

BEFORE THE CITY COUNCIL, CITY OF TITUSVILLE, FLORIDA

**RE: AN ORDINANCE TO ESTABLISH THE
TRANQUILITY COMMUNITY DEVELOPMENT
DISTRICT, PURSUANT TO SECTION 190.005(2)(c),
FLORIDA STATUTES**

**AMENDMENT TO PETITION FOR
AN ORDINANCE TO ESTABLISH
THE TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT**

Reference is hereby made to that PETITION FOR AN ORDINANCE TO ESTABLISH THE TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT dated September 9, 2020 that was respectfully submitted to the City of Titusville, Florida on September 15, 2020 (the "Petition"). In the Petition, Antigua Bay Development, LLC ("Antigua Bay") and Sunbelt Titusville Investments, LLC, ("Sunbelt Investments"), representing 100% of the landowners, petitioned the City Council of the City of Titusville, Florida to establish the Tranquility Community Development District ("District"). Subsequent to submitting the Petition, Antigua Bay transferred title to all of its land holdings to Carolina Holdings II, LLC, a Nevada limited liability company ("Carolina Holdings II"). As a result, Sunbelt Investments and Carolina Holdings II now own 100% of the real property located within the District.

Due to the change of ownership, the Petition is hereby amended as follows:

1. Sunbelt Investments and Carolina Holdings II are now together the "Petitioners".
2. Petitioners own 100% of the real property located within the District. Executed consents that are attached hereto and labeled **Exhibits "2A" and "2B"** replace the unexecuted consents that were attached as Exhibit "2A" and "2B" to the Petition. Also attached hereto is a revised LIST OF EXHIBITS showing that the consent of Carolina Holdings II replaced the consent of Antigua Bay as Exhibit "2A".

Except as specifically amended hereby, the Petition remains current and accurate in all respects and is hereby confirmed by the undersigned representing both Petitioners.

**Carolina Holdings II, LLC, a Nevada
limited liability company**

By: William G. Allen
William G. Allen, Its Manager

Dated: 12/21/20

**Sunbelt Titusville Investments, LLC, a Nevada
limited liability company**

By: William G. Allen
William G. Allen, Its Manager

Dated: 12/21/20

**PETITION TO ESTABLISH
TRANQUILITY COMMUNITY DEVELOPMENT DISTRICT**

LIST OF EXHIBITS

1. Sketch and Legal Description of District.
2. Consents of Property Owners to Establishment of District.
 - A. Carolina Holdings II, LLC
 - B. Sunbelt Titusville Investments, LLC
3.
 - A. Map of Proposed Major Trunk Water Mains.
 - B. Map of Proposed Trunk Sewer Mains.
 - C. Map of Proposed Lake Interconnects and Outfalls.
4. Map Showing Future Land Uses.
5. Statement of Estimated Regulatory Costs.

EXHIBIT "2A"

**BEFORE THE CITY COUNCIL,
CITY OF TITUSVILLE, FLORIDA**

**RE: AN ORDINANCE TO ESTABLISH THE
TRANQUILITY COMMUNITY DEVELOPMENT
DISTRICT, PURSUANT TO SECTION 190.005(2)(c),
FLORIDA STATUTES.**

**CONSENT OF CAROLINA HOLDINGS II, LLC TO
ESTABLISHMENT OF TRANQUILITY COMMUNITY
DEVELOPMENT DISTRICT**

WHEREAS, Carolina Holdings II, LLC, a Nevada limited liability company, is the owner of a portion of the real property that will constitute Tranquility Community Development District, which is described in Exhibit "1" to the Petition (as amended) filed herewith (the "CDD Property"); and

WHEREAS, the portion of the CDD Property that is owned by Carolina Holdings II, LLC, is described on Exhibit "A" hereto; and

WHEREAS, Carolina Holdings II, LLC, as the owner of a portion of the CDD Property, is required, pursuant to Sections 190.005(1)(a)2. And 190.005(2)(c), Florida Statutes, to execute this Consent; and

WHEREAS, the undersigned hereby represents and warrants that he is the duly authorized representative of Carolina Holdings II, LLC, and has the authority to execute this Consent on behalf of the company.

