distance of 86.85 feet; thence South 18 deg 00' 53" West, a distance of 59.86 feet; thence South 24 deg 43' 52" East, a distance of 90.83 feet; thence South 65 deg 09' 27" East, a distance of 29.75 feet; thence South 46 deg 56' 02" East, a distance of 113.21 feet; thence South 43 deg 22' 24" East, a distance of 119.90 feet; thence South 15 deg 49' 28" East, a distance of 60.33 feet; thence South 18 deg 26' 06" East, a distance of 34.62 feet; to the Southwesterly corner of RIVERWOOD, A CONDOMINIUM, PHASE "E"; thence along the Southeasterly boundary of said PHASE "E" by the following courses and distances:

Thence North 62 deg 31' 33" East (measured North 63 deg 36' 19" East), a distance of 154.60 feet; thence North 13 deg 31' 33" East, a distance of 20.00 feet; thence South 76 deg 28' 27" East, a distance of 23.00 feet; thence North 13 deg 31' 33" East, a distance of 55.47 feet to a point in a non tangent curve concave to the Southwest having a radius of 156.53 feet the chord which bears South 66 deg 22' 16" East, and being the Southwesterly boundary of said ingress and egress easement; thence Southeasterly along the arc of said curve a distance of 36.57 feet to the point of cusp with a curve concave to the Southeast having a radius of 12.50 feet, the chord of which bears South 65 deg 28' 08" West, said point being described as POINT "X" in the Declaration of Condominium of said RIVERWOOD, A CONDOMINIUM and being

in the Northerly boundary of PHASE "M" of said RIVERWOOD, A CONDOMINIUM; thence along the boundary of said PHASE "M" by the following courses and distances:

Thence Northwesterly, Westerly and Southwesterly along the arc of said curve a distance of 22.69 feet through a central angle of 104 deg 01' 09"; thence South 13 deg 31' 33" West, a distance of 77.08 feet to the beginning of a curve concave to the Northeast having a radius of 63.00 feet; thence Southwesterly, Southerly, Southeasterly, Easterly and Northeasterly along the arc of said curve a distance of 142.94 feet through a central angle of 129 deg 59' 38"; thence North 63 deg 31' 55" East, a distance of 34.37 (measured 34.38) feet to the beginning of a curve concave to the Northwest having a radius of 12.50 feet the chord of which bears North 18 deg 22' 45" East; thence Northeasterly, Northerly and Northwesterly along the arc of said curve a distance of 19.70 feet through a central angle of 90 deg 18' 21" to the point of cusp with the Southwesterly boundary of the aforesaid ingress and egress easement; thence South 26 deg 46' 26" East, along said Southeasterly boundary a distance of 12.57 feet to the point of intersection with the Northeasterly prolongation of the Southeasterly boundary of that portion of RIVERWOOD, A CONDOMINIUM, PHASE "M" lying Southerly of said ingress and egress easement; thence North 63 deg 31' 55" East, a distance of 20.00 feet to the Northerly boundary of said ingress and egress easement; thence along said Northerly boundary by the following courses and distances:

Thence North 26 deg 46' 26" West, a distance of 77.09 feet to the beginning of a curve concave to the Southwest having a radius of 176.53 feet the chord of which bears North 33 deg 40' 06" West; thence Northwesterly along the arc of said curve a distance of 42.48 feet through a central angle of 13 deg 47' 16" to the Southwest corner of that portion of RIVERWOOD, A CONDOMINIUM, PHASE "M" that lies North of the aforesaid ingress and egress easement; thence along the Easterly boundary of said PHASE "M" by the following courses and distances:

Thence North 49 deg 26' 18" East, a distance of 24.11 feet; thence North 72 deg 40' 49" East (measured North 72 deg 41' 01" East), a distance of 135.00 feet to the North boundary of RIVERWOOD, A CONDOMINIUM; thence along the said North boundary by the following courses and distances:

Thence North 42 deg 49' 11" West, a distance of 433.00 feet; thence North 53 deg 52' 50" West, a distance of 137.41 feet; thence North 78 deg 46' 27" West, a distance of 133.56 feet to the said Northeasterly boundary of aforesaid ingress and egress easement; thence North 20 deg 33' 22" West, along said Northeasterly boundary, a distance of 171.64 feet to the Southwest corner of FAIRWAY VILLAS NORTH, A CONDOMINIUM; thence along the boundary of said FAIRWAY VILLAS NORTH, A CONDOMINIUM and FAIRWAY VILLAS SOUTH, A CONDOMINIUM by the following courses and distances:

Thence North 26 deg 33' 00" East, a distance of 51.28 feet; thence North 73 deg 39' 21" East, a distance of 140.01 feet; thence South 74 deg 08' 14" East, a distance of 190.24 feet; thence South 67 deg 52' 12" East, a distance of 161.93 feet; thence South 35 deg 00' 59" East, a distance of 237.55 feet; thence North 03 deg 47' 08" East, a distance of 25.61 feet; thence North 38 deg 18' 31" East, a distance of 127.44 feet; thence North 55 deg 18' 17" East, a distance of 63.25 feet; thence North 76 deg 09' 38" East, a distance of 53.18 feet; thence North 26 deg 33' 54" West, a distance of 180.32 feet; thence North 56 deg 20' 29" West, a distance of 253.50 feet; thence North 89 deg 30' 52" West, a distance of 59.00 feet; thence South 64 deg 06' 29" West, a distance of 113.67 feet; thence South 30 deg 52' 49" East, a distance of 60.09 feet; thence South 09 deg 19' 32" East, a distance of 44.74 feet; thence South 31 deg 00' 48" West, a distance of 40.98 feet; thence North 87 deg 02' 42" West, a distance of 103.63 feet; thence North 59 deg 13' 58" West, a distance of 38.06 feet; thence North 32 deg 41' 29" West, a distance of 43.64 feet; thence South 64 deg 06' 29" West, a distance of 70.68 feet; thence South 73 deg 39' 21" West, a distance of 146.51 feet; thence North 61 deg 52' 56" West, a distance of 49.03 feet to a point in a non tangent curve concave to the Southeast having a radius of 119.79 feet the chord of which bears North 17 deg 56' 57" East, and being the Southeasterly boundary of said access easement; thence Northwesterly, Northerly and Northeasterly along the arc of said curve a distance of 147.90 feet through a central angle of 70 deg 44' 27"; thence North 53 deg 19' 11" East along said Southeasterly boundary, a distance of 536.75 feet to the aforesaid Southwesterly Right-of-Way line of MacArthur Boulevard; thence along the said Southwesterly Right-of-Way line of MacArthur Boulevard by the following courses and distances:

Thence South 46 deg 16' 29" East, a distance of 55.00 feet; thence South 49 deg 37' 41" East, a distance of 170.96 feet to a point in a non tangent curve concave to the Northeast having a radius of 1490.00 feet, the chord of which bears South 67 deg 49' 58" East; thence Southeasterly along the arc of said curve a distance of 1121.25 feet through a central angle of 43 deg 06' 58"; thence South 89 deg 23' 27" East, tangent to last described curve, a distance of 467.00 feet to the Westerly boundary of an access easement for INLET VILLAGE, A CONDOMINIUM; thence along the said Westerly boundary by the following courses and distances:

Thence South 00 deg 36' 33" West, a distance of 156.50 feet; thence South 30 deg 27' 41" West, a distance of 710.31 feet; thence South 06 deg 42' 35" West, a distance of 171.17 feet; thence South 83 deg 59' 35" East, radial to the next described curve a distance of 13.41 feet to a point in a non tangent curve concave to the Southeast having a radius of 351.84 feet the chord of which bears South 01 deg 22' 31" West; thence Southwesterly along the arc of said curve a distance of 56.85 feet through a central angle of 09 deg 15' 48" (measured 09 deg 15' 28") to the Northerly boundary of INLET VILLAGE, A CONDOMINIUM; thence along the boundary of said INLET VILLAGE, A CONDOMINIUM by the following courses and distances:

Thence South 86 deg 44' 37" West, radial to last described curve a distance of 30.90 feet; thence North 22 deg 02' 10" West, a distance of 49.53 feet; thence South 67 deg 57' 50" West, a distance of 415.64 feet; thence North 90 deg 00' 00" West, a distance of 97.26 feet; thence South 17 deg 28' 41" West, a distance of 239.86 feet; thence South 87 deg 23' 33" East, a distance of 45.17 feet; thence North 82 deg 59' 31" East, a distance of 27.05 feet; thence South 77 deg 46' 12" East, a distance of 232.84 feet; thence North 84 deg 09' 02" East, a distance of 90.48 feet; thence South 86 deg 50' 22" East, a distance of 40.06 feet; thence South 62 deg 35' 55" East, a distance of 27.00 feet; thence North 06 deg 28' 48" East, a distance of 126.22 feet to a point in a non tangent curve concave to the Northeast having a radius of 270.50 feet, the chord of which bears North 68 deg 57' 30" West; thence Northwesterly along the arc of said curve a distance of 31.43 feet through a central angle of 06 deg 39' 23"; thence North 24 deg 22' 12" East (measured North 24 deg 22' 11" East), radial to the last and next described curve, a distance of 30.50 feet to a point in a non tangent curve concave to the Northeast having a radius of 240.00 feet the chord of which bears South 79 deg 47' 36" East; thence Southeasterly, Easterly and Northeasterly along the arc of said curve a distance of 118.66 feet through a central angle of 28 deg 19' 37" (measured 28 deg 19' 41"); thence North 86 deg 02' 35" East, a distance of 83.83 feet to the said Westerly boundary of the access easement for INLET VILLAGE; thence along the boundary of said access easement by the following courses and distances:

Thence South 03 deg 57' 25" East, a distance of 15.00 feet; thence North 86 deg 02' 35" East, a distance of 20.00 feet; thence North 03 deg 57' 25" West, a distance of 81.39 feet to the beginning of a curve concave to the Southwest having a radius of 215.01 feet; thence Northeasterly along the arc of said curve a distance of 70.67 feet through a central angle of 18 deg 50' 00" to the point of reverse curvature with a curve to the Northeast having a radius of 331.84 feet; thence Northwesterly, Northerly and Northeasterly along the arc of said curve a distance of 170.86 feet through a central angle of 29 deg 30' 00"; thence North 06 deg 42' 35" East, a distance of 108.00 feet to the beginning of a curve concave to the Southeast having a radius of 403.71 feet; thence Northeasterly along the arc of said curve a distance of 167.36 feet through a central angle of 23 deg 45' 05"; thence North 30 deg 27' 41" East, a distance of 411.48 feet; thence South 59 deg 32' 19" East, a distance of 150.00 feet to the beginning of a curve concave to the Southwest having a radius of 447.00 feet; thence Southeasterly along the arc of said curve a distance of 325.57 feet through a central angle of 41 deg 43' 53"; thence North 72 deg 11' 33" East, radial to the last and next described curve, a distance of 60.00 feet to a point in a non tangent curve concave to the Southwest having a radius of 507.00 feet the chord of which bears North 38 deg 40' 23" West; thence Northwesterly along the arc of said curve a distance of 369.27 feet through a central angle of 41 deg 43' 53"; thence North 59 deg 32' 19" West, a distance of 130.00 feet; thence North 30 deg 27' 41" East, a distance of 209.31 feet to the beginning of a curve concave to the Northwest having a radius of 70.00 feet; thence Northeasterly along the arc of said curve a distance of 36.47 feet through a central angle of 29 deg 51' 10"; thence North 00 deg 36' 33" East, a distance of 61.07

feet to the Southerly Right-of-Way line of said MacArthur Boulevard; thence along said Southerly Right-of-Way line by the following courses and distances:

Thence South 89 deg 23' 27" East, a distance of 664.82 feet to the beginning of a curve concave to the Southwest having a radius of 260.00 feet, the chord of which bears South 64 deg 46' 39" East; thence Southeasterly along the arc of said curve a distance of 283.86 feet through a central angle of 62 deg 33' 17"; thence North 63 deg 09' 50" East, a distance of 7.00 feet; thence South 26 deg 50' 10" East, a distance of 140.62 feet to the intersection with the North line of aforesaid Government Lot 10; thence North 89 deg 23' 27" West, along the said North line of Government Lot 10 a distance of 396.89 feet; thence North 01 deg 10' 31" East, a distance of 45.00 feet; thence North 89 deg 23' 27" West, a distance of 231.50 feet; thence North 01 deg 10' 31" East, a distance of 45.00 feet; thence North 89 deg 23' 27" West, a distance of 60.00 feet; thence South 01 deg 10' 31" West, a distance of 735.34 feet; thence South 43 deg 49' 29" East, a distance of 80 feet more or less to the Mean High Water Line of the Indian River; thence meander said Mean High Water Line Southeasterly, Southwesterly and Northwesterly a distance of 4950 feet more or less to the intersection with a line that bears South 12 deg 15' 46" East, from the Point of Beginning; thence North 12 deg 15' 46" West along lastly said line a distance of 174.7 feet more or less to the Point of Beginning.

