

# *State of Florida*

## *Department of State*

I certify from the records of this office that INDIAN RIVER GOLF, LLC is a limited liability company organized under the laws of the State of Florida, filed on June 3, 2008.

The document number of this limited liability company is L08000055039.

I further certify that said limited liability company has paid all fees due this office through December 31, 2018, that its most recent annual report was filed on April 30, 2018, and that its status is active.

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Seventh day of May, 2018*



*Ken Detzner*  
**Secretary of State**

Tracking Number: CU7207440297

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

FILED

**ARTICLES OF ORGANIZATION OF INDIAN RIVER GOLF, LLC  
a LIMITED LIABILITY COMPANY**

JUN -3 PM 2:20  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned, being authorized to execute and file these Articles of Organization, hereby certifies that:

**ARTICLE I — Name:**

The name of the Limited Liability Company (hereinafter referred to as the "Company") is "INDIAN RIVER GOLF, LLC".

**ARTICLE II — Address:**

The mailing address and street address of the principal office of the Company is: c/o Keystone Property Management Group, Inc., 2001 9<sup>th</sup> Avenue, Suite #308, Vero Beach, Florida 32960-3365.

**ARTICLE III — Registered Agent:**

The name and the Florida street address of the initial registered agent are: Jane L. Cornett, Esquire, 401 E. Osceola Street, Stuart, Florida 34994.

**ARTICLE IV — Management:**

The Company is to be managed by the member.

**ARTICLE V — Limitation on Agency Authority of Members:**

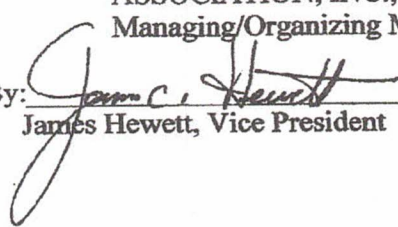
Pursuant to Section 608.4235 of the Florida Limited Company Act, no member of the Company shall be an agent of the Company solely by virtue of being a member.

**ARTICLE VI - Operating Agreement:**

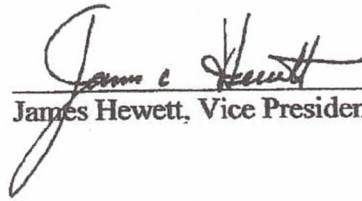
Any Operating Agreement (as defined in Section 608.402(24) of the Act), relating to this Limited Liability Company must be in writing and signed by the member.

IN WITNESS WHEREOF, I have signed these Articles of Organization and acknowledged them to be my act this 29<sup>th</sup> day of May, 2008.

INDIAN RIVER CLUB COMMUNITY  
ASSOCIATION, INC.,  
Managing/Organizing Member

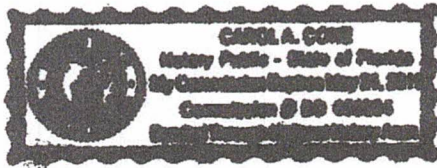
By:   
James Hewett, Vice President

(In accordance with Section 608.408(3), Florida Statutes, the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

  
James Hewett, Vice President

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

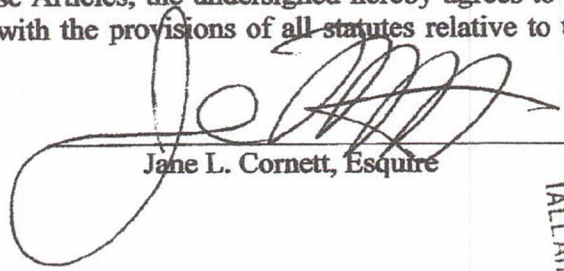
Sworn to and subscribed before me this 27<sup>th</sup> day of May, 2008, by James Hewett, who is personally known to me or who has produced a driver's license as identification.



  
Notary Public, State of Florida

**ACCEPTANCE OF REGISTERED AGENT**

Having been named to accept service of process for the above stated limited liability company, at the place designated in these Articles, the undersigned hereby agrees to act in this capacity, and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of her duties.

  
Jane L. Cornett, Esquire

**FILED**  
08 JUN -3 PM 2:20  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

**Operating Agreement  
of INDIAN RIVER GOLF, LLC  
a Florida Limited Liability Company**

This Operating Agreement (the "Agreement") is created this 20 day of November, 2008, by INDIAN RIVER CLUB COMMUNITY ASSOCIATION, INC. (the "Member").

**Explanatory Statement**

The Member has organized and operated a limited liability company in accordance with the terms of, and subject to the conditions set forth in the articles of organization and this Agreement.

**SECTION I  
Defined Terms**

The following capitalized terms shall have the meanings specified in this Section I. Other terms are defined in the test of this Agreement; and, throughout this Agreement, those terms shall have the meanings respectively ascribed to them.

"Act" means the Florida Limited Liability Company Act, as amended from time to time.

"Agreement" means this Agreement, as amended from time to time.

"Code" means the Internal Revenue Code of 1986, as amended, or any corresponding provision of any succeeding law.

"Company" means the limited liability company organized in accordance with this Agreement.

"Interest" means a Person's share of the Profits and Losses of, and the right to receive distributions from, the Company.

"Interest Holder" means any Person who holds an interest, whether as a member or as an unadmitted assignee of Member.

