

Prepared by & return to:
Larry B. Alexander, Esquire
Jones Foster P.A.
505 South Flagler Drive, Suite 1100
West Palm Beach, FL 33402-3475

Parcel ID #33400500006000100000.1

This Quit-Claim Deed, Executed this 30th day of September, 2021, by QUAIL VALLEY, LLC, a Florida limited liability company, whose address is 2345 Highway A1A, Vero Beach, FL 32963, First Party, and RIOMAR DOCK COMPANY, LLC, a Florida limited liability company, whose address is 2345 Highway A1A, Vero Beach, FL 32963, Second Party:

(Wherever used herein the terms "First Party" and "Second Party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Indian River, State of Florida, to-wit:

Tract A, as shown on the Replat of Riomar Bay Unit 1, as recorded in Plat Book 6, Pages 65 and 65A, Public Records of Indian River County, Florida.

SUBJECT TO restrictions, reservations, conditions, dedications, limitations and easements of record, and taxes for the current year and all subsequent years.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

QUAIL VALLEY, LLC
By: Pinnacle Golf, LLC, Its Manager

[Signature]
Print Name: Kenneth M. Huff
[Signature]
Print Name: Carol Hoffman

By: [Signature]
Kathryn B. Mulvey
Its: Manager

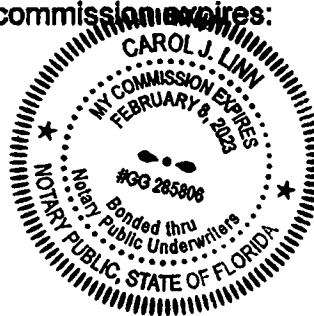
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 30th day of September, 2021, by Kathryn B. Mulvey, as Manager of Pinnacle Golf, LLC, a Florida limited liability company, the Manager of Quail Valley, LLC, on behalf of the limited liability company. She ☒ is personally known to me or ☐ produced a driver's license as identification.

(Notary Seal)



[Signature]
Notary Public
Print Name: Carol J. Linn
My commission expires: 2/8/2023



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EXHIBIT "A"

PARCEL 1:

THE EAST (1/2) ONE-HALF OF SECTION 12, TOWNSHIP 32 SOUTH, RANGE 38 EAST, LESS AND EXCEPT THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼), THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼), AND THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼), SECTION 12, TOWNSHIP 32 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA.

PARCEL 2:

THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼), THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼), THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼), AND THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼), ALL IN SECTION 12, TOWNSHIP 32 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA.

EXHIBIT "A"
continued

PARCEL 3:

(SURVEYOR'S DESCRIPTION)

A parcel of land being a portion of Government Lots 2 and 3 of Section 5, Township 33 South, Range 40 East, Indian River County, Florida, and a portion of Tract A of the Replat of Riomar Bay Unit 1 as recorded in Plat Book 6, Pages 65A and 65B all lying West of State Road A-1-A as existing November 1989; together with being a portion of the lands described in the following Official Record Books and Pages: O.R. Book 63, Pages 227 and 228; O.R. Book 93, Pages 319 thru 324; O.R. Book 115, Page 72; O.R. Book 119, Pages 690 and 691; O.R. Book 184, Page 310; O.R. Book 701, Pages 473 thru 475; as recorded in the Public Records of Indian River County, Florida, and more particularly described as follows:

Commence at the Northeast corner of Government Lot 2 of said Section 5 and run S89° 57' 00"W along the North line of said Government Lot 2, (also being the Township line between Township 32 South and Township 33 South, Range 40 East, Indian River County, Florida) for a distance of 1358.76 feet to the Westerly right of way line of State Road A-1-A; thence S00° 09' 34"W along said Westerly right of way line a distance of 177.20 feet to the point of curvature of a circular curve to the left having a radius of 5769.65 feet; thence run Southerly along said Westerly right of way line and the arc of said curve through a central angle of 00° 28' 29" for a distance of 47.80 feet to the Point of Beginning of the herein described parcel of land, said point also being the point of intersection of said Westerly right of way line with the Southerly right of way line of Riomar Drive (50.00' wide right of way) and lying on the arc of said circular curve to the left having a radius of 5769.65 feet; thence continue Southerly along said Westerly right of way line and the arc of said curve through a central angle of 11° 34' 42" for a distance of 1165.93 feet to a point lying on the South line of said Government Lot 2 of Section 5; thence West along said South line of Government Lot 2 a distance of 10.22 feet to a point lying on the arc of a circular curve concave to the Northwest having a radius of 50.00 feet with a radial bearing of S82° 11' 33"W, said point also begins the right of way line transition from the Westerly right of way line of State Road A-1-A to the Northerly right of way line of Bay Drive (70.00' wide right of way); thence run Southwesterly along said right of way lines and the arc of said curve through a central angle of 97° 48' 27" for a distance of 85.35 feet to the point of tangency and the Northerly right of way line of Bay Drive; thence West along said Northerly right of way line of Bay Drive as shown on the Replat of Riomar Bay Unit 1 as recorded in Plat Book 6, Pages 65A and 65B of said Public Records for a distance of 242.99 feet; thence N10° 07'

