

This Instrument Prepared By:

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**NINETEENTH AMENDMENT TO INDIAN RIVER PLANTATION  
PLANNED UNIT DEVELOPMENT AGREEMENT**

THIS NINETEENTH AMENDMENT TO THE INDIAN RIVER PLANTATION PLANNED UNIT ZONING (PUD) AGREEMENT (“Amendment”), made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2023, by and between **MENSA II OCEAN HOTEL, LLC**, a Delaware limited liability company, hereinafter referred to as “MENSA”, and **MARTIN COUNTY**, a political subdivision of the State of Florida, hereinafter referred to as “COUNTY”.

**W I T N E S S E T H:**

**WHEREAS**, after appropriate notice, public hearing and approval, Indian River Plantation Company, “DEVELOPER”, and the COUNTY on or about the 18th day of January, 1977, entered into a Planned Unit Development Zoning Agreement for the development of a project in Martin County, Florida, known as “INDIAN RIVER PLANTATION”, which Agreement is recorded in Official Records Book 414 beginning at Page 2399 of the Public Records of Martin County, Florida, which Agreement, as amended from time to time, is hereinafter referred to as the “INDIAN RIVER PLANTATION PUD AGREEMENT” and affects the property described in **Exhibit A-1** (the “PUD Property”); and

**WHEREAS**, MENSA, acquired all the right, title and interest to that portion of the property that is described on **Exhibit A-2**, attached hereto, and made a part hereof (“Mensa’s Property”); and,

**WHEREAS**, COUNTY, acquired all the right, title and interest to that portion of the PUD Property that is described on **Exhibit A-3**, attached hereto, and made a part hereof (“the County’s Property”); and

**WHEREAS**, after appropriate notice, hearing and approval, MENSA, and COUNTY desires to amend the PUD Agreement to modify the PUD Property to remove the County Property from the PUD, modify **Revised Exhibit D**, Indian River Plantation Preliminary Development Plan, and modify **Revised Exhibit E**, Indian River Plantation Timetable for Development.

**NOW, THEREFORE**, it is agreed between MENSA and COUNTY as follows:

1. The INDIAN RIVER PLANTATION PUD AGREEMENT is hereby amended as follows:

1.1. **Exhibit B**, Ownership Certificate, of the PUD agreement is revised by the attached **Revised Exhibit B**, Ownership Certificate.

1.2. **Exhibit C**, Unified Control, of the PUD agreement is revised by the attached **Revised Exhibit C**, Unified Control.

1.3. **Revised Exhibit D**, Indian River Plantation Preliminary Development Plan is replaced by the attached **Revised Exhibit D**, Indian River Plantation Revised Master Site Plan. **Revised Exhibit D**, Indian River Plantation Revised Master Site Plan reflects the following changes:

1.3.1. Removal of the County Property (the fire station and sewage treatment plant) from the PUD Property.

1.3.2. Change of Use for the Phase 3 Site from Bank/Office to Commercial.

1.3.3. The site data has been updated with the appropriate names and counts of all units built to date within the original boundary of the PUD Property.

1.4. **Revised Exhibit E**, Timetable for Development, of the PUD Agreement is supplemented by the attached **Exhibit E - 1**, Development Completion Timetable for Phase 3 – 19<sup>th</sup> Amendment to PUD Agreement.

## 2. ADEQUATE PUBLIC FACILITIES EVALUATION

MENSA has demonstrated compliance with the requirements of Section 5.32.D., Procedures to Obtain a Certificate of Public Facilities Reservation, LDR's and accordingly, the approval of this PUD Agreement shall constitute the issuance of a Certificate of Public Facilities Exemption for Phase 3.

3. Upon execution of this PUD Amendment, the County's Property is hereby withdrawn and excluded from the INDIAN RIVER PLANTATION PUD and any development approvals, obligations and conditions for the County's Property, pursuant to the INDIAN RIVER PLANTATION PUD, are hereby terminated and deemed null and void as of the effective date of this PUD Amendment.

