

GRAND HARBOR COMMUNITY ASSOCIATION, INC.

2231 FALLS CIRCLE VERO BEACH, FL 32967
PHONE (772) 794-7800 FAX (772) 770-4727

March 24, 2017

Florida Department of Environmental Protection
337 N. US Highway 1
Ft. Pierce, FL 34950

Re: Application for Modification of Existing Mangrove Permit

Dear Sir/Madame,

Enclosed please find our application along with our check in the amount \$850.00

Sincerely yours,

GRAND HARBOR COMMUNITY ASSOCIATION, INC.

A handwritten signature in cursive script that reads "Christopher J. Cleary / dlf".

Christopher J. Cleary
President

Enclosures

CJC/dlf

RECEIVED

APR 07 2017

FL DEP
WEST PALM BEACH

FLADEPT FLORIDA DEPARTMENT

CHECK DATE Mar20/17

CHECK NUMBER 003675

Invoice	Inv.Date	PO Number	Reference	Gross Amt	Disct/RT	GST	Net Amt
02212017	Feb21/17	N/A		830.00	0.00	0.00	830.00
				830.00	0.00	0.00	830.00

RECEIVED

APR 07 2017

FL DEP
WEST PALM BEACH



FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

NOTICE OF INTENT TO USE S. 403.9327, F.S., *GENERAL PERMIT FOR MANGROVE TRIMMING* OR

APPLICATION FOR S. 403.9328, F.S., *INDIVIDUAL PERMIT TO TRIM OR ALTER MANGROVES*

This application form may be used to provide notice to the Department of your intent to use a general permit to trim mangroves pursuant to Section 403.9327, Florida Statutes (F.S.), or to apply for an individual permit to alter or trim mangroves pursuant to Section 403.9328, F.S. Applications to trim or alter mangroves are not required to be submitted on this form. This form is being provided as a service to the public to clarify what information the department needs to process an application. Submitting all of the necessary information initially will reduce the permit application processing time.

GENERAL INFORMATION / INSTRUCTIONS

- ** Mangrove trimming - means to cut mangrove branches, twigs, limbs, and foliage, but does not mean to remove, defoliate or destroy the mangroves. Trimming does not include the cutting of prop/aerial roots.
- ** Mangrove alteration - means anything other than trimming of mangroves.
- ** Please submit all documents in a clearly legible form on 8 1/2 X 11 inch paper, type or print all information.
- ** If providing notice of intent to use a general permit for mangrove trimming pursuant to S. 403.9327, F. S., please complete sections 1, 2, 3, 4, 5 & 7 of this application.
- ** If requesting an individual permit to alter or trim mangroves pursuant to S. 403.9328, F. S., please complete sections 1, 2, 3, 4, 6, & 7 of this application.
- ** Submission of insufficient information may result in denial of the permit [403.9327(4), 403.9328(2)(a), F.S.]

FOR DEP USE ONLY

DATES: Received ___/___/___ Complete ___/___/___ Inspected ___/___/___

Application No. : MA ___/___/___ Fee Received: \$ _____

RECEIVED

APR 07 2017

SECTION 1 / APPLICANT INFORMATION

Applicant/Riparian

Owners Name Grand Harbor Community Association, Inc.

Name of Applicants

Agent, if applicable VB Community Association LLCAddress 2231 Falls CircleVero Beach, FL 32967Corporate Name VB Community Association LLCAddress 2231 Falls CircleVero Beach, FL 32967Telephone (Day) 772-794-7827Telephone (Day) 772-794-7827**SECTION 2 / APPLICATION TYPE AND PROCESSING FEE** (check the appropriate box)New Permit ApplicationModification of Existing Permit No. MA 31 /221778-4 /☐ S. 403.9327 - General Permit for Trimming (\$250)☐ S. 403.9328 - Individual Permit for Mangrove Alteration or Trimming (\$250)☐ S. 403.9328 Individual Permit for Mangrove Alteration or Trimming☐ Request for Time Extension (\$90)☐ (1-19 mangroves \$420)☐ Request to Transfer Authorization to New Owner (\$90)☒ (20 or more mangroves \$830)

(Explain)

SECTION 3 / SITE LOCATION (Please attach a vicinity map with clear directions to the proposed site using county, state, and U.S. highway names and route numbers. The vicinity map should clearly identify the project site so that a person unfamiliar with the area can locate the project site)Name of Waterway at Location of the Proposed Activity Indian River LagoonCounty and Municipality in Which the Proposed Activity is Located Indian River

Location Where Proposed Activity Will Occur:

Street address, road or other descriptive location 14,23,24 32S 39E
Section Township RangeLot No. N/A Block No. N/A Subdivision Name Grand HarborIf Available Please Provide Coordinates _____ " _____ "
for Center of Project: Latitude Longitude

SECTION 4 / PROJECT SITE INFORMATION

1. Please provide scaled or dimensioned site plans showing an overhead and profile (side-view) drawings clearly delineating and identifying the areas to be trimmed or altered. The overhead and profile drawings should be submitted on separate 8 ½ X 11" sheets of paper and should include the following information:
 - a. Graphic scale, and all principal dimensions and extent of proposed trimming or alteration; include the depth of the mangrove area(s) as measured waterward from the trunk of the most landward mangrove tree in a direction perpendicular to the shoreline to the trunk of the most waterward mangrove tree; the extent of the mangrove canopy, the existing height of the mangroves and the proposed height after trimming or alteration; the location of the proposed trimming or alteration in relation to permanent features such as docks, seawalls, fences, etc.. The profile drawing should show the portions of the trees that are proposed to be trimmed or altered in annual stages, such that the tallest trees are trimmed first, i.e., each trimming event will be limited to the lowest height the tallest tree(s) may be trimmed down to for that year.

*** Please be aware that not all mangroves may legally be trimmed down to six (6) feet from the ground surface. Notice where the lowest leaves are located on the trees. A trimming event that removes most of the leaves may be classified as "defoliation," which is not authorized under a "trimming" authorization. S. 403.9325(8), F.S. defines "trim" as "to cut mangrove branches, twigs, limbs, and foliage, but does not mean to remove, defoliate, or destroy the mangroves." Arborists recommend not removing more than 25% of the foliage annually to maintain a healthy tree. In the Mangrove Act this 25% limit on annual removal of foliage is referred to as "staged trimming." See S. 403.9326(1)(b)3, F.S. Trees 16 ft. and taller must be staged trimmed.
 - b. Include the approximate location and species of all mangrove trees at the project site, or if this is not practical, show the area covered by the tree canopy and indicate the dominant tree species present.
 - c. Include the approximate shape and dimensions of the lot or parcel of land and the existing shoreline as determined using Rule 62-340, F.A.C. (approximate wetland or surface water/upland line) and the approximate location of the mean high water line, which is generally the waterward property boundary line.
 - d. North arrow and a legend that explains all symbols and patterns used in the drawings.
2. Please provide recent color photographs that clearly depict the existing conditions within the area of the proposed trimming or alteration. Mark on the photographs the heights or configurations that are proposed to be attained. Include some reference features in the photographs that can be used to judge the existing and proposed dimensions, heights, and configurations of the trees. These photographs should be labeled and mounted on 8 ½ X 11" paper.

SECTION 5 / INFORMATION SPECIFIC TO GENERAL PERMIT APPLICATIONS

- ** Applicants for a General Permit must provide sufficient information to enable the Department to determine the scope of the proposed trimming and whether the activity will comply with the conditions of Section 403.9327, Florida Statutes [S. 403.9327(4), F.S.].
- ** All trimming under a General Permit pursuant to Section 403.9327, Florida Statutes, must be performed by a professional mangrove trimmer. This application must be signed by the professional mangrove trimmer who will perform the trimming, and the individual who owns or controls the property.
1. Mangrove Trimming is Being Proposed According to the Following Section of the Act (check the appropriate box):
 - ☐ S. 403.9327(1)(a), F.S. - General Permit to Trim Mangroves for Riparian Property Owners
 - ☒ S. 403.9327(1)(b), F. S. - General Permit for the Limited Trimming of Mangroves Within Existing Navigational Channels, Basins, or Canals to Provide Clearance for Navigation of Watercraft

(Section 5 Continued on the next Page)

SECTION 5 (continued)

2. Are the mangroves that are proposed to be trimmed located on lands owned or controlled by the professional mangrove trimmer listed below, or by the person contracting with the professional mangrove trimmer, or on sovereign submerged lands (state owned submerged lands) immediately waterward and perpendicular to such lands? [S. 403.9326(1)(a), (b), (c), 403.9327, F.S.] ☒ Yes ☐ No

Explain _____

Name of riparian owner _____

3. Have mangroves on the parcel of property where this project is proposed, been trimmed in the past under a General Permit authorized by Section 403.9327(1), Florida Statutes? [S. 403.9327(3)(a), F.S.] ☒ Yes ☐ No

4. What percentage of the mangroves aerial extent along the shoreline will be trimmed? _____

5. Please show how the mangroves will be trimmed to ensure that no more than 25 % of the foliage will be removed annually until the final height is achieved. Make allowance for regrowth. For staged trimming only the tallest trees may be trimmed initially such that each annual staged trim occurs only to a specific height above the substrate, to enable someone to follow the schedule and scope of the trimming. Please provide a schedule of trimming that includes, at a minimum, the anticipated beginning and ending dates of the trimming project (attach additional sheets if necessary). [S. 403.9326(1)(b), 403.9327(1)(a), 403.9328(2)(a), F.S.]
- _____
- _____

6. How will the cut mangrove material be removed, and where will the cut material be disposed? _____

Hauled off to approved dumpsite

7. Are the mangroves proposed to be trimmed located within a conservation easement? ☒ Yes ☐ No
If yes, attach a copy of the conservation easement.

8. Is the proposed trimming to occur on property developed for multifamily residential use? ☐ Yes ☒ No
If yes, trimming must be equitably distributed so that each owner's riparian view is similarly affected (S. 403.9327(1), F.S.).

9. Professional Mangrove Trimmer who will supervise or conduct the proposed mangrove trimming project:

Name Jeff Chrisco, Island Arbor, Inc.
(print or type)

Address 1651 20th Street

Vero Beach, FL 32960

Telephone(Day) 772-321-5870

I qualify as professional mangrove trimmer under the following authority: _____

(If qualified by being a member of one of the professional groups listed in Subsection 403.9329(1), Florida Statutes, provide documentation of your membership. If qualified by the Department pursuant to Subsection 403.9327(2), Florida Statutes, a copy of the Notice of Professional Mangrove Trimmer Status must be submitted with this application.)

Signature _____

Date _____

SECTION 6 / INFORMATION SPECIFIC TO INDIVIDUAL PERMIT APPLICATIONS TO ALTER OR TRIM MANGROVES

****** If a proposed mangrove alteration or trimming project does not qualify for an exemption under Section 403.9326, Florida Statutes, or a General Permit under Section 403.9327, Florida Statutes, an Alteration or Trimming Permit under Section 403.9328, Florida Statutes, must be obtained prior to conducting the proposed activities.

