

RECIPROCAL EASEMENT AND ROAD SHARING AGREEMENT

Fischer Family Partnership, LLC., a Florida limited liability company (FFP), and GHO Holdings Corp., a Florida corporation (GHO) and Spyglass at Vero Beach Homeowners Association, Inc., a Florida not for profit corporation (SPYGLASS), in consideration of the promises and covenants contained herein and Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, agree as follows:

Whereas, FFP, SPYGLASS and GHO are adjacent property owners sharing one common border between their lands. Specifically, FFP owns that land more particularly described in Exhibit "A" and hereafter referred to as the "FFP Parcel" and GHO and SPYGLASS own that land more particular described in Exhibit "B" and hereafter collectively referred to as the "GHO Parcel; and

Whereas, a road named Cambria Court and related improvements have been constructed by GHO's predecessor in title including, but not limited to, a roadway, street lighting and drainage improvements along the common border of the FFP Parcel and the GHO Parcel (as they existed at that time) which are hereafter referred to as the "Roadway Improvements" and are more particularly described in Exhibit "C" and have been dedicated to SPYGLASS in that certain plat recorded in Plat Book 24, Page 61 of the Public Records of Indian River County, Florida; and

Whereas, the Roadway Improvements were incorrectly constructed on both the FFP Parcel and the GHO Parcel by GHO's predecessor as opposed to being constructed correctly on only the GHO Parcel; and

Whereas, the parties have agreed to share in the use of the Roadway Improvements in consideration and in exchange for the parties granting each other a reciprocal easement as more particularly described in Exhibit "D" along the aforementioned common border to accommodate the Roadway Improvements; and

Whereas, the GHO Parcel has been subdivided and platted as SPYGLASS into six (6) residential lots to be sold to individual owners and it is contemplated that the FFP Parcel will be subdivided and patted into lots and sold for residential single homes to individual owners, therefore it is the intent of the parties to this Agreement that the rights and responsibilities established by this Agreement shall inure to the benefit of any homeowners association and all successor owners within the FFP Parcel and the GHO Parcel as well as all future successors thereafter.

IT IS HEREBY agreed upon as follows:

1. Recitals. The above recitals are hereby ratified, adopted and incorporated herein.
2. Location of Roadway Improvements. FFP, for it and its successors and/or assigns, consents to the current placement of the Roadway Improvements where located and for the continued and perpetual use of said improvements pursuant to this agreement.
3. Access. GHO and SPYGLASS, for them and their successors and/or assigns, consent to the use of the Roadway Improvements by FFP its successors and/or assigns for the specific purpose of vehicular and pedestrian ingress and egress between 77th Street and the FFP Parcel as the main entrance to the FFP Parcel subject to the following restrictions:
 - a) Said use shall not be for any commercial use other than for the construction of residential, single and multi-family homes on the FFP Parcel. Access for the purpose of constructing the underlying subdivision improvements (infrastructure) shall not be permitted on or over the Roadway Improvements.
 - b) The Roadway Improvements and easement area (as described in section 3 below) may not be used for any livestock, agricultural or mining purposes.
 - c) The right to utilize the Roadway Improvements shall be only for the benefit of the owners, their successors and/or assigns and occupants of the FFP Parcel and the GHO Parcel.

- d) In the event that FFP utilizes the FFP Parcel for the raising of livestock FFP shall be responsible for taking reasonable efforts to prevent the encroachment of the livestock on and over the Roadway Improvements, such as installing a fence.
- e) Any expansion and/or reconfiguration of the Roadway Improvements necessary for the purpose of accessing the FFP Parcel from Cambria Court or for the sole benefit of the owner(s) and/or occupant(s) of the FFP Parcel shall be permitted, provided the expense thereof shall be paid by FFP and/or its successors and/or assigns and such expansion or reconfiguration shall not unreasonably interfere with the use of the Roadway Improvements by GHO and SPYGLASS and any successors in interest thereto.
- f) FFP shall be entitled to have a maximum of two (2) access points from Cambria Court into the FFP Parcel. FFP agrees that in the event more than twenty (20) homes are constructed on the FFP Parcel, that FFP will construct another entrance into the FFP Parcel from 77th Street at its sole expense. Any improvements to Cambria Court required by Indian River County due to the use of Cambria Court for access to the FFP Parcel shall be paid for by FFP its successors or assigns, but payment shall not be required until the actual development of the FFP Parcel and use of Cambria Court for access occurs.

