

BINDING DEVELOPMENT PLAN

BDP/RU 1-11/79.13 Acres
Parcels 2, 3, 4, 5, & 6

THIS AGREEMENT, entered into this 30th day of MARCH, 2005, between the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida (hereinafter referred to as "County") and Vero-Pittsburgh Partners L.L.C. the successor in interest to Seasons In The Sun L.L.C., (hereinafter referred to as "Developer/Owner").

RECITALS

WHEREAS, Developer/Owner plans to develop the property (hereinafter referred to as the "Property") in Brevard County, Florida, as more particularly described in Exhibit "1" attached hereto and incorporated herein by this reference; and

WHEREAS, as part of its plan for development of the property, Developer/Owner wishes to mitigate negative impact on abutting land owners and affected facilities or services; and

WHEREAS, the County is authorized to regulate development of the property.

NOW, THEREFORE, the parties agree as follows:

1. The County shall not be required or obligated in any way to construct or maintain or participate in any way in the construction or maintenance of the improvements. It is the intent of the parties that the Developer/Owner, its grantees, successors or assigns in interest or some other association and/or assigns satisfactory to the County shall be responsible for the maintenance of any improvements.

2. Developer/Owner shall limit gross density on the property to 2.5 dwelling units per acre or 198 units. Any increase in site density will require an amendment to this agreement and will require public hearings and notice as provided in the Code of Ordinances of Brevard County, Florida, and will be restricted to a maximum of four (4) units per acre which may be further restricted by and changes to the Comprehensive Plan or the Land Development Regulations.

3. The Developer/Owner shall construct a berm with an average height of four (4) feet (varies from three (3) feet to five (5) feet high) along the length of the Property that fronts on Turpentine Road. The berm will be located in the buffer area contiguous to Turpentine Road. This area will also include a six (6) foot high wood fence or opaque vegetative landscaped buffer. The berm will be irrigated and maintained by the Developer/Owner and or its assigns. The berm will be constructed along with the initial phase of construction.

Scott Ellis

Clerk Of Courts, Brevard County

CFN:2005183943 05-25-2005 09:22 am
OR Book/Page: 5472 / 3172

#Pgs: 12 #Names: 2
Trust: 6.50 Rec: 97.00 Serv: 0.00
Deed: 0.00 Excise: 0.00
Mtg: 0.00 Int Tax: 0.00

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RETURN: Clerk to the Board #27



4. The Developer/Owner shall provide a 300 foot wide buffer along the east 1,600 feet of the South Property line. The east 1,600 feet shall be placed in a conservation easement. The conservation easement may be used for mitigation of wetlands with the St. Johns River Water Management District (SRJWMD). In that case the easement will be in favor of the SJRWMD only. The remaining (western) portion of the south property line shall have one acre lots adjacent to the (south) property line as more particularly shown in Exhibit A with a minimum unit square footage of 2,200 square feet. The 300 foot conservation area shall be used for conservation, wetland mitigation and/or open space only.

5. The Developer/Owner shall provide a twenty-five (25) foot wide buffer along the south Property line of Bar "C" Ranchettes (as recorded in plat book 24, page 58 of the public records of Brevard County, Florida) where it contiguous to the Property and along the contiguous property line of the Property with the two (2) parcels as recorded in Official Record Book 298, page 409 and Official Record Book 2314 page 2137 or the public records of Brevard County, Florida. The Developer/Owner shall install a six (6) foot high opaque wooden fences along this contiguous property line and along the southeast three hundred and fifty (350) feet of Bar "C" Ranchettes east of boundary line which is contiguous to the Property. In addition to the wood fence, a six (6) foot high landscaped buffer will be provided along Bar-C Ranchettes south property line where it is contiguous to the Property. A buffer area for the undisturbed area as shown and dimensioned on Exhibit "B" will be provided no less than fifty (150) feet extending south from the north three hundred (300) feet of Bar "C" Ranchettes east property line which is contiguous to the Property. The area between the north three hundred (300) feet and the south three hundred and fifty (350) feet on east property line shall be a minimum of a fifty (50) foot buffer. Property abutting S.R. 46 will provide an opaque vegetative buffer no less than fifty (50) feet east of the one hundred and fifty (150) buffer and extend from the south side of S.R. 46 which is contiguous to the property. Existing vegetations shall remain intact in the buffer area. The Developer/Owner shall provide replacement vegetation in this area if the existing vegetation is destroyed.

