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Of the Circuit Court**

**This Instrument Prepared by  
and returned to:**

**Viera East Community Development District  
c/o Governmental Management Services  
13574 Village Park Dr, Ste 265  
Orlando, FL 32837**

**VIERA EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**Disclosure of Public Financing and Maintenance of  
Improvements to Real Property Undertaken by the Viera East  
Community Development District**

**Revised 9-26-12**

**Board of Supervisors  
VIERA EAST  
Community Development District**

Vincent Anella  
Chairman

Jo Walsh  
Vice Chairman

Bob Fritsch  
Treasurer

Francis Brothers  
Secretary

Eugene E. Luthé  
Assistant Secretary

George S. Flint  
District Manager  
Governmental Management Services-Central Florida, LLC.  
13574 Village Park Dr, Ste 265  
Orlando, FL 32837  
(407) 841-5524

District records are on file at District Office in Orlando, FL and the CDD Office at the Viera East Golf Course and are available for public inspection upon request during normal business hours.

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## **INTRODUCTION**

On behalf of the Board of Supervisors of the Viera East Community Development District, the following information is provided to give you a description of the District's services, the assessments, fees and charges that have been levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The Viera East Community Development District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. The District provides facilities and community services, which would otherwise be the responsibility of the private sector, a homeowners association, or another unit of local government. Unlike city and county governments, the District has only certain limited powers and responsibilities. Pursuant to statute, these powers and responsibilities include construction, operation and/or maintenance of certain types of infrastructure, which may include roads and streetlights, water management and drainage control facilities, bridges, culverts, parks and recreational facilities.

The District is here to serve the needs of the community and we encourage your participation in District activities.

## **DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE VIERA EAST COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the **Viera East Community Development District (“District”)** and the assessments, fees and charges that have been levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

### **What is the District and how is it governed?**

The District is an independent special taxing district established April 16, 1991, by rule of the Florida Land and Water Adjudicatory Commission. A local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes, the District encompasses approximately 2,825 acres of land adjacent to 1-95 in Brevard County, roughly 240 acres of which are located within the City of Rockledge. The District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State, citizens of the United States, and residents of the District. Members are elected by "qualified electors" of the District. A "qualified elector" in this instance is any person at least 18 years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Brevard County.

Board meetings are noticed in a newspaper of general circulation and are conducted in a public forum in which public participation is invited. Consistent with Florida's public records laws, the records of the District are always available for public inspection during normal business hours, at the District's Office located at the Viera East Golf Club. Elected members of the Board are similarly bound by the State's open meetings law and are subject to the same disclosure requirements as other elected officials under the State's ethics laws.

### **What infrastructure improvements does the District provide?**

The development of the land within the District was approved in 1990 as a Development of Regional Impact (DRI). Infrastructure improvements necessary for the development of residential and commercial tracts within the District include water management facilities, road, bridge and traffic improvements, construction of water and wastewater facilities, and a recreational system. Each of these infrastructure improvements is more fully detailed below.

### **Water Management**

The water management facilities consist of lakes, canals, culverts, control structures and wetland areas. These facilities are designed to prevent flooding and to maintain the quality of storm water runoff in accordance with regulatory standards. The water management facilities attenuate, direct and absorb excess runoff from the lands within the District. The District is responsible for the operation and maintenance of the water management system.

In addition, a conservation and open space system enhances the wetlands and wildlife habitat within the District. The conservation system provides preservation of approximately 254 acres of existing wetlands, including the majority of the existing mixed wetland hardwoods. Approximately 116 acres of flow-ways or man-made wetlands link numerous recharge lakes and the natural wetland system.

### **Roadway Improvements**

Roadway, bridge and traffic improvements constructed within and outside the District allow access to District properties and provide necessary traffic volume capacity. These improvements consisted of clearing certain road rights-of-way and placement of embankment material and pavement. Improvements made include the extension of Viera Boulevard to U.S. 1, the construction of Murrell Road from Wickham Road to Barnes Boulevard, and Spyglass Road.