LESS AND EXCEPT FROM PARCEL II:

RIVERBEND AT INDIAN RIVER PLANTATION, A CONDOMINIUM recorded in Official Records Book 793, Page 1532, Public Records of Martin County, Florida. Formerly described as follows:

That portion of Section 31, Township 37 South, Range 42 East, Martin County, Florida described as follows:

Commence at the intersection of the Southeasterly Right-of-Way line of State Road A-1-A and the South line of the North 1000.00 feet of Government Lot 4 of said Section 31; thence South 62 deg 27' 20" West along said Southeasterly Right-of-Way line a distance of 1100.00 feet to the Southwesterly line of MacArthur Boulevard (as relocated); thence South 27 deg 32' 40" East, along said Southwesterly line of MacArthur Boulevard (as relocated) a distance of 172.00 feet to the beginning of a curve concave to the Northeast having a radius of 505.00 feet; thence Southeasterly 165.09 feet along the arc of said curve and said Southwesterly line of MacArthur Boulevard (as relocated) through an angle of 18 deg 43' 49"; thence South 46 deg 16' 29" East along said Southwesterly line of MacArthur Boulevard (as relocated) a distance of 97.26 feet to the Northwesterly boundary line of the Golf Course area South of MacArthur Boulevard (as relocated); thence along said Northwesterly and Westerly boundary line of the Golf Course area South of MacArthur Boulevard (as relocated) by the following courses:

Thence South 53 deg 19' 11" West a distance of 536.75 feet to the beginning of a curve concave to the East having a radius of 119.79 feet; thence Southerly 154.45 feet along the arc of said curve through an angle of 73 deg 52' 33"; thence South 20 deg 33' 22" East a distance of 257.24 feet; thence South 78 deg 46' 27" East a distance of 133.56 feet; thence South 53 deg 52' 50" East a distance of 137.41 feet; thence South 42 deg 49' 11" East a distance of 433.00 feet to the Point of Beginning; thence continue South 42 deg 49' 11" East along said Golf Course a distance of 124.60 feet; thence South 49 deg 50' 59" East along said Golf Course a distance of 234.18 feet; thence South 12 deg 42' 40" West along said Golf Course a distance of 364.02 feet; thence North 81 deg 35' 54" West a distance of 48.45 feet; thence North 65 deg 19' 50" West a distance of 94.64 feet; thence North 85 deg 39' 23" West a distance of 39.61 feet; thence North 65 deg 48' 25" (measured 65 degrees 48' 24") West a distance of 37.82 feet; thence North 32 deg 59' 02" West a distance of 90.01 feet; thence North 50 deg 03' 49" West a distance of 112.16 feet; thence North 38 deg 20' 01" West a distance of 27.41 feet; thence North 49 deg 26' 18" West a distance of 48.40 feet; thence North 78 deg 28' 05" West a distance of 94.53 feet; thence North 49 deg 57' 43" (measured 49 degrees 57' 42") West a distance of 102.02 feet; thence North 18 deg 26' 06" West a distance of 91.87 feet; thence North 62 deg 31' 33" East a distance of 157.25 feet to the beginning of a curve concave Southwesterly having a radius of 25.00 feet; thence Southeasterly a distance of 57.16 feet along said curve through a central angle of 131 deg 00' 00"; thence South 13 deg 31' 33" West a distance of 3.01 feet to the beginning of a curve concave Northeasterly, having a radius of 63.00 feet; thence Easterly a distance of 142.94 feet along said curve through a central angle of 129 deg 59' 38"; thence North 63 deg 31' 55" East a distance of 34.38 feet to the beginning of a curve concave Westerly, having a radius of 12.50 feet; thence Northerly a distance of 19.70 feet along said curve through a central angle of 90 deg 18' 21"; thence South 26 deg 46' 26" (measured 26 deg 46' 21") East a distance of 12.57 feet; thence North 63 deg 31' 55" East a distance of 20.00 feet; thence North 26 deg 46' 26" West a distance of 77.09 feet to the beginning of a curve concave Southwesterly, having a radius of 176.53 feet; thence Northwesterly a distance of 42.48 feet along said curve through a central angle of 13 deg 47' 16"; thence North 49 deg 26' 18" East along a prolongation of a radial of said curve a distance of 24.11 feet; thence North 72 deg 40' 49" (measured North 72 deg 41' 49") East a distance of 135.00 feet to the Point of Beginning.

AND LESS AND EXCEPT FROM PARCEL II:

ALL OF PLANTATION CLUB VILLAS, A CONDOMINIUM recorded in Official Records Book 741, Page 1494, Public Records of Martin County, Florida. Formerly described as follows:

Being a tract of land lying in Section 31, Township 37 South, Range 42 East, Martin County, Florida and being more particularly described as follows:

Commence at the Northeast corner of Government Lot 10 of said Section 31; thence North 89 deg 23' 27" West along the North line of said Lot 10 a distance of 692.23 feet; thence South 01 deg 10' 31" West, a distance of 144.50 feet to the Point of Beginning of the following described parcel:

Thence continue South 01 deg 10' 31" West, a distance of 500.84 feet; thence South 75 deg 04' 58" West, a distance of 133.34 feet; thence North 03 deg 54' 15" West, a distance of 55.18 feet; thence North 18 deg 11' 00" East, a distance of 44.44 feet; thence North 11 deg 21' 12" West, a distance of 41.49 feet; thence North 04 deg 46' 17" West, a distance of 96.52 feet; thence North 42 deg 05' 20" West, a distance of 23.35 feet; thence North 68 deg 50' 30" West, a distance of 29.26 feet; thence North 81 deg 58' 55" West, a distance of 37.77 feet; thence North 71 deg 41' 18" West, a distance of 62.79 feet; thence North 50 deg 26' 33" West, a distance of 64.42 feet; thence North 45 deg 47' 58" West, a distance of 20.52 feet; thence North 04 deg 57' 17" West, a distance of 81.67 feet; thence South 89 deg 45' 11" East, a distance of 66.83 feet to the beginning of a curve concave to the Northwest having a radius of 79.62 feet; thence along the arc of said curve a distance of 83.20 feet through a central angle of 59 deg 52' 21"; thence North 39 deg 06' 21" East non tangent to the last described curve a distance of 60.36 feet; thence North 30 deg 22' 28" East, a distance of 28.00 feet; thence South 59 deg 37' 32" East, a distance of 22.50 feet; thence North 30 deg 22' 28" East, a distance of 18.00 feet; thence South 88 deg 49' 29" East, a distance of 140.00 feet to the Point of Beginning.

AND LESS AND EXCEPT FROM PARCEL II:

ALL OF BAYVIEW AT INDIAN RIVER PLANTATION (INCLUDES PHASES I THROUGH IV)

Being a parcel of land located in Section 31, Township 37 South, Range 42 East, Martin County, Florida, and being more particularly described as follows:

Beginning at the Southeast corner of Plantation Club Villas, a Condominium, as recorded in Official Records Book 741, Page 1530, of the Public Records of Martin County, Florida; and running thence South 43 deg 49' 29" East, for a distance of 69.17 feet to an iron pipe found; thence running with the mean high water line of the Indian River (Elev. 0.83 N.G.V.D. 1929) South 34 deg 59' 47" East, for a distance of 40.38 feet to a point; thence South 13 deg 23' 22" East, for a distance of 50.09 feet to a point; thence South 05 deg 57' 34" West for a distance of 54.23 feet to a point; thence South 28 deg 07' 59" East, for a distance of 50.99 feet to a point; thence South 07 deg 11' 12" East, for a distance of 66.61 feet to a point; thence South 56 deg 00' 45" East, for a distance of 49.99 feet to a point; thence South 32 deg 25' 31" East, for a distance of 50.04 feet to a point; thence South 38 deg 06' 16" East, for a distance of 50.49 feet to a point; thence South 26 deg 42' 04" East, for a distance of 50.09 feet to a point; thence South 17 deg 14' 12" East, for a distance of 58.24 feet to a point; thence South 00 deg

21' 31" East, for a distance of 47.11 feet to a point; thence South 31 deg 00' 02" West, for a distance of 51.92 feet to a point; thence South 70 deg 23' 32" West, for a distance of 54.63 feet to a point; thence South 46 deg 38' 34" West, for a distance of 50.00 feet to a point; thence South 52 deg 21' 12" West, for a distance of 50.25 feet to a point; thence South 61 deg 16' 57" West, for a distance of 43.52 feet to a point; thence South 65 deg 40' 15" West, for a distance of 16.38 feet to a point; thence North 88 deg 20' 27" West, for a distance of 50.25 feet to a point; thence North 87 deg 12' 15" West, for a distance of 50.16 feet to a point; thence South 89 deg 24' 00" West, for a distance of 50.49 feet to a point; thence North 71 deg 19' 13" West, for a distance of 50.99 feet to a point; thence North 84 deg 55' 15" West, for a distance of 50.04 feet to a point; thence North 87 deg 12' 15" West, for a distance of 50.16 feet to a point; thence North 87 deg 28' 49" West, for a distance of 47.31 feet to a point; thence North 78 deg 31' 13" West, for a distance of 59.46 feet to a point; thence North 78 deg 59' 57" West, for a distance of 50.80 feet to a point; thence North 71 deg 05' 09" West, for a distance of 50.04 feet to a point; thence North 36 deg 10' 34" West, for a distance of 59.36 feet to a point; thence North 59 deg 42' 18" West, for a distance of 50.64 feet to a point; thence North 61 deg 57' 09" West, for a distance of 50.36 feet to a point; thence North 69 deg 56' 28" West, for a distance of 50.01 feet to a point; thence North 70 deg 03' 23" West, for a distance of 45.44 feet to a point; thence North 81 deg 58' 46" West, for a distance of 76.97 feet to a point; thence South 70 deg 15' 47" West, for a distance of 78.03 feet; thence South 83 deg 47' 45" West, for a distance of 56.32 feet to the intersection with the extension of the West line of Inlet Villas, Phase 4, a Condominium, said line also being the East line of Inlet Villas, Phase 3, a Condominium, all recorded in Official Records Book 533, Page 2714 of said Public Records; thence departing said mean high water line and running with the previously mentioned West and East line North 06 deg 28' 48" East, for a distance of 55.00 feet to the intersection with the South line of said Inlet Village, Phase 3; thence continuing with the said West and East line North 06 deg 28' 48" East, for a distance of 126.22 feet to a point; thence along a curve to the right, having a radius of 270.50 feet and an arc length of 31.43 feet, being subtended by a chord of North 68 deg 57' 30" West, for a distance of 31.41 feet to a point; thence North 24 deg 22' 12" (measured North 24 deg 22' 11" East), for a distance of 18.00 feet to a point; thence along a curve to the left, having a radius of 252.50 feet and an arc length of 124.84 feet, being subtended by a chord of South 79 deg 47' 36" East, for a distance of 123.57 feet to a point; thence North 86 deg 02' 35" East, for a distance of 81.33 feet to a point; thence along a curve to the right, having a radius of 2.50 feet and an arc length of 3.93 feet, being subtended by a chord of South 48 deg 57' 25" East, for a distance of 3.54 feet to a point on the Southwest corner of a non exclusive ingress egress easement as recorded in Official Records Book 533, Page 2718 of said Public Records; thence South 03 deg 57' 25" East, for a distance of 2.50 feet to a point; thence North 86 deg 02' 35" East, for a distance of 20.00 feet to a point; thence North 03 deg 57' 25" West, for a distance of 2.50 feet to the Southeast corner of said non exclusive ingress egress easement; thence running with the East line of said easement North 03 deg 57' 25" West, for a distance of 83.89 feet to a point; thence along a curve to the left, having a radius of 215.00 feet and an arc length of 70.67 feet,

being subtended by a chord of North 13 deg 22' 25" West, for a distance of 70.36 feet to a point; thence along a curve to the right, having a radius of 331.84 feet and an arc length of 170.79 feet, being subtended by a chord of North 08 deg 02' 39" West, for a distance of 168.91 feet to a point; thence departing said East line South 83 deg 17' 25" West, for a distance of 12.00 feet to a point; thence South 14 deg 29' 58" East, for a distance of 40.92 feet to a point; thence South 22 deg 34' 50" East, for a distance of 56.77 feet to a point; thence South 48 deg 35' 45" East, for a distance of 135.39 feet to a point; thence South 68 deg 52' 09" East, for a distance of 145.22 feet to a point; thence South 88 deg 32' 51" East, for a distance of 72.20 feet to a point; thence North 05 deg 46' 01" East, for a distance of 7.69 feet to a point; thence South 84 deg 13' 59" East, for a distance of 96.06 feet to a point; thence South 05 deg 46' 01" West, for a distance of 8.00 feet to a point; thence South 84 deg 13' 59" East, for a distance of 103.00 feet to a point; thence North 54 deg 15' 18" East, for a distance of 47.00 feet to a point; thence North 89 deg 54' 40" East, for a distance of 1.84 feet to a point; thence North 54 deg 15' 18" East, for a distance of 8.14 feet to a point; thence North 13 deg 02' 43" East, for a distance of 54.34 feet to a point; thence North 13 deg 02' 40" West, for a distance of 170.08 feet to the intersection with the South line of the aforementioned Plantation Club Villas; thence running with the South line of said Plantation Club Villas North 75 deg 04' 58" East, for a distance of 133.34 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT FROM PARCEL II:

ALL OF RIVERWOOD, A CONDOMINIUM as recorded in Official Records Book 503, Page 822, Public Records of Martin County, Florida. Formerly described as follows:

That portion of Section 31, Township 37 South, Range 42 East, Martin County, Florida conveyed to Riverwood Condominium Association, Inc. by Radnor/Plantation Corporation in Special Warranty Deed recorded in Official Records Book 844, Page 226 of the Public Records of Martin County, Florida, described as follows:

Commence at the intersection of the Southeasterly Right-of-Way line of State Road A-1-A and the South line of the North 1000.00 feet of Government Lot 4 of Section 31; thence South 22 deg 18' 05" West, 2219.55 feet to set iron rod and cap at the Point of Beginning; thence South 76 deg 28' 27" East, 23.00 feet to a set drill hole; thence North 13 deg 31' 33" East, 55.48 feet to a found PK nail and cap; thence 36.58 feet along the arc of a curve to the right, having a radius of 156.53 feet (measured 156.63 feet), a central angle of 13 deg 23' 23" and a chord bearing and distance of South 66 deg 22' 11" East, 36.50 feet to a found 3/4" iron pipe; thence 22.69 feet along the arc of a curve to the left, having a radius of 12.50 feet, a central angle of 104 deg 00' 57" (measured 104 deg 00' 00"), and a chord bearing and distance of South 65 deg 32' 01" West, 19.70 feet to an iron rod and cap set; thence South 13 deg 31' 33" West, 74.08 feet to a found iron pipe and cap; thence 57.16 feet along the arc of a curve to the left, having a radius of 25.00 feet, a central angle of 131 deg 00' 00" and a chord bearing

and distance of North 51 deg 58' 27" West, 45.50 feet to a found iron rod; thence South 62 deg 31' 33" West, 2.65 feet to a found 1/2" iron pipe; thence North 13 deg 31' 33" East, 20.00 feet to the Point of Beginning.