6. The Developer/Owner shall comply with all regulations and ordinances of Brevard County, Florida. This agreement constitutes Developers/Owners agreement to meet additional standards or restrictions in developing the Property. This agreement provides no vested rights against changes to the comprehensive plan or land development regulations as they may apply to this property.

7. Developer/Owner, upon execution of this Agreement, shall pay to the County the cost of recording this Agreement in Brevard County, Florida.

8. This Agreement shall be binding and shall inure to the benefit of the successors or assigns of the parties and shall run with the subject property unless or until rezoned and be binding upon any person, firm or corporation who may become the successor in interest directly or indirectly to the subject Property.

9. Subdivision will have deed restrictions and an architectural review committee.

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- a. Deed restrictions shall require all common tract natural buffers areas be placed in ownership of the Home Owners Association.
 - b. Deed restrictions shall include the Home Owners Association as solely responsible for the maintenance of the common tract natural buffer areas.
 - c. Deed restrictions shall include that conservation common tracts shall not permit any structures be erected. Encroachments into the common tracts shall be prohibited.
 - d. Deed restrictions shall permit conservation common tracts to add natural vegetation by the Home Owners Association as appropriate for the purposes of maintenance, overall conservation and aesthetic quality, consistent with permitted plant materials and installation methodologies of Brevard County.
10. Minimum unit size shall be eighteen hundred (1,800) square feet or larger except for the one acre lot parcels.
 11. The average lot size for the project shall be a minimum of or above 6,000 square feet, with no lots under 5,500 square feet.
 12. S&T Bank, the Developer / Owner's Mortgagee has joined in this Binding Development Plan as evidenced by their execution of the Joinder document which is attached hereto as Exhibit "C" and is incorporated by reference herein.


IN WITNESS THEREOF, the parties hereto have caused these presents to the signed all as of the date and year first written above.

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

WITNESSES:



DEVELOPER/OWNER:



Managing Member of Welcast Partners, LLC, which is the General Partner of Caste-Woodland Partners, L.P., a Pennsylvania Limited Partnership, which is a Managing Member of Vero-Pittsburgh Partners, LLC

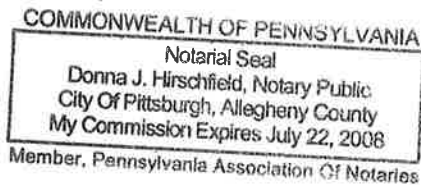
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The foregoing instrument was acknowledged before me this 30th day of March, 2005, by F. Daniel Caste, who is the Managing Member of Welcast Partners, LLC, which is the General Partner of Caste Woodland Partners, L.P., which is a Managing Member of Vero Pittsburgh Partners, LLC, who is known to me.

My commission expires
Commission No.:

SEAL

Donna J. Hirschfield
Notary Public



ATTEST:

Scott Ellis
Scott Ellis, Clerk
(SEAL)

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

2725 Judge Fran Jamieson Way
Viera FL 32940

Ron Pritchard
Ron Pritchard, D.P.A., Chairman
As approved by the Board on May 17, 2005

STATE OF FLORIDA §
COUNTY OF BREVARD §

The foregoing instrument was acknowledged before me this 17th day of May, 2005, by Ron Pritchard, D.P.A., Chairman of the Board of County Commissioners of Brevard County, Florida, who is personally known to me or who has produced _____ as identification.

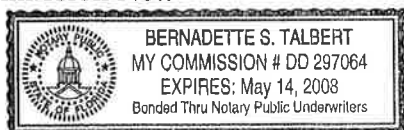
My commission expires

SEAL

Commission No.:

Bernadette S. Talbert
Notary Public

(Name typed, printed or stamped)



Z11076

Prepared by/Return to:
 Dianne C. Cisarano
 LANDAMERICA GULFATLANTIC TITLE
 752 Country Club Drive
 Titusville, Florida
 Case No.: 0409617 tvl

32780



CFN 2005096731 03-21-2005 02:35 pm
 OR Book/Page: 5439 / 0860

Property Appraisers Parcel No.

