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FLORIDA NON-PROFIT CORPORATION

Riverwoods Condominium Association, Inc.

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ARTICLES OF INCORPORATION
OF
RIVERWOODS CONDOMINIUM ASSOCIATION, INC.
(a corporation not for profit)

In order to form a corporation under and in accordance with the provisions of the laws of the State of Florida, for the formation of corporations not for profit, we, the undersigned, hereby associate ourselves into a corporation for the purpose and with the powers hereinafter mentioned; and to that end we do, by these Articles of Incorporation, set forth:

ARTICLE I

NAME

The name of the corporation shall be RIVERWOODS CONDOMINIUM ASSOCIATION, INC. The corporation shall be hereinafter referred to as the "Association".

ARTICLE II

PURPOSE

The purposes and objects of the Association shall be to administer the operation and management of a condominium to be established by RIVER EDGE DEVELOPMENT LLC, a Florida Limited Liability Company, hereinafter called Developer, the condominium complex to be established in accordance with the laws of the State of Florida upon the following described property, situate, lying and being in the City of Titusville, Brevard County, Florida, to-wit:

SEE SHEET 4 OF EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREIN BY REFERENCE AND MADE A PART HEREOF

and to undertake the performance of the acts and duties incident to the administration of the operation and management of said condominium and in accordance with the terms, provisions, conditions and authorizations contained in these articles and which may be contained in the Declaration of Condominium which will be recorded in the Public Records of Brevard County, Florida, at the time said property, and the improvements now or hereafter situate thereon are submitted to a plan of condominium ownership; and to own, operate, lease, sell, trade and otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of said condominium. The Association shall be conducted as a non-profit organization for the benefit of its members.

ARTICLE III

POWERS

The Association shall have the following powers:

A. All of the powers and duties granted to corporations and corporations not for profit as set forth in Chapter 617, Florida Statutes, except as expressly limited or restricted by the Florida Condominium Act, and all of the powers and privileges which may be granted unto said Association or exercised by it under any other applicable laws of the State of Florida.

B. All of the powers reasonably necessary to implement and effectuate the purposes of the Association, including, but not limited to:

1. To make and establish reasonable rules and regulations governing the use of condominium units and the common elements in the condominium as said terms may be defined in the Declaration of Condominium.

2. To levy and collect assessments against members of the Association to defray the common expenses of the condominium as may be provided in the Declaration of Condominium and in the By-Laws of the Association which may be hereafter adopted, including the right to levy and collect assessments for the purposes of acquiring, operating, leasing, and otherwise trading and dealing with such property, whether real or personal, including the units in the condominium, which may be necessary or convenient in the operation and management of the condominium and in accomplishing the purposes set forth in the Declaration of Condominium.

3. To maintain, repair, replace, operate and manage the condominium and the property comprising same, including the right to reconstruct improvements after casualty and to make further improvement of the condominium property.

4. To contract for the management and maintenance of the condominium and to authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the collection of assessments, preparation of records, enforcement of rules and maintenance of the common elements. The Association shall, however, retain at all times the powers and duties granted them by the Condominium Act, including, but not limited to the making of assessments, promulgation of rules and execution of contracts on behalf of the Association.

5. To enforce the provisions of the Declaration of Condominium, these Articles of Incorporation, the By-Laws of the Association which may be hereafter adopted, and the rules and regulations governing the use of the condominium as the same may be hereafter established.

6. To acquire title to property or otherwise hold, convey, lease, and mortgage association property for the use and benefit of its members. The power to acquire personal property shall be exercised by the Board of Administration. Except as otherwise permitted in subsections (8) and (9) of Section 718.111, Florida Statutes, and in Section 718.114, Florida Statutes, no association may acquire, convey, lease, or mortgage association real property except in the manner provided in the declaration, and if the declaration does not specify the procedure, then approval of seventy-five (75%) percent of the total voting interests shall be required.

7. To exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the Association pursuant to the Declaration of Condominium.

8. The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District permit requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Condominium which relate to the surface water or stormwater management system.