AND LESS AND EXCEPT FROM PARCEL II:

(Parcel 10)

Being a parcel of land located in Section 31, Township 37 South, Range 42 East, Martin County, Florida, being more particularly described as follows:

Commence at point of intersection of the Southeasterly Right-of-Way line of State Road A-1-A (a 200.00 foot right-of-way) and the South line of the North 1000 feet of Government Lot 4 of said Section 31; thence South 62 deg 27' 20" West, along said Southeasterly Right-of-Way line a distance of 1000.00 feet to the Northeasterly Right-of-Way line of MacArthur Boulevard as described in Official Records Book 438, Pages 293 through 295, Public Records of Martin County, Florida; thence Southeasterly and Easterly along said Northeasterly Right-of-Way line by the following courses and distances:

Thence South 27 deg 32' 40" East, a distance of 172.00 feet to the beginning of a curve concave to the Northeast having a radius of 405.00 feet; thence Southeasterly along the arc of said curve a distance of 132.40 feet through a central angle of 18 deg 43' 49"; thence South 46 deg 16' 29" East, a distance of 152.26 feet; thence South 42 deg 55' 17" East, a distance of 170.96 feet to a point on a non tangent curve concave to the Northeast having a radius of 1410.00 feet the chord of which bears South 67 deg 49' 58" East; thence Southeasterly along the arc of said curve a distance of 1061.05 feet through a central angle of 43 deg 06' 58"; thence South 89 deg 23' 27" East, tangent to last described curve a distance of 467.00 feet to the Westerly boundary of the access easement as described in Official Records Book 501, Page 2719, Public Records of Martin County, Florida; thence South 00 deg 36' 33" West, a distance of 80.00 feet to the Southerly Right-of-Way line of MacArthur Boulevard; thence continue along the Westerly line of said non-exclusive easement South 00 deg 36' 33" West a distance of 156.50 feet; thence South 30 deg 27' 41" West, a distance of 710.31 feet; thence South 06 deg 42' 35" West, a distance of 171.17 feet; thence South 83 deg 59' 35" East, radial to the next described curve, a distance of 13.41 feet to a point in a non-tangent curve concave to the Northeast, having a radius of 351.84 feet, the chord of which bears South 08 deg 23' 30" East; thence Southeasterly along the arc of said curve, a distance of 176.84 feet through a central angle of 28 deg 47' 50" to a point of reverse curvature, said curve having a radius of 195.01 feet; thence along the arc of said curve, a distance of 64.10 feet through a central angle of 18 deg 50' 00"; thence South 03 deg 57' 25" East, a distance of 79.00 feet to the Point of Beginning; thence continue South 03 deg 57' 25" East a distance of 2.39 feet; thence continue South 03 deg 57' 25" East, a distance of 2.50 feet; thence North 86 deg 02' 35" East, a distance of 20.00 feet; thence

North 03 deg 57' 25" West, a distance of 2.50 feet; thence continue North 03 deg 57' 25" West, a distance of 20.39 feet; thence South 44 deg 03' 21" West a distance of 26.91 feet to the Point of Beginning.

AND LESS AND EXCEPT FROM PARCEL II:

(Parcel 11)

Being a parcel of land located in Section 31, Township 37 South, Range 42 East, Martin County, Florida, being more particularly described as follows:

Commence at point of intersection of the Southeasterly Right-of-Way line of State Road A-1-A (a 200.00 foot right-of-way) and the South line of the North 1000 feet of Government Lot 4 of said Section 31; thence South 62 deg 27' 20" West, along said Southeasterly Right-of-Way line a distance of 1000.00 feet to the Northeasterly Right-of-Way line of MacArthur Boulevard as described in Official Records Book 438, Pages 293-295, Public Records of Martin County, Florida; thence Southeasterly and Easterly along said Northeasterly Right-of-Way line by the following courses and distances:

Thence South 27 deg 32' 40" East, a distance of 172.00 feet to the beginning of a curve concave to the Northeast having a radius of 405.00 feet; thence Southeasterly along the arc of said curve a distance of 132.40 feet through a central angle of 18 deg 43' 49"; thence South 46 deg 16' 29" East, a distance of 152.26 feet; thence South 42 deg 55' 17" East, a distance of 170.96 feet to a point on a non tangent curve concave to the Northeast having a radius of 1410.00 feet the chord of which bears South 67 deg 49' 58" East; thence Southeasterly along the arc of said curve a distance of 1061.05 feet through a central angle of 43 deg 06' 58"; thence South 89 deg 23' 27" East, tangent to last described curve a distance of 467.00 feet to the Westerly boundary of the access easement as described in Official Records Book 501, Page 2719, Public Records of Martin County, Florida; thence South 00 deg 36' 33" West, a distance of 80.00 feet to the Southerly Right-of-Way line of MacArthur Boulevard; thence continue South 00 deg 36' 33" West a distance of 156.50 feet; thence South 30 deg 27' 41" West, a distance of 710.31 feet; thence South 06 deg 42' 35" West, a distance of 171.17 feet; thence South 83 deg 59' 35" East, radial to the next described curve, a distance of 13.41 feet to a point in a non-tangent curve concave to the Northeast, having a radius of 351.84 feet, the chord of which bears South 08 deg 23' 30" East; thence Southeasterly along the arc of said curve, a distance of 176.84 feet through a central angle of 28 deg 47' 50" to a point of reverse curvature, said curve having a radius of 195.01 feet; thence along the arc of said curve, a distance of 64.10 feet through a central angle of 18 deg 50' 00"; thence South 03 deg 57' 25" East, a distance of 66.39 feet to the Point of Beginning; thence South 86 deg 02' 35" West departing said nonexclusive easement, a distance of 83.83 feet to the beginning of a curve concave to the Northeast, having a radius of 240.00 feet; thence Northwesterly along the arc of said curve, a distance

of 118.66 feet through a central angle of 28 deg 19' 41"; thence South 24 deg 22' 11" West, a distance of 12.50 feet to the beginning of a non-tangent curve concave Northeast, having a radius of 252.50 feet, the chord of which bears South 79 deg 47' 36" East, thence Southeasterly along the arc of said curve, a distance of 124.84 feet through a central angle of 28 deg 19' 41"; thence North 86 deg 02' 35" East, a distance of 81.33 feet to the beginning of a curve concave to the Southwest, having a radius of 2.50 feet, the chord of which bears South 49 deg 00' 59" East, thence Southeasterly along the arc of said curve, a distance of 3.93 feet through a central of 89 deg 58' 49" to a point of cusp; thence North 03 deg 57' 25" West, a distance of 15.00 feet to the Point of Beginning.

AND LESS AND EXCEPT FROM PARCEL II

(Parcel 6)

Being a parcel of land located in Section 31, Township 37 South, Range 42 East, Martin County, Florida, being more particularly described as follows:

Commence at the point of intersection of the Southeasterly Right-of-Way line of State Road A-1-A (a 200.00 foot right-of-way) and the South line of the North 1000 feet of Government Lot 4 of said Section 31; thence South 62 deg 27' 20" West along said Southeasterly Right-of-Way line a distance of 1100.00 feet to the Southwesterly Right-of-Way line of MacArthur Boulevard as described in Official Records Book 438, Pages 293-295, Public Records of Martin County, Florida; thence along said Southwesterly Right-of-Way line of MacArthur Boulevard by the following courses and distances:

Thence South 27 deg 32' 40" East a distance of 172.00 feet to the beginning of a curve concave to the Northeast having a radius of 505.00 feet; thence Southeasterly along the arc of said curve a distance of 165.09 feet through a central angle of 18 deg 43' 49"; thence South 46 deg 16' 29" East a distance of 58.72 feet to the Northwesterly boundary of an easement for ingress and egress as described in Exhibit "O" of the Declaration of Condominium of Riverwood, a condominium; thence along the said Northwesterly boundary by the following courses and distances:

Thence South 53 deg 19' 11" West a distance of 139.58 feet; thence South 48 deg 10' 37" West a distance of 200.81 feet; thence South 53 deg 19' 11" West a distance of 142.11 feet; to the Northeasterly corner of River Village Condominium; thence along the Northerly and Westerly boundary of said River Village Condominium by the following courses and distances:

Thence North 69 deg 56' 43" West a distance of 317.59 feet; thence South 60 deg 45' 04" West a distance of 118.98 feet to the Point of Beginning of the following described

parcel; thence continue along the Westerly boundary of said RIVER VILLAGE CONDOMINIUM through the following courses and distances;

Thence South 10 deg 55' 22" East a distance of 51.80 feet; thence South 05 deg 11' 40" East a distance of 22.09 feet; thence South 17 deg 16' 54" East a distance of 43.05 feet; thence South 17 deg 28' 39" East a distance of 50.46 feet; thence South 17 deg 15' 05" East a distance of 44.36 feet; thence South 32 deg 44' 23" East a distance of 49.58 feet; thence South 19 deg 37' 54" East a distance of 66.52 feet; thence South 8 deg 16' 02" West a distance of 84.93 feet; thence South 64 deg 27' 49" East a distance of 50.00 feet; thence South 48 deg 20' 54" East a distance of 65.35 feet; thence South 47 deg 30' 00" East a distance of 60.00 feet; thence South 37 deg 00' 00" East a distance of 2.42 feet; North 40 deg 00' 00" East a distance of 7.21 feet to the Northwestern corner of RIVERWOOD, a condominium; thence along the boundary of said RIVERWOOD, a condominium by the following courses and distances:

Thence South 31 deg 48' 35" East a distance of 88.87 feet; thence South 19 deg 01' 34" East a distance of 86.85 feet; thence South 18 deg 00' 53" West a distance of 59.86 feet; thence South 24 deg 43' 52" East a distance of 90.83 feet; thence South 65 deg 09' 27" West a distance of 29.75 feet; thence South 46 deg 56' 02" East a distance of 113.21 feet; thence South 43 deg 22' 24" East a distance of 119.90 feet; thence South 15 deg 49' 28" East a distance of 60.33 feet; thence South 18 deg 26' 06" East a distance of 34.62 feet to the Southwesterly corner of RIVERWOOD, a condominium, Phase "E"; thence continue South 18 deg 26' 06" East a distance of 91.87 feet; thence South 49 deg 57' 42" East a distance of 102.02 feet; thence South 78 deg 28' 05" East a distance of 94.53 feet; thence South 49 deg 26' 19" East a distance of 48.40 feet; thence South 38 deg 20' 00" East a distance of 27.41 feet; thence South 50 deg 03' 49" East a distance of 112.16 feet; thence South 32 deg 59' 02" East a distance of 90.01 feet; thence South 65 deg 48' 24" East a distance of 37.82 feet; thence South 85 deg 39' 24" East a distance of 39.61 feet; thence South 65 deg 19' 50" East a distance of 94.64 feet; thence South 81 deg 35' 54" East a distance of 48.45 feet; thence South 12 deg 42' 40" West a distance of 50 feet more or less to the approximate mean high water line of the Indian River; thence meander said mean high water line Northwesterly and Northeasterly a distance of 2,070 feet more or less to a line that bears South 60 deg 45' 04" West from the Point of Beginning; thence North 60 deg 45' 04" East along lastly said line a distance of 53 feet more or less to the Point of Beginning.

AND LESS AND EXCEPT FROM PARCEL II:

(Parcel 7)

INLET VILLAGE

Being a parcel of land located in Section 31, Township 37 South, Range 42 East, Martin County, Florida, being more particularly described as follows:

Commence at the point of intersection of the Southeasterly Right-of-Way line of State Road A-1-A (a 200.00 foot right-of-way) and the South line of the North 1000.00 feet of Government Lot 4 of said Section 31; thence South 62 deg 27' 20" West, along said Southeasterly Right-of-Way line of State Road A-1-A, a distance of 1100.00 feet to the Southwesterly Right-of-Way line of MacArthur Boulevard as described in Official Records Book 438, Pages 293-295, Public Records of Martin County, Florida; thence along said Southwesterly Right-of-Way line of MacArthur Boulevard by the following courses and distances:

Thence South 27 deg 32' 40" East, a distance of 172.00 feet to the beginning of a curve concave to the Northeast having a radius of 505.00 feet; thence Southeasterly along the arc of said curve, a distance of 165.09 feet through a central angle of 18 deg 43' 49"; thence South 46 deg 16' 29" East, a distance of 152.26 feet; thence South 49 deg 37' 41" East, a distance of 170.96 feet to a point in a non-tangent curve concave to the Northeast having a radius of 1490.00 feet the chord of which bears South 71 deg 11' 10" East; thence Southeasterly along the arc of said curve, a distance of 1121.25 feet through a central angle of 43 deg 06' 58"; thence South 89 deg 23' 27" East, a distance of 467.00 feet; thence, departing said Southwesterly Right-of-Way line of MacArthur Boulevard, South 00 deg 36' 33" West, a distance of 156.50 feet; thence South 30 deg 27' 41" West, a distance of 710.31 feet; thence South 06 deg 42' 35" West, a distance of 170.00 feet; thence South 67 deg 57' 50" West, a distance of 456.20 feet; thence West, a distance of 97.26 feet to the boundary of the golf course area south of MacArthur Boulevard; thence South 17 deg 28' 41" West, along said boundary of the golf course area south of MacArthur Boulevard, a distance of 239.86 feet; thence South 87 deg 23' 33" East, a distance of 45.17 feet to the Point of Beginning of the following described parcel.

Thence North 82 deg 59' 31" East, a distance of 27.05 feet; thence South 77 deg 46' 12" East, a distance of 232.84 feet; thence North 84 deg 09' 02" East, a distance of 90.48 feet; thence South 86 deg 50' 22" East, a distance of 40.06 feet; thence South 62 deg 35' 55" East, a distance of 27.00 feet; thence South 06 deg 28' 48" East, a distance of 50 feet, more or less, to the approximate mean high water line of the Indian River; thence meander along said mean high-water line Northwesterly, a distance of 425 feet, more or less, to a line that bears South 02 deg 36' 27" West from the Point of Beginning; thence North 02 deg 36' 27" East along lastly said line, a distance of 50 feet, more or less, to the Point of Beginning.

PARCEL III

(Includes Beachwalk and a portion Sandpiper area)

Commence at the aforescribed Point "A"; thence South 89 deg 23' 27" East, along the aforesaid North Right-of-Way line of MacArthur Boulevard, a distance of 70.18 feet to a point in the Easterly boundary of an Access Easement and the Point of Beginning of the following described parcel:

Thence continue South 89 deg 23' 27" East, along said North Right-of-Way line, a distance of 684.82 feet to the beginning of a curve concave to the Southwest, having a radius of 340.00 feet, the chord of which bears South 77 deg 14' 24" East; thence Southeasterly along the arc of said curve, a distance of 144.21 feet through a central angle of 24 deg 18' 06" to the intersection with the Westerly boundary of RESORT VILLAS CONDOMINIUM NO. 1; thence North 26 deg 50' 10" West, along the Westerly boundary of said RESORT VILLAS CONDOMINIUM NO. 1 and RESORT VILLAS CONDOMINIUM NO. 2, a distance of 380.00 feet; thence North 63 deg 09' 50" East, along the Northerly boundary of said RESORT VILLAS CONDOMINIUM NO. 2, a distance of 20.00 feet; thence South 26 deg 50' 10" East, a distance of 83.43 feet; thence South 89 deg 23' 27" East, a distance of 24.79 feet; thence North 26 deg 50' 10" West, a distance of 205.65 feet to the South boundary of PLANTATION HOUSE, A CONDOMINIUM; thence along said South boundary by the following courses and distances:

Thence North 89 dg 23' 27" West, a distance of 38.26 feet to the beginning of a curve concave to the Northeast having a radius of 160.00 feet; thence Northwesterly along the arc of said curve, a distance of 75.69 feet through a central angle of 27 deg 06' 22" to the point of compound curvature with a curve concave to the Northeast, having a radius of 30.00 feet; thence Northwesterly along the arc of said curve, a distance of 43.27 feet (through a central angle of 82 deg 38' 02" to the point of cusp with a curve concave to the Northwest, having a radius of 270.00 feet, the chord of which bears South 40 deg 04' 57" West and being the Easterly boundary of said access easement; thence Southwesterly along the arc of said curve, a distance of 185.98 feet through a central angle of 39 deg 28' 00"; thence South 59 deg 48' 57" West, a distance of 430.46 feet to the beginning of a curve concave to the Southeast, having a radius of 50.00 feet; thence Southwesterly along the arc of said curve, a distance of 51.67 feet through a central angle of 59 deg 12' 24"; thence South 00 deg 36' 33" West, a distance of 75.14 feet to the Point of Beginning.