"Involuntary Withdrawal" means, the occurrence of any of the following events:

- (i) The Member makes an assignment for the benefit of creditors;
- (ii) The Member files a voluntary petition of bankruptcy;
- (iii) The Member is adjudged bankrupt or insolvent or there is entered against the Member an order for relief in any bankruptcy or insolvency proceeding.

"Member" means the Person signing this Agreement and any Person who subsequently is admitted as a member of the Company.

"Membership Rights" means all of the rights of a Member in the Company, including a Member's: (i) interest; (ii) right to inspect the Company's books and records; (iii) right to participate in the management of and vote on matters coming before the Company; and (iv) unless this Agreement or the Articles of Organization provide to the contrary, right to act as an agent of the Company.

"Person" means and includes an individual, corporation, partnership, association, limited liability company, trust, estate or other entity.

“Positive Capital Account” means a Capital Account with a balance greater than zero.

“Profit” and “Loss” means, for each taxable year of the Company (or other period for which Profit or Loss must be computed) the Company’s taxable income or loss determined in accordance with the code.

“Treasury Regulations” means the income tax regulations, including any temporary regulations, from time to time promulgated under the Code.

“Department of State” means the Florida Department of State.

“Successor” means all Persons whom all or any part of an Interest is transferred either because of (i) the sale or gift by Member of all or any part of his interest, (ii) an assignment of Member’s Interest due to member’s involuntary Withdrawal, or (iii) because Member dies and the Persons are Member’s personal representatives, heirs, or legatees.

“Transfer” means, when used as a noun, any voluntary sale, hypothecation, pledge, assignment, attachment, or other transfer, and, when used as a verb, means voluntarily to sell, hypothecate, pledge, assign, or otherwise transfer.

“Withdrawal” means a Member’s dissociation from the Company by any means.

## SECTION II Formation and Name; Office; Purpose; Term

2.1 *Organization.* The Member hereby organizes a limited liability company pursuant to the Act and the provisions of this Agreement and, for that purpose, have caused Articles of Organization to be prepared, executed and filed with the Department of State on June 3, 2008.

2.2 *Name of the Company.* The name of the Company shall be “INRIGO”.

2.3 *Purpose.*

2.3.1 INRIGO is organized to own and hold title to the Indian River Golf Club property and assets. INRIGO is also authorized to enter into a ten (10) year leaseback purchase of the golf club property with The Indian River Club, Ltd. To the extent permitted by applicable law, it is the intention of the parties that the lease contract be treated as a financing regiment for the purpose of state, federal, local and bankruptcy purposes as to the payments due as Base Rent.

2.3.2 INRIGO is authorized to borrow from Member and/or commercial lenders, funds sufficient for the purchase of the Indian River Golf Club on such terms and conditions of sale and purchase as set out in the Agreement dated September 25, 2008, between INRIGO and The Indian River Club, Ltd.

2.3.3 INRIGO is also authorized to enter into loan agreements with The Indian River Club, Ltd. for the purpose of financing short term operating cash flow deficits during the term of the lease.

2.4 *Term.* The term of INRIGO began upon the acceptance of the Articles of Organization by the Department of State and its duration shall be perpetual, unless its existence is sooner terminated pursuant to Section VII of this Agreement.

2.5 *Principal Office.* The principal office of INRIGO shall be located at c/o Keystone Property Management Group, Inc., 2001 9<sup>th</sup> Avenue, Suite #308, Vero Beach, Florida 32960-3365.

2.6 *Registered Agent/Registered Office.* The name and street address of INRIGO’s registered agent and registered office in the State of Florida shall be Jane L. Cornett, Esq., 401 East Osceola Street, Stuart, Florida 34994.

2.7 *Member.* The name, present mailing address, and membership interest of the sole Member is set forth on Exhibit "A".

### **SECTION III Capital; Capital Accounts**

3.1 *Initial Capital Contributions.* Upon the execution of this Agreement, Member shall contribute to INRIGO the cash and property set forth on Exhibit "A".

3.2 *No Other Capital Contributions Required.* Member shall not be required to contribute any additional capital to INRIGO, and except as set forth in the Act, Member shall have no personal liability for any obligations of INRIGO.

3.3 *Loans.* Member may, at any time, make or cause a loan to be made to INRIGO in any amount and on those terms upon which INRIGO and the Member agree.

3.4 *Capital Accounts.* A capital account shall be maintained by INRIGO for the Member.

### **SECTION IV Profit, Loss, and Distributions**

4.1 *Distributions of Cash Flow.* Cash Flow for each taxable year of INRIGO shall be distributed to Member no later than seventy-five (75) days after the end of the taxable year.

4.2 *Allocation of Profit or Loss.* All Profit or Loss shall be allocated to Member.

4.3 *Liquidation and Dissolution.* If INRIGO is liquidated, the assets of INRIGO shall be distributed to Member or to a Successor or Successors.

### **SECTION V Management: Rights, Powers, and Duties**

5.1 *Management.* INRIGO shall be managed in the following fashion:

5.1.1 Member, through its Board of Directors, will appoint an Advisory Board with up to a maximum of seven (7) members. The Advisory Board will include a representative of the Board of Directors of the Member who will serve as chairman of the Advisory Board as well as liaison between the Advisory Board and Member. The Advisory Board shall also include representation from the golf membership of The Indian River Club. The Advisory Board shall be responsible for recommendations to Member as to operations, including development of a long range plan for INRIGO property. The Advisory Board shall make quarterly reports to the Member and may be made more frequently at the discretion of the Advisory Board.