### **Water and Wastewater Facilities**

The District constructed approximately 60,800 linear feet of water mains, several lift stations, approximately 38,050 linear feet of force mains, and 23,800 linear feet of gravity interceptor sewers. The District also acquired portions of the existing system and water capacity reservations, which were originally funded by the primary developer. Other local governments provide retail utility services to the lands within the District, and the facilities constructed or acquired by the District for that purpose have been transferred to those local governments for ownership, operation and maintenance.

### **Recreational System**

Recreational facilities constructed and maintained within the District include a public golf course with a clubhouse, a cart storage area, a maintenance building, shelters, a community park, conservation areas, trails, and bike paths.

### **Bonds, Assessments, Fees, and Charges**

The costs of infrastructure improvements were financed by the District through the sale of bonds. The semi-annual principal and interest payments on the current outstanding bond issues are detailed on the enclosed amortization schedules for each bond issue. Please see Exhibit A 1-2.

Construction of the water management improvements, water and sewer improvements and recreational improvements has been completed and there are no further requirements to issue debt.

The primary source of payment for the Water Management Bonds is the annual levy of benefit special assessments against lands within the District which benefit from the construction, acquisition, establishment, and operation of the District's water management and control systems and facilities. The bonds are secured equally and ratably by a first lien and pledge of benefit special assessments levied on the lands within the District.

All areas are assessed equally for drainage improvements based upon the average density of the proposed ultimate residential land uses. All areas are also assessed to pay their proportionate share of the roadways costs and traffic improvements based upon the average traffic trip impacts for each land use category.

Payment for the Recreation Bonds is secured by revenues benefit assessments levied against properties within the District, a one-time recreation fee, and the net revenues from operation of the Viera East Golf Course. The recreation fee is imposed on lands within the District which benefit from the construction of the public golf course, clubhouse, the community park, conservation areas, trails, bike paths and other recreational improvements. The fee is a onetime charge in the amount of \$750 for each recreational taxable unit and is due, in full, prior to the installation of any water meter serving the property. Non-residential fees are \$6,000 per acre for hotels, \$3,000 per acre for office and commercial properties, and \$1,500 per acre for warehouse space, with the cost of fractional acres being prorated.

A recreation assessment has been levied to pay the pro rata share of bond money used to build the golf course, Woodside Park and the trail system. This assessment also includes money to maintain the park and trail system and other District recreational facilities. This assessment varies annually based upon the budget that is adopted by the Board on an annual basis. For updated information on this assessment, please contact the District Managers office.

There is also an operations and maintenance assessment. The funds received from this assessment are used to maintain District water management and drainage systems. This includes lakes, canals, wetlands, and conservation areas. This assessment varies annually based upon the budget that is adopted by the Board on an annual basis. For updated information on this assessment, please contact the District Managers office.

A detailed description of all costs and allocations which result in the formulation of assessments, fees and charges are available for public inspection upon request.

### **Method of Collection**

The District's benefit and maintenance assessments appear on that portion of the annual real estate tax bill entitled "non-ad valorem assessments," and will be collected by the Brevard County Tax Collector in the same manner as County and other ad valorem taxes. Each property owner must pay both County and other ad valorem taxes and District non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property.

In accordance with an interlocal agreement between the District and the City of Cocoa, which agreement became effective July 28, 1992, the District's water-sewer facility charge is due, in full, and must be paid to the District prior to the installation of any water meter serving a purchaser's property. The District may issue a prepaid connection credit which shall be deemed to provide written evidence that the bearer has secured payment of the facility charge. Any such credit, however, shall be good only for the amount of the facility charge in effect at the time the credit was purchased.

The District's recreation fee is also due, in full, prior to the installation of any water meter serving the property.

In the event a purchaser fails to pay either the recreation fee or the facility charge in accordance with the rules established for that purpose, the District's Board of Supervisors has the right to take legal recourse as may be necessary to ensure compliance. The Board is specifically authorized to institute an action or proceeding to prevent construction, reconstruction, alteration, repair, conversion, maintenance, use, or occupancy of any building or other structure on any lot or parcel for which either the recreation fee or facility charge has not been paid.



This description of the Viera East Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of new communities. If you have questions or would simply like additional information about the District, please contact:

George S. Flint, District Manager  
Governmental Management Services – Central Florida, LLC.  
Viera East Community Development District  
13574 Village Park Dr, Ste 265  
Orlando, FL 32837  
(407) 841-5524

Revised September 18, 2012.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the 26<sup>th</sup> day of September, 2012, and recorded in the Official Records of Brevard County, Florida.