4. Grant of Easement. In consideration for GHO and SPYGLASS allowing FFP to utilize the Roadway Improvements and their grant of the reciprocal easement herein, FFP hereby grants and conveys to GHO and SPYGLASS a vehicular and pedestrian easement for ingress and egress and drainage purposes over, across and through that portion of the 'Easement Area' (as defined in Exhibit "D") located on the FFP Parcel. For the purpose of this easement, the dominant tenement shall be the FFP Parcel and the servient tenement shall be the GHO Parcel. In consideration for FFP allowing the Roadway Improvements to continue to be located on the FFP Parcel and their grant of the reciprocal easement herein, GHO and SPYGLASS grant and convey to FFP a vehicular and pedestrian easement for ingress and egress purposes over, across and through that portion of the 'Easement Area' (as defined in Exhibit "D") located on the GHO Parcel. For the purposes of this easement, the dominant tenement shall be the GHO Parcel and shall benefit SPYGLASS to the extent consistent herewith and the servient tenement shall be the FFP Parcel. The reciprocal easement and rights created by this Agreement shall be deemed to run with the land and shall be for the benefit of and inure to the parties, their successors and assigns, and shall burden their respective parcels perpetually.

5. Maintenance Costs. The perpetual maintenance and repair by SPYGLASS of the Roadway Improvements to keep them in a neat, clean and attractive condition was a material inducement for FFP entering into this Agreement. The costs of maintaining and repairing the Roadway Improvements shall be the sole responsibility of SPYGLASS and its successors and/or assigns. Should SPYGLASS fail or refuse to perform any needed material maintenance or repairs within fifteen (15) days after FFP or any homeowners association created for the FFP Parcel delivers written notice of the need for such maintenance or repairs, or if such maintenance or repairs are of a nature that they cannot be completed within such fifteen (15) day period but SPYGLASS fails to commence such maintenance or repairs within such fifteen (15) day period and thereafter pursue such maintenance or repairs to completion, then FFP shall have the right, but not the obligation, to perform such maintenance or repairs. FFP shall be entitled to recover the costs of such maintenance or repairs from SPYGLASS, together with interest thereon from the date advanced until paid in full at the rate of eighteen percent (18%) per annum.

6. Assignment. The rights provided by this Agreement are not assignable other than to the successors in interest of GHO, SPYGLASS and FFP and, are specifically assignable, to any future homeowners' association created for the FFP Parcel and the owners of lots or homes in the subdivisions located on or to be located on the GHO Parcel and the FFP Parcel.

7. Ownership. FFP, SPYGLASS and GHO represent and warrant, with regard to their respective properties:

- a. That they are the fee simple owners of their respective parcels described herein, have the legal right and ability to enter into this Agreement and to bind their respective parcels with this Agreement and the aforementioned reciprocal easement.
- b. That no consent is required of any other party in order to enter into this Agreement or the aforementioned reciprocal easement.
- c. That no lienholder or other party with any interest encumbering their parcel has any rights that are superior to the rights to be granted by this Agreement or the aforementioned reciprocal easement.

8. **Requirements.** It is the intention of the parties that this Agreement will resolve certain issues concerning the location of the Roadway Improvements relevant to the property line of both the FFP Parcel and the GHO Parcel. In order to further effectuate that purpose, GHO and SPYGLASS will execute a quit claim deed in favor of FFP, which FFP agrees to accept subject to its prior review and approval, that quit claims all interest GHO and SPYGLASS may have in that certain land located in the FFP Parcel but that was included in the Plat recorded in Plat Book 24, Page 61 of the Public Records of Indian River County, Florida. The cost of preparing and recording said deed shall be borne by GHO. Additionally, GHO and SPYGLASS will be required to replat the SPYGLASS subdivision (amending the aforementioned Plat) and will change the measurements of Cambria Court from a sixty foot (60') right-of-way to a fifty foot (50') right-of-way. This change will be accomplished by shifting the right-of-way approximately nine feet (9') to the east. In the event that Indian River County, Florida requires additional changes to complete the replat process and to correct the error contained in the original Plat, FFP agrees to cooperate in the compliance with those requirements, provided that said changes do not materially or adversely affect the FFP Parcel or the use of the Roadway Improvements as anticipated by this Agreement.