EXHIBIT "A"
continued

02"W for a distance of 245.01 feet to the Southwesterly corner of the lands described in said O.R. Book 115, Page 72, said corner also lying on the Northerly line of Tract A as shown on said Replat of Riomar Bay Unit 1; thence N10° 18' 00"W along the Westerly line of the lands described in said O.R. Book 115, Page 72, for a distance of 274.05 feet to the Southeasterly corner of the lands described in said O.R. Book 184, page 310; thence S79° 42' 00"W along the Southerly line of said lands described in O.R. Book 184, Page 310 a distance of 75.00 feet; thence N10° 18' 00"W along the Westerly line of said lands described in O.R. Book 184, Page 310 a distance of 150.00 feet; thence N79° 42' 00"E along the Northerly line of said lands described in O.R. Book 184, page 310 a distance of 75.00 feet to a point lying on the Westerly line of said lands described in O.R. Book 115, Page 72, thence N10° 18' 00"W along said Westerly line of lands described in O.R. Book 115, page 72, a distance of 57.00 feet to a point lying on the Westerly line of the lands described in said O.R. Book 93, pages 319 thru 324; thence N33° 53' 00"W along said Westerly line of the lands described in O.R. Book 93, Pages 319 thru 324, a distance of 282.28 feet; thence N00° 05' 00"W along said Westerly line of the lands described in O.R. Book 93, Pages 319 thru 324 a distance of 5.88 feet to a point lying on the centerline of the existing concrete bulkhead at the shore of the Indian River; thence N84° 29' 24"E along said centerline of the existing concrete bulkhead and shoreline of the Indian River a distance of 111.18 feet; thence N00° 05' 00"W parallel with and 10.68 feet East of by perpendicular measurement from the East line of Lot 27, Block 1 of Plat No. 2 of Riomar Subdivision as recorded in Plat Book 2, Page 27 of said Public Records for a distance of 248.45 feet to a point lying on the Southerly right of way line of said Riomar Drive (formerly 25th Street) and the North line of Lot 28, Block 1 of said Plat No. 2 of Riomar Subdivision; thence N89° 57' 00"E along said Southerly right of way line of Riomar Drive and the North line of Lots 28, 29, 30 and 31 of Block 1 of said Plat No. 2 of Riomar Subdivision a distance of 355.10 feet to the point of Beginning of the herein described parcel of land, containing 9.774 acres more or less.

TOGETHER WITH:

Tract A, as shown on the Replat of Riomar Bay Unit 1, as recorded in Plat Book 6, Pages 65 and 65A, Public Records of Indian River County, Florida.

EXHIBIT "A"
continued

TOGETHER WITH:

Commencing at the Northwest corner of Section 5; Township 33 South, Range 40 east, thence run, on an assumed bearing of North 89 degrees 58 minutes 42 seconds East, along the North line of said Section 5 a distance of 1279.78 feet to a point on the West right-of-way line of State Road A1A; thence, run South 00 degrees 09 minutes 57 seconds West along said West right-of-way line a distance of 176.37 feet to the point of curvature of a circular curve concave to the East, having a radius of 5769.65 feet; thence, run Southerly along said West right-of-way line, for an Arc distance of 895.41 feet, through a central angel of 08 degrees 53 minutes 31 seconds, thence, continue Southerly along aforementioned West right-of-way line for an Arc distance of 322.36 feet, through a central angle of 03 degrees 12 minutes 04 seconds; thence, leaving said West right-of-way line, run North 89 degrees 59 minutes 22 seconds West a distance of 10.22 feet to a non-tangent point on a circular curve, having a radius of 50.00 feet, concave to the Northwest, said non-tangent point bears North 78 degrees 07 minutes 24 seconds East, a distance of 50.00 feet from the radius point; thence, run Southwesterly along the Arc of said circular curve for an Arc distance of 88.91 feet, through a central angle of 101 degrees 53 minutes 14 seconds; thence, run North 89 degrees 59 minutes 22 seconds West, a distance of 242.96 feet to the point of beginning for the herein described parcel of land. Thence, run North 89 degrees 59 minutes 22 seconds West a distance of 149.47 feet; thence, run North 18 degrees 30 minutes 57 seconds West a distance of 224.56 feet; thence, run North 79 degrees 43 minutes 42 seconds East a distance of 179.34 feet; thence, run South 10 degrees 15 minutes 15 seconds East a distance of 248.92 feet to the point of beginning for the above described parcel of submerged lands. Said parcel contains 0.878 acres, more or less, and lies wholly in Indian River County, Florida. (All being submerged land)