**VIERA EAST COMMUNITY  
DEVELOPMENT DISTRICT**

By: [Signature]  
Chairman

[Signature]  
Witness

[Signature]  
Witness

David Both  
Print Name

George S. Flint  
Print Name

STATE OF FLORIDA  
COUNTY OF Brevard

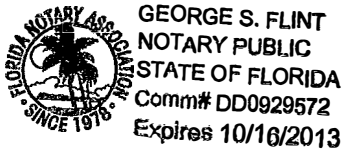
The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of September, 2012 by Vincent Anelli, Chairman of the Viera East Community Development District, who is personally known to me or who has produced \_\_\_\_\_ as identification, and did [ ] or did not [ ] take the oath.

[Signature]  
Notary Public, State of Florida

Print Name: George S. Flint

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



**Viera East**  
**Community Development District**  
**Debt Service Fund - Series 2003A and 2006**  
**Amortization Schedule**

Date	Series 2003A		Series 2006		Fiscal Total
	Principal	Interest	Principal	Interest	
11/1/06		\$138,650		\$431,250	\$569,900
5/1/07	\$995,000	\$138,650		\$431,250	
11/1/07		\$127,705		\$431,250	\$2,123,855
5/1/08	\$1,015,000	\$127,705		\$431,250	
11/1/08		\$114,764		\$431,250	\$2,119,969
5/1/09	\$1,045,000	\$114,764		\$431,250	
11/1/09		\$99,873		\$431,250	\$2,122,136
5/1/10	\$1,070,000	\$99,873		\$431,250	
11/1/10		\$83,154		\$431,250	\$2,115,526
5/1/11	\$1,100,000	\$83,154		\$431,250	
11/1/11		\$64,454		\$431,250	\$2,110,108
5/1/12	\$1,140,000	\$64,454		\$431,250	
11/1/12		\$44,504		\$431,250	\$2,111,458
5/1/13	\$1,180,000	\$44,504		\$431,250	
11/1/13		\$22,969		\$431,250	\$2,109,973
5/1/14	\$1,225,000	\$22,969		\$431,250	
11/1/14				\$431,250	\$2,110,469
5/1/15			\$1,525,000	\$431,250	
11/1/15				\$387,406	\$2,343,656
5/1/16			\$1,620,000	\$387,406	
11/1/16				\$340,831	\$2,348,238
5/1/17			\$1,710,000	\$340,831	
11/1/17				\$291,669	\$2,342,500
5/1/18			\$1,810,000	\$291,669	
11/1/18				\$239,631	\$2,341,300
5/1/19			\$1,910,000	\$239,631	
11/1/19				\$184,719	\$2,334,350
5/1/20			\$2,020,000	\$184,719	
11/1/20				\$126,644	\$2,331,363
5/1/21			\$2,140,000	\$126,644	
11/1/21				\$65,119	\$2,331,763
5/1/22			\$2,265,000	\$65,119	\$2,330,119
	\$2,405,000	\$134,945	\$15,000,000	\$5,859,538	\$25,035,186