9. **Obstruction of Roadway Improvements.** No party shall in any way impair the rights of the other party to use the Roadway Improvements and shall not obstruct or block passage thereon or use thereof. The rights created by this Agreement shall not be deemed to include the right to have vehicles parked or standing on the Roadway Improvements. A security gate may be installed across Cambria Court provided the gate code is given to FFP, its successors and/or assigns, including any homeowners' association created for the FFP Parcel.

10. **Limitation of Liability.** At such time as FFP or GHO, including their successors and/or assigns, conveys, transfers or assigns all of their right, title and interest in their respective Parcels, to a third party purchaser, together with their interest in this Agreement or assigns their interest in this Agreement to a homeowners' association(s) created for their respective Parcel, such party shall be released from all responsibility and liability whatsoever under this Agreement after the date of conveyance, transfer or assignment, except for any liability occurring prior to the date of conveyance, transfer or assignment.

11. **Miscellaneous.** The following provisions shall govern this Agreement:

A. **Entire agreement.** This is the parties' entire agreement. It contains all agreed on terms and conditions regarding the subject matter hereof and supersedes all prior agreements, representations, communications and understandings, which shall have no further force and effect.

B. **Amendment.** This Agreement may be amended at any time but only by a writing duly executed by each of the parties.

C. **Severability.** If any provision hereof is held invalid or unenforceable by court of competent jurisdiction, it shall be excised and the balance of the Agreement shall be given full force and effect, and no other provision or provisions herein contained shall be invalid, inoperative, or unenforceable to any extent whatsoever, if, absent the excised portion, the Agreement remains within the parties' intent.

D. **Notices.** All notices, consents, requests, instructions, approvals, and other communications provided for herein and all legal process in regard hereto shall be validly given, made or served, if in writing and delivered personally, sent by registered or certified mail (return receipt requested), postage prepaid, or

legibly transmitted by facsimile or electronic transmission and promptly confirmed by mail, to the address below, as the case may be. Notice duly made hereunder shall be effective the day of its having been delivered personally, faxed or by electronic transmission and two (2) days after its having been mailed.

Fischer Family Partnership, LLC
10725 US Highway 1
Sebastian, Florida 32958

GHO Holding Corp
4521 PGA Blvd., #120
Palm Beach Gardens, Florida 33418

Spyglass at Vero Beach Homeowners' Assoc., Inc.
4521 PGA Blvd., #120
Palm Beach Gardens, Florida 33418

The addresses may be changed by giving notice of the new address as set forth herein.

E. Rules of Construction. The following rules govern this Agreement: (a) Gender, etc. As used herein, the singular includes the plural, the plural includes the singular, and the use of any gender shall be deemed to include the opposite and neutral gender as the case may be; (b) Captions. All section, schedule and exhibit headings are inserted herein for the convenience of the parties and shall not be used in any way to modify, limit, construe, or otherwise affect the interpretation of this Agreement; (c) Construction. The parties shall be deemed to have participated equally in preparation of this Agreement. Neither this Agreement nor any provision herein shall be construed more strictly for or against either party by reason of that party's responsibility for drafting. (d) Reference to Agreement. *Hereof, herein, or hereunder* and other compounds of *here* shall mean and refer to the entire agreement and not to any particular section, article, provision, exhibit, or paragraph unless so required by context.

F. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Florida without regard to conflicts of laws. Notwithstanding this, if judicial proceedings between the parties are necessary to enforce or interpret the provision hereof, venue for such judicial proceedings shall be in the State Courts of Florida in Indian River County or the Federal courts having jurisdiction over Florida for the Southern District of Florida.

G. Attorney's Fees. In the event of litigation regarding the enforcement, breach or interpretation of this Agreement or otherwise to enforce its provisions, the prevailing party in such proceedings shall be entitled to recover, in addition to any relief the court or arbitrator may allow reasonable attorneys' fees, paralegal fees and costs incurred in connection with such proceeding, including those incurred in connection with any related appellate or bankruptcy proceeding.

H. Parties in interest. The easement conveyed, granted and declared herein shall be deemed to run with the title to the FFP Parcel and GHO Parcel. This Agreement shall be binding upon the parties hereto and upon their respective successors-in-title and assigns, and all other persons, parties or legal entities claiming by, through or under such parties. Whenever used herein the terms FFP, GHO and Spyglass include all parties to this Agreement and their heirs, legal representatives, successors and assigns.