9. The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system.

ARTICLE IV

MEMBERS

The qualification of the members, the manner of their admission to membership and termination of such membership, and voting by members shall be as follows:

A. The owners of all condominium units in the condominium shall be members of the Association, and no other persons or entities shall be entitled to membership, except as provided in item E of this Article IV.

B. Membership shall be established by the acquisition of fee title to a unit in the condominium or by acquisition of a fee ownership interest therein, whether by conveyance, devise, judicial decree or otherwise, and the membership of a party shall be automatically terminated upon his being divested of all title to or his entire fee ownership interest in all units in the condominium.

C. The interest of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his condominium unit. The funds and assets of the Association shall belong solely to the Association, subject to the limitation that the same be expended, held or used for the benefit of the membership and for the purposes authorized herein, in the Declaration of Condominium, and in the said By-Laws.

D. On all matters on which the membership shall be entitled to vote, there shall be only one (1) vote for each unit in the condominium, which vote shall be exercised or cast by the owner or owners of each unit in such manner as may be provided in the By-Laws hereafter adopted. Should any member own more than one (1) unit, such member shall be entitled to exercise or cast as many votes as he owns units, in the manner provided in said By-Laws.

E. Until such time as the property described in Article II hereof is submitted to a plan of condominium ownership by the recordation of said Declaration of Condominium, the membership of the Association shall be comprised of the subscribers of these Articles, each of which subscribers shall be entitled to cast one (1) vote on all matters on which that membership shall be entitled to vote.

ARTICLE V

EXISTENCE AND DURATION

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

ARTICLE VI

LOCATION

The principal office of the Association shall be located at 1000 Shorewood Drive, Suite 200, Cape Canaveral, Florida 32920, but the Association may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Administration.

ARTICLE VIIDIRECTORS

The affairs of the Association shall be managed by the Board of Administration. The number of members of the Board of Administration of the Association shall be three (3). The members of the Board of Administration shall be elected as provided by the By-Laws of the Association. The Board of Administration shall be members of the Association or shall be authorized representatives, officers or employees of a corporate member of this Association. Notwithstanding the foregoing, the first election of directors will be held in accordance with Article VI of the Declaration of Condominium of RIVERWOODS, A CONDOMINIUM. Any vacancies in the Board of Administration occurring before the first election will be filled by the remaining directors, unless the vacancy occurs when both the Developer and unit owners other than the Developer are entitled to representation in which event the vacancy shall be filled by an election as provided in Rule 61B.23.001(12) Florida Administrative Code.

The names and addresses of the members of the first Board of Administration who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

Kohn Bennett	1000 Shorewood Drive, Suite 200 Cape Canaveral, FL 32920
Brenda Bennett	1000 Shorewood Drive, Suite 200 Cape Canaveral, FL 32920
Jessica Hayes	1000 Shorewood Drive, Suite 200 Cape Canaveral, FL 32920

ARTICLE VIIIOFFICERS

The Board of Administration shall elect a President, a Secretary and a Treasurer and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board of Administration shall determine. The President shall be elected from among the membership of the Board of Administration but no other officer needs to be a director. The same person may hold two (2) offices, the duties of which are not incompatible; provided, however, that the office of the President and Vice President shall not be held by the same person, nor shall the office of President, Secretary or Assistant Secretary be held by the same person.

The affairs of the Association shall be administered by the officers designated in the By-Laws of the Association. Said officers will be elected by the Board of Administration at its first meeting following the annual meeting of the members of the Association and with the approval of the Board of Administration, may employ a managing agent and/or such other managerial and supervisory personnel or entities to administer or assist in the administration of the operation and management of the condominium, and the affairs of the Association, and any such person or entity may be so employed without regard to whether such person or entity is a member of the Association or a director of the Association.