NOW, THEREFORE, Carolina Holdings II, LLC hereby consents to the establishment of Tranquility Community Development District as set forth and described in the Petition (as amended) filed herewith.

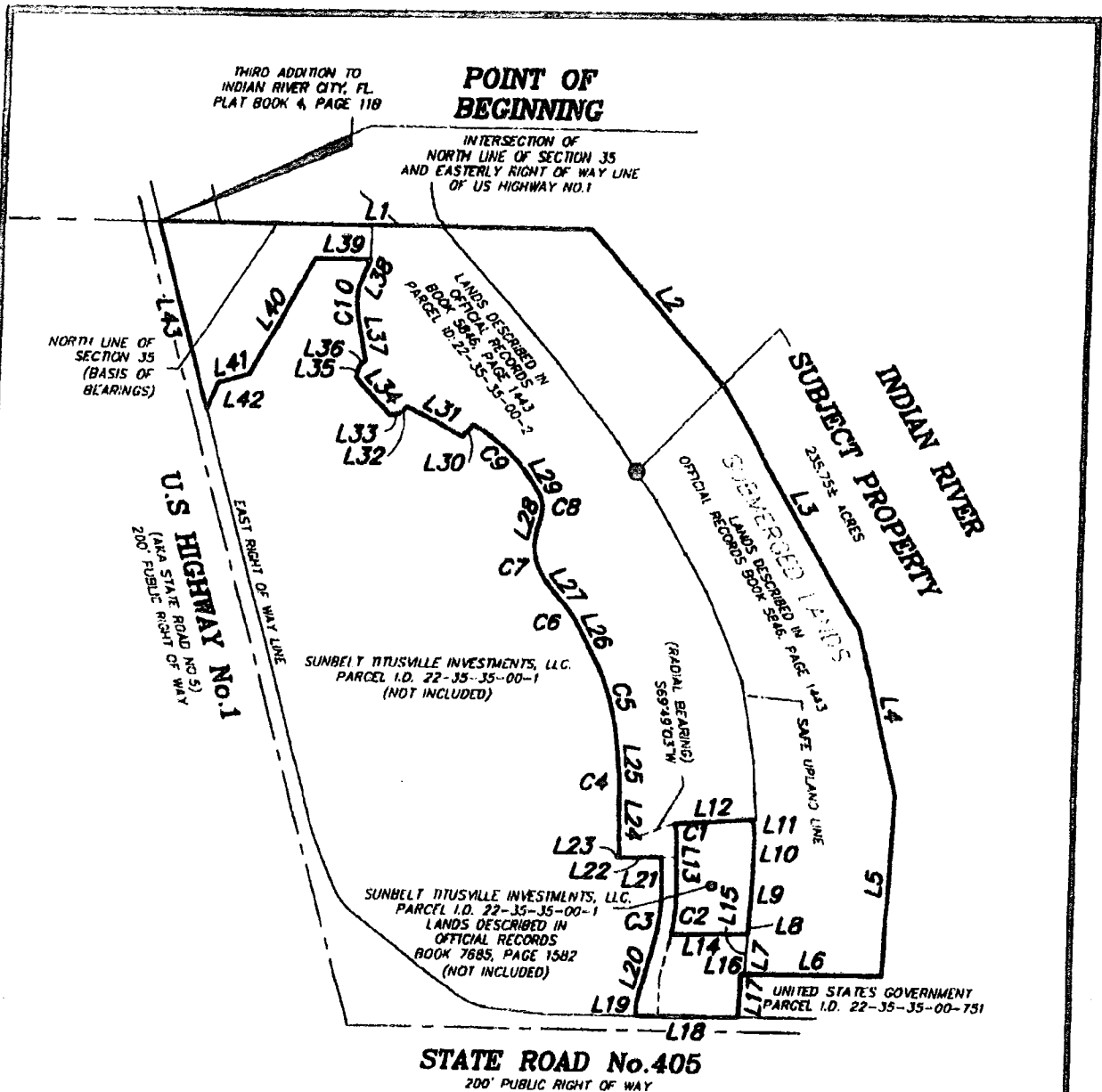
Executed this 21st day of December, 2020.