EXHIBIT "A"

A parcel of land being a portion of Government Lots 2 and 3 of Section 5, Township 33 South, Range 40 East, Indian River County, Florida, and a portion of Tract A of the Replat of Riomar Bay Unit 1 as recorded in Plat Book 6, Pages 65A and 65B all lying West of State Road A-1-A as existing November 1989; together with being a portion of the lands described in the following Official Record Books and Pages: O.R. Book 63, Pages 227 and 228; O.R. Book 93, Pages 319 thru 324; O.R. Book 115, Page 72; O.R. Book 119, Pages 690 and 691; O.R. Book 184, Page 310; O.R. Book 701, Pages 473 thru 475; as recorded in the Public Records of Indian River County, Florida, and more particularly described as follows:

Commence at the Northeast corner of Government Lot 2 of said Section 5 and run S89° 57' 00"W along the North line of said Government Lot 2, (also being the Township line between Township 32 South and Township 33 South, Range 40 East, Indian River County, Florida) for a distance of 1358.76 feet to the Westerly right of way line of State Road A-1-A; thence S00° 09' 34"W along said Westerly right of way line a distance of 177.20 feet to the point of curvature of a circular curve to the left having a radius of 5769.65 feet; thence run Southerly along said Westerly right of way line and the arc of said curve through a central angle of 00° 28' 29" for a distance of 47.80 feet to the Point of Beginning of the herein described parcel of land, said point also being the point of intersection of said Westerly right of way line with the Southerly right of way line of Riomar Drive (50.00' wide right of way) and lying on the arc of said circular curve to the left having a radius of 5769.65 feet; thence continue Southerly along said Westerly right of way line and the arc of said curve through a central angle of 11° 34' 42" for a distance of 1165.93 feet to a point lying on the South line of said Government Lot 2 of Section 5; thence West along said South line of Government Lot 2 a distance of 10.22 feet to a point lying on the arc of a circular curve concave to the Northwest having a radius of 50.00 feet with a radial bearing of S82° 11' 33"W, said point also begins the right of way line transition from the Westerly right of way line of State Road A-1-A to the Northerly right of way line of Bay Drive (70.00' wide right of way); thence run Southwesterly along said right of way lines and the arc of said curve through a central angle of 97° 48' 27" for a distance of 85.35 feet to the point of tangency and the Northerly right of way line of Bay Drive; thence West along said Northerly right of way line of Bay Drive as shown on the Replat of Riomar Bay Unit 1 as recorded in Plat Book 6, Pages 65A and 65B of said Public Records for a distance of 242.99 feet; thence N10° 07' 02"W for a distance of 245.01 feet to the Southwesterly corner of the lands described in said O.R. Book 115, Page 72, said corner also lying on the Northerly line of Tract A as shown on said Replat of Riomar Bay Unit 1; thence N10° 18' 00"W along the Westerly line of the lands described in said O.R. Book 115, Page 72, for a distance of 274.05 feet to the