LESS AND EXCEPT FROM PARCEL III:

ALL OF SANDPIPER AT INDIAN RIVER PLANTATION, A CONDOMINIUM

as recorded in Official Records Book 887, Page 741 ;said legal description corrected by Scrivener' s Affidavit recorded in Official Records Book 1009, Page 1296, said declaration amended in Official Records Book 1009, at Page 1304 and re-recorded in Official Records Book 1229, Page 292 Public Records of Martin County, Florida, formerly described as follows:

PARCEL 1

Being a parcel of land lying in Sections 31 and 32, Township 37 South, Range 42 East, Martin County, Florida and being more particularly described as follows:

Commence at the Northeast corner of Government Lot 10 of said Section 31; thence North 01 deg 14' 45" East, along the East line of said Section 31, a distance of 584.05 feet to the intersection thereof with the North line of Resort Villas Condominium No. 2, as recorded in Official Records Book 435, Page 1876, Martin County Public Records; thence South 89 deg 23' 27" East, departing said East line of Section 31 and running along said North line, a distance of 14.49 feet to the intersection thereof with the Martin County setback line; thence North 27 deg 52' 00" West, departing said North line and running along said Martin County setback line, a distance of 127.44 feet to a point, said point being the Point of Beginning of the following described Parcel 1; Sandpiper at Indian River Plantation, a condominium.

Thence South 71 deg 13' 50" West, a distance of 105.46 feet; thence South 25 deg 17' 21" West, a distance of 8.22 feet; thence North 64 deg 42' 39" West, a distance of 5.15 feet to the intersection thereof with the new Coastal Construction Control Line recorded in Plat Book 9, Page 99 of said Public Records; thence continue North 64 deg 42' 39" West, a distance of 4.81 feet; thence South 71 deg 13' 50" West, a distance of 3.68 feet; thence North 64 deg 42' 39" West, a distance of 5.41 feet; thence South 25 deg 17' 21" West, a distance of 6.15 feet; thence South 71 deg 13' 50" West, a distance of 5.03 feet; thence North 64 deg 42' 39" West, a distance of 5.41 feet; thence South 25 deg 17' 21" West, a distance of 5.49 feet; thence South 71 deg 13' 50" West, a distance of 15.45 feet; thence North 64 deg 42' 39" West, a distance of 6.84 feet; thence South 25 deg 17' 21" West, a distance of 5.65 feet; thence South 71 deg 13' 50" West, a distance of 12.61 feet; thence North 65 deg 10' 24" West, a distance of 50.99 feet to a non-tangent point of a curve concave Southwesterly, having a radius of 30.00 feet and a chord bearing of North 36 deg 06' 02" West, also said point being on the Easterly edge of pavement of a circular drive at the main entrance into said Sandpiper Condominiums; thence Northwesterly along said Easterly edge of pavement and along the arc of said curve through a central angle of 13 deg 56' 31", a distance of 7.30 feet to a point of tangency; thence continue along said Easterly edge of pavement North 43 deg 04' 15" West, a distance of 31.13 feet to a point of curvature of a curve concave Northeasterly, having a radius of 30.00 feet; thence Northwesterly along the arc of said curve through a central angle of 43 deg 40' 48", a distance of 22.87 feet to a point of tangency, thence North 00 deg 36' 35" East, a distance of 4.17 feet; thence North 88 deg 48' 45" West, departing said Easterly edge of pavement, a distance of 25.58 feet to a point on the East side of a parking island, said parking island is located on the Northerly side of the entrance driveway into said Sandpiper Condominium, also said point being a non-tangent point of a curve concave Northwesterly, having a radius of 30.00 feet and a chord bearing of South 40 deg 36'

21" West; thence Southwesterly along said Easterly edge of pavement and along the arc of said curve through a central angle of 79 deg 59' 36", a distance of 41.88 feet to a point of compound curvature of a curve concave Northerly, having a radius of 300.00 feet; thence Westerly along the Northerly edge of pavement of said entrance driveway and along the arc of said curve through a central angle of 34 deg 06' 55", a distance of 178.63 feet to a point of compound curvature of a curve concave Northeasterly, having a radius of 25.00 feet; thence Northeasterly along said edge of pavement and along the arc of said curve through a central angle of 104 deg 53' 02", a distance of 45.76 feet to a point of reverse curvature of a curve concave Northwesterly having a radius of 270.00 feet; said point of reverse curvature also being a point on the East Right-of-Way line of Northeast Tradewind Lane, as recorded in Official Records Book 501, Page 2719 of said Public Records; thence Northeasterly along the arc of said curve and along said East Right-of-Way line of Northeast Tradewind Lane through a central angle of 19 deg 15' 09", a distance of 90.73 feet to a point of cusp of a curve concave Northeasterly, having a radius of 30.00 feet and a chord bearing of South 20 deg 58' 04" East; thence Southeasterly along the arc of said curve and along the South line of Plantation House Condominium, as recorded in Official Records Book 458, Page 1515 of said Public Records, through a central angle of 82 deg 38' 02", a distance of 43.27 feet to a point of compound curvature of a curve concave Northerly, having a radius of 160.00 feet; thence Easterly along the arc of said curve through a central angle of 27 deg 06' 22", a distance of 75.69 feet to a point of tangency; thence continue Easterly along said South line of Plantation House Condominium through the following courses:

South 89 deg 23' 27" East, a distance of 71.74 feet; thence North 00 deg 36' 33" East, a distance of 20.00 feet; thence South 89 deg 23' 28" East, a distance of 60.00 feet; thence South 00 deg 36' 33" West, a distance of 17.00 feet; thence South 89 deg 23' 27" East, a distance of 52.67 feet to the intersection thereof with the said Coastal Construction Control Line; thence continue South 89 deg 23' 27" East, a distance of 128.81 feet to the intersection thereof with the said Martin County setback line; thence continue South 89 deg 23' 27" East, a distance of 56.88 feet to the intersection thereof with the old Coastal Construction Control Line, as recorded in Plat Book 5, Page 17 of said Public Records; thence South 27 deg 52' 00" East departing said South line of Plantation House Condominium and running along said old Coastal Construction Control Line, a distance of 64.49 feet; thence South 71 deg 13' 50" West, departing said old Coastal Construction Control Line, a distance of 50.34 feet to the Point of Beginning of Parcel 1.

AND

PARCEL 2

Being a parcel of land lying in Section 31, Township 37 South, Range 42 East, Martin County, Florida and being more particularly described as follows:

Commence at the Northeast corner of Government Lot 10 of said Section 31; thence North 01 deg 14' 45" East, along the East line of said Section 31, a distance of 584.05 feet to the intersection thereof with the North line of Resort Villas Condominium No. 2, as recorded in Official Records Book 435, Page 1876, Martin County Public Records; thence departing said East line of Section 31 and running Westerly along said North line of Resort Villas Condominium No. 2, through the following courses:

North 89 deg 23' 27" West, a distance of 291.10 feet; thence North 26 deg 50' 06" West, a distance of 83.43 feet to a point on the Northeasterly line of a 10 foot Florida Power and Light easement, as recorded in Official Records Book 449, Page 2055; thence South 63 deg 09' 50" West, a distance of 20.00 feet to the Northwest corner of said Resort Villas Condominium No. 2 and the Point of Beginning of the following described Parcel 2; Sandpiper at Indian River Plantation, a Condominium;

Thence South 26 deg 50' 10" East along the West line of said Resort Villas Condominium No. 2, a distance of 210.00 feet; thence South 63 deg 09' 50" West, departing said West line, a distance of 66.00 feet; thence North 26 deg 50' 10" West, a distance of 230.00 feet; thence North 63 deg 09' 50" East, a distance of 14.00 feet to a point of curvature of a curve concave Northeasterly, having a radius of 5.00 feet; thence Northeasterly along the arc of said curve through a central angle of 96 deg 33' 08", a distance of 8.43 feet to a point of compound curvature of a curve concave Southwesterly, having a radius of 15.00 feet; thence Northwesterly along the arc of said curve through a central angle of 53 deg 37' 50", a distance of 14.04 feet to a point of cusp of a curve concave Northerly, having a radius of 321.34 feet and a chord bearing of North 88 deg 31' 56" East; thence Easterly along the arc of said curve through a central angle of 08 deg 53' 53", a distance of 49.90 feet to a point of cusp of a curve having a radius of 10.00 feet and a chord bearing of South 28 deg 37' 25" West; thence Southwesterly along the arc of said curve through a central angle of 110 deg 55' 09", a distance of 19.36 feet to a point of tangency, thence South 26 deg 50' 10" East, a distance of 1.17 feet to a point of curvature of a curve concave Northeasterly, having a radius of 5.00 feet; thence Southeasterly along the arc of said curve through a central angle of 90 deg 00' 00", a distance of 7.85 feet to a point of tangency; thence North 63 deg 09' 50" East, a distance of 18.00 feet to the Point of Beginning of Parcel 2.

AND LESS AND EXCEPT FROM PARCEL III:

ALL OF BEACH WALK AT INDIAN RIVER PLANTATION, A CONDOMINIUM

as recorded in Official Records Book 1024, Page 1385, Public Records of Martin County, Florida, formerly described as follows:

Being a parcel of land lying in Sections 31 and 32, Township 37 South, Range 42 East, Martin County, Florida and being more particularly described as follows:

Commence at the Northeast corner of Government Lot 10 of said Section 31; thence North 01 deg 14' 45" East, along the East line of said Section 31, a distance of 584.05 feet to the North line of RESORT VILLAS CONDOMINIUM NO. 2 as recorded in Official Records Book 435, Page 1876, Martin County Public Records; thence along the North and West boundaries of said RESORT VILLAS CONDOMINIUM NO. 2 through the following courses:

North 89 deg 23' 27" West, a distance of 291.10 feet; thence North 26 deg 50' 10" West, a distance of 83.43 feet; thence South 63 deg 09' 50" West, a distance of 20.00 feet; thence South 26 deg 50' 10" East, a distance of 210.00 feet to the Point of Beginning; thence South 63 deg 09' 50" West, departing from the West line of said RESORT VILLAS CONDOMINIUM NO. 2, a distance of 66.00 feet; thence North 26 deg 50' 10" West, a distance of 230.00 feet; thence North 63 deg 09' 50" East, a distance of 14.00 feet to the point of curvature of a curve, concave Northwesterly, having a radius of 5.00 feet; thence Northeasterly along the arc of said curve through a central angle of 96 deg 33' 08", a distance of 8.43 feet to a point of compound curvature with a curve concave Southwesterly, having a radius of 15.00 feet; thence Northwesterly along the arc of said curve through a central angle of 53 deg 37' 50", a distance of 14.04 feet to a point of reverse curvature or a curve concave Northerly, having a radius of 321.34 feet; thence Westerly along the arc of said curve through a central angle of 25 deg 58' 29", a distance of 145.68 feet to a point of reverse curvature with a curve concave Southeasterly, having a radius of 30.00 feet; thence Southwesterly, along the arc of said curve through a central angle of 63 deg 58' 59", a distance of 33.50 feet to a point of reverse curvature with a curve concave Northwesterly, having a radius of 270.00 feet; thence Southwesterly along the arc of said curve, and along the East Right-of-Way line of N.E. Tradewind Lane as recorded in Official Records Book 501, Page 2719, through a central angle of 04 deg 50' 35", a distance of 22.82 feet to a point of tangency; thence South 59 deg 48' 57" West, continuing along said East Right-of-Way line, a distance of 430.46 feet to a point of curvature of a curve concave Southeasterly, having a radius of 50.00 feet; thence Southwesterly along the arc of said curve through a central angle of 59 deg 12' 24", a distance of 51.67 feet to a point of tangency; thence South 00 deg 36' 33" West, a distance of 75.14 feet to a point on the North Right-of-Way line of MacArthur Boulevard as recorded in Official Records Book 438, Page 293, Martin County Public Records; thence South 89 deg 23' 27" East, along said North Right-of-Way line, a distance of 684.82 feet to a point of curvature of a curve concave Southwesterly, having a radius of 340.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 24 deg 18' 07", a distance of 144.21 feet to a point on the West line of RESORT VILLAS CONDOMINIUM NO. 1 as recorded in Official Records Book 428, Page 423, Martin County Public Records; thence North 26 deg 50' 10" West along said West line of RESORT VILLAS CONDOMINIUM NO. 1, a distance of 170.00 feet to the Point of Beginning.

PARCEL IV

Commence at a point of intersection of the Southeasterly right-of-way of State Road A-1-A being a 200 foot right-of-way and the South line of the North 1000 feet of Government Lot 4 of said Section 31, thence North 88 deg 44' 44" West, along said South line of the North 1000 feet, a distance of 415.17 feet to the Northwesternly right-of-way line of State Road A-1-A and the Point of Beginning of the following described parcel:

Thence continue North 88 deg 44' 44" West, along the aforesaid South line of the North 1000 feet, a distance of 1505.00 feet more or less to the intersection with the Mean High Water Line of the Indian River; thence meander the said Mean High Water line Southerly, a distance of 375.00 feet more or less to the intersection with the North line of said Government Lot 8; thence South 89 deg 07' 26" East along said North line of Government Lot 8 a distance of 351.00 feet more or less to that point of intersection with a line that is 880.00 feet West of, as measured at right angles and parallel with the East line of said Government Lot 8, thence South 00 deg 59' 59" West, along lastly said line, a distance of 248.73 feet to the said Northwesternly right-of-way line of State Road A-1-A; thence North 62 deg 27' 20" East, along said Northwesternly right-of-way line, a distance of 1245.66 feet to the Point of Beginning.

Parcel IV has now been platted into Indian River Plantation Marriott Resort I, a P.U.D. according to the Plat thereof recorded in Plat Book 14, Page 72, Martin County, Florida Public Records.

Less and except from Parcel IV the following described land:

Lot 1, Lot 2 and Lot 4, Indian River Plantation Marriott Resort I, a P.U.D., as recorded in Plat Book 14, Page 72, Martin County, Florida Public Records.

