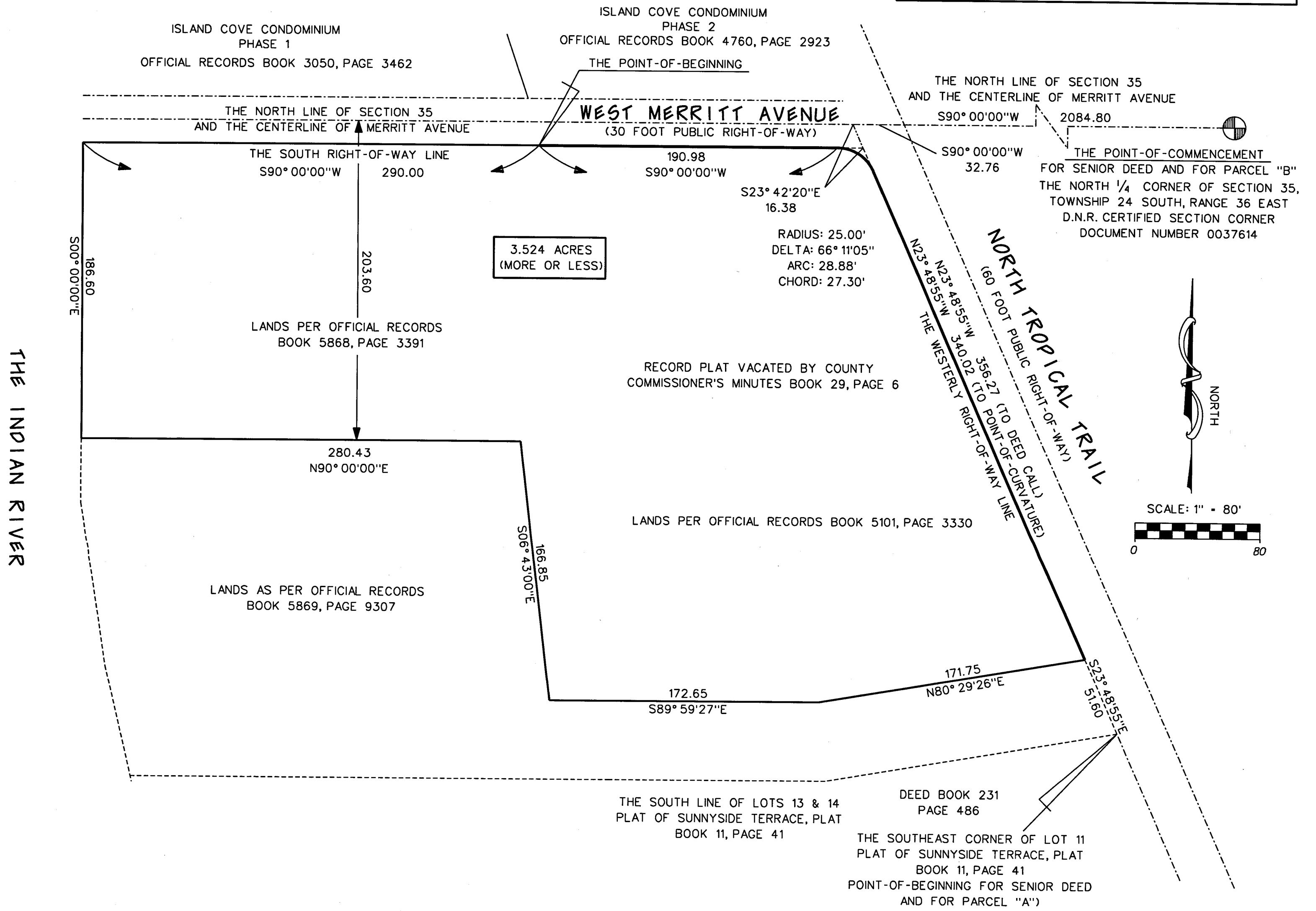


SKETCH FOR PANDYA PROPERTIES, LTD.



LEGAL DESCRIPTION:

SENIOR DEED (OFFICIAL RECORDS BOOK 5101, PAGE 3330):

LOTS 1 THROUGH 7, TOGETHER WITH LOTS 11 THROUGH 14, TOGETHER WITH A PORTION OF VACATED MERRITT CIRCLE, ALL AS SHOWN ON THE "PLAT OF SUNNYSIDE TERRACE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 41, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THE SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 11; THENCE RUN S. 80° 29' 26" W., ALONG THE SOUTH LINE OF LOTS 11, 12 AND 13 FOR 188.66 FEET; THENCE CONTINUE ALONG THE SOUTH LINE OF LOTS 13 AND 14, BEARING N. 89° 59' 27" W., FOR 145.31 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE RUN N. 06° 50' 08" W., ALONG THE WEST LINE OF LOT 14, FOR 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE RUN N. 41° 36' 43" E., FOR 26.71 FEET TO A POINT ON THE CENTER LINE OF SAID MERRITT CIRCLE; THENCE RUN N. 06° 50' 08" W., ALONG SAID CENTERLINE FOR 287.16 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MERRITT AVENUE; THENCE RUN S. 89° 58' 49" E., ALONG SAID SOUTH RIGHT OF WAY LINE FOR 178.88 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 66° 04' 53" FOR AN ARC DISTANCE OF 28.83 FEET TO A POINT OF TANGENCY ON THE WESTERLY RIGHT OF WAY LINE OF NORTH TROPICAL TRAIL, THENCE RUN S. 23° 48' 55" E., ALONG SAID WESTERLY RIGHT OF WAY LINE FOR 391.33 FEET TO THE POINT OF BEGINNING.