I. Enforcement. This Agreement shall be enforceable by each of the parties, their successors and/or assigns, by injunction or any other remedy available at law or in equity.

J. Counterparts. This Agreement may be executed in several counterparts, each of which shall be an original, and all of which shall constitute one and the same instrument.

K. Rights in third parties. Except as may otherwise be specifically provided herein, nothing which is expressed or implied in this Agreement is intended, or shall be construed, to confer upon or give any person, firm, or corporation, other than the parties, any rights or remedies under or by reason of this Agreement. Heirs, legal representatives, successors and assigns are not to be considered third parties.

L. Waiver. Each of the parties may, by written notice to the other, (i) extend the time for the performance of any of the obligations or other actions of the other party; (ii) waive compliance with any of the covenants of the other party contained in this Agreement; or (iii) waive, in whole or in part, performance of any of the obligations of the other party. The waiver by any party of a breach of any provision of this Agreement shall not operate or be construed as a waiver of any subsequent or similar breach.


IN WITNESS WHEREOF, this Agreement was executed as of the day and year as set forth below and shall be effective upon recordation in the public records of Indian River County, Florida.

If any party is required to take any action to enforce the terms of this agreement, the prevailing party shall be entitled to recover their reasonable attorney's fees and costs from the other party.

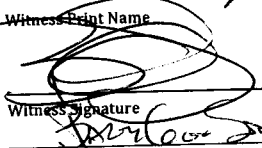
Signed, sealed and delivered in the presence of:

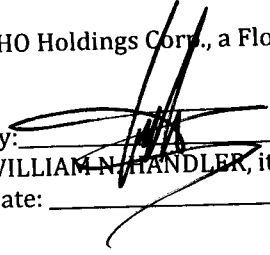
Fischer Family Partnership, LLC., a Florida limited liability company

Toni R Violante
Witness Signature
Toni R Violante
Witness Print Name
Stephanie R. Cobb
Witness Signature
Stephanie R. Cobb
Witness Print Name

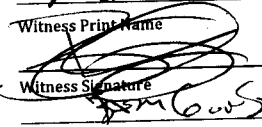
By: 
Henry A. Fischer, its Managing Member
Date: 12/27/2011

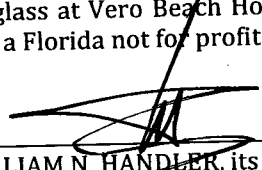
GHO Holdings Corp., a Florida corporation

Michele Scully
Witness Signature
Michele Scully
Witness Print Name

Witness Signature
Michele Scully
Witness Print Name

By: 
WILLIAM N. HANDLER, its President
Date: 2/1/2012

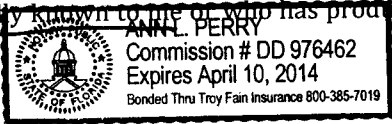
Spyglass at Vero Beach Homeowners Association, Inc., a Florida not for profit corporation

Michele Scully
Witness Signature
Michele Scully
Witness Print Name

Witness Signature
Michele Scully
Witness Print Name

By: 
WILLIAM N. HANDLER, its President
Date: 2/1/2012

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 27 day of DECEMBER, 2011, by Henry A. Fischer as Managing Member of Fischer Family Partnership, LLC., a Florida limited liability company, who is personally known to me or who has produced _____ as identification and who did take an oath.



(SEAL)

Anni L. Perry
Notary Public

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 7th day of FEBRUARY, 2012 by WILLIAM N. HANDLER as President of GHO Holdings Corp., a Florida corporation, who is personally known to me or who has produced _____ as identification and who did take an oath.



(SEAL)

[Signature]
Notary Public

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 1st day of FEBRUARY, 2012 by WILLIAM N. HANDLER as President of Spyglass at Vero Beach Homeowners Association, Inc., a Florida not for profit corporation, who is personally known to me or who has produced _____ as identification and who did take an oath.



(SEAL)

[Signature]
Notary Public

Exhibit "A"
Fischer property/Parcel

The West 10 acres of Tract 3;
The North 20 acres of Tract 4;
The East 10 acres of the South 20 acres of Tract 4;
The North 256 feet of the East ½ of Tract 5; and
The North 256 feet of the West 10.82 acres of Tract 6;

all of which is located in Section 5 Township 32 South, Range 39 East, according to the last general plat of lands of the Indian River Farms Company, recorded in Plat Book 2, Page 25 of the Public Records of St. Lucie County, Florida; said land now lying and being in Indian River County, Florida. Less and except all existing right-of-way for roads, canals and ditches.