# Viera East

## Community Development District

### Recreation Fund Debt Service -Series 2012

#### Amortization Schedule

Date	Bond Balance	Interest	Principal	Interest	Fiscal Total
11/01/12	5,805,000			\$ 118,202.50	
05/01/13	5,805,000	2.500%	\$325,000	\$ 118,202.50	
11/01/13	5,480,000			\$ 114,140.00	\$ 557,342.50
05/01/14	5,480,000	2.750%	\$335,000	\$ 114,140.00	
11/01/14	5,145,000			\$ 109,533.75	\$ 558,673.75
05/01/15	5,145,000	3.000%	\$345,000	\$ 109,533.75	
11/01/15	4,800,000			\$ 104,358.75	\$ 558,892.50
05/01/16	4,800,000	3.250%	\$355,000	\$ 104,358.75	
11/01/16	4,445,000			\$ 98,590.00	\$ 557,948.75
05/01/17	4,445,000	3.600%	\$365,000	\$ 98,590.00	
11/01/17	4,080,000			\$ 92,658.75	\$ 556,248.75
05/01/18	4,080,000	3.750%	\$380,000	\$ 92,658.75	
11/01/18	3,700,000			\$ 85,818.75	\$ 558,477.50
05/01/19	3,700,000	4.000%	\$395,000	\$ 85,818.75	
11/01/19	3,305,000			\$ 78,412.50	\$ 559,231.25
05/01/20	3,305,000	4.375%	\$410,000	\$ 78,412.50	
11/01/20	2,895,000			\$ 70,212.50	\$ 558,625.00
05/01/21	2,895,000	4.625%	\$425,000	\$ 70,212.50	
11/01/21	2,470,000			\$ 60,915.63	\$ 556,128.13
05/01/22	2,470,000	5.000%	\$445,000	\$ 60,915.63	
11/01/22	2,025,000			\$ 50,625.00	\$ 556,540.63
05/01/23	2,025,000	5.000%	\$470,000	\$ 50,625.00	
11/01/23	1,555,000			\$ 38,875.00	\$ 559,500.00
05/01/24	1,555,000	5.000%	\$490,000	\$ 38,875.00	
11/01/24	1,065,000			\$ 26,625.00	\$ 555,500.00
05/01/25	1,065,000	5.000%	\$520,000	\$ 26,625.00	
11/01/25	545,000			\$ 13,625.00	\$ 560,250.00
05/01/26	545,000	5.000%	\$545,000	\$ 13,625.00	\$ 558,625.00
			\$5,805,000	\$ 2,156,706.93	\$7,961,706.93

THE FULL TEXT OF THE RULE IS AS FOLLOWS:

VIERA EAST COMMUNITY DEVELOPMENT DISTRICT

42M-1.001 Creation. Viera East Community Development District is hereby created.

Specific Authority: Section 190.005, Florida Statutes (F.S.)

Law Implemented: Section 190.005, F.S.

History--New \_\_\_\_\_

42M-1.002 Boundary. The boundaries of the District are as follows:

DESCRIPTION: PARCEL 1

All of Section 27 and portions of Sections 22, 26, 28, 33, 34 and 35, Township 25 South, Range 36 East, and portions of Sections 2, 3, 4, 10 and 11, Township 26 South, Range 36 East, all in Brevard County, Florida, being more particularly described as follows: Commence at the Southeast corner of said Section 10 and run N00°58'45"W along the East line of said Section 10, for a distance of 50.04 feet to the North right of way line of Wickham Road and the POINT OF BEGINNING of the following described parcel; thence S86°40'00"W along said North right of way line of Wickham Road 1,791.05 feet; thence continue along said North right of way line S89°31'32"W for 1,232.48 feet to the East line of Official Records Book 876, Page 569 of the Public Records of Brevard County, Florida; thence N14°32'54"W along said East line for 766.98 feet to the North line of said Official Records Book 876, page 569; thence S75°27'06"W along said North line for a

DEPARTMENT OF REVENUE  
TALLAHASSEE, FLORIDA

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distance of 768.49 feet to the Easterly right of way line of Interstate 95; thence N26°01'27"W along said Easterly right of way line for a distance of 745.31 feet; thence N14°32'54"W along said Easterly right of way line for a distance of 2,308.02 feet; thence N60°44'50"E for 346.47 feet; thence N37°49'35"E for 170.97 feet; thence N52°08'55"E for 84.63 feet; thence N75°27'05"E for 550.00 feet; thence N77°47'23"E for 75.00 feet; thence S83°03'16"E for 75.00 feet; thence S83°00'14"E for 410.74 feet; thence N06°59'46"E for 104.22 feet to a point on a curve concave to the North, having a radius of 813.27 feet and to which a radial line bears S01°09'22"W; thence Easterly along the arc of said curve for 328.78 feet, through a central angle of 23°09'46" to the point of tangency; thence N67°59'36"E for 243.76 feet to a point lying 30.00 feet West of the Westerly right of way line of Murrell Road, (a 120.00 foot wide right of way), as described in Official Records Book 2953, Page 2101 of the Public Records of Brevard County, Florida; thence Northerly and 30.00 feet West of said Westerly right of way line the following seven (7) courses: (1) thence N22°00'24"W for 742.63 feet to the point of curvature of a curve concave to the East and having a radius of 1,235.92 feet; (2) thence Northerly along the arc of said curve for 582.56 feet, through a central angle of 27°00'24" to the point of tangency; (3) thence N05°00'00"E for 468.53 feet to the point of curvature of a curve concave to the West, having a radius of 1,055.92 feet; (4) thence Northerly along the arc of said curve for 497.59 feet, through a central angle of 27°00'00" to the point of tangency; (5) thence N22°00'00"W for 1,399.77 feet to the point of curvature of a curve concave to the East, having a radius of 1,235.92 feet; (6) thence Northerly along the arc of