**Carolina Holdings II, LLC, a Nevada
limited liability company**

By: William G. Allen
William G. Allen, Its Manager


William G. Allen
Witness

Prany Benavides
Witness



SKETCH OF DESCRIPTION ONLY! THIS IS NOT A SURVEY!

AAL LAND SURVEYING SERVICES, INC.

SKETCH OF DESCRIPTION	1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. 2. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.	SHEET 1 OF 3
JOB # 26242. SDD ANT. FEE.	DANIEL D. GARNER P.L.S. No. 6189	SCALE: 1" = 1000'
DATE: 09-08-20	3970 MINTON ROAD WEST MELBOURNE, FL. 32904 (321) 768-8110	
L.B. #6623		

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	250.00'	18°48'35"	82.07'	81.70'	N 10°46'39" W
C2	1150.00'	13°21'56"	268.26'	267.65'	N 05°18'36" E
C3	1050.00'	16°18'11"	298.77'	297.76'	N 06°46'43" E
C4	950.00'	3°31'21"	58.40'	58.39'	N 03°08'02" W
C5	1225.00'	23°07'13"	696.08'	691.37'	N 16°27'19" W
C6	500.00'	11°22'58"	99.33'	99.17'	N 33°42'25" W
C7	400.00'	55°36'28"	388.22'	373.16'	S 11°35'40" E
C8	200.00'	50°43'39"	177.07'	171.35'	N 09°09'15" W
C9	1050.00'	29°17'40"	536.85'	531.02'	N 49°09'54" W
C10	500.00'	25°25'22"	221.86'	220.04'	S 00°44'19" W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°26'09"E	2994.26'
L2	S41°21'44"E	1432.37'
L3	S30°26'44"E	1906.00'
L4	S13°40'44"E	1170.00'
L5	S02°37'16"W	1238.21'
L6	N89°42'12"W	941.94'
L7	N03°59'44"E	265.60'
L8	N03°59'44"E	86.13'
L9	N02°26'34"E	332.42'
L10	N00°54'04"E	274.95'
L11	N06°38'32"W	101.04'
L12	S87°07'12"W	538.28'
L13	S01°22'22"E	425.25'
L14	N89°23'07"E	524.13'
L15	S03°59'44"W	265.60'
L16	N89°42'12"W	21.29'
L17	S03°07'18"W	308.82'
L18	N89°42'12"W	696.87'
L19	N00°17'48"E	87.71'
L20	N14°55'49"E	460.23'
L21	N01°22'22"W	270.56'
L22	S88°37'38"W	303.08'

LINE TABLE		
LINE	BEARING	LENGTH
L23	N25°22'57"E	25.20'
L24	N01°22'22"W	474.13'
L25	N04°53'43"W	175.35'
L26	N28°00'56"W	263.34'
L27	N39°23'54"W	242.63'
L28	N16°12'34"E	92.19'
L29	N34°31'05"W	113.50'
L30	S42°18'06"W	103.95'
L31	N63°32'05"W	428.73'
L32	S47°20'46"W	61.80'
L33	S77°05'14"W	72.35'
L34	N42°39'14"W	358.21'
L35	N17°36'18"E	72.35'
L36	N47°20'46"E	61.11'
L37	N11°58'22"W	297.74'
L38	N21°56'20"E	193.92'
L39	N89°26'09"W	376.98'
L40	S28°52'40"W	907.14'
L41	S74°08'48"W	223.91'
L42	S23°02'09"W	197.87'
L43	N15°51'12"W	1334.13'

SKETCH OF DESCRIPTION ONLY! THIS IS NOT A SURVEY!

AAL LAND SURVEYING SERVICES, INC.