4. All the terms and conditions of the INDIAN RIVER PLANTATION PUD AGREEMENT and Amendments thereto which are not specifically amended or revised by this Amendment shall remain in full force and effect as stated therein.

**IN WITNESS WHEREOF**, the parties hereto have caused this Amendment to be made and entered into the day and year first written. The date of this Amendment shall be the date this Amendment was approved by the Board of County Commissioners.

**MENSA**

WITNESSES:

Mensa II Ocean Hotel LLC, a Delaware  
limited liability company

\_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_  
\_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

250 Vesey Street  
15<sup>th</sup> Floor  
New York, NY 10281

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments before me by means of ☒ physical presence or ☐ online notarization, personally appeared \_\_\_\_\_, as \_\_\_\_\_ of Mensa II Ocean Hotel LLC, a Delaware limited liability company, on behalf of the company, to me known to be the person described herein and who executed the foregoing, and acknowledged before me that he executed same. He/She is [ ] personally known to me or [ ] has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

(NOTARIAL STAMP)

NOTARY PUBLIC

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**COUNTY**

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

\_\_\_\_\_  
CAROLYN TIMMANN  
Clerk of the Circuit Court and Comptroller

By: \_\_\_\_\_  
EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

(COMMISSION SEAL)

\_\_\_\_\_  
ELYSSE A. ELDER  
DEPUTY COUNTY ATTORNEY

**EXHIBIT A-1**  
**(Nineteenth Amendment to PUD Agreement)**

**LEGAL DESCRIPTION – INDIAN RIVER PLANTATION PUD PROPERTY**

Being an assemblage of parcels of land lying in Section 31, Township 37 South, Range 42 East and Section 32, Township 37 South, Range 42 East and Section 6, Township 38 South, Range 42 East, Martin County, Florida and more particularly described as follows:

- (1) Government Lots 3, 4, 5, 6, 7, 8, 9 and 10, Section 31, Township 37 South, Range 42 East;

LESS AND EXCEPTING THEREFROM: (a) That North 1,000 feet of Government Lots 3, 4, and 5; (b) That part of the South 200 feet of Government Lot 6 lying East of the East right-of-way line of County Road (MacArthur Boulevard); (c) That part of the North 370.92 feet of Government Lot 8 lying Westerly of a line that is 880 feet West of and parallel to as measured at right angles from the East line of said Government Lot 8; (d) The right-of-way of State Road A1A as now located; and (e) That part of Government Lot 8, less the North 370.92 feet thereof, lying Northerly of State Road 707 (known as State Road A1A);

- (2) That part of the Government Lot 1, Section 32, Township 37 South, Range 42 East, lying North of the Easterly extension of the South line of Government Lot 6, Section 31, Township 37 South, Range 42 East;

LESS AND EXCEPTING THEREFROM: The South 200 feet thereof;

- (3) Government Lot 1, Section 6, Township 38 South, Range 42 East;

LESS AND EXCEPTING ALSO:

A parcel of land lying in Government Lots 6 and 10, Section 31, Township 37 South, Range 42 East, containing 8 acres, more or less, more particularly described as follows:

Start at the Point of Intersection of the East Line of Section 31, Township 37 South, Range 42 East and the North Line of Government Lot 10, Section 31, Township 37 South, Range 42 East, said Point also being the Northeast corner of said Government Lot 10; thence run N 89° 36' 00" W along said North line of Government Lot 10, a distance of 3.69 feet to the Westerly Right-of-Way line of MacArthur Boulevard, for the Point of Beginning; thence continue to run N 89° 36' 00" W along said North Line of said Government Lot 10 a distance of 400.50 feet; thence run N 01° 00' 00" E a distance of 45.00 feet;

- (4) thence run N 89 °36 1 00"W a distance of 60.00 feet; thence run S 01 °00' 00" W a distance of 735.26 feet; thence run S 44 ° 00' 00" E a distance of 43 feet, more or less to the waters of the Indian River; thence meander said waters Northerly and Easterly a

distance of 785 feet, more or less to the Intersection with said East line of said Section 31; thence run N 01° 00' 00" E along lastly said line a distance of 430 feet, more or less to the intersection with the said Westerly Right-of-Way line of MacArthur Boulevard; thence run N 26° 52' 00" W a distance of 7.90 feet to the Point of Beginning, (Bearings in the last above-described parcel are based on a survey by Stafford and Brock, dated November 9, 1973).

