

Exhibit "A"

LEGAL DESCRIPTION - PORT ORANGE TOWN CENTER

DESCRIPTION - AREA NO. 1

A PARCEL OF LAND LOCATED IN SECTIONS 3, 4, 10, 11, 14 AND 15, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ("A") AT THE INTERSECTION OF THE WESTERLY EDGE OF THE HALIFAX RIVER AND THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF KERR AND TOWNSLEY SUBDIVISION AS RECORDED IN MAP BOOK 16, PAGE 169 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA;

THENCE WESTERLY A DISTANCE OF APPROXIMATELY 295 FEET ALONG SAID EXTENSION AND ALONG SAID NORTHERLY LINE, TO THE CENTERLINE OF KESSLER PLACE (VACATED);

THENCE SOUTHERLY ALONG SAID CENTERLINE APPROXIMATELY 558 FEET TO THE SOUTHERLY LINE OF SAID KERR AND TOWNSLEY SUBDIVISION;

THENCE EASTERLY A DISTANCE OF APPROXIMATELY 10 FEET, ALONG SAID SOUTHERLY LINE, TO THE EAST LINE OF THE WESTERLY 219 FEET OF LOT 6, ASSESSOR'S PLAT OF THE BUNCH GRANT AS RECORDED IN MAP BOOK 3, PAGE 128, SAID RECORDS,

THENCE SOUTHERLY , ALONG SAID EAST LINE, APPROXIMATELY 100 FEET TO THE NORTH LINE OF LOT 7, SAID ASSESSOR'S PLAT;

THENCE EASTERLY ALONG SAID NORTH LINE OF LOT 7, APPROXIMATELY 46 FEET TO THE EAST LINE OF SAID LOT 7;

THENCE SOUTHERLY APPROXIMATELY 75 FEET TO THE NORTHERLY LINE OF THE SOUTHERLY 25 FEET OF SAID LOT 7;

THENCE WESTERLY ALONG SAID NORTHERLY LINE, APPROXIMATELY 46 FEET TO A POINT BEING APPROXIMATELY 219 FEET EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF RIDGEWOOD AVENUE;

THENCE SOUTHERLY APPROXIMATELY 25 FEET, TO THE EASTERLY LINE OF THE WESTERLY 220.30 FEET, AS MEASURED FROM THE EASTERLY RIGHT OF WAY LINE OF RIDGEWOOD AVENUE, OF LOT 9, SAID ASSESSOR'S PLAT ;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE, APPROXIMATELY 62.8 FEET TO THE SOUTHERLY LINE OF THE NORTHERLY 62.8 FEET OF SAID LOT 9;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE APPROXIMATELY 79.70 FEET, TO THE EASTERLY LINE OF THE WESTERLY 300 FEET OF LOTS 9 AND 1A, SAID ASSESSOR'S PLAT;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE, AND THE EXTENSION THEREOF, APPROXIMATELY 87.2 FEET TO THE CENTERLINE OF OAK AVENUE (RIGHT OF WAY WIDTH VARIES);

THENCE WESTERLY ALONG SAID CENTERLINE APPROXIMATELY 86 FEET TO THE WEST LINE EXTENDED OF LOT 1, BLOCK 1, THOMAS T. ALLEN SUBDIVISION, AS RECORDED IN MAP BOOK 14, PAGE 35, SAID RECORDS;

THENCE SOUTHERLY ALONG SAID WEST LINE EXTENDED AND THE WEST LINE THEREOF APPROXIMATELY 100 FEET TO THE NORTH LINE OF LOT 2, SAID BLOCK 1;

THENCE EASTERLY ALONG SAID NORTH LINE AND ALONG SAID NORTH LINE EXTENDED EASTERLY APPROXIMATELY 385 FEET TO THE WESTERLY EDGE OF THE HALIFAX RIVER;

THENCE SOUTHERLY ALONG SAID WESTERLY EDGE APPROXIMATELY 84 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 2;

THENCE WESTERLY ALONG SAID EXTENSION AND ALONG SAID SOUTH LINE APPROXIMATELY 391 FEET TO THE WEST LINE OF LOT 3, SAID BLOCK 1;

THENCE SOUTHERLY ALONG SAID WEST LINE APPROXIMATELY 72.5 FEET TO THE NORTH LINE OF LOT 4, SAID BLOCK 1;