The names and addresses of the officers who will serve until their successors are designated are as follows:

Kohn Bennett President	1000 Shorewood Drive, Suite 200 Cape Canaveral, FL 32920
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Brenda Bennett
Vice President/
Treasurer

1000 Shorewood Drive, Suite 200
Cape Canaveral, FL 32920

Jessica Hayes
Secretary

1000 Shorewood Drive, Suite 200
Cape Canaveral, FL 32920

ARTICLE IX

SUBSCRIBERS

The names and addresses of the subscribers to these Articles on Incorporation are as follows:

CURTIS R. MOSLEY, Esquire

1221 East New Haven Avenue
Melbourne, FL 32901

ARTICLE X

BY-LAWS

The original By-Laws of the Association shall be adopted by the Board of Administration and thereafter, such By-Laws may be altered or rescinded by the Board of Administration only in such manner as said By-Laws may provide.

ARTICLE XI

INDEMNIFICATION

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he/she may be a party, or in which/she he may become involved, by reason of his being or having been a director or officer of the Association, whether or not he/she is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his/her duties; provided, that in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the director or officer seeking such reimbursement or indemnification, the indemnification herein shall only apply if the Board of Administration approves such settlement and reimbursement as being in the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled. The intent of this indemnification is to afford protection to the Directors and Officers of the Association to the maximum extent allowed by law.

ARTICLE XII

AMENDMENTS

Any amendment or amendments to these Articles of Incorporation may be proposed by the Board of Administration of the Association acting upon a vote of the majority of the directors, or by the members of the Association owning a majority of the condominium units in the condominium, whether meeting as members or by instrument in writing signed by them. Upon any amendment or amendments to these Articles being proposed by said Board of Administration or members, such proposed amendment or amendments shall be transmitted to the President of the Association or other officer of the Association in the absence of the President, who shall thereupon call a special meeting of the members of the Association for a date not sooner than twenty (20) days nor later than sixty (60) days from the receipt by him of the proposed amendment or amendments, and it shall be the duty of the Secretary to give to each member written or printed notice of such meeting, stating the time and place of the meeting and reciting the proposed amendment or amendments in reasonably detailed form, which notice shall be mailed or presented personally to each member not less than ten (10) days nor more than thirty (30) days before the date set for such meeting. If mailed, the notice of the membership meeting shall be sent by certified mail, return receipt requested, which mailing shall be deemed notice. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver when filed in the records of the Association, whether before or after the holding of the meeting, shall be deemed equivalent to the giving of such notice to such member. At such meeting, the amendment or amendments proposed must be approved by an affirmative vote of the Owners of at least seventy-five (75%) percent of the total number of units in the condominium (i.e. 16 of 20 of the Unit Owners must vote for the amendment) in order for such amendment or amendments to become effective. Thereupon, such amendment or amendments of these articles shall be transcribed and certified in such form as may be necessary to register the same in the office of the Secretary of State of Florida; and upon the registration of such amendment or amendments with said Secretary of State, a certified copy thereof shall be recorded in the Public Records of Brevard County, Florida, within ten (10) days from the date on which the same are so registered. No amendment is valid until it is recorded in the Public Records. At any meeting held to consider such amendment or amendments of these articles, the written vote of any member of the Association shall be recognized, if such member is not in attendance at such meeting or represented thereat by proxy, provided such written vote is delivered to the Secretary of the Association at or prior to such meeting.

Notwithstanding the foregoing provisions of this Article XII, no amendment or amendments to these articles which shall abridge, amend or alter the right of the Developer to designate and select members of each Board of Administration of the Association, as provided in Article VII hereof, may be adopted or become effective without the prior consent of the Developer.

ARTICLE XIII

DISSOLUTION

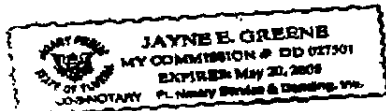
In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, Florida Administrative Code, and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

IN WITNESS WHEREOF, the subscribers have hereunto set their hands and seals this 29 day of March, 2005.


CURTIS R. MOSLEY

STATE OF FLORIDA)
COUNTY OF BREVARD)

BEFORE ME, the undersigned authority, personally appeared CURTIS R. MOSLEY, who being by me first duly sworn, acknowledged that he executed the foregoing Articles of Incorporation for the purposes therein expressed on this 29 day of March, 2005.




NOTARY PUBLIC
My Commission Expires:

CERTIFICATE OF REGISTERED AGENT

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act.