SKETCH OF DESCRIPTION JOB # 26242 500 ANTI FEE DATE: 09-09-20 L.B. #6623	1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. 2. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.	SHEET 2 OF 3
	SEE SHEET 1 FOR CERTIFICATION NOT VALID WITHOUT SHEETS 1-J	3970 MINTON ROAD WEST MELBOURNE, FL. 32904 (321) 768-8110

DESCRIPTION: ANTIGUA BAY DEVELOPEMENT LLC

A PARCEL OF LAND LYING WITHIN SECTIONS 35 AND 36, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT BEING THE INTERSECTION OF THE NORTH LINE OF SECTION 35 AND THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 1 (STATE ROAD 5) SAID POINT ALSO BEING THE POINT OF BEINNING OF THE HEREIN DESCRIBED PARCEL; THENCE RUN SOUTH 89°28'09" EAST, ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 2894.26 FEET INTO THE WATERS OF THE INDIAN RIVER; THENCE SOUTH 41°21'44" EAST, A DISTANCE OF 1432.37 FEET; THENCE SOUTH 30°28'44" EAST, A DISTANCE OF 1906.00 FEET; THENCE SOUTH 13°40'44" EAST, A DISTANCE OF 1170.00 FEET; THENCE SOUTH 02°37'16" WEST, A DISTANCE OF 1238.21 FEET; THENCE NORTH 89°42'12" WEST, A DISTANCE OF 941.94 FEET; THENCE NORTH 03°59'44" EAST, A DISTANCE OF 265.60 FEET; THENCE CONTINUE NORTH 03°59'44" EAST, A DISTANCE OF 88.13 FEET; THENCE NORTH 02°26'34" EAST, A DISTANCE OF 332.42 FEET; THENCE NORTH 00°54'04" EAST, A DISTANCE OF 274.85 FEET; THENCE NORTH 06°38'32" WEST, A DISTANCE OF 101.04 FEET; THENCE SOUTH 87°07'12" WEST, A DISTANCE OF 538.28 FEET; SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 18°48'35", AND A RADIAL BEARING OF SOUTH 69°49'03" WEST, THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 82.07 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01°22'22" EAST, A DISTANCE OF 425.25 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1150.00 FEET, A CENTRAL ANGLE OF 13°21'56", THENCE SOUTHWESTERLY, ALONG THE ARC A DISTANCE OF 268.28 FEET; THENCE NORTH 89°23'07" EAST, A DISTANCE OF 524.13 FEET; THENCE SOUTH 03°59'44" WEST, A DISTANCE OF 265.60 FEET; THENCE NORTH 89°42'12" WEST, A DISTANCE OF 21.29 FEET; THENCE SOUTH 03°07'18" WEST, A DISTANCE OF 308.82 FEET; THENCE NORTH 89°42'12" WEST, A DISTANCE OF 896.87 FEET; THENCE NORTH 00°17'48" EAST, A DISTANCE OF 87.71 FEET; THENCE NORTH 14°55'49" EAST, A DISTANCE OF 480.23 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 16°18'11", THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 298.77 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01°22'22" WEST, A DISTANCE OF 270.56 FEET; THENCE SOUTH 88°37'38" WEST, A DISTANCE OF 303.08 FEET; THENCE NORTH 25°22'57" EAST, A DISTANCE OF 25.20 FEET; THENCE NORTH 01°22'22" WEST, A DISTANCE OF 474.13 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 03°31'20", THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 58.40 FEET; THENCE NORTH 04°53'43" WEST, A DISTANCE OF 175.35 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1725.00 FEET, A CENTRAL ANGLE OF 23°07'13", THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 696.08 FEET TO THE POINT OF TANGENCY; THENCE NORTH 28°00'56" WEST, A DISTANCE OF 263.34 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 11°22'58", THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 98.33 FEET TO THE POINT OF TANGENCY; THENCE NORTH 39°23'54" WEST, A DISTANCE OF 242.63 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 55°36'28", THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 388.22 FEET TO THE POINT OF TANGENCY; THENCE NORTH 16°12'34" EAST, A DISTANCE OF 92.19 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 50°43'39", THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 177.07 FEET TO THE POINT OF TANGENCY; THENCE NORTH 34°31'05" WEST, A DISTANCE OF 113.50 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 29°17'40", THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 536.85 FEET; THENCE SOUTH 42°18'08" WEST, A DISTANCE OF 103.95 FEET; THENCE NORTH 63°32'05" WEST, A DISTANCE OF 428.73 FEET; THENCE SOUTH 47°20'46" WEST, A DISTANCE OF 61.80 FEET; THENCE SOUTH 77°05'14" WEST, A DISTANCE OF 72.35 FEET; THENCE NORTH 42°39'14" WEST, A DISTANCE OF 358.21 FEET; THENCE NORTH 17°36'18" EAST, A DISTANCE OF 72.35 FEET; THENCE NORTH 47°20'46" EAST, A DISTANCE OF 81.11 FEET; THENCE NORTH 11°58'22" WEST, A DISTANCE OF 287.74 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 25°25'22", THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 221.86 FEET; THENCE NORTH 21°56'20" EAST, A DISTANCE OF 193.92 FEET; THENCE NORTH 89°26'09" WEST, A DISTANCE OF 376.98; THENCE SOUTH 28°52'40" WEST, A DISTANCE OF 907.14 FEET; THENCE SOUTH 74°08'48" WEST, A DISTANCE OF 223.91 FEET; THENCE SOUTH 23°02'09" WEST, A DISTANCE OF 187.87 FEET; THENCE NORTH 15°51'12" WEST ALONG THE SAID EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1334.13 TO THE POINT OF BEGINNING.