Scott Ellis

Clerk Of Courts, Brevard County

#Pgs: 5 #Names: 2
 Trust: 3.00 Rec: 41.00 Serv: 0.00
 Excise: 0.00
 Mtg: 0.00 nt Tax: 0.00

THIS WARRANTY DEED made on 03/11/05

SEASONS IN THE SUN, LLC

a FLORIDA corporation, hereinafter called Grantor to:

VERO-PITTSBURGH PARTNERS, LLC :

hereinafter called Grantee, and whose post office address is:

300 WEYMAN ROAD, SUITE 210

PITTSBURGH, PA. 15236

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Brevard County, Florida, viz:

PARCEL 2:

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 14 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13, THENCE NORTH 89 DEGREES 27'18" EAST, ALONG THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 33.00 FEET TO A POINT LYING ON THE EAST RIGHT OF WAY LINE OF TURPENTINE ROAD (A 66.00 FOOT WIDE RIGHT OF WAY); THENCE ON A BEARING OF NORTH ALONG SAID EAST RIGHT OF

Continued

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that the land is free of all encumbrances, except taxes for the current year and subsequent years, restrictions, limitations, covenants, and easements of record, if any.

(CORPORATE SEAL)

IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Witnessed By:

SEASONS IN THE SUN, LLC

Printed/typed name of above witness

Dianne C. Cisarano

Printed/typed name of above witness

State of FLORIDA
 County of BREVARD

The foregoing instrument was acknowledged before me on 03/11/05
 by HEATHER CALLIGAN as MANAGING MEMBER
 of SEASONS IN THE SUN, LLC a FLORIDA corporation
 who is personally known to me or who produced a Driver's License as identification.

(SEAL)



Dianne C. Cisarano
 MY COMMISSION # 00050948 EXPIRES
 August 19, 2005
 BONDED THROUGH FIDELITY INSURANCE CO.

Notary Public
 DIANNE C. CISARANO
 Print/type name of notary:
 My commission expires:

(tvcwd 5/04)

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EXHIBIT

1

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WAY LINE OF TURPENTINE ROAD (SAID RIGHT OF WAY LINE LYING PARALLEL WITH AND 33.00 FEET TO THE WEST LINE OF SAID SECTION 13), 394.50 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF HAMMOCK TRAIL (A 100 FOOT WIDE RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1212, PAGE 917, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE CONTINUE ON A BEARING OF NORTH ALONG THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF TURPENTINE ROAD, 834.74 FEET TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 298, PAGE 409, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 20'20" EAST, ALONG THE SOUTH LINE OF SAID PARCEL, 133.00 FEET TO THE SOUTHEAST CORNER THEREOF AND SAID POINT BEING THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2314, PAGE 2137, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARIES OF SAID PARCEL OF LAND, THE FOLLOWING TWO COURSES AND DISTANCES; THENCE NORTH 58 DEGREES 49'19" EAST, 69.61 FEET; THENCE ON A BEARING OF NORTH 62.65 FEET TO A POINT LYING ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 13 AND THE SOUTH LINE OF BAR "C" RANCHETTES, AS RECORDED IN PLAT BOOK 24, PAGE 58, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 20'20" EAST ALONG SAID LINE, 436.80 FEET TO THE SOUTHEAST CORNER OF SAID PLAT OF BAR "C" RANCHETTES AND THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13 AND SAID POINT BEING THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE NORTH 00 DEGREES 03'56" WEST, ALONG THE EAST LINE OF SAID PLAT OF BAR "C" RANCHETTES AND ALONG SAID EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, A DISTANCE OF 1285.83 FEET TO A POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 46; THENCE NORTH 89 DEGREES 10'34" EAST ALONG SAID RIGHT OF WAY LINE, 615.30 FEET; THENCE SOUTH 08 DEGREES 33'12" WEST, 403.88 FEET; THENCE NORTH 81 DEGREES 26'48" WEST, 60.10 FEET; THENCE SOUTH 08 DEGREES 33'12" WEST, 115.85 FEET; THENCE SOUTH 40 DEGREES 01'27" WEST, 302.44 FEET; THENCE SOUTH 14 DEGREES 14'48" EAST, 186.22 FEET; THENCE SOUTH 35 DEGREES 28'00" EAST, 139.61 FEET; THENCE SOUTH 44 DEGREES 13'35" WEST, 139.33 FEET; THENCE SOUTH 45 DEGREES 46'25" EAST, 47.84 FEET; THENCE SOUTH 15 DEGREES 04'59" EAST, 112.69 FEET TO A POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF THE AFORESAID HAMMOCK TRAIL AND THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 675.82 FEET AND TO WHICH POINT A RADIAL LINE BEARS NORTH 15 DEGREES 04'59" WEST; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05 DEGREES 05'18", 60.02 FEET TO A POINT LYING ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE SOUTH 89 DEGREES 20'20" WEST ALONG SAID LINE, 318.63 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