THENCE EASTERLY ALONG SAID NORTH LINE AND ALONG SAID NORTH LINE EXTENDED EASTERLY APPROXIMATELY 397.7 FEET, TO THE WESTERLY EDGE OF THE HALIFAX RIVER;

THENCE SOUTHERLY ALONG SAID WESTERLY EDGE APPROXIMATELY 76.5 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 4;

THENCE WESTERLY ALONG SAID EXTENSION AND ALONG SAID SOUTH LINE APPROXIMATELY 403.9 FEET TO THE WEST LINE OF LOT 5, SAID BLOCK 1;

THENCE SOUTHERLY ALONG THE WEST LINE OF LOTS 5 THROUGH 8, SAID BLOCK 1 APPROXIMATELY 288 FEET TO THE NORTHEAST CORNER OF LOT 10, SAID BLOCK 1;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 10 APPROXIMATELY 50 FEET TO THE EASTERLY LINE OF THE WESTERLY 163 FEET OF SAID LOT 10;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE AND THE SOUTHERLY EXTENSION THEREOF APPROXIMATELY 121.5 FEET TO THE SOUTH LINE OF FOX PLACE; (A 50 FOOT RIGHT OF WAY);

THENCE WESTERLY ALONG SAID SOUTH LINE OF FOX PLACE APPROXIMATELY 22.5 FEET TO THE WEST LINE OF LOT 7, COYLES SUBDIVISION, MAP BOOK 15, PAGE 107, SAID RECORDS;

THENCE SOUTHERLY ALONG SAID WEST LINE APPROXIMATELY 214.8 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 7 APPROXIMATELY 66.8 FEET TO THE NORTHEAST CORNER OF LOT 14, BLOCK 2, THOMAS T. ALLEN SUBDIVISION, SAID RECORDS;

THENCE SOUTHERLY ALONG SAID EAST LINE OF SAID LOTS 14, AND LOT 13, SAID BLOCK 2 APPROXIMATELY 140 FEET TO THE NORTH LINE OF LOT 6, SAID BLOCK 2;

THENCE EASTERLY ALONG SAID NORTH LINE APPROXIMATELY 90 FEET TO THE EAST LINE OF THE WEST 90 FEET OF LOTS 6 AND 7, SAID BLOCK 2;

THENCE SOUTHERLY ALONG SAID EAST LINE APPROXIMATELY 143 FEET TO THE SOUTH LINE OF SAID LOT 7;

THENCE WESTERLY APPROXIMATELY 90 FEET ALONG SAID SOUTH LINE TO THE

**SOUTHWEST CORNER THEREOF;**

**THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 10, SAID BLOCK 2 APPROXIMATELY 100 FEET TO THE SOUTHWEST CORNER THEREOF;**

**THENCE WESTERLY ALONG THE NORTH LINE OF LOT 9, SAID BLOCK 2 APPROXIMATELY 114 FEET, TO A POINT THAT IS APPROXIMATELY 105.8 FEET EAST OF THE EASTERLY RIGHT OF WAY LINE OF RIDGEWOOD AVENUE;**

**THENCE SOUTHERLY APPROXIMATELY 96 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WHITE PLACE (A 50 FOOT RIGHT OF WAY), BEING APPROXIMATELY 96.6 FEET EASTERLY OF THE RIGHT OF WAY LINE OF RIDGEWOOD AVENUE;**

**THENCE EASTERLY ALONG SAID NORTHERLY LINE APPROXIMATELY 234 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF PROSPECT STREET;**

**THENCE SOUTHERLY ALONG SAID EXTENSION AND ALONG SAID EAST LINE APPROXIMATELY 157 FEET TO THE SOUTH LINE EXTENDED OF LOT "E", OF PORT ORANGE DEVELOPMENT, AS RECORDED IN MAP BOOK 15, PAGE 161, SAID RECORDS;**

**THENCE WESTERLY ALONG SAID SOUTH LINE EXTENDED AND SAID NORTH LINE OF LOT "F" APPROXIMATELY 200 FEET TO THE NORTHWESTERLY CORNER THEREOF;**

**THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT "F" AND THE EAST LINE OF LOTS 10 AND 11, BLOCK A, CARLTON'S PLACE AS RECORDED IN MAP BOOK 9, PAGE 45, SAID PUBLIC RECORDS, APPROXIMATELY 150 FEET TO THE NORTHERLY LINE OF CARLTON STREET;**