CONTAINING 235.75 ACRES, MORE OR LESS

SKETCH OF DESCRIPTION ONLY! THIS IS NOT A SURVEY!

AAL LAND SURVEYING SERVICES, INC.


<p>SKETCH OF DESCRIPTION</p>	<p>1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. 2. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASE OF BEARING.</p>	<p>SHEET 3 OF 3</p>
<p>JOB # 20242 SUD ANT FKE</p>	<p>SEE SHEET 1 FOR CERTIFICATION NOT VALID WITHOUT SHEETS 1-3</p>	<p>3970 MINTON ROAD WEST MELBOURNE, FL. 32904 (321) 768-8110</p>
<p>DATE: 09-08-20 L.B. #6623</p>	<p>SCALE: 1" = 1000'</p> 	<p>SCALE: 1" = 1000'</p>

EXHIBIT "2B"

**BEFORE THE CITY COUNCIL,
CITY OF TITUSVILLE, FLORIDA**

**RE: AN ORDINANCE TO ESTABLISH THE
TRANQUILITY COMMUNITY DEVELOPMENT
DISTRICT, PURSUANT TO SECTION 190.005(2)(c),
FLORIDA STATUTES.**

**CONSENT OF SUNBELT TITUSVILLE INVESTMENTS, LLC TO
ESTABLISHMENT OF TRANQUILITY COMMUNITY
DEVELOPMENT DISTRICT**

WHEREAS, Sunbelt Titusville Investments, LLC, a Nevada limited liability company, is the owner of a portion of the real property that will constitute Tranquility Community Development District, which is described in Exhibit "1" to the Petition (as amended) filed herewith (the "CDD Property"); and

WHEREAS, the portion of the CDD Property that is owned by Sunbelt Titusville Investments, LLC, is described on Exhibit "A" hereto; and

WHEREAS, Sunbelt Titusville Investments, LLC, as the owner of a portion of the CDD Property, is required, pursuant to Sections 190.005(1)(a)2. and 190.005(2)(e), Florida Statutes, to execute this Consent; and

WHEREAS, the undersigned hereby represents and warrants that he is the duly authorized representative of Sunbelt Titusville Investments, LLC, and has the authority to execute this Consent on behalf of the company.

NOW, THEREFORE, Sunbelt Titusville Investments, LLC hereby consents to the establishment of Tranquility Community Development District as set forth and described in the Petition (as amended) filed herewith.