TOGETHER WITH a non-exclusive access easement as described in and subject to the terms of that Reciprocal Access Easement Agreement recorded in Official Records Book 1419, Page 901, as affected by that Quit Claim Assignment of Easements to Utilities, Inc. of Hutchinson Island, a Florida corporation, recorded in Official Records Book 1910, page 1539, and as affected by that Quit Claim Deed Assignment of Easements from Acme Water Supply & Management Company, a Florida corporation, f/k/a Hutchinson Island Irrigation Company, Inc., to Martin County, recorded in Official Records Book 2421, Page 1689, of the Public Records of Martin County, Florida.

TOGETHER WITH a non-exclusive drainage easement as described in and subject to the terms of that Reciprocal Drainage Easement Agreement recorded in Official Records Book 1419, Page 964, of the Public Records of Martin County, Florida.

PARCEL V

Being a parcel of land lying in Sections 31 and 32, Township 37 South, Range 42 East, Martin County, Florida and being more particularly described as follows:

Commence at the Northeast corner of Government Lot 10 of said Section 31; thence North 01 deg 14' 45" East, along the East line of said Section 31, a distance of 584.05 feet to the North line of RESORT VILLAS CONDOMINIUM NO. 2 and the Point of Beginning of the following described Parcel:

Thence South 89 deg 23' 27" East, along the said North line of RESORT VILLAS CONDOMINIUM NO. 2 and the Easterly prolongation thereof, a distance of 212 feet more or less to the Mean High Water line of the Atlantic Ocean; thence Northwesterly along said Mean High Water Line of the Atlantic Ocean; thence Northwesterly along said Mean High Water Line, a distance of 208 feet more or less to the intersection with the Easterly prolongation of the South line of PLANTATION HOUSE, A CONDOMINIUM; thence along the said South line of PLANTATION HOUSE, A CONDOMINIUM by the following courses and distances:

Thence North 89 deg 23' 27" West, a distance of 386 feet more or less; thence North 00 deg 36' 33" East, a distance of 17.00 feet; thence North 89 deg 23' 27" (measured 89 deg 23' 28") West, a distance of 60.00 feet; thence South 00 deg 36' 33" West, a distance of 20.00 feet; thence North 89 deg 23' 27" West, a distance of 33.48 feet; thence South 26 deg 50' 10" East, a distance of 205.65 feet to the said North line of RESORT VILLAS CONDOMINIUM NO. 2; thence South 89 deg 23' 27" East along said North line, a distance of 266.31 feet to the Point of Beginning.

LESS any portion of the above described Property that lies within the following described lands which are contained in Quit Claim Deed recorded in Official Records Book 1010, Page 1987 to wit;

That part of Government Lot 5, less and except the North 1000 feet thereof, and that part of Government Lot 6, all in Sections 31 and 32, Township 37 South, Range 42 East, bounded on the West by the Coastal Construction Setback Line (described in Plat Book 5, Page 17, Martin County, Florida, Public Records); bounded on the East by the waters of the Atlantic Ocean; bounded on the North by the South line of the North 1000 feet of Government Lot 5; and bounded on the South by the South line of Government Lot 6; and

A strip of land 20 feet in width, adjacent to and North of a line 200 feet North of and parallel to the South line of Government Lot 6, extending from the Coastal Construction Setback Line to MacArthur Boulevard.

AND LESS AND EXCEPT FROM PARCEL V:

ALL OF SANDPIPER AT INDIAN RIVER PLANTATION, A CONDOMINIUM

as recorded in Official Records Book 887, Page 741; said legal description corrected by Scrivener's Affidavit recorded in Official Records Book 1009, Page 1296, said declaration amended in Official Records Book 1009, at Page 1304 and re-recorded in Official Records Book 1229, Page 292, Public Records of Martin County, Florida.

Formerly described as follows:

PARCEL 1

Being a parcel of land lying in Sections 31 and 32, Township 37 South, Range 42 East, Martin County, Florida and being more particularly described as follows:

Commence at the Northeast corner of Government Lot 10 of said Section 31; thence North 01 deg 14' 45" East, along the East line of said Section 31, a distance of 584.05 feet to the intersection thereof with the North line of Resort Villas Condominium No. 2, as recorded in Official Records Book 435, Page 1876, Martin County Public Records; thence South 89 deg 23' 27" East, departing said East line of Section 31 and running along said North line, a distance of 14.49 feet to the intersection thereof with the Martin County setback line; thence North 27 deg 52' 00" West, departing said North line and running along said Martin County setback line, a distance of 127.44 feet to a point, said point being the Point of Beginning of the following described Parcel 1; Sandpiper at Indian River Plantation, a condominium;

Thence South 71 deg 13' 50" West, a distance of 105.46 feet; thence South 25 deg 17' 21" West, a distance of 8.22 feet; thence North 64 deg 42' 39" West, a distance of 5.15 feet to the intersection thereof with the new Coastal Construction Control Line recorded in Plat Book 9, Page 99 of said Public Records; thence continue North 64 deg 42' 39" West, a distance of 4.81 feet; thence South 71 deg 13' 50" West, a distance of 3.68 feet; thence North 64 deg 42' 39" West, a distance of 5.41 feet; thence South 25 deg 17' 21" West, a distance of 6.15 feet; thence South 71 deg 13' 50" West, a distance of 5.03 feet; thence North 64 deg 42' 39" West, a distance of 5.41 feet; thence South 25 deg 17' 21" West, a distance of 5.49 feet; thence South 71 deg 13' 50" West, a distance of 15.45 feet; thence North 64 deg 42' 39" West, a distance of 6.84 feet; thence South 25 deg 17' 21" West, a distance of 5.65 feet; thence South 71 deg 13' 50" West, a distance of 12.61 feet; thence North 65 deg 10' 24" West, a distance of 50.99 feet to a non-tangent point of a curve concave Southwesterly, having a radius of 30.00 feet and a chord bearing of North 36 deg 06' 02" West, also said point being on the Easterly edge of pavement of a circular drive at the main entrance into said Sandpiper Condominiums; thence Northwesterly along said Easterly edge of pavement and

along the arc of said curve through a central angle of 13 deg 56' 31", a distance of 7.30 feet to a point of tangency; thence continue along said Easterly edge of pavement North 43 deg 04' 15" West, a distance of 31.13 feet to a point of curvature or a curve concave Northeasterly, having a radius of 30.00 feet; thence Northwesterly along the arc of said curve through a central angle of 43 deg 40' 48", a distance of 22.87 feet to a point of tangency; thence North 00 deg 36' 35" East, a distance of 4.17 feet; thence North 88 deg 48' 45" West, departing said Easterly edge of pavement, a distance of 25.58 feet to a point on the East side of a parking island, said parking island is located on the Northerly side of the entrance driveway into said Sandpiper Condominium, also said point being a non-tangent point of a curve concave Northwesterly, having a radius of 30.00 feet and a chord bearing of South 40 deg 36' 21" West; thence Southwesterly along said Easterly edge of pavement and along the arc of said curve through a central angle of 79 deg 59' 36", a distance of 41.88 feet to a point of compound curvature of a curve concave Northerly, having a radius of 300.00 feet; thence Westerly along the Northerly edge of pavement of said entrance driveway and along the arc of said curve through a central angle of 34 deg 06' 55", a distance of 178.63 feet to a point of compound curvature of a curve concave Northeasterly, having a radius of 25.00 feet; thence Northeasterly along said edge of pavement and along the arc of said curve through a central angle of 104 deg 53' 02", a distance of 45.76 feet to a point of reverse curvature of a curve concave Northwesterly having a radius of 270.00 feet; said point of reverse curvature also being a point on the East right-of-way line of Northeast Tradewind Lane, as recorded in Official Records Book 501, Page 2719 of said Public Records; thence Northeasterly along the arc of said curve and along said East Right-of-Way line of Northeast Tradewind Lane through a central angle of 19 deg 15' 09", a distance of 90.73 feet to a point of cusp of a curve concave Northeasterly, having a radius of 30.00 feet and a chord bearing of South 20 deg 58' 04" East; thence Southeasterly along the arc of said curve and along the South line of Plantation House Condominium, as recorded in Official Records Book 458, Page 1515 of said Public Records, through a central angle of 82 deg 38' 02", a distance of 43.27 feet to a point of compound curvature of a curve concave Northerly, having a radius of 160.00 feet; thence Easterly along the arc of said curve through a central angle of 27 deg 06' 22", a distance of 75.69 feet to a point of tangency, thence continue Easterly along said South line of Plantation House Condominium through the following courses:

South 89 deg 23' 27" East, a distance of 71.74 feet; thence North 00 deg 36' 33" East, a distance of 20.00 feet thence South 89 deg 23' 28" East, a distance of 60.00 feet; thence South 00 deg 36' 33" West, a distance of 17.00 feet; thence South 89 deg 23' 27" East, a distance of 52.67 feet to the intersection thereof with the said Coastal Construction Control line; thence continue South 89 deg 23' 27" East, a distance of 128.81 feet to the intersection thereof with the said Martin County setback line; thence continue South 89 deg 23' 27" East, a distance of 56.88 feet to the intersection thereof with the old Coastal Construction Control Line, as recorded in Plat Book 5, Page 17 of said Public Records; thence South 27 deg 52' 00" East, departing said South

line of Plantation House Condominium and running along said old Coastal Construction Control Line, a distance of 64.49 feet; thence South 71 deg 13' 50" West, departing said old Coastal Construction Control Line, a distance of 50.64 feet to the Point of Beginning of Parcel 1.

AND PARCEL 2

Being a parcel of land lying in Section 31, Township 37 South, Range 42 East, Martin County, Florida and being more particularly described as follows:

Commence at the Northeast corner of Government Lot 10 of said Section 31; thence North 01 deg 14' 45" East, along the East line of said Section 31; a distance of 584.05 feet to the intersection thereof with the North line of Resort Villas Condominium No. 2, as recorded in Official Records Book 435, Page 1876, Martin County Public Records; thence departing said East line of Section 31 and running Westerly along said North line Resort Villas Condominium No. 2, through the following courses:

North 89 deg 23' 27" West, a distance of 291.10 feet, thence North 26 deg 50' 06" West, a distance of 83.43 feet to a point on the Northeasterly line of a 10 foot Florida Power and Light easement, as recorded in Official Records Book 449, Page 2055; thence South 63 deg 09' 50" West, a distance of 20.00 feet to the Northwest corner of said Resort Villas Condominium No. 2 and the Point of Beginning of the following described Parcel 2; Sandpiper at Indian River Plantation, a Condominium:

Thence South 26 deg 50' 10" East along the West line of said Resort Villas Condominium No. 2, a distance of 210.00 feet; thence South 63 deg 09' 50" West, departing said West line, a distance of 66.00 feet; thence North 26 deg 50' 10" West, a distance of 230.00 feet; thence North 63 deg 09' 50" East, a distance of 14.00 feet to a point of curvature of a curve concave Northeasterly, having a radius of 5.00 feet; thence Northeasterly along the arc of said curve through a central angle of 96 deg 33' 08", a distance of 8.43 feet to a point of compound curvature of a curve concave Southwesterly, having a radius of 15.00 feet; thence Northwesterly along the arc of said curve through a central angle of 53 deg 37' 50", a distance of 14.04 feet to a point of cusp of a curve concave Northerly, having a radius of 321.34 feet and a chord bearing of North 88 deg 31' 56" East; thence Easterly along the arc of said curve through a central angle of 08 deg 53' 53", a distance of 49.90 feet to a point of cusp of a curve having a radius of 10.00 feet and a chord bearing of South 28 deg 37' 25" West; thence Southwesterly along the arc of said curve through a central angle of 110 deg 55' 09", a distance of 19.36 feet to a point of tangency; thence South 26 deg 50' 10" East, a distance of 1.17 feet to a point of tangency of a curve concave Northeasterly, having a radius of 5.00 feet; thence Southeasterly along the arc of said curve through a central angle of 90 deg 00' 00", a distance of 7.85 feet to a point of tangency, thence North 63 deg 09' 50" East, a distance of 18.00 feet to the Point of Beginning of Parcel 2.

PARCEL VI

ALL OF SANDPIPER AT INDIAN RIVER PLANTATION, A CONDOMINIUM as recorded in Official Records Book 887, Page 741; said legal description corrected by Scrivener' s Affidavit recorded in Official Records Book 1009, Page 1296, said declaration amended in Official Records Book 1009, at Page 1304 and re-recorded in Official Records Book 1229, Page 292 Public Records of Martin County, Florida, formerly described as follows:

PARCEL 1

Being a parcel of land lying in Sections 31 and 32, Township 37 South, Range 42 East, Martin County, Florida and being more particularly described as follows:

Commence at the Northeast corner of Government Lot 10 of said Section 31; thence North 01 deg 14' 45" East, along the East line of said Section 31, a distance of 584.05 feet to the intersection thereof with the North line of Resort Villas Condominium No. 2, as recorded in Official Records Book 435, Page 1876, Martin County Public Records; thence South 89 deg 23' 27" East, departing said East line of Section 31 and running along said North line, a distance of 14.49 feet to the intersection thereof with the Martin County setback line; thence North 27 deg 52' 00" West, departing said North line and running along said Martin County setback line, a distance of 127.44 feet to a point, said point being the Point of Beginning of the following described Parcel 1; Sandpiper at Indian River Plantation, a condominium;

Thence South 71 deg 13' 50" West, a distance of 105.46 feet; thence South 25 deg 17' 21" West, a distance of 8.22 feet; thence North 64 deg 42' 39" West, a distance of 5.15 feet to the intersection thereof with the new Coastal Construction Control Line recorded in Plat Book 9, Page 99 of said Public Records; thence continue North 64 deg 42' 39" West, a distance of 4.81 feet; thence South 71 deg 13' 50" West, a distance of 3.68 feet; thence North 64 deg 42' 39" West, a distance of 5.41 feet; thence South 25 deg 17' 21" West, a distance of 6.15 feet; thence South 71 deg 13' 50" West, a distance of 5.03 feet; thence North 64 deg 42' 39" West, a distance of 5.41 feet; thence South 25 deg 17' 21" West, a distance of 5.49 feet; thence South 71 deg 13' 50" West, a distance of 15.45 feet; thence North 64 deg 42' 39" West, a distance of 6.84 feet; thence South 25 deg 17' 21" West, a distance of 5.65 feet; thence South 71 deg 13' 50" West, a distance of 12.61 feet; thence North 65 deg 10' 24" West, a distance of 50.99 feet to a non-tangent point of a curve concave Southwesterly, having a radius of 30.00 feet and a chord bearing of North 36 deg 06' 02" West, also said point being on the easterly edge of pavement of a circular drive at the main entrance into said Sandpiper Condominiums; thence Northwesterly along said Easterly edge of pavement and along the arc of said curve through a central angle of 13 deg 56' 31", a distance of 7.30 feet to a point of tangency, thence continue along said Easterly edge of pavement