**THENCE EASTERLY ALONG THE NORTH LINE OF SAID CARLTON STREET (A 37 FOOT RIGHT OF WAY) APPROXIMATELY 50 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 8, BLOCK B, SAID CARLTON PLACE;**

**THENCE SOUTHERLY ALONG SAID EXTENSION, ACROSS SAID CARLTON STREET AND ALONG THE WEST LINE OF SAID LOT 8 APPROXIMATELY 137 FEET TO THE SOUTHWEST CORNER THEREOF;**

**THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 8 APPROXIMATELY 50 FEET TO THE SOUTHEAST CORNER THEREOF;**

**THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 8 APPROXIMATELY 100 FEET TO THE NORTHEAST CORNER THEREOF;**

**THENCE EASTERLY ALONG THE NORTH LINE OF LOTS 7 AND 6, SAID BLOCK B, APPROXIMATELY 75 FEET TO THE EAST LINE OF THE WEST ONE HALF (1/2) OF SAID LOT 6;**

**THENCE SOUTHERLY ALONG SAID EAST LINE APPROXIMATELY 100 FEET TO TO THE NORTH LINE OF LOT 12, BLOCK 2, MARY C. FLEMING SUBDIVISION, AS RECORDED IN MAP BOOK 12, PAGE 121, SAID RECORDS;**

**THENCE EASTERLY ALONG SAID NORTH LINE APPROXIMATELY 37.5 FEET TO THE EAST LINE OF LOT 12,**

**THENCE SOUTHERLY ALONG SAID EAST LINE APPROXIMATELY 100 FEET TO THE NORTH LINE OF LOT 13, SAID MARY C. FLEMING SUBDIVISION;**

**THENCE WESTERLY ALONG SAID NORTH LINE APPROXIMATELY 164.5 FEET TO**

THE WEST LINE OF THE EASTERLY 164.5 FEET OF SAID LOT 13;  
THENCE SOUTHERLY ALONG SAID WEST LINE APPROXIMATELY 100 FEET TO THE  
NORTHERLY RIGHT OF WAY LINE OF FLEMING AVENUE (A 90 FOOT RIGHT OF  
WAY);  
THENCE CONTINUE SOUTHERLY ACROSS FLEMING AVENUE APPROXIMATELY 90  
FEET TO THE NORTH LINE OF LOT 1, BLOCK 5, NORWOOD, AS RECORDED IN MAP  
BOOK 15, PAGE 174, SAID RECORDS;  
THENCE WESTERLY ALONG SAID NORTH LINE APPROXIMATELY 150 FEET TO THE  
NORTHWEST CORNER THEREOF;  
THENCE SOUTHERLY ALONG WEST LINE OF SAID LOT 1 APPROXIMATELY 75 FEET  
TO THE SOUTHWEST CORNER THEREOF;  
THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1 APPROXIMATELY 150  
FEET TO THE SOUTHEAST CORNER THEREOF;  
THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 2 APPROXIMATELY 50 FEET  
TO THE SOUTHEAST CORNER THEREOF;  
THENCE, CONTINUE SOUTHERLY ALONG THE EAST LINE OF THE WESTERLY 150  
FEET OF LOTS 3 AND 4, SAID BLOCK 5 APPROXIMATELY 100 FEET TO THE  
SOUTHERLY LINE OF SAID LOT 4;  
THENCE EASTERLY ALONG SAID SOUTH LINE APPROXIMATELY 50 FEET TO THE  
EAST LINE OF SAID LOT 4;  
THENCE SOUTHERLY ALONG SAID EAST LINE AND ALONG THE EAST LINE OF LOTS  
5 THROUGH 10, SAID BLOCK 5, APPROXIMATELY 300 FEET TO THE SOUTH LINE  
OF SAID LOT 10;  
THENCE WESTERLY ALONG SAID SOUTH LINE APPROXIMATELY 50 FEET TO THE  
EAST LINE OF LOT 11, SAID BLOCK 5;  
THENCE SOUTHERLY ALONG THE EAST LINE OF LOTS 11 AND 12, SAID BLOCK 5,  
APPROXIMATELY 100 FEET TO THE SOUTHEAST LINE OF SAID LOT 12;  
THENCE WESTERLY ALONG THE NORTH LINE OF LOT 13, SAID BLOCK 5,  
APPROXIMATELY 100 FEET TO THE NORTHWEST CORNER THEREOF;  
THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 13 APPROXIMATELY  
50 FEET TO THE SOUTHWEST CORNER THEREOF;  
THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 13 APPROXIMATELY  
150 FEET TO THE SOUTHEAST CORNER THEREOF;  
THENCE SOUTHERLY, ACROSS NORMAN STREET (A 75 FOOT RIGHT OF WAY) TO  
THE NORTH LINE OF LOT 1, BLOCK 4, SAID NORWOOD;  
THENCE EASTERLY ALONG SAID NORTH LINE APPROXIMATELY 50 FEET TO THE  
EAST LINE OF SAID LOT 1;  
THENCE SOUTHERLY ALONG SAID EAST LINE AND ALONG THE EAST LINE OF LOTS  
2, 3 AND 4, SAID BLOCK 4, APPROXIMATELY 200 FEET TO THE SOUTH LINE OF  
SAID LOT 4;  
THENCE WESTERLY ALONG SAID SOUTH LINE APPROXIMATELY 50 FEET TO THE  
EAST LINE OF LOT 5, SAID BLOCK 4;  
THENCE SOUTHERLY ALONG SAID EAST LINE AND ALONG THE EAST LINE OF LOTS  
6 AND 7, SAID BLOCK 4, APPROXIMATELY 150 FEET TO THE NORTHERLY LINE OF