SUBJECT to the right-of-way for MacArthur Boulevard as now located (1979) and any reservations and easements of record.



**EXHIBIT A-2**  
**(Nineteenth Amendment to PUD Agreement)**

**LEGAL DESCRIPTION - MENSA'S PROPERTY**

**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 2717, 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 (measured 55.47 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 2717, 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 2717, 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 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" 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 2717 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 2717, 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**  
(Utility Parcel)

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 Northwesterly 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 Northwesterly right-of-way line of State Road A-1-A; thence North 62 deg 27' 20" East, along said Northwesterly 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 2717 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 2717 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 Northwestern 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 2717, 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 2717, 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 172.20) 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° 59'25" (measured 62 degrees 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°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°43'50"; thence South 46°44'25" East along said Southwesterly Right-of-way line of MacArthur Boulevard (as relocated), 58.72 feet to the Northwesternly Right of Way Line of N.E. Edgewater Drive; thence South 52°51'15" West along said Northwesternly Right-of-way line of N.E. Edgewater Drive, 139.58 feet; thence South 47°42'41" West along said Northwesternly Right-of-way line of N.E. Edgewater Drive, 200.81 feet; thence South 52°51'15" West along said Northwesternly 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°24'39" West, 317.59 feet; thence South 60°17'08" West, 131.58 feet; thence departing said Southerly boundary line of the commercial area, North 74°20'18" West, 70.51 feet; thence South 18°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°42'46" East, along said Mean High Water Line, 2.44 feet; thence South 62°01'45" East, along said Mean High Water Line, 23.40 feet; thence South 18°12'42" West, 307.25 feet; thence South 20°28'19" East, 49.62 feet; thence North 69°24'14" East, 4.98 feet; thence South 20° 39'26" East, 306.87 feet; thence South 63°32'04" West, 429.71 feet; thence North 26°27'56" West, 238.53 feet; thence South 63°32'04" West, 15.00 feet; thence North 26°27'56" West, 137.57 feet; thence North 63°32'04" East, 416.03 feet; thence North 26°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.

**EXHIBIT A-3**  
**(Nineteenth Amendment to PUD Agreement)**

**LEGAL DESCRIPTION - COUNTY'S PROPERTY**

Lot 4, INDIAN RIVER PLANTATION MARRIOTT RESORT I, A P.U.D., according to the Plat thereof, as recorded in Plat Book 14, Page 72, of the Public Records of Martin County, Florida.

TOGETHER WITH Non-Exclusive Easement Rights more particularly described in the following instruments recorded in the Public Records of Martin County, Florida, to with:

- (i) Utility Easement recorded in O.R. Book 1229, at Page 438;
- (ii) Utility Easement Agreement recorded in O.R. Book 1419, at Page 886;
- (iii) Reciprocal Access Easement Agreement recorded in O.R. Book 1419, at Page 901;
- (iv) Irrigation Easement Agreement recorded in O.R. Book 1419, at Page 942;
- (v) Reciprocal Drainage Easement Agreement recorded in O.R. Book 1419, Page 964.