****** Applications for activities authorized under S. 403.9328 are subject to review under Ss. 373.414(1) & (8), F.S.

****** Applicants for an Individual Permit to Alter or Trim Mangroves must provide sufficient information to enable the Department to determine the scope and impacts of the proposed project [S. 403.9328(2)(a), F.S.].

1. The proposed activities involve mangrove (check the appropriate box): ☐ Alteration ☐ Trimming
2. How many mangroves are to be altered or trimmed? ☐ 1-19 ☒ 20 or more
3. Is the proposed alteration or trimming part of a dredge and fill project that is exempt under Section 403.813, Florida Statutes, or permitted under Part IV of Chapter 373, Florida Statutes? ☐ Yes ☒ No
4. The purpose of the project is to provide (check appropriate box): ☒ View ☐ Access ☐ Other (explain)

5. Are the mangroves proposed to be trimmed located within a conservation easement or an area that has been created, enhanced, restored or preserved as mitigation for a dredge & fill permit, MSSW permit, or an Environmental Resource Permit? ☒ Yes ☐ No
If yes, attach a copy of the conservation easement and/or the permit.
6. Provide the name and contact for the entity (entities) who is (are) riparian to the mangroves to be affected. [Riparian ownership implies ownership waterward to the mean high water line.] ^{DNA}
7. Please describe the alteration or trimming techniques to be used (attach additional sheets if necessary):
 - a. How will the mangroves be altered or trimmed? _____

 - b. Who will perform the alteration or trimming? Jeff Chrisco, Island Arbor, Inc.
 - c. How will the cut mangrove material be removed, and where will the cut material be disposed? _____
Hauled to approved dumpsite

8. Please describe any additional alteration or trimming details (attach an additional sheet if necessary).

SECTION 7 / CERTIFICATION

Application is hereby made for a permit or permits to authorize the activities described herein.

1. I hereby certify that: (please check the appropriate box)

I am the record owner ☒ lessee ☐ or the record easement holder ☐ of the property described in Section 3 of this application.

I am not ☐ the record owner, lessee, or record easement holder of the property described in Section 3 of this application.

2. I understand I may be required to provide additional information/data necessary to demonstrate reasonable assurance or evidence that the proposed activities will comply with the applicable State Water Quality Standards and other environmental standards.
3. I agree to provide entry to the project site for inspectors with proper identification or documents as required by law from the environmental agencies for the purpose of inspecting the site. Further, I agree to provide entry to the project site for such inspectors to monitor permitted work if a permit is granted.
4. I am familiar with the information contained in this application and that to the best of my knowledge and belief, such information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities or am acting as the duly authorized agent of the applicant. I understand that knowingly making any false statement or representation in this application is a violation of Section 403.161, Florida Statutes, and Chapter 837, Florida Statutes.

Christopher J. Cleary

Printed/Typed Name of Applicant or Agent

Signature of Applicant or Agent

Date

2/21/17

President

Corporate Title if Applicable

An Agent May Sign Above If Applicant Completes The Following

I hereby designate and authorize the agent listed above to act on my behalf as my agent in the processing of this permit application and to furnish, on request, supplemental information in support of the application.

Printed/Typed Name of Applicant

Signature of Applicant

Date

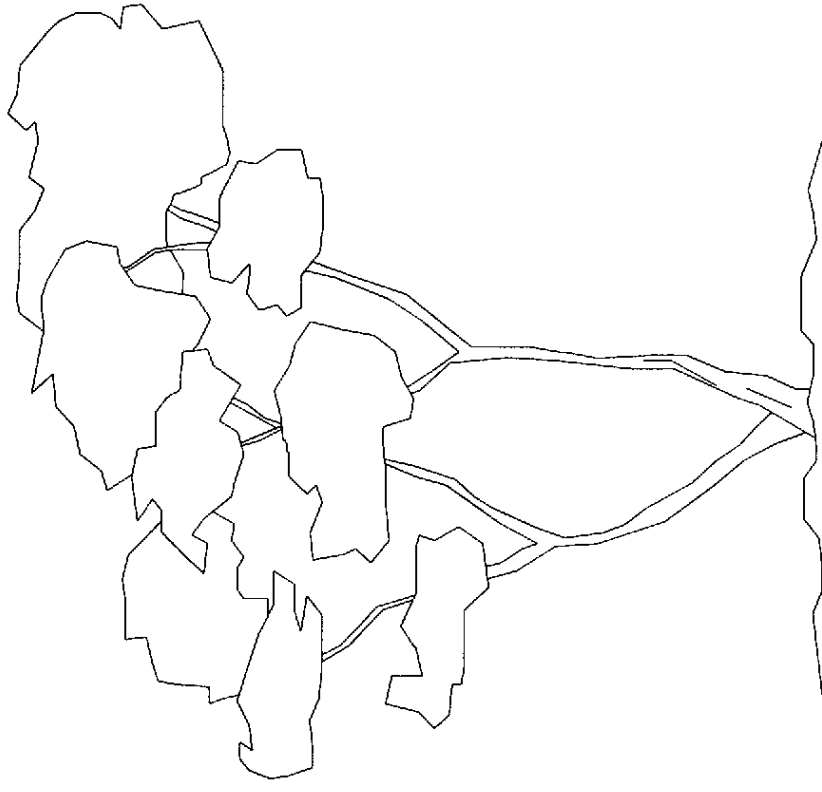
**** Please submit this completed form, with attached drawings and other necessary information along with a check in the amount of the appropriate DEP processing fee (as determined in Section 2, page 2). Make the check payable to the "Florida Department of Environmental Protection" and send to the local DEP office with jurisdiction over the project site.**

EXISTING

YEAR 1 - 10% REDUCTION

YEAR 2 - 10% REDUCTION

YEAR 3 - 10% REDUCTION



TYPICAL MANGROVE

109.50 Re. Fee

THIS INSTRUMENT PREPARED BY:
Bruce Bartlett, Esq.
Caldwell - Chartered

CONSERVATION EASEMENT

This grant of Conservation Easement is made this 9TH day of December, 1991, by and between GHA GRAND HARBOR, LTD., a Florida limited partnership, (hereinafter referred to as "Grantor"), and the STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (hereinafter referred to as "Grantee").

WITNESSETH

IN CONSIDERATION of the issuance of State of Florida Department of Environmental Regulation Permit Number 311043029, Grantor does hereby grant to Grantee, its successor and assigns, a Conservation Easement in accordance with Section 704.06, Florida Statutes (1987), over and across the real property which is more particularly described in Exhibit "A", attached hereto and incorporated herein (which said real property shall hereinafter be referred to as the "Conservation Area") on the terms and conditions hereinafter set forth:

1. Purpose and Intent: It is the purpose and intent of this Conservation Easement to assure that the Conservation Area be retained and maintained forever predominantly in the natural vegetative and hydrologic condition existing at the time of execution hereof.

2. Prohibited Activities: Except for such activities as are necessary for Grantor to meet its responsibilities under DER Permit Number 311043029 and except for any rights accorded Grantor under said DER permit or reserved to Grantor under the terms of this easement, the following activities are prohibited in the Conservation Area.

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground or unauthorized use of the golf cart paths for vehicles or construction equipment;

b. Dumping or placing of soil or other substances or

724070

92FEB-3 PM 3:47

RECORD VERIFIED
JEFFREY K. BARTON
CLERK CIRCUIT COURT
INDIAN RIVER CO., FLA

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COUNTY CLERK
INDIAN RIVER
JAN 10 1992

material as landfill, or dumping or piling of trash, waste, or unsightly or offensive materials;

c. Removal or destruction of trees, shrubs, or other vegetation; with the exception of nuisance and exotic plant species;

d. Excavation, logging, or removal of loam, peat, gravel, soil, rock or other material substance in such manner as to affect the surface;

e. Surface use except for purposes that permit the land or water area to remain predominantly in its natural condition;

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation;

g. Acts or uses detrimental to such aforementioned retention and maintenance of land or water areas; and

h. Acts or uses detrimental to the preservation of any features or aspects of the property having historical, archaeological or cultural significance.

3. Maintenance of Conservation Area: Grantor shall have the right to maintain the Conservation Areas as provided in DSR Permit Number 311043029.

In addition, this Conservation Easement shall not preclude such activities as are necessary to comply with that certain "Agreement re Maintenance - River Harbor Estuary System", between River Harbor, Inc., River Harbor Property Owners' Association, Inc., and Indian River County, which Agreement was required under the terms of the Development Order entered by Indian River County on October 23, being Resolution 85-120, and which has been assigned to GHA Grand Harbor, Inc. as approved by Indian River County Resolution 91-87.

This agreement shall not preclude the maintenance of the wooden bridges within the conservation easement, provided that such maintenance activities are carried out from the bridge structure and result in no traffic or impact to the underlying marsh.

4. Mangrove Trimming: The Grantor is prohibited from any removal or portion of mangroves except with the express

080922-2193

written consent of Grantee and acquisition of a valid permit issued according to Florida Administrative Code Rule 17-321, if required.

5. Mosquito Control: It is recognized that Grantor proposes to utilize open earth water management in the wetland system for control of mosquitoes. It may be necessary to construct rotary ditches or shallow ponds in the wetlands in order to help control mosquito breeding. This instrument does not preclude such activities; however, a modification of the above-referenced DER permit will be required prior to any such activities taking place.

6. Grantee's Remedies: In the event of violation of any covenant contained in this Conservation Easement, Grantee shall be entitled to pursue all available legal and equitable remedies, including injunctive relief.

7. Access to Conservation Area: It is understood that the granting of this Conservation Easement entitles the Grantee or its authorized representatives to enter the above-described land in a reasonable manner and at reasonable times to assure compliance.

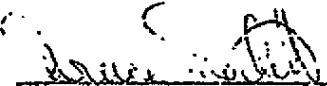
The Conservation Easement hereby granted shall run with the land and shall be binding upon Grantor and its successors and assigns and inure to the benefit of Grantee and its successors and assigns.

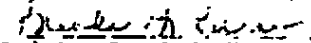
IN WITNESS WHEREOF, the undersigned execute this grant of Conservation Easement on the day and date first above written.

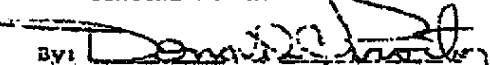
Signed, sealed and delivered
in the presence of:

GHA GRAND HARBOR, L.P.D., a
Florida limited partnership

By: GHA Grand Harbor, Inc., a
Florida corporation,
General Partner


Prints: Bruce Barkett


Prints: Brenda L. Hynes

By: 
Donald C. Proctor
President
2121 Grand Harbor Boulevard
Vero Beach, Florida 32967

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

Before me personally appeared DONALD C. PROCTOR, to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 9th day of
December, 1991.

[Signature]
NOTARY PUBLIC

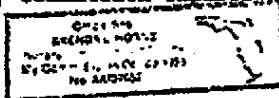
Typical name of notary public:

Spencer L. Horns

Address: 744 Beachland Blvd.

