A PORTION OF PARCEL 1 OF O.R.B. 1198, PAGE 1143, SECTION 30, TOWNSHIP 38 S., RANGE 40 E., PARCEL CONTROL NO.: OVERALL PROPERTY 30-38-40-000-00040-0

MARTIN COUNTY, FLORIDA

CONSTRUCTION AREA - PHASE 1

A PARCEL OF LAND LYING IN PARCEL 1 OF THOSE LANDS DESCRIBED IN EXHIBIT 'A' OF THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1198, PAGE 1143, MORE PARTICULARLY DESCRIBED IN PARCEL 1 AND PARCEL 2 OF OFFICIAL RECORDS BOOK 2793, PAGE 2036, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. ALL LYING IN SECTION 30, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 3 OF THE PLAT OF DRESSAGE ESTATES AS RECORDED IN PLAT BOOK 16, PAGE 24 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N 32*45'58" W ALONG THE NORTHEASTERLY LIMITS OF SAID PLAT OF DRESSAGE ESTATES, SAID LINE ALSO BEING THE SOUTHWESTERLY LIMITS OF PARCEL 1 OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1198, PAGE 1143, AND THE SOUTHWESTERLY LIMITS OF SAID PARCEL 1 OF OFFICIAL RECORDS BOOK 2793, PAGE 2036, A DISTANCE OF 350.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHEASTERLY LIMITS OF DRESSAGE ESTATES FOR THE FOLLOWING TWO (2) COURSES: (1) N 32*45'58" W, A DISTANCE OF 850.32 FEET; (2) N 30*50'55" W, A DISTANCE OF 318.29 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY LINE OF SAID PARCEL 1 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2793, PAGE 2036; THENCE N 59*09'05" E ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 2,202.53 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE, A DISTANCE OF 2,202.53 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE, A DISTANCE OF 894.40 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE, A DISTANCE OF 894.40 FEET TO AN INTERSECTION WITH THE EASTERLY LINE, A DISTANCE OF 894.40 FEET TO AN INTERSECTION WITH THE EASTERLY LINE, A DISTANCE OF 894.40 FEET TO AN INTERSECTION WITH THE EASTERLY LINE, A DISTANCE OF 894.40 FEET TO AN INTERSECTION WITH THE EASTERLY LINE, A DISTANCE OF 894.40 FEET TO AN INTERSECTION WITH THE EASTERLY LINE, A DISTANCE OF 894.40 FEET TO AN INTERSECTION WITH THE EASTERLY LINE, A DISTANCE OF 894.40 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LIMITS OF PARCEL 1 OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1198, PAGE 1143, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID PARCEL 2 OF OFFICIAL RECORDS BOOK 2793, PAGE 2036; THENCE S 34*07'45" E ALONG SAID EASTERLY LIMITS OF FARCEL 1 OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2793, PAGE 2036; THENCE S 52*33'22" W ALONG SAID SOUTHEASTERLY LIMITS, A DISTANCE OF 915.18 FEET; THENCE N 18*23'42" W, A DISTANCE OF 307.63 FEET; THENCE N 19*08'56" W, A

CONTAINING 3,507,780 SQUARE FEET OR 80.53 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

LESS AND EXCEPT

A PARCEL OF LAND LYING IN PARCEL 1 OF THOSE LANDS DESCRIBED IN EXHIBIT 'A' OF THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1198, PAGE 1143, MORE PARTICULARLY DESCRIBED IN PARCEL 2 OF OFFICIAL RECORDS BOOK 2793, PAGE 2036, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. ALL LYING IN SECTION 30, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL 2 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2793, PAGE 2036; THENCE N 34*07'45" W, ALONG THE EASTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1198, PAGE 1143, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID PARCEL 2 OF OFFICIAL RECORDS BOOK 2793, PAGE 2036, A DISTANCE OF 54.61 FEET TO THE POINT OF BEGINNING, THENCE S 79*23'07" W, A DISTANCE OF 376.65 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 75*36'54"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 263.95 FEET; THENCE N 24*59'59" W, A DISTANCE OF 275.98 FEET; THENCE N 13*08'18" W, A DISTANCE OF 239.36 FEET; THENCE N 18*32'36" W, A DISTANCE OF 249.82 FEET; THENCE N 27*53'05" W, A DISTANCE OF 243.44 FEET; THENCE N 30*51'24" W, A DISTANCE OF 110.73 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 82.08 FEET AND A CENTRAL ANGLE OF 50*55'54"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 72.97 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 61.37 FEET AND A CENTRAL ANGLE OF 88*59'48"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 95.32 FEET; THENCE S 70*55'42" E, A DISTANCE OF 40.85 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE 70 FOOT ACCESS ROAD "A" FOR STATE ROAD 9 (I-95) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 89095-2414; THENCE S 5550'57" E ALONG SAID SOUTHWESTERLY RIGHT OF WAY MAP SECTION NO. 89095-2414; THENCE S 5550'57" E ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 243.60 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID PARCEL 1; THENCE S 34'07'45" E ALONG SAID EASTERLY LINE OF SAID PARCEL 1; THENCE S 34'07'45" E ALONG SAID EASTERLY LINE, A DISTANCE OF 1,244.40 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 483,088 SQUARE FEET OR 11.09 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

