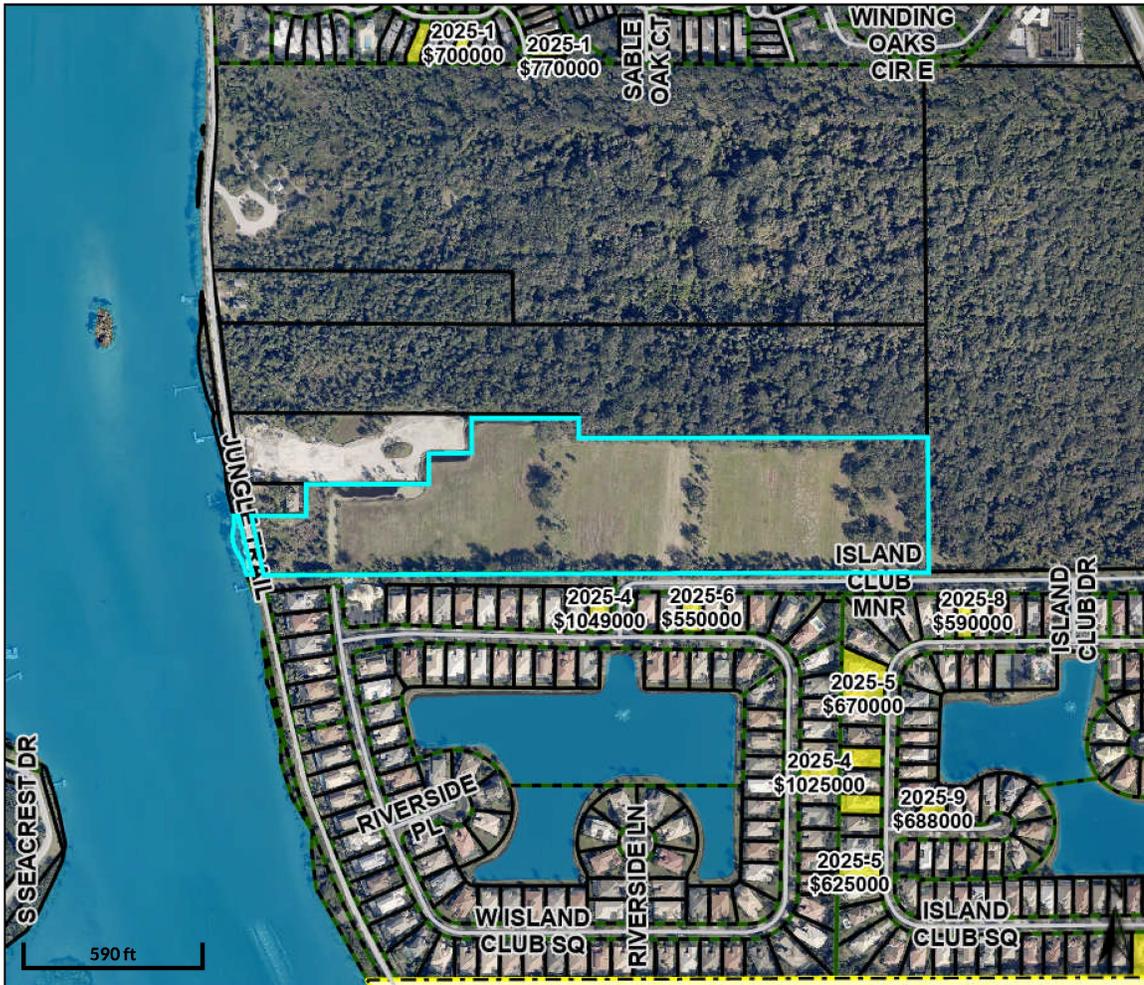




Indian River County, FL



Overview



Legend

- Parcels
- Street Centerlines
- Drainage ROW**
 - Canal
 - Ditch
 - Lateral
 - Sub-Lateral
 - Sebastian River Floodplain
- Subdivisions
- Municipal Boundaries 2
- IRC_Private_Schools
- Government Facilities**
 - FEDERAL GOVERNMENT
 - COUNTY GOVERNMENT
 - LOCAL GOVERNMENT
 - SCHOOL
 - HOSPITAL
 - FIRE STATION
 - LAW ENFORCEMENT
 - STATE PARK
 - COUNTY PARK
 - CITY PARK
 - BOAT RAMP
 - CANOE LAUNCH
 - CANOE LANDING
- Golf Courses**
- Water
- 2025 Sales

Parcel ID	31392600000010000008.0	Prop ID	37664	Owner	ISLAND	Last 2 Sales			
Sec/Twp/Rng	26-31-39	Class	0000 - Vac	Address	MANOR	Date	Price	Instr Type	Qual
Property	1350 ISLAND CLUB MNR		Res,MH,MFam,POI,AgZN		DEVELOPMENT	4/5/2022	\$4500000	Qualified - Q	
Address	VERO BEACH	Acreage	19.6		LLC			01	
					550 BEACH RD	1/1/2004	\$1900000	Unqualified U	
					UNIT 218			-	
					INDIAN RIVER				
					SHORES, FL				
					32963				

District 1- NORTH COUNTY W/SEB INLET

Brief Tax Description SEC 26 TWN 31 RNG 39 BEING THE S 284.2 FT OF GOV LOT 10 AND ALSO ALL OF THE S 430 FT OF GOV LOT 11 AKA PARCEL A EXCEPTING FROM THE LANDS IN LOT 11 66/100 OF AN AC IN THE NW COR DESC AS FOLL BEG AT A STAKE ON THE LINE BETWEEN GOV LOTS 10 AND 11 284.2 FT N

NOTE: NOT TO BE USED ON LEGAL DOCUMENTS

Date created: 12/3/2025
 Last Data Uploaded: 12/3/2025 9:04:18 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL

Indian River County, FL

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Parcel Summary

Parcel ID	31392600000010000008.0
Prop ID	37664
Location Address	1350 ISLAND CLUB MNR VERO BEACH, FL 32963
Subdivision	
Neighborhood	M&B 510 S to IRS (091030.00)
Market Area	09
Property Use Code	(0000) Vac Res,MH,MFam,POI,AgZN
Township/Range/Section	31-39-26
Tax District	1- NORTH COUNTY W/SEB INLET
Millage Rate	14.2045
Acreage	19.6
Homestead	N

[View Map](#)

[Driving Directions \(Google Maps\)](#)

Legal Description

(The description below is not to be used on legal documents.)

SEC 26 TWN 31 RNG 39 BEING THE S 284.2 FT OF GOV LOT 10 AND ALSO ALL OF THE S 430 FT OF GOV LOT 11 AKA PARCEL A EXCEPTING FROM THE LANDS IN LOT 11 66/100 OF AN AC IN THE NW COR DESC AS FOLL BEG AT A STAKE ON THE LINE BETWEEN GOV LOTS 10 AND 11 284.2 FT N OF THE S LINE OF SAID SEC 26 TH RUN E 196 FT TH RUN N 145.8 FT TH RUN W 196 FT TO THE W LINE OF SAID GOV LOT 11 TH RUN S 145.8 FT TO THE POB ALSO EXCEPTING FROM SAID PARCEL A THE FOLL DESC LAND TO WIT BEG AT A STAKE ON THE E EDGE OF THE INDIAN RIVER 284.2 FT NOT OF THE S LINE OF SAID SEC 26 TH RUN E 250 FT TO A STAKE TH RUN S 100 FT TH RUN W 221.2 FT TO A STAKE ON THE E EDGE OF THE INDIAN RIVER TH RUN N WITH THE E EDGE OF THE INDIAN RIVER TO THE POB TOGETHER WITH THE FOLL DESC LAND AKA PARCEL B BEG AT A STAKE 284.2 FT N OF THE S LINE OF SEC 26 AND ON THE LINE BETWEEN GOV LOTS 10 AND 11 TH RUN E 196 FT TO A STAKE TH RUN N 210 FT TO AN IRON PIPE TH RUN W 340 FT TO A STAKE TH RUN S 110.6 FT TO A STAKE TH RUN S88-30W 135.8 FT TO A STAKE TH RUN S 97.2 FT TO A STAKE IN THE IN THE N LINE OF PARCEL A TH RUN E 279.8 FT TO THE POB LESS AND EXCEPT THAT PARCEL DESC IN QUIT CLAIM DEEDS OR 1142/1415 AND OR 1142/1413

Owner Information

Primary Owner
Island Manor Development LLC
550 Beach Rd Unit 218
Indian River Shores, FL 32963
[Sunbiz Corporation Search](#)

Homestead Application

[Homestead Application](#)

Change of Address Application

[Change of Address Application](#)

Valuation

Assessed Year	2025	2024	2023	2022	2021
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$4,081,700	\$3,836,798	\$3,836,798	\$2,449,020	\$2,122,484
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$4,081,700	\$3,836,798	\$3,836,798	\$2,449,020	\$2,122,484
Assessed Value	\$4,081,700	\$3,836,798	\$3,836,798	\$2,334,732	\$2,122,484
Taxable Value	\$4,081,700	\$3,836,798	\$3,836,798	\$2,334,732	\$2,122,484
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$114,288	\$0
Taxes	\$57,978.51	\$54,651.35	\$53,822.21	\$33,612.84	\$31,014.79

Historical Valuation

Year	Improvement Value	Land Value	Agricultural Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability	Taxes
2025	\$0	\$4,081,700	\$0	\$4,081,700	\$4,081,700	\$0	\$4,081,700	\$0	\$57,978.51
2024	\$0	\$3,836,798	\$0	\$3,836,798	\$3,836,798	\$0	\$3,836,798	\$0	\$54,651.35
2023	\$0	\$3,836,798	\$0	\$3,836,798	\$3,836,798	\$0	\$3,836,798	\$0	\$53,822.21
2022	\$0	\$2,449,020	\$0	\$2,449,020	\$2,334,732	\$0	\$2,334,732	\$114,288	\$33,612.84
2021	\$0	\$2,122,484	\$0	\$2,122,484	\$2,122,484	\$0	\$2,122,484	\$0	\$31,014.79
2020	\$0	\$2,122,484	\$0	\$2,122,484	\$2,122,484	\$0	\$2,122,484	\$0	\$31,497.87
2019	\$0	\$2,165,800	\$0	\$2,165,800	\$2,165,800	\$0	\$2,165,800	\$0	\$33,133.50
2018	\$0	\$2,165,800	\$0	\$2,165,800	\$2,165,800	\$0	\$2,165,800	\$0	\$33,601.30
2017	\$0	\$2,082,500	\$0	\$2,082,500	\$2,082,500	\$0	\$2,082,500	\$0	\$32,875.80
2016	\$0	\$2,082,500	\$0	\$2,082,500	\$2,082,500	\$0	\$2,082,500	\$0	\$33,269.61
2015	\$0	\$2,082,500	\$0	\$2,082,500	\$2,082,500	\$0	\$2,082,500	\$0	\$34,724.46
2014	\$0	\$1,960,000	\$0	\$1,960,000	\$1,960,000	\$0	\$1,960,000	\$0	\$32,276.67
2013	\$0	\$1,862,000	\$0	\$1,862,000	\$1,862,000	\$0	\$1,862,000	\$0	\$30,765.45
2012	\$0	\$1,862,000	\$0	\$1,862,000	\$1,862,000	\$0	\$1,862,000	\$0	\$30,268.85
2011	\$0	\$2,234,400	\$0	\$2,234,400	\$2,234,400	\$0	\$2,234,400	\$0	\$36,294.72
2010	\$0	\$2,606,800	\$0	\$2,606,800	\$2,606,800	\$0	\$2,606,800	\$0	\$42,496.83
2009	\$0	\$2,979,200	\$0	\$2,979,200	\$2,979,200	\$0	\$2,979,200	\$0	\$46,525.55
2008	\$0	\$4,468,800	\$0	\$4,468,800	\$4,468,800	\$0	\$4,468,800	\$0	\$66,416.64
2007	\$0	\$4,527,600	\$0	\$4,527,600	\$4,527,600	\$0	\$4,527,600	\$0	\$68,600.96
2006	\$0	\$1,666,000	\$0	\$1,666,000	\$1,666,000	\$0	\$1,666,000	\$0	\$25,693.37
2005	\$0	\$1,666,000	\$0	\$1,666,000	\$1,666,000	\$0	\$1,666,000	\$0	\$28,214.53
2004	\$0	\$1,666,000	\$0	\$1,666,000	\$1,666,000	\$0	\$1,666,000	\$0	\$29,557.79
2003	\$0	\$1,666,000	\$0	\$1,666,000	\$1,666,000	\$0	\$1,666,000	\$0	\$31,328.10
2002	\$0	\$1,666,000	\$0	\$1,666,000	\$1,666,000	\$0	\$1,666,000	\$0	\$31,092.47

Land Information

Code	Land Use Desc	Amenity	Acres	Square Feet	Act. Frontage	Eff. Frontage	Depth	Zoning
A	V Res-Agricultural Zoned	R - River	19.60	853776	0	0	0	RS-3

Sales

Sale Date	Sale Price	Instrument	Instrument Description	Book	Page	Vacant/Improved	Grantor	Link to Official Records
4/5/2022	\$4,500,000	WD	Warranty Deed	3528	64	Vacant	PREMIER CITRUS LLC	Download
1/1/2004	\$1,900,000	WD	Warranty Deed	1680	1686	Vacant	OHORI NOBUYUKI (25%) &	Download
6/1/2001	\$100	Q9	Quit Claim Clear Title	1406	529	Vacant	LIER JEANETTE M	Download
6/1/2001	\$100	Q9	Quit Claim Clear Title	1406	526	Vacant	LIER JOHN J (CO-TR) JUDITH M (Download
6/1/1996	\$127,380	QC	Quit Claim	1110	1336	Vacant	OHORI NOBUYUKI (25%) &	Download
8/1/1993	\$120,000	WD	Warranty Deed	984	2385	Vacant	SUN REX CO LTD (20%) CODED 01	Download
8/1/1993	\$120,000	WD	Warranty Deed	984	2383	Vacant	SUN REEF GROVES INC (20%)	Download
10/1/1992	\$72,000	WD	Warranty Deed	949	2725	Vacant	VISTA PACKING CO (5%)	Download

Sale Date	Sale Price	Instrument	Instrument Description	Book	Page	Vacant/Improved	Grantor	Link to Official Records
11/1/1989	\$360,000	WD	Warranty Deed	847	2358	Vacant		Download
9/1/1989	\$300,000			840	2720	Vacant		Download

[Permit Search](#)

Map



Maps are for graphical purposes ONLY. They do not represent a legal survey. While every effort has been made to ensure that this data is accurate and reliable within the limits of the current state of the art, Indian River Property Appraiser cannot assume liability for any damages caused by an errors or omissions in the data, nor as a result of the failure of data to function on a particular system. Indian River Property Appraiser makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty. For the definitive description of real property, consult the deed recorded in the County Clerks Office.

[Additional GIS Maps](#)

Comp Search (Vacant)

[Start Comp Search](#)

No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos, Comp Search (Residential), Comp Search (Commercial).

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[Contact Us](#)

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[Search](#) > Account Summary

Real Estate Account #31-39-26-00000-0100-00008/0

Owner:

ISLAND MANOR DEVELOPMENT LLC

Situs:

1350 ISLAND CLUB MNR
VERO BEACH 32963

[Parcel details](#)

[Mailing address change](#)

[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your most recent payment was made on **11/06/2025** for **\$55,659.37**.