RIVERWOODS CONDOMINIUM ASSOCIATION, INC., a corporation not for profit, desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, in the City of Melbourne, County of Brevard, State of Florida, has named CURTIS R. MOSLEY, ESQ., 1221 East New Haven Avenue, Melbourne, Florida 32901, as its agent to accept service of process for the above-stated corporation, at the place designated in this certificate, and he hereby accepts to act in this capacity and agrees to comply with the provisions of said Act relative to keeping open said office.


CURTIS R. MOSLEY

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CFN:2004038420

DR Book/Page: 5192 / 1813

EXHIBIT "A" LEGAL DESCRIPTION

Parcel 1:

(A) North $72 \frac{1}{2}$ feet of Lot 37, of Second Additions to Indian River City, Florida, as per plat filed for record in the Office of the Clerk of the Circuit Court of Brevard County, Florida, by the Titusville Fruit & Farm Lands Company, June 19, 1916, in Plat Book 2, Page 73. Said addition being a subdivision of that part of Government Lots 1 and 2, Section 26, and of Section 27, Township 22 South, Range 35 East, which lies East of the right-of-way of the Florida East Coast Railway Company. Less road right-of-way.

(B) Lots 34 through 36, East of new highway, except old highway right-of-way, Lot 33 East of new highway and West of East line of former rail and spur right-of-way, Delapine Grant, Second Additions to Indian River City, Section 26, Township 22 South, Range 35 East, according to the plat thereof as recorded in Plat Book 2, Page 73, Public Records of Brevard County, Florida, said property extending to the waters of the Indian River.

(C) All of that property lying East of the East right-of-way line of the new U.S. Highway #1 that is in the South $\frac{1}{4}$ of Lot 31 and all of Lots 32 and 33 of Delapine Grant, Second Additions to Indian River City, Florida, according to the plat recorded in Plat Book 2, Page 73, Public Records of Brevard County, Florida, and including that portion of the aforesaid lots lying between the East side of old U.S. Highway No. 1 and Indian River.

(D) A parcel of submerged land in the Indian River in Section 26, Township 22 South, Range 35 East, Brevard County Florida, lying Northeasterly of and abutting the South $\frac{1}{4}$ of Lot 31 and Lots 32 and 33 of the Second Addition to Indian River City as recorded in Plat Book 2, Page 73, Public Records of Brevard County, Florida, being more particularly described as follows:

From the Northwest corner of said Section 26, run Southerly along the West line thereof for a distance of 1080 feet to the centerline of said Lot 31; thence Easterly along said centerline of Lot 31 a distance of 1494 feet to the mean high water line of the Indian River for the Point of Beginning; thence run Northeasterly for a distance of 688 feet to a point in the established bulkhead line; said point being South $37^{\circ}06'57''$ East, a distance of 841.72 feet from the Point of Beginning of said bulkhead line as shown on the plat thereof as recorded in Plat Book 1 B.L., Page 28; thence South $37^{\circ}06'57''$ East, along said bulkhead line a distance of 260 feet to a point; thence in a Southwesterly direction a distance of 677 feet to a point in the mean high water line of the Indian River at the intersection with the South line of Lot 33 of said Second Addition to Indian River City; thence Northwesterly along said mean high water line to the Point of Beginning, and lying and begin in the County of Brevard, in said State of Florida;

LESS AND EXCEPT:

A part of the South $\frac{1}{4}$ of Lot 31 and a part of Lots 32 through 36, inclusive, lying East of the Easterly right-of-way line of U.S. Highway No. 1, a 200.00 foot wide road right-of-way as presently established, as shown on Plat of Second Addition to Indian River City, as recorded in Plat Book 2, Page 73, Public Records of Brevard County, Florida, described as follows:
Beginning at a point of intersection of the South line of the previously mentioned Lot 36 with the Easterly right-of-way line of the aforesaid U.S. Highway No. 1, said point of intersection lying on the arc of a circular curve concave Easterly, having a radius of 2764.93 feet; thence run in a Northwesterly direction along said Easterly right-of-way line of U.S. Highway No. 1 and along the arc of said curve through a central angle of $8^{\circ}58'50''$, and are distance of 433.38 feet to the point of tangency; thence continue North $00^{\circ}04'53''$ East, along the aforesaid Easterly right-of-way line of U.S. Highway No. 1, a distance of 118.39 feet to a point lying on the North line of the South $\frac{1}{4}$ of said Lot 31; thence run South $89^{\circ}35'47''$ East, along said North line, a distance of 200.00 feet; thence run