5.1.2 Final management decisions for INRIGO shall be made by Member.

5.2 *Personal Services.* Member shall not be required to perform services for INRIGO solely by virtue of being the Member.

5.3 *Liability and Indemnification.*

5.3.1 Member shall not be liable, responsible, or accountable, in damages or otherwise, to INRIGO for any act performed by it with respect to INRIGO matters, except for fraud.

5.3.2 INRIGO shall indemnify Member for any act performed by it with respect to INRIGO matters.

**SECTION VI**  
**Transfer of Interests and Withdrawal of Member**

6.1 *Transfers.*

6.1.1. *Transfers by Member.* Member may Transfer all, or any portion of, his interest or rights in, his Membership Rights to one or more Successors.

6.1.2. *Transfer to a Successor.* In the event of any Transfer of all or any part of Member's Interest to a Successor, the Successor shall thereupon become a Member and INRIGO shall be continued.

**SECTION VII**  
**Dissolution, Liquidation, and Termination of the Company**

7.1 *Events of Dissolution.* INRIGO shall be dissolved upon the happening of any of the following events:

7.1.1. if the Member determines to dissolve INRIGO.

7.2 *Procedure for Winding Up and Dissolution.* If INRIGO is dissolved, the affairs of INRIGO shall be wound up. On winding up INRIGO, the assets of INRIGO shall be distributed, first, to creditors of INRIGO in satisfaction of the liabilities of INRIGO, and then to the Member.

7.3 *Filing Articles of Dissolution.* If INRIGO is dissolved, Articles of Dissolution shall be promptly filed with the Department of State. If there are no remaining Members, the Articles of Dissolution shall be filed by the last Person to be a Member; if there are no remaining Members, nor a Person who last was a Member, the Articles shall be filed by the legal or personal representatives of the Person who last was a Member.

**SECTION VIII**  
**Books, Records, Accounting, and Tax Elections**

8.1 *Bank Accounts.* All funds of INRIGO shall be deposited in a bank account or accounts opened in INRIGO's name. The Member shall determine the institution or institutions at which the accounts will be opened and maintained, the types of accounts, and the Persons who will have authority with respect to the accounts and the funds therein.

8.2 *Books and Records.* The Member shall not be required to keep or cause to be kept complete and accurate books of INRIGO nor supporting documentation of the transactions with respect to the conduct of INRIGO's business. The books and records, if any, shall be maintained in accordance with sound accounting principals and practices.

8.3 *Annual Accounting Period.* The annual accounting period of INRIGO shall be its taxable year. INRIGO's taxable year shall be selected by the Member, subject to the requirements and limitations of the Code.

**SECTION IX**  
**General Provisions**

9.1 *Applicable Law.* All questions concerning the construction, validity, and interpretation of this Agreement shall be governed by the internal law, not the law of conflicts, of the State of Florida.

9.2 *Section Titles.* The headings herein are inserted as a matter of convenience only, and do not define, limit, or describe the scope of this Operating Agreement or the intent of the provisions hereof.

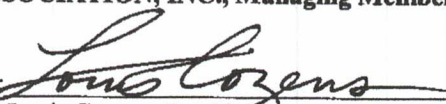
9.3 *Terms.* Common nouns and pronouns shall be deemed to refer to the masculine, feminine, neuter, singular and plural, as the identity of the Person may in the contest require.

9.4 *Separability of Provisions.* Each provision of this Agreement shall be considered separable; and if, for any reason, any provision or provisions herein are determined to be invalid or contrary to any existing or future law, such invalidity shall not impair the operation of or affect those portions of this Operating Agreement which are valid.

IN WITNESS WHEREOF, the Member has executed this Agreement under seal, as of the date set forth hereinabove.

**MEMBER:**

**INDIAN RIVER CLUB COMMUNITY  
ASSOCIATION, INC., Managing Member**

By:   
Louis Cozens, President



**EXHIBIT A  
 INDIAN RIVER GOLF, LLC  
 SCHEDULE OF MEMBERS, CAPITAL CONTRIBUTIONS,  
 AND MEMBERSHIP UNITS**

Member Name	Address	Initial Capital Contribution	Membership Interest
INDIAN RIVER CLUB COMMUNITY ASSOCIATION, INC.	c/o Keystone Property Management Group, Inc., 2001 9 <sup>th</sup> Avenue, Suite #308, Vero Beach, FL 32960-3365	\$1,000.00	100%
<b>TOTALS</b>		<b>\$1,000.00</b>	<b>100%</b>

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This Instrument Prepared By:  
Robert M. Graham, Esq.  
Gunster, Yoakley & Stewart, P.A.  
777 S. Flagler Drive, Suite 500 East  
West Palm Beach, Florida 33401

Tax Folio Nos.: 33393600001005000001.0; 33393600001009000001.0; 333936000060000000.3; 33393600006000000000.8; 33403100000500000001.0; 33403100000500000002.0; 33403100000500000004.0; 33403100000500000005.1; 33403100000500000006.0; 33403100000500000003.0; 334031000130000 00000.3; 33393600006000000000.2

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, made and entered into as of this 25 day of November, 2008, by **The Indian River Club, Ltd., a Florida limited partnership, formerly known as The Indian River Country Club, Ltd.** (hereinafter referred to as the "Grantor"), whose address is: 800 Carolina Circle S. W., Vero Beach, FL 32962, to **Indian River Golf, LLC, a Florida limited liability company** (hereinafter referred to as the "Grantee"), whose address is: c/o Jane L. Cornett, Esq., 401 E. Osceola Street, Stuart, FL 34994.

