

LEGAL DESCRIPTION

PARCEL 1
(GROVE NUMBER 2)

A PARCEL OF LAND LYING WITHIN SECTIONS 2, 3, AND 4, TOWNSHIP 40 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S01°54'59"E, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 100.02 FEET, TO THE SOUTH LINE OF THE NORTH 100.00 FEET OF SAID SECTION 3 AND THE POINT OF BEGINNING; THENCE S89°30'59"W, A DISTANCE OF 100.03 FEET; THENCE S89°21'45"W, A DISTANCE OF 795.61 FEET; THENCE S00°49'06"E, A DISTANCE OF 377.41 FEET; THENCE S89°23'29"W, A DISTANCE OF 2049.99 FEET; THENCE S00°30'29"E, A DISTANCE OF 770.39 FEET; THENCE N89°22'03"E, A DISTANCE OF 1499.34 FEET; THENCE S00°26'59"E, A DISTANCE OF 452.15 FEET; THENCE N89°33'38"W, A DISTANCE OF 196.00 FEET; THENCE S00°30'01"E, A DISTANCE OF 702.45 FEET; THENCE N89°54'38"E, A DISTANCE OF 8204.73 FEET; THENCE N00°03'28"E, A DISTANCE OF 804.38 FEET; THENCE N51°19'26"E, A DISTANCE OF 199.30 FEET; THENCE N88°20'46"E, A DISTANCE OF 713.34 FEET; THENCE N48°16'35"E, A DISTANCE OF 1486.97 FEET; THENCE N00°25'54"W, A DISTANCE OF 464.54 FEET TO THE SOUTH LINE OF THE NORTH 100.00 FEET OF SAID SECTION 2; THENCE S89°19'32"W, ALONG THE SOUTH LINE OF THE NORTH 100.00 FEET OF SAID SECTION 2, A DISTANCE OF 3267.30 FEET TO THE WEST LINE OF SAID SECTION 2; THENCE S89°19'32"W, ALONG THE SOUTH LINE OF THE NORTH 100.00 FEET OF SAID SECTION 3, A DISTANCE OF 5293.48 FEET, TO THE POINT OF BEGINNING.

CONTAINING 508.53 ACRES (508.88 ACRES BY DEED) OF LAND, MORE OR LESS.

AND TOGETHER WITH:
(GROVE NUMBER 4)

A PARCEL OF LAND LYING WITHIN SECTIONS 1, 2, AND 3 TOWNSHIP 40 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S01°54'59"E, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 100.02 FEET, TO THE SOUTH LINE OF THE NORTH 100.00 FEET OF SAID SECTION 3; THENCE S89°30'59"W, A DISTANCE OF 100.03 FEET; THENCE S89°21'45"W, A DISTANCE OF 795.61 FEET; THENCE S00°49'06"E, A DISTANCE OF 377.41 FEET; THENCE S89°23'29"W, A DISTANCE OF 2049.99 FEET; THENCE S00°30'29"E, A DISTANCE OF 770.39 FEET; THENCE N89°22'03"E, A DISTANCE OF 1499.34 FEET; THENCE S00°26'59"E, A DISTANCE OF 452.14 FEET; THENCE N89°33'38"W, A DISTANCE OF 196.00 FEET; THENCE S00°30'01"E, A DISTANCE OF 702.45 FEET; THENCE N89°54'39"E, A DISTANCE OF 2904.59 FEET, TO THE POINT OF BEGINNING; THENCE S00°41'15"E, A DISTANCE OF 1290.53 FEET; THENCE N89°17'04"E, A DISTANCE OF 1470.70 FEET; THENCE S01°44'46"E, A DISTANCE OF 1570.14 FEET TO THE SOUTH LINE OF SAID SECTION 3; THENCE N89°06'04"E, ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 2645.21 FEET TO THE WEST LINE OF SAID SECTION 2; THENCE N88°08'10"E, ALONG THE SOUTH LINE OF SAID SECTION 2, A DISTANCE OF 2639.28 FEET TO THE SOUTH ONE-QUARTER CORNER OF SECTION 2; THENCE N88°11'20"E, ALONG THE SOUTH LINE OF SAID SECTION 2, A DISTANCE OF 2636.82 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE N89°23'09"E, ALONG THE SOUTH LINE OF SAID SECTION 1, A DISTANCE OF 18.77 FEET; THENCE N00°38'20"W, A DISTANCE OF 2645.50 FEET; THENCE S89°54'39"W, A DISTANCE OF 9445.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 547.77 ACRES (547.83 ACRES BY DEED) OF LAND, MORE OR LESS.