**REVISED EXHIBIT B**  
**(Nineteenth Amendment to PUD Agreement)**

**OWNERSHIP CERTIFICATE**

I, Robert S. Raynes, Jr., a member of the Florida Bar, hereby certify that the record title to the property described in **Exhibit A- 2** to the Nineteenth Amendment to Indian River Plantation Planned Unit Development Zoning Agreement dated the \_\_\_\_\_ day of \_\_\_\_\_, 2023 by and between MENSA II OCEAN HOTEL, LLC, a Delaware limited liability company, and MARTIN COUNTY, is in the ownership of MENSA II OCEAN HOTEL, LLC, a Delaware limited liability company.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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Robert S. Raynes, Jr.  
Florida Bar # 124672  
Gunster, Yoakley & Stewart, P.A.  
800 SE Monterey Commons Boulevard,  
Suite 200  
Stuart, Florida 34996

**REVISED EXHIBIT C**  
**(Nineteenth Amendment to PUD Agreement)**

**UNIFIED CONTROL**

The undersigned, being the OWNER of the property described in **Exhibit A-2**, to the Nineteenth Amendment to Indian River Plantation Planned Unit Development Zoning Agreement (PUD) dated the \_\_\_\_ day of \_\_\_\_\_, 2023 between MENSA II OCEAN HOTEL, LLC, a Delaware limited liability company, and MARTIN COUNTY, does hereby covenant and agree that: (i) the property described in **Exhibit A-2** shall be held under single ownership, and shall not be transferred, conveyed, sold or divided in any unit other than its entirety; provided, however that individual subdivision lots or fully constructed condominium units, if any, may be conveyed to individual purchasers in accordance with and subject to the terms and conditions of the PUD Amendment.

In addition, the following conveyances shall be permitted:

1. If the PUD is designed and planned to be developed in phases or portions of phases, and each phase or portion of a phase complies with the requirements contained within the PUD Agreement, then each phase or portion of phase may be conveyed separately upon final site plan and plat approval of that phase or portion of a phase.
2. Common elements, common open areas and developed recreation areas, if any, may be conveyed to a property owners' association or other legal entity so long as such conveyance shall be subject to the express restriction that the subject property will never be used for any purpose other than as common elements, common open areas or developed recreation areas as applicable.
3. Other portions of the property may be conveyed and used or maintained by governmental, environmental, charitable or other organizations or agencies for such purposes as the Board of County Commissioners of Martin County, Florida may deem appropriate.

Nothing herein contained shall limit, in any manner, the undersigned, or their successors or assigns, to mortgage or encumber the property or any part thereof.

The undersigned further agrees that the conditions, restrictions and limitations contained therein shall be deemed a covenant running with the land and shall remain in full force and effect and be binding on the undersigned, its successors and assigns, until such time as the same may be released in writing by the Board of County Commissioners of Martin County, Florida.

The undersigned further agrees that this instrument may be recorded in the public records of Martin County, Florida.

IN WITNESS WHEREOF, the parties hereto have executed these presents on the dates indicated below.



**OWNER**

WITNESSES:

Mensa II Ocean Hotel LLC, a Delaware limited liability company

\_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_  
\_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

250 Vesey Street  
15<sup>th</sup> Floor  
New York, NY 10281

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments before me by means of ☐ physical presence or ☐ online notarization, personally appeared \_\_\_\_\_, as \_\_\_\_\_ of Mensa II Ocean Hotel LLC, a Delaware limited liability company, on behalf of the company, to me known to be the person described herein and who executed the foregoing, and acknowledged before me that he executed same. He/She is ☐ personally known to me or ☐ has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_

**REVISED EXHIBIT D**  
**(Nineteenth Amendment to PUD Agreement)**

**INDIAN RIVER PLANTATION REVISED MASTER SITE PLAN**

**EXHIBIT E-1**  
**(Nineteenth Amendment to PUD Agreement)**

**DEVELOPMENT COMPLETION TIMETABLE**  
**FOR PHASE 3 –19TH AMENDMENT TO INDIAN RIVER PUD AGREEMENT**

Phase 3 shall be constructed in accordance with the following revised timetable for development:

The timetable of development requires that all permits be obtained within one (1) year of approval of the final site plan and requires all construction of infrastructure to be completed within two (2) years of approval of the final site plan.