ROGERS PLACE (A 60 FOOT RIGHT OF WAY);  
THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ITS  
WESTERLY PROLONGATION APPROXIMATELY 250 FEET TO THE SOUTHERLY  
PROLONGATION OF THE WESTERLY RIGHT OF WAY LINE OF RIDGEWOOD AVENUE  
(U.S. 1);  
THENCE NORTHERLY ALONG SAID PROLONGATION AND ALONG SAID WESTERLY  
RIGHT OF WAY LINE APPROXIMATELY 775 FEET TO THE SOUTHERLY LINE OF LOT  
4, BLOCK 6, SAID NORWOOD;  
THENCE WESTERLY ALONG SAID SOUTHERLY LINE APPROXIMATELY 200 FEET TO  
THE WESTERLY LINE OF SAID LOT 4;  
THENCE NORTHERLY ALONG SAID WESTERLY LINE AND ALONG THE WESTERLY  
LINE OF LOTS 3, 2 AND 1, SAID BLOCK 6, APPROXIMATELY 200 FEET TO THE  
NORTHERLY LINE OF SAID LOT 1;  
THENCE EASTERLY ALONG SAID NORTHERLY LINE APPROXIMATELY 200 FEET TO  
THE WESTERLY RIGHT OF WAY LINE OF RIDGEWOOD AVENUE;  
THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE  
APPROXIMATELY 168 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF FLEMING  
AVENUE (RIGHT OF WAY WIDTH VARIES);  
THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE  
APPROXIMATELY 728 FEET TO THE WESTERLY RIGHT OF WAY LINE OF  
LAFAYETTE AVENUE (RIGHT OF WAY WIDTH VARIES);  
THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE  
APPROXIMATELY 695 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WHITE  
PLACE;  
THENCE EASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE  
APPROXIMATELY 420.9 FEET TO THE EASTERLY LINE OF BLOCK B OF VIRGINIA  
HEIGHTS, AS RECORDED IN MAP BOOK 9, PAGE 92, SAID RECORDS;  
THENCE NORTHERLY ALONG SAID EASTERLY LINE OF SAID BLOCK B  
APPROXIMATELY 284.9 FEET TO THE SOUTH LINE OF LOT 9, SAID BLOCK B;  
THENCE EASTERLY ALONG SAID SOUTH LINE APPROXIMATELY 70 FEET TO THE  
WESTERLY RIGHT OF WAY LINE OF MONROE PLACE (A 40 FOOT RIGHT OF WAY);  
THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE  
APPROXIMATELY 240.1 FEET TO THE SOUTH LINE OF LOT 1, BLOCK 3, SAID  
THOMAS T. ALLEN SUBDIVISION;  
THENCE WESTERLY ALONG SAID SOUTH LINE EAST LINE APPROXIMATELY 70  
FEET TO THE EAST LINE OF THE WEST 70 FEET OF SAID LOT 1;  
THENCE NORTHERLY ALONG SAID EAST LINE TO APPROXIMATELY 70 FEET THE  
NORTH LINE OF SAID LOT 1;  
THENCE EASTERLY ALONG SAID NORTH LINE APPROXIMATELY 70 FEET TO THE  
SOUTHERLY EXTENSION OF THE WESTERLY RIGHT OF WAY LINE OF MONROE  
PLACE;  
THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, AND THE  
NORTHERLY EXTENSION THEREOF APPROXIMATELY 578.2 FEET TO THE SOUTH  
LINE OF LOT 4, BLOCK 4, SAID THOMAS T. ALLEN SUBDIVISION;