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2025 Annual Bill ⓘ	\$0.00 Paid \$55,659.37	11/06/2025 Receipt #159-00000967	Print (PDF)
2024 Annual Bill ⓘ	\$0.00 Paid \$52,465.30	11/12/2024 Receipt #156-00002215	Print (PDF)
2023 Annual Bill ⓘ	\$0.00 Paid \$51,669.32	11/09/2023 Receipt #155-00003291	Print (PDF)
2022 Annual Bill ⓘ	\$0.00 Paid \$32,268.33	11/03/2022 Receipt #198-00000462	Print (PDF)
2021 Annual Bill ⓘ	\$0.00 Paid \$30,084.35	12/31/2021 Receipt #156-00002838	Print (PDF)
2020 Annual Bill ⓘ	\$0.00 Paid \$30,867.91	01/26/2021 Receipt #156-00003254	Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Paid \$32,470.84	01/29/2020 Receipt #156-00001413	Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Paid \$32,929.27	01/30/2019 Receipt #181-00007450	Print (PDF)
2017 Annual Bill ⓘ	\$0.00 Paid \$32,218.28	01/31/2018 Receipt #189-00000822	Print (PDF)
2016 Annual Bill ⓘ	\$0.00 Paid \$31,938.87	11/30/2016 Receipt #141-00000266	Print (PDF)
2015 Annual Bill ⓘ	\$0.00 Paid \$33,682.73	12/28/2015 Receipt #181-00035790	Print (PDF)
2014 Annual Bill ⓘ	\$0.00 Paid \$32,276.67	03/30/2015 Receipt #181-00045697	Print (PDF)
2013 Annual Bill ⓘ	\$0.00 Paid \$30,150.14	01/31/2014 Receipt #181-00038942	Print (PDF)
2012 Annual Bill ⓘ	\$0.00 Paid \$30,268.85	03/29/2013 Receipt #181-00046317	Print (PDF)
2011 Annual Bill ⓘ	\$0.00 Paid \$36,294.72	03/26/2012 Receipt #181-00043444	Print (PDF)
2010 Annual Bill ⓘ	\$0.00 Paid \$42,496.83	03/31/2011 Receipt #2010-9247049	Print (PDF)
2009 Annual Bill ⓘ	\$0.00 Paid \$46,525.55	03/16/2010 Receipt #2009-9242905	Print (PDF)
2008 Annual Bill ⓘ	\$0.00 Paid \$66,416.64	03/31/2009 Receipt #2008-9247722	Print (PDF)
2007 Annual Bill ⓘ	\$0.00 Paid \$68,600.96	03/31/2008 Receipt #2007-9248084	Print (PDF)
2006 Annual Bill ⓘ	\$0.00 Paid \$25,693.37	03/21/2007 Receipt #2006-9245709	Print (PDF)
2005 Annual Bill ⓘ	\$0.00 Paid \$28,214.53	03/29/2006 Receipt #2005-9247078	Print (PDF)
2004 Annual Bill ⓘ	\$0.00 Paid \$29,262.21	02/28/2005 Receipt #2004-9149462	Print (PDF)
2003 Annual Bill ⓘ	\$0.00 Paid \$30,388.26	12/30/2003 Receipt #2003-9141210	Print (PDF)
2002 Annual Bill ⓘ	\$0.00 Paid \$31,092.47	03/24/2003 Receipt #2002-9146809	Print (PDF)
Total Amount Due	\$0.00		

Initial Authorization

Credit Cards, Apple Pay, and Google Pay will initially be validated with a \$0 authorization and then processed on the following business day.



Carole Jean Jordan, CFC
Indian River County Tax Collector

**2025 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

ALT. KEY	ACCOUNT NUMBER	PROPERTY ADDRESS	TAX CODE	ESCROW
37664	31-39-26-00000-0100-00008/0	1350 ISLAND CLUB MNR, VERO BEACH, 32963	1	

SKIP THE TRIP - Pay online at www.IRCTax.com				
If Postmarked By	Nov 30, 2025			
Please Pay	\$0.00			
Discount				

Legal Description:

SEC 26 TWN 31 RNG 39 BEING THE S 284.2 FT OF GOV LOT 10 AND ALSO ALL OF THE S 43 See Additional Legal on Tax Roll

ISLAND MANOR DEVELOPMENT LLC
550 BEACH RD UNIT 218
INDIAN RIVER SHORES, FL 32963

Paid 11/06/2025

Receipt #59-00000967 000038101-0098

\$55,659.37

PAY IN U.S. FUNDS TO CAROLE JEAN JORDAN, TAX COLLECTOR - P.O. BOX 1509, VERO BEACH, FL 32961-1509 - Ph: (772) 226-1343

Ad Valorem Taxes							
	Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Tax Amount
	COUNTY GENERAL FUND	772-226-1214	3.5475	4,081,700	0	4,081,700	14,479.83
	COUNTY MUNICIPAL SERV	772-226-1214	1.1506	4,081,700	0	4,081,700	4,696.40
	EMERGENCY SERV DIST	772-226-1214	2.3531	4,081,700	0	4,081,700	9,604.65
	SCHOOL STATE LAW	772-564-3180	3.0050	4,081,700	0	4,081,700	12,265.51
	SCHOOL LOCAL	772-564-3180	2.7480	4,081,700	0	4,081,700	11,216.51
	ST JOHNS RIVER WATER	386-329-4500	0.1793	4,081,700	0	4,081,700	731.85
	SEBASTIAN INLET	321-724-5175	0.1555	4,081,700	0	4,081,700	634.70
	MOSQUITO CONTROL	772-562-2393	0.2325	4,081,700	0	4,081,700	949.00
	HOSPITAL DISTRICT	772-770-0935	0.7450	4,081,700	0	4,081,700	3,040.87
	FLORIDA INLAND NAVIG	561-627-3386	0.0270	4,081,700	0	4,081,700	110.21
	LAND ACQUISITION BOND	772-226-1214	0.0610	4,081,700	0	4,081,700	248.98
			Total Millage	14.2045	Total Ad Valorem Taxes		\$57,978.51
Non Ad Valorem Assessments				Exemptions		Total Non-Ad Valorem Assessments	
						\$0.00	
Taxes & Assessments						\$57,978.51	
						Tax Questions (772) 226-1343	

RETAIN THIS PORTION FOR YOUR RECORDS
WALK-IN CUSTOMERS PLEASE BRING FOR RECEIPT

↓ DETACH THIS PORTION AND RETURN WITH YOUR PAYMENT ↓



Carole Jean Jordan, CFC
Indian River County Tax Collector

**2025 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

ALT. KEY	ACCOUNT NUMBER	PROPERTY ADDRESS	TAX CODE	ESCROW
37664	31-39-26-00000-0100-00008/0	1350 ISLAND CLUB MNR, VERO BEACH, 32963	1	

SKIP THE TRIP - Pay online at www.IRCTax.com				
If Postmarked By	Nov 30, 2025			
Please Pay	\$0.00			
Discount				



ISLAND MANOR DEVELOPMENT LLC
550 BEACH RD UNIT 218
INDIAN RIVER SHORES, FL 32963

Paid 11/06/2025

Receipt # 159-00000967 000038101-0098

\$55,659.37

Prepared by and return to:

Block & Scarpa
601 21st Street Suite 401
Vero Beach, FL 32960
772-794-1918
File Number: 8314.000025

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 5th day of April, 2022 between Premier Citrus LLC, a Florida limited liability company whose post office address is P.O. Box 690997, Vero Beach, FL 32969, grantor, and Island Manor Development, LLC, a Florida limited liability company whose post office address is 550 Beach Road, Unit 218, Indian River Shores, FL 32963, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Indian River County, Florida to-wit:

PARCEL A:

The South 284.2 feet of Government Lot 10, Section 26, Township 31 South, Range 39 East, and also, all of the South 430 feet of Government Lot 11, Section 26, Township 31 South, Range 39 East, all situated in Indian River County, Florida, excepting from the lands in Lot 11 66/100 of an acre in the Northwest corner described as follows:

Beginning at a stake on the line between Government Lots 10 and 11, 284.2 feet North of the South line of said Section 26; thence run East 196 feet; thence run North 145.8; thence run West 196 feet to the West line of said Lot 11; thence run South 145.8 feet to the point of beginning. (Said exception being included in Parcel B hereinafter described.)

Also excepting from said Parcel A the following described land, to-wit:

Beginning at a stake on the East edge of the Indian River 284.2 feet North of the South line of said Section 26; thence run East 250 feet to a stake; thence run South 100 feet; thence run West 221.2 feet to a stake on the East edge of the Indian River; thence run North with the East edge of the Indian River to the Point of Beginning, in Indian River County, Florida.

PARCEL B:

Beginning at a stake 284.2 feet North of the South line of Section 26, Township 31 South, Range 39 East, and on the line between Government Lots 10 and 11; thence run East 196 feet to a stake; thence run North 210 feet to an iron pipe; thence run West 340 feet to a stake; thence run South 110.6 feet to a stake; thence run South 88°30' West 135.8 feet to a stake; thence run South 97.2 feet to a stake in the North line of Parcel A; thence run East 279.8 feet to the point of beginning, in Indian River County, Florida.

LESS & EXCEPT that Parcel described in Quit Claim Deeds recorded in 0. R. Book 1142, Page 1415 and 0. R. Book 1142, Page 1413, public records of Indian River County, Florida.

TOGETHER WITH all right, title and interest of the owners of the above described property in and to that certain Easement Agreement dated June 12, 2003 and recorded in Official Record Book 1623, Page 2869, public records of Indian River County, Florida.

Parcel Identification Number: 31392600000010000008.0

DoubleTime®

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Jon F. Marone
Witness Name: Jon F. Marone

Barbara A. Culbertson
Witness Name: Barbara A. Culbertson

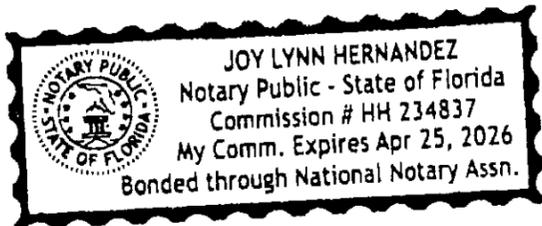
Premier Citrus LLC, a Florida limited liability company

By: Walter T. Jerkins, Jr.
Walter T. Jerkins, Jr., President

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of April, 2022 by Walter T. Jerkins, Jr., President of Premier Citrus Management, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Joy Hernandez
Notary Public
Printed Name: Joy Hernandez
My Commission Expires: 4/25/2026

RETURN TO: (Will Call Box No. 69)
THIS INSTRUMENT PREPARED BY:
Gary Walk, Esq.
Boose Casey Cikhin Lubitz Martens McBane & O'Connell
18th Floor - Northbridge Tower I
515 North Flagler Dr
West Palm Beach, Florida 33401

Property Appraiser's ID No. 26-31-39-00000-0100-00008 0

STATUTORY WARRANTY DEED

THIS WARRANTY DEED made the 8th day of December, 2003 by SANSHO TRADING CO., LTD., a Japanese corporation, HISAO MATSUO, NOBUYUKI OHORI and SHIGERU TAKANAGA a/k/a SHICHERU TAKANAGA, hereinafter called the "Grantor", with an address at 2306 South Kings Highway, Ft. Pierce, Florida 34945, to PREMIER CITRUS LLC, a Florida limited liability company, with an address at 1970 122nd Avenue, Vero Beach, Florida 32966, hereinafter called "Grantee":

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their respective heirs, legal representatives, successors and assigns, as the case may be.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land and the improvements thereon located in the County of Indian River, State of Florida and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

Grantor warrants that at the time of this conveyance, the subject property is not the homestead within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of homestead property of any of the individuals comprising Grantor. The individuals comprising Grantor are all Japanese citizens who reside in Japan.

BOOSE, CASEY, CIKHIN, LUBITZ, MARTENS, MCBANE & O'CONNELL
18TH FLOOR - NORTHBRIDGE TOWER I, 515 NORTH FLAGLER DR., WEST PALM BEACH, FL 33401
H:\PDS&S\MOR - M387-3572\WARRANTY DEED.DOC

SUBJECT TO:

Zoning and/or restrictions or prohibitions imposed by governmental authority. All reservations, restrictions, covenants, easements, conditions and other matters of record.

TOGETHER with the improvements thereon and all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 property in fee simple; that the Grantor has good right and lawful authority to sell and convey said property; that the Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever; and that said property is free of all encumbrances, except as stated above and except for taxes accruing subsequent to December 31, 2003.

IN WITNESS WHEREOF, said Grantor has caused this instrument to be executed by its duly authorized officers and its corporate seal to be affixed hereto the day and year first above written.

In the presence of:

Print: [Signature]

SANSHO TRADING CO., LTD., a Japanese corporation

By: [Signature]
Hisao Matsudo, President
HISAO MATSUDO,

BY [Signature] HIS ATTY IN FACT
HISAO MATSUDO, a Japanese citizen by
Akio Mizuno, as Attorney-In-Fact
HISAO MATSUDO,

BY [Signature] HIS ATTY IN FACT
HISAO MATSUDO, a Japanese citizen by
Clyde C. Hopkins, as Attorney-In-Fact
Nobuyuki Chery,

BY [Signature] HIS ATTY IN FACT
NOBUYUKI OHORI, a Japanese citizen by
Akio Mizuno, as Attorney-In-Fact

[Signature]
 Print: Gary Walk
[Signature]
 Print: Marilyn M. Jones
[Signature]
 Print: Gary Walk
[Signature]
 Print: Marilyn M. Jones
[Signature]
 Print: Gary Walk
[Signature]
 Print: Marilyn M. Jones

NOBUYUKI OTORI,
 BY *[Signature]* HIS ATTY IN FACT
 Clyde C. Hopkins, as Attorney-In-Fact
 SHIGERU TAKANAGA,
 BY *[Signature]* HIS ATTY IN FACT
 SHIGERU TAKANAGA, a/k/a SHICRU
 TAKANAGA, a Japanese citizen by Akio
 Mizuno, as Attorney-In-Fact
 SHIGERU TAKANAGA,
 BY *[Signature]* HIS ATTY IN FACT
 SHIGERU TAKANAGA, a/k/a SHICRU
 TAKANAGA, a Japanese citizen by Clyde C.
 Hopkins, as Attorney-In-Fact

~~JAPAN
 CITY OF TOKYO
 EMBASSY OF THE UNITED STATES OF AMERICA~~

~~Before me, the undersigned authority, personally came and appeared Hisao Matsudo,
 who produced a Passport as identification thereof, showing him to be the person described in and
 who executed the foregoing instrument as President of SANSHO TRADING CO., LTD., a Japanese
 corporation, and did acknowledge before me that he executed the same as such officer of such
 corporation for and on behalf of said corporation by due and regular corporate authority.~~

~~WITNESS my hand and official seal in the, this _____ day of December, 2003.~~

~~_____
 Consul of the United States of America
 Tokyo, Japan, duly commissioned and qualified
 Or Notary Public, Tokyo, Japan~~

STATE OF FLORIDA

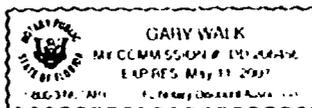
COUNTY OF *PAUM BEACH*

GW Before me, the undersigned authority, personally came and appeared AKIOMIZUNO and CLYDE C. HOPKINS, ^{of Florida and California} as Attorneys-In-Fact for HISAO MATSUDO, a Japanese citizen, who produced ~~California driver's license~~ as identification thereof, showing them to be the persons described in and who executed the foregoing instrument and did acknowledge before me that they executed the same for the purposes set forth therein as such Attorneys-In-Fact by due and regular Power of Attorney.

WITNESS my hand and official seal in the, this *18th* day of December, 2003.

Gary Walk
Notary Public, State of Florida at Large

My commission expires:



STATE OF FLORIDA

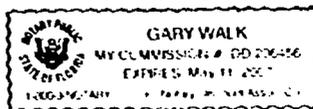
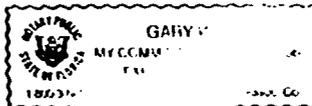
COUNTY OF *PAUM BEACH*

Before me, the undersigned authority, personally came and appeared AKIO MIZUNO and CLYDE C. HOPKINS, as Attorneys-In-Fact for NOBUYUKI OHORI, a Japanese citizen, who produced *Florida and California* as identification thereof, showing them to be the persons described in and who executed the foregoing instrument and did acknowledge before me that they executed the same for the purposes set forth therein as such Attorneys-In-Fact by due and regular Power of Attorney.

WITNESS my hand and official seal in the, this *18th* day of December, 2003.

Gary Walk
Notary Public, State of Florida at Large

My commission expires:



STATE OF FLORIDA

COUNTY OF PALM BEACH

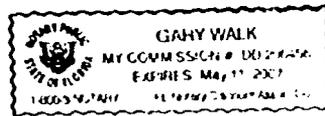
Before me, the undersigned authority, personally came and appeared AKIO MIZUNO and CLYDE C. HOPKINS, as Attorneys-In-Fact for SHIGERU TAKANAGA, a.k.a SHIGERU TAKANAGA, a Japanese citizen, who produced ^{Florida and California} ~~Drivers Licenses~~ as identification thereof, showing them to be the persons described in and who executed the foregoing instrument and did acknowledge before me that they executed the same for the purposes set forth therein as such Attorneys-In-Fact by due and regular Power of Attorney

WITNESS my hand and official seal in the, this 18th day of December, 2003.

Gary Walk

Notary Public, State of Florida at Large

My commission expires:



PARCEL A:

The South 284.2 feet of Government Lot 10, Section 26, Township 31 South, Range 39 East, and also, all of the South 430 feet of Government Lot 11, Section 26, Township 31 South, Range 39 East, all situated in Indian River County, Florida, excepting from the lands in Lot 11 66/100 of an acre in the Northwest corner described as follows:

Beginning at a stake on the line between Government Lots 10 and 11, 284.2 feet North of the South line of said Section 26; thence run East 196 feet; thence run North 145.8; thence run West 196 feet to the West line of said Lot 11; thence run South 145.8 feet to the point of beginning. (Said exception being included in Parcel B hereinafter described.)

Also excepting from said Parcel A the following described land, to-wit:

Beginning at a stake on the East edge of the Indian River 284.2 feet North of the South line of said Section 26; thence run East 250 feet to a stake; thence run South 100 feet, thence run West 221.2 feet to a stake on the East edge of the Indian River; thence run North with the East edge of the Indian River to the Point of Beginning, in Indian River County, Florida.