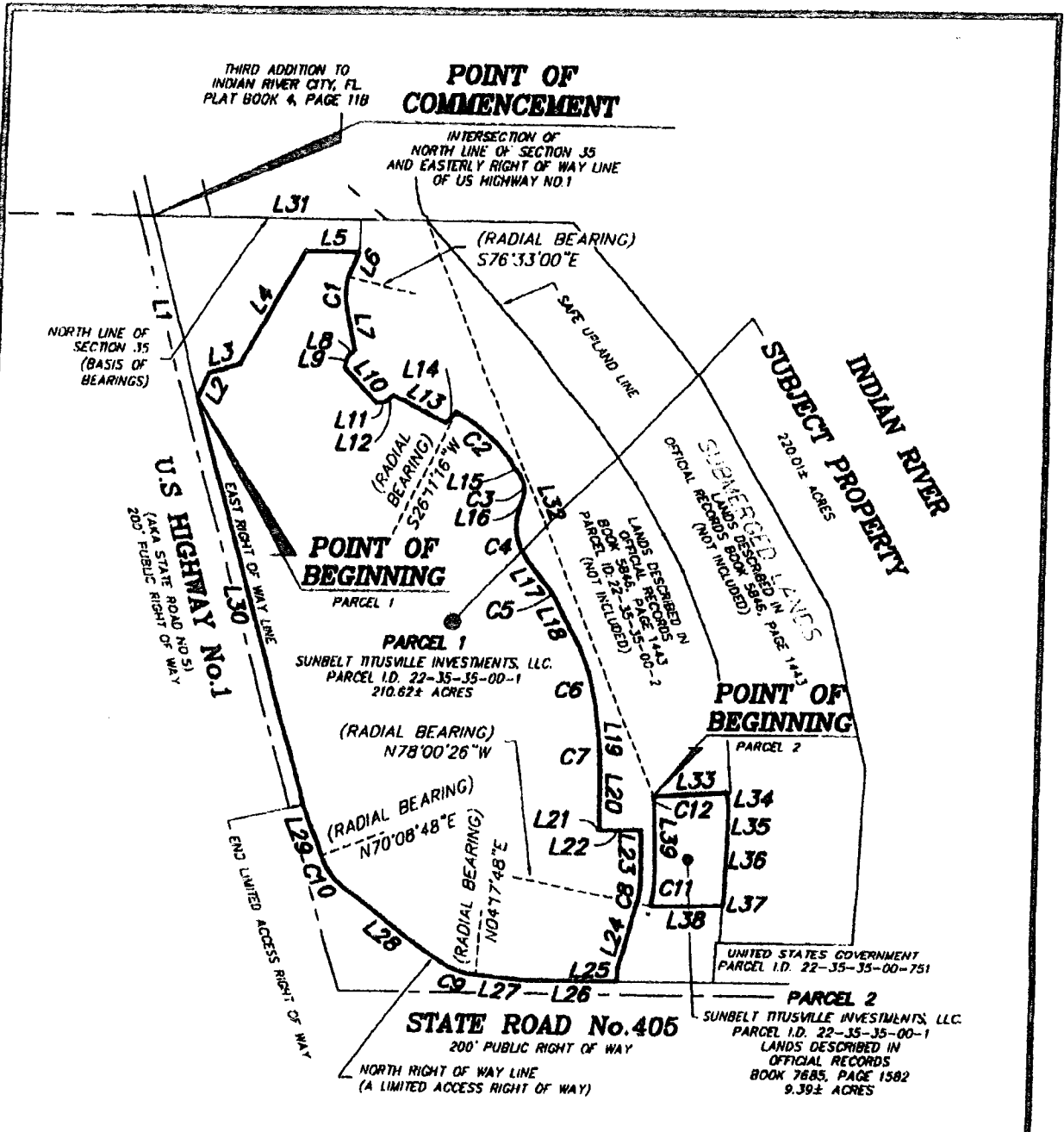
Executed this 21st day of December 2020.

**Sunbelt Titusville Investments, LLC, a Nevada
limited liability company**

By: William G. Allen
William G. Allen, Its Manager


William G. Allen
Witness

Pranny Benavides
Witness



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AAL LAND SURVEYING SERVICES, INC.