North 43 deg 04' 15" West, a distance of 31.13 feet to a point of curvature of a curve concave Northeasterly, having a radius of 30.00 feet; thence Northwesterly along the arc of said curve through a central angle of 43 deg 40' 48", a distance of 22.87 feet to a point of tangency, thence North 00 deg 36' 35" East, a distance of 4.17 feet; thence North 88 deg 48' 45" West, departing said Easterly edge of pavement, a distance of 25.58 feet to a point on the East side of a parking island, said parking island is located on the Northerly side of the entrance driveway into said Sandpiper Condominium, also said point being a non-tangent point of a curve concave Northwesterly, having a radius of 30.00 feet and a chord bearing of South 40 deg 36' 21" West; thence Southwesterly along said Easterly edge of pavement and along the arc of said curve through a central angle of 79 deg 59' 36" (measured 79 deg 58' 55"), a distance of 41.88 feet to a point of compound curvature of a curve concave Northerly, having a radius of 300.00 feet; thence Westerly along the Northerly edge of pavement of said entrance driveway and along the arc of said curve through a central angle of 34 deg 06' 55", a distance of 178.63 feet to a point of compound curvature of a curve concave Northeasterly, having a radius of 25.00 feet; thence Northeasterly along said edge of pavement and along the arc of said curve through a central angle of 104 deg 53' 02", a distance of 45.76 feet to a point of reverse curvature of a curve concave Northwesterly having a radius of 270.00 feet; said point of reverse curvature also being a point on the East right-of-way line of Northeast Tradewind Lane, as recorded in Official Records Book 501, Page 2719 of said Public Records; thence Northeasterly along the arc of said curve, and along said East right-of-way line of Northeast Tradewind Lane through a central angle of 19 deg 15' 09", a distance of 90.73 feet to a point of cusp of a curve concave Northeasterly, having a radius of 30.00 feet and a chord bearing of South 20 deg 58' 04" East; thence Southeasterly along the arc of said curve and along the South line of Plantation House Condominium, as recorded in Official Records Book 458, Page 1515 of said Public Records, through a central angle of 82 deg 38' 02", a distance of 43.27 feet to a point of compound curvature of a curve concave Northerly, having a radius of 160.00 feet; thence Easterly along the arc of said curve through a central angle of 27 deg 06' 22", a distance of 75.69 feet to a point of tangency, thence continue Easterly along said South line of Plantation House Condominium through the following courses:

South 89 deg 23' 27" East, a distance of 71.74 feet; thence North 00 deg 36' 33" East, a distance of 20.00 feet; thence South 89 deg 23' 28" East, a distance of 60.00 feet; thence South 00 deg 36' 33" West, a distance of 17.00 feet; thence South 89 deg 23' 27" East, a distance of 52.67 feet to the intersection thereof with the said Coastal Construction Control Line; thence continue South 89 deg 23' 27" East, a distance of 128.81 feet to the intersection thereof with the said Martin County setback line; thence continue South 89 deg 23' 27" East, a distance of 56.88 feet to the intersection thereof with the old Coastal Construction Control line, as recorded in Plat Book 5, Page 17 of said Public Records; thence South 27 deg 52' 00" East, departing said South line of Plantation House Condominium and running along said old Coastal Construction Control Line, a distance of 64.49 feet; thence South 71 deg 13' 50" West,

departing said old Coastal Construction Control Line, a distance of 50.64 feet to the Point of Beginning of Parcel 1.

AND

PARCEL 2

Being a parcel of land lying in Section 31, Township 37 South, Range 42 East, Martin County, Florida and being more particularly described as follows:

Commence at the Northeast corner of Government Lot 10 of said Section 31; thence North 01 deg 14' 45" East, along the East line of said Section 31, a distance of 584.05 feet to the intersection thereof with the North line of Resort Villas Condominium No. 2, as recorded in Official Records Book 435, Page 1876, Martin County Public Records; thence departing said East line of Section 31 and running Westerly along said North line of Resort Villas Condominium No. 2, through the following courses:

North 89 deg 23' 27" West, a distance of 291.10 feet; thence North 26 deg 50' 06" West, a distance of 83.43 feet to a point on the Northeasterly line of a 10 foot Florida Power and Light easement, as recorded in Official Records Book 449, Page 2055; thence South 63 deg 09' 50" West, a distance of 20.00 feet to the Northwest corner of said Resort Villas Condominium No. 2 and the Point of Beginning of the following described parcel 2; Sandpiper at Indian River Plantation, a Condominium:

Thence South 26 deg 50' 10" East along the West line of said Resort Villas Condominium No. 2, a distance of 210.00 feet; thence South 63 deg 09' 50" West, departing said West line, a distance of 66.00 feet; thence North 26 deg 50' 10" West, a distance of 230.00 feet; thence North 63 deg 09' 50" East, a distance of 14.00 feet to a point of curvature of a curve concave Northeasterly, having a radius of 5.00 feet; thence Northeasterly along the arc of said curve through a central angle of 96 deg 33' 08", a distance of 8.43 feet to a point of compound curvature of a curve concave Southwesterly, having a radius of 15.00 feet; thence Northwesterly along the arc of said curve through a central angle of 53 deg 37' 50", a distance of 14.04 feet to a point of cusp of a curve concave Northerly, having a radius of 321.34 feet and a chord bearing of North 88 deg 31' 56" East; thence Easterly along the arc of said curve through a central angle of 08 deg 53' 53", a distance of 49.90 feet to a point of cusp of a curve having a radius of 10.00 feet and a chord bearing of South 28 deg 37' 25" West; thence Southwesterly along the arc of said curve through a central angle of 110 deg 55' 09", a distance of 19.36 feet to a point of tangency, thence South 26 deg 50' 10" East, a distance of 1.17 feet to a point of curvature of a curve concave Northeasterly, having a radius of 5.00 feet; thence Southeasterly along the arc of said curve through a central angle of 90 deg 00' 00", a distance of 7.85 feet to a point of tangency, thence North 63 deg 09' 50" East, a distance of 18.00 feet to the Point of Beginning of Parcel 2.

TOGETHER with an easement for beach access as described in Declaration of Easement for Beach Access recorded in Official Records Book 887, Page 717.

PARCEL VII

Commence at the intersection of the Southeasterly Right-of-Way line of State Road A-1-A and the South line of the North 1000.00 feet of Government Lot 4 of said Section 31; thence South 62 deg 27' 20" West along said Southeasterly Right-of-Way line, a distance of 1100.00 feet to the Southwesterly line of MacArthur Boulevard (as relocated); thence South 27 deg 32' 40" East, along said Southwesterly line of MacArthur Boulevard (as relocated), a distance of 172.00 feet to the beginning of a curve concave to the Northeast, having a radius of 505.00 feet; thence Southeasterly 165.09 feet along the arc of said curve and said Southwesterly line of MacArthur Boulevard (as relocated) through an angle of 18 deg 43' 49"; thence South 46 deg 16' 29" East along said Southwesterly line of MacArthur Boulevard (as relocated), a distance of 97.26 feet to the Northwesterly boundary line of the golf course area South of MacArthur Boulevard (as relocated) and the Point of Beginning of the following described parcel:

Thence South 53 deg 19' 11" West, a distance of 536.75 feet to the beginning of a curve concave to the East and having a radius of 119.79 feet; thence Southerly 154.45 feet along the arc of said curve through an angle of 73 deg 52' 33"; thence South 20 deg 33' 22" East, a distance of 257.24 feet to a curve concave to the Southwest, having a radius of 289.07 feet; thence departing said golf course boundary, Southwesterly along the arc of said curve, a distance of 26.25 feet through an angle of 5 deg 12' 21"; thence South 15 deg 21' 10" East, a distance of 74.44 feet to the beginning of a curve concave to the Northeast, having a radius of 145.00 feet; thence Southeasterly along the arc of said curve, a distance of 106.69 feet through an angle of 42 deg 09' 27" to the point of reverse curvature with a curve concave to the Southwest, having a radius of 142.73 feet; thence Southeasterly along the arc of said curve, a distance of 120.14 feet through an angle of 48 deg 13' 37"; thence South 09 deg 17' 01" East, a distance of 48.39 feet to the beginning of a curve concave to the Northeast, having a radius of 95.00 feet; thence Southeasterly along the arc of said curve, a distance of 84.83 feet through an angle of 51 deg 09' 36" to the point of compound curvature with a curve concave to the Northeast, having a radius of 251.73 feet; thence Southeasterly along the arc of said curve, a distance of 83.87 feet through an angle of 19 deg 05' 23" to the point of reverse curvature with a curve concave to the Southwest, having a radius of 176.53 feet; thence Southeasterly along the arc of said curve, a distance of 162.55 feet through an angle of 52 deg 45' 34"; thence South 26 deg 46' 26" East, a distance of 106.78 feet to the beginning of a curve concave to the Northeast, having a radius of 320.00 feet; thence Southeasterly along the arc of said curve, a distance of 107.44 feet through an angle of 19 deg 14' 11"; thence South 46 deg 00' 36" East, a distance of 33.84 feet to the beginning of a curve concave to the Southwest, having a radius of

600.00 feet; thence Southeasterly along the arc of said curve, a distance of 102.70 feet through an angle of 09 deg 48' 27"; thence South 36 deg 12' 10" East, a distance of 30.24 feet to the beginning of a curve concave to the Northeast, having a radius of 95.00 feet; thence Southeasterly along the arc of said curve, a distance of 68.12 feet through an angle of 41 deg 05' 10"; thence South 77 deg 17' 20" East, a distance of 30.00 feet; thence South 12 deg 42' 40" West a distance of 20.00 feet; thence North 77 deg 17' 20" West a distance of 30.00 feet to the beginning of a curve concave to the Northeast, having a radius of 115.00 feet; thence Northwesterly along the arc of said curve, a distance of 82.47 feet through an angle of 41 deg 05' 10"; thence North 36 deg 12' 10" West, a distance of 30.24 feet to the beginning of a curve concave to the Southwest, having a radius of 580.00 feet; thence Northwesterly along the arc of said curve, a distance of 99.28 feet through an angle of 09 deg 48' 27"; thence North 46 deg 00' 36" West, a distance of 33.84 feet to the beginning of a curve concave to the Northeast, having a radius of 340.00 feet; thence Northwesterly along the arc of said curve, a distance of 114.15 feet through an angle of 19 deg 14' 11"; thence North 26 deg 46' 26" (measured 26 deg 46' 21") West, a distance of 106.78 feet to the beginning of a curve concave to the Southwest, having a radius of 156.53 feet; thence Northwesterly along the arc of said curve, a distance of 144.14 feet through an angle of 52 deg 45' 34" to the point of reverse curvature with a curve concave to the Northeast, having a radius of 271.73 feet; thence Northwesterly along the arc of said curve, a distance of 90.54 feet through an angle of 19 deg 05' 23" to the point of compound curvature with a curve concave to the Northeast, having a radius of 115.00 feet; thence Northwesterly along the arc of said curve, a distance of 102.69 feet through an angle of 51 deg 09' 36"; thence North 09 deg 17' 01" West, a distance of 48.39 feet to the beginning of a curve concave to the Southwest, having a radius of 122.73 feet; thence Northwesterly along the arc of said curve, a distance of 103.30 feet through an angle of 48 deg 13' 37" to the point of reverse curvature with a curve concave to the Northeast, having a radius of 165.00 feet; thence Northwesterly along the arc of said curve, a distance of 121.41 feet through an angle of 42 deg 09' 27"; thence North 15 deg 21' 10" West, a distance of 74.44 feet to the beginning of a curve concave to the Southwest, having a radius of 269.07 feet; thence Northwesterly along the arc of said curve, a distance of 29.44 feet (measured 24.44 feet) through an angle of 05 deg 12' 21"; thence North 20 deg 33' 22" West, a distance of 257.24 feet to the beginning of a curve concave to the East, having a radius of 139.79 feet; thence Northerly 180.24 feet along the arc of said curve through an angle of 73 deg 52' 33" thence North 53 deg 19' 11" East, a distance of 190.75 feet; thence North 48 deg 10' 37" East, a distance of 200.81 feet; thence North 53 deg 19' 11" East, a distance of 139.58 feet to a point in the Southwesterly line of MacArthur Boulevard (as relocated); thence South 46 deg 16' 29" East along the Southwesterly line of MacArthur Boulevard (as relocated), a distance of 38.54 feet to the Point of Beginning.

LESS AND EXCEPT FROM PARCEL VII:

All of RIVER BEND CONDOMINIUM, according to the Declaration thereof recorded in Official Records Book 793, Page 1532 of the Public Records of Martin County, Florida.