ADD PARCEL 1

A PARCEL OF LAND LYING WITHIN SECTION 3 AND SECTION 10 TOWNSHIP 40 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE S89°51'22"W FOR 1.33 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S00°57'26"E, FOR 13.99 FEET; THENCE N89°58'40"W FOR 105.00 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THE CHARLES M. ARMSTRONG PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 1846 AT PAGE 2756 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N00°54'02"W ALONG SAID EASTERLY LINE FOR 1584.42 FEET; THENCE S89°58'16"E FOR 105.00 FEET; THENCE S00°54'02"E FOR 1570.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.82 ACRES OF LAND, MORE OR LESS.

ACCESS ROAD

THE WEST 60 FEET OF THE EAST 160 FEET OF THE NORTH 100 FEET OF SECTION 4, TOWNSHIP 40 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.

AND TOGETHER WITH:

THE WEST 60 FEET OF THE EAST 160 FEET OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.

AND TOGETHER WITH:

THE WEST 60 FEET OF THE EAST 160 FEET OF THAT PORTION OF SECTION 28, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF KANNER HIGHWAY (STATE ROAD 76 - 200' RIGHT OF WAY).

CONTAINING 9.95 ACRES OF LAND, MORE OR LESS.

THIS SITE CONTAINS 1,070.07 TOTAL ACRES, MORE OR LESS.

TITLE CERTIFICATION

I, JOSEPH D. GROSSO, JR., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF Nov 7, 2006, AT 12 PM

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION OR OTHER ENTITY WHICH EXECUTED THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON
- MORTGAGE NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON IS AS FOLLOWS:

(1) MORTGAGE IN FAVOR OF FIDELITY FEDERAL BANK AND TRUST, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES, DATED AUGUST 23, 2006 AND RECORDED AUGUST 28, 2006 IN OFFICIAL RECORDS BOOK 2175, PAGE 933, AND RE-RECORDED IN OFFICIAL RECORDS BOOK 2188, PAGE 2084, AND ASSIGNMENT OF RENTS RECORDED IN OFFICIAL RECORDS BOOK 2175, PAGE 941 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 2188, PAGE 2096, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

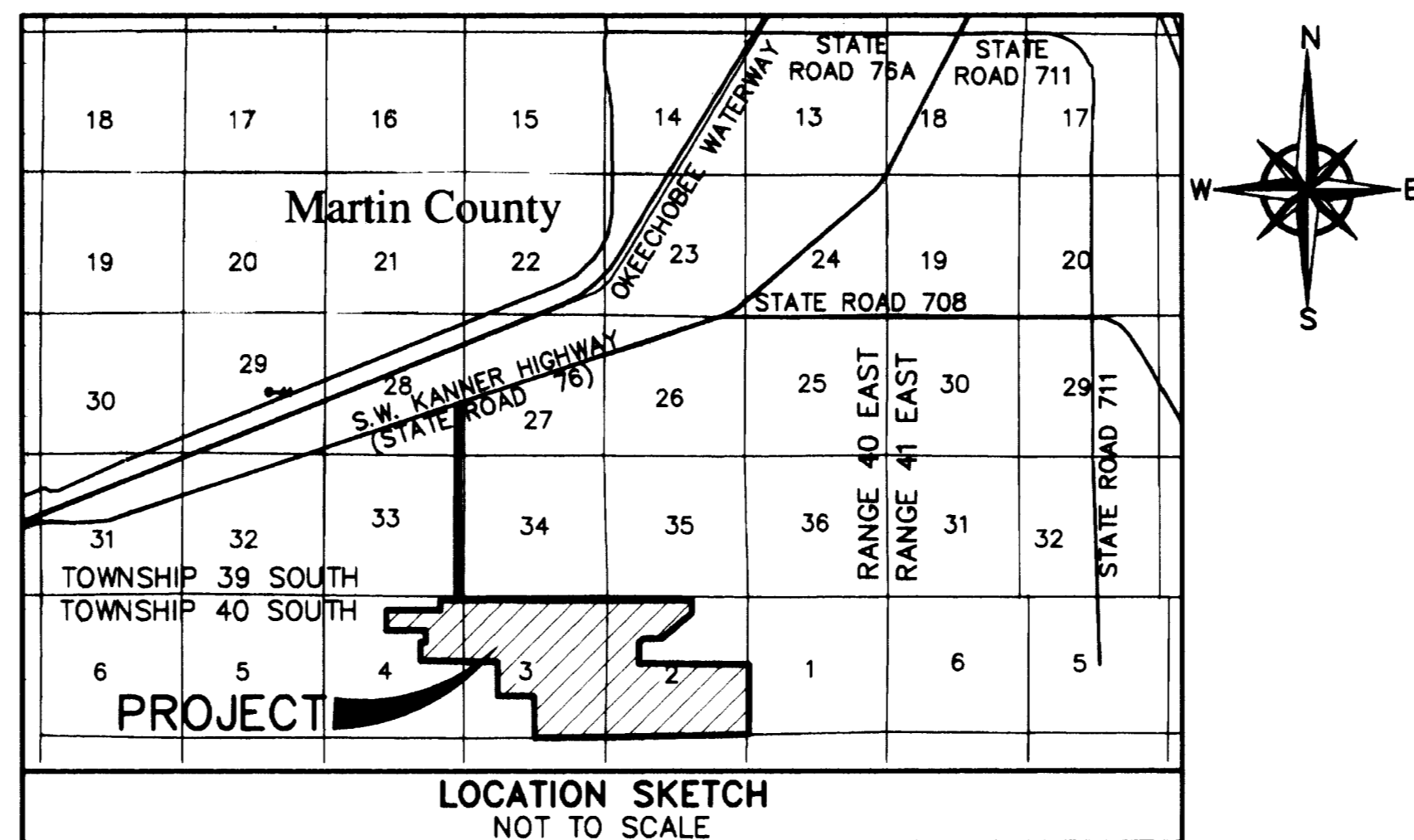
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192 F.S. HAVE BEEN PAID.