Vero Beach, FL 33593

My Commission expires:



GR0522rc2195

GOLF CLUB LLC

1761/789

WEST LINE OF SECTION 24
RIVER CLUB SUBDIVISION
PLAT BOOK 12 PAGE 64 TRACT P → Grand Harbor



Graphic Scale

14
24

SECTION 23
SECTION 24

SECTION 23
SECTION 24

Point of Beginning
S 89°56'20"E 100.00'
N 00°00'30"E 335.03'

Estuarine Area
Tract 1
6.53 Acres

Grand Harbor
Golf Course
Hole #16

NO	ARCUS	DELTA	ARC
1	25.00'	32°18'25"	163.35'
2	759.75'	17°34'43"	242.38'
3	75.00'	32°48'33"	42.65'
4	35.00'	14°05'18"	88.02'
5	288.51'	25°52'18"	130.28'
6	100.00'	122°25'28"	235.89'
7	105.00'	41°38'28"	76.25'
8	150.00'	45°00'14"	117.82'
9	178.00'	37°21'54"	114.12'
10	274.00'	17°57'58"	85.91'
11	100.00'	8°04'22"	111.81'
12	131.00'	17°30'19"	40.02'
13	289.00'	25°59'12"	126.70'
14	431.00'	33°40'30"	253.32'
15	1769.00'	01°09'47"	33.85'
16	50.00'	93°35'28"	83.42'

Exhibit

'A'

TRACT 1
1 of 19

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
700 22nd PLACE, SUITE 201
WEST PALM BEACH, FL 33411
(407) 568-1322

Description: Indian River, FL Document-Book Page 922.2192 Page: 5 of 24 226080
Order: inc Comment:

A PARCEL OF LAND LYING AND BEING IN SECTION 24, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF AFORESAID SECTION 24, THENCE S 00 00'39" W ALONG THE WEST LINE OF SECTION 24, 816.96 FEET TO THE POINT OF BEGINNING; THENCE S 89 59'20" E, 100.00 FEET; THENCE N 00 00'39" E, 325.00 FEET; THENCE N 75 51'33" E, 132.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, THE RADIUS OF WHICH LIES S 11 38'33" E, 290.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 32 16'25" AN ARC LENGTH OF 163.35 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 790.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 17 34'43" AN ARC LENGTH OF 242.38 FEET; THENCE S 00 00'39" W, 171.78 FEET; THENCE N 88 57'40" W, 60.08 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 75.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 32 48'33" AN ARC LENGTH OF 42.95 FEET; THENCE N 31 46'05" W, 73.23 FEET; THENCE N 00 32'30" E, 35.35 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 35.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 144 05'16" AN ARC LENGTH OF 83.02 FEET; THENCE S 36 27'14" W, 438.45 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 288.51 FEET, THENCE THROUGH A CENTRAL ANGLE OF 25 52'19" AN ARC LENGTH OF 130.28 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 100.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 129 25'28" AN ARC LENGTH OF 225.89 FEET; THENCE N 61 09'27" E, 150.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, THE RADIUS OF WHICH LIES N 74 43'28" E, 105.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 41 36'28" AN ARC LENGTH OF 76.25 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 150.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 45 00'14" AN ARC LENGTH OF 117.82 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 175.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 37 21'54" AN ARC LENGTH OF 114.12 FEET; THENCE S 84 31'20" E, 52.22 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, THE RADIUS OF WHICH LIES N 64 31'20" W, 274.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 17 57'58" AN ARC LENGTH OF 85.91 FEET; THENCE S 43 26'35" W, 82.71 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 100.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 64 04'22" AN ARC LENGTH OF 111.83 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 131.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 17 30'19" AN ARC LENGTH OF 40.02 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 269.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 26 59'12" AN ARC LENGTH OF 126.70 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 431.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 33 40'30" AN ARC LENGTH OF 253.32 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1769.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 01 05'47" AN ARC LENGTH OF 33.85 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 95 35'26" AN ARC LENGTH OF 83.42 FEET; THENCE N 00 00'39" E ALONG THE WEST LINE OF SECTION 24, 422.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.53 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS OF RECORD.

Exhibit

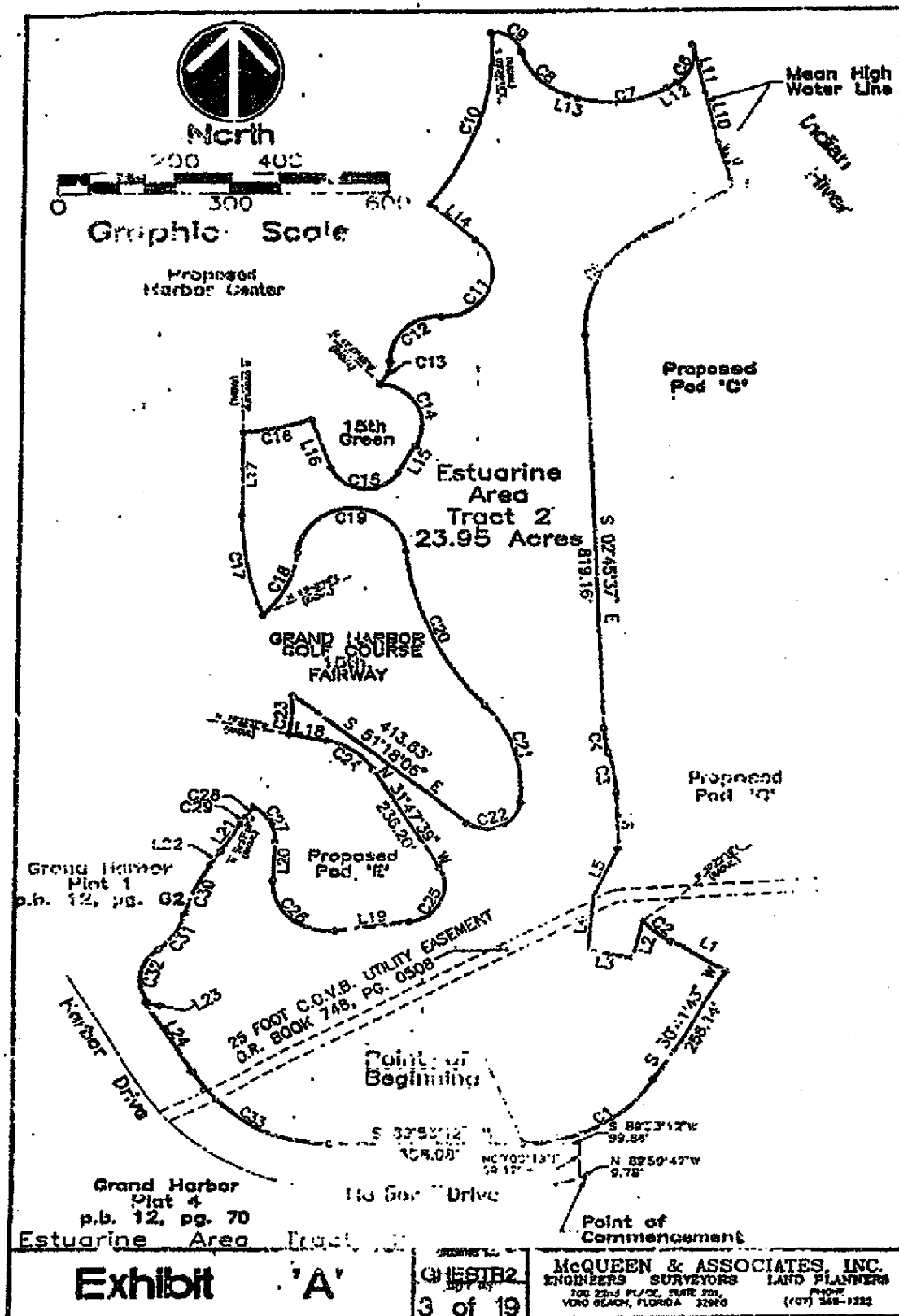
'A'

CHITRACT
2 of 19

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
100 2nd FLORIDA 32130
PHONE (407) 549-1312

61729226080

Description: Indian River, FL Document-Book. Page 922.2192 Page: 6 of 24
Order: lrc Comment:



861292226080

Description: Indian River, FL Document-Book Page 922.2192 Page: 7 of 24
Order: ira Comment:

Line Table

LINE	DIRECTION	DISTANCE
L1	S 59°18'17" E	119.79'
L2	N 15°00'35" E	79.12'
L3	S 77°20'05" E	80.84'
L4	S 05°13'45" W	110.25'
L5	S 24°51'00" W	11.91'
L6	S 01°53'45" E	113.81'
L7	S 88°33'02" W	189.73'
L8	S 18°57'48" E	19.42'
L9	S 15°31'54" E	76.24'
L10	S 13°38'12" E	106.18'
L11	S 14°44'02" E	100.50'
L12	N 57°11'10" E	19.90'
L13	S 71°53'10" E	20.33'
L14	N 48°20'32" W	115.00'
L15	N 30°58'27" E	63.43'
L16	S 20°41'13" E	104.67'
L17	N 00°00'39" E	170.88'
L18	N 79°23'37" W	69.48'
L19	N 82°15'30" E	137.58'
L20	S 02°23'14" W	80.97'
L21	N 32°02'31" E	68.30'
L22	N 32°02'31" E	33.54'
L23	N 60°08'06" E	5.00'
L24	N 29°53'54" W	161.11'

Curve Table

CURVE	RADIUS	LENGTH	DELTA
C1	269.91'	278.84'	59°11'28"
C2	165.00'	63.69'	19°43'36"
C3	320.00'	84.42'	15°08'56"
C4	200.00'	49.79'	14°15'04"
C5	226.13'	243.27'	61°38'23"
C6	69.27'	86.95'	71°53'12"
C7	190.00'	168.88'	50°55'40"
C8	126.83'	127.30'	57°30'37"
C9	51.35'	72.84'	81°16'43"
C10	485.00'	377.33'	44°34'34"
C11	90.00'	224.86'	143°08'51"
C12	90.00'	150.51'	95°49'04"
C13	60.00'	52.77'	50°23'30"
C14	85.81'	176.09'	117°34'44"
C15	68.74'	153.97'	128°20'20"
C16	400.00'	135.35'	19°23'13"
C17	466.00'	213.42'	26°14'25"
C18	202.96'	147.16'	41°32'38"
C19	100.00'	293.69'	168°18'14"
C20	570.06'	361.90'	36°22'28"
C21	251.21'	215.62'	49°10'46"
C22	60.00'	128.19'	122°24'43"
C23	334.00'	80.21'	13°45'35"
C24	125.00'	103.85'	47°35'58"
C25	75.00'	140.29'	114°03'09"
C26	100.00'	174.82'	100°09'44"
C27	75.00'	89.77'	67°47'35"
C28	334.00'	27.64'	04°44'31"
C29	79.98'	15.92'	11°24'05"
C30	350.00'	113.16'	18°31'30"
C31	139.00'	85.03'	35°02'53"
C32	86.00'	117.77'	78°27'47"
C33	296.13'	311.22'	60°12'55"

Estuarine Area Tract 2

Exhibit 'A'

4 of 19

MoQUEEN & ASSOCIATES, INC.
SURVEYORS LAND PLANNERS
200 LONE PALM, SUITE 101
Vero Beach, Florida 32960
(407) 568-1322

661294226080

Description: Indian River, FL Document-Book Page 922.2192 Page: 8 of 24

Order: lra Comment:

**GRAND HARBOR
ESTUARINE AREA TRACT 2
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN SE 1/4, 24, TOWNSHIP 12 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF GRAND HARBOR PLAT 4, AS RECORDED IN PLATBOOK 12, PAGE 11, THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SAID PLAT 4, ALSO BEING THE MOST EASTERLY POINT OF HARBOR DRIVE AS SHOWN ON THE PLAT OF GRAND HARBOR - PLAT 1, AS RECORDED IN PLATBOOK 12, PAGE 8, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA:
THENCE N 89°58'47"W, 2.78 FEET, ALONG THE BOUNDARY OF SAID GRAND HARBOR - PLAT 1;
THENCE N 00°00'15"E, 58 FEET, ALONG THE BOUNDARY OF SAID GRAND HARBOR - PLAT 1;
THENCE S 89°53'12"W, 99.64 FEET, ALONG THE BOUNDARY OF SAID GRAND HARBOR - PLAT 1, TO THE POINT-OF-BEGINNING.