PARCEL B:

Beginning at a stake 284.2 feet North of the South line of Section 26, Township 31 South, Range 39 East, and on the line between Government Lots 10 and 11; thence run East 196 feet to a stake; thence run North 210 feet to an iron pipe; thence run West 340 feet to a stake; thence run South 110.6 feet to a stake; thence run South 88' 30" West 135.8 feet to a stake; thence run South 97.2 feet to a stake in the North line of Parcel A, thence run East 279.8 feet to the point of beginning, in Indian River County, Florida.

LESS & EXCEPT that Parcel described in Quit Claim Deeds recorded in O. R. Book 1142, Page 1415 and O. R. Book 1142, Page 1413, public records of Indian River County, Florida.

TOGETHER WITH all right, title and interest of the owners of the above described property in and to that certain Easement Agreement dated June 12, 2003 and recorded in Official Record Book 1623, Page 2869, public records of Indian River County, Florida.

EXHIBIT A

JAPAN)
CITY OF TOKYO) SS:
EMBASSY OF THE UNITED STATES OF AMERICA)

Before me, Yoshiaki Gotoh
Consular Associate, Consul of the
United States of America at Tokyo, Japan, duly commissioned
and qualified, personally appeared

***** Hisao MATSUDO *****
who, being duly sworn, deposes and says:

That he/~~she~~ is the President
of SANSHO TRADING CO., LTD., -----

and that the foregoing instrument was signed in behalf of
said corporation by authority of its board of directors and
that said officer acknowledged said instrument to be the
free act and deed of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and official
seal this day of DEC - 9 2003, A.D. .


Yoshiaki Gotoh
Consul of the United States of America at Tokyo, Japan, duly
commissioned and qualified



GENERAL DURABLE POWER OF ATTORNEY

**THE POWERS YOU GRANT BELOW ARE EFFECTIVE
EVEN IF YOU BECOME DISABLED OR INCOMPETENT**

CAUTION: THIS IS AN IMPORTANT DOCUMENT. IT GIVES THE PERSON WHOM YOU DESIGNATE (YOUR "AGENT") BROAD POWERS TO HANDLE YOUR PROPERTY DURING YOUR LIFETIME, WHICH MAY INCLUDE POWERS TO MORTGAGE, SELL, OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE NOTICE TO YOU OR APPROVAL BY YOU. THESE POWERS WILL EXIST EVEN IF YOU BECOME DISABLED OR INCOMPETENT. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL OR OTHER HEALTH CARE DECISIONS FOR YOU. YOU MAY EXECUTE A SEPARATE DOCUMENT FOR THAT PURPOSE. IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU.

KNOWN BY ALL PERSONS PRESENT, THAT:

I, NOBUYUKI OHORI 1101 PINE CREST WY #101, #2-3 HIRASAKI-KAWATA
674-21, TOKYO, JAPAN

, "Principal", execute this Durable Power of Attorney and do hereby make, constitute and appoint AKIO MIZUNO, 2306 SOUTH KINGS HIGHWAY FORT PIERCE, FLORIDA 34945 AND CLYDE C. HOPKINS 4504 REDWOOD DRIVE FORT PIERCE, FLORIDA 34951, "Agent" or "Attorney-in-Fact", as my attorney-in fact **TO ACT IN MY NAME, PLACE AND STEAD** in any way which I myself could do as if I were personally present and to the extent that I am permitted by law to act through an agent, pursuant to the following provisions:

1. EFFECTIVENESS OF POWER OF ATTORNEY: This instrument is to be construed and interpreted as a general durable power of attorney effective immediately. This power of attorney shall not be affected by disability, incompetency, or incapacity of the Principal.

2. GRANT OF POWERS: I grant to my Agent full power and authorization to do everything necessary in exercising any of the powers herein granted by this power of attorney as fully as I might or could do if personally present. My agent shall have full power of substitution or revocation. I hereby ratify and confirm all that my Agent lawfully does or causes to be done by virtue of this power of attorney and the powers herein granted. My Agent shall have the power to exercise or perform any act, power, duty, right or obligation whatsoever that I now have or may hereinafter acquire, relating to any person, matter, transaction or property, real or personal, tangible or intangible, now owned or hereafter acquired by me, including, without limitation, the following specifically enumerated powers:

(a) Powers of Collection and Payment

(1) To forgive, request, demand, sue for, recover, collect, receive and hold all sums of money, accounts, annuities, bequests, bonds, certificates of deposit, checks, commercial paper, debts, deposits, devises, dividends, drafts, dues, insurance, interests, legacies, notes, pens or profit sharing, retirement, social security, stock certificates and other contractual benefits and proceeds, all documents of title, all property, real or personal, intangible or tangible, and property rights and demands whatsoever, liquidated or unliquidated, now or hereafter owned by, or due owing,

payable or belonging to, me or in which I have or may hereafter acquire an interest

(2) To have, use, and take all lawful means and equitable and legal remedies and proceedings in my name for the collection and recovery thereof, and to adjust, sell, compromise, and agree for the same, and to execute and deliver for me, on my behalf, and in my name, all endorsements, releases receipts, or other sufficient discharges for the same

(b) Property Matters

(1) To acquire, purchase, exchange and sell, or grant options to sell, mortgage, pledge, lease, sell and convey real or personal property, tangible or intangible, or interests therein, on such terms and conditions as my Agent shall deem proper, with full authority to sign, endorse, execute and deliver any sales agreement, deed, bill of sale and all other instruments or documents pertaining to the sale of any of my real or personal property, and to enter into bonds, contracts, mortgages and deeds connected therewith

(2) To sell, assign, transfer, convey, exchange, deed, mortgage, pledge, lease, let, license, demise, remise, quitclaim, bargain or otherwise dispose of any or all of my real estate, stocks, bonds, evidences of indebtedness and other securities and other personal tangible and intangible or mixed property, or any custody, possession, interest or right therein at public or private sale, upon such terms, consideration, and conditions as my said attorney shall deem advisable and to execute, acknowledge and deliver such instruments and writings of whatsoever kind and nature as may be necessary, convenient or proper in the premises

(c) Management Powers: To maintain, repair, improve, invest, manage, insure, rent, lease, encumber, and in any manner deal with any real or personal property, tangible or intangible, or any interest therein that I now own or may hereafter acquire in my name and for my benefit, upon such terms and conditions as my Agent shall deem proper.

(d) Banking Powers: To make, receive and endorse checks and drafts, deposit and withdraw funds, acquire and redeem certificates of deposit, in banks, savings and loan associations, and other institutions, execute or release such deeds of trust or other security agreements as may be necessary or proper in the exercise of the rights and powers herein granted.

(e) Business Interests: To conduct or participate in any lawful business of whatever nature for me and in my name; to execute partnership agreements and amendments thereto, to incorporate, reorganize, merge, consolidate, recapitalize, sell, liquidate or dissolve any business, to elect or employ officers, directors and agents, to carry out the provisions of any agreement for the sale of any business interest or the stock therein, and to exercise voting rights with respect to stock, either in person or by proxy, and to exercise stock options.

(f) Safe Deposit Boxes: To have access at any time or times to any safe deposit box rented by me, wherever located, and to remove all or part of the contents thereof, and to surrender or relinquish said safe deposit box, and any institution in which any such safe deposit box may be located shall not incur any liability to me or my estate as a result of permitting my Agent to exercise this power.

(g) Power to Hold Property and Make Investments: The power to hold or acquire any property, real or personal, or securities, regardless of whether such property or securities are a so-called "Legal" investment, where such course is, in the said Agent's opinion, for my best interest

(h) Power to Borrow: To borrow any sum or sums of money on such terms (including the power to borrow against the cash surrender value of any life insurance policy issued on my life), and with such security, whether real or personal property, as my Agent may think fit, and for that purpose to execute all promissory notes, bonds, mortgages, deeds of trust, security agreements and other instruments which may be necessary or proper.

(c) **Disclaimer** To exercise or release powers of appointment in whole or in part and to disclaim or renounce in whole or in part any interest that I might otherwise have as a joint owner, beneficiary, heir or otherwise and in exercising such discretion, my Agent may take into account such matters as shall include but shall not be limited to any reduction in estate or inheritance taxes on my estate, and the effect of such renunciation or disclaimer upon persons interested in my estate and persons who would receive the renounced or disclaimed property.

(j) **Trusts** To transfer, assign and convey any property or interest in property, the legal or equitable title to which is in my name, to any trust of which I am the primary beneficiary during my lifetime and under the terms of which I expressly have the power to amend or revoke such trust, and to exercise any right of withdrawal of income and/or principal which I may have pursuant to the terms and conditions of such trust, whether such trust was created before or after the execution of this power of attorney.

(k) **Power to Change Beneficiaries on Any Insurance Policies on my Life** To change the beneficiaries on any insurance policies on my life; provided, however, that neither such right and power, nor any other rights and powers, shall be exercisable with respect to any policies of life insurance which may at any time be owned by me on the life of my Agent herein named

(l) **Executing Government Vouchers** To execute vouchers in my behalf for any and all allowances, compensation and reimbursements properly payable to me by the Government of the United States or any agency or department thereof

(m) **Depositing Money and Other Property** To deposit in my attorney's or my name, or jointly in both our names, in any banking institution, funds or property, and to withdraw any part or all of my deposits at any time made by me in my behalf

(n) **Recovering Possession of Property** To eject, remove or relieve tenants or other persons from, and recover possession of, any property, real, personal or mixed in which I now or hereafter may have an interest

(o) **Litigation** To institute, maintain, defend, compromise, arbitrate or otherwise dispose of, any and all actions, suits, attachments or other legal proceedings for or against me

(p) **Tax Returns** To prepare and execute any tax returns, including, but not limited to, Federal income tax returns, State income tax returns, Social Security tax returns, and Federal and State information and estimated returns, to execute any claims for refund, protests, applications for abatement, petitions to the United States Board of Tax Appeals or any other Board or Court, Federal or State, consents and waivers to determination and assessment of taxes and consents and waivers agreeing to a later determination and assessment of taxes than is provided by statute of limitations, to receive and endorse and collect any checks in settlement of any refund of taxes; to examine and to request and receive copies of any tax returns, reports and other information from the United States Treasury Department or any other taxing authority, Federal or State, in connection with any of the foregoing matters

(q) **Automobiles** To execute and deliver to the proper persons and authority any and all documents, instruments and papers necessary to effect proper registration of any automobile in which I now or may hereafter have an interest, or the sale thereof and transfer of legal title thereto as required by law, and to collect and receipt for all monies paid in consideration of such sale and transfer

3. MISCELLANEOUS: I grant to the Agent named herein the following additional powers of authority

(a) In the event any agent named herein should be of the opinion at any time that she or he does

not have the expertise to manage all or any part of my assets, I grant to said Agent the right and power to delegate the management powers hereinabove granted over all or any part of my assets to any person(s) or firm(s), and to enter into any management or agency agreements with said person(s) or firm(s), pertaining thereto, with the right on the part of the Agent named herein to revoke and cancel any such agreement at any time upon ninety (90) days' written notice to said person(s) or firm(s)

(b) I grant full and absolute authority to the Agent named herein, on a noncumulative, yearly basis, to make gifts to my children, in trust or otherwise, as well as to their spouses, and to the children, in trust or otherwise, with the amount of gifts to each such person each year not to exceed that amount which is excludable from the total amount of gifts made during such year under Section 2503(b) Internal Revenue Code of 1986, as amended from time to time

(c) I further authorize and empower the Agent named herein to use and apply so much of the income and principal of the assets comprising my estate as may be necessary or desirable, in the sole discretion of said Agent, for my maintenance and support. Any provision herein to the contrary notwithstanding, the Agent shall have no power or authority to use or apply the principal to discharge any legal obligation that the agent or any other person may have to support me or any dependent or beneficiary or mine, except to the extent that there are no assets reasonably available to the person having the obligation of support to pay the same

(d) I further authorize and empower my Agent to engage, employ and dismiss any agents, clerks, servants, attorneys-at-law, accountants, investment advisors, custodians, or other persons in and about the performance of these presents as my Agent shall think fit. Any decisions made by the said Agent with respect to the matters set forth hereinabove in sections 3(b), 3(c), and 3(d) shall be final, binding and conclusive upon all of the beneficiaries of my estate, and said Agent shall be released and discharged of and from all liability for any such decisions that she or he may make in good faith with respect thereto

4. INTERPRETATION AND GOVERNING LAW: This instrument is to be construed and interpreted as a general durable power of attorney. The enumeration of specific powers herein is not intended to, nor does it, limit or restrict the general powers herein granted to my Agent. This instrument is executed and delivered in the State of Florida, and the laws of the State of Florida shall govern all questions as to the validity of this power and the construction of its provisions. This instrument is intended to be effective in all states of the United States and in all foreign countries.

5. INDEMNITY: I hereby bind myself to indemnify my Agent and any successor who shall so act against any and all claims, demands, losses, damages, actions and causes of action, including expenses, costs and reasonable attorneys' fees which my Agent at any time may sustain or incur in connection with carrying out the authority granted her or him in this power of attorney.

6. NOMINATION OF GUARDIAN OR CONSERVATOR: In the event court proceedings are hereafter commenced to appoint a guardian, conservator or other fiduciary to take charge of my person, or to manage and conserve my property, I hereby nominate and appoint my Agent above-named, as my guardian, conservator, or other fiduciary, to serve without bond unless otherwise required by a court of competent jurisdiction.

7. REVOCATION: This general durable power of attorney may be voluntarily revoked by me by written instrument signed by me and delivered to my Agent. My guardian may also revoke this instrument by written instrument signed by him or her and delivered to my Agent. Any affidavit executed by my Agent stating that she or he does not have, at the time of doing any act pursuant to this power of attorney, actual knowledge of the revocation or termination of this power of attorney, is, in the absence of fraud, conclusive proof of the nonrevocation or nontermination of the power at that time.

JAPAN
CITY OF TOKYO
EMBASSY OF THE UNITED STATES OF AMERICA

On JUN 20 2003 20 before me,

Nobuyuki OHORI * * * * personally appeared
personally know to me (or
proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed
to the within instrument and acknowledged to me that he executed the same in his authorized
capacity, and that by his signature on the instrument the person, or the entity upon behalf of
which the person acted, executed the instrument

Witness my hand and official seal

Sara Farinelli
Notary Public Sara Farinelli
Consular Associate

Print Name
My Commission Expires
INDEFINITE



GENERAL DURABLE POWER OF ATTORNEY

**THE POWERS YOU GRANT BELOW ARE EFFECTIVE
EVEN IF YOU BECOME DISABLED OR INCOMPETENT**

CAUTION: THIS IS AN IMPORTANT DOCUMENT. IT GIVES THE PERSON WHOM YOU DESIGNATE (YOUR "AGENT") BROAD POWERS TO HANDLE YOUR PROPERTY DURING YOUR LIFETIME, WHICH MAY INCLUDE POWERS TO MORTGAGE, SELL, OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE NOTICE TO YOU OR APPROVAL BY YOU. THESE POWERS WILL EXIST EVEN IF YOU BECOME DISABLED OR INCOMPETENT. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL OR OTHER HEALTH CARE DECISIONS FOR YOU. YOU MAY EXECUTE A SEPARATE DOCUMENT FOR THAT PURPOSE. IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU.