LEGAL DESCRIPTION:

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OR Book/Page: 5192 / 1815

A part of Lots 31 through 37 according to the Plat of Second Addition to Indian River City, Florida as recorded in Plat Book 2 at Page 73 of the Public Records of Brevard County, Florida lying in Section 28, Township 22 South, Range 35 East more particularly described as follows:

COMMENCE at the point of Intersection of the South line of Government Lot 2 of the aforesaid Section 28 with the Easterly Right-of-Way line of U.S. Highway No. One (a 200' R/W as now established);

RUN THENCE North 15 degrees 58 minutes 58 seconds West, along said Easterly Right-of-Way line, a distance of 22.42 feet to the point of curvature of a circular curve to the right having a radius of 2,764.82 feet;

THENCE along said curve to the right having a radius of 2,764.93 feet a delta of 08 degrees 28 minutes 34 seconds, an arc length 312.52 feet and a chord which bears North 09 degrees 16 minutes 19 seconds West having a chord distance of 22.68 feet to the POINT OF BEGINNING of the lands herein described;

THENCE continue along said curve to the right having a radius of 2,764.93 feet, and along said Easterly Right-of-Way line, a delta of 00 degrees 28 minutes 12 seconds, an arc length 22.58 feet and a chord which bears North 08 degrees 16 minutes 19 seconds West having a chord distance of 22.68 feet to the southwest corner of the lands described in Official Records Book 4064 at Page 1168 of the aforesaid Public Records;

THENCE along the boundary of said lands described in Official Records Book 4064 at Page 1168 the following three courses and distances;

South 89 degrees 45 minutes 58 seconds East a distance of 270.03 feet;

North 08 degrees 27 minutes 10 seconds West a distance of 249.88 feet;

North 89 degrees 45 minutes 58 seconds West a distance of 270.00 feet to

a point lying on the aforesaid Easterly Right-of-Way line of U.S. Highway No.

One;

THENCE along a curve to the right having a radius of 2,764.93 feet and said Easterly Right-of-Way line a delta of 03 degrees 49 minutes 18 seconds, an arc length 184.39 feet and a chord which bears North 01 degrees 58 minutes 48 seconds West having a chord distance of 184.38 feet to a point of tangency;

THENCE North 00 degrees 02 minutes 10 seconds West, along said Easterly Right-of-Way line, a distance of 117.33 feet to the Northwest corner of the South 1/4 of the aforementioned Lot 31;

THENCE South 89 degrees 45 minutes 58 seconds East, along the North line of the South 1/4 of said Lot 31, a distance of 651.18 feet to the Westerly Right-of-Way line of Riveredge Drive (a 66' R/W as now established);

THENCE South 36 degrees 03 minutes 04 seconds East, along said Westerly Right-of-Way line a distance of 771.01 feet to the point of intersection of the South line of the North 72.5 feet of the aforementioned Lot 37 and said Westerly Right-of-Way line of Riveredge Drive;

THENCE North 89 degrees 45 minutes 58 seconds West, along the South line of the North 72.5 feet of Lot 37, a distance of 806.11 feet to a point on the Northeastery Right-of-Way line of an unnamed 40 foot road as shown on the Plat of Titusville Fruit and Farmlands Company Subdivision, as recorded in Plat Book 2 at Page 29 of the aforesaid public records, said point lying on the arc of a curve to the right having a radius of 2,778.93 feet;

THENCE along said curve to the right having a radius of 2,778.93 feet a delta of 01 degrees 37 minutes 05 seconds, an arc length 78.47 feet and a chord which bears North 50 degrees 45 minutes 02 seconds West having a chord distance of 78.47 feet to the POINT OF BEGINNING.

Containing 9.34 acre(s) of land, more or less.