SKETCH OF DESCRIPTION	1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 9J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. 2. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.	SHEET 1 OF 3
JOB # 26242 SOD SUN FEE. DATE: 09-08-20 <small>PROJECT NO. 10, MARKET 225, RANGE 35E</small>	DANIEL D. GARNER P.L.S. No. 6189	3970 MINTON ROAD WEST MELBOURNE, FL. 32904 (321) 768-8110
L.B. #6623	SCALE: 1" = 1000' 	

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	500.00'	25°25'22"	221.86'	220.04'	S 00°44'19" W
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C3	200.00'	50°43'39"	177.07'	171.35'	S 09°09'15" E
C4	400.00'	55°36'28"	388.22'	373.16'	S 11°35'40" E
C5	500.00'	11°22'58"	99.33'	99.17'	S 33°42'25" E
C6	1725.00'	23°07'13"	696.08'	691.37'	S 16°27'19" E
C7	950.00'	3°31'21"	58.40'	58.39'	S 03°08'02" E
C8	1050.00'	16°18'11"	298.77'	297.76'	S 06°46'43" W
C9	475.00'	33°00'00"	273.58'	268.81'	N 69°12'12" W
C10	475.00'	32°51'00"	272.34'	268.62'	N 36°16'42" W
C11	1150.00'	13°21'56"	268.26'	267.65'	N 05°18'36" E
C12	250.00'	18°48'35"	82.07'	81.70'	N 10°46'39" W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S15°51'12"E	1334.13'
L2	N23°02'09"E	197.87'
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L4	N28°52'40"E	907.14'
L5	S89°26'09"E	376.98'
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L13	S63°32'05"E	428.73'
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LINE TABLE		
LINE	BEARING	LENGTH
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L25	S00°17'48"W	87.71'
L26	N89°42'12"W	633.70'
L27	N84°03'16"W	358.35'
L28	N52°42'12"W	900.89'
L29	N21°23'31"W	375.65'
L30	N15°51'12"W	3002.59'
L31	S89°26'09"E	1949.45'
L32	S23°02'07"E	4418.46'
L33	N87°07'12"E	538.28'
L34	S06°38'32"E	101.04'
L35	S00°54'04"W	274.95'
L36	S02°26'34"W	332.42'
L37	S03°59'44"W	86.13'
L38	S89°23'07"W	524.13'
L39	N01°22'22"W	425.25'

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AAL LAND SURVEYING SERVICES, INC.

SKETCH OF DESCRIPTION JOB # 28242 SOD SUN FEE DATE: 09-08-20 200124 35 1000000 225 00000 110	1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. 2. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.	SHEET 2 OF 3
	SEE SHEET 1 FOR CERTIFICATION NOT VALID WITHOUT SHEETS 1-3	3970 MINTON ROAD WEST MELBOURNE, FL. 32904 (321) 768-8110
L.B. #6623		