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all those certain parcels of land lying and being in the County of Indian River, State of Florida, as more particularly described in the Exhibit "A" attached hereto and by this reference made a part hereof (collectively, the "Property").

**SUBJECT TO** all easements, restrictions, covenants, limitations, conditions, zoning and use restrictions now in existence and of record, but reference hereto shall not serve to reimpose any of the foregoing.

**TOGETHER WITH** all the improvements, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining and together with all rights and easements of record (collectively, the "Appurtenances").

**TO HAVE AND TO HOLD** the Property and the Appurtenances, unto the Grantee, its successors and assigns, in fee simple forever.

And the Grantor hereby covenants with Grantee that Grantor, at the time of delivery of this Special Warranty Deed, is lawfully seized of the Property and of the Appurtenances in fee simple, and has good right, full power, and lawful authority to grant, bargain, sell, and convey the Property and the Appurtenances, and hereby warrants the title to the Property and to the Appurtenances and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under the Grantor, but against no others.

**SIGNATURE AND NOTARY ACKNOWLEDGMENT IMMEDIATELY  
FOLLOWS**



## EXHIBIT "A"

INDIAN RIVER CLUB GOLF COURSEPARCEL 1:

BEING A PART OF SECTION 36, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 36, THENCE N89°42'00"W A DISTANCE OF 25.00 FEET; THENCE N00°11'59"E A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LATERAL CANAL "B-10" AS SHOWN ON THE PLAT OF INDIAN RIVER FARMS COMPANY SUBDIVISION AS RECORDED IN PLATBOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING. THENCE N89°42'00"W A DISTANCE OF 591.83 FEET TO A POINT ON THE ARC OF A CURVE, THE RADIUS OF WHICH BEARS N65°41'36"E FROM SAID POINT; THENCE NORTHWESTERLY ALONG THE ARC OF CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 255.00 FEET AND A DELTA OF 14°39'10" A DISTANCE OF 65.21 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2600.00 FEET AND A DELTA OF 09°26'46" A DISTANCE OF 428.66 FEET TO A POINT OF TANGENCY; THENCE N00°12'23"W A DISTANCE OF 114.37 TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 305.00 FEET, A DELTA OF 83°00'22" A DISTANCE OF 441.86 FEET; THENCE N18°20'25"E A DISTANCE OF 28.35 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 19TH PLACE S.W.; THENCE S89°42'15"E A DISTANCE OF 911.32 FEET; THENCE S00°11'59"W A DISTANCE OF 930.23 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

PARCEL 2:

BEING A PART OF SECTION 36, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 36; THENCE N89°42'00" A DISTANCE OF 1681.76 FEET; THENCE N00°19'23"E A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF "LATERAL CANAL B-10 AS SHOWN ON THE PLAT OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION AS RECORDED IN PLATBOOK 2 PAGE 25 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF INDIAN RIVER CLUB PLAT 3, AS RECORDED IN PLAT BOOK 14, PAGE 91, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY; THENCE N89°42'00"W, ALONG THE SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 718.33 FEET TO A POINT ON THE PLAT OF INDIAN RIVER CLUB PLAT 4, AS RECORDED IN PLAT BOOK 15, PAGE 17, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY; THENCE N01°27'15"E, A DISTANCE OF 664.38 FEET; THENCE N38°06'43"E, A DISTANCE OF 70.64 FEET; THENCE S89°42'15"E, A DISTANCE OF 545.39 FEET, TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 200.00 FEET AND A DELTA OF 27°30'06"; AN ARC LENGTH OF 96.00 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 191.00 FEET AND A DELTA OF 25°58'10", AN ARC LENGTH OF 86.57 FEET TO A POINT OF COMPOUND CURVATURE; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 957.80 FEET AND A DELTA OF 15°43'07", AN ARC LENGTH OF 262.76 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 500.00 FEET AND A DELTA OF 14°11'11", AN ARC LENGTH OF 123.80 FEET TO A POINT OF TANGENCY; THENCE S89°42'15"E, A DISTANCE OF 213.59 FEET; THENCE N80°18'26"E, A DISTANCE OF 115.90 FEET; THENCE N28°28'23"E, A DISTANCE OF 81.61 FEET, TO A POINT ON THE ARC OF A CURVE, THENCE LEAVING SAID PLAT 4 AND SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, WHICH RADIUS BEARS S32°42'19"W, HAVING A RADIUS OF 340.00 FEET AND A DELTA OF 57°05'14", AN ARC LENGTH OF 338.76 FEET TO A POINT OF TANGENCY; THENCE S00°12'27"E A DISTANCE OF 179.32 FEET TO A POINT ON THE

NORTHERLY LINE OF SAID INDIAN RIVER CLUB PLAT 3; THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID PLAT 3 THE FOLLOWING CALLS; THENCE N89°46'44"W A DISTANCE OF 789.82 FEET; THENCE S00°18'00"W, A DISTANCE OF 20.00 FEET; THENCE N89°46'44"W A DISTANCE OF 177.75 FEET; THENCE S00°19'23"W A DISTANCE OF 327.52 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RESERVATIONS, AND RESTRICTIONS OF RECORD.

