

GRANT OF EASEMENT

This Grant of Easement (the "Easement") dated this 17th day of March, 2008 by and between Comcast of Florida/Georgia, LLC, its successors and assigns, hereinafter referred to as "Grantee" and Isle of Venice Neighborhood Association, Inc., hereinafter referred to as "Grantor".

Grantor and Grantee are parties to an Installation and Services Agreement dated 3-17-08, 2008, pursuant to which Grantee provides certain broadband communications services to the Property described below.

In consideration of One Dollar (\$1.00), Grantor(s), owner(s) of the Property described below, hereby grant(s) to Grantee, its successors and assigns, an easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "Company Wiring") consisting of wires, underground conduits, cables, pedestals, vaults, and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications, in, on, over, under, across and along that certain real property (the "Property") located in County of St. Lucie, State of Florida described as follows:

LEGAL DESCRIPTION:

(See Attached)

Grantor(s) agree for themselves and their heirs and assigns that the Company Wiring on the Premises shall be and remain the personal property of the Grantee and may not be altered, obstructed or removed without the express written consent of the Grantee. The Grantee, and its contractors, agents and employees, shall have the right to trim or cut trees and/or roots which may endanger or interfere with said Company Wiring and shall have free access to said Company Wiring and every part thereof, at all times for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on said Premises of the Grantor, the Grantee shall make the same in such manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the area to as near the same condition as it was prior to such excavation as is practical.

This easement shall run with the land for so long as Grantee, its successors or assigns provides broadband service to the Premises.

WITNESS/ATTEST:

Jean Marie Teator
Signature of Witness

Print Witness Name
JEAN MARIE TEATOR

GRANTOR:

Isle of Venice Neighborhood Assoc., Inc

By: *Linda J Bolitho*

Name: Linda J Bolitho

Title: President

575 NW San Remo Circle
Port St. Lucie, FL 34986

Date: 3-17-08

WITNESS/ATTEST:

June Darnell
Signature of Witness

Print Witness Name
JUNE DARNELL

GRANTEE:

Comcast of Florida/Georgia, LLC

By: *Gary E. Waterfield*

Title: Regional Vice President

Date: 6-12-08

1100 Northpoint Parkway - Suite 100
West Palm Beach, FL 33407

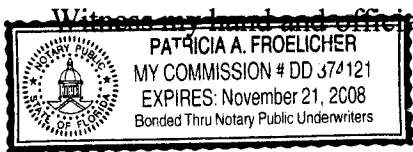
No proposal or draft of this Agreement is final or binding on Company until duly executed by all parties to this Agreement. This is a confidential and proprietary agreement. This Agreement shall not be disclosed without the prior written consent of Company. 3/7/08

STATE OF FLORIDA)

) ss.

COUNTY OF ST. LUCIE)

The foregoing instrument was acknowledged before me this 17th day of March, 2008 by Linda Jambolito (name), the President (title) of Isles of Venice (entity), on behalf of said entity. He/she is personally known to me or has presented _____ (type of identification) as identification and did/did not take an oath.



Witness my hand and official seal.

Patricia A Froelicher
Patricia A Froelicher Notary Public
(Print Name)

My commission expires: Nov. 21, 2008

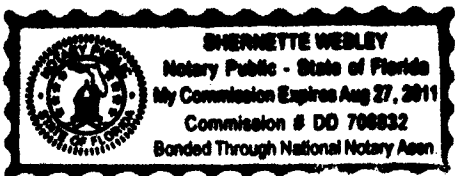
STATE OF FLORIDA)

) ss.

COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 12 day of June, 2008 by _____ (name), of _____ (entity), on behalf of said entity. He/She is personally known to me or has presented _____ (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.



Sherette Webley
SHERETTE WEBLEY Notary Public
(Print Name)

My Commission expires: 8/27/11

LEGAL DESCRIPTION

[See attached]

DESCRIPTION:

BEING A PORTION OF ACREAGE TRACT "A", PARCEL 42B, PARCEL 14A AND ALL OF PARCEL 14B AND CONSERVATION TRACT NO. 86, ALL ACCORDING TO ST. LUCIE WEST PLAT NO. 36 - ACREAGE AND CONSERVATION TRACTS AS RECORDED IN PLAT BOOK 30, PAGES 1, 1A THRU 1U, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL 14B, SAID CORNER BEING ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,472.69 FEET, A CENTRAL ANGLE OF 13°49'02" AND WHOSE RADIUS POINT BEARS SOUTH 86°43'21" WEST FROM SAID CORNER; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 355.15 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1,392.69 FEET AND A CENTRAL ANGLE OF 00°43'09"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 17.48 FEET TO AN INTERSECTION WITH A NON-RADIAL LINE BEARING NORTH 89°19'33" EAST; THENCE NORTH 89°19'33" EAST ALONG SAID NON-RADIAL LINE, A DISTANCE OF 687.71 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 715.00 FEET AND A CENTRAL ANGLE OF 35°32'10"; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 443.46 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 55°08'17" EAST, A DISTANCE OF 329.36 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 34°51'43" WEST, A DISTANCE OF 330.51 FEET; THENCE SOUTH 55°08'17" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 34°51'43" WEST, A DISTANCE OF 250.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 250.00 FEET, AND A CENTRAL ANGLE OF 42°55'16"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 187.28 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 08°03'33" EAST, A DISTANCE OF 89.39 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 400.00 FEET, AND A CENTRAL ANGLE OF 9°06'58"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 63.64 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 550.00 FEET AND A CENTRAL ANGLE OF 6°30'50"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 62.53 FEET TO A POINT OF RADIAL INTERSECTION WITH THE NORTHERLY LINE OF KINGS ISLE I, ST. LUCIE WEST PLAT NO. 49, RECORDED IN PLAT BOOK 32, PAGES 21, 21A THRU 21E INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY; THENCE WESTERLY ALONG SAID NORTHERLY LINE, THE FOLLOWING TWO COURSES: THENCE SOUTH 79°20'19" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 75°35'45" WEST, A DISTANCE OF 423.38 FEET TO THE SOUTHEAST CORNER OF CONSERVATION TRACT NO. 86 ACCORDING TO SAID ST. LUCIE WEST PLAT NO. 36 - ACREAGE AND CONSERVATION TRACTS; THENCE NORTHERLY AND WESTERLY ALONG THE BOUNDARY OF SAID CONSERVATION TRACT NO. 86, THE FOLLOWING ELEVEN COURSES:

THENCE NORTH 10°58'44" EAST, A DISTANCE OF 215.45 FEET;
 THENCE NORTH 16°05'09" WEST, A DISTANCE OF 266.55 FEET;
 THENCE NORTH 73°14'05" WEST, A DISTANCE OF 108.42 FEET;
 THENCE NORTH 67°20'01" WEST, A DISTANCE OF 64.88 FEET;
 THENCE NORTH 32°43'04" WEST, A DISTANCE OF 69.95 FEET;
 THENCE NORTH 01°29'09" WEST, A DISTANCE OF 61.60 FEET;
 THENCE NORTH 03°47'21" WEST, A DISTANCE OF 85.51 FEET;
 THENCE NORTH 33°35'12" WEST, A DISTANCE OF 80.93 FEET;
 THENCE NORTH 53°15'46" WEST, A DISTANCE OF 78.31 FEET;
 THENCE SOUTH 74°47'11" WEST, A DISTANCE OF 89.87 FEET;
 THENCE SOUTH 86°43'21" WEST, ALONG A RADIAL LINE, 118.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.489 ACRES, MORE OR LESS.

EXHIBIT A TO DECLARATION