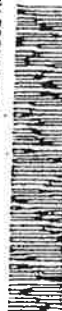
A PARCEL OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 13; THENCE NORTH 89 DEGREES 27'18" EAST, ALONG THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 33.00 FEET TO A POINT LYING ON THE EAST RIGHT OF WAY LINE OF TURPENTINE ROAD (A 66.00 FOOT WIDE RIGHT OF WAY); THENCE ON A BEARING OF NORTH ALONG SAID EAST RIGHT OF WAY LINE OF TURPENTINE ROAD (SAID RIGHT OF WAY LINE LYING PARALLEL WITH AND 33.00 FEET EAST OF THE WEST LINE OF SAID SECTION 13); 394.50 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF HAMMOCK TRAIL (A 100 FOOT WIDE RIGHT OF WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 1212, PAGE 917, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND SAID POINT BEING THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE ON A BEARING OF NORTH, ALONG THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF TURPENTINE ROAD, 834.74 FEET TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 298, PAGE 409, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 20'20" EAST, ALONG THE SOUTH LINE OF SAID PARCEL, 133.00 FEET TO THE SOUTHEAST CORNER THEREOF AND SAID POINT BEING THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2314, PAGE 2137, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARIES OF SAID PARCEL OF LAND THE FOLLOWING TWO COURSES AND DISTANCES; THENCE NORTH 58 DEGREES 49'19" EAST, 69.61 FEET; THENCE ON A BEARING OF NORTH, 62.65 FEET TO A POINT LYING ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 13 AND THE SOUTH LINE OF BAR "C" RANCHETTES AS RECORDED IN PLAT BOOK 24, PAGE 58, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 20'20" EAST, ALONG SAID LINE, 755.43 FEET TO A POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF THE AFORESAID HAMMOCK TRAIL AND THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 675.82 FEET AND TO WHICH POINT A RADIAL LINE BEARS NORTH 20 DEGREES 10'17" WEST; THENCE ALONG SAID RIGHT OF WAY LINE OF HAMMOCK TRAIL, THE FOLLOWING THREE COURSES AND DISTANCES; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34 DEGREES 50'03", 410.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 34 DEGREES 59'40" WEST, 650.21 FEET; THENCE SOUTH 57 DEGREES 09'30" WEST, 302.84 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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RETURN: Clerk to the Board #27

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE NORTH 89 DEGREES 27'18" EAST, ALONG THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 33.00 FEET TO A POINT LYING ON THE EAST RIGHT OF WAY LINE OF TURPENTINE ROAD (A 66.00 FOOT WIDE RIGHT OF WAY); THENCE ON A BEARING OF NORTH ALONG SAID EAST RIGHT OF WAY LINE OF TURPENTINE ROAD (SAID RIGHT OF WAY LINE LYING PARALLEL WITH AND 33.00 FEET EAST OF THE WEST LINE OF SAID SECTION 13); 275.48 FEET TO THE INTERSECTION WITH THE

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RETURN: Clerk to the Board #27