**PARCEL 3:**

BEING A PART OF SECTION 36, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 36, THENCE S00°11'59"W A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LATERAL CANAL "B-10" AS SHOWN ON THE PLAT OF INDIAN RIVER FARMS COMPANY SUBDIVISION AS RECORDED IN PLATBOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE N89°42'00"W A DISTANCE OF 578.50 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIAL BEARING OF N49°37'53"E, A DELTA OF 47°35'12", A RADIUS OF 255.00 FEET, AN ARC LENGTH OF 211.79 FEET; THENCE S87°57'18"E A DISTANCE OF 176.25 FEET TO A POINT OF CURVE. PORTION OF SAID LINE IS LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF CAROLINA CIRCLE S.W. AS SHOWN ON INDIAN RIVER CLUB PLAT 1 AS RECORDED IN PLATBOOK 14, PAGE 48, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE CONTINUE ON SAID NORTHERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 31°31'23", A RADIUS OF 215.00 FEET, AN ARC LENGTH OF 118.29 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HAMPTON WOODS LANE S.W. AS SHOWN ON SAID INDIAN RIVER CLUB PLAT 1; THENCE ALONG SAID RIGHT-OF-WAY LINE N38°54'19"E A DISTANCE OF 78.37 FEET TO A POINT OF CURVE; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 50°57'41", A RADIUS OF 114.00 FEET, AN ARC LENGTH OF 101.40 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE N00°18'22"E A DISTANCE OF 25.09 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF LATERAL CANAL "B-10"; THENCE ALONG SOUTH RIGHT-OF-WAY LINE N89°41'38"W A DISTANCE OF 31.84 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

**PARCEL 4:**

BEING A PART OF SECTION 36, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 36, THENCE N89°42'00"W ALONG THE QUARTER SECTION LINE A DISTANCE OF 655.47 FEET; THENCE S00°18'00"W A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LATERAL CANAL "B-10" AS SHOWN ON THE PLAT OF INDIAN RIVER FARMS COMPANY SUBDIVISION AS RECORDED IN PLATBOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE N89°42'00"W A DISTANCE OF 1724.20 FEET TO POINT LOCATED ON THE EASTERLY LINE OF BLOCK 7, INDIAN RIVER CLUB PLAT 6 AS RECORDED IN PLATBOOK 15, PAGE 26, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE THE FOLLOWING COURSES ALONG SAID NORTHERLY LINE OF BLOCK 7; THENCE S13°30'35"E A DISTANCE OF 195.84 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 11°02'50", FOR AN ARC LENGTH OF 48.20 FEET TO A POINT OF TANGENCY; THENCE S02°27'45"E A DISTANCE OF 55.89 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 27°37'45", FOR AN ARC LENGTH OF 48.22 FEET TO A POINT OF TANGENCY; THENCE S30°05'31"E A DISTANCE OF 302.35 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 5280.00 FEET, THROUGH A CENTRAL ANGLE OF 01°26'04", FOR AN ARC LENGTH OF 132.18 FEET TO A POINT OF TANGENCY; THENCE S31°31'35"E A DISTANCE OF 195.69 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF

200.00 FEET, THROUGH A CENTRAL ANGLE OF  $57^{\circ}11'31''$ , FOR AN ARC LENGTH OF 199.64 FEET TO A POINT OF TANGENCY; THENCE  $S88^{\circ}43'06''E$  A DISTANCE OF 170.43 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF  $22^{\circ}47'37''$ , FOR AN ARC LENGTH OF 79.56 FEET TO A POINT OF TANGENCY; THENCE  $N68^{\circ}29'17''E$  A DISTANCE OF 28.79 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF  $21^{\circ}53'59''$ , FOR AN ARC LENGTH OF 76.44 FEET TO A POINT OF TANGENCY; THENCE  $S89^{\circ}36'44''E$  A DISTANCE OF 78.83 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF  $09^{\circ}18'29''$ , FOR AN ARC LENGTH OF 81.23 FEET TO A POINT OF TANGENCY; THENCE  $S80^{\circ}18'16''E$  A DISTANCE OF 112.38 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF  $10^{\circ}13'53''$ , FOR AN ARC LENGTH OF 89.29 FEET TO A POINT OF TANGENCY; THENCE  $N89^{\circ}27'51''E$  A DISTANCE OF 210.70 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 750.00 FEET, THROUGH A CENTRAL ANGLE OF  $03^{\circ}54'44''$ , FOR AN ARC LENGTH OF 51.21 FEET TO A POINT OF TANGENCY; THENCE  $S86^{\circ}37'26''E$  A DISTANCE OF 332.14 FEET TO POINT LOCATED ON THE NORTHERLY LINE OF BLOCK 3, INDIAN RIVER CLUB PLAT 1 AS RECORDED IN PLATBOOK 14, PAGE 48, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE THE FOLLOWING COURSES ALONG SAID NORTHERLY LINE OF BLOCK 3; THENCE  $S89^{\circ}49'42''E$  A DISTANCE OF 137.86 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF  $10^{\circ}49'46''$ , A RADIUS OF 670.00 FEET, AN ARC LENGTH OF 126.64 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF  $49^{\circ}33'21''$ , A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 172.98 FEET; THENCE  $N51^{\circ}26'43''E$  A DISTANCE OF 85.55 FEET TO A POINT LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF CAROLINA CIRCLE S.W. AS SHOWN ON SAID PLAT OF INDIAN RIVER CLUB PLAT 1; THENCE ALONG SAID WEST RIGHT-OF-WAY ON A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF  $N76^{\circ}49'20''E$ , A DELTA OF  $11^{\circ}46'57''$ , A RADIUS OF 350.00 FEET, AN ARC LENGTH OF 71.97 FEET; THENCE  $N01^{\circ}23'43''W$  A DISTANCE OF 466.24 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF  $86^{\circ}33'35''$ , A RADIUS OF 240.00 FEET, AN ARC LENGTH OF 362.58 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE  $N87^{\circ}57'18''W$  A DISTANCE OF 137.25 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF  $S2^{\circ}48'58''$ , A RADIUS OF 305.00, AN ARC LENGTH OF 281.15 TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