Exhibit B

said curve for 593.20 feet, through a central angle of  $27^{\circ}30'00''$  to the point of tangency; (7) thence  $N05^{\circ}30'00''E$  along said line lying 30.00 feet West of the Westerly right of way line of Murrell Road and its Northerly extension thereof, said line being the Westerly right of way line of proposed Murrell Road (150.00 foot wide right of way) for a distance of 1,365.19 feet; thence run  $N84^{\circ}30'00''W$  for 600.00 feet, to the point of curvature of a curve to the left, having a radius of 640.00 feet and a central angle of  $48^{\circ}08'20''$ ; thence run Southwesterly, along said curve, an arc distance of 537.72 feet; thence run  $N42^{\circ}38'20''W$ , a distance of 493.95 feet; thence run  $N14^{\circ}33'28''W$ , a distance of 580.00 feet; thence  $S75^{\circ}26'32''W$  for a distance of 1437.64 feet to said Easterly right of way line of Interstate 95; thence —  $N14^{\circ}32'54''W$  along said Easterly right of way line of Interstate 95 for a distance of 8,929.18 feet to the point of curvature of a curve concave to the Southwest, having a radius of 5,879.65 feet; thence Northwesterly along the arc of said curve and said Easterly right of way line, for a distance of 2,502.25 feet, through a central angle of  $24^{\circ}23'02''$  to the North line of the Northwest 1/4 of Section 28, Township 25 South, Range 36 East; thence  $N89^{\circ}34'55''E$  along said North line 2,011.71 feet to the North 1/4 corner of said Section 28; thence  $N89^{\circ}35'49''E$  along the North line of the Northeast 1/4 of said Section 28 for a distance of 2,649.14 feet to the Southwest corner of said Section 22; thence  $N89^{\circ}44'33''E$  along the South line of said Section 22, for a distance of 4,533.48 feet to the West line of lands described in Official Records Book 2237, Page 2896 of the Public Records of Brevard County, Florida; thence  $N00^{\circ}15'56''W$  along said West line of Official Records Book 2237, Page 2896 for a distance of

Exhibit B

1,969.91 feet to the South right of way line of Barnes Boulevard; thence S89°47'58"E along said South right of way line of Barnes Boulevard for a distance of 800.00 feet to the East line of said Section 22; thence S00°15'56"E along said East line of Section 22, for a distance of 1,963.51 feet to the Southeast corner of said Section 22, said corner also being the Northeast corner of Section 27, Township 25 South, Range 36 East, Brevard County, Florida; thence S00°21'41"E along the East line of the Northeast 1/4 of said Section 27, for a distance of 2,659.87 feet to the Northeast corner of the Southeast 1/4 of said Section 27; thence S00°40'49"W along the East line of the Southeast 1/4 of said Section 27, for a distance of 2,181.04 feet; thence S38°50'18"E for 1,283.83 feet; thence South for 1,950.00 feet; thence S40°14'11"E for 170.29 feet; thence South for 1,020.00 feet; thence S40°36'05"E for 322.68 feet; thence S39°42'36"W for 383.47 feet; thence S01°47'24"E for 160.08 feet; thence S56°18'36"E for 396.61 feet; thence S60°38'32"E for 91.79 feet; thence S03°16'14"E for 350.57 feet; thence S40°27'54"W for 467.47 feet to the South line of aforesaid Section 35, Township 25 South, Range 36 East, Brevard County, Florida; thence S88°57'29"W along said South line of Section 35, for a distance of 1,034.11 feet to the Northeast corner of Section 3, Township 26 South, Range 36 East; thence S01°17'09"W along the East line of said Section 3, for a distance of 1,245.78 feet to the Northeast corner of INDIAN RIVER COLONY CLUB, P.U.D., PHASE 2, UNIT 1, as recorded in Plat Book 34, Page 92 of the Public Records of Brevard County, Florida; thence S88°35'03"W along the North line of said INDIAN RIVER COLONY CLUB, P.U.D., PHASE 2, UNIT 1, and along the North line of INDIAN RIVER COLONY CLUB, P.U.D. PHASE 1, UNIT 2, as