KNOWN BY ALL PERSONS PRESENT, THAT:

I, SHIGERU TAKANAGA, 5012-7 WILLOW CREEK, YOKOHAMA, KANAGAWA JAPAN

"Principal", execute this Durable Power of Attorney and do hereby make, constitute and appoint AKIO MIZUNO, 2306 SOUTH KINGS HIGHWAY FORT PIERCE, FLORIDA 34945 AND CLYDE C HOPKINS 4504 REDWOOD DRIVE FORT PIERCE, FLORIDA 34951, "Agent" or "Attorney-in-Fact", as my attorney-in-fact **TO ACT IN MY NAME, PLACE AND STEAD** in any way which I myself could do as if I were personally present and to the extent that I am permitted by law to act through an agent, pursuant to the following provisions

1. EFFECTIVENESS OF POWER OF ATTORNEY: This instrument is to be construed and interpreted as a general durable power of attorney effective immediately. This power of attorney shall not be affected by disability, incompetency, or incapacity of the Principal

2. GRANT OF POWERS: I grant to my Agent full power and authorization to do everything necessary in exercising any of the powers herein granted by this power of attorney as fully as I might or could do if personally present. My agent shall have full power of substitution or revocation. I hereby ratify and confirm all that my Agent lawfully does or causes to be done by virtue of this power of attorney and the powers herein granted. My Agent shall have the power to exercise or perform any act, power, duty, right or obligation whatsoever that I now have or may hereinafter acquire, relating to any person, matter, transaction or property, real or personal, tangible or intangible, now owned or hereafter acquired by me, including, without limitation, the following specifically enumerated powers:

(a) Powers of Collection and Payment

(1) To forgive, request, demand, sue for, recover, collect, receive and hold all sums of money, accounts, annuities, bequests, bonds, certificates of deposit, checks, commercial paper, debts, deposits, devises, dividends, drafts, dues, insurance, interests, legacies, notes, pension, profit sharing, retirement, social security, stock certificates and other contractual benefits and proceeds, all documents of title, all property, real or personal, intangible or tangible, and property rights and demands whatsoever, liquidated or unliquidated, now or hereafter owned by, or due, owing,

payable or belonging to, me or in which I have or may hereafter acquire an interest

(2) To have, use, and take all lawful means and equitable and legal remedies and proceedings in my name for the collection and recovery thereof, and to adjust, sell, compromise, and agree for the same, and to execute and deliver for me, on my behalf, and in my name, all endorsements, releases receipts, or other sufficient discharges for the same

(b) Property Matters

(1) To acquire, purchase, exchange and sell, or grant options to sell, mortgage, pledge, lease, sell and convey real or personal property, tangible or intangible, or interests therein, on such terms and conditions as my Agent shall deem proper, with full authority to sign, endorse, execute and deliver any sales agreement, deed, bill of sale and all other instruments or documents pertaining to the sale of any of my real or personal property, and to enter into bonds, contracts, mortgages and deeds connected therewith

(2) To sell, assign, transfer, convey, exchange, deed, mortgage, pledge, lease, let, license, demise, remise, quitclaim, bargain or otherwise dispose of any or all of my real estate, stocks, bonds, evidences of indebtedness and other securities and other personal tangible and intangible or mixed property, or any custody, possession, interest or right therein at public or private sale, upon such terms, consideration, and conditions as my said attorney shall deem advisable and to execute, acknowledge and deliver such instruments and writings of whatsoever kind and nature as may be necessary, convenient or proper in the premises

(c) Management Powers To maintain, repair, improve, invest, manage, insure, rent, lease, encumber, and in any manner deal with any real or personal property, tangible or intangible, or any interest therein that I now own or may hereafter acquire in my name and for my benefit, upon such terms and conditions as my Agent shall deem proper.

(d) Banking Powers To make, receive and endorse checks and drafts, deposit and withdraw funds, acquire and redeem certificates of deposit, in banks, savings and loan associations, and other institutions, execute or release such deeds of trust or other security agreements as may be necessary or proper in the exercise of the rights and powers herein granted.

(e) Business Interests To conduct or participate in any lawful business of whatever nature for me and in my name, to execute partnership agreements and amendments thereto, to incorporate, reorganize, merge, consolidate, recapitalize, sell, liquidate or dissolve any business, to elect or employ officers, directors and agents to carry out the provisions of any agreement for the sale of any business interest or the stock therein, and to exercise voting rights with respect to stock, either in person or by proxy, and to exercise stock options.

(f) Safe Deposit Boxes To have access at any time or times to any safe deposit box rented by me, wheresoever located, and to remove all or part of the contents thereof, and to surrender or relinquish said safe deposit box, and any institution in which any such safe deposit box may be located shall not incur any liability to me or my estate as a result of permitting my Agent to exercise this power.

(g) Power to Hold Property and Make Investments The power to hold or acquire any property, real or personal, or securities, regardless of whether such property or securities are a so called "Legal" investment, where such course is, in the said Agent's opinion, for my best interest.

(h) Power to Borrow To borrow any sum or sums of money on such terms (including the power to borrow against the cash surrender value of any life insurance policy issued on my life), and with such security, whether real or personal property, as my Agent may think fit, and for that purpose to execute all promissory notes, bonds, mortgages, deeds of trust, security agreements, and other instruments which may be necessary or proper.

(i) Disclaimer To exercise or release powers of appointment in whole or in part and to disclaim or renounce in whole or in part any interest that I might otherwise have as a joint owner, beneficiary, heir or otherwise and in exercising such discretion, my Agent may take into account such matters as shall include but shall not be limited to any reduction in estate or inheritance taxes on my estate, and the effect of such renunciation or disclaimer upon persons interested in my estate and persons who would receive the renounced or disclaimed property.

(j) Trusts To transfer, assign and convey any property or interest in property, the legal or equitable title to which is in my name, to any trust of which I am the primary beneficiary during my lifetime and under the terms of which I expressly have the power to amend or revoke such trust, and to exercise any right of withdrawal of income and/or principal which I may have pursuant to the terms and conditions of such trust, whether such trust was created before or after the execution of this power of attorney.

(k) Power to Change Beneficiaries on Any Insurance Policies on my Life. To change the beneficiaries on any insurance policies on my life, provided, however, that neither such right and power, nor any other rights and powers, shall be exercisable with respect to any policies of life insurance which may at any time be owned by me on the life of my Agent herein named

(l) Executing Government Vouchers To execute vouchers in my behalf for any and all allowances, compensation and reimbursements properly payable to me by the Government of the United States or any agency or department thereof

(m) Depositing Money and Other Property To deposit in my attorney's or my name, or jointly in both our names, in any banking institution, funds or property, and to withdraw any part or all of my deposits at any time made by me in my behalf

(n) Recovering Possession of Property To eject, remove or relieve tenants or other persons from, and recover possession of, any property, real, personal or mixed in which I now or hereafter may have an interest

(o) Litigation To institute, maintain, defend, compromise, arbitrate or otherwise dispose of, any and all actions, suits, attachments or other legal proceedings for or against me

(p) Tax Returns To prepare and execute any tax returns, including, but not limited to, Federal income tax returns, State income tax returns, Social Security tax returns, and Federal and State information and estimated returns, to execute any claims for refund, protests, applications for abatement, petitions to the United States Board of Tax Appeals or any other Board or Court, Federal or State, consents and waivers to determination and assessment of taxes and consents and waivers agreeing to a later determination and assessment of taxes than is provided by statute of limitations, to receive and endorse and collect any checks in settlement of any refund of taxes, to examine and to request and receive copies of any tax returns, reports and other information from the United States Treasury Department or any other taxing authority, Federal or State in connection with any of the foregoing matters

(q) Automobiles To execute and deliver to the proper persons and authority any and all documents, instruments and papers necessary to effect proper registration of any automobile in which I now or may hereafter have an interest, or the sale thereof and transfer of legal title thereto as required by law, and to collect and receipt for all monies paid in consideration of such sale and transfer

3. MISCELLANEOUS: I grant to the Agent named herein the following additional powers of authority

(a) In the event any agent named herein should be of the opinion at any time that she or he does

not have the expertise to manage all or any part of my assets, I grant to said Agent the right and power to delegate the management powers hereinabove granted over all or any part of my assets to any person(s) or firm(s), and to enter into any management or agency agreements with said person(s) or firm(s), pertaining thereto, with the right on the part of the Agent named herein to revoke and cancel any such agreement at any time upon ninety (90) days' written notice to said person(s) or firm(s)

(b) I grant full and absolute authority to the Agent named herein, on a noncumulative, yearly basis, to make gifts to my children, in trust or otherwise, as well as to their spouses, and to their children, in trust or otherwise, with the amount of gifts to each such person each year not to exceed that amount which is excludable from the total amount of gifts made during such year under Section 2503(b) Internal Revenue Code of 1986, as amended from time to time

(c) I further authorize and empower the Agent named herein to use and apply so much of the income and principal of the assets comprising my estate as may be necessary or desirable, in the sole discretion of said Agent, for my maintenance and support. Any provision herein to the contrary notwithstanding, the Agent shall have no power or authority to use or apply the principal to discharge any legal obligation that the agent or any other person may have to support me or any dependent or beneficiary of mine, except to the extent that there are no assets reasonably available to the person having the obligation of support to pay the same

(d) I further authorize and empower my Agent to engage, employ and dismiss any agents, clerks, servants, attorneys-at-law, accountants, investment advisors, custodians, or other persons in and about the performance of these presents as my Agent shall think fit. Any decisions made by the said Agent with respect to the matters set forth hereinabove in sections 3(b), 3(c), and 3(d) shall be final, binding and conclusive upon all of the beneficiaries of my estate, and said Agent shall be released and discharged of and from all liability for any such decisions that she or he may make in good faith with respect thereto

4. INTERPRETATION AND GOVERNING LAW: This instrument is to be construed and interpreted as a general durable power of attorney. The enumeration of specific powers herein is not intended to, nor does it, limit or restrict the general powers herein granted to my Agent. This instrument is executed and delivered in the State of Florida, and the laws of the State of Florida shall govern all questions as to the validity of this power and the construction of its provisions. This instrument is intended to be effective in all states of the United States and in all foreign countries.

5. INDEMNITY: I hereby bind myself to indemnify my Agent and any successor who shall so act, against any and all claims, demands, losses, damages, actions and causes of action, including expenses, costs and reasonable attorneys' fees which my Agent at any time may sustain or incur in connection with carrying out the authority granted her or him in this power of attorney.

6. NOMINATION OF GUARDIAN OR CONSERVATOR: In the event court proceedings are hereafter commenced to appoint a guardian, conservator or other fiduciary to take charge of my person, or to manage and conserve my property, I hereby nominate and appoint my Agent above-named, as my guardian, conservator, or other fiduciary, to serve without bond unless otherwise required by a court of competent jurisdiction.

7. REVOCATION: This general durable power of attorney may be voluntarily revoked by me by written instrument signed by me and delivered to my Agent. My guardian may also revoke this instrument by written instrument signed by him or her and delivered to my Agent. Any affidavit executed by my Agent stating that she or he does not have, at the time of doing any act pursuant to this power of attorney, actual knowledge of the revocation or termination of this power of attorney, is, in the absence of fraud, conclusive proof of the nonrevocation or nontermination of the power at that time.

8. DEATH: My death shall not revoke or terminate this agency as to my Agent or any other person who, without actual knowledge of my death, acts in good faith under this power of attorney. Any action so taken, unless otherwise invalid or unenforceable, shall be binding upon me and my heirs, devisees, and personal representatives.

10. JOINT POWER: If I name two persons to serve as my Agent hereunder, it is my intent that the power granted to them shall be a joint power, which shall and must be exercised by them together as they may from time to time act on my behalf. No action or transaction requiring a signature will be effective or binding without both such persons' signatures affixed to the written instrument(s) reflecting the act on or transaction.

FURTHER, I do authorize my aforesaid attorney to execute, acknowledge and deliver any instrument under seal or otherwise, and to do all things necessary to carry out the intent hereof, hereby granting unto my said attorney full power and authority to act in and concerning the premises as fully and effectually as I may do if personally present.

PROVIDED, however, that all business transacted hereunder for me or for my account shall be transacted in my name, and that all endorsements and instruments executed by my said attorney for the purpose of carrying out the foregoing powers shall contain my name, followed by that of my said attorney and the designation "attorney-in fact". My agent is entitled to reasonable compensation and reimbursement for reasonable expenses for services rendered as agent under this power of attorney, if desired.

TO INDUCE ANY THIRD PARTY TO ACT HEREUNDER, I HEREBY AGREE THAT ANY THIRD PARTY RECEIVING A DULY EXECUTED COPY OR FACSIMILE OF THIS INSTRUMENT MAY ACT HEREUNDER, AND THAT REVOCATION OR TERMINATION HEREOF SHALL BE INEFFECTIVE AS TO SUCH THIRD PARTY UNLESS AND UNTIL ACTUAL NOTICE OR KNOWLEDGE OF SUCH REVOCATION OR TERMINATION SHALL HAVE BEEN RECEIVED BY SUCH THIRD PARTY, AND I FOR MYSELF AND FOR MY HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS ANY SUCH THIRD PARTY FROM AND AGAINST ANY AND ALL CLAIMS THAT MAY ARISE AGAINST SUCH THIRD PARTY BY REASON OF SUCH THIRD PARTY HAVING RELIED ON THE PROVISIONS OF THIS INSTRUMENT.

THIS DURABLE GENERAL POWER OF ATTORNEY MAY BE REVOKED BY ME AT ANY TIME.

Signed this _____ day of _____ JUN 26 2003 _____, 20 _____

A *S. Kobayashi*
Signature

1012-7 WAKUYA-CHO, YOKOHAMA, KANAGAWA JAPAN
City, County, and State of Residence

STATE OF FLORIDA

County of _____

JAPAN
CITY OF TOKYO
EMBASSY OF THE UNITED STATES OF AMERICA }⁸⁰

On JUN 26 2003, 2003, before me,

Shigeru TAKANAGA * * * * personally appeared
(or personally know to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument

Witness my hand and official seal

Sara Farinelli

~~Notary Public~~
Sara Farinelli
Consular Associate

Print Name
My Commission Expires
INDEFINITE



GENERAL DURABLE POWER OF ATTORNEY

**THE POWERS YOU GRANT BELOW ARE EFFECTIVE
EVEN IF YOU BECOME DISABLED OR INCOMPETENT**

CAUTION: THIS IS AN IMPORTANT DOCUMENT. IT GIVES THE PERSON WHOM YOU DESIGNATE (YOUR "AGENT") BROAD POWERS TO HANDLE YOUR PROPERTY DURING YOUR LIFETIME, WHICH MAY INCLUDE POWERS TO MORTGAGE, SELL, OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE NOTICE TO YOU OR APPROVAL BY YOU. THESE POWERS WILL EXIST EVEN IF YOU BECOME DISABLED OR INCOMPETENT. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL OR OTHER HEALTH CARE DECISIONS FOR YOU. YOU MAY EXECUTE A SEPARATE DOCUMENT FOR THAT PURPOSE. IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU.

KNOWN BY ALL PERSONS PRESENT, THAT:

I, HISAO MATSUDO, 7-13-20, H. CAHILLACEA, MEDICAL, TREVINO APART

, "Principal", execute this Durable Power of Attorney and do hereby make, constitute and appoint AKIO MIZUNO, 2306 SOUTH KINGS HIGHWAY FORT PIERCE, FLORIDA 34945 AND CLYDE C HOPKINS, 4504 REDWOOD DRIVE FORT PIERCE, FLORIDA 34951, "Agent" or "Attorney-in-Fact", as my attorney-in-fact **TO ACT IN MY NAME, PLACE AND STEAD** in any way which I myself could do as if I were personally present and to the extent that I am permitted by law to act through an agent, pursuant to the following provisions:

1. EFFECTIVENESS OF POWER OF ATTORNEY: This instrument is to be construed and interpreted as a general durable power of attorney effective immediately. This power of attorney shall not be affected by disability, incompetency, or incapacity of the Principal.

2. GRANT OF POWERS: I grant to my Agent full power and authorization to do everything necessary in exercising any of the powers herein granted by this power of attorney as fully as I might or could do if personally present. My agent shall have full power of substitution or revocation. I hereby ratify and confirm all that my Agent lawfully does or causes to be done by virtue of this power of attorney and the powers herein granted. My Agent shall have the power to exercise or perform any act, power, duty, right or obligation whatsoever that I now have or may hereinafter acquire, relating to any person, matter, transaction or property, real or personal, tangible or intangible, now owned or hereafter acquired by me, including, without limitation, the following specifically enumerated powers:

(a) Powers of Collection and Payment

(1) To forgive, request, demand, sue for, recover, collect, receive and hold all sums of money, accounts, annuities, bequests, bonds, certificates of deposit, checks, commercial paper, debts, deposits, devises, dividends, drafts, dues, insurance, interests, legacies, notes, pension, profit sharing, retirement, social security, stock certificates and other contractual benefits and proceeds, all documents of title, all property, real or personal, tangible or intangible, and property rights and demands whatsoever, liquidated or unliquidated, now or hereafter owned by, or due, owing,

demands whatsoever, liquidated or unliquidated, now or hereafter owned by, or due, owing, payable or belonging to, me or in which I have or may hereafter acquire an interest

(2) To have, use, and take all lawful means and equitable and legal remedies and proceedings in my name for the collection and recovery thereof, and to adjust, sell, compromise, and agree for the same, and to execute and deliver for me, on my behalf, and in my name, all endorsements, releases receipts, or other sufficient discharges for the same

(b) Property Matters

(1) To acquire, purchase, exchange and sell, or grant options to sell, mortgage, pledge, lease, sell and convey real or personal property, tangible or intangible, or interests therein, on such terms and conditions as my Agent shall deem proper, with full authority to sign, endorse, execute and deliver any sales agreement, deed, bill of sale and all other instruments or documents pertaining to the sale of any of my real or personal property, and to enter into bonds, contracts, mortgages and deeds connected therewith

(2) To sell, assign, transfer, convey, exchange, deed, mortgage, pledge, lease, let, license, demise, remise, quitclaim, bargain or otherwise dispose of any or all of my real estate, stocks, bonds, evidences of indebtedness and other securities and other personal tangible and intangible or mixed property, or any custody, possession, interest or right therein at public or private sale, upon such terms, consideration, and conditions as my said attorney shall deem advisable and to execute, acknowledge and deliver such instruments and writings of whatsoever kind and nature as may be necessary, convenient or proper in the premises

(c) Management Powers To maintain, repair, improve, invest, manage, insure, rent, lease, encumber, and in any manner deal with any real or personal property, tangible or intangible, or any interest therein that I now own or may hereafter acquire in my name and for my benefit, upon such terms and conditions as my Agent shall deem proper.