**PARCEL 5:**

BEING A PART OF SECTION 36, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 36, THENCE  $S89^{\circ}41'38''E$  ALONG THE QUARTER SECTION LINE A DISTANCE OF 1280.50 FEET; THENCE  $S00^{\circ}18'22''W$  A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LATERAL CANAL "B-10" AS SHOWN ON THE PLAT OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION AS RECORDED IN PLATBOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND ALSO BEING THE POINT OF BEGINNING; THENCE  $S89^{\circ}41'38''E$  ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 936.50 FEET; THENCE  $S29^{\circ}19'59''E$  A DISTANCE OF 356.38 FEET TO A POINT LOCATED ON THE NORTHERLY LINE OF INDIAN RIVER CLUB PLAT 5 AS RECORDED IN PLATBOOK 15, PAGE 09, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE ALONG THE SAID NORTHERLY LINE OF PLAT 5 THE FOLLOWING COURSES; THENCE  $S60^{\circ}39'49''W$  A DISTANCE OF 179.98 FEET; THENCE  $S52^{\circ}27'41''W$  A DISTANCE OF 168.22 FEET TO A POINT ON A CURVE WHOSE RADIUS BEARS  $N69^{\circ}43'00''W$ ; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF  $40^{\circ}22'49''$ , A RADIUS OF 570.85 FEET, AN ARC LENGTH OF 402.32 FEET; THENCE  $S60^{\circ}39'49''W$  A DISTANCE OF 233.48 FEET TO A POINT LOCATED ON INDIAN RIVER CLUB PLAT 1 AS RECORDED IN PLATBOOK 14, PAGE 48, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIAL BEARING OF  $S57^{\circ}51'02''W$ , A DELTA OF  $150^{\circ}12'46''$ , A RADIUS OF 81.50 FEET, AN ARC LENGTH OF 213.67 FEET; THENCE  $S02^{\circ}21'44''E$  A DISTANCE OF 39.65 FEET TO THE EASTERLY LINE OF BLOCK 1 OF SAID INDIAN RIVER CLUB PLAT

1; THENCE THE FOLLOWING CALLS ALONG SAID EASTERLY AND NORTHERLY LINES OF SAID BLOCK 1; THENCE N30°14'39"W A DISTANCE OF 90.17 FEET; THENCE S59°45'21"W A DISTANCE OF 50.14 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 37°33'58", A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 216.37 FEET; THENCE N82°40'41"W A DISTANCE OF 202.84 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 18°32'56", A RADIUS OF 1719.59, AN ARC LENGTH OF 556.70 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 11°30'46", A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 66.31 FEET; THENCE N89°42'51"W A DISTANCE OF 14.75 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 40°04'54", A RADIUS OF 85.00 FEET, AN ARC LENGTH OF 59.46 FEET; THENCE N49°37'58"W A DISTANCE OF 199.66 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 48°51'24", A RADIUS OF 38.49 FEET, AN ARC LENGTH OF 32.82 FEET; THENCE S84°24'31"W A DISTANCE OF 135.26 FEET TO A POINT ON A CURVE ON THE EAST RIGHT-OF-WAY LINE OF CAROLINA CIRCLE S.W. AS SHOWN ON SAID INDIAN RIVER CLUB PLAT 1; THENCE ALONG THE EAST RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF N79°59'05"E, A DELTA OF 08°37'12", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 30.09 FEET; THENCE N01°23'43"W A DISTANCE OF 505.05 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 44°21'42", A RADIUS OF 215.00 FEET, AN ARC LENGTH OF 166.47 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HAMPTON WOODS LANE S.W. AS SHOWN ON SAID INDIAN RIVER CLUB PLAT 1; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE N38°54'19"E A DISTANCE OF 24.41 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 19°39'28", A RADIUS OF 178.00 FEET, AN ARC LENGTH OF 61.07 FEET TO THE WEST LINE OF BLOCK 2 OF SAID INDIAN RIVER CLUB PLAT 1; THENCE ALONG SAID LINES S05°02'51"E A DISTANCE OF 131.22 FEET TO THE SOUTHERLY LINE OF SAID BLOCK 2; THENCE ALONG SAID SOUTHERLY LINE OF BLOCK 2 THE FOLLOWING COURSES: N81°53'27"E A DISTANCE OF 124.67 FEET; THENCE S77°40'33"E A DISTANCE OF 733.99 FEET; THENCE S89°41'38"E A DISTANCE OF 260.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIAL BEARING OF N21°55'15"W, A DELTA OF 68°04'45", A RADIUS OF 290.00 FEET, AN ARC LENGTH OF 344.58 FEET; THENCE N00°18'22"E A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