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SOUTHERLY RIGHT OF WAY LINE OF HAMMOCK TRAIL (A 100 FOOT WIDE RIGHT OF WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 1212, PAGE 917M OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE RIGHT OF WAY LINE OF SAID HAMMOCK TRAIL, THE FOLLOWING SIX COURSES AND DISTANCES; THENCE NORTH 57 DEGREES 09'30" EAST, 386.98 FEET; THENCE NORTH 34 DEGREES 59'40" EAST, 669.79 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 575.82 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 79 DEGREES 26'50", 798.44 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 65 DEGREES 33'30" EAST, 84.87 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTH 65 DEGREES 33'30" EAST, 556.13 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 644.65 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29 DEGREES 15'11", 329.13 FEET; THENCE SOUTH 00 DEGREES 14'18" EAST, 200.33 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 844.56 FEET AND TO WHICH POINT A RADIAL LINE BEARS NORTH 03 DEGREES 43'25" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20 DEGREES 42'52", 305.34 FEET TO A POINT LYING ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE AFOREMENTIONED SECTION 13; THENCE SOUTH 00 DEGREES 14'18" EAST, 756.51 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 28'50" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 1327.78 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89 DEGREES 27'18" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 85.85 FEET; THENCE NORTH 00 DEGREES 31'10" WEST, 949.80 FEET; THENCE NORTH 53 DEGREES 47'52" EAST, 263.61 FEET; THENCE NORTH 24 DEGREES 26'30" EAST, 24.02 FEET; THENCE NORTH 53 DEGREES 47'58" EAST, 91.57 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE NORTH 89 DEGREES 27'18" EAST, ALONG THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 33.00 FEET TO A POINT LYING ON THE EAST RIGHT OF WAY LINE OF TURPENTINE ROAD (A 66.00 FOOT WIDE RIGHT OF WAY) AND SAID POINT BEING THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE ON A BEARING OF NORTH ALONG SAID EAST RIGHT OF WAY LINE OF TURPENTINE ROAD (SAID RIGHT OF WAY LINE LYING PARALLEL WITH AND 33.00 FEET EAST OF THE WEST LINE OF SAID SECTION 13), 275.48 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF HAMMOCK TRAIL (A 100 FOOT WIDE RIGHT OF WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 1212, PAGE 917 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE RIGHT OF WAY LINE OF SAID HAMMOCK TRAIL, THE FOLLOWING FOUR COURSES AND DISTANCES; THENCE NORTH 57 DEGREES 09'30" EAST, 386.98 FEET; THENCE NORTH 34 DEGREES 59'40" EAST, 669.79 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 575.82 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 79 DEGREES 26'50", 798.44 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 65 DEGREES 33'30" EAST, 84.87 FEET; THENCE SOUTH 53 DEGREES 47'58" WEST, 91.57 FEET; THENCE SOUTH 24 DEGREES 26'30" WEST, 24.02 FEET; THENCE SOUTH 53 DEGREES 47'52" WEST, 263.61 FEET; THENCE SOUTH 00 DEGREES 31'10" EAST, 949.80 FEET TO A POINT LYING ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE AFOREMENTIONED SECTION 13; THENCE SOUTH 89 DEGREES 27'18" WEST, ALONG SAID LINE, 1208.61 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE NORTH 89 DEGREES 27'18" EAST ALONG THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 33.00 FEET TO A POINT LYING ON THE EAST RIGHT OF WAY LINE OF TURPENTINE ROAD (A 66.00 FOOT WIDE RIGHT OF WAY); THENCE ON A BEARING OF NORTH ALONG SAID EAST RIGHT OF WAY LINE OF TURPENTINE ROAD (SAID RIGHT OF WAY LINE LYING PARALLEL WITH AND 33.00 FEET EAST OF THE WEST LINE OF SAID SECTION 13), 275.48 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF HAMMOCK TRAIL (A 100 FOOT WIDE RIGHT OF WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 1212, PAGE 917, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE RIGHT OF WAY LINE OF SAID HAMMOCK TRAIL, THE FOLLOWING SIX COURSES AND DISTANCES; THENCE NORTH 57 DEGREES 09'30" EAST, 386.98 FEET; THENCE NORTH 34 DEGREES 59'40" EAST, 669.79 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 575.82 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 79 DEGREES 26'50", 798.44 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 65 DEGREES 33'30" EAST, 641.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 644.65 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29 DEGREES 15'11", 329.13 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27 DEGREES 54'53", 314.08 FEET TO

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RETURN: Clerk to the Board #27

A POINT LYING ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 13;
THENCE SOUTH 00 DEGREES 14'18" EAST, ALONG SAID LINE, 226.51 FEET TO A POINT LYING
ON THE ARC OF A CIRCULAR CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 844.56 FEET AND
TO WHICH POINT A RADIAL LINE BEARS SOUTH 24 DEGREES 26'17" EAST; THENCE WESTERLY,
ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 42'52", 305.34
FEET; THENCE NORTH 00 DEGREES 14'18" WEST, 200.33 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT CORRECTIVE DEED RECORDED IN OFFICIAL RECORDS BOOK 4560
PAGE 2224, BREVARD COUNTY, FLORIDA