ALSO LESS AND EXCEPT FROM PARCEL VII

Being a parcel of land located in Section 31, Township 37 South, Range 42 East, Martin County, Florida, being more particularly described as follows:

Commence at the intersection of the Southeasterly Right-of-Way line of State Road A-1-A (a 200.0 foot Right-of-Way) and the South line of the North 1000.00 feet of Government Lot 4 of said Section 31; thence South 62 deg 27' 20" West along said Southeasterly Right-of-Way line a distance of 1100.00 feet to the Southwesterly line of MacArthur Boulevard as described in Official Records Book 438, Pages 293-295, Public Records of Martin County, Florida; thence South 27 deg 32' 40" East along said Southwesterly line of MacArthur Boulevard a distance of 172.00 feet to the beginning of a curve concave to the Northeast having a radius of 505.00 feet; thence Southeasterly 165.09 feet along the arc of said curve and said Southwesterly line of MacArthur Boulevard through a central angle of 18 deg 43' 49"; thence South 46 deg 16' 29" East along said Southwesterly line of MacArthur Boulevard a distance of 97.26 feet to the Northwesterly boundary line of the golf course area South of MacArthur Boulevard; thence South 53 deg 19' 11" West, a distance of 536.75 feet to the beginning of a curve concave to the Southeast, having a radius of 119.79 feet; thence Southwesterly and Southeasterly along the arc of said curve, a distance of 154.45 feet through a central angle of 73 deg 52' 33"; thence South 20 deg 33' 22" East, a distance of 257.25 (measured 257.24) feet to the Point of Beginning of the following described parcel: said Point of Beginning also being the beginning of a curve concave to the Southwest, having a radius of 289.07 feet; thence along the arc of said curve Southeasterly 26.25 feet through a central angle of 05 deg 12' 21"; thence South 15 deg 21' 10" East, a distance of 74.44 feet to the beginning of a curve concave to the Northeast, having a radius of 145.00 feet; thence along the arc of said curve to the Southeast, 106.69 feet through a central angle of 42 deg 09' 27" to the beginning of a reverse curve concave to the Southwest, having a radius of 142.73 feet; thence along the arc of said curve to the Southeast, a distance of 120.14 feet through a central angle of 48 deg 13' 37"; thence South 09 deg 17' 01" East, a distance of 48.39 feet to the beginning of a curve concave to the Northeast, having a radius of 95.00 feet; thence along the arc of said curve to the Southeast 84.83 feet through a central angle of 51 deg 09' 36" to the beginning of a curve concave to the North, having a radius of 251.73 feet; thence along the arc of said curve Southeasterly, a distance of 83.87 feet through a central angle of 19 deg 05' 23" to the beginning of a reverse curve concave to the Southwest, having a radius of 176.53 feet; thence along the arc of said curve Southeasterly, 162.55 feet through a central angle of 52 deg 45' 34"; thence Southeast 26 deg 46' 26", a distance of 77.09 feet; thence South 63 deg 31' 55" West, a distance of 20.00 feet; thence North 26 deg 46' 26" West, a distance of 76.98 feet to the

beginning of a curve concave to the Southwest, having a radius of 156.53 feet; thence along the arc of said curve to the Northwest, a distance of 144.14 feet through a central angle of 52 deg 45' 34" to the beginning of a reverse curve concave to the North, having a radius of 271.73 feet; thence along the arc of said curve in a Northwesterly direction, a distance of 90.54 feet through a central angle of 19 deg 05' 23" to the beginning of a compound curve concave to the Northeast, having a radius of 115.00 feet; thence along the arc of said curve Northwesterly, a distance of 102.69 feet through a central angle of 51 deg 09' 36"; thence North 09 deg 17' 01" West, a distance of 48.39 feet to the beginning of a curve concave to the Southwest, having a radius of 122.73 feet; thence along the arc of said curve Northwesterly, a distance of 103.30 feet through a central angle of 48 deg 13' 37" to the beginning of a reverse curve concave to the Northeast, having a radius of 165.00 feet; thence along the arc of said curve in a Northwesterly direction, a distance of 121.40 (measured 121.41) feet through a central angle of 42 deg 09' 27"; thence North 15 deg 21' 10" West, a distance of 74.44 feet to the beginning of a curve concave to the Southwest, having a radius of 269.07 feet; thence along the arc of said curve Northwesterly, a distance of 24.44 feet through a central angle of 05 deg 12' 21"; thence North 20 deg 33' 22" West, a distance of 12.39 feet; thence South 78 deg 46' 27" East, a distance of 23.53 feet to the Point of Beginning.

PARCEL VIII

Commence at the aforescribed Point "A", thence South 00 deg 36' 33" West, a distance of 80.00 feet to the Southerly Right-of-Way line of MacArthur Boulevard and the Point of Beginning; thence South 00 deg 36' 33" West, a distance of 156.50 feet; thence South 30 deg 27' 41" West, a distance of 710.31 feet; thence South 06 deg 42' 35" West, a distance of 171.17 feet; thence South 83 deg 59' 35" East, a distance of 13.41 feet to a point in a non tangent curve concave to the Northeast, having a radius of 351.84 feet, the chord of which bears South 08 deg 23' 30" East; thence Southwesterly, Southerly and Southeasterly along the arc of said curve, a distance of 176.84 feet through an angle of 28 deg 47' 50" to the point of reverse curvature with a curve concave to the Southwest, having a radius of 195.01 feet; thence Southeasterly along the arc of said curve, a distance of 64.10 feet through an angle of 18 deg 50' 00"; thence South 03 deg 57' 25" East, a distance of 81.39 feet; thence North 86 deg 02' 35" East, a distance of 20.00 feet; thence North 03 deg 57' 25" West, a distance of 81.39 feet to the beginning of a curve concave to the Southwest, having a radius of 215.01 feet; thence Northwesterly along the arc of said curve, a distance of 70.67 feet through an angle of 18 deg 50' 00" to the point of reverse curvature with a curve concave to the Northeast, having a radius of 331.84 feet; thence Northwesterly, Northerly and Northeasterly along the arc of said curve, a distance of 170.86 feet through an angle of 29 deg 30' 00"; thence North 06 deg 42' 35" East, a distance of 108.00 feet to the beginning of a curve concave to the Southeast having a radius of 403.71 feet; thence Northeasterly along the arc of said curve, a distance of 167.35 feet through an angle of 23 deg 45' 05" (measured 23 deg 45' 08"); thence North 30 deg 27'

41" East, a distance of 411.48 feet thence South 59 deg 32' 19" East, a distance of 150.00 feet to the beginning of a curve concave to the Southwest, having a radius of 447.00 feet; thence Southeasterly along the arc of said curve, a distance of 325.57 through a central angle of 41 deg 43' 53"; thence North 72 deg 11' 33" East, radial to the last and next described curve, a distance of 60.00 feet to a point in a non tangent curve concave to the Southwest, having a radius of 507.00 feet the chord of which bears North 38 deg 40' 23" West; thence Northwesterly along the arc of said curve, a distance of 369.27 feet through a central angle of 41 deg 43' 53"; thence North 59 deg 32' 19" West, a distance of 130.00 feet; thence North 30 deg 27' 41" East, a distance of 209.31 feet to the beginning of a curve concave to the Northwest, having a radius of 70.00 feet; thence Northeasterly along the arc of said curve, a distance of 36.47 feet through a central angle of 29 deg 51' 10"; thence North 00 deg 36' 33" East, a distance of 61.07 feet to the Southerly Right-of-Way line of said MacArthur Boulevard; thence North 89 deg 23' 27" West, along said Southerly Right-of-Way line, a distance of 90.18 feet to the Point of Beginning.

LESS AND EXCEPT FROM PARCEL VIII:

ALL OF PLANTATION CLUB VILLAS, A CONDOMINIUM as recorded in Official Records Book 741, Page 1494, Public Records of Martin County, Florida, formerly described as follows:

Being a tract of land lying in Section 31, Township 37 South, Range 42 East, Martin County, Florida and being more particularly described as follows:

Commence at the Northeast corner of Government Lot 10 of said Section 31; thence North 89 deg 23' 27" West along the North line of said Lot 10 a distance of 692.23 feet; thence South 01 deg 10' 31" West, a distance of 144.50 feet to the Point of Beginning of the following described parcel:

Thence continue South 01 deg 10' 31" West, a distance of 500.84 feet; thence South 75 deg 04' 58" West, a distance of 133.34 feet; thence North 03 deg 54' 15" West, a distance of 55.18 feet; thence North 18 deg 11' 00" East, a distance of 44.44 feet; thence North 11 deg 21' 12" West, a distance of 41.49 feet; thence North 04 deg 46' 17" West, a distance of 96.52 feet; thence North 42 deg 05' 20" West, a distance of 23.35 feet; thence North 68 deg 50' 30" West, a distance of 29.26 feet; thence North 81 deg 58' 55" West, a distance of 37.77 feet; thence North 71 deg 41' 18" West, a distance of 62.79 feet; thence North 50 deg 26' 33" West, a distance of 64.42 feet; thence North 45 deg 47' 58" West, a distance of 20.52 feet; thence North 04 deg 57' 17" West, a distance of 81.67 feet; thence South 89 deg 45' 11" East, a distance of 66.83 feet to the beginning of a curve concave to the Northwest having a radius of 79.62 feet; thence along the arc of said curve a distance of 83.20 feet through a central angle of 59 deg 52' 21"; thence North 39 deg 06' 21" East non tangent to the last described curve a distance of 60.36 feet; thence North 30 deg 22' 28" East, a distance

of 28.00 feet; thence South 59 deg 37' 32" East, a distance of 22.50 feet; thence North 30 deg 22' 28" East, a distance of 18.00 feet; thence South 88 deg 49' 29" East, a distance of 140.00 feet to the Point of Beginning.

ALSO LESS AND EXCEPT FROM PARCEL VIII

Being a parcel of land located in Section 31, Township 37 South, Range 42 East, Martin County, Florida, being more particularly described as follows:

Commence at point of intersection of the Southeasterly Right-of-Way line of State Road A-1-A (a 200 foot right-of-way) and the South line of the North 1000 feet of Government Lot 4, of said Section 31, thence South 62 deg 27' 20" West, along said Southeasterly Right-of-Way line a distance of 1000.00 feet to the Northeasterly Right-of-Way line of MacArthur Boulevard as described in Official Records Book 438, Pages 293-295, Public Records of Martin County, Florida; thence Southeasterly and Easterly along said Northeasterly Right-of-Way line by the following courses and distances:

Thence South 27 deg 32' 40" East, a distance of 172.00 feet to the beginning of a curve concave to the Northeast having a radius of 405.00 feet; thence Southeasterly along the arc of said curve a distance of 132.40 feet through a central angle of 18 deg 43' 49"; thence South 46 deg 16' 29" East, a distance of 152.26 feet; thence South 42 deg 55' 17" East, a distance of 170.96 feet to a point on a non tangent curve concave to the Northeast having a radius of 1410.00 feet the chord of which bears South 67 deg 49' 58" East; thence Southeasterly along the arc of said curve a distance of 1061.05 feet through a central angle of 43 deg 06' 58"; thence South 89 deg 23' 27" East, tangent to last described curve a distance of 467.00 feet to the Westerly boundary of the access easement as described in Official Records Book 501, Page 2719, Public Records of Martin County, Florida; thence South 00 deg 36' 33" West, a distance of 80.00 feet to the Southerly Right-of-Way line of MacArthur Boulevard and the Northwest corner of a non-exclusive ingress egress easement as recorded in Official Records Book 533, Page 2718, of the Public Records of Martin County, Florida; thence along a Westerly line of said non-exclusive easement; thence continue South 00 deg 36' 33" West a distance of 156.50 feet; thence South 30 deg 27' 41" West, a distance of 710.31 feet; thence South 06 deg 42' 35" West, a distance of 171.17 feet; thence South 83 deg 59' 35" East, radial to the next described curve, a distance of 13.41 feet to the Point of Beginning, said point being a point in a non-tangent curve concave to the Northeast, having a radius of 351.84 feet, the chord of which bears South 08 deg 23' 30" East; thence Southeasterly along the arc of said curve, a distance of 176.84 feet through a central angle of 28 deg 47' 50" to a point of reverse curvature, said curve having a radius of 195.01 feet; thence along the arc of said curve, a distance of 64.10 feet through a central angle of 18 deg 15' 00" (measured 18 deg 50' 00"); thence South 03 deg 57' 25" East, a distance of 79.00 feet; thence North 44 deg 03' 21" East, a distance of 26.91 feet; thence North 03 deg 57' 25" West, a distance of 61.00 feet to the

beginning of a curve concave to the Southwest, having a radius of 215.01 feet; thence along the arc of said curve, a distance of 70.67 feet through a central angle of 18 deg 50' 00" to the beginning of a reverse curve concave to the Northeast, having a radius of 331.84 feet, the chord of which bears North 08 deg 02' 25" West; thence along the arc of said curve, a distance of 170.86 feet through a central angle of 29 deg 30' 00" to a point in a non-tangent line; thence South 84 deg 31' 03" West, a distance of 20.43 feet to the Point of Beginning.

PARCEL IX

Commence at aforesaid Point "A", thence continue North 00 deg 36' 33" East, along the Easterly boundary line of said Golf Course area North of MacArthur Boulevard (as relocated), a distance of 85.00 feet; thence North 59 deg 48' 57" East along the Easterly boundary line of said Golf Course area, a distance of 398.84 feet to the Southwest corner of "TENNIS VILLAS, A CONDOMINIUM" area; thence continue North 59 deg 48' 57" East along the Southeasterly boundary line of TENNIS VILLAS, A CONDOMINIUM area, a distance of 129.81 feet to a point of curvature of a curve concave to the Northwest, having a radius of 250.00 feet; thence Northeasterly and Northerly 378.09 feet along the arc of said curve and along the Southerly and Southeasterly boundary and its Northeasterly extension of said TENNIS VILLAS, A CONDOMINIUM area through an angle of 86 deg 39' 07"; thence North 26 deg 50' 10" West, a distance of 203.66 feet to the point of curvature of a curve concave to the Southwest, having a radius of 30.00 feet; thence Northwesterly, Westerly and Southwesterly 47.12 feet along the arc of said curve through an angle of 90 deg 00' 00" to a point of compound curvature of a curve concave to the Northwest, having a radius of 168.50 feet; thence Southwesterly and Westerly 97.05 feet along the arc of said curve through an angle of 33 deg 00' 00" to a point of tangency, thence North 83 deg 50' 10" West, a distance of 269.36 feet to a point in the Northwesterly boundary of TENNIS VILLAS CONDOMINIUM NO. 2; thence North 51 deg 05' 00" East, a distance of 28.24 feet to the Southwesterly corner of TENNIS VILLAS CONDOMINIUM NO. 3; thence South 83 deg 50' 10" East along the Southerly boundary of said TENNIS VILLAS CONDOMINIUM NO. 3, a distance of 249.42 feet to the beginning of a curve concave to the Northwest having a radius of 148.50 feet; thence Northeasterly and Easterly 85.53 feet along the arc of said curve to a point of reverse curvature of a curve concave to the Southwest, having a radius of 50.00 feet; thence 78.54 feet along the arc of said curve through an angle of 90 deg 00' 00" to a point of tangency, thence South 26 deg 50' 10" East, a distance of 203.66 feet to a point of curvature of a curve concave to the Northwest, having a radius of 270.00 feet; thence continue Southerly and Southwesterly 408.34 feet along the arc of said curve through an angle of 86 deg 39' 07" to a point of tangency, thence South 59 deg 48' 57" West, a distance of 430.46 feet to a point of curvature of a curve concave to the Southeast, having a radius of 50.00 feet; thence Southwesterly 51.67 feet along the arc of said curve through an angle of 59 deg 12' 24" to a point of tangency; thence

South 00 deg 36' 33" West, a distance of 75.14 feet; thence North 89 deg 23' 27" West, a distance of 70.18 feet to the Point of Beginning.