**PARCEL 6:**

BEING A PART OF SECTION 36, TOWNSHIP 33 SOUTH, RANGE 39 EAST AND SECTION 31, TOWNSHIP 33 SOUTH, RANGE 40 EAST, INDIAN RIVER COUNTY, FLORIDA BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 36, THENCE S00°18'22"W A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LATERAL CANAL "J-5" AS SHOWN ON THE PLAT OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION AS RECORDED IN PLATBOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ALSO BEING THE POINT OF BEGINNING; THENCE S89°35'40"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 973.35 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 23RD STREET S.W.; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY S60°40'00"W A DISTANCE OF 1160.36 FEET; THENCE N29°19'59"W A DISTANCE OF 570.56 FEET; THENCE N60°40'10"E A DISTANCE OF 60.02 FEET; THENCE N00°18'22"E A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID LATERAL CANAL "J-5"; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S89°41'38"E A DISTANCE OF 265.16 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENT, RESTRICTIONS AND RESERVATIONS OF RECORD.

**PARCEL 7:**

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 33 SOUTH, RANGE 40 EAST, INDIAN RIVER COUNTY, FLORIDA BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31, THENCE S89°35'40"E ALONG THE QUARTER SECTION LINE A DISTANCE OF 1341.69 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LATERAL CANAL "J" AS SHOWN ON THE PLAT OF INDIAN RIVER FARMS

COMPANY SUBDIVISION AS RECORDED IN PLATBOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.; THENCE S14°00'00"E ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 1683.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S14°00'00"E ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 880.02 FEET; THENCE N89°39'51"W A DISTANCE OF 619.28 FEET; THENCE N14°00'00"W A DISTANCE OF 736.79 FEET; THENCE N47°05'57"W A DISTANCE OF 320.95 FEET; THENCE N89°43'00"W A DISTANCE OF 896.24 FEET TO A POINT ON A CURVE ON THE EAST RIGHT-OF-WAY LINE OF 6TH AVENUE S.W.; THENCE FOLLOWING SAID EAST RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF S89°42'12"E, A DELTA OF 31°13'26", A RADIUS OF 260.00 FEET, AN ARC LENGTH OF 141.69 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 06°36'46", A RADIUS OF 640.00 FEET, AN ARC LENGTH OF 73.87 FEET TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY AND THE SOUTH LINE OF INDIAN RIVER CLUB PLAT 8 PD "WATER OAK" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 8, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE ALONG SAID INDIAN RIVER CLUB PLAT 8 PD THE FOLLOWING COURSES; S89°43'00"E A DISTANCE OF 381.01 FEET; THENCE N43°19'01"E, A DISTANCE OF 39.09 FEET; THENCE N22°44'47"E, A DISTANCE OF 31.33 FEET; THENCE N19°22'13"E, A DISTANCE OF 53.57 FEET; THENCE N15°14'46"E, A DISTANCE OF 45.89 FEET; THENCE N20°25'43"W, A DISTANCE OF 121.25 FEET; THENCE N14°10'14"W, A DISTANCE OF 83.20 FEET; THENCE N65°18'49"W, A DISTANCE OF 42.43 FEET; THENCE N06°48'56"W, A DISTANCE OF 118.87 FEET; THENCE N19°53'45"W, A DISTANCE OF 48.63 FEET; THENCE S86°02'16"W, A DISTANCE OF 79.59 FEET; THENCE N13°41'05"W, A DISTANCE OF 39.94 FEET; THENCE N07°32'51"E, A DISTANCE OF 68.91 FEET; THENCE N33°09'35"E, A DISTANCE OF 6.85 FEET; THENCE N21°00'00"W, A DISTANCE OF 40.00 FEET; THENCE N82°59'11"W, A DISTANCE OF 30.00 FEET; THENCE N65°51'34"W, A DISTANCE OF 9.97 FEET; THENCE N63°47'24"W, A DISTANCE OF 26.59 FEET; THENCE N24°26'59"W, A DISTANCE OF 12.29 FEET; THENCE N61°19'53"E, A DISTANCE OF 77.31 FEET; THENCE N53°57'56"E, A DISTANCE OF 16.02 FEET; THENCE N64°41'51"E, A DISTANCE OF 74.08 FEET; THENCE N69°58'19"E, A DISTANCE OF 50.43 FEET; THENCE N60°39'12"E, A DISTANCE OF 23.12 FEET TO THE INTERSECTION OF SAID INDIAN RIVER CLUB PLAT 8 PD AND THE WESTERLY LINE OF INDIAN RIVER CLUB PLAT 7 PRD AS RECORDED IN PLAT BOOK 16, PAGE 10, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY LINES OF INDIAN RIVER CLUB PRD PLAT 7 THE FOLLOWING COURSES; THENCE N60°38'19"E A DISTANCE OF 59.85 FEET; THENCE S34°28'35"E A DISTANCE OF 790.00 FEET; THENCE S48°24'22"E A DISTANCE OF 163.17 FEET; THENCE S84°38'24"E A DISTANCE OF 75.00 FEET; THENCE S54°24'07"E A DISTANCE OF 120.00 FEET; THENCE S06°26'23"W A DISTANCE OF 125.00 FEET; THENCE S47°06'11"E A DISTANCE OF 329.89 FEET; THENCE N76°00'00"E A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