THENCE EASTERLY ALONG SAID SOUTH LINE APPROXIMATELY 22 FEET TO THE EAST LINE OF THE WEST 112 FEET OF SAID LOT 4;  
THENCE NORTHERLY ALONG SAID EAST LINE APPROXIMATELY 70 FEET TO THE NORTH LINE OF SAID LOT 4;  
THENCE EASTERLY ALONG SAID NORTH LINE APPROXIMATELY 112 FEET TO THE WEST LINE OF SAID LOT 4;  
THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 3, 2, AND 1, SAID BLOCK 4 APPROXIMATELY 216 FEET TO THE NORTH LINE OF SAID LOT 1;  
THENCE EASTERLY ALONG SAID NORTH LINE APPROXIMATELY 112 FEET TO THE EAST LINE OF THE WEST 112 FEET OF SAID LOTS 1, AND 2;  
THENCE SOUTHERLY ALONG SAID EAST LINE APPROXIMATELY 146 FEET TO THE NORTH LINE OF SAID LOT 3;  
THENCE EASTERLY ALONG SAID NORTH LINE APPROXIMATELY 268 FEET TO THE WESTERLY RIGHT OF WAY LINE OF RIDGEWOOD AVENUE;  
THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE APPROXIMATELY 209 FEET TO THE NORTHERLY LINE OF OAK STREET;  
THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE APPROXIMATELY 355.8 FEET TO THE WESTERLY LINE OF NORTH MONROE STREET;  
THENCE NORTHERLY ALONG SAID WESTERLY LINE APPROXIMATELY 745 FEET TO THE SOUTHERLY LINE OF CHURCH STREET (A 35 FOOT RIGHT OF WAY);  
THENCE WESTERLY ALONG SAID SOUTHERLY LINE APPROXIMATELY 150 FEET TO THE WESTERLY LINE OF LAFAYETTE STREET (A 40 FOOT RIGHT OF WAY);  
THENCE NORTHERLY ALONG SAID WESTERLY LINE APPROXIMATELY 440 FEET TO THE SOUTH LINE OF LOT 5, BLOCK H, WILSON'S MAP OF PORT ORANGE AS RECORDED IN MAP BOOK 15, PAGE 34, SAID RECORDS;  
THENCE WESTERLY ALONG SAID SOUTH LINE APPROXIMATELY 430 FEET TO THE EASTERLY LINE OF ORANGE AVENUE (RIGHT OF WAY WIDTH VARIES);  
THENCE SOUTHERLY ALONG SAID EASTERLY LINE APPROXIMATELY 580 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF CHURCH STREET;  
THENCE WESTERLY ALONG SAID SOUTHERLY LINE APPROXIMATELY 693 FEET TO THE WESTERLY LINE OF THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY (A 100 FOOT RIGHT OF WAY);  
THENCE NORTHERLY ALONG SAID WESTERLY LINE APPROXIMATELY 325.4 FEET TO THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF POWERS SUBDIVISION AS RECORDED IN MAP BOOK 10, PAGE 138, SAID RECORDS;  
THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND ALONG SAID NORTHERLY LINE, FOLLOWING THE NORTHERN PLAT BOUNDARY NORTHERLY AND THEN AGAIN WESTERLY (A TOTAL OF APPROXIMATELY 704 FEET) TO THE EASTERLY LINE OF RUTH STREET (A 40 FOOT RIGHT OF WAY);  
THENCE SOUTHERLY ALONG SAID EASTERLY LINE APPROXIMATELY 339 FEET TO THE SOUTHERLY LINE OF POWERS AVENUE (A 40 FOOT RIGHT OF WAY);  
THENCE WESTERLY ALONG SAID SOUTHERLY LINE APPROXIMATELY 232.8 FEET TO THE EASTERLY LINE OF LOCUST STREET (A 40 FOOT RIGHT OF WAY);