THENCE S 89°53'12"W, 356.08 FEET ALONG THE BOUNDARY OF SAID GRAND HARBOR - PLAT 1;
THENCE 311.22 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 296.13 FEET, THROUGH A CENTRAL ANGLE OF 60°12'53", ALONG THE BOUNDARY OF SAID GRAND HARBOR PLAT 1;
THENCE N 29°53'54"W, 181.11 FEET, ALONG THE BOUNDARY OF SAID GRAND HARBOR - PLAT 1;
THENCE N 60°08'08"E, 5.00 FEET, ALONG THE BOUNDARY OF SAID GRAND HARBOR - PLAT 1;
THENCE 117.77 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 86.00 FEET, THROUGH A CENTRAL ANGLE OF 76°27'47", ALONG THE BOUNDARY OF SAID GRAND HARBOR - PLAT 1;
THENCE 85.03 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 139.00 FEET, THROUGH A CENTRAL ANGLE OF 35°02'53", ALONG THE BOUNDARY OF SAID GRAND HARBOR - PLAT 1;
THENCE 113.16 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF 18°31'30", ALONG THE BOUNDARY OF SAID GRAND HARBOR - PLAT 1;
THENCE N 32°02'31"E, 33.34 FEET, ALONG THE BOUNDARY OF SAID GRAND HARBOR - PLAT 1;
THENCE LEAVING SAID BOUNDARY, N 32°02'31"E, 68.30 FEET;
THENCE 15.92 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1.00 FEET, THROUGH A CENTRAL ANGLE OF 1°24'00";
THENCE 27.64 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 334.00 FEET, THROUGH A CENTRAL ANGLE OF 04°44'31";
THENCE 88.74 FEET ALONG THE ARC OF A NON-RADIAL CURVE, THE RADIUS OF WHICH BEARS S 24°37'39"W 75.00 FEET, THROUGH A CENTRAL ANGLE OF 67°47'35";
THENCE S 02°25'14"W, 80.97 FEET;
THENCE 174.82 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 100°09'44";
THENCE N 82°15'30"E, 137.58 FEET;
THENCE 149.29 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 114°03'09";
THENCE N 31°47'39"W, 236.20 FEET;
THENCE 103.85 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 47°31'59";
THENCE N 79°23'37"W, 89.48 FEET;
THENCE 80.21 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, THE RADIUS OF WHICH BEARS N 79°23'37"W, 334.00 FEET, THROUGH A CENTRAL ANGLE OF 13°15'39";
THENCE S 51°18'06"E, 413.83 FEET;
THENCE 128.19 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 122°24'45";
THENCE 215.62 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 251.21 FEET, THROUGH A CENTRAL ANGLE OF 49°10'45";
THENCE 361.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 570.08 FEET, THROUGH A CENTRAL ANGLE OF 38°22'28"; THENCE 293.69 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS

Estuarine Area Tract 2

cont.

Exhibit

'A'

CHESTR2
5 of 19

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
700 22nd PLACE, SUITE 201
VERO BEACH, FLORIDA 33560
(888) 332-1111

002201226000

Description: Indian River, FL Document-Book Page 922.2192 Page: 9 of 24

Order: 1ro Comment:

OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 158°16'14".
 THENCE 147.16 FEET ALONG THE ARC OF A CURVE CONCAVE TO
 THE NORTHWEST, WITH A RADIUS OF 202.98 FEET, THROUGH A
 CENTRAL ANGLE OF 41°32'38".
 THENCE 213.42 FEET ALONG THE ARC OF A NON-RADIAL CURVE
 CONCAVE TO THE NORTHEAST, THE RADIUS OF WHICH BEARS
 N 63°48'14"E, 466.00 FEET, THROUGH A CENTRAL ANGLE OF
 26°14'25".
 THENCE 170.88 FEET, 00°00'39"E, 170.88 FEET;
 THENCE 135.35 FEET ALONG THE ARC OF A NON-RADIAL
 CURVE CONCAVE TO THE NORTHWEST, THE RADIUS OF WHICH
 BEARS S 01°18'40"W, 400.00 FEET, THROUGH A CENTRAL
 ANGLE OF 19°23'13".
 THENCE S 20°41'13"E, 104.67 FEET;
 THENCE 153.97 FEET ALONG THE ARC OF A CURVE
 CONCAVE TO THE NORTH, WITH A RADIUS OF 68.74 FEET,
 THROUGH A CENTRAL ANGLE OF 125°20'20".
 THENCE N 30°58'27"S, 63.43 FEET;
 THENCE 176.09 FEET ALONG THE ARC OF A CURVE CONCAVE TO
 THE SOUTHWEST, WITH A RADIUS OF 85.81 FEET, THROUGH A
 CENTRAL ANGLE OF 117°34'44".
 THENCE 52.77 FEET ALONG THE ARC OF A NON-RADIAL
 CURVE CONCAVE TO THE WEST, THE RADIUS OF WHICH BEARS
 N 41°37'15"W, 60.00 FEET, THROUGH A CENTRAL ANGLE OF
 50°23'30".
 THENCE 150.51 FEET ALONG THE ARC OF A CURVE
 CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 90.00
 FEET, THROUGH A CENTRAL ANGLE OF 95°49'04".
 THENCE 224.86 FEET ALONG THE ARC OF A CURVE
 CONCAVE TO THE WEST, WITH A RADIUS OF 90.00
 FEET, THROUGH A CENTRAL ANGLE OF 143°08'51".
 THENCE N 49°20'32"W, 115.00 FEET;
 THENCE 377.33 FEET ALONG THE ARC OF A CURVE
 CONCAVE TO THE NORTHWEST, WITH A RADIUS OF
 485.00 FEET, THROUGH A CENTRAL ANGLE OF 44°34'34".
 THENCE 72.84 FEET ALONG THE ARC OF A NON-RADIAL
 CURVE CONCAVE TO THE SOUTHWEST, THE RADIUS OF WHICH
 BEARS S 05°39'17"E, 81.33 FEET, THROUGH A
 CENTRAL ANGLE OF 81°16'43".
 THENCE 127.30 FEET ALONG THE ARC OF A CURVE
 CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 126.83 FEET,
 THROUGH A CENTRAL ANGLE OF 57°30'37".
 THENCE S 71°53'10"E, 20.33 FEET;
 THENCE 188.88 FEET ALONG THE ARC OF A CURVE
 CONCAVE TO THE NORTH, WITH A RADIUS OF 190.00 FEET,
 THROUGH A CENTRAL ANGLE OF 50°55'40".
 THENCE N 57°11'10"E, 19.90 FEET;
 THENCE 86.95 FEET ALONG THE ARC OF A CURVE CONCAVE
 TO THE NORTHWEST, WITH A RADIUS OF 69.27 FEET, THROUGH
 A CENTRAL ANGLE OF 71°55'12". TO A POINT ON THE MEAN
 HIGH WATER LINE OF THE INDIAN RIVER AS ESTABLISHED BY
 BEINDORF AND ASSOCIATES, UNDER D.N.R. APPROVED
 PROCEDURES ON APRIL 30, 1983;
 THENCE ALONG SAID MEAN HIGH WATER LINE,
 S 14°44'02"E, 100.50 FEET;
 THENCE ALONG SAID MEAN HIGH WATER LINE,
 S 13°38'12"E, 108.16 FEET;
 THENCE ALONG SAID MEAN HIGH WATER LINE,
 S 15°31'54"E, 76.24 FEET;
 THENCE ALONG SAID MEAN HIGH WATER LINE,
 S 18°57'49"E, 19.42 FEET;
 THENCE S 58°53'02"W, 189.73 FEET;
 THENCE 243.27 FEET ALONG THE ARC OF A CURVE CONCAVE TO
 THE SOUTHEAST, WITH A RADIUS OF 226.13 FEET, THROUGH A
 CENTRAL ANGLE OF 61°38'23".
 THENCE S 02°45'37"E, 819.16 FEET;
 THENCE 49.75 FEET ALONG THE ARC OF A CURVE CONCAVE
 TO THE EAST, WITH A RADIUS OF 200.00 FEET, THROUGH
 A CENTRAL ANGLE OF 14°15'04".
 THENCE 84.42 FEET ALONG THE ARC OF A CURVE CONCAVE TO
 THE WEST, WITH A RADIUS OF 320.00 FEET, THROUGH
 A CENTRAL ANGLE OF 15°08'58".
 THENCE S 04°53'17"E, 113.83 FEET;
 THENCE S 24°51'00"W, 109.14 FEET;
 THENCE S 05°13'45"W, 110.25 FEET;
 THENCE S 77°20'05"E, 80.97 FEET;
 THENCE N 15°00'35"E, 79.12 FEET;
 THENCE 63.69 FEET ALONG THE ARC OF A NON-RADIAL CURVE
 CONCAVE TO THE NORTHWEST, THE RADIUS OF WHICH BEARS

cont.