(d) Banking Powers To make, receive and endorse checks and drafts, deposit and withdraw funds, acquire and redeem certificates of deposit, in banks, savings and loan associations, and other institutions, execute or release such deeds of trust or other security agreements as may be necessary or proper in the exercise of the rights and powers herein granted.

(e) Business Interests To conduct or participate in any lawful business of whatever nature for me and in my name; to execute partnership agreements and amendments thereto; to incorporate, reorganize, merge, consolidate, recapitalize, sell, liquidate or dissolve any business, to elect or employ officers, directors and agents, to carry out the provisions of any agreement for the sale of any business interest or the stock therein; and to exercise voting rights with respect to stock, either in person or by proxy, and to exercise stock options;

(f) Safe Deposit Boxes To have access at any time or times to any safe deposit box rented by me, wheresoever located, and to remove all or part of the contents thereof, and to surrender or relinquish said safe deposit box, and any institution in which any such safe deposit box may be located shall not incur any liability to me or my estate as a result of permitting my Agent to exercise this power.

(g) Power to Hold Property and Make Investments The power to hold or acquire any property, real or personal, or securities, regardless of whether such property or securities are a so-called "Legal" investment, where such course is in the said Agent's opinion, for my best interest.

(h) Power to Borrow To borrow any sum or sums of money on such terms (including the power to borrow against the cash surrender value of any life insurance policy issued on my life), and with such security, whether real or personal property, as my Agent may think fit, and for that purpose to execute all promissory notes, bonds, mortgages, deeds of trust, security agreements, and

other instruments which may be necessary or proper;

(i) **Disclaimer** To exercise or release powers of appointment in whole or in part and to disclaim or renounce in whole or in part any interest that I might otherwise have as a joint owner, beneficiary, heir or otherwise and in exercising such discretion, my Agent may take into account such matters as shall include but shall not be limited to any reduction in estate or inheritance taxes on my estate, and the effect of such renunciation or disclaimer upon persons interested in my estate and persons who would receive the renounced or disclaimed property.

(j) **Trusts** To transfer, assign and convey any property or interest in property, the legal or equitable title to which is in my name, to any trust of which I am the primary beneficiary during my lifetime and under the terms of which I expressly have the power to amend or revoke such trust, and to exercise any right of withdrawal of income and/or principal which I may have pursuant to the terms and conditions of such trust, whether such trust was created before or after the execution of this power of attorney.

(k) **Power to Change Beneficiaries on Any Insurance Policies on my Life** To change the beneficiaries on any insurance policies on my life, provided, however, that neither such right and power, nor any other rights and powers, shall be exercisable with respect to any policies of life insurance which may at any time be owned by me on the life of my Agent herein named.

(l) **Executing Government Vouchers** To execute vouchers in my behalf for any and all allowances, compensation and reimbursements properly payable to me by the Government of the United States or any agency or department thereof

(m) **Depositing Money and Other Property.** To deposit in my attorney's or my name, or jointly in both our names, in any banking institution, funds or property, and to withdraw any part or all of my deposits at any time made by me in my behalf

(n) **Recovering Possession of Property** To eject, remove or relieve tenants or other persons from, and recover possession of, any property, real, personal or mixed in which I now or hereafter may have an interest.

(o) **Litigation** To institute, maintain, defend, compromise, arbitrate or otherwise dispose of, any and all actions, suits, attachments or other legal proceedings for or against me

(p) **Tax Returns** To prepare and execute any tax returns, including, but not limited to, Federal income tax returns, State income tax returns, Social Security tax returns, and Federal and State information and estimated returns; to execute any claims for refund, protests, applications for abatement, petitions to the United States Board of Tax Appeals or any other Board or Court, Federal or State, consents and waivers to determination and assessment of taxes and consents and waivers agreeing to a later determination and assessment of taxes than is provided by statute of limitations, to receive and endorse and collect any checks in settlement of any refund of taxes, to examine and to request and receive copies of any tax returns, reports and other information from the United States Treasury Department or any other taxing authority, Federal or State, in connection with any of the foregoing matters

(q) **Automobiles** To execute and deliver to the proper persons and authority any and all documents, instruments and papers necessary to effect proper registration of any automobile in which I now or may hereafter have an interest, or the sale thereof and transfer of legal title thereto as required by law, and to collect and receipt for all monies paid in consideration of such sale and transfer

3. MISCELLANEOUS: I grant to the Agent named herein the following additional powers of authority

(a) In the event any agent named herein should be of the opinion at any time that she or he does not have the expertise to manage all or any part of my assets, I grant to said Agent the right and power to delegate the management powers hereinabove granted over all or any part of my assets to any person(s) or firm(s), and to enter into any management or agency agreements with said person(s) or firm(s), pertaining thereto, with the right on the part of the Agent named herein to revoke and cancel any such agreement at any time upon ninety (90) days' written notice to said person(s) or firm(s)

(b) I grant full and absolute authority to the Agent named herein, on a noncumulative, yearly basis, to make gifts to my children, in trust or otherwise, as well as to their spouses, and to their children, in trust or otherwise, with the amount of gifts to each such person each year not to exceed that amount which is excludable from the total amount of gifts made during such year under Section 2503(b) Internal Revenue Code of 1986, as amended from time to time

(c) I further authorize and empower the Agent named herein to use and apply so much of the income and principal of the assets comprising my estate as may be necessary or desirable, in the sole discretion of said Agent, for my maintenance and support. Any provision herein to the contrary notwithstanding, the Agent shall have no power or authority to use or apply the principal to discharge any legal obligation that the agent or any other person may have to support me or any dependent or beneficiary or mine, except to the extent that there are no assets reasonably available to the person having the obligation of support to pay the same

(d) I further authorize and empower my Agent to engage, employ and dismiss any agents, clerks, servants, attorneys-at-law, accountants, investment advisors, custodians, or other persons in and about the performance of these presents as my Agent shall think fit. Any decisions made by the said Agent with respect to the matters set forth hereinabove in sections 3(b), 3(c), and 3(d) shall be final, binding and conclusive upon all of the beneficiaries of my estate, and said Agent shall be released and discharged of and from all liability for any such decisions that she or he may make in good faith with respect thereto

4. INTERPRETATION AND GOVERNING LAW: This instrument is to be construed and interpreted as a general durable power of attorney. The enumeration of specific powers herein is not intended to, nor does it, limit or restrict the general powers herein granted to my Agent. This instrument is executed and delivered in the State of Florida, and the laws of the State of Florida shall govern all questions as to the validity of this power and the construction of its provisions. This instrument is intended to be effective in all states of the United States and in all foreign countries

5. INDEMNITY: I hereby bind myself to indemnify my Agent and any successor who shall so act, against any and all claims, demands, losses, damages, actions and causes of action, including expenses, costs and reasonable attorneys' fees which my Agent at any time may sustain or incur in connection with carrying out the authority granted her or him in this power of attorney

6. NOMINATION OF GUARDIAN OR CONSERVATOR: In the event court proceedings are hereafter commenced to appoint a guardian, conservator or other fiduciary to take charge of my person, or to manage and conserve my property, I hereby nominate and appoint my Agent above-named, as my guardian, conservator, or other fiduciary, to serve without bond unless otherwise required by a court of competent jurisdiction

7. REVOCATION: This general durable power of attorney may be voluntarily revoked by me by written instrument signed by me and delivered to my Agent. My guardian may also revoke this instrument by written instrument signed by him or her and delivered to my Agent. Any affidavit executed by my Agent stating that she or he does not have, at the time of doing any act pursuant to this power of attorney, actual knowledge of the revocation or termination of this power of attorney, is, in the absence of fraud, conclusive proof of the nonrevocation or nontermination of the power at that time

8. DEATH: My death shall not revoke or terminate this agency as to my Agent or any other person who, without actual knowledge of my death, acts in good faith under this power of attorney. Any action so taken, unless otherwise invalid or unenforceable, shall be binding upon me and my heirs, devisees, and personal representatives.

10. JOINT POWER: If I name two persons to serve as my Agent hereunder, it is my intent that the power granted to them shall be a joint power, which shall and must be exercised by them together as they may from time to time act on my behalf. No action or transaction requiring a signature will be effective or binding without both such persons' signatures affixed to the written instrument(s) reflecting the action or transaction.

FURTHER, I do authorize my aforesaid attorney to execute, acknowledge and deliver any instrument under seal or otherwise, and to do all things necessary to carry out the intent hereof, hereby granting unto my said attorney full power and authority to act in and concerning the premises as fully and effectually as I may do if personally present.

PROVIDED, however, that all business transacted hereunder for me or for my account shall be transacted in my name, and that all endorsements and instruments executed by my said attorney for the purpose of carrying out the foregoing powers shall contain my name, followed by that of my said attorney and the designation "attorney-in-fact". My agent is entitled to reasonable compensation and reimbursement for reasonable expenses for services rendered as agent under this power of attorney, if desired.

TO INDUCE ANY THIRD PARTY TO ACT HEREUNDER, I HEREBY AGREE THAT ANY THIRD PARTY RECEIVING A DULY EXECUTED COPY OR FACSIMILE OF THIS INSTRUMENT MAY ACT HEREUNDER, AND THAT REVOCATION OR TERMINATION HEREOF SHALL BE INEFFECTIVE AS TO SUCH THIRD PARTY UNLESS AND UNTIL ACTUAL NOTICE OR KNOWLEDGE OF SUCH REVOCATION OR TERMINATION SHALL HAVE BEEN RECEIVED BY SUCH THIRD PARTY, AND I FOR MYSELF AND FOR MY HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS ANY SUCH THIRD PARTY FROM AND AGAINST ANY AND ALL CLAIMS THAT MAY ARISE AGAINST SUCH THIRD PARTY BY REASON OF SUCH THIRD PARTY HAVING RELIED ON THE PROVISIONS OF THIS INSTRUMENT.

THIS DURABLE GENERAL POWER OF ATTORNEY MAY BE REVOKED BY ME AT ANY TIME.

Signed this day of JUN 25 20 03

x 
Signature

 2-13-21 , HIGASHIYAKA, MEGURO-KU, TOKYO JAPAN
City, County, and State of Residence

STATE OF FLORIDA
County of _____

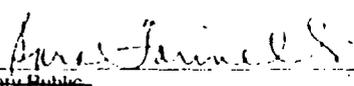
JAPAN
CITY OF TOKYO
EMBASSY OF THE UNITED STATES OF AMERICA

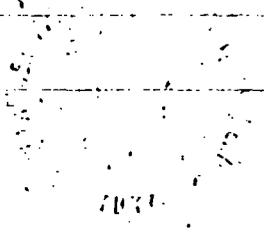
85

On JUN 26 2003, 2003, before me,

Hisao MATSUDO personally appeared
Hisao MATSUDO personally know to me (or
proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed
to the within instrument and acknowledged to me that he executed the same in his authorized
capacity, and that by his signature on the instrument the person, or the entity upon behalf of
which the person acted, executed the instrument

Witness my hand and official seal


Notary Public Sara Farinelli
Consular Associate
Print Name
My Commission Expires
INDEFINITE



Rec. \$ 10.50
Doc. Stamps \$.70

DOCUMENTARY STAMPS
DEED \$.70

Prepared by and return to:
Jerome D. Quinn, Esq.
O'Haire, Quinn & Candler, Chartered
3111 Cardinal Drive
Vero Beach, FL 32963

NOTES
JEFFREY K. BARTON, CLERK
INDIAN RIVER COUNTY

1277470

01 JUN-14 PM 2:32

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made this 25th day of May, 2001, between JEANETTE M. LIER, an unmarried widow, "Grantor," and NOBUYUKI OHORI, "Grantee."

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt whereof by Grantor is hereby acknowledged, has remised, released, abandoned, relinquished, and quit-claimed to Grantee, and Grantee's heirs, legal representatives, successors and assigns forever, all of the Grantor's right, title and interest, if any, to the following described property:

An undivided 20% interest in the Real Property described in Exhibit "A" attached hereto.
Parcel No. 26-31-39-00000-0100-00008.0

THE ABOVE PROPERTY IS NOT CONTIGUOUS OR ADJACENT TO THE HOMESTEAD OF GRANTOR.

THIS QUIT-CLAIM DEED IS EXECUTED AND RECORDED AS A CONSEQUENCE OF PRIOR CONVEYANCES FROM GEORGE LIER AS TO AN UNDIVIDED ONE-HALF INTEREST AND JEANETTE M. LIER AS TO AN UNDIVIDED ONE-HALF INTEREST TO SUN REX CO., A JAPANESE CORPORATION, AS TO AN UNDIVIDED 20% INTEREST, DATED AUGUST 30, 1989, RECORDED IN O.R. BOOK 840, PAGE 2724, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND FROM SUN REX CO., LTD., TO NOBUYUKI OHORI, DATED MAY 20, 1993, RECORDED IN O.R. BOOK 984, PAGE 2385, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, OF THE SAME REAL PROPERTY AS DESCRIBED IN EXHIBIT "A" HERETO. THE ABOVE DESCRIBED CONVEYANCES TO AND FROM SUN REX CO., LTD. MAY BE VOID AS THAT DESIGNATED CORPORATE ENTITY DID NOT EXIST AS A REGISTERED JAPANESE CORPORATION AT THE TIME OF THE CONVEYANCES DESCRIBED HEREIN OR AT ANY TIME THEREAFTER.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:
Sharon M. DeLang
Witness:
Printed Name: SHARON M. DELANGE

Jeanette M. Lier
Jeanette M. Lier

Julie T. Fink
Witness:
Printed Name: JULIE T. FINK

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 25th day of May, 2001, by Jeanette M. Lier, who () is personally known to me or (X) has produced FL DRIVER'S LICENSE as identification.

Julie T. Fink
Printed Name: _____
Notary Public - State of Florida
Commission No. _____
My Commission Expires: _____



Julie T. Fink
MY COMMISSION # DD000434 EXPIRES
April 14, 2005
BONDED THROUGH TROY FARM INSURANCE, INC.

201406260529

Exhibit "A"

Parcel A: The South two hundred eighty-four and two-tenths (284.2) feet of Government Lot Ten (10) in Section Twenty-six (26), Township Thirty-one (31) South, Range Thirty-Nine (39) East, and also, all of the South four hundred thirty (430) feet of Government Lot Eleven (11), in Section Twenty-six (26), Township Thirty-one (31) South, Range Thirty-Nine (39) East, all situated in Indian River County, Florida, excepting from the lands in Lot Eleven (11) 65/100 of an acre in the Northwest corner described as follows: Beginning at a stake on the line between Government Lots Ten (10) and Eleven (11) two hundred eighty-four and two-tenths (284.2) feet North of the South line of said Section Twenty-six (26), thence run East one hundred ninety-six (196) feet; thence run North one hundred forty-five and eight-tenths (145.8) feet; thence run West one hundred ninety-six (196) feet to the West line of said Lot Eleven (11), thence run South one hundred forty-five and eight-tenths (145.8) feet to the point of beginning (said exception being included in Parcel B hereinafter described).

Also excepting from said Parcel A the following described land, to-wit: Beginning at a stake on the East edge of the Indian River two hundred eighty-four and two-tenths (284.2) feet North of the South line of said Section Twenty-six (26), thence run East two hundred fifty (250) feet to a stake; thence run South one hundred (100) feet; thence run West two hundred twenty-one and two-tenths (221.2) feet to a stake on the East edge of the Indian River; thence run North with the East edge of the Indian River to the point of Beginning, in Indian River County, Florida.

PARCEL B: Beginning at a stake two hundred eighty-four and two-tenths (284.2) feet North of the South line of Section Twenty-six (26), Township Thirty-one (31) South, Range Thirty-nine (39) East, and on the line between Government Lots Ten (10) and Eleven (11), thence run East one hundred ninety-six (196) feet to a stake; thence run North two hundred ten (210) feet to an iron pipe; thence run West three hundred forty (340) feet to a stake; thence run South one hundred ten and six-tenths (110.6) feet to a stake; thence run South eighty-eight (88) degrees, thirty (30) minutes West one hundred thirty-five and eight-tenths (135.8) feet to a stake; thence run South ninety-seven and two hundredths (97.02) feet to a stake in the North line of Parcel A; thence run East two hundred seventy-nine and eight-tenths (279.8) feet to the point of beginning, in Indian River County, Florida.

SUBJECT TO right-of-way for Jungle Trail.

Rec. \$ 15.00
Doc. Stamps \$.70

DOCUMENTARY STAMPS
DEED \$.70

Prepared by and return to:
Jerome D. Quinn, Esq.
O'Haire, Quinn & Candler, Chartered
3111 Cardinal Drive
Vero Beach, FL 32963

NOTES
JEFFREY K. BARTON, CLERK
INDIAN RIVER COUNTY

1277469

01 JUN -4 PM 2:32

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made this 25th day of May, 2001, between JOHN J. LIER and JUDITH M. LIER, as Co-Trustees of Trust A and Trust B under the Last Will and Testament of George Lier, Deceased, "Grantor," and NOBUYUKI OHORI, "Grantee."