AND ALSO ALL OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5868, PAGE 3391, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING::

FROM THE 1/4 SECTION CORNER ON THE NORTH LINE OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, RUN WEST ALONG SAID NORTH LINE A DISTANCE OF 2084.8 FEET TO A POINT WHICH IS THE INTERSECTION OF THE CENTERLINE OF MERRITT AVENUE AND THE CENTERLINE OF NORTH TROPICAL TRAIL (COUNTY ROAD) AS RECORDED ON MAP OF SUNNYSIDE TRACT, PLAT BOOK 3, PAGE 77, AND MAP NO. 2, SUNNYSIDE TRACT, PLAT BOOK 4, PAGE 69, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE CONTINUE WEST ALONG SAID NORTH LINE OF SECTION 35 AND THE CENTERLINE OF SAID MERRITT AVENUE A DISTANCE OF 32.76 FEET TO THE WEST RIGHT-OF-WAY LINE EXTENDED OF SAID COUNTY ROAD, (NO. MERRITT ISLAND BLVD.) THENCE S. 23° 42' 20" E., ALONG SAID EXTENSION A DISTANCE OF 16.38 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID MERRITT AVENUE, WHICH POINT IS THE N. E. CORNER OF LOT J AS SHOWN ON MAP NO. 2, SUNNYSIDE TRACT, AFORESAID AND THE N. E. CORNER OF LOT 1 AS SHOWN ON PLAT OF SUNNYSIDE TERRACE, AS RECORDED IN PLAT BOOK 11, PAGE 41, PUBLIC RECORDS OF BREVARD COUNTY, AND NOW VACATED, THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MERRITT AVENUE A DISTANCE OF 207.28 FEET TO THE N. E. CORNER OF LOT 8, SAID PLAT OF SUNNYSIDE TERRACE (NOW VACATED), THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE S. 06° 43' 00" E., ALONG THE WEST RIGHT-OF-WAY LINE OF MERRITT CIRCLE AND EXTENSION THEREOF (THE EAST LINE OF LOT 15), SAID PLAT OF SUNNYSIDE TERRACE (NOW VACATED), A DISTANCE OF 356.77 FEET; THENCE N. 89° 59' 27" W., A DISTANCE OF 32.78 FEET; THENCE N. 06° 43' 00" W., PARALLEL TO AND 32.55 FEET WEST OF THE NOW VACATED WEST RIGHT-OF-WAY LINE OF MERRITT CIRCLE, AFORESAID, A DISTANCE OF 166.85 FEET; THENCE S. 90° 00' 00" W., A DISTANCE OF 280.43 FEET, MORE OR LESS TO THE MEAN HIGH WATER LINE OF THE INDIAN RIVER; THENCE N. 00° 00' 00" W., ALONG SAID LINE, A DISTANCE OF 20.19 FEET TO THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5869, PAGE 9307, ALSO THE SOUTH LINE OF LANDS PER OFFICIAL RECORDS BOOK 5868, PAGE 3391; THENCE N. 90° 00' 00" E., ALONG SAID COMMON LINE, A DISTANCE OF 285.65 FEET TO THE SOUTHEAST CORNER OF LANDS PER OFFICIAL RECORDS BOOK 5868, PAGE 3391; THENCE N. 06° 43' 00" W., ALONG THE EAST LINE OF LANDS AFORESAID, A DISTANCE OF 169.58 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE AFORESAID MERRITT AVENUE; THENCE N. 90° 00' 00" E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,970.2 SQUARE FEET (0.367 ACRES), MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

LESS AND EXCEPT THE FOLLOWING:

PART OF LOTS 11, 12, 13 AND 14, ALL AS SHOWN ON THE "PLAT OF SUNNYSIDE TERRACE" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 41, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THE SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF AFORESAID LOT 11; THENCE RUN S. 80° 29' 26" W., ALONG THE SOUTH LINE OF LOTS 11, 12 AND 13 FOR 188.66 FEET; THENCE CONTINUE ALONG THE SOUTH LINE OF LOTS 13 AND 14, BEARING N. 89° 59' 27" W., FOR 138.14 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14 AND THE EASTERLY LINE OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5869, PAGE 9307; THENCE RUN N. 06° 43' 00" W., ALONG THE WEST LINE OF LOT 14, AND EASTERLY LINE OF SAID LANDS, A DISTANCE OF 50.35 FEET; THENCE RUN PARALLEL TO AND 50 FEET NORTH OF THE AFORESAID SOUTH LINE OF LOTS 11, 12, 13 AND 14 THE FOLLOWING TWO COURSES, TO WIT: S. 89° 59' 27" E., A DISTANCE OF 139.88 FEET; THENCE RUN N. 80° 29' 26" E., A DISTANCE OF 171.75 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH TROPICAL TRAIL (A 60 FOOT PUBLIC RIGHT-OF-WAY AS PRESENTLY LOCATED); THENCE S. 23° 48' 55" E., ALONG SAID LINE, A DISTANCE OF 51.60 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 15,967.8 SQUARE FEET (0.367 ACRES), MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

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