Exhibit "B"
GHO property/Parcel

Tract 3, less the West 10 acres in Section 5 Township 32 South, Range 39 East according to The Last General Plat of The Indian River Farms Company Subdivision, Recorded in Plat Book 2, Page 25 of the Public Records of St. Lucie County, Florida, less Rights of Way For Roads and Canals, Said lands now lying and being in Indian River County, Florida and being more particularly described as follows:

Commencing at the Northeast corner of Said Section 5, Run N89°50'29"W along the North line of said Section 5 a distance of 2651.35 feet, thence leaving the North line of said Section 5, run S00°28'29"W a distance of 75.00 feet to a point on the South Right of Way Line of The Indian River Farms Water Control District Canal "G-6" according to The Last General Plat of The Indian River Farms Company Subdivision, recorded in Plat Book 2, Page 25 of the Public Records of St Lucie County, Florida, said lands now lying and being in Indian River County, as the same now exists. For the Point of Beginning of the herein described Parcel of Land.

Thence continue S00°28'29"W along the East line of said Tract 3, said line also being the West Line of Tract 2 a distance of 1267.95 feet to the Southeast corner of said Tract 3 also being the Southwest corner of said Tract 2, thence run N89°45'05"W along the South line of said Tract 3 a distance of 1001.55 feet. Thence leaving the South line of said Tract 3 run N00°30'26"E to a point on the South Right of Way Line of said Indian River Farms Water Control District Canal "G-6" a distance of 1266.38 feet. Thence run S89°50'29"E along the South Right of Way Line, a distance of 1000.84 feet to The Point of Beginning said land lying and being in Indian River County, Florida. Containing 29.12 acres more or less and subject to easements, restrictions and reservations of record.

Exhibit "C"
Description of Roadway Improvements

Cambria Court, a paved asphalt roadway with drainage, utility and irrigation system improvements:

- Cambria Court is of varying width, approximately 740 linear feet long, perpendicular to and south of 77th Street. Cambria Court lies on the west side of the Spyglass subdivision. The entrance of Cambria Court, at its connection to 77th Street, is 38 feet (38') wide with a median, then tapers down to twenty feet (20') in width along the majority of its length. Cambria Court terminates at the South end with a cul-de-sac that is approximately one hundred feet (100') in diameter.

- Cambria Court drains into parallel "roadside swales" on both the East and West sides which further drain into concrete catch basins (one on either side of the road) at two locations along Cambria Court (total of four

catch basins). Each set of two catch basins connect and drain into underground drainage pipes which flow East into a stormwater management lake, approximately four hundred sixty feet (460') East of Cambria Court. The lake was designed and permitted to serve the Spyglass subdivision (including Cambria Court) and the Fieldstone subdivision (East of Spyglass subdivision) drainage and stormwater management requirements.