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt whereof by Grantor is hereby acknowledged, has remised, released, abandoned, relinquished, and quit-claimed to Grantee, and Grantee's heirs, legal representatives, successors and assigns forever, all of the Grantor's right, title and interest, if any, to the following described property:

An undivided 20% interest in the Real Property described on Exhibit "A" attached hereto.
Parcel No. 26-31-39-00009-0100-00008.0

THE ABOVE PROPERTY IS NOT CONTIGUOUS OR ADJACENT TO THE HOMESTEAD OF EITHER CO-TRUSTEE.

THIS QUIT-CLAIM DEED IS EXECUTED AND RECORDED AS A CONSEQUENCE OF PRIOR CONVEYANCES FROM GEORGE LIER AS TO AN UNDIVIDED ONE-HALF INTEREST AND JEANETTE M. LIER AS TO AN UNDIVIDED ONE-HALF INTEREST TO SUN REX CO., A JAPANESE CORPORATION, AS TO AN UNDIVIDED 20% INTEREST, DATED AUGUST 30, 1989, RECORDED IN O.R. BOOK 840, PAGE 2724, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND FROM SUN REX CO., LTD., TO NOBUYUKI OHORI, DATED MAY 20, 1993, RECORDED IN O.R. BOOK 984, PAGE 2385, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, OF THE SAME REAL PROPERTY AS DESCRIBED IN EXHIBIT "A" HERETO. THE ABOVE DESCRIBED CONVEYANCES TO AND FROM SUN REX CO., LTD. MAY BE VOID AS THAT DESIGNATED CORPORATE ENTITY DID NOT EXIST AS A REGISTERED JAPANESE CORPORATION AT THE TIME OF THE CONVEYANCES DESCRIBED HEREIN OR AT ANY TIME THEREAFTER.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Julie T. Fink
Witness: as to John J. Lier
Printed Name: JULIE T. FINK

Sharon M. DeLange
Witness as to John J. Lier
Printed Name: SHARON M. DELANGE

John J. Lier
John J. Lier
Judith M. Lier
Judith M. Lier

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 25th day of May, 2001, by John J. Lier as Co-Trustee of Trust A and Trust B under the Last Will and Testament of George Lier, Deceased, who () is personally known to me or (X) has produced FL DRIVER'S LICENSE as identification.



Julie T. Fink
MY COMMISSION # ED0854 E0005
April 14, 2006
BONDED THROUGH FARMERS INSURANCE, INC.

Julie T. Fink
Printed Name: _____
Notary Public
Commission No. _____
My Commission Expires: _____

08 14 06 05 26

Exhibit "A"

Parcel A: The South two hundred eighty-four and two-tenths (284.2) feet of Government Lot Ten (10) in Section Twenty-six (26), Township Thirty-one (31) South, Range Thirty-Nine (39) East, and also, all of the South four hundred thirty (430) feet of Government Lot Eleven (11), in Section Twenty-six (26), Township Thirty-one (31) South, Range Thirty-Nine (39) East, all situated in Indian River County, Florida, excepting from the lands in Lot Eleven (11) 66/100 of an acre in the Northwest corner described as follows: Beginning at a stake on the line between Government Lots Ten (10) and Eleven (11) two hundred eighty-four and two-tenths (284.2) feet North of the South line of said Section Twenty-six (26), thence run East one hundred ninety-six (196) feet; thence run North one hundred forty-five and eight-tenths (145.8) feet; thence run West one hundred ninety-six (196) feet to the West line of said Lot Eleven (11), thence run South one hundred forty-five and eight-tenths (145.8) feet to the point of beginning (said exception being included in Parcel B hereinafter described).

Also excepting from said Parcel A the following described land, to-wit: Beginning at a stake on the East edge of the Indian River two hundred eighty-four and two-tenths (284.2) feet North of the South line of said Section Twenty-six (26), thence run East two hundred fifty (250) feet to a stake; thence run South one hundred (100) feet; thence run West two hundred twenty-one and two-tenths (221.2) feet to a stake on the East edge of the Indian River; thence run North with the East edge of the Indian River to the point of Beginning, in Indian River County, Florida.

PARCEL B: Beginning at a stake two hundred eighty-four and two-tenths (284.2) feet North of the South line of Section Twenty-six (26), Township Thirty-one (31) South, Range Thirty-nine (39) East, and on the line between Government Lots Ten (10) and Eleven (11), thence run East one hundred ninety-six (196) feet to a stake; thence run North two hundred ten (210) feet to an iron pipe; thence run West three hundred forty (340) feet to a stake; thence run South one hundred ten and six-tenths (110.6) feet to a stake; thence run South eighty-eight (88) degrees, thirty (30) minutes West one hundred thirty-five and eight-tenths (135.8) feet to a stake; thence run South ninety-seven and two hundredths (97.02) feet to a stake in the North line of Parcel A; thence run East two hundred seventy-nine and eight-tenths (279.8) feet to the point of beginning, in Indian River County, Florida.

SUBJECT TO right-of-way for Jungle Trail.



Parcel A: The South 284.2 feet of Government Lot 10 in Section 26, Township 31 South, Range 39 East, and also all of the South 430 feet of Government Lot 11, in Section 26, Township 31 South, Range 39 East, all situated in Indian River County, Florida; EXCEPTING from the lands in Lot 11 66/100 of an acre in the Northwest corner described as follows: Beginning at a stake on the line between Government Lots 10 and 11, 284.2 feet North of the South line of said Section 26, thence run East 196 feet; thence run North 145.8 feet; thence run West 196 feet to the West line of said Lot 11, thence run South 145.8 feet to the point of beginning (said exception being included in Parcel B hereinafter described).

ALSO EXCEPTING from said Parcel A the following described land, to-wit: Beginning at a stake on the East edge of the Indian River 284.2 feet North of the South line of said Section 26, thence run East 250 feet to a stake; thence run South 100 feet; thence run West 221.2 feet to a stake on the East edge of the Indian River; thence run North with the East edge of the Indian River to the Point of Beginning, in Indian River County, Florida.

Parcel B: Beginning at a stake 284.2 feet North of the South line of Section 26, Township 31 South, Range 39 East, and on the line between Government Lots 10 and 11, thence run East 196 feet to a stake; thence run North 210 feet to an iron pipe; thence run West 340 feet to a stake; thence run South 110.6 feet to a stake; thence run South 88 degrees 30 minutes West 135.8 feet to a stake; thence run South 97.02 feet to a stake in the North line of Parcel A; thence run East 279.8 feet to the Point of Beginning, in Indian River County, Florida.

RECORD VERIFIED
JEFFREY K. BARTON
CLERK CIRCUIT COURT
INDIAN RIVER CO., FLA

5/10
840.

This Warranty Deed Made and executed the 20th day of May A. D. 1993 by
SUN REX CO., LTD., as to an undivided 20% fee simple interest
a corporation existing under the laws of Japan, and having its principal place of
business at #4-8-11, Shibakoen, Minato-Ku, Tokyo, Japan
hereinafter called the grantor, to NOBUYUKI OHORI, an individual, as to an
undivided 20% fee simple interest

whose postoffice address is #17-22, Hirarigaoka, Mishima, Shizuoka, Japan

hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees, all that certain land situate in Indian River County, Florida, viz:

Real property described on Exhibit "A" attached hereto and, as such, made a part hereof.

Grantors hereby covenant and represent that the real property conveyed hereby is not and never has been the homestead of Grantors.

Parcel No. 26-31-39-00000-0100-00008.0 DEED \$ 840.00

DOCUMENTARY STAMPS

NOTE \$

JEFFREY K. BARTON, CLERK
INDIAN RIVER COUNTY

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 1992.

(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.

ATTEST:.....
Secretary

SUN REX CO., LTD.

Signed, sealed and delivered in the presence of:

Linda S. Luther

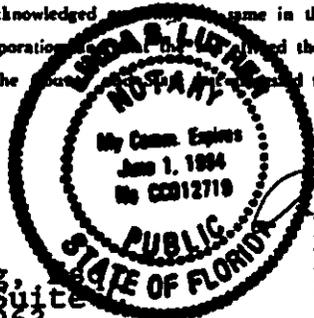
By *Nobuyuki Ohori*
Nobuyuki Ohori President

STATE OF Florida
COUNTY OF Indian River

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Nobuyuki Ohori

well known to me to be the President and _____ respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged _____ in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal hereunto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the _____ this 20th day of May, A. D. 1993



Linda S. Luther
Linda S. Luther
Notary Public
State of Florida at Large

This Instrument prepared by:
Theodore W. Herzog,
Address 664 Azalea Lane, Suite
Vero Beach, FL 32963

Return To
Theodore W. Herzog, Notary
664 Azalea Lane, Suite C
Vero Beach, FL 32963

800318

93 AUG 16 PM 2:18

OR0984PG2385

Exhibit "A"

Parcel A: The South two hundred eighty-four and two-tenths (284.2) feet of Government Lot Ten (10) in Section Twenty-six (26), Township Thirty-one (31) South, Range Thirty-Nine (39) East, and also, all of the South four hundred thirty (430) feet of Government Lot Eleven (11), in Section Twenty-six (26), Township Thirty-one (31) South, Range Thirty-Nine (39) East, all situated in Indian River County, Florida, excepting from the lands in Lot Eleven (11) 66/100 of an acre in the Northwest corner described as follows: Beginning at a stake on the line between Government Lots Ten (10) and Eleven (11) two hundred eighty-four and two-tenths (284.2) feet North of the South line of said Section Twenty-six (26), thence run East one hundred ninety-six (196) feet; thence run North one hundred forty-five and eight-tenths (145.8) feet; thence run West one hundred ninety-six (196) feet to the West line of said Lot Eleven (11), thence run South one hundred forty-five and eight-tenths (145.8) feet to the point of beginning (said exception being included in Parcel B hereinafter described).

Also excepting from said Parcel A the following described land, to-wit: Beginning at a stake on the East edge of the Indian River two hundred eighty-four and two-tenths (284.2) feet North of the South line of said Section Twenty-six (26), thence run East two hundred fifty (250) feet to a stake; thence run South one hundred (100) feet; thence run West two hundred twenty-one and two-tenths (221.2) feet to a stake on the East edge of the Indian River; thence run North with the East edge of the Indian River to the point of Beginning, in Indian River County, Florida.

PARCEL B: Beginning at a stake two hundred eighty-four and two-tenths (284.2) feet North of the South line of Section Twenty-six (26), Township Thirty-one (31) South, Range Thirty-nine (39) East, and on the line between Government Lots Ten (10) and Eleven (11), thence run East one hundred ninety-six (196) feet to a stake; thence run North two hundred ten (210) feet to an iron pipe; thence run West three hundred forty (340) feet to a stake; thence run South one hundred ten and six-tenths (110.6) feet to a stake; thence run South eighty-eight (88) degrees, thirty (30) minutes West one hundred thirty-five and eight-tenths (135.8) feet to a stake; thence run South ninety-seven and two hundredths (97.02) feet to a stake in the North line of Parcel A; thence run East two hundred seventy-nine and eight-tenths (279.8) feet to the point of beginning, in Indian River County, Florida.

SUBJECT TO right-of-way for Jungle Trail.

This Warranty Deed Made and executed the 15th day of June A. D. 19 93 by
SUN REEF GROVES, INC., as to an undivided 20% fee simple interest

a corporation existing under the laws of Florida, and having its principal place of business at 2916 S. AlA, Vero Beach, Florida 32963 hereinafter called the grantor, to

Hisao Matsudo, as to an undivided 20% fee simple interest

whose postoffice address is No. 2-13-20, Higashigaoka, Meguroku, Tokyo, Japan

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Indian River County, Florida, viz:

Real property described on Exhibit "A" attached hereto and, as such, made a part hereof.

Grantors hereby covenant and represent that the real property conveyed hereby is not and never has been the homestead of Grantors.

Parcel No. 26-31-39-00000-0100-00008.0

DOCUMENTARY STAMPS

DEED \$ 840.00

NOTE \$

JEFFREY K. BARTON, CLERK
INDIAN RIVER COUNTY

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 1992.

(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.

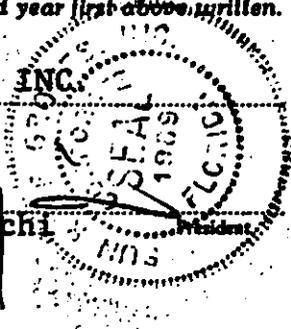
ATTEST:..... Secretary

SUN REEF GROVES, INC.

Signed, sealed and delivered in the presence of:

[Signature]

By *[Signature]*
Shinichi Yamauchi, President



STATE OF Florida }
COUNTY OF Indian River }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Shinichi Yamauchi

well known to me to be the President and respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State of Florida at the place aforesaid this 15th day of June A. D. 19 93.



[Signature]
Notary Public
State of Florida

This Instrument prepared by:
Theodore W. Herzog, Esq.
Address 664 Azalea Lane, Suite C
Vero Beach, FL 32963

Return to: Theodore W. Herzog, Esq.
664 Azalea Lane, Suite C
Vero Beach, FL 32963

846.00

800317

93 JUN 16 2:18

OR0984PG2383

Exhibit "A"

Parcel A: The South two hundred eighty-four and two-tenths (284.2) feet of Government Lot Ten (10) in Section Twenty-six (26), Township Thirty-one (31) South, Range Thirty-Nine (39) East, and also, all of the South four hundred thirty (430) feet of Government Lot Eleven (11), in Section Twenty-six (26), Township Thirty-one (31) South, Range Thirty-Nine (39) East, all situated in Indian River County, Florida, excepting from the lands in Lot Eleven (11) 66/100 of an acre in the Northwest corner described as follows: Beginning at a stake on the line between Government Lots Ten (10) and Eleven (11) two hundred eighty-four and two-tenths (284.2) feet North of the South line of said Section Twenty-six (26), thence run East one hundred ninety-six (196) feet; thence run North one hundred forty-five and eight-tenths (145.8) feet; thence run West one hundred ninety-six (196) feet to the West line of said Lot Eleven (11), thence run South one hundred forty-five and eight-tenths (145.8) feet to the point of beginning (said exception being included in Parcel B hereinafter described).

Also excepting from said Parcel A the following described land, to-wit: Beginning at a stake on the East edge of the Indian River two hundred eighty-four and two-tenths (284.2) feet North of the South line of said Section Twenty-six (26), thence run East two hundred fifty (250) feet to a stake; thence run South one hundred (100) feet; thence run West two hundred twenty-one and two-tenths (221.2) feet to a stake on the East edge of the Indian River; thence run North with the East edge of the Indian River to the point of Beginning, in Indian River County, Florida.

PARCEL B: Beginning at a stake two hundred eighty-four and two-tenths (284.2) feet North of the South line of Section Twenty-six (26), Township Thirty-one (31) South, Range Thirty-nine (39) East, and on the line between Government Lots Ten (10) and Eleven (11), thence run East one hundred ninety-six (196) feet to a stake; thence run North two hundred ten (210) feet to an iron pipe; thence run West three hundred forty (340) feet to a stake; thence run South one hundred ten and six-tenths (110.6) feet to a stake; thence run South eighty-eight (88) degrees, thirty (30) minutes West one hundred thirty-five and eight-tenths (135.8) feet to a stake; thence run South ninety-seven and two hundredths (97.02) feet to a stake in the North line of Parcel A; thence run East two hundred seventy-nine and eight-tenths (279.8) feet to the point of beginning, in Indian River County, Florida.

SUBJECT TO right-of-way for Jungle Trail.

EXHIBIT

"A"

Parcel A: The South 284.2 feet of Government Lot 10 in Section 26, Township 31 South, Range 39 East, and also all of the South 430 feet of Government Lot 11, in Section 26, Township 31 South, Range 39 East, all situated in Indian River County, Florida; EXCEPTING from the lands in Lot 11 66/100 of an acre in the Northwest corner described as follows: Beginning at a stake on the line between Government Lots 10 and 11, 284.2 feet North of the South line of said Section 26, thence run East 196 feet; thence run North 145.8 feet; thence run West 196 feet to the West line of said Lot 11, thence run South 145.8 feet to the point of beginning (said exception being included in Parcel B hereinafter described).

ALSO EXCEPTING from said Parcel A the following described land, to-wit: Beginning at a stake on the East edge of the Indian River 284.2 feet North of the South line of said Section 26, thence run East 250 feet to a stake; thence run South 100 feet; thence run West 221.2 feet to a stake on the East edge of the Indian River; thence run North with the East edge of the Indian River to the Point of Beginning, in Indian River County, Florida.

Parcel B: Beginning at a stake 284.2 feet North of the South line of Section 26, Township 31 South, Range 39 East, and on the line between Government Lots 10 and 11, thence run East 196 feet to a stake; thence run North 210 feet to an iron pipe; thence run West 340 feet to a stake; thence run South 110.6 feet to a stake; thence run South 88 degrees 30 minutes West 135.8 feet to a stake; thence run South 97.02 feet to a stake in the North line of Parcel A; thence run East 279.8 feet to the Point of Beginning, in Indian River County, Florida.