Southeasterly corner of the lands described in said O.R. Book 184, page 310; thence S79° 42' 00"W along the Southerly line of said lands described in O.R. Book 184, Page 310 a distance of 75.00 feet; thence N10° 18' 00"W along the Westerly line of said lands described in O.R. Book 184, Page 310 a distance of 150.00 feet; thence N79° 42' 00"E along the Northerly line of said lands described in O.R. Book 184, page 310 a distance of 75.00 feet to a point lying on the Westerly line of said lands described in O.R. Book 115, Page 72, thence N10° 18' 00"W along said Westerly line of lands described in O.R. Book 115, page 72 a distance of 57.00 feet to a point lying on the Westerly line of the lands described in said O.R. Book 93, pages 319 thru 324; thence N33° 53' 00"W along said Westerly line of the lands described in O.R. Book 93, Pages 319 thru 324 a distance of 282.28 feet; thence N00° 05' 00"W along said Westerly line of the lands described in O.R. Book 93, Pages 319 thru 324 a distance of 5.88 feet to a point lying on the centerline of the existing concrete bulkhead at the shore of the Indian River; thence N84° 29' 24"E along said centerline of the existing concrete bulkhead and shoreline of the Indian River a distance of 111.18 feet; thence N00° 05' 00"W parallel with and 10.68 feet East of by perpendicular measurement from the East line of Lot 27, Block 1 of Plat No. 2 of Riomar Subdivision as recorded in Plat Book 2, Page 27 of said Public Records for a distance of 248.45 feet to a point lying on the Southerly right of way line of said Riomar Drive (formerly 25th Street) and the North line of Lot 28, Block 1 of said Plat No. 2 of Riomar Subdivision; thence N89° 57' 00"E along said Southerly right of way line of Riomar Drive and the North line of Lots 28, 29, 30 and 31 of Block 1 of said Plat No. 2 of Riomar Subdivision a distance of 355.10 feet to the point of Beginning of the herein described parcel of land, containing 9.774 acres more or less.

LESS AND EXCEPT:

Commencing at the Northwest Corner of Section 5, Township 33 South, Range 40 East, thence run, on an assumed bearing of North 89 degrees 58 minutes 42 seconds East, along the North line of said Section 5, a distance of 1279.78 feet to a point on the West right-of-way line of State Road A1A; thence, run South 00 degrees 09 minutes 57 seconds West along said West right-of-way line a distance of 176.37 feet to the point of curvature of a circular curve concave to the East, having a radius of 5769.65 feet; thence run Southerly along said West right-of-way line for an Arc a distance of 895.41 feet, through a central angle of 08 degrees 53 minutes 31 seconds, to the Point of Beginning for the herein described parcel of land. Thence, continue Southerly along aforementioned West right-of-way line for an Arc distance of 322.36 feet, through a central angle of 03 degrees 12 minutes 04 seconds; thence, leaving said West right-of-way line, run North 89 degrees 59 minutes 22 seconds West a distance of 10.22 feet to a non-tangent point on a circular curve, having a radius of 50.00 feet, concave to the Northwest, said non-tangent point bears North 78 degrees 07 minutes 24 seconds East, a distance of 50.00 feet from the radius point; thence, run Southwesterly along the Arc of said circular curve for an Arc distance of 88.91 feet, through a central angle of 101

degrees 53 minutes 14 seconds; thence run North 89 degrees 59 minutes 22 seconds West a distance of 242.97 feet; thence, run North 10 degrees 15 minutes 15 seconds West a distance of 248.92 feet; thence, run North 10 degrees 16 minutes 18 seconds West a distance of 78.86 feet; thence, run North 79 degrees 44 minutes 20 seconds East a distance of 307.82 feet to the Point of Beginning for the above described parcel of uplands. Said parcel contains 2.47 acres, more or less, and lies wholly in Indian River County, Florida.

EXHIBIT "A"**(SURVEYOR'S DESCRIPTION)**

A parcel of land being a portion of Government Lots 2 and 3 of Section 5, Township 33 South, Range 40 East, Indian River County, Florida, and a portion of Tract A of the Replat of Riomar Bay Unit 1 as recorded in Plat Book 6, Pages 65A and 65B all lying West of State Road A-1-A as existing November 1989; together with being a portion of the lands described in the following Official Record Books and Pages: O.R. Book 63, Pages 227 and 228; O.R. Book 93, Pages 319 thru 324; O.R. Book 115, Page 72; O.R. Book 119, Pages 690 and 691; O.R. Book 184, Page 310; O.R. Book 701, Pages 473 thru 475; as recorded in the Public Records of Indian River County, Florida, and more particularly described as follows:

Commence at the Northeast corner of Government Lot 2 of said Section 5 and run S89° 57' 00"W along the North line of said Government Lot 2, (also being the Township line between Township 32 South and Township 33 South, Range 40 East, Indian River County, Florida) for a distance of 1358.76 feet to the Westerly right of way line of State Road A-1-A; thence S00° 09' 34"W along said Westerly right of way line a distance of 177.20 feet to the point of curvature of a circular curve to the left having a radius of 5769.65 feet; thence run Southerly along said Westerly right of way line and the arc of said curve through a central angle of 00° 28' 29" for a distance of 47.80 feet to the Point of Beginning of the herein described parcel of land, said point also being the point of intersection of said Westerly right of way line with the Southerly right of way line of Riomar Drive (50.00' wide right of way) and lying on the arc of said circular curve to the left having a radius of 5769.65 feet; thence continue Southerly along said Westerly right of way line and the arc of said curve through a central angle of 11° 34' 42" for a distance of 1165.93 feet to a point lying on the South line of said Government Lot 2 of Section 5; thence West along said South line of Government Lot 2 a distance of 10.22 feet to a point lying on the arc of a circular curve concave to the Northwest having a radius of 50.00 feet with a radial bearing of S82° 11' 33"W, said point also begins the right of way line transition from the Westerly right of way line of State Road A-1-A to the Northerly right of way line of Bay Drive (70.00' wide right of way); thence run Southwesterly along said right of way lines and the arc of said curve through a central angle of 97° 48' 27" for a distance of 85.35 feet to the point of tangency and the Northerly right of way line of Bay Drive; thence West along said Northerly right of way line of Bay Drive as shown on the Replat of Riomar Bay Unit 1 as recorded in Plat Book 6, Pages 65A and 65B of said Public Records for a distance of 242.99 feet; thence N10° 07' 02"W for a distance of 245.01 feet to the Southwesterly corner of the lands described in said O.R. Book 115, Page 72, said corner also lying on the Northerly line of Tract A as shown on said Replat of Riomar Bay Unit 1; thence N10° 18' 00"W along the Westerly line of the lands described in said O.R. Book 115, Page 72, for a distance of 274.05 feet to the

Southeasterly corner of the lands described in said O.R. Book 184, page 310; thence S79° 42' 00"W along the Southerly line of said lands described in O.R. Book 184, Page 310 a distance of 75.00 feet; thence N10° 18' 00"W along the Westerly line of said lands described in O.R. Book 184, Page 310 a distance of 150.00 feet; thence N79° 42' 00"E along the Northerly line of said lands described in O.R. Book 184, page 310 a distance of 75.00 feet to a point lying on the Westerly line of said lands described in O.R. Book 115, Page 72, thence N10° 18' 00"W along said Westerly line of lands described in O.R. Book 115, page 72 a distance of 57.00 feet to a point lying on the Westerly line of the lands described in said O.R. Book 93, pages 319 thru 324; thence N33° 53' 00"W along said Westerly line of the lands described in O.R. Book 93, Pages 319 thru 324 a distance of 282.28 feet; thence N00° 05' 00"W along said Westerly line of the lands described in O.R. Book 93, Pages 319 thru 324 a distance of 5.88 feet to a point lying on the centerline of the existing concrete bulkhead at the shore of the Indian River; thence N84° 29' 24"E along said centerline of the existing concrete bulkhead and shoreline of the Indian River a distance of 111.18 feet; thence N00° 05' 00"W parallel with and 10.68 feet East of by perpendicular measurement from the East line of Lot 27, Block 1 of Plat No. 2 of Riomar Subdivision as recorded in Plat Book 2, Page 27 of said Public Records for a distance of 248.45 feet to a point lying on the Southerly right of way line of said Riomar Drive (formerly 25th Street) and the North line of Lot 28, Block 1 of said Plat No. 2 of Riomar Subdivision; thence N89° 57' 00"E along said Southerly right of way line of Riomar Drive and the North line of Lots 28, 29, 30 and 31 of Block 1 of said Plat No. 2 of Riomar Subdivision a distance of 355.10 feet to the point of Beginning of the herein described parcel of land, containing 9.774 acres more or less.

TOGETHER WITH:

Tract A, as shown on the Replat of Riomar Bay Unit 1, as recorded in Plat Book 6, Pages 65 and 65A, Public Records of Indian River County, Florida.