XXXXXXXXXX



CFN 2005098731

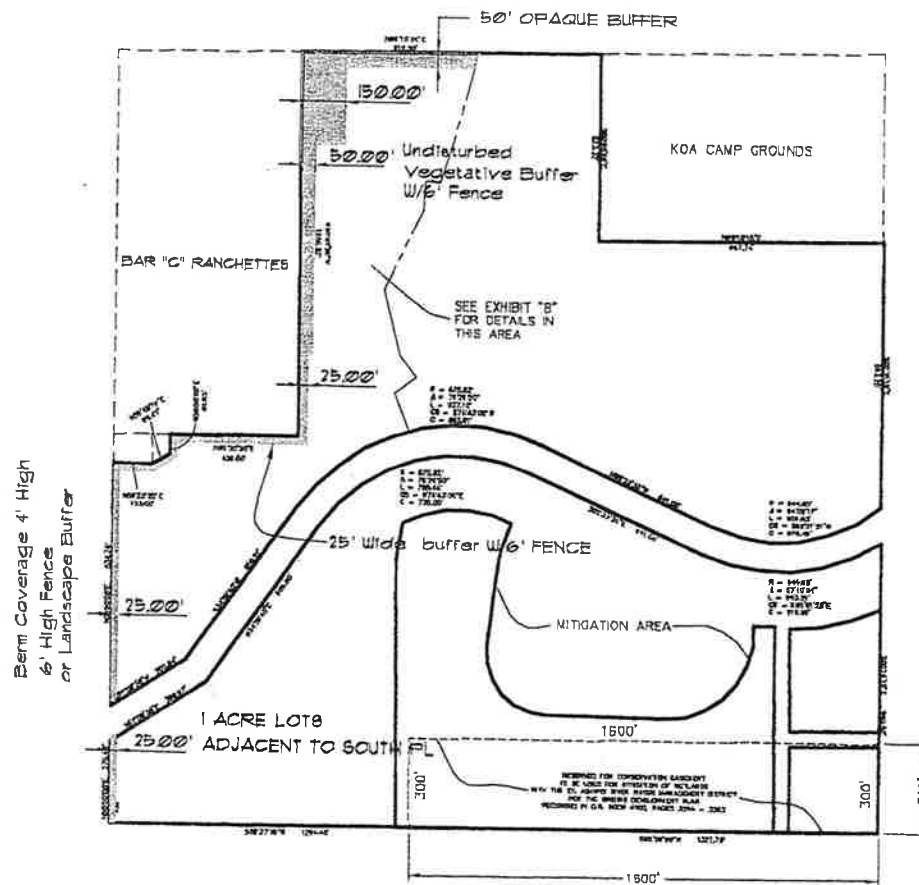
OR Book/Page: 5439 / 0864

↑ RETURN: Clerk to the Board #27

Z11076

Handwritten signature

Z11076



GRAPHIC SCALE
0 100 200
1" = 100'
1" = 100'

SEASONS IN THE SUN

BINDING DEVELOPMENT PLAN

EXHIBIT A

TITUSVILLE, FLORIDA

MILLER LEGG

Central Florida Office: 831 S. Orlando Avenue • Suite 200
Winter Park, Florida • 32789-7122
407-829-5580 • Fax: 407-829-7883
www.millerlegg.com

RETURN: Clerk to the Board #27

STATE ROAD 46

BAR 'C' RANCHETTES

300'

150'

50'

50'

25'

350'

Z11076

EXHIBIT

B

BUFFER EXHIBIT

MILLER LEGG

South Florida Office: 1000 North Douglas Road • Suite 200
Pembroke Pines, Florida • 33024-3300
854-435-7000 • Fax: 854-435-5894
www.millerlegg.com

SEASONS IN THE SUN

04-00447

EXHIBIT "B"

→ RETURN: Clerk to the Board #27

JOINDER IN BINDING DEVELOPMENT PLAN

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the authorized agent and signatory for the owner and holder of that certain Mortgage dated MARCH 11, 2005, given by VERO-PITTSBURGH PARTNERS, LLC, as mortgagor, in favor of the undersigned, S&T BANK, as mortgagee, recorded in Official Records Book 5439, page 0865, Public Records of Brevard County, Florida, and encumbering lands described in said Mortgage, does hereby join in the foregoing Binding Development Plan for the purpose of subordinating the lien of the undersigned's Mortgage to said Binding Development Plan.

WITNESSES:

MORTGAGEE NAME/ADDRESS:

Jonathan M. Kamin
(Witness name typed or printed)

S&T BANK
800 Philadelphia Street, Indiana, PA 15701
(Address)

Jonathan M. Kamin
(Witness name typed or printed)

Michelle Petrovsky, S.V.P.
Authorized Agent
(Name typed, printed or stamped) & Title of Agent

STATE OF Pennsylvania §

COUNTY OF Allegheny §

The foregoing instrument was acknowledged before me this 14 day of March, 2005, by Michelle Petrovsky, who is personally known to me or who has produced _____ as identification.

My commission expires

SEAL
Commission No.:

Donna J. Hirschfield
Notary Public
Donna J. Hirschfield
(Name typed, printed or stamped)