10.50 Rec
.80.00 Doc

This Warranty Deed Made and executed the 9th day of November A. D. 1989 by
VISTA PACKING CO., as to an undivided 25% interest
a corporation existing under the laws of Florida, and having its principal place of
business at Fort Pierce, Florida
hereinafter called the grantor, to

SHUKA CO., LTD, a Japanese corporation, as to an undivided 20%
whose postoffice address is #2 Floor, #2 Shuwa Dainikayabacho Building, #3-7-6, ^{interest}
Nihonbashi Kayadacho, Chuo-Ku, Tokyo, Japan
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell,
alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Indian River
County, Florida, viz:

Real property described on Exhibit "A" attached hereto
and, as such, made a part hereof.

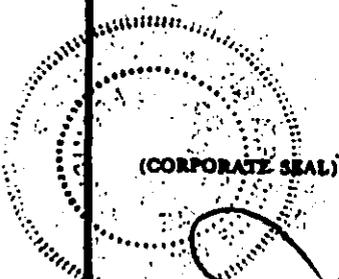
Parcel No. 26-31-39-00000-0100-00008.0

DOCUMENTARY STAMPS \$ 1,980.00
JEFFREY K. BARTON, CLERK
INDIAN RIVER COUNTY

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 it is lawfully seized of said land in fee
simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully war-
rants the title to said land and will defend the same against the lawful claims of all persons whomsoever;
and that said land is free of all encumbrances



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.

ATTEST: *Joseph Stalls* Secretary

VISTA PACKING CO.

Signed, sealed and delivered in the presence of:

By: *Ralph Viamontes*
RALPH VIAMONTES President

STATE OF Florida
COUNTY OF St. Lucie }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments,
personally appeared RALPH VIAMONTES and JOSEPH STALLS

well known to me to be the President and Secretary respectively of the corporation named as grantor
in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily
under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of November, A. D. 19 89.

Notary Public, State of Florida
My Commission Expires Sept. 13, 1990
Banded thru [unclear]

[Signature]
NOTARY PUBLIC - State of
Florida at Large

My commission expires:

This Instrument prepared by:
OSBORNE WALKER O'QUINN
Address Post Office Box 4341
Fort Pierce, Florida 34948
(407) 464-6252

TURN TO
M

O.R. 847 PG 2358

Exhibit "A"

Parcel A: The South two hundred eighty-four and two-tenths (284.2) feet of Government Lot Ten (10) in Section Twenty-six (26), Township Thirty-one (31) South, Range Thirty-Nine (39) East, and also, all of the South four hundred thirty (430) feet of Government Lot Eleven (11), in Section Twenty-six (26), Township Thirty-one (31) South, Range Thirty-Nine (39) East, all situated in Indian River County, Florida, excepting from the lands in Lot Eleven (11) 86/100 of an acre in the Northwest corner described as follows: Beginning at a stake on the line between Government Lots Ten (10) and Eleven (11) two hundred eighty-four and two-tenths (284.2) feet North of the South line of said Section Twenty-six (26), thence run East one hundred ninety-six (196) feet; thence run North one hundred forty-five and eight-tenths (145.8) feet; thence run West one hundred ninety-six (196) feet to the West line of said Lot Eleven (11), thence run South one hundred forty-five and eight-tenths (145.8) feet to the point of beginning (said exception being included in Parcel B hereinafter described).

Also excepting from said Parcel A the following described land, to-wit: Beginning at a stake on the East edge of the Indian River two hundred eighty-four and two-tenths (284.2) feet North of the South line of said Section Twenty-six (26), thence run East two hundred fifty (250) feet to a stake; thence run South one hundred (100) feet; thence run West two hundred twenty-one and two-tenths (221.2) feet to a stake on the East edge of the Indian River; thence run North with the East edge of the Indian River to the point of Beginning, in Indian River County, Florida.

PARCEL B: Beginning at a stake two hundred eighty-four and two-tenths (284.2) feet North of the South line of Section Twenty-six (26), Township Thirty-one (31) South, Range Thirty-nine (39) East, and on the line between Government Lots Ten (10) and Eleven (11), thence run East one hundred ninety-six (196) feet to a stake; thence run North two hundred ten (210) feet to an iron pipe; thence run West three hundred forty (340) feet to a stake; thence run South one hundred ten and six-tenths (110.6) feet to a stake; thence run South eighty-eight (88) degrees, thirty (30) minutes West one hundred thirty-five and eight-tenths (135.8) feet to a stake; thence run South ninety-seven and two hundredths (97.02) feet to a stake in the North line of Parcel A; thence run East two hundred seventy-nine and eight-tenths (279.8) feet to the point of beginning, in Indian River County, Florida.

SUBJECT TO right-of-way for Jungle Trail.

BY *J. J. Thompson* J.C.

CLERK

89 NOV 14 AM 10:55

FILED FOR RECORD
RECORDS & CLERK
INDIAN RIVER COUNTY

Return to: (enclose self-addressed stamped envelope)
Name:

Address: OSBORNE WALTER OGDON
ATTORNEY AT LAW
POST OFFICE BOX 4241
FT. PIERCE, FLORIDA 34943

This Instrument Prepared by:

Address: OSBORNE WALTER OGDON
ATTORNEY AT LAW
POST OFFICE BOX 4241
FT. PIERCE, FLORIDA 34943
Property Appraisers Parcel I.D. (Folio) Number(s):

Grantee(s) S.S.#(s):

WARRANTY DEED
INDIVID. TO INDIVID

RAMCO FORM 01

Osborne Watt & Peltan Co., Inc. 1987

SEP - 1 11:11:46

W. J. Peltan, D.C.

613172

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

1050
660

This Warranty Deed Made the 30th day of August A. D. 1989 by
GEORGE LIER, as to an undivided one-half interest, and JEANNETTE M.
LIER, as to an undivided one-half interest
hereinafter called the grantor, to
SHUKA CO., LTD., a Japanese corporation, as to an undivided
10% interest

whose postoffice address is #2 Floor, #2 Shuwa Dainikayabacho Building, #3-7-6,
hereinafter called the grantee Nihonbashi Kayadacho, Chuo-Ku, Tokyo, Japan

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-
mises, releases, conveys and confirms unto the grantee, all that certain land situate in Indian River
County, Florida, viz:

Real property described on Exhibit "A" attached hereto and,
as such, made a part hereof.

Grantors hereby covenant and represent that the real property
conveyed hereby is not and never has been the homestead of
Grantors.

Parcel No. 26-31-39-0000-0000-00008.0

DOC. ST. - AMT. \$ 660.⁰⁰
J.K. BARTON, Clerk of Circuit Court
Indian River County - by J. Clerk

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; that the
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent
to December 31, 1988.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year
first above written.

Signed, sealed and delivered in our presence:

[Handwritten signatures of George Lier and Jeannette M. Lier]

George Lier L.S.
JEANETTE M. LIER L.S.

STATE OF Florida
COUNTY OF Indian River

I HEREBY CERTIFY that on this day, before me, an
officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared
GEORGE LIER and JEANNETTE M. LIER

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged
before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of
August A. D. 1989.

My commission expires:

[Handwritten signature of Notary Public]
NOTARY PUBLIC - State of Florida

R. 840 P. 2726

Exhibit "A"

Parcel A: The South two hundred eighty-four and two-tenths (284.2) feet of Government Lot Ten (10) in Section Twenty-six (26), Township Thirty-one (31) South, Range Thirty-Nine (39) East, and also, all of the South four hundred thirty (430) feet of Government Lot Eleven (11), in Section Twenty-six (26), Township Thirty-one (31) South, Range Thirty-Nine (39) East, all situated in Indian River County, Florida, excepting from the lands in Lot Eleven (11) 66/100 of an acre in the Northwest corner described as follows: Beginning at a stake on the line between Government Lots Ten (10) and Eleven (11) two hundred eighty-four and two-tenths (284.2) feet North of the South line of said Section Twenty-six (26), thence run East one hundred ninety-six (196) feet; thence run North one hundred forty-five and eight-tenths (145.8) feet; thence run West one hundred ninety-six (196) feet to the West line of said Lot Eleven (11), thence run South one hundred forty-five and eight-tenths (145.8) feet to the point of beginning (said exception being included in Parcel B hereinafter described).

Also excepting from said Parcel A the following described land, to-wit: Beginning at a stake on the East edge of the Indian River two hundred eighty-four and two-tenths (284.2) feet North of the South line of said Section Twenty-six (26), thence run East two hundred fifty (250) feet to a stake; thence run South one hundred (100) feet; thence run West two hundred twenty-one and two-tenths (221.2) feet to a stake on the East edge of the Indian River; thence run North with the East edge of the Indian River to the point of Beginning, in Indian River County, Florida.

PARCEL B: Beginning at a stake two hundred eighty-four and two-tenths (284.2) feet North of the South line of Section Twenty-six (26), Township Thirty-one (31) South, Range Thirty-nine (39) East, and on the line between Government Lots Ten (10) and Eleven (11), thence run East one hundred ninety-six (196) feet to a stake; thence run North two hundred ten (210) feet to an iron pipe; thence run West three hundred forty (340) feet to a stake; thence run South one hundred ten and six-tenths (110.6) feet to a stake; thence run South eighty-eight (88) degrees, thirty (30) minutes West one hundred thirty-five and eight-tenths (135.8) feet to a stake; thence run South ninety-seven and two hundredths (97.02) feet to a stake in the North line of Parcel A; thence run East two hundred seventy-nine and eight-tenths (279.8) feet to the point of beginning, in Indian River County, Florida.

SUBJECT TO right-of-way for Jungle Trail.

Return to: (enclose self-addressed stamped envelope)
Name:

OSBORNE WALKER O'QUINN
ATTORNEY AT LAW
POST OFFICE BOX 4341
FT. PIERCE, FLORIDA 34948

This Instrument Prepared by:

OSBORNE WALKER O'QUINN
ATTORNEY AT LAW
POST OFFICE BOX 4341
FT. PIERCE, FLORIDA 34948
Property Appraisers Parcel I.D. (Folio) Number(s):

Grantee(s) S.S.#(s):

WARRANTY DLLD
INDIVID. TO INDIVID

RAMCO FORM 01

SEP -1 AM 11:46

BY *J. Reams* D.C.

613171

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

1056
1326⁰⁰

This Warranty Deed Made the 30th day of August A. D. 1989 by
GEORGE LIER, as to an undivided one-half interest, and JEANNETTE M.
LIER, as to an undivided one-half interest
hereinafter called the grantor, to
SUN REX CO., LTD., a Japanese corporation, as to an undivided
20% interest

whose postoffice address is #4-8-11, Shibakoen, Minato-Ku, Tokyo, Japan
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-
mises, releases, conveys and confirms unto the grantee, all that certain land situate in Indian River
County, Florida, viz:

Real property described on Exhibit "A" attached hereto and,
as such, made a part hereof.

Grantors hereby covenant and represent that the real property
conveyed hereby is not and never has been the homestead of
Grantors.

Parcel No. 26-31-39-00000-0100-00008.0

DOC. ST. - AMT. \$ 1320⁰⁰
JK. BARTON, Clerk of Circuit Court
Indian River County - by *J. Clerk*

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; that the
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent
to December 31, 19 88.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year
first above written.

Signed, sealed and delivered in our presence:

[Signature]
OSBORNE WALKER O'QUINN

[Signature] L.S.
GEORGE LIER
[Signature] L.S.
JEANNETTE M. LIER

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day, before me, an
officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared
GEORGE LIER and JENNETTE M. LIER

to me known to be the personS described in and who executed the foregoing instrument and they acknowledged
before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of
August A. D. 19 89.

Notary Public, State of Florida
My Commission Expires 12/31/1990

My commission expires:

[Signature]
NOTARY PUBLIC - State of Florida

P. 840 PG 2724

Exhibit "A"

Parcel A: The South two hundred eighty-four and two-tenths (284.2) feet of Government Lot Ten (10) in Section Twenty-six (26), Township Thirty-one (31) South, Range Thirty-Nine (39) East, and also, all of the South four hundred thirty (430) feet of Government Lot Eleven (11), in Section Twenty-six (26), Township Thirty-one (31) South, Range Thirty-Nine (39) East, all situated in Indian River County, Florida, excepting from the lands in Lot Eleven (11) 66/100 of an acre in the Northwest corner described as follows: Beginning at a stake on the line between Government Lots Ten (10) and Eleven (11) two hundred eighty-four and two-tenths (284.2) feet North of the South line of said Section Twenty-six (26), thence run East one hundred ninety-six (196) feet; thence run North one hundred forty-five and eight-tenths (145.8) feet; thence run West one hundred ninety-six (196) feet to the West line of said Lot Eleven (11), thence run South one hundred forty-five and eight-tenths (145.8) feet to the point of beginning (said exception being included in Parcel B hereinafter described).

Also excepting from said Parcel A the following described land, to-wit: Beginning at a stake on the East edge of the Indian River two hundred eighty-four and two-tenths (284.2) feet North of the South line of said Section Twenty-six (26), thence run East two hundred fifty (250) feet to a stake; thence run South one hundred (100) feet; thence run West two hundred twenty-one and two-tenths (221.2) feet to a stake on the East edge of the Indian River; thence run North with the East edge of the Indian River to the point of Beginning, in Indian River County, Florida.

PARCEL B: Beginning at a stake two hundred eighty-four and two-tenths (284.2) feet North of the South line of Section Twenty-six (26), Township Thirty-one (31) South, Range Thirty-nine (39) East, and on the line between Government Lots Ten (10) and Eleven (11), thence run East one hundred ninety-six (196) feet to a stake; thence run North two hundred ten (210) feet to an iron pipe; thence run West three hundred forty (340) feet to a stake; thence run South one hundred ten and six-tenths (110.6) feet to a stake; thence run South eighty-eight (88) degrees, thirty (30) minutes West one hundred thirty-five and eight-tenths (135.8) feet to a stake; thence run South ninety-seven and two hundredths (97.02) feet to a stake in the North line of Parcel A; thence run East two hundred seventy-nine and eight-tenths (279.8) feet to the point of beginning, in Indian River County, Florida.

SUBJECT TO right-of-way for Jungle Trail.

Return to: (enclose self-addressed stamped envelope)

Name:

OSBORNE WALKER OGDEN
ATTORNEY AT LAW
POST OFFICE BOX 4311
FT. PIERCE, FLORIDA 34949

This Instrument Prepared by:

OSBORNE WALKER OGDEN
ATTORNEY AT LAW
POST OFFICE BOX 4311
FT. PIERCE, FLORIDA 34949

Property Appraisers Parcel I.D. (Folio) Number(s):

Grantee(s) S.S.#(s):

613170

WARRANTY DEED
INDIVID. TO INDIVID

RAMCO FORM 01

SEP - 1 11:45

W. F. Reesman D.C.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 30th day of August A. D. 1989 by

GEORGE LIER, as to an undivided one-half interest, and JEANNETTE M. LIER, as to an undivided one-half interest hereinafter called the grantor, to SUN REEF GROVES, INC., a Florida corporation, as to an undivided 20% interest

whose postoffice address is 16 Vista Palm Lane, #106, Vero Beach, FL, 32961 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Indian River County, Florida, viz:

Real property described on Exhibit "A" attached hereto and, as such, made a part hereof.

Grantors hereby covenant and represent that the real property conveyed hereby is not and never has been the homestead of Grantors.

Parcel No. 26-31-39-00000-0100-00008.0

DOC. ST. - AMT. \$ 1320.00
J.K. BARTON, Clerk of Circuit Court
Indian River County - by J. Clerk

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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1988.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

(Handwritten signatures of George Lier and Jeannette M. Lier)

George Lier **LS**
Jeannette M. Lier **LS**
GEORGE LIER
JEANNETTE M. LIER

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared GEORGE LIER and JEANNETTE M. LIER

to me known to be the personS described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of August A. D. 1989

My commission expires:

(Handwritten signature of Notary Public)
NOTARY PUBLIC - State of Florida

1050
1320.00

O.R. 840 PG 2722

Exhibit "A"

Parcel A: The South two hundred eighty-four and two-tenths (284.2) feet of Government Lot Ten (10) in Section Twenty-six (26), Township Thirty-one (31) South, Range Thirty-Nine (39) East, and also, all of the South four hundred thirty (430) feet of Government Lot Eleven (11), in Section Twenty-six (26), Township Thirty-one (31) South, Range Thirty-Nine (39) East, all situated in Indian River County, Florida, excepting from the lands in Lot Eleven (11) 66/100 of an acre in the Northwest corner described as follows: Beginning at a stake on the line between Government Lots Ten (10) and Eleven (11) two hundred eighty-four and two-tenths (284.2) feet North of the South line of said Section Twenty-six (26), thence run East one hundred ninety-six (196) feet; thence run North one hundred forty-five and eight-tenths (145.8) feet; thence run West one hundred ninety-six (196) feet to the West line of said Lot Eleven (11), thence run South one hundred forty-five and eight-tenths (145.8) feet to the point of beginning (said exception being included in Parcel B hereinafter described).