TOGETHER WITH:

Commencing at the Northwest corner of Section 5; Township 33 South, Range 40 east, thence run, on an assumed bearing of North 89 degrees 58 minutes 42 seconds East, along the North line of said Section 5 a distance of 1279.78 feet to a point on the West right-of-way line of State Road A1A; thence, run South 00 degrees 09 minutes 57 seconds West along said West right-of-way line a distance of 176.37 feet to the point of curvature of a circular curve concave to the East, having a radius of 5769.65 feet; thence, run Southerly along said West right-of-way line, for an Arc distance of 895.41 feet, through a central angel of 08 degrees 53 minutes 31 seconds, thence, continue Southerly along aforementioned West right-of-way line for an Arc distance of 322.36 feet, through a central angle of 03

degrees 12 minutes 04 seconds; thence, leaving said West right-of-way line, run North 89 degrees 59 minutes 22 seconds West a distance of 10.22 feet to a non-tangent point on a circular curve, having a radius of 50.00 feet, concave to the Northwest, said non-tangent point bears North 78 degrees 07 minutes 24 seconds East, a distance of 50.00 feet from the radius point; thence, run Southwesterly along the Arc of said circular curve for an Arc distance of 88.91 feet, through a central angle of 101 degrees 53 minutes 14 seconds; thence, run North 89 degrees 59 minutes 22 seconds West, a distance of 242.96 feet to the point of beginning for the herein described parcel of land. Thence, run North 89 degrees 59 minutes 22 seconds West a distance of 149.47 feet; thence, run North 18 degrees 30 minutes 57 seconds West a distance of 224.56 feet; thence, run North 79 degrees 43 minutes 42 seconds East a distance of 179.34 feet; thence, run South 10 degrees 15 minutes 15 seconds East a distance of 248.92 feet to the point of beginning for the above described parcel of submerged lands. Said parcel contains 0.878 acres, more or less, and lies wholly in Indian River County, Florida. (All being submerged land)

TOGETHER WITH:

Commencing at the Northwest corner of Section 5; Township 33 South, Range 40 east, thence run, on an assumed bearing of North 89 degrees 58 minutes 42 seconds East, along the North line of said Section 5 a distance of 1279.78 feet to a point on the West right-of-way line of State Road A1A; thence, run South 00 degrees 09 minutes 57 seconds West along said West right-of-way line a distance of 176.37 feet to the point of curvature of a circular curve concave to the East, having a radius of 5769.65 feet; thence, run Southerly along said West right-of-way line, for an Arc distance of 895.41 feet, through a central angel of 08 degrees 53 minutes 31 seconds, thence, continue Southerly along aforementioned West right-of-way line for an Arc distance of 322.36 feet, through a central angle of 03 degrees 12 minutes 04 seconds; thence, leaving said West right-of-way line, run North 89 degrees 59 minutes 22 seconds West a distance of 10.22 feet to a non-tangent point on a circular curve, having a radius of 50.00 feet, concave to the Northwest, said non-tangent point bears North 78 degrees 07 minutes 24 seconds East, a distance of 50.00 feet from the radius point; thence, run Southwesterly along the Arc of said circular curve for an Arc distance of 88.91 feet, through a central angle of 101 degrees 53 minutes 14 seconds; thence, run North 89 degrees 59 minutes 22 seconds West, a distance of 242.96 feet to the point of beginning for the herein described parcel of land. Thence, run North 89 degrees 59 minutes 22 seconds West a distance of 149.47 feet; thence, run North 18 degrees 30 minutes 57 seconds West a distance of 224.56 feet; thence, run North 79 degrees 43 minutes 42 seconds East a distance of 179.34 feet; thence, run South 10 degrees 15 minutes 15 seconds East a distance of 248.92 feet to the point of beginning for the above described parcel of submerged lands. Said parcel contains 0.878 acres, more or less, and lies wholly in Indian River County, Florida. (All being submerged land)

TOGETHER WITH:

Tract A, as shown on the Replat of Riomar Bay Unit 1, as recorded in Plat Book 6, Pages 65 and 65A, Public Records of Indian River County, Florida.