TOGETHER WITH that portion of the aforementioned South 1/4 of Lot 31; Lot 32, Lot 33, Lot 34, Lot 35, Lot 36 and the North 72.5 feet of Lot 37 lying Easterly of Riveredge Drive (a 66' Right-of-Way as now established) and the waters of the Indian River.

Containing 0.51 acre(s) of land, more or less.

ALSO TOGETHER WITH a parcel of submerged lands in the Indian River as described in Official Records Book 817 at Page 121 of the aforesaid Public Records.

Containing 4.58 acre(s) of land, more or less.

SUBJECT TO a 66' wide Right-of-Way and Utility easement over a portion of Lot 37 as described in Official Records Book 2468 at Page 484 and a 15' utility easement over a portion of the South 1/4 of Lot 31 as recorded in Official Records Book 2498 at Page 472, all of the aforesaid Public Records

South 04°17'37" East, a distance of 382.61 feet; thence run South 89°35'47" East, a distance of 53.00 feet; thence run South 06°18'32" East, a distance of 249.92 feet to a point lying on the South line of the previously mentioned Lot 36, as shown on said Plat of Second Addition to Indian River City, as recorded in Plat Book 2, Page 73; thence run North 89°35'47" West, along said South line, a distance of 270.00 feet to the Point of Beginning.

Parcel II:

A part of the South ½ of Lot 31 and a part of Lots 32 through 36, inclusive, lying East of the Easterly right-of-way line of U.S. Highway No. 1, a 200.00 foot wide road right-of-way as presently established, as shown on Plat of Second Addition to Indian River City, as recorded in Plat Book 2, Page 73, Public Records of Brevard County, Florida, described as follows:

Beginning at a point of intersection of the South line of the previously mentioned Lot 36 with the Easterly right-of-way line of the aforesaid U.S. Highway No. 1, said point of intersection lying on the arc of a circular curve concaved Easterly, having a radius of 2764.93 feet; thence run in a Northwesterly direction along said Easterly right-of-way line of U.S. Highway No. 1 and along the arc of said curve through a central angle of 05°58'50", and arc distance of 433.38 feet to the point of tangency; thence continue North 00°04'53" East, along the aforesaid Easterly right-of-way line of U.S. Highway No. 1, a distance of 118.39 feet to a point lying on the North line of the South ½ of said Lot 31; thence run South 89°35'47" East, along said North line, a distance of 200.00 feet; thence run South 04°17'37" East, a distance of 382.61 feet; thence run South 89°35'47" East, a distance of 53.00 feet; thence run South 06°18'32" East, a distance of 249.92 feet to a point lying on the South line of the previously mentioned Lot 36, as shown on said Plat of Second Addition to Indian River City, as recorded in Plat Book 2, Page 73; thence run North 89°35'47" West, along said South line, a distance of 270.00 feet to the Point of Beginning.

LESS AND EXCEPT:

A part of Lots 34 through 36, inclusive, lying East of the Easterly right-of-way line of U.S. Highway No. 1, a 200.00 foot wide road right-of-way as presently established, as shown on Plat of Second Addition to Indian River City, as recorded in Plat Book 2, Page 73, Public Records of Brevard County, Florida, described as follows:

Beginning at a point of intersection of the South line of the previously mentioned Lot 36, with the Easterly right-of-way line of aforesaid U.S. Highway No. 1, said point of intersection lying on the arc of a circular curve concaved Easterly, having a radius of 2764.93 feet; thence run in a Northwesterly direction along said Easterly right-of-way line of U.S. Highway No. 1 and along the arc of said curve through a central angle of 05°10'50", an arc distance of 250.00 feet; thence run South 89°35'47" East, a distance of 270.00 feet; thence run South 06°18'32" East, a distance of 249.92 feet to a point lying on the South line of the previously mentioned Lot 36, as shown on said Plat of Second Addition to Indian River City as recorded in Plat Book 2, Page 73; thence run North 89°35'47" West, along said South line a distance of 270.00 feet to the Point of Beginning.

Said lands also being described in Exhibit "B" which follows:



CFN:2004035420
OR Book/Page: 5182 / 1814