Also excepting from said Parcel A the following described land, to-wit: Beginning at a stake on the East edge of the Indian River two hundred eighty-four and two-tenths (284.2) feet North of the South line of said Section Twenty-six (26), thence run East two hundred fifty (250) feet to a stake; thence run South one hundred (100) feet; thence run West two hundred twenty-one and two-tenths (221.2) feet to a stake on the East edge of the Indian River; thence run North with the East edge of the Indian River to the point of Beginning, in Indian River County, Florida.

PARCEL B: Beginning at a stake two hundred eighty-four and two-tenths (284.2) feet North of the South line of Section Twenty-six (26), Township Thirty-one (31) South, Range Thirty-nine (39) East, and on the line between Government Lots Ten (10) and Eleven (11), thence run East one hundred ninety-six (196) feet to a stake; thence run North two hundred ten (210) feet to an iron pipe; thence run West three hundred forty (340) feet to a stake; thence run South one hundred ten and six-tenths (110.6) feet to a stake; thence run South eighty-eight (88) degrees, thirty (30) minutes West one hundred thirty-five and eight-tenths (135.8) feet to a stake; thence run South ninety-seven and two hundredths (97.02) feet to a stake in the North line of Parcel A; thence run East two hundred seventy-nine and eight-tenths (279.8) feet to the point of beginning, in Indian River County, Florida.

SUBJECT TO right-of-way for Jungle Trail.

Return to: (enclose self-addressed stamped envelope)

Name:

OSBORNE WALKER O'QUINN
ATTORNEY AT LAW
POST OFFICE BOX 4341
FT. PIERCE, FLORIDA 34949

This Instrument Prepared by:

OSBORNE WALKER O'QUINN
ATTORNEY AT LAW
POST OFFICE BOX 4341
FT. PIERCE, FLORIDA 34949
Property Appraisers Parcel I.D. (Folio) Number(s):

WARRANTY DEED
INDIVID. TO INDIVID.

RAMCO FORM 01

20 SEP -1 11:15

BY J. Barton - D.C.

Grantee(s) S.S.#(s):

613169

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 30th day of August A. D. 1989 by
GEORGE LIER, as to an undivided one-half interest, and JEANNETTE M.
LIER, as to an undivided one-half interest.
hereinafter called the grantor, to
VISTA PACKING CO., a Florida corporation, as to an undivided
25% interest
whose postoffice address is Post Office Box 1976, Fort Pierce, Florida 34954
hereinafter called the grantee;

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-
mises, releases, conveys and confirms unto the grantee, all that certain land situate in Indian River
County, Florida, viz:

Real property described on Exhibit "A" attached hereto and,
as such, made a part hereof.

Grantors hereby covenant and represent that the real property
conveyed hereby is not and never has been the homestead of
Grantors.

Parcel No. 26-31-39-00000-0100-00008.0

DOC. ST. - AMT. \$ 16.50⁰⁰
J.K. BARTON, Clerk of Circuit Court
Indian River County - by J. Clark

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; that the
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent
to December 31, 1988.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year
first above written.

Signed, sealed and delivered in our presence:

[Signatures]

George Lier 
GEORGE LIER
Jeannette M. Lier 
JEANNETTE M. LIER

STATE OF Florida
COUNTY OF Indian River

I HEREBY CERTIFY that on this day, before me, an
officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared
GEORGE LIER and JEANNETTE M. LIER

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged
before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of
August A. D. 1989

My commission expires:

[Signature]
NOTARY PUBLIC - State of Florida.

R. 840 PG 2720

Exhibit "A"

Parcel A: The South two hundred eighty-four and two-tenths (284.2) feet of Government Lot Ten (10) in Section Twenty-six (26), Township Thirty-one (31) South, Range Thirty-Nine (39) East, and also, all of the South four hundred thirty (430) feet of Government Lot Eleven (11), in Section Twenty-six (26), Township Thirty-one (31) South, Range Thirty-Nine (39) East, all situated in Indian River County, Florida, excepting from the lands in Lot Eleven (11) 66/100 of an acre in the Northwest corner described as follows: Beginning at a stake on the line between Government Lots Ten (10) and Eleven (11) two hundred eighty-four and two-tenths (284.2) feet North of the South line of said Section Twenty-six (26), thence run East one hundred ninety-six (196) feet; thence run North one hundred forty-five and eight-tenths (145.8) feet; thence run West one hundred ninety-six (196) feet to the West line of said Lot Eleven (11), thence run South one hundred forty-five and eight-tenths (145.8) feet to the point of beginning (said exception being included in Parcel B hereinafter described).

Also excepting from said Parcel A the following described land, to-wit: Beginning at a stake on the East edge of the Indian River two hundred eighty-four and two-tenths (284.2) feet North of the South line of said Section Twenty-six (26), thence run East two hundred fifty (250) feet to a stake; thence run South one hundred (100) feet; thence run West two hundred twenty-one and two-tenths (221.2) feet to a stake on the East edge of the Indian River; thence run North with the East edge of the Indian River to the point of Beginning, in Indian River County, Florida.

PARCEL B: Beginning at a stake two hundred eighty-four and two-tenths (284.2) feet North of the South line of Section Twenty-six (26), Township Thirty-one (31) South, Range Thirty-nine (39) East, and on the line between Government Lots Ten (10) and Eleven (11), thence run East one hundred ninety-six (196) feet to a stake; thence run North two hundred ten (210) feet to an iron pipe; thence run West three hundred forty (340) feet to a stake; thence run South one hundred ten and six-tenths (110.6) feet to a stake; thence run South eighty-eight (88) degrees, thirty (30) minutes West one hundred thirty-five and eight-tenths (135.8) feet to a stake; thence run South ninety-seven and two hundredths (97.02) feet to a stake in the North line of Parcel A; thence run East two hundred seventy-nine and eight-tenths (279.8) feet to the point of beginning, in Indian River County, Florida.

SUBJECT TO right-of-way for Jungle Trail.

Return to: (enclose self-addressed stamped envelope)
Name:

WARRANTY DEED
INDIVID. TO INDIVID.

RAMCO FORM 01

m
Address: OSBORNE WALKER O'QUINN
ATTORNEY AT LAW
POST OFFICE BOX 4341
FT. PIERCE, FLORIDA 34948

This Instrument Prepared by:

Address: OSBORNE WALKER O'QUINN
ATTORNEY AT LAW
POST OFFICE BOX 4341
FT. PIERCE, FLORIDA 34948
Property Appraisers Parcel I.D. (Folio) Number(s):

30 SEP - 1 11:44

BY J. Kasman D.M.

Grantee(s) S.S.#(s):

613168

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 30th day of August A. D. 19 89 by
GEORGE LIER, as to an undivided one-half interest, and JEANNETTE M.
LIER, as to an undivided one-half interest
hereinafter called the grantor, to
SANSHO TRADING CO., LTD., a Japanese corporation, as to an
undivided 25% interest

whose postoffice address is #4-8-11, Shibakoen, Minato-Ku, Tokyo, Japan
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-
mises, releases, conveys and confirms unto the grantee, all that certain land situate in Indian River
County, Florida, viz:

Real property described on Exhibit "A" attached hereto and,
as such, made a part hereof.

Grantors hereby covenant and represent that the real property
conveyed hereby is not and never has been the homestead of
Grantors.

Parcel No. 26-31-39-00000-0100-00008.0

DOC. ST. - AMT. \$ 1650⁰⁰
J.K. BARTON, Clerk of Circuit Court
Indian River County - BY J. Clark

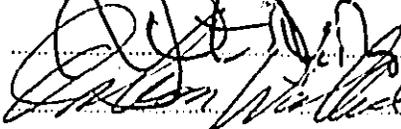
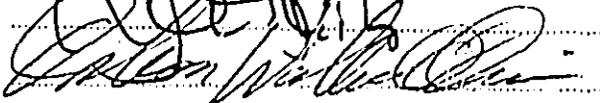
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining.

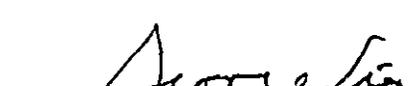
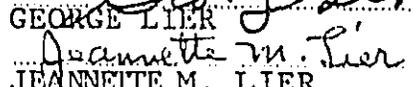
To Have and to Hold, the same in fee simple forever.

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; that the
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent
to December 31, 19 88.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year
first above written.

Signed, sealed and delivered in our presence:


.....

.....


GEORGE LIER L.S.

JEANNETTE M. LIER L.S.

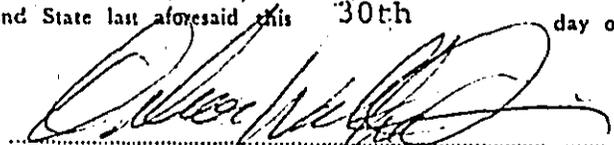
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day, before me, an
officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared
GEORGE LIER and JEANNETTE M. LIER
to me known to be the persons described in and who executed the foregoing instrument and they acknowledged
before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of
August A. D. 19 89

Notary Public
My Commission Expires 08-10-1990
L. Bonded for the sum of \$10,000.00

My commission expires:


.....
NOTARY PUBLIC - State of Florida

O.R. 840 PG 2718

Exhibit "A"

Parcel A: The South two hundred eighty-four and two-tenths (284.2) feet of Government Lot Ten (10) in Section Twenty-six (26), Township Thirty-one (31) South, Range Thirty-Nine (39) East, and also, all of the South four hundred thirty (430) feet of Government Lot Eleven (11), in Section Twenty-six (26), Township Thirty-one (31) South, Range Thirty-Nine (39) East, all situated in Indian River County, Florida, excepting from the lands in Lot Eleven (11) 66/100 of an acre in the Northwest corner described as follows: Beginning at a stake on the line between Government Lots Ten (10) and Eleven (11) two hundred eighty-four and two-tenths (284.2) feet North of the South line of said Section Twenty-six (26), thence run East one hundred ninety-six (196) feet; thence run North one hundred forty-five and eight-tenths (145.8) feet; thence run West one hundred ninety-six (196) feet to the West line of said Lot Eleven (11), thence run South one hundred forty-five and eight-tenths (145.8) feet to the point of beginning (said exception being included in Parcel B hereinafter described).

Also excepting from said Parcel A the following described land, to-wit: Beginning at a stake on the East edge of the Indian River two hundred eighty-four and two-tenths (284.2) feet North of the South line of said Section Twenty-six (26), thence run East two hundred fifty (250) feet to a stake; thence run South one hundred (100) feet; thence run West two hundred twenty-one and two-tenths (221.2) feet to a stake on the East edge of the Indian River; thence run North with the East edge of the Indian River to the point of Beginning, in Indian River County, Florida.

PARCEL B: Beginning at a stake two hundred eighty-four and two-tenths (284.2) feet North of the South line of Section Twenty-six (26), Township Thirty-one (31) South, Range Thirty-nine (39) East, and on the line between Government Lots Ten (10) and Eleven (11), thence run East one hundred ninety-six (196) feet to a stake; thence run North two hundred ten (210) feet to an iron pipe; thence run West three hundred forty (340) feet to a stake; thence run South one hundred ten and six-tenths (110.6) feet to a stake; thence run South eighty-eight (88) degrees, thirty (30) minutes West one hundred thirty-five and eight-tenths (135.8) feet to a stake; thence run South ninety-seven and two hundredths (97.02) feet to a stake in the North line of Parcel A; thence run East two hundred seventy-nine and eight-tenths (279.8) feet to the point of beginning, in Indian River County, Florida.

SUBJECT TO right-of-way for Jungle Trail.

985517

97 MAR -6 AM 10:42

LESS and EXCEPT
Deeds

Prepared by and return to:
Joseph G. Kern, Esquire
Lawson, Drenth, Doster,
Kantor & Reed, P.A.
Post Office Box 2829
Orlando, Florida 32803-2829

IN THE RECORDS OF
JEFFREY K. BARTON
CLERK CIRCUIT COURT
INDIAN RIVER CO., FLA.

10.50

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, is made and executed this 26 day of Feb ~~xx 1996~~ 1997, by NOBUYUKI OHORI, a individual whose mailing address is 2916 A1A Vero Beach, FL (Grantor) to ROBERT A. CAIRNS, whose mailing address is 1245 Spring Lake Drive, Orlando, Florida 32804 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the parcel of land located in Indian River County, State of Florida, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the same together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

IN WITNESS WHEREOF, Grantor has caused this Quit-Claim Deed to be executed in its name on the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Name: HISAO MATSUDO

[Signature]
NOBUYUKI OHORI

[Signature]
Name: SHIGERU TAKANAGA

Date: FEBRUARY 26, 1997 2/26/97

STATE OF Florida
COUNTY OF Saint Lucie

The foregoing instrument was acknowledged before me this 26 day of February ~~1996~~ 1997, by NOBUYUKI OHORI, who is personally known to me or he/she has produced _____ as identification.



ANN LYALLS
My Commission CC589623
Expires Aug. 23, 1999

(Affix Notary Seal)

[Signature]
Signature
ANN LYALLS

Typed or Printed Name
Commission No. CC589623
Commission Expires: August 23 1999

C i t e d 1 7 t h 1 1 n

EXHIBIT "A"

THAT PORTION OF GOVERNMENT LOT 11, SECTION 26, TOWNSHIP 31 SOUTH, RANGE 39 EAST TALLAHASSEE BASE MERIDIAN, INDIAN RIVER COUNTY, FLORIDA LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

LINE 1

COMMENCE AT A POINT 430.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 11 ON THE WEST LINE OF SAID GOVERNMENT LOT 11; THENCE NORTH $89^{\circ}54'16''$ EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 26 A DISTANCE OF 194.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH $89^{\circ}54'16''$ EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 26 TO THE EAST LINE OF SAID SECTION 26 AND THE END OF THE DESCRIBED LINE.

AND

THAT PORTION OF GOVERNMENT LOT 11, SECTION 26, TOWNSHIP 31 SOUTH, RANGE 39 EAST TALLAHASSEE BASE MERIDIAN, INDIAN RIVER COUNTY, FLORIDA LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

LINE 2

COMMENCE AT A POINT 430.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 11 ON THE WEST LINE OF SAID GOVERNMENT LOT 11; THENCE NORTH $89^{\circ}54'16''$ EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 26 A DISTANCE OF 194.80 FEET TO THE POINT OF BEGINNING; THENCE NORTH $00^{\circ}16'44''$ EAST A DISTANCE OF 73.14 FEET TO THE END OF THE DESCRIBED LINE.

985516

97 FEB -6 AM 10:42

10.50

Prepared by and return to:
Joseph G. Kern, Esquire
Lewyden, Drenthick, Deaton,
Kantor & Reed, P.A.
Post Office Box 2889
Orlando, Florida 32803-2889

IN THE RECORDS OF
JEFFREY K. BARTON
CLERK CIRCUIT COURT
INDIAN RIVER CO., FLA.

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, is made and executed this 26 day of Feb, 1997, by HISAO MATSUDO, a individual whose mailing address is 2916 A1A Vero Beach, Florida, ("Grantor") to ROBERT A. CAIRNS, whose mailing address is 1245 Spring Lake Drive, Orlando, Florida 32804 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the parcel of land located in Indian River County, State of Florida, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the same together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

IN WITNESS WHEREOF, Grantor has caused this Quit-Claim Deed to be executed in its name on the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Name: NOBUYUKI OHORI

[Signature]
HISAO MATSUDO

[Signature]
Name: SHIGERU TAKANAGA

Date: FEBRUARY 26, 1997

STATE OF Florida
COUNTY OF Saint Lucie

The foregoing instrument was acknowledged before me this 26 day of Feb, 1997, by HISAO MATSUDO, who is personally known to me or he/she has produced _____ as identification.



ANN LYALLS
My Commission CC589623
Expires Aug. 23, 1999

(Affix Notary Seal)

[Signature]
Signature
ANN LYALLS
Typed or Printed Name
Commission No. CC589623
Commission Expires: August 23, 1999

DR 1142PG 1413

EXHIBIT "A"

THAT PORTION OF GOVERNMENT LOT 11, SECTION 26, TOWNSHIP 31 SOUTH, RANGE 39 EAST TALLAHASSEE BASE MERIDIAN, INDIAN RIVER COUNTY, FLORIDA LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

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AND

THAT PORTION OF GOVERNMENT LOT 11, SECTION 26, TOWNSHIP 31 SOUTH, RANGE 39 EAST TALLAHASSEE BASE MERIDIAN, INDIAN RIVER COUNTY, FLORIDA LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

LINE 2

COMMENCE AT A POINT 430.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 11 ON THE WEST LINE OF SAID GOVERNMENT LOT 11; THENCE NORTH $89^{\circ}54'16''$ EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 26 A DISTANCE OF 194.80 FEET TO THE POINT OF BEGINNING; THENCE NORTH $00^{\circ}16'44''$ EAST A DISTANCE OF 73.14 FEET TO THE END OF THE DESCRIBED LINE.