THENCE SOUTHERLY ALONG SAID EASTERLY LINE APPROXIMATELY 391.6 FEET TO THE SOUTHERN BOUNDARY OF THE POWERS SUBDIVISION PLAT; THENCE WESTERLY ALONG SAID SOUTHERN PLAT BOUNDARY TO THE APPROXIMATELY 147 FEET TO THE EASTERLY LINE OF PALM/ROSELLE STREET (A 40 FOOT RIGHT OF WAY);

THENCE SOUTHERLY ALONG SAID EASTERLY LINE APPROXIMATELY 350.3 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 210, SAID POWERS SUBDIVISION;

THENCE WESTERLY ALONG SAID EXTENSION AND SAID SOUTH LOT LINE AND ALONG THE SOUTH LINE OF LOT 211, SAID POWERS SUBDIVISION APPROXIMATELY 245.9 FEET TO THE EASTERLY LINE OF CANAL VIEW BOULEVARD (SPRUCE CREEK ROAD, (RIGHT OF WAY WIDTH VARIES);

THENCE NORTHERLY ALONG SAID EASTERLY LINE APPROXIMATELY APPROXIMATELY 343.3 FEET TO THE CENTERLINE OF VACATED DORA STREET (ORIGINALLY A 40 FOOT RIGHT OF WAY);

THENCE EASTERLY ALONG SAID CENTERLINE LINE APPROXIMATELY 125.1 FEET TO THE WESTERLY LINE OF LOT 188, SAID POWERS SUBDIVISION;

THENCE NORTHERLY ALONG SAID WESTERLY LOT LINE AND CONTINUING ALONG THE WESTERLY LINE OF LOTS 191, 192 AND 193, SAID POWERS SUBDIVISION APPROXIMATELY 246.12 FEET TO THE SOUTHERLY LINE OF DUNLAWTON AVENUE (RIGHT OF WAY WIDTH VARIES);

THENCE WESTERLY ALONG SAID SOUTHERLY LINE APPROXIMATELY 128.1 FEET TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF THE AFOREMENTIONED CANAL VIEW BOULEVARD (SPRUCE CREEK ROAD) RIGHT OF WAY;

THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND ALONG SAID EASTERLY LINE APPROXIMATELY 936.3 FEET TO THE NORTHERLY PLAT BOUNDARY OF SAID POWERS SUBDIVISION;

THENCE EASTERLY ALONG SAID NORTHERLY PLAT BOUNDARY, SAID LINE ALSO BEING THE SOUTHERLY LINE OF ASSESSOR'S SUBDIVISION OF LOTS 3 AND 4, AS RECORDED IN MAP BOOK 20, PAGE 34, SAID RECORDS APPROXIMATELY 209 FEET TO THE EAST LINE OF LOT 7, SAID ASSESSOR'S SUBDIVISION;

THENCE NORTHERLY ALONG SAID EAST LINE AND ALONG THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3596, PAGE 495, SAID RECORDS APPROXIMATELY 372.3 FEET ;

THENCE FOLLOWING ALONG THE NORTH LINE OF SAID LANDS THE FOLLOWING FIVE COURSES;

- (1) EASTERLY APPROXIMATELY 446.63 FEET;
- (2) NORTHERLY ALONG THE EAST LINE OF SAID LOT 6, APPROXIMATELY 380.00 FEET, TO THE SOUTH LINE OF HERBERT STREET,
- (3) EASTERLY ALONG THE SOUTH LINE OF HERBERT STREET, APPROXIMATELY 27.78 FEET,
- (4) SOUTHERLY PARALLEL TO THE EAST LINE OF LOT 5, SAID ASSESSOR'S SUBDIVISION, APPROXIMATELY 176 FEET,