DATED THIS 7th DAY OF November, 2006

JOSEPH D. GROSSO, JR.
ATTORNEY AT LAW, FLORIDA BAR NO. 26107
614 S.E. CENTRAL PARKWAY
STUART, FLORIDA 34994

SUNLIGHT RANCH

BEING A PORTION OF SECTIONS 1, 2, 3 AND 4, TOWNSHIP 40 SOUTH, RANGE 40 EAST AND A PORTION OF SECTIONS 28 AND 33, TOWNSHIP 39 SOUTH, RANGE 40 EAST MARTIN COUNTY, FLORIDA.



LOCATION SKETCH
NOT TO SCALE

Plat Book 16 Page 46

FILED FOR RECORD
MARTIN CO., FL
2007 JAN 30 PM 3:42
MARSHA EWING
CLERK OF CIRCUIT COURT
BY _____ D.C.

CLERK'S RECORDING CERTIFICATE

I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 16 PAGE 46 MARTIN COUNTY, FLORIDA PUBLIC RECORDS THIS 30th DAY OF January, 2007

MARSHA EWING, CLERK OF THE CIRCUIT COURT, MARTIN COUNTY, FLORIDA.
FILE NUMBER 159165
BY Charlotte Bunkey
DEPUTY CLERK



02-40-40-001-000-0000.0
PARCEL CONTROL NO.

LEGEND

- INDICATES NO. 5 (5/8") IRON ROD AND CAP "BL LB 6852" UNLESS OTHERWISE NOTED
- INDICATES SET 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "BETSY LINDSAY, INC. LB 6852 PRM" [PERMANENT REFERENCE MONUMENT (PRM)] UNLESS OTHERWISE NOTED
- ◎ INDICATES PARKER KALON NAIL & WASHER "BL LB 6852" [PERMANENT CONTROL POINT (PCP)] UNLESS OTHERWISE NOTED
- A.E. INDICATES ACCESS EASEMENT
- BL INDICATES BETSY LINDSAY, INC.
- CB INDICATES CHORD BEARING
- CH. INDICATES CHORD LENGTH
- CM INDICATES CONCRETE MONUMENT
- Δ INDICATES DELTA (CENTRAL) ANGLE
- D. INDICATES DEED
- D.E. INDICATES DRAINAGE EASEMENT
- E. INDICATES EAST
- IRC INDICATES IRON ROD & CAP
- L INDICATES LENGTH OF ARC
- LB INDICATES LICENSED BUSINESS
- M INDICATES MEASURED
- N. INDICATES NORTH
- NAD INDICATES NORTH AMERICAN DATUM
- NGVD INDICATES NATIONAL GEODETIC VERTICAL DATUM OF 1929
- O.R.B. INDICATES OFFICIAL RECORDS BOOK
- PCP INDICATES PERMANENT CONTROL POINT
- P.R.M. INDICATES PERMANENT REFERENCE MONUMENT
- R INDICATES RADIUS
- S. INDICATES SOUTH
- SQ.FT. INDICATES SQUARE FEET
- U.E. INDICATES UTILITY EASEMENT
- W. INDICATES WEST