Estuarine ... 2

Exhibit

'A'

QUEST 2
6 of 19

McQUEEN & ASSOCIATES, INC.
 ENGINEERS SURVEYORS LAND PLANNERS
 201 22nd PLACE, SUITE 201
 VERO BEACH, FLORIDA 33460
 PHONE (407) 963-1324

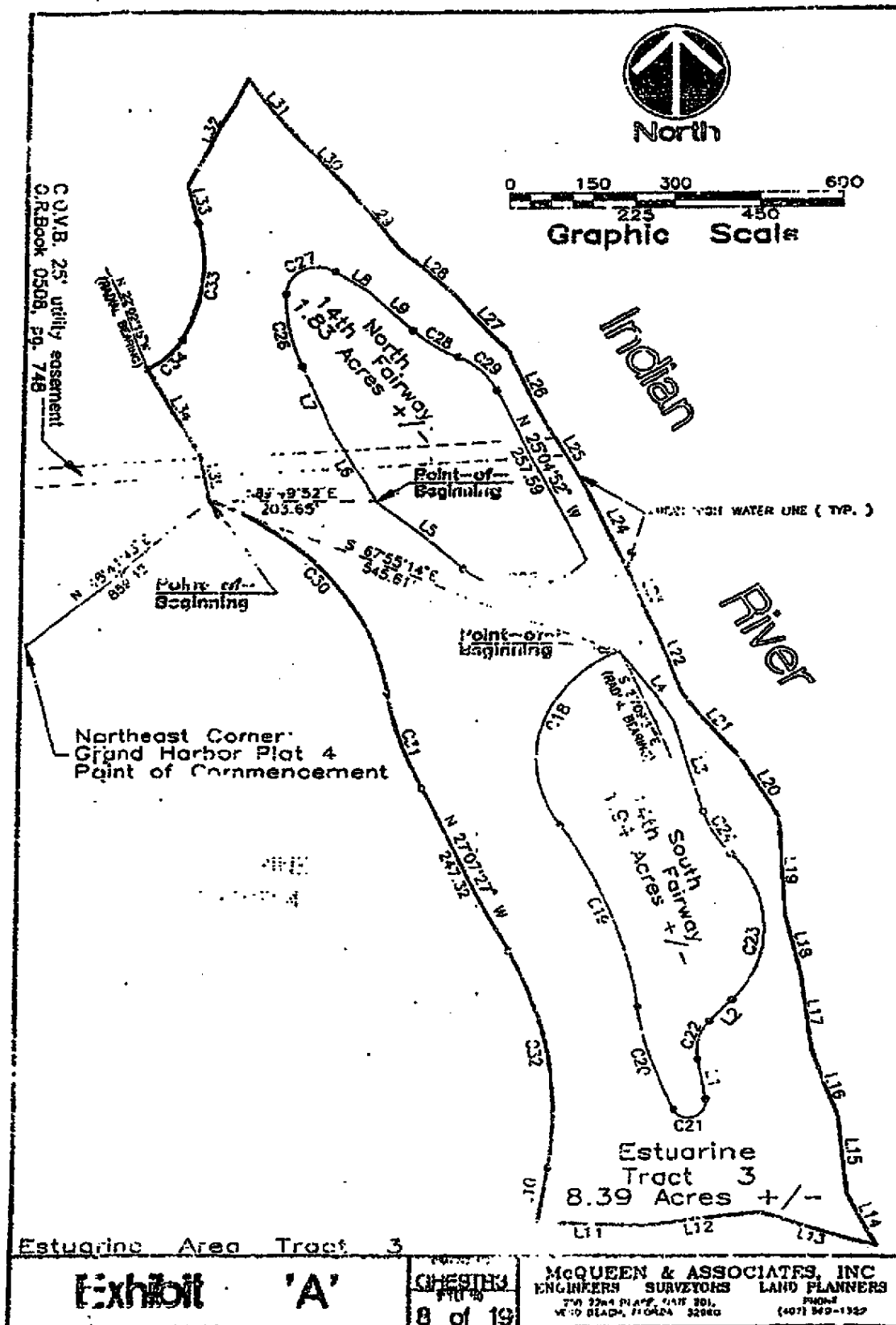
10229226080

Description: Indian River, FL Document-Book Page 922.2192 Page: 10 of 24
 Order: 100 Comment:

SAID PARCEL CONTAINING 2385 ACRES MORE OR LESS, AND BEING SUBJECT TO EASEMENTS, DEEDS, MORTGAGES AND RESERVATIONS OF RECORD.

McQUINN & ASSOCIATES, INC.
ENGINEERING SURVEYORS LAND PLANNERS
 200 E. 2nd St., Suite 301, Phoenix, AZ 85001
 (602) 254-1322

Description: Indian River, FL Document-Book. Page 922.2192 Page: 11 of 24
Order: 1rg Comment:



Description: Indian River, FL Document-Book. Page 922.2192 Page: 12 of 24
Order: 1rc Comment:

Line Table

LINE	DIRECTION	DISTANCE
L1	S 10°20'04" E	54.05
L2	S 39°38'04" W	38.45
L3	S 18°48'00" E	128.40
L4	S 34°58'08" E	118.67
L5	S 50°50'39" E	145.17
L6	S 29°02'59" E	106.89
L7	S 22°27'47" E	99.86
L8	N 54°55'41" W	50.42
L9	N 48°20'19" W	73.55
L10	N 08°39'31" E	75.31
L11	N 88°05'24" W	124.03
L12	S 82°13'08" W	139.12
L13	N 70°05'29" W	141.37
L14	S 22°55'59" E	80.98
L15	S 05°55'04" E	101.86
L16	S 18°00'05" E	97.79
L17	S 07°35'23" E	106.80
L18	S 13°19'59" E	82.14
L19	S 02°51'55" E	129.37
L20	S 29°03'56" E	97.10
L21	S 37°07'58" E	108.09
L22	S 22°45'02" E	100.13
L23	S 21°40'46" E	89.18
L24	S 23°49'02" E	115.77
L25	S 28°48'51" E	104.01
L26	S 24°08'02" E	104.67
L27	S 42°07'06" E	104.68
L28	S 49°22'27" E	93.12
L29	S 37°40'21" E	108.56
L30	S 40°30'16" E	92.52
L31	S 38°05'50" E	101.00
L32	N 26°19'36" E	168.33
L33	N 14°41'05" W	31.01
L34	N 29°16'45" W	136.14
L35	N 11°50'42" W	66.05

Curve Table

CURVE	RADIUS	LENGTH	DELTA
C18	159.94	281.28	100°45'31"
C19	539.08	266.33	27°17'46"
C20	378.89	148.42	22°26'38"
C21	22.00	61.92	161°15'43"
C22	64.38	56.15	49°58'08"
C23	155.00	215.60	79°41'49"
C24	161.44	65.55	23°15'45"
C25	110.00	165.98	86°27'07"
C26	257.56	101.88	22°39'50"
C27	37.00	80.64	124°52'16"
C28	153.05	70.07	24°03'20"
C29	80.00	71.18	45°18'47"
C30	331.00	358.79	62°06'22"
C31	134.82	137.34	18°08'20"
C32	489.66	305.81	35°48'58"
C33	221.90	162.45	41°56'40"
C34	85.00	60.38	40°42'10"

Estimate Area Tract 3

Exhibit

'A'

9 of 10

McQUINN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
700 3rd Floor, 1000
VERO BEACH, FL 33580
PHONE (407) 269-1322

402291226080

Description: Indian River, FL Document-Book Page 922.2192 Page: 13 of 24

Order: lrs Comment:

**ESTUARINE AREA TRACT 3
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING AND BEING IN SECTION 24, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF GRAND HARBOR PLAT 4 AS RECORDED IN PLAT BOOK 12 PAGE 70 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, THENCE N 48 41'43" E 859.42 FEET TO THE POINT OF BEGINNING; THENCE N 11 50'42" W. 66.05 FEET; THENCE N 29 16'45" W. 138.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, THE RADIUS OF WHICH LIES N 22 02'15" W. 85.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 40 42'10" AN ARC LENGTH OF 60.38 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 221.90 FEET, THENCE THROUGH A CENTRAL ANGLE OF 41 38'40" AN ARC LENGTH OF 182.45 FEET; THENCE N 14 41'05" W. 51.81 FEET; THENCE N 26 19'36" E. 166.34 FEET TO INTERSECT THE MEAN HIGH WATER LINE OF THE INDIAN RIVER AS ESTABLISHED BY BONDORF & ASSOCIATES, INC., ON APRIL 30, 1985; THENCE RUN SOUTHEASTERLY ALONG THE MEAN HIGH WATER LINE THE FOLLOWING COURSES AND DISTANCES: S 38 05'50" E. 101.00 FEET; THENCE S 40 30'16" E. 92.52 FEET; THENCE S 37 40'21" E. 108.56 FEET; THENCE S 49 22'27" E. 93.12 FEET; THENCE S 42 07'06" E. 104.58 FEET; THENCE S 24 08'02" E. 104.67 FEET; THENCE S 28 48'51" E. 104.01 FEET; THENCE S 23 49'02" E. 115.77 FEET; THENCE S 21 40'46" E. 89.18 FEET; THENCE S 22 45'02" E. 100.13 FEET; THENCE S 37 07'58" E. 108.09 FEET; THENCE S 29 03'55" E. 97.10 FEET; THENCE S 02 51'55" E. 129.37 FEET; THENCE S 13 19'58" E. 82.14 FEET; THENCE S 07 35'23" E. 106.80 FEET; THENCE S 18 00'05" E. 97.79 FEET; THENCE S 05 55'04" E. 101.86 FEET; THENCE S 22 55'59" E. 80.96 FEET; THENCE LEAVING THE MEAN HIGH WATER LINE, N 70 05'29" W. 141.37 FEET, THENCE S 82 13'06" W. 139.12 FEET; THENCE N 88 05'24" W. 124.03 FEET; THENCE N 08 39'31" E. 75.31 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 489.66 FEET, THENCE THROUGH A CENTRAL ANGLE OF 35 46'58" AN ARC LENGTH OF 305.81 FEET; THENCE N 27 07'27" W. 247.32 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 434.82 FEET, THENCE THROUGH A CENTRAL ANGLE OF 18 06'20" AN ARC LENGTH OF 137.34 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 331.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 82 06'22" AN ARC LENGTH OF 358.79 FEET TO THE POINT OF BEGINNING. CONTAINING 12.17 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS OF RECORD.

LESS AND EXCEPT THE FOLLOWING 2 PARCELS:

NORTH 14th FAIRWAY
LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 24, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF BEGINNING FOR ESTUARINE TRACT J, PROCEED N 29 49'53" E. 203.65 FEET TO THE POINT OF BEGINNING; THENCE N 29 02'59" W. 106.89 FEET; THENCE N 22 27'47" W. 99.56 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 237.56 FEET, THENCE THROUGH A CENTRAL ANGLE OF 22 39'50" AN ARC LENGTH OF 101.88 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 37.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 123 52'16" AN ARC LENGTH OF 80.64 FEET; THENCE S 54 55'41" E. 50.42 FEET; THENCE S 46 20'19" E. 73.55 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 166.89 FEET, THENCE THROUGH A CENTRAL ANGLE OF 24 03'20" AN ARC LENGTH OF 100.7 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 45 19'47" AN ARC LENGTH OF 71.10 FEET; THENCE N 23 04'52" E. 267.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, THE RADIUS OF WHICH LIES N 47 17'46" W. 110.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 86 27'02" AN ARC LENGTH OF 165.93 FEET; THENCE N 50 50'39" W. 115.13 FEET TO THE POINT OF BEGINNING. CONTAINING 1.6 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS OF RECORD.