(5) EASTERLY PARALLEL TO THE SOUTH LINE OF SAID LOT 5, APPROXIMATELY 390 FEET, TO THE WEST LINE OF WEST PARK AS RECORDED IN MAP BOOK 15, PAGE 33, SAID RECORDS;  
THENCE NORTHERLY ALONG SAID WEST LINE AND ACROSS HERBERT STREET (A 40 FOOT RIGHT OF WAY APPROXIMATELY 232 FEET TO A POINT ON THE SOUTH LINE OF LOT 4, McDONALD'S SUBDIVISION, AS RECORDED IN MAP BOOK 8, PAGE 128, SAID PUBLIC RECORDS, SAID POINT BEING THE INTERSECTION OF THE NORTH LINE OF HERBERT STREET AND THE WEST LINE OF SAID WEST PARK SUBDIVISION EXTENDED;  
THENCE EASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID HERBERT STREET APPROXIMATELY 1787 FEET TO THE WESTERLY RIGHT OF WAY LINE OF LOUISVILLE STREET (A 30 FOOT RIGHT OF WAY);  
THENCE NORTHERLY ALONG SAID WESTERLY LINE APPROXIMATELY 350.3 FEET TO THE SOUTH LINE OF J.E. RAWLINGS SUBDIVISION AS RECORDED IN MAP BOOK 21, PAGE 60, SAID RECORDS;  
THENCE WESTERLY ALONG SAID SOUTH LINE AND ALONG SAID SOUTH LINE EXTENDED WESTERLY APPROXIMATELY 450 FEET TO THE WESTERLY LINE OF LAFAYETTE STREET; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE APPROXIMATELY 265.4 FEET TO THE NORTH LINE OF CHARLES STREET (A 70 FOOT RIGHT OF WAY);  
THENCE EASTERLY ALONG SAID NORTH LINE APPROXIMATELY 325 FEET TO THE WEST LINE OF THE EAST ONE HALF OF LOT 10, SAID RAWLINGS SUBDIVISION;  
THENCE NORTHERLY ALONG SAID LINE APPROXIMATELY 171.5 FEET TO THE NORTH LINE OF SAID RAWLINGS SUBDIVISION;  
THENCE EASTERLY ALONG SAID NORTH LINE APPROXIMATELY 25 FEET TO THE SOUTHERLY LINE OF LOT 3, BLOCK 4, HAND SUBDIVISION AS RECORDED IN MAP BOOK 12, PAGE 16, SAID RECORDS;  
THENCE EASTERLY ALONG SAID SOUTHERLY LINE APPROXIMATELY 40 FEET TO THE WESTERLY LINE OF THE EASTERLY 246 FEET OF SAID LOT 3, BLOCK 4;  
THENCE NORTHERLY ALONG SAID WESTERLY LINE APPROXIMATELY 101 FEET TO THE SOUTH LINE OF LOT 2 BLOCK 4, SAID HAND SUBDIVISION;  
THENCE EASTERLY ALONG SAID SOUTH LINE APPROXIMATELY 50 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 7, BLOCK 3, HERRICH TERRACE, AS RECORDED IN MAP BOOK 16, PAGE 156, SAID RECORDS;  
THENCE NORTHERLY ALONG SAID EXTENSION APPROXIMATELY 252 FEET TO THE NORTHERLY LINE OF OCEAN AVENUE (A 50 FOOT RIGHT OF WAY);  
THENCE WESTERLY ALONG THE NORTH LINE OF SAID OCEAN AVENUE APPROXIMATELY 50 FEET TO THE WEST LINE OF LOT 8, BLOCK 3, HERRICH TERRACE, AS RECORDED IN MAP BOOK 16, PAGE 156;  
THENCE NORTHERLY ALONG SAID WEST LINE APPROXIMATELY 100 FEET TO THE NORTH LINE OF SAID BLOCK 3;  
THENCE WESTERLY ALONG SAID NORTH LINE APPROXIMATELY 350 FEET TO THE EASTERLY LINE OF LAFAYETTE STREET;  
THENCE NORTHERLY ALONG SAID EASTERLY LINE APPROXIMATELY 295 FEET TO