Exhibit B

recorded in Plat Book 34, Page 36 of the Public Records of Brevard County, Florida, for 2,634.30 feet; thence  $S88^{\circ}28'04''W$  along the North line of said INDIAN RIVER COLONY CLUB, P.U.D., PHASE 1, UNIT 2, and along the North lines of INDIAN RIVER COLONY CLUB, P.U.D., PHASE 1, UNIT 1, as recorded in Plat Book 34, Pages 31 and 32 of the Public Records of Brevard County, Florida and INDIAN RIVER COLONY CLUB, P.U.D., PHASE 1, UNIT 3, as recorded in Plat Book 35, Page 91 of the Public Records of Brevard County, Florida, for a distance of 883.63 feet to the Easterly right of way line of Murrell Road, as recorded in Official Records Book 2953, Page 2101 of the Public Records of Brevard County, Florida; thence for the following seven (7) courses along said Easterly right of way line: (1)  $S05^{\circ}30'00''W$  for 785.19 feet to the point of curvature of a curve concave to the East, having a radius of 1,085.92 feet; (2) thence Southerly 521.20 feet along the arc of said curve through a central angle of  $27^{\circ}30'00''$  to the point of tangency; (3) thence  $S22^{\circ}00'00''E$  for 1,399.77 feet to the point of curvature of a curve concave to the West, having a radius of 1,205.92 feet; (4) thence Southerly 568.28 feet along the arc of said curve, through a central angle of  $27^{\circ}00'00''$  to the point of tangency; (5) thence  $S05^{\circ}00'00''W$  for 468.53 feet to the point of curvature of a curve concave to the East, having a radius of 1,085.92 feet; (6) thence Southerly 511.85 feet along the arc of said curve through a central angle of  $27^{\circ}00'24''$  to the point of tangency; (7) thence  $S22^{\circ}00'24''E$  for 592.63 feet to the point of curvature of a curve concave to the Northeast, having a radius of 50.00 feet; thence Southeasterly 78.54 feet along the arc of said curve, through a central angle of  $90^{\circ}00'00''$  to the point of tangency; thence  $N67^{\circ}59'36''E$  for 423.19 feet to the point of

Exhibit B

curvature of a curve concave to the South, having a radius of 960.00 feet; thence Easterly 318.71 feet along the arc of said curve, through a central angle of 19°01'19" to the point of tangency; thence N87°00'55"E for 221.13 feet; thence N02°59'05"W for 692.95 feet to the South line of INDIAN RIVER COLONY CLUB, P.U.D., PHASE 2, UNIT 4, as recorded in Plat Book 35, Pages 65 thru 67 of the Public Records of Brevard County, Florida; thence N86°30'29"E along said South line of said INDIAN RIVER COLONY CLUB, P.U.D., PHASE 2, UNIT 4, for a distance of 1,620.78 feet to the Southwest corner of said Section 2; thence N01°17'32"E along the West line of said Section 2, for a distance of 2,506.96 feet to the North line of the West 1/2 of the Southwest 1/4 of said Section 2; thence N87°27'20"E along said North line of the West 1/2 of the Southwest 1/4 of Section 2, for a distance of 1,347.22 feet to the East line of the West 1/2 of the Southwest 1/4 of said Section 2; thence S00°55'23"W along said East line of the West 1/2 of the Southwest 1/4 of Section 2, for a distance of 2,563.88 feet to the Southeast corner of the West 1/2 of the Southwest 1/4 of said Section 2, said Southeast corner also being the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 11, Township 26 South, Range 36 East; thence S00°31'25"E along the East line of said Northwest 1/4 of the Northwest 1/4 of Section 11, for a distance of 1,336.40 feet to the South line of said Northwest 1/4 of the Northwest 1/4 of Section 11; thence N89°31'57"W along said South line 1,350.78 feet to the Southwest corner of said Northwest 1/4 of the Northwest 1/4 of Section 11, said corner being on the East line of said Section 10; thence S00°58'45"E along said East line of Section 10, for a distance of 1,322.94 feet to the East 1/4 corner of said Section 10; thence