LESS AND EXCEPT FROM PARCEL IX

Being a parcel of land located in Section 31, Township 37 South, Range 42 East, Martin County, Florida, being more particularly described as follows:

Commence at point of intersection of the Southeasterly Right-of-Way line of State Road A-1-A (a 200.00 foot Right-of-Way) and the South line of the North 1000 feet of Government Lot 4, of said Section 31, thence South 62 deg 27' 20" West, along said Southeasterly Right-of-Way line of State Road A-1-A, a distance of 1000.00 feet to the Northeasterly Right-of-Way line of MacArthur Boulevard as described in Official Records Book 438, Pages 293-295, Public Records of Martin County, Florida; thence Southeasterly and Easterly along said Northeasterly Right-of-Way line of MacArthur Boulevard by the following courses and distances:

Thence South 27 deg 32' 40" East, a distance of 172.00 feet to the beginning of a curve concave to the Northeast having a radius of 405.00 feet; thence Southeasterly along the arc of said curve, a distance of 132.40 feet through a central angle of 18 deg 43' 49"; thence South 46 deg 16' 29" East, a distance of 152.26 feet; thence South 42 deg 55' 17" East a distance of 170.96 feet to a point on a non tangent curve concave to the Northeast having a radius of 1410.00 feet the chord of which bears South 67 deg 49' 58" East; thence Southeasterly along the arc of said curve, a distance of 1061.05 feet through a central angle of 43 deg 06' 58";

Thence South 89 deg 23' 27" East, tangent to last described curve, a distance of 467.00 feet to the Westerly boundary of the access easement as described in Official Records Book 501, Page 2719, Public Records of Martin County, Florida; thence Northerly and Northeasterly along the Westerly boundary of said access easement by the following courses and distances:

Thence North 0 deg 36' 33" East, a distance of 85.00 feet; thence North 59 deg 48' 57" East, a distance of 398.84 feet to the Southwest corner of Tennis Villas No. 1, a condominium; thence continue North 59 deg 48' 57" East along the Southeasterly boundary line of said Tennis Villas No. 1, a condominium, a distance of 129.81 feet to a point of curvature of a curve concave to the Northwest having a radius of 250.00 feet; thence Northeasterly and Northerly 172.21 (measured 127.20) feet along the arc of said curve and along the Southerly and Southeasterly boundary and its Northeasterly extension of said Tennis Villas No. 1, a condominium, through a central angle of 39 deg 28' 00" to the point of beginning of the following described parcel:

Thence continue Northeasterly and Northerly 205.88 feet along the arc of said curve and along the Southerly and Southeasterly boundary and its Northeasterly extension of said Tennis Villas No. 1, a condominium, through a central angle of 47 deg 11' 07" to a point of tangency; thence North 26 deg 50' 10" West, a distance of 203.66 feet to the point of curvature of a curve concave to the Southwest having a radius of 30.00 feet; thence Northwesterly, Westerly and Southwesterly 47.12 feet along the arc of said curve through a central angle of 90 deg 00' 00" to a point of reverse curvature of a curve concave to the Northwest having a radius of 168.50 feet; thence Southwesterly and Westerly 97.05 feet along the arc of said curve through a central angle of 33 deg 00' 00" to a point of tangency; thence North 83 deg 50' 10" West, a distance of 269.36 feet to a point in the Northwesterly boundary of Tennis Villas Condominium No. 2; thence North 51 deg 05' 00" East, a distance of 28.24 feet to Southwesterly corner of Tennis Villas No. 3, a condominium; thence South 83 deg 50' 10" East along the Southerly boundary of said Tennis Villas No. 3, a condominium, a distance of 249.42 feet to the beginning of a curve concave to the Northwest having a radius of 148.50 feet; thence Northeasterly and Easterly 85.53 feet along the arc of said curve through a central angle of 33 deg 00' 00" to a point of reverse curvature of a curve concave to the Southwest having a radius of 50.00 feet; thence 78.54 feet along the arc of said curve through a central angle of 90 deg 00' 00" to a point of tangency; thence South 26 deg 50' 10" East a distance of 203.66 feet to a point of curvature of a curve concave to the Northwest having a radius of 270.00 feet; thence continue Southerly and Southwesterly 222.36 feet along the arc of said curve through a central angle of 47 deg 11' 07" to a point; thence North 69 deg 39' 03" West, radial to the last described curve, a distance of 20.00 feet to the point of beginning.

PARCEL X

Being a parcel of land located in Section 31, Township 37 South, Range 42 East, and more particularly described as follows:

Commence at the intersection of the Southerly Right-of-Way line of State Road A-1-A and the South line of the North 1000 feet of Government Lot 4 of said Section 31; thence South 62 deg 27' 20" West along said Southerly Right-of-Way line, a distance of 1000.00 feet to the Point of Beginning; thence South 27 deg 32' 40" East, a distance of 172.00 feet to the beginning of a curve concave to the Northeast, having a radius of 405.00 feet; thence Southeasterly 132.40 feet along said curve through an angle of 18 deg 43' 49"; thence South 46 deg 16' 29" East, a distance of 152.26 feet; thence South 42 deg 55' 17" East, a distance of 170.96 feet to the beginning of a curve non tangent to the last described course concave to the Northeast, having a radius of 1410.00 feet, the chord of said curve bears South 67 deg 49' 58" East; thence Southeasterly 1061.05 feet along said curve through an angle of 43 deg 06' 58"; thence South 89 deg 23' 27" East, a distance of 1222.00 feet to the beginning of a curve concave to the Southwest, having a radius of 340.00 feet; thence Southeasterly 302.08 feet along said curve, through an angle of 50 deg 54' 21" to a line tangent to aforesaid

curve, said line being the Easterly Right-of-Way line of MacArthur Boulevard, a 66 foot wide Right-of-Way as now laid out and in use; thence South 26 deg 50' 10" East, along said Easterly Right-of-Way, a distance of 18.18 feet to a point 200 feet North of as, measured at right angles, to the North line of Government Lot 10 of said Section 31; thence North 89 deg 23' 27" West along a line parallel to and 200 feet North of, as measured at right angles, to the North line of Government Lot 10 of said Section 31, a distance of 74.37 feet; thence South 26 deg 50' 10" East along the existing Westerly Right-of-Way line of said MacArthur Boulevard, a distance of 84.75 feet; thence South 63 deg 09' 50" West, a distance of 7.00 feet to the beginning of a curve non tangent to aforesaid line, said curve being concave to the Southwest, having a radius of 260.00 feet; thence Northwesterly 283.86 feet along said curve through an angle of 62 deg 33' 17"; thence North 89 deg 23' 27" West, a distance of 1222.00 feet to the beginning of a curve concave to the Northeast, having a radius of 1490.00 feet; thence Northwesterly 1121.25 feet along said curve through an angle of 43 deg 06' 58" to a line non tangent to aforesaid curve; thence North 49 deg 37' 41" West, a distance of 170.96 feet; thence North 46 deg 16' 29" West, a distance of 152.26 feet to the beginning of a curve concave to the Northeast, having a radius of 505.00 feet; thence Northwesterly 165.09 feet along said curve through an angle of 18 deg 43' 49"; thence North 27 deg 32' 40" West, a distance of 172.00 feet to the Southerly Right-of-Way line of said State Road A-1-A; thence North 62 deg 27' 20" East, along the Southerly Right-of-Way line of said State Road A-1-A, a distance of 100.00 feet to the Point of Beginning.

TOGETHER WITH a nonexclusive easement granted to IHC Realty Partnership, L.P. by Radnor/Plantation Corporation, dated April 2, 1997, recorded April 3, 1997 in Official Records Book 1229, Page 426 of the Public Records of Martin County, Florida.

TOGETHER WITH a nonexclusive access easement granted to IHC Realty Partnership, L.P. by Radnor/Plantation Corporation, dated April 2, 1997, recorded April 3, 1997 in Official Records Book 1229, Page 430 of the Public Records of Martin County, Florida.

TOGETHER WITH a nonexclusive perpetual utility easement granted to IHC Realty Partnership, L.P. by Randor/Plantation Corporation, dated April 2, 1997, recorded April 3, 1997 in Official Records Book 1229, Page 438 of the Public Records of Martin County, Florida.

PARCEL XI:

That certain parcel of submerged land set forth in Submerged Sovereignty Land Lease No. 43-27622 recorded in Official Records Book 632, Page 1782; as renewed in Official Records Book 734, Page 1971; as modified in Official Records Book 896, Page 2245; as renewed in Official Records Book 1288, Page 1248 of the Public Records of Martin County, Florida, as assigned by Assignment of Lease from Radnor/Plantation

Corporation to IHC Realty to IHC Realty Partnership, L.P. dated April 2, 1997, recorded April 3, 1997 in Official Records Book 1229, Page 390 of the Public Records of Martin County, Florida, as modified in Official Records Book 1296, Page 1259 and Official Records Book 1503, Page 1513, Renewal recorded in Official Records Book 1623, Page 717, as further assigned to Columbia Properties Stuart LLC by Modification to Reflect Change in Ownership recorded in Official Records Book 1813, Page 2231, and as modified in Official Records Book 2182, Page 1503 and renewed in Official Records Book 2518, Page 353, of the Public Records of Martin County, Florida described as follows:

Sovereign Submerged Land Lease Description

Being a parcel of submerged land located near Section 31, Township 37 South, Range 42 East; Martin County, Florida and being more particularly described as follows:

COMMENCE at the intersection of the Southeasterly Right-of-way line of State Road A-1-A and the South line of the North 1000.00 feet of Government Lot 4 of said Section 31; thence South $61^{\circ} 59' 25''$ (measured $62^{\circ} 27' 20''$) West along said Southeasterly Right-of-way line, 1100.00 feet to the Southwesterly Right-of-way line of MacArthur Boulevard (as relocated); thence South $28^{\circ} 00' 35''$ East, along said Southwesterly Right-of-way line of MacArthur Boulevard (as relocated), 172.00 feet to the beginning of a curve concave to the Northeast, having a radius of 505.00 feet; thence Southeasterly 165.09 feet along the arc of said curve and said Southwesterly Right-of-way Line of MacArthur Boulevard (as relocated) through a central angle of $18^{\circ} 43' 50''$; thence South $46^{\circ} 44' 25''$ East along said Southwesterly Right-of-way line of MacArthur Boulevard (as relocated), 58.72 feet to the Northwesterly Right of Way Line of N.E. Edgewater Drive; thence South $52^{\circ} 51' 15''$ West along said Northwesterly Right-of-way line of N.E. Edgewater Drive, 139.58 feet; thence South $47^{\circ} 42' 41''$ West along said Northwesterly Right-of-way line of N.E. Edgewater Drive, 200.81 feet; thence South $52^{\circ} 51' 15''$ West along said Northwesterly Right-of-way line of N.E. Edgewater Drive, 142.10 feet to the most Southerly corner of the commercial area; thence along the Southerly boundary line of said commercial area by the following courses and distances:

Thence continue North $70^{\circ} 24' 39''$ West, 317.59 feet; thence South $60^{\circ} 17' 08''$ West, 131.58 feet; thence departing said Southerly boundary line of the commercial area, North $74^{\circ} 20' 18''$ West, 70.51 feet; thence South $18^{\circ} 12' 42''$ West, 9.80 feet to the Mean High Water Line of the Indian River and the POINT OF BEGINNING of the following described parcel:

thence South $78^{\circ} 42' 46''$ East, along said Mean High Water Line, 2.44 feet; thence South $62^{\circ} 01' 45''$ East, along said Mean High Water Line, 23.40 feet; thence South $18^{\circ} 12' 42''$ West, 307.25 feet; thence South $20^{\circ} 28' 19''$ East, 49.62 feet; thence North $69^{\circ} 24' 14''$ East, 4.98 feet; thence South $20^{\circ} 39' 26''$ East, 306.87 feet; thence South $63^{\circ} 32' 04''$ West, 429.71 feet; thence North $26^{\circ} 27' 56''$ West, 238.53 feet; thence South $63^{\circ} 32' 04''$ West, 15.00 feet; thence North $26^{\circ} 27' 56''$ West, 137.57 feet; thence North $63^{\circ} 32' 04''$ East, 416.03 feet; thence North $26^{\circ} 27' 56''$ West, 28.77 feet; thence North

63°32'04" East, 73.29 feet; thence North 18°12'42" East, 266.20 feet to the POINT OF BEGINNING.

PARCEL XII

STATE ROAD A-1-A (NE OCEAN BOULEVARD) SURPLUS PARCEL

A parcel of land lying within the existing right of way of State Road A1A (East Ocean Boulevard), located in Section 31, Township 37 South, Range 42 East, Martin County, Florida, and being more particularly described as follows:

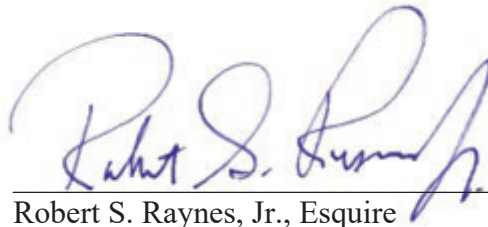
Commencing at a found 60d nail marking the intersection of the Baseline of Survey of State Road A1A (East Ocean Boulevard) and the Baseline of Survey of MacArthur Boulevard as shown on the Florida Department of Transportation Right of Way Map Section No. 89040-2531; thence South 61°57'39" West along said Baseline of Survey of State Road A1A, a distance of 15.240 meters (50.00 feet); thence South 28°02'21" East at a right angle to the last described course and along a line being 15.240 meters (50.00 feet) Southwesterly of and parallel to said Baseline of Survey of MacArthur Boulevard, a distance of 30.480 meters (100.00 feet) to a point that is common to the existing Southeasterly right of way line of State Road A1A and the existing Southwesterly Right of Way line of MacArthur Boulevard; thence South 61°57'39" West along said existing Southeasterly Right of Way line of State Road A1A and along a line being 30.480 meters (100.00 feet) Southeasterly of and parallel to said Baseline of Survey of State Road A1A, a distance of 143.936 meters (472.23 feet) to the POINT OF BEGINNING; thence continue along said Existing Right of Way line, a distance of 3.048 meters (10.00 feet) thence North 28°02'21" West at a right angle to the last described course, a distance of 10.141 meters (33.27 feet) to the beginning of a curve concave Southeasterly, having a chord bearing of North 61°57'39" East, thence along the arc of said curve, having a radius of 1.524 meters (5.00 feet), through a central angle of 180°00'00", an arc distance of 4.788 meters (15.71 feet); thence South 28°02'21" East, a distance of 10.141 meters (33.27 feet) to the POINT OF BEGINNING.

4834-4379-1586, v. 3

CERTIFICATION OF NON-TRANSFER OF PROPERTY

The undersigned, Robert S. Raynes, Jr., the Attorney for **Mensa II Ocean Hotel LLC**, a Delaware limited liability company (the “Property Owner”) hereby certifies that as of the date of the Special Warranty Deed recorded in ORB 3227, Page 2422, and no transferred of property has occurred.

This certificate is dated effective as of the 25th day of May, 2022.

A handwritten signature in blue ink, appearing to read 'Robert S. Raynes, Jr.', is written over a horizontal line.

Robert S. Raynes, Jr., Esquire
Gunster Law Firm
800 SE Monterey Commons Blvd., Suite 200
Stuart, Florida 34996
772-223-2218