MORTGAGEE'S CONSENT TO PLAT

FIDELITY FEDERAL BANK AND TRUST, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE DATED AUGUST 23, 2006, AND RECORDED AUGUST 28, 2006 IN OFFICIAL RECORDS BOOK 2175, PAGE 933, AND RE-RECORDED IN OFFICIAL RECORDS BOOK 2188, PAGE 2084, AND ASSIGNMENT OF RENTS RECORDED IN OFFICIAL RECORDS BOOK 2175, PAGE 941, AND RE-RECORDED IN OFFICIAL RECORDS BOOK 2188, PAGE 2096, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND THAT IT CONSENTS TO THE DEDICATIONS HEREON AND DOES HEREBY SUBORDINATE ITS MORTGAGE, LIEN AND ENCUMBRANCE, AS DESCRIBED ABOVE, TO SUCH DEDICATION.

FIDELITY FEDERAL BANK AND TRUST, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES
ATTEST: [Signature]
BY: SR. VICE PRESIDENT
ITS: SR. VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Palm Beach
BEFORE ME THE UNDERSIGNED NOTARY PERSONALLY APPEARED John M. Abraham AND John M. Abraham WHO WELL KNOW TO BE THE SR. VICE PRES. AND SR. VICE PRES. RESPECTIVELY, OF FIDELITY FEDERAL BANK AND TRUST, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR PRODUCED TO ME AS IDENTIFICATION. WITNESS MY HAND AND OFFICIAL STAMP, THIS 8th DAY OF Nov., 2006.

NOTARY PUBLIC
PRINTED NAME: Gina L. Gillette
(NOTARY SEAL) Gina L. Gillette MY COMMISSION EXPIRES: April 7, 2008
00305266

GENERAL NOTES

- BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NAD 83/90, FLORIDA EAST, AS DERIVED FROM MARTIN COUNTY G.P.S. POINTS, REFERENCE A BEARING OF N00°56'45"W ALONG THE EAST LINE OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.
- THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
- IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTION LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE MARTIN COUNTY GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR SUNLIGHT RANCH PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ONGOING REMOVAL OF PROHIBITED AND INVASIVE NONNATIVE PLANT SPECIES FROM THESE AREAS.
- ALL STRUCTURES GREATER THAN 400 SQUARE FEET MUST BE CONSTRUCTED WITH AUTOMATIC SPRINKLERS.
- THE LAKE MAINTENANCE EASEMENTS AND DRAINAGE EASEMENTS AROUND CONSERVATION/DRAINAGE AREAS A & B ARE OFFSET AND PARALLEL TO CONSERVATION/DRAINAGE AREAS A & B, EXCEPT FOR THE CHANGES OF DIRECTION WHERE THE LINES ARE FILLETED WITH A 10.00 FOOT RADIUS.

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED.
12/21/06 DATE [Signature] COUNTY SURVEYOR AND MAPPER
12/22/06 DATE [Signature] COUNTY ENGINEER
1/24/07 DATE [Signature] COUNTY ATTORNEY
1/25/07 DATE [Signature] CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
BCC: 10-10-06

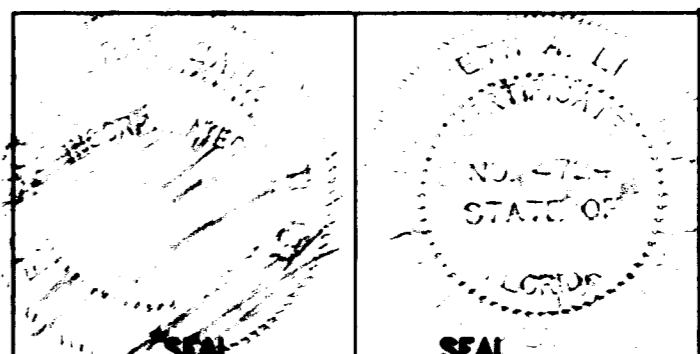
ATTEST:

[Signature]
CLERK OF COURT
By Charlotte Bunkey

CERTIFICATE OF SURVEYOR AND MAPPER

I, ELIZABETH A. LINDSAY, HEREBY CERTIFY THAT THIS PLAT OF "SUNLIGHT RANCH" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

BY: [Signature] DATE: OCTOBER 25, 2006
ELIZABETH A. LINDSAY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4724
LICENSED BUSINESS NO. 6852



B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7907 S.W. JACK JAMES DRIVE STUART, FLORIDA 34907
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852
SUNLIGHT RANCH SHEET 1 OF 19