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continue along said East line  $S00^{\circ}58'45''E$  for 541.60 feet to the North line of lands described in Official Records Book 2812, Page 2063 of the Public Records of Brevard County, Florida; thence for the following eight (8) courses along the Northerly line of said lands described in Official Records Book 2812, Page 2063: (1)  $S87^{\circ}55'44''W$  for 650.12 feet; (2) thence  $S00^{\circ}58'45''E$  for 288.82 feet; (3) thence  $S59^{\circ}01'15''W$  for 245.81 feet; (4) thence  $N88^{\circ}24'23''W$  for 501.94 feet; (5) thence  $S59^{\circ}01'15''W$  for 503.09 feet; (6) thence  $S00^{\circ}58'45''E$  for 575.00 feet; (7) thence  $S44^{\circ}01'15''W$  for 159.04 feet; (8) thence  $S87^{\circ}55'44''W$  for 359.20 feet to the East right of way line of said Murrell Road; thence  $S12^{\circ}28'28''E$  along said East right of way line 152.51 feet to the South line of said lands described in Official Records Book 2812, Page 2063; thence  $N87^{\circ}55'44''E$  along said South line for 2,241.61 feet to the East line of said Section 10; thence  $S00^{\circ}58'45''E$  along said East line 600.08 feet to the POINT OF BEGINNING, said lands containing 2,790.73 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL 2

A parcel of land lying in Section 33, Township 25 South, Range 36 East, Brevard County, Florida, more particularly described as follows: Commence at the Northwest corner of Section 28, Township 25 South, Range 36 East, Brevard County, Florida; thence  $N89^{\circ}34'55''E$  along the North line of said Section 28, a distance of 236.62 feet to the Westerly right of way line of Interstate 95, (a 300.00 foot wide right of way), and a point of intersection with a non-tangent curve, concave Southwesterly, having a radius of 5,579.65 feet and a central angle of  $26^{\circ}52'46''$ ; thence Southeasterly along said Westerly right of way

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line and along the arc of said curve to the right, a distance of 2,617.62 feet, (said arc subtended by a chord which bears S27°59'17"E a distance of 2,593.68 feet) to a point of tangency; thence S14°32'54"E along said Westerly right of way line, a distance of 3,416.81 feet to the POINT OF BEGINNING of the herein described parcel; thence continue along said Westerly right of way line S14°32'54"E, a distance of 4,994.84 feet; thence N15°41'39"W a distance of 1,203.33 feet to the point of curvature of a curve to the left, having a radius of 1,051.92 feet, a central angle of 35°21'15"; thence North Westerly along the arc of said curve, an arc length of 649.08 feet to the point of tangency of said curve; thence N51°02'54"W, a distance of 978.47 feet to the point of curvature of a curve to the left, having a radius of 1,051.92 feet, a central angle of 33°00'00"; thence Westerly along the arc of said curve, an arc length of 605.86 feet to the point of tangency of said curve; thence N84°02'54"W a distance of 136.38 feet; thence N88°02'54"W a distance of 76.74 feet; thence N01°57'06"E a distance of 247.75 feet; thence S88°02'54"E a distance of 600.00 feet; thence N43°30'28"E a distance of 193.49 feet; thence N21°15'19"E, a distance of 750.65 feet to the point of curvature of a curve to the left, having a radius of 1,051.92 feet, a central angle of 31°48'13"; thence Northerly along the arc of said curve, an arc length of 583.89 feet to the Point of Tangency of said curve; thence N10°32'54"W, a distance of 652.65 feet to the POINT OF BEGINNING, parcel contains 35.03 acres, more or less.