N:\LBA\19324-14\LEGAL DESCRIPTION - Tract A.doc

(SURVEYOR'S DESCRIPTION)

A parcel of land being a portion of Government Lots 2 and 3 of Section 5, Township 33 South, Range 40 East, Indian River County, Florida, and a portion of Tract A of the Replat of Riomar Bay Unit 1 as recorded in Plat Book 6, Pages 65A and 65B all lying West of State Road A-1-A as existing November 1989; together with being a portion of the lands described in the following Official Record Books and Pages: O.R. Book 63, Pages 227 and 228; O.R. Book 93, Pages 319 thru 324; O.R. Book 115, Page 72; O.R. Book 119, Pages 690 and 691; O.R. Book 184, Page 310; O.R. Book 701, Pages 473 thru 475; as recorded in the Public Records of Indian River County, Florida, and more particularly described as follows:

Commence at the Northeast corner of Government Lot 2 of said Section 5 and run S89° 57' 00"W along the North line of said Government Lot 2, (also being the Township line between Township 32 South and Township 33 South, Range 40 East, Indian River County, Florida) for a distance of 1358.76 feet to the Westerly right of way line of State Road A-1-A; thence S00° 09' 34"W along said Westerly right of way line a distance of 177.20 feet to the point of curvature of a circular curve to the left having a radius of 5769.65 feet; thence run Southerly along said Westerly right of way line and the arc of said curve through a central angle of 00° 28' 29" for a distance of 47.80 feet to the Point of Beginning of the herein described parcel of land, said point also being the point of intersection of said Westerly right of way line with the Southerly right of way line of Riomar Drive (50.00' wide right of way) and lying on the arc of said circular curve to the left having a radius of 5769.65 feet; thence continue Southerly along said Westerly right of way line and the arc of said curve through a central angle of 11° 34' 42" for a distance of 1165.93 feet to a point lying on the South line of said Government Lot 2 of Section 5; thence West along said South line of Government Lot 2 a distance of 10.22 feet to a point lying on the arc of a circular curve concave to the Northwest having a radius of 50.00 feet with a radial bearing of S82° 11' 33"W, said point also begins the right of way line transition from the Westerly right of way line of State Road A-1-A to the Northerly right of way line of Bay Drive (70.00' wide right of way); thence run Southwesterly along said right of way lines and the arc of said curve through a central angle of 97° 48' 27" for a distance of 85.35 feet to the point of tangency and the Northerly right of way line of Bay Drive; thence West along said Northerly right of way line of Bay Drive as shown on the Replat of Riomar Bay Unit 1 as recorded in Plat Book 6, Pages 65A and 65B of said Public Records for a distance of 242.99 feet; thence N10° 07' 02"W for a distance of 245.01 feet to the Southwesterly corner of the lands described in said O.R. Book 115, Page 72, said corner also lying on the Northerly line of Tract A as shown on said Replat of Riomar Bay Unit 1; thence N10° 18' 00"W along the Westerly line of the lands described in said O.R. Book 115, Page 72, for a distance of 274.05 feet to the Southeasterly corner of the lands described in said O.R. Book 184, page 310; thence S79° 42' 00"W along the Southerly line of said lands described in O.R.

Book 184, Page 310 a distance of 75.00 feet; thence N10° 18' 00"W along the Westerly line of said lands described in O.R. Book 184, Page 310 a distance of 150.00 feet; thence N79° 42' 00"E along the Northerly line of said lands described in O.R. Book 184, page 310 a distance of 75.00 feet to a point lying on the Westerly line of said lands described in O.R. Book 115, Page 72, thence N10° 18' 00"W along said Westerly line of lands described in O.R. Book 115, page 72 a distance of 57.00 feet to a point lying on the Westerly line of the lands described in said O.R. Book 93, pages 319 thru 324; thence N33° 53' 00"W along said Westerly line of the lands described in O.R. Book 93, Pages 319 thru 324 a distance of 282.28 feet; thence N00° 05' 00"W along said Westerly line of the lands described in O.R. Book 93, Pages 319 thru 324 a distance of 5.88 feet to a point lying on the centerline of the existing concrete bulkhead at the shore of the Indian River; thence N84° 29' 24"E along said centerline of the existing concrete bulkhead and shoreline of the Indian River a distance of 111.18 feet; thence N00° 05' 00"W parallel with and 10.68 feet East of by perpendicular measurement from the East line of Lot 27, Block 1 of Plat No. 2 of Riomar Subdivision as recorded in Plat Book 2, Page 27 of said Public Records for a distance of 248.45 feet to a point lying on the Southerly right of way line of said Riomar Drive (formerly 25th Street) and the North line of Lot 28, Block 1 of said Plat No. 2 of Riomar Subdivision; thence N89° 57' 00"E along said Southerly right of way line of Riomar Drive and the North line of Lots 28, 29, 30 and 31 of Block 1 of said Plat No. 2 of Riomar Subdivision a distance of 355.10 feet to the point of Beginning of the herein described parcel of land, containing 9.774 acres more or less.