Estuarine Area Tract 3

Exhibit

'A'

10 of 19

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
700 37th PLACE, SUITE 201
VERO BEACH, FLORIDA 33960
PHONE (407) 598-1323

**SOUTH 1-1/2 IN FAIRWAY
LEGAL DESCRIPTION**

A PARCEL OF LAND LYING AND BEING IN SECTION 24, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF BEGINNING FOR ESTUARINE TRACT 3 PROCEED S 67° 55' 14" E, 545.61 FEET TO THE POINT OF BEGINNING; THENCE S 34° 58' 08" E, 118.67 FEET; THENCE S 16° 48' 00" E, 126.40 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 181.44 FEET, THENCE THROUGH A CENTRAL ANGLE OF 23° 15' 45" AN ARC LENGTH OF 65.55 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 155.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 79° 41' 49" AN ARC LENGTH OF 213.60 FEET; THENCE S 39° 38' 04" W, 38.45 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 64.38 FEET, THENCE THROUGH A CENTRAL ANGLE OF 49° 58' 08" AN ARC LENGTH OF 55.15 FEET; THENCE S 10° 20' 04" E, 54.05 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 22.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 161° 15' 45" AN ARC LENGTH OF 61.92 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 378.89 FEET, THENCE THROUGH A CENTRAL ANGLE OF 22° 28' 36" AN ARC LENGTH OF 148.42 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 559.08 FEET, THENCE THROUGH A CENTRAL ANGLE OF 27° 17' 48" AN ARC LENGTH OF 266.35 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 159.94 FEET, THENCE THROUGH A CENTRAL ANGLE OF 100° 45' 51" AN ARC LENGTH OF 281.28 FEET TO THE POINT OF BEGINNING, CONTAINING 1.94 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS OF RECORD.

Estuarine Area Tract 3

Exhibit

'A'

CHES 13
11 of 19

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
300 2ND PLACE, SUITE 201, VERO BEACH, FLORIDA 33586
(407) 545-1322

902292226080

Description: Indian River, FL Document-Book Page 922.2192 Page: 15 of 24
Order: 190 Comment:



Estuarine Area
Tract

134,
Green &

Point-of-Beginning

13th
Fair-
way

Point-of-
Beginning

Match Line

Estuaries Vol. 19, No. 4, p. 804-814 December 1996

Exhibit

AA

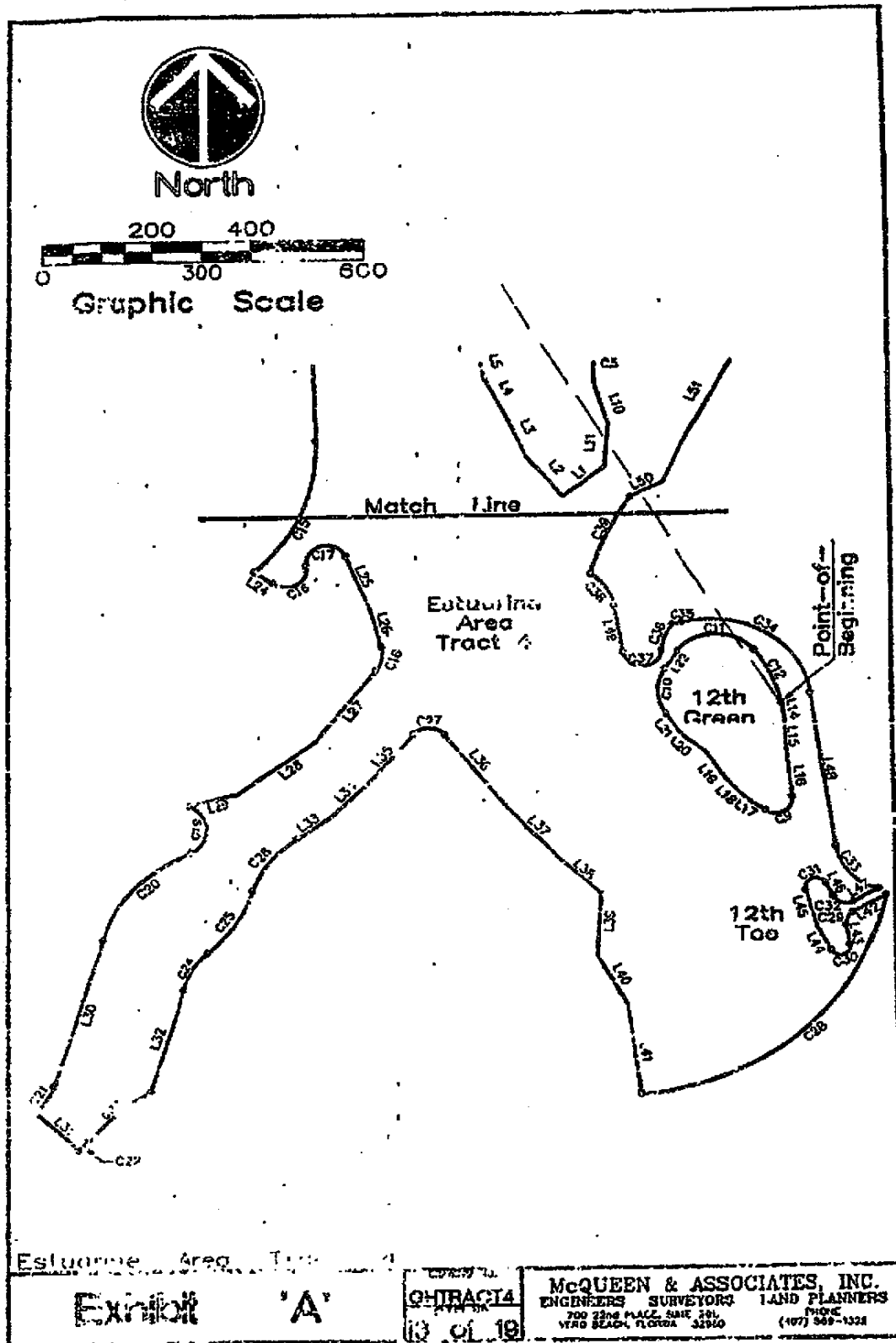
~~SECRET~~

112 of 19

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
700 22nd PLACE, SUITE 201, PHONE
VENO BEACH, FLORIDA 32080 (407) 869-1322

080922PG2207

Description: Indian River, FL Document-Book. Page 922.2192 Page: 16 of 24
Order: iro Comment:



80229226080

Description: Indian River, FL Document-Book Page 922.2192 Page: 17 of 24
Order: lra Comment:

LINE	DIRECTION	DISTANCE
L1	S 10°20'04" E	54.05
L2	S 39°38'04" W	38.45
L3	S 16°48'00" E	126.40
L4	S 34°58'03" E	118.67
L5	S 50°50'39" E	145.17
L6	S 29°02'59" E	106.89
L7	S 22°27'47" E	99.88
L8	N 54°55'41" W	50.42
L9	N 46°20'19" W	73.55
L10	N 08°39'31" E	75.31
L11	N 88°05'24" W	124.03
L12	S 82°13'05" W	139.12
L13	N 70°05'28" W	141.37
L14	S 22°55'59" E	80.98
L15	S 05°55'04" E	101.86
L16	S 18°00'05" E	97.79
L17	S 07°35'23" E	106.80
L18	S 13°19'59" E	82.14
L19	S 02°51'55" E	129.37
L20	S 29°03'56" E	97.10
L21	S 37°07'58" E	108.09
L22	S 22°45'02" E	100.13
L23	S 21°40'46" E	89.18
L24	S 23°48'02" E	115.77
L25	S 28°48'51" E	104.01
L26	S 24°08'02" E	104.87
L27	S 42°07'08" E	104.58
L28	S 49°22'27" E	93.12
L29	S 37°40'21" E	108.56
L30	S 40°30'16" E	92.52
L31	S 38°05'50" E	101.00
L32	N 26°19'38" E	186.33
L33	N 14°41'05" W	51.81
L34	N 29°16'45" W	136.14
L35	N 11°50'42" W	68.05

CURVE	RADIUS	LENGTH	DELTA
C18	159.94	281.28	100°45'51"
C19	559.08	266.35	27°17'46"
C20	378.89	148.42	22°26'36"
C21	22.00	61.92	181°15'45"
C22	84.38	56.13	49°36'08"
C23	155.00	215.60	79°41'49"
C24	181.44	65.55	23°15'45"
C25	110.00	185.98	86°27'07"
C26	297.58	101.86	22°39'50"
C27	37.00	80.34	124°52'16"
C28	188.89	70.07	24°03'20"
C29	80.00	71.18	45°18'47"
C30	331.00	358.70	62°08'22"
C31	434.62	137.34	18°08'20"
C32	489.66	305.81	35°46'56"
C33	221.90	162.45	41°56'40"
C34	85.00	60.38	40°42'10"

Estuarine Area

Exhibit

'A'

CHTRACT 14
of 19

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
700 27th PLACE, SUITE 201, VERO BEACH, FLORIDA 33490
PHONE (407) 589-1322

002294226080

Description: Indian River, FL Document-Book Page 922.2192 Page: 18 of 24
Order: irs Comment:

ESTUARINE AREA TRACT 4
LEGAL DESCRIPTION

A TRACT OF LAND LYING AND BEING IN SECTION 24, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF GRAND HARBOR PLAT 4 AS RECORDED IN PLAT BOOK 12 PAGE 70 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; S 20 00' 00" BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST, THE RADIUS OF WHICH LIES N 20 39' 47" W, 329.48 FEET, THENCE THROUGH A CENTRAL ANGLE OF 38 42' 28" AN ARC LENGTH OF 112.49 FEET; THENCE N 30 41' 43" E, 283.09 FEET; THENCE S 01 41' 55" E, 145.07 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 500.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 07 58' 25" AN ARC LENGTH OF 69.53 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 115.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 07 24' 00" AN ARC LENGTH OF 135.28 FEET; THENCE N 14 52' 25" E, 73.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST, THE RADIUS OF WHICH LIES S 34 24' 40" W, 281.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 48 34' 13" AN ARC LENGTH OF 212.14 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 504.82 FEET, THENCE THROUGH A CENTRAL ANGLE OF 18 08' 20" AN ARC LENGTH OF 159.48 FEET; THENCE S 27 07' 27" E, 247.32 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 419.88 FEET, THENCE THROUGH A CENTRAL ANGLE OF 35 48' 58" AN ARC LENGTH OF 282.09 FEET; THENCE S 08 39' 31" W, 33.27 FEET; THENCE N 77 40' 42" W, 88.57 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 74.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 78 49' 41" AN ARC LENGTH OF 87.94 FEET; THENCE S 83 30' 23" E, 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, THE RADIUS OF WHICH LIES S 83 30' 23" E, 64.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 75 49' 41" AN ARC LENGTH OF 84.70 FEET; THENCE S 77 40' 42" E, 87.21 FEET; THENCE S 08 39' 31" W, 188.81 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 843.78 FEET, THENCE THROUGH A CENTRAL ANGLE OF 23 27' 31" AN ARC LENGTH OF 283.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, THE RADIUS OF WHICH LIES S 19 15' 17" E, 100.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 42 58' 11" AN ARC LENGTH OF 74.94 FEET; THENCE S 27 43' 32" W, 377.44 FEET; THENCE S 62 47' 45" W, 66.80 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST, THE RADIUS OF WHICH LIES S 55 08' 40" E, 523.94 FEET, THENCE THROUGH A CENTRAL ANGLE OF 18 50' 01" AN ARC LENGTH OF 172.22 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, THE RADIUS OF WHICH LIES S 35 21' 03" W, 88.74 FEET, THENCE THROUGH A CENTRAL ANGLE OF 48 04' 45" AN ARC LENGTH OF 76.41 FEET; THENCE S 08 34' 12" E, 98.70 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 35.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 185 57' 03" AN ARC LENGTH OF 101.37 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 99.96 FEET, THENCE THROUGH A CENTRAL ANGLE OF 34 25' 44" AN ARC LENGTH OF 56.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, THE RADIUS OF WHICH LIES N 03 38' 34" W, 100.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 12 05' 58" AN ARC LENGTH OF 21.12 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 180.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 98 18' 22" AN ARC LENGTH OF 308.84 FEET; THENCE S 07 24' 10" E, 310.54 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 104.14 FEET, THENCE THROUGH A CENTRAL ANGLE OF 86 17' 20" AN ARC LENGTH OF 120.49 FEET; THENCE ON A NON-TANGENT LINE, S 59 17' 24" W, 49.74 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.88 FEET, THENCE THROUGH A CENTRAL ANGLE OF 95 20' 59" AN ARC LENGTH OF 43.07 FEET; THENCE N 25 21' 37" W, 25.97 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 19.25 FEET, THENCE THROUGH A CENTRAL ANGLE OF 189 22' 42" AN ARC LENGTH OF 58.91 FEET; THENCE S 14 44' 19" E, 80.93 FEET; THENCE S 28 27' 30" E, 50.51 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 17.80 FEET, THENCE THROUGH A CENTRAL ANGLE OF 182 12' 45" AN ARC LENGTH OF 30.50 FEET; THENCE N 09 00' 15" W, 41.02 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 89 17' 39" AN ARC LENGTH OF 29.80 FEET; THENCE N 59 17' 24" E, 87.18 FEET TO A POINT OF CURVE WITH A CURVE CONCAVE TO THE NORTHWEST, THE RADIUS OF WHICH LIES N 80 08' 58" W, 478.22 FEET, THENCE THROUGH A CENTRAL ANGLE OF 76 46' 37" AN ARC LENGTH OF 434.13 FEET; THENCE ON A NON-TANGENT LINE N 07 39' 31" W, 180.58 FEET; THENCE N 27 08' 39" W, 115.23 FEET; THENCE N 03 41' 03" E, 125.28 FEET; THENCE N 14 44' 02" W, 91.72 FEET; THENCE N 40 57' 13" W, 181.81 FEET; THENCE N 38 04' 58" W, 166.95 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 38.82 FEET, THENCE THROUGH A CENTRAL ANGLE OF 103 51' 30" AN ARC LENGTH OF 66.74 FEET; THENCE S 40 03' 34" W, 125.87 FEET; THENCE S 43 48' 39" W, 98.78 FEET; THENCE S 54 50' 28" W, 70.32 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 200.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 37 59' 15" AN ARC LENGTH

cont.

Estuarine Area Tract 4

EXHIBIT

'A'

CHARTER 4
15 of 19

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
700 22nd PLACE, SUITE 301
VERO BEACH, FLORIDA 33580
PHONE (407) 588-1322

01229d226080

Description: Indian River, FL Document-Book Page 922.2192 Page: 19 of 24
Order: lrc Comment:

OF 132.80 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 250.00 FEET. THENCE THROUGH A CENTRAL ANGLE OF 35 52'11" AN ARC LENGTH OF 156.51 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 150.00 FEET. THENCE THROUGH A CENTRAL ANGLE OF 35 48'44" AN ARC LENGTH OF 83.87 FEET. THENCE S 16 58'35" W, 211.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, THE RADIUS OF WHICH LIES S 37°31'08" E, 547.72 FEET. THENCE THROUGH A CENTRAL ANGLE OF 15°48'14" AN ARC LENGTH OF 181.08 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 470.40 FEET. THENCE THROUGH A CENTRAL ANGLE OF 03 28'19" AN ARC LENGTH OF 28.51 FEET. THENCE ON A NON-TANGENT LINE N 44 00'25" W, 108.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, THE RADIUS OF WHICH LIES N 44 00'25" W, 120.00 FEET. THENCE THROUGH A CENTRAL ANGLE OF 29 02'58" AN ARC LENGTH OF 80.84 FEET. THENCE N 16 58'35" E, 305.70 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 275.00 FEET. THENCE THROUGH A CENTRAL ANGLE OF 53 17'05" AN ARC LENGTH OF 258.82 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 50.00 FEET. THENCE THROUGH A CENTRAL ANGLE OF 143 28'44" AN ARC LENGTH OF 125.21 FEET TO A POINT OF CURVE. THENCE N 78 32'31" E, 100.28 FEET. THENCE N 83 02'52" E, 177.52 FEET. THENCE N 38 43'10" E, 172.94 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 60.00 FEET. THENCE THROUGH A CENTRAL ANGLE OF 50 43'01" AN ARC LENGTH OF 53.11 FEET. THENCE N 13 55'51" W, 78.54 FEET. THENCE N 20 54'24" W, 119.44 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 33.50 FEET. THENCE THROUGH A CENTRAL ANGLE OF 168 12'39" AN ARC LENGTH OF 107.18 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 38.80 FEET. THENCE THROUGH A CENTRAL ANGLE OF 138 04'25" AN ARC LENGTH OF 87.14 FEET. THENCE N 53 02'34" W, 38.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST, THE RADIUS OF WHICH LIES N 43 57'36" W, 350.58 FEET. THENCE THROUGH A CENTRAL ANGLE OF 48 04'54" AN ARC LENGTH OF 294.18 FEET. THENCE N 02 02'30" W, 632.02 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 815.00 FEET. THENCE THROUGH A CENTRAL ANGLE OF 18 35'00" AN ARC LENGTH OF 254.34 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1000.00 FEET. THENCE THROUGH A CENTRAL ANGLE OF 13 15'27" AN ARC LENGTH OF 231.39 FEET TO THE POINT OF BEGINNING. CONTAINING 47.22 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS OF RECORD.

LESS AND EXCEPT THE FOLLOWING 3 PARCELS:

136: GREEN

LEGAL DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN SECTION 24, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF GRAND HARBOR PLAT 4 AS RECORDED IN PLAT BOOK 12 PAGE 70 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. THENCE N 45 53'22" E, 857.83 FEET TO THE POINT OF BEGINNING. THENCE N 78 31'21" E, 63.70 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 121.00 FEET. THENCE THROUGH A CENTRAL ANGLE OF 137 31'10" AN ARC LENGTH OF 290.47 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 85.30 FEET. THENCE THROUGH A CENTRAL ANGLE OF 101 53'04" AN ARC LENGTH OF 151.88 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 197.83 FEET. THENCE THROUGH A CENTRAL ANGLE OF 40 58'15" AN ARC LENGTH OF 141.38 FEET. THENCE S 23 49'14" E, 55.40 FEET TO THE POINT OF BEGINNING. CONTAINING 0.13 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS OF RECORD.

Containing Area Tract

Exhibit

'A'

116 of 19

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
700 22ND PLACE, SUITE 201, VERO BEACH, FLORIDA 32960
PHONE (407) 568-1322

117794226080

Description: Indian River, FL Document-Book Page 922.2192 Page: 20 of 24
Order: lrc Comment:

13th FAIRWAY
LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 24, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF GRAND HARBOR PLAT 4 AS RECORDED IN PLAT BOOK 12 PAGE 70 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, THENCE S 28 47'24" E, 1335.01 FEET TO THE POINT OF BEGINNING; THENCE N 03 52'40" E, 83.99 FEET; THENCE N 18 03'16" W, 70.61 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 125.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 49 38'03" AN ARC LENGTH OF 108.29 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 125.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 30 36'20" AN ARC LENGTH OF 66.77 FEET; THENCE N 02 53'27" E, 45.03 FEET; THENCE N 06 19'31" W, 41.17 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 45.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 68 39'45" AN ARC LENGTH 53.93 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 319.53 FEET, THENCE THROUGH A CENTRAL ANGLE OF 31 15'30" AN ARC LENGTH OF 174.35 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 67.35 FEET, THENCE THROUGH A CENTRAL ANGLE OF 79 11'38" AN ARC LENGTH OF 93.09 FEET; THENCE S 05 26'45" E, 59.61 FEET; THENCE S 01 45'03" E, 68.43 FEET; THENCE S 11 33'04" E, 64.16 FEET; THENCE S 26 56'17" E, 70.86 FEET; THENCE S 24 55'52" E, 104.26 FEET; THENCE S 37 43'08" E, 101.51 FEET; THENCE N 51 07'26" E, 95.74 FEET TO THE POINT OF BEGINNING, CONTAINING 2.20 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS OF RECORD.

12th GREEN
LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 24, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF GRAND HARBOR PLAT 4 AS RECORDED IN PLAT BOOK 12 PAGE 70 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, THENCE S 29 58'53" E, 1919.22 FEET TO THE POINT OF BEGINNING; BEING THE BEGINNING OF A CURVE CONCAVE TO THE WEST, THE RADIUS OF WHICH LIES S 79 22'00" W, 276.83 FEET; THENCE THROUGH A CENTRAL ANGLE OF 24 52'24" AN ARC LENGTH OF 120.18 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 84.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 108 23'13" AN ARC LENGTH OF 158.90 FEET; THENCE S 38 06'23" W, 46.78 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 75.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 74 42'52" AN ARC LENGTH OF 97.80 FEET; THENCE S 38 36'29" E, 46.82 FEET; THENCE S 48 12'09" E, 66.55 FEET; THENCE S 32 52'58" E, 63.65 FEET; THENCE S 41 12'08" E, 53.29 FEET; THENCE S 54 07'03" E, 37.81 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 30.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 131 51'13" AN ARC LENGTH OF 69.04 FEET; THENCE N 05 58'16" W, 89.98 FEET; THENCE N 02 53'14" W, 73.14 FEET; THENCE N 10 36'00" W, 25.23 FEET TO THE POINT OF BEGINNING, CONTAINING 1.26 ACRES, MORE OR LESS AND SUBJECT TO EASEMENTS OF RECORD.