DESCRIPTION: SUNBELT TITUSVILLE INVESTMENTS LLC

A PARCEL OF LAND LYING WITHIN SECTIONS 35 AND 36, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 35 AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE RUN SOUTH 15°51'12" EAST, ALONG THE EAST LINE OF SAID U.S. HIGHWAY NO. 1, A DISTANCE OF 1334.13 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 23°02'09" EAST, A DISTANCE OF 197.87 FEET; THENCE NORTH 74°08'48" EAST, A DISTANCE OF 223.91 FEET; THENCE NORTH 28°52'40" EAST, A DISTANCE OF 907.14 FEET; THENCE SOUTH 89°26'09" EAST, A DISTANCE OF 376.98 FEET; THENCE SOUTH 21°56'20" WEST, A DISTANCE OF 193.92 FEET TO A POINT; SAID POINT BEING ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 25°25'22", AND A RADIAL BEARING OF SOUTH 76°33'00" EAST, THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 221.86 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 11°58'22" EAST, A DISTANCE OF 297.74 FEET; THENCE SOUTH 47°20'46" WEST, A DISTANCE OF 61.11 FEET; THENCE SOUTH 17°36'18" WEST, A DISTANCE OF 72.35 FEET; THENCE SOUTH 42°39'14" EAST, A DISTANCE OF 358.21 FEET; THENCE NORTH 77°05'14" EAST, A DISTANCE OF 72.35 FEET; THENCE NORTH 47°20'46" EAST, A DISTANCE OF 61.80 FEET; THENCE SOUTH 63°32'05" EAST, A DISTANCE OF 428.73 FEET; THENCE NORTH 42°18'06" EAST, A DISTANCE OF 103.85 FEET TO A POINT; SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 20°17'40", AND A RADIAL BEARING OF SOUTH 26°11'16" WEST, THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 538.85 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 34°31'05" EAST, A DISTANCE OF 113.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 50°43'39", THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 177.07 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 16°12'34" WEST, A DISTANCE OF 92.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 55°36'28", THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 388.22 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 39°23'54"E, A DISTANCE OF 242.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 11°22'58", THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 98.33 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 28°00'56" EAST, A DISTANCE OF 263.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1725.00 FEET, A CENTRAL ANGLE OF 23°07'13", THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 696.08 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 04°33'43" EAST, A DISTANCE OF 173.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 03°31'21", THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 58.40 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01°22'22" EAST, A DISTANCE OF 474.13 FEET; THENCE SOUTH 25°22'57" WEST, A DISTANCE OF 25.20 FEET; THENCE NORTH 88°37'38" EAST, A DISTANCE OF 303.08 FEET; THENCE SOUTH 01°22'22" EAST, A DISTANCE OF 270.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 16°18'11", THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 298.77 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 14°55'49" WEST, A DISTANCE OF 460.23 FEET; THENCE SOUTH 00°17'48" WEST, A DISTANCE OF 87.71 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 405 (A LIMITED ACCESS RIGHT OF WAY); THENCE RUN ALONG SAID RIGHT OF WAY LINE FOR THE FOLLOWING SIX (6) CALLS: NORTH 89°42'12" WEST, A DISTANCE OF 633.70 FEET; THENCE NORTH 84°03'16" WEST, A DISTANCE OF 388.35 FEET TO A POINT; SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 33°00'00", AND A RADIAL BEARING OF NORTH 04°17'48" EAST, THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 273.58 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°42'12" WEST, A DISTANCE OF 900.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 32°51'00", THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 272.34 FEET TO A POINT; THENCE NORTH 21°23'31" WEST, A DISTANCE OF 375.65 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 1; THENCE NORTH 15°51'12" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 3002.59 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PARCEL OF LAND LYING WITHIN SECTIONS 35 AND 36, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 35 AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE RUN SOUTH 89°26'09" EAST ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 1949.45 FEET; THENCE SOUTH 23°02'07" EAST, A DISTANCE OF 4418.46 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 87°07'12" EAST, A DISTANCE OF 538.28 FEET; THENCE SOUTH 06°38'32" EAST, A DISTANCE OF 101.04 FEET; THENCE SOUTH 00°54'04" WEST, A DISTANCE OF 274.95 FEET; THENCE SOUTH 02°26'34" WEST, A DISTANCE OF 332.42 FEET; THENCE SOUTH 03°59'44" WEST, A DISTANCE OF 86.13 FEET; THENCE SOUTH 89°23'07" WEST, A DISTANCE OF 524.13 FEET TO A POINT; SAID POINT BEING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1150.00 FEET, A CENTRAL ANGLE OF 13°21'56", AND A RADIAL BEARING OF NORTH 78°00'26" WEST, THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 268.26 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01°22'22" WEST, A DISTANCE OF 425.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 18°48'35", THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 82.07 FEET TO THE POINT OF BEGINNING. SAID PARCELS CONTAINING 220.01 ACRES MORE OR LESS.

SKETCH OF DESCRIPTION ONLY! THIS IS NOT A SURVEY!

AAL LAND SURVEYING SERVICES, INC.

SKETCH OF DESCRIPTION

1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS.

SHEET 3 OF 3

JOB # 26242 SDD SUN FEE

DATE: 09-08-20
11111 N. BAYVIEW BLVD. SUITE 100
MELBOURNE, FL 32904

L.B. #6623

SEE SHEET 1 FOR CERTIFICATION
NOT VALID WITHOUT SHEETS 1-3

3970 MINTON ROAD
WEST MELBOURNE, FL. 32904
(321) 768-8110

SCALE: 1" = 1000'