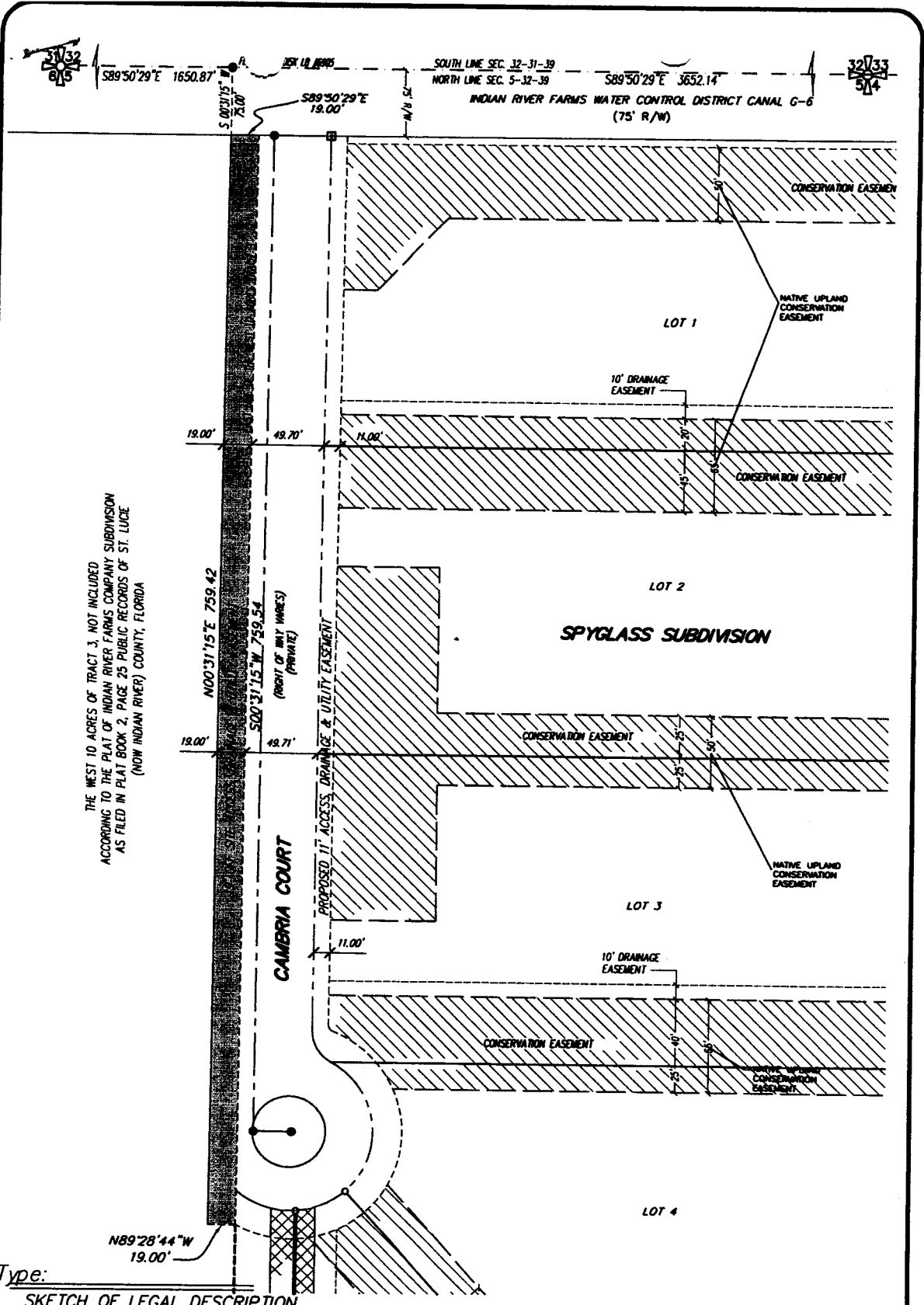
- Underground electric and communication utilities run parallel to and on the East and West sides of Cambria Court. The utilities serve the Spyglass subdivision platted lots.

- An unfinished concrete monument style sign for the Spyglass subdivision lies at the entrance, at the intersection of Cambria Court with 77th Street, lying East of Cambria Court and South of 77th Street. No rights are granted for the sharing of the existing signage; however, FFP, its successors or assigns shall have the right to construct at its expense, a comparable sign at the entrance, at the intersection of Cambria Court with 77th Street, lying West of Cambria Court and South of 77th Street for the development and identification of the FFP Parcel (the "FFP Sign").

- An irrigation system (pump, well, piping, and electric) lies adjacent to the entrance sign, to irrigate landscaping adjacent to Cambria Court and in the medians at the entrance, and other common areas of the Spyglass subdivision. No rights are granted for the sharing of the irrigation system by FFP and, more particularly, for the irrigation of the FFP Parcel; however, plantings around the FFP Sign identifying the FFP Parcel may be irrigated using the existing irrigation system in place, if any for the Spyglass subdivision common areas. If the existing irrigation system is operational so that it can be used to irrigate the plantings around the FFP Sign, FFP shall have the right to access the Spyglass subdivision property (GHO Parcel) for the limited purpose of modifying and using the irrigation system to irrigate the plantings around the FFP Sign. Alternatively, FFP shall have the right to use the Cambria Court right-of-way to install its own irrigation system consisting of a well, pump, piping and electric to irrigate the planting around the FFP Sign.

Exhibit "D"
Legal Description of 'Easement Area'

See attached.