Estuarine Area Tract 4

Exhibit

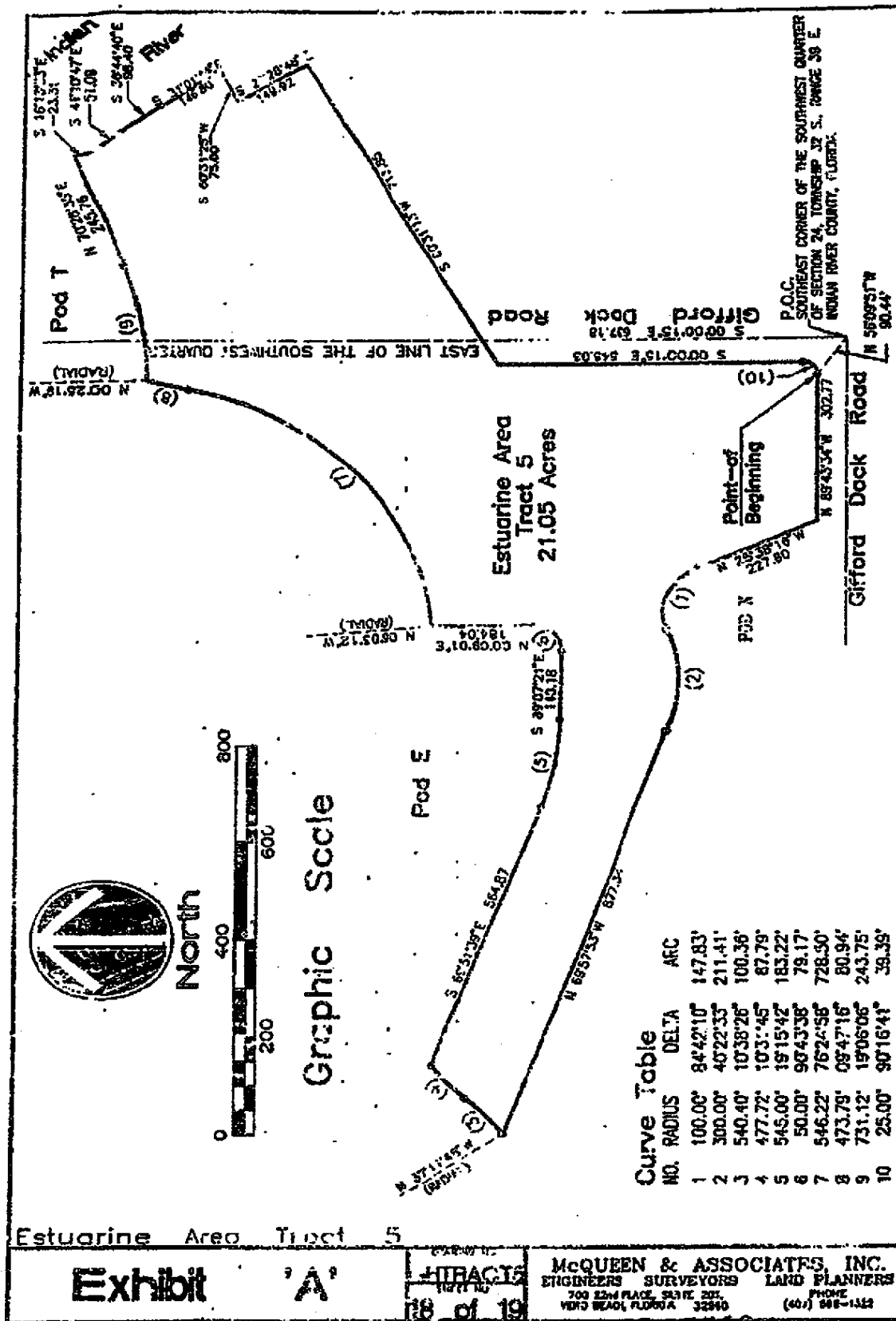
'A'

CHITACT4
17 of 19

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
791 2ND PLACE, SUITE 201
WABO BEACH, FLORIDA 33560
PHONE (407) 565-1322

712294226080

Description: Indian River, FL Document-Book, Page 922, 2192 Page: 21 of 24
Order: lrc Comment:



Description: Indian River, FL Document-Book. Page 922.2192 Page: 22 of 24
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ESTUARINE AREA TRACT 3
LEGAL DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN SECTION 24, TOWNSHIP 32 NORTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS. COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE ALONG SAH SECTION 24, N 85°09'51"W, 30.44 FEET TO INTERSECT WITH THE NORTH RIGHT-OF-WAY LINE OF GIFFORD DOCK ROAD AND BE THE POINT OF BEGINNING; THENCE N 89°43'34" W ALONG THE NORTH RIGHT-OF-WAY LINE OF GIFFORD DOCK ROAD 302.77 FEET; THENCE N 25°38'16" W AND LEAVING THE NORTH RIGHT-OF-WAY OF GIFFORD DOCK ROAD 227.80 FEET TO A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 100.00 FEET WITH A CENTRAL ANGLE OF 84°42'10" AND RUN AN ARC DISTANCE OF 147.83 FEET TO A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 300.00 FEET WITH A CENTRAL ANGLE OF 40°22'33" AND RUN AN ARC DISTANCE OF 211.41 FEET; THENCE N69°57'53"W, 877.34 FEET TO INTERSECT WITH A CURVE CONCAVE TO THE NORTHWEST THE RADIUS OF WHICH LIES N 37°11'46" W, 540.00 FEET; THENCE THROUGH A CENTRAL ANGLE OF 10°38'26" AN ARC LENGTH OF 100.38 FEET TO A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 477.72 FEET WITH A CENTRAL ANGLE OF 10°31'45" AND RUN AN ARC DISTANCE OF 87.79 FEET; THENCE S 69°51'39"E, 564.87 FEET TO A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 545.00 FEET WITH A CENTRAL ANGLE OF 18°15'42" AND RUN AN ARC DISTANCE OF 183.22 FEET; THENCE S 89°07'21" E, 140.18 FEET TO A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET WITH A CENTRAL ANGLE OF 90°43'38" AND RUN AN ARC DISTANCE OF 79.17 FEET; THENCE N 00°09'01" E, 184.04 FEET TO A CURVE CONCAVE TO THE NORTHWEST, THE RADIUS OF WHICH LIES N 05°03'12" W, 546.22 FEET; THENCE THROUGH A CENTRAL ANGLE OF 76°24'58" AN ARC LENGTH OF 728.50 FEET TO A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 473.79 FEET WITH A CENTRAL ANGLE OF 08°47'16" AND RUN AN ARC DISTANCE OF 80.94 FEET TO A CURVE CONCAVE TO THE NORTH, THE RADIUS OF WHICH LIES N 00°25'19" W, 731.12 FEET; THENCE THROUGH A CENTRAL ANGLE OF 19°08'06" AN ARC LENGTH OF 243.75 FEET; THENCE N 70°28'35"E, 245.76 FEET TO INTERSECT WITH THE MEAN HIGH WATER LINE OF THE INDIAN RIVER AS ESTABLISHED BY BEINDORF AND ASSOCIATES, INC. ON APRIL 30, 1985; THENCE RUN SOUTHEASTERLY ALONG THE MEAN HIGH WATER LINE OF THE INDIAN RIVER THE FOLLOWING COURSES AND DISTANCES; S 18°13'33" E, 23.31 FEET; THENCE S 41°10'47" E, 51.09 FEET; THENCE S 36°44'40" E, 98.40 FEET; THENCE S 31°01'45" E, 146.80 FEET; THENCE LEAVING SAID MEAN HIGH WATER LINE S 60°31'25" W, 75.00 FEET; THENCE S 29°28'48" E, 149.92 FEET; THENCE S 60°31'12" W ALONG A LINE 10 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF GIFFORD DOCK ROAD 713.85 FEET; THENCE S 00°00'15" E, 545.05 FEET TO A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET, THENCE THROUGH A CENTRAL ANGLE OF 90°16'41" AN ARC LENGTH OF 39.39 FEET TO THE POINT OF BEGINNING, CONTAINING 21.05 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS OF RECORD.

Estuarine Area Tract 3

Exhibit

'A'

McQUEEN & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
700 22nd PLACE, SUITE 201
VERO BEACH, FLORIDA 33400
(407) 568-1323

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SUBORDINATION AND CONSENT OF MORTGAGEE

This Subordination and Consent of Mortgagee is made this 27th day of November, 1991, by CITY SAVINGS, F.S.B., in Receivership, RESOLUTION TRUST CORPORATION, as Receiver ("Mortgagee"), of 300 Davidson Avenue, Somerset, New Jersey, 08875:

WITNESSETH:

For good and valuable consideration in hand paid, the Mortgagee, as owner and holder of that certain mortgage dated June 28, 1991 and recorded July 2, 1991 in Official Record Book 901, Page 1899, and that certain Profit Participation Mortgage dated June 28, 1991 and recorded July 2, 1991 in Official Record Book 901, page 1881, all of the Public Records of Indian River County, Florida (collectively, the "Mortgage"), securing all of the real property described therein, hereby consents to the making of the foregoing Conservation Easement for the purposes set forth therein; and

Mortgagee hereby consents and agrees that the aforesaid Mortgage held by Mortgagee is and shall continue to be subject and subordinate to the foregoing Conservation Easement.

Provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, lien or encumbrance of the Mortgage on the remaining part of said mortgaged premises, or any of the rights and remedies of the Mortgagee or any subsequent holder thereof.

IN WITNESS WHEREOF, the Mortgagee has caused these presents to be executed in its name, and its official seal to be hereunto affixed, by its proper officers thereunto duly authorized, this 27th day of November, 1991.

Witnesses:

Karl W. De Groot
Print Name Karl W. De Groot
Martin J. Gushick
Print Name Martin J. Gushick

CITY SAVINGS, F.S.B. in
Receivership, RESOLUTION TRUST
CORPORATION, as Receiver

By [Signature]
Its Financial Institution Specialist
Typed Name P. Christian Yates
300 Davidson Avenue
Somerset, New Jersey 08875

(SEAL)

STATE OF NEW JERSEY)
COUNTY OF SOMERSET) ss.:

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, P. Christian Yates, as Financial Institution Spec. of CITY SAVINGS BANK, F.S.B. in Receivership, RESOLUTION TRUST CORPORATION, as Receiver, under authority duly vested in him by City Savings Bank, F.S.B.

WITNESS my hand and official seal in the County and State aforesaid this 27th day of November, 1991.

[Signature]
Notary Public
Typed name of notary: Joan A. Sorensen
My Commission expires: April 11, 1991

THIS INSTRUMENT PREPARED BY:
Bruce Barkett, Esq.
Collins, Brown & Caldwell
744 Beachland Blvd.
Vero Beach, FL 32963

JOAN A. SORESEN
NOTARY PUBLIC OF NEW JERSEY
COMMISSION EXPIRES APR. 11 1991

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