**PARCEL 8:**

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 33 SOUTH, RANGE 40 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND RAILROAD SPIKE AT THE CENTER OF SAID SECTION 31; THENCE N89°35'57"W A DISTANCE OF 25.03 FEET; THENCE S00°24'03"W A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG A LINE THAT IS 25.00 FEET WEST OF AND PARALLEL TO THE QUARTER SECTION LINE, S00°28'19"W A DISTANCE OF 808.24 FEET; THENCE S89°35'23"E A DISTANCE OF 25.00 FEET TO THE SOUTHWEST CORNER OF FLORIDA RIDGE NO. 2 AS RECORDED IN PLATBOOK 4 PAGE 80 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND ALSO BEING THE QUARTER SECTION LINE; THENCE S00°28'19"W ALONG SAID QUARTER SECTION LINE A DISTANCE OF 493.10 FEET TO THE NORTHWEST CORNER OF FLORIDA RIDGE SUBDIVISION AS RECORDED IN PLATBOOK 3 PAGE 93 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE N89°37'38"W A DISTANCE OF 25.00 FEET; THENCE ALONG A LINE 25.00 FEET WEST OF AND PARALLEL TO SAID QUARTER SECTION LINE, S00°28'19"W A DISTANCE OF 930.50 FEET TO THE NORTH LINE OF THE SOUTH 404.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE N89°37'38"W PARALLEL TO SAID SOUTH LINE OF SECTION 31 A DISTANCE OF 627.20 FEET TO THE EAST RIGHT-OF-WAY LINE OF LATERAL "J" CANAL AS RECORDED IN THE PLAT OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION AS RECORDED IN PLATBOOK 2, PAGE 25 PUBLIC



RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N14°00'00"W ALONG SAID EAST RIGHT-OF-WAY LINE 539.60 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE; N66°58'23"E A DISTANCE OF 40.50 FEET; THENCE N74°14'11"E A DISTANCE OF 354.83 FEET; THENCE N05°34'45"E A DISTANCE OF 670.06 FEET; THENCE N08°49'21"W A DISTANCE OF 4.22 FEET; THENCE N88°39'52"W A DISTANCE OF 69.75 FEET TO A POINT LOCATED ON PARCEL B, CONSERVATION EASEMENT TRACT "E" AS SHOWN ON PLAT OF THE INDIAN RIVER CLUB PLAT 1 AS RECORDED IN PLATBOOK 14, PAGE 48 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE ALONG SAID PARCEL "B" THE FOLLOWING COURSES; N83°12'42"W A DISTANCE OF 100.39 FEET; THENCE N67°08'27"W, A DISTANCE OF 66.44 FEET; THENCE N50°28'50"W, A DISTANCE OF 108.29 FEET; THENCE N85°32'12"W, A DISTANCE OF 102.04 FEET; THENCE N71°59'21"W, A DISTANCE OF 82.66 FEET; THENCE S85°31'38"W, A DISTANCE OF 11.88 FEET; THENCE N62°43'06"W A DISTANCE OF 31.54 FEET TO THE EAST LINE OF A 40 FOOT EASEMENT TO THE CITY OF VERO BEACH; THENCE S76°00'00"W A DISTANCE OF 40.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID LATERAL "J" CANAL; THENCE N14°00'00"W ALONG SAID EAST RIGHT-OF-WAY LINE 841.49 FEET TO THE QUARTER SECTION LINE; THENCE S89°35'57"E ALONG SAID QUARTER SECTION LINE A DISTANCE OF 143.41 FEET; THENCE S29°38'20"E A DISTANCE OF 28.88 FEET TO A POINT LOCATED 25 FEET SOUTH (AS MEASURED AT A RIGHT ANGLE) TO THE QUARTER SECTION LINE; THENCE S89°35'57"E 25.00 FEET SOUTH OF AND PARALLEL TO SAID QUARTER SECTION LINE A DISTANCE OF 1051.67 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

LESS AND EXCEPT CONSERVATION EASEMENT TRACT "E", PLAT OF INDIAN RIVER CLUB PLAT 1, AS RECORDED IN PLAT BOOK 14, PAGE 48, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

**PARCEL 9:**

TRACT "A", INDIAN RIVER CLUB PLAT 8 PD, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 6, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

WPB 1000412.2

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