THE WEST 10 ACRES OF TRACT 3, NOT INCLUDED
 ACCORDING TO THE PLAT OF INDIAN RIVER FARMS COMPANY SUBDIVISION
 AS FILED IN PLAT BOOK 2, PAGE 25 PUBLIC RECORDS OF ST. LUCIE
 (NOW INDIAN RIVER) COUNTY, FLORIDA

Type: _____
 SKETCH OF LEGAL DESCRIPTION
 NOT A BOUNDARY SURVEY

PROJ. NO. 05-021
 DWN. BY: E.J.H.
 CKD. BY: C.H.B.
 DATE: 12/22/11
 SCALE: 1"=80'

- Legend & Abbreviations:
- PLS - PROFESSIONAL LAND SURVEYOR
 - PSM - PROFESSIONAL SURVEYOR & MAPPER
 - LB - LAND SURVEYING BUSINESS
 - POC - POINT OF COMMENCEMENT
 - POB - POINT OF BEGINNING
 - POT - POINT OF TERMINUS
 - FD - FOUND
 - IRC - IRON ROD & CAP
 - SEC - SECTION
 - ⊙ - IRON ROD & CAP



MERIDIAN
 LAND SURVEYORS
 1717 Indian River Blvd., Suite 261
 Vero Beach, FL 32909
 Phone: 772-794-1213
 Fax: 772-794-1888
 Email: meridian@meridian.net



THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF
 THE FLORIDA REGISTERED SURVEYOR AND MAPPER
 NAMED HEREON WHICH SIGNATURE AND SEAL MAY
 BE FOUND AT THE END OF THE ATTACHED REPORT
 THE PLAT AND REPORT ARE NOT FULL AND
 COMPLETE WITHOUT ONE ANOTHER.

Report of Survey (Project #05-021)

- * TYPE OF SURVEY: SKETCH OF LEGAL DESCRIPTION
NOT A BOUNDARY SURVEY
- * THIS SURVEY PERFORMED BY:

MERIDIAN LAND SURVEYORS
1717 INDIAN RIVER BLVD. SUITE 201
VERO BEACH, FLORIDA 32960-0864
- * PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:

CHARLES H. BLANCHARD P.S.M. #5755
- * THIS SKETCH OF LEGAL DESCRIPTION MEETS OR EXCEEDS ALL APPLICABLE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS AS ESTABLISHED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.
- * THE BEARING BASE FOR THIS SURVEY IS A GRID BEARING OF S88°50'29"E, ALONG THE SOUTH LINE OF SECTION 32, TOWNSHIP 31 S., RANGE 39 EAST.
- * NO TITLE OPINION OR GUARANTEE IS EXPRESSED OR IMPLIED.

LEGAL DESCRIPTION:

A PORTION OF LAND LYING IN SECTION 5, TOWNSHIP 32 SOUTH, RANGE 39 EAST, BEING 19.00 FEET IN WIDTH, TO BE USED AS AN ACCESS, DRAINAGE AND UTILITY EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5, RUN S89°50'29"E ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 1650.87 FEET, THENCE LEAVING THE NORTH LINE OF SAID SECTION 5, RUN S00°31'15"W, A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT CANAL "G-6" ACCORDING TO THE LAST GENERAL PLAT OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, AS THE SAME NOW EXISTS, FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE RUN S89°50'29"E ALONG SAID SOUTH CANAL RIGHT OF WAY LINE, A DISTANCE OF 19.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 10 ACRES OF TRACT 3, SECTION 5, TOWNSHIP 32 SOUTH, RANGE 39 EAST; THENCE LEAVING SAID SOUTH CANAL RIGHT OF WAY LINE RUN S00°31'15"W ALONG SAID EAST LINE OF THE WEST 10 ACRES OF TRACT 3, A DISTANCE OF 759.54 FEET; THENCE RUN N89°28'44"W, A DISTANCE OF 19.00 FEET ; THENCE RUN N00°31'15"E A DISTANCE OF 759.42 FEET TO THE POINT OF BEGINNING.

SAID PORTION OF LAND CONTAINS 14,430.18 SQ. FT. (0.33 ACRES) MORE OR LESS.



MERIDIAN
LAND SURVEYORS
1717 Indian River Blvd., Suite 201
Vero Beach, FL 32960
Phone: 772-784-1213
Fax: 772-784-1086
Email: fb6905@bellasouth.net



THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

[Signature]

1-4-12

CHARLES H. BLANCHARD P.S.M. #5755