THE SOUTHERLY LINE OF CANAL STREET (A 100 FOOT RIGHT OF WAY);  
THENCE WESTERLY ALONG SAID SOUTH LINE APPROXIMATELY 458 FEET TO THE  
SOUTHERLY EXTENSION OF THE WEST LINE OF THAT PART OF GOVERNMENT LOT  
1, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2261, PAGE 1226, SAID RECORDS;  
THENCE NORTHERLY ALONG SAID EXTENSION APPROXIMATELY 100 FEET, TO A  
POINT APPROXIMATELY 983 FEET WESTERLY OF THE WESTERLY RIGHT OF WAY  
LINE OF RIDGEWOOD AVENUE AND BEING ON THE NORTH LINE OF DOUGHTERTY  
CANAL;  
THENCE NORTHERLY ALONG SAID WESTERLY LINE, APPROXIMATELY 298 FEET  
TO THE NORTH LINE OF SAID LAND;  
THENCE EASTERLY ALONG SAID NORTH LINE APPROXIMATELY 867 FEET TO THE  
AFOREMENTIONED RIDGEWOOD AVENUE;  
THENCE EASTERLY ACROSS SAID RIDGEWOOD AVENUE APPROXIMATELY 70 FEET  
TO THE NORTH LINE OF INTRACOASTAL VILLAS CONDOMINIUM, AS RECORDED  
IN OFFICIAL RECORDS BOOK 2323, PAGE 1098, SAID RECORDS;  
THENCE FOLLOWING ALONG SAID NORTHERLY CONDOMINIUM LIMITS EASTERLY  
APPROXIMATELY 505 FEET TO THE WESTERLY EDGE OF THE HALIFAX RIVER;  
THENCE MEANDERING SOUTHEAST ALONG SAID RIVER'S EDGE TO THE PORT  
ORANGE BRIDGE AREA AND BEYOND, CONTINUING ALONG SAID RIVER'S EDGE  
APPROXIMATELY 2,860 FEET TO THE EASTERLY EXTENSION OF THE NORTHERLY  
LINE OF KERR AND TOWNSLEY SUBDIVISION AS RECORDED IN MAP BOOK 16,  
PAGE 169, SAID RECORDS, AND THE AFOREMENTIONED POINT OF BEGINNING  
("A").

TOGETHER WITH

A PARCEL OF LAND LOCATED IN SECTION 2, TOWNSHIP 16 SOUTH, RANGE 33  
EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS;

BEGINNING ("B") AT THE SOUTHWEST CORNER OF LOT 60, HALIFAX SHORES  
REPLAT NO. 2, AS RECORDED IN MAP BOOK 25, PAGE 13 OF THE PUBLIC  
RECORDS OF VOLUSIA COUNTY, FLORIDA;  
THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE THEREOF AND ALONG  
THE SOUTHERLY LINE OF HALIFAX SHORES REPLAT, AS RECORDED IN MAP BOOK  
23, PAGE 218, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND ALONG  
THE NORTHEASTERLY EXTENSION THEREOF, ACROSS SOUTH PENINSULA DRIVE  
(A 50 FOOT RIGHT OF WAY) TO THE EASTERLY RIGHT OF WAY LINE THEREOF;  
THENCE SOUTHERLY ALONG SAID EASTERLY LINE, ACROSS DUNLAWTON AVENUE  
(RIGHT OF WAY WIDTH VARIES), CONTINUING SOUTHERLY TO RAYMOND  
AVENUE; THENCE ACROSS RAYMOND AVENUE  
(A 60 FOOT RIGHT OF WAY), TO THE SOUTH LINE THEREOF;  
THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE EXTENDED SOUTHWESTERLY  
TO THE EASTERLY EDGE OF THE HALIFAX RIVER; THENCE MEANDERING

NORTHWESTERLY ALONG THE RIVER'S EDGE TO THE PORT ORANGE BRIDGE AREA AND BEYOND, CONTINUING ALONG THE RIVER'S EDGE TO THE INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE SOUTH LINE OF THE AFORESAID HALIFAX SHORES REPLAT NO. 2;  
THENCE ALONG SAID EXTENSION, NORTHEASTERLY TO THE AFOREMENTIONED POINT OF BEGINNING ("B").

TOGETHER WITH

ALL LANDS ADJACENT TO THE CITY OF PORT ORANGE BRIDGE, ALSO KNOWN AS DUNLAWTON AVENUE AND CAUSEWAY PARK, FROM THE EASTERLY EDGE OF THE HALIFAX RIVER TO THE WESTERLY EDGE,  
LOCATED IN SECTIONS 2 AND 3, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA.