

RESOLUTION NO. 11-R70

COUNCIL ITEM 11A  
DATE 10/17/11

**A RESOLUTION APPROVING AND ACCEPTING THE PRELIMINARY AND FINAL PLAT FOR P11-093 TRADITION PLAT NO. 68 PRELIMINARY AND FINAL PLAT WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA; ON THE REQUEST OF CULPEPPER AND TERPENING, INC.; AUTHORIZING THE MAYOR AND CITY CLERK TO COUNTERSIGN SAID PLAT; PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS**, the City of Port St. Lucie, Florida has been requested by, Culpepper and Terpening, Inc. to approve and accept the Preliminary and Final Plat titled Tradition Plat No. 68, within the City of Port St. Lucie, Florida; and

**WHEREAS**, there are no public/private improvements, i.e. roads, drainage, and utility facilities, to be constructed within the platted area; and

**WHEREAS**, the plat conforms to Section 156, Port St. Lucie City Code, and meets all State requirements for such plats; and

**WHEREAS**, the Site Plan Review Committee, on August 8, 2011, recommended approval of the preliminary and final plat (P11-093) with the following condition:

1. The uses for the site shall be limited to utilities, cellular towers, billboards, and other similar uses until Tradition Parkway Extension is platted and constructed.
- ; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Port St. Lucie as follows:

Section 1. That the City Council hereby approves the preliminary and final plat titled Tradition Plat No. 68, within the City of Port St. Lucie, Florida, said plat being offered by PSL Acquisitions, LLC as owner and title holder of said property and as prepared by Culpepper and Terpening, Inc., as designated on the attached said Plat with the following condition:

**RESOLUTION NO. 11-R70**

1. The uses for the site shall be limited to utilities, cellular towers, billboards, and other similar uses until Tradition Parkway Extension is platted and constructed.

Section 2. That the Mayor and City Clerk of the City of Port St. Lucie, Florida, are hereby authorized to countersign the said plat so it may be properly recorded in the public records of St. Lucie County, Florida.

Section 3. This Resolution shall take effect immediately upon its adoption.

**PASSED AND APPROVED** by the City Council of the City of Port St. Lucie, Florida, this 17<sup>th</sup> day of October, 2011.

CITY COUNCIL  
CITY OF PORT ST. LUCIE

BY: \_\_\_\_\_  
JoAnn M. Faiella, Mayor

ATTEST:

\_\_\_\_\_  
Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Roger G. Orr, City Attorney

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

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MEETING:                   REGULAR \_\_\_                   SPECIAL  X

DATE: October 17, 2011

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ORDINANCE \_\_\_ RESOLUTION  X  MOTION \_\_\_ PUBLIC HEARING \_\_\_

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ITEM:           PROJECT NO. P11-093  
                  TRADITION PLAT NO. 68  
                  PRELIMINARY AND FINAL SUBDIVISION PLAT APPLICATION

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**RECOMMENDED ACTION:** The Site Plan Review Committee reviewed the request at their meeting on August 8, 2011 and unanimously recommended approval.

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**EXHIBITS:**

- A. Resolution
  - B. Staff Report
  - C. Support Materials
- 

**SUMMARY EXPLANATION/BACKGROUND INFORMATION:** The purpose of this application is to create a tract for a future cellular tower in Tradition and an approximately 900 foot long right-of-way for the extension of Tradition Parkway.

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**IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?**

None.

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**SUBMITTING DEPARTMENT: PLANNING and ZONING**

**DATE: 10/07/11**



# City of Port St. Lucie

## Planning and Zoning Department Memorandum

**TO:** CITY COUNCIL MEETING – OCTOBER 17, 2011

**FROM:** KATHERINE H. HUNTRESS, PLANNER *KHH*

**RE:** SUBDIVISION PLAT APPLICATION (PROJECT NO. P11-093)  
TRADITION PLAT NO. 68  
PRELIMINARY AND FINAL PLAT

**DATE:** OCTOBER 11, 2011

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**APPLICANT:** Michael T. Kolodziejczyk, PLS of Culpepper & Terpening, Inc., is acting as agent. The authorization letter is attached to the staff report.

**OWNER:** The City of Port St. Lucie and PSL Acquisitions LLC

**LOCATION:** The property is located east of the existing Tradition Parkway and north of Abingdon.

**LEGAL DESCRIPTION:** A Parcel of Land Lying in Section 8, Township 37 South, Range 39 East, City of Port St. Lucie. A complete legal description is attached to the staff report.

**SIZE:** 3.59 acres.

**EXISTING ZONING:** Tradition MPUD (Master Planned Unit Development).

**EXISTING USE:** Vacant land.

**SURROUNDING USES:** North, south, and east, and west = Tradition MPUD (Master Planned Unit Development), existing vacant land.

**FUTURE LAND USE:** NCD (New Community Development)

**PROPOSED PROJECT:** The purpose of this application is to create a tract for a future cellular tower in Tradition and an approximately 900 foot long right-of-way for the extension of Tradition Parkway.

**IMPACTS AND FINDINGS:** The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

**Sewer/Water Service:** The City of Port St. Lucie Utility Department is the service provider.

**Transportation:** The use of this site as a cellular tower is not a land use that is included in the ITE Trip Generation Manual. There will be approximately two to three trips per month per carrier once the site is operational. With a total of 5 potential carriers, the expected number of trips will be between 10-15 trips per month for this facility. This is minimal and is not expected to adversely impact the level of service of the adjacent road.

**Access:** The Tradition Parkway Extension is not proposed to be constructed at this time. Due to the nature of the intended use for this site and the present economy, it makes it unfeasible to construct that portion of Tradition Parkway. The Site Plan Review Committee may exempt utilities, cellular towers, billboards, and other similar uses from the access standards required by the City Code, provided sufficient access to the facility is provided and the facility is not accessible for the benefit of the general public. Access for construction and maintenance of the proposed tower will be permitted through the road right-of-way Tract R. The Site Plan Review Committee reviewed the request on August 10, 2011 and unanimously recommended approval.

**Exception Request:** Since construction plans for the Tradition Parkway Extension are not included with this application as required by Section 156.057 Required Submission Documents (Checklist), it is requested that an exception be granted to the requirement for improvements and construction information for this application. Per Section 156.023 Exception of Specific Subdivision Requirements, the City Council, when acting upon application for subdivision plat approval, shall have the power to grant such exceptions from the requirements for subdivision approval as may be reasonable and within the general purpose and intent of the provisions for subdivision review and approval of this ordinance, if the literal enforcement of one or more provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question. The reasons for the exception should be indicated in the City Council minutes.

**Parks/Open Space:** This is not applicable.

**Stormwater:** This is not applicable.

**Solid Waste:** This is not applicable.

**Fire District:** The proposed plat has been reviewed by the Fire District for safety purposes.

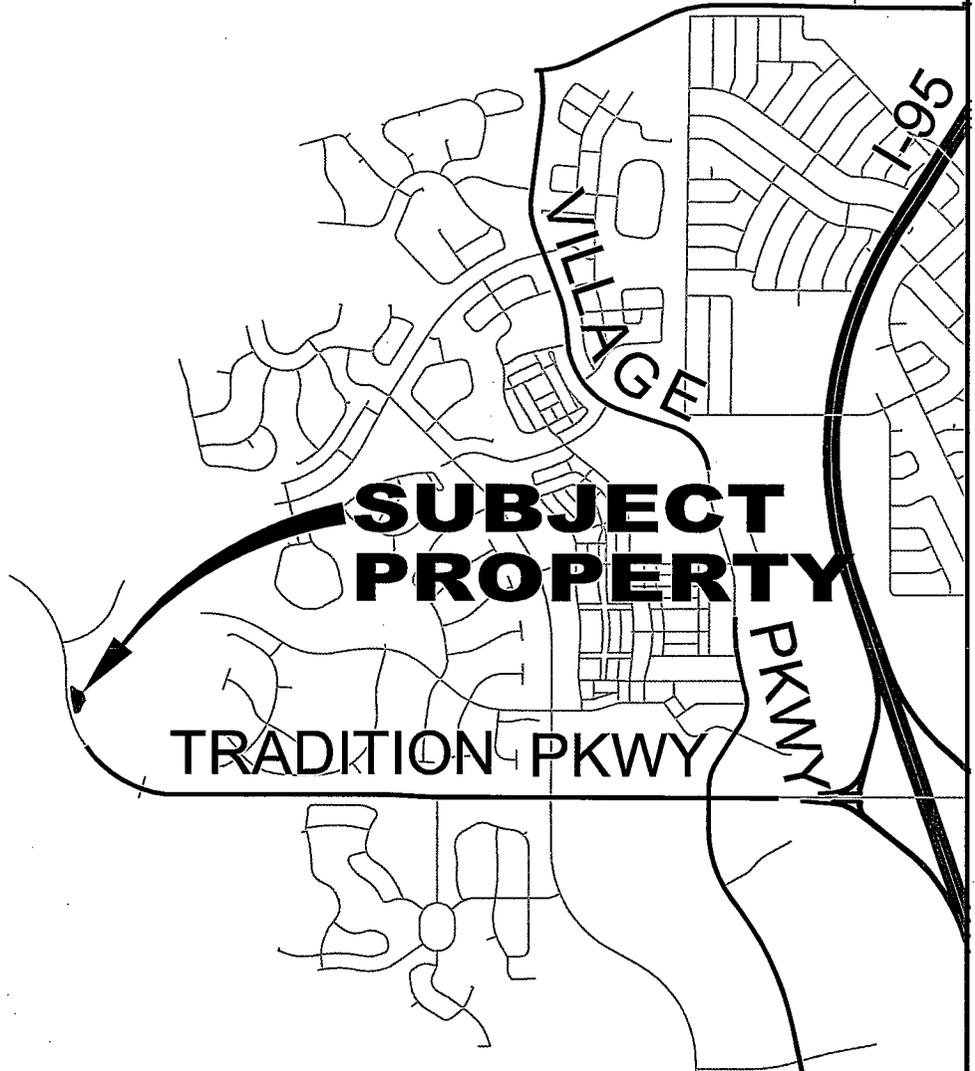
**Environmental:** The site has previously been cleared.

**STAFF RECOMMENDATION:**

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan. On August 10, 2011, the Site Plan Review Committee reviewed the request and unanimously recommended approval with the following condition:

1. The uses for the site shall be limited to utilities, cellular towers, billboards, and other similar uses until Tradition Parkway Extension is platted and constructed.

# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

SUBDIVISION PLAT  
TRADITION PLAT 68

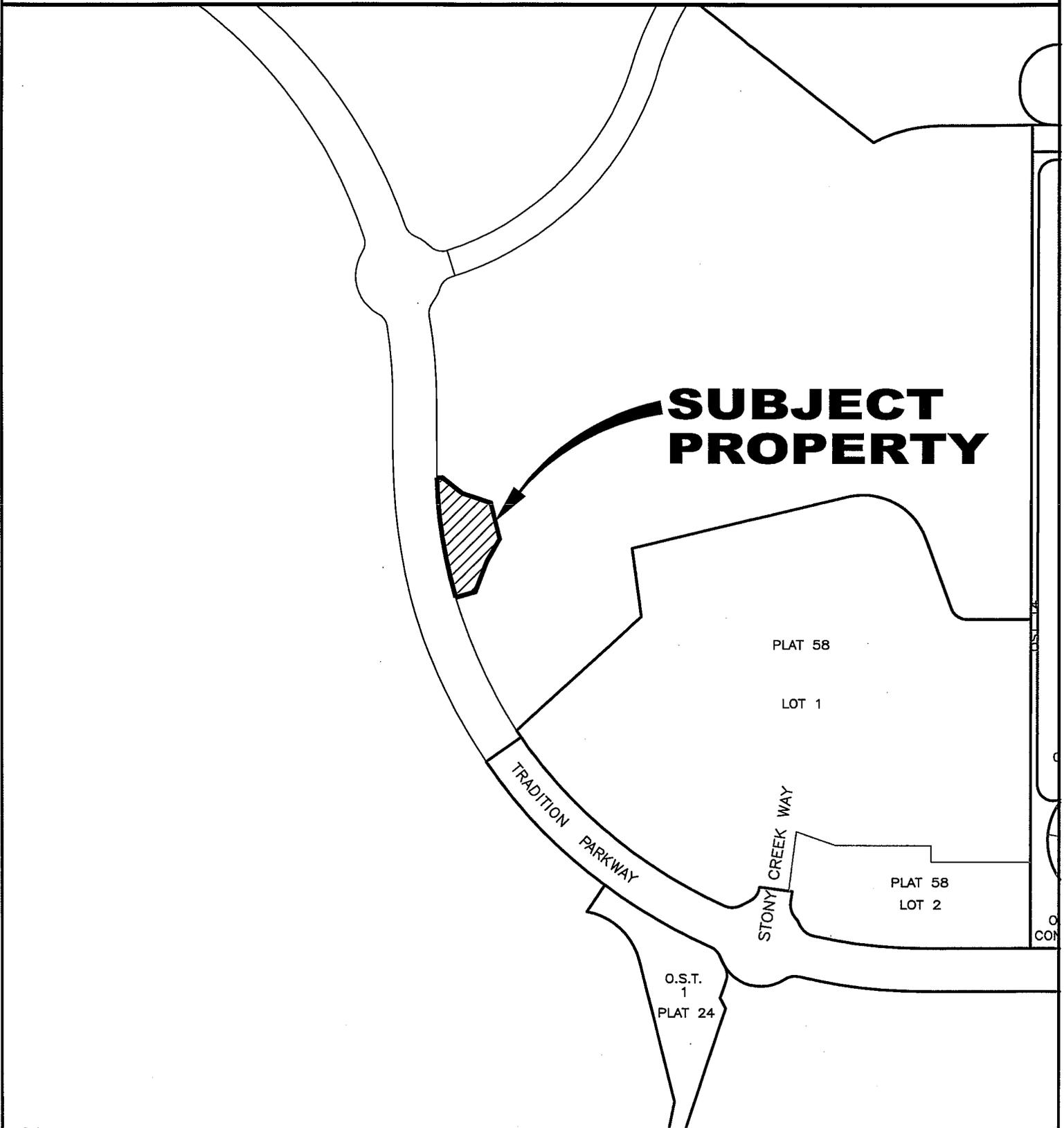
DATE: 7/29/2011

APPLICATION NUMBER:  
P11-093

CADD FILE NAME:  
P11-093L

SCALE: 1" = .5 MI

# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

SUBDIVISION PLAT  
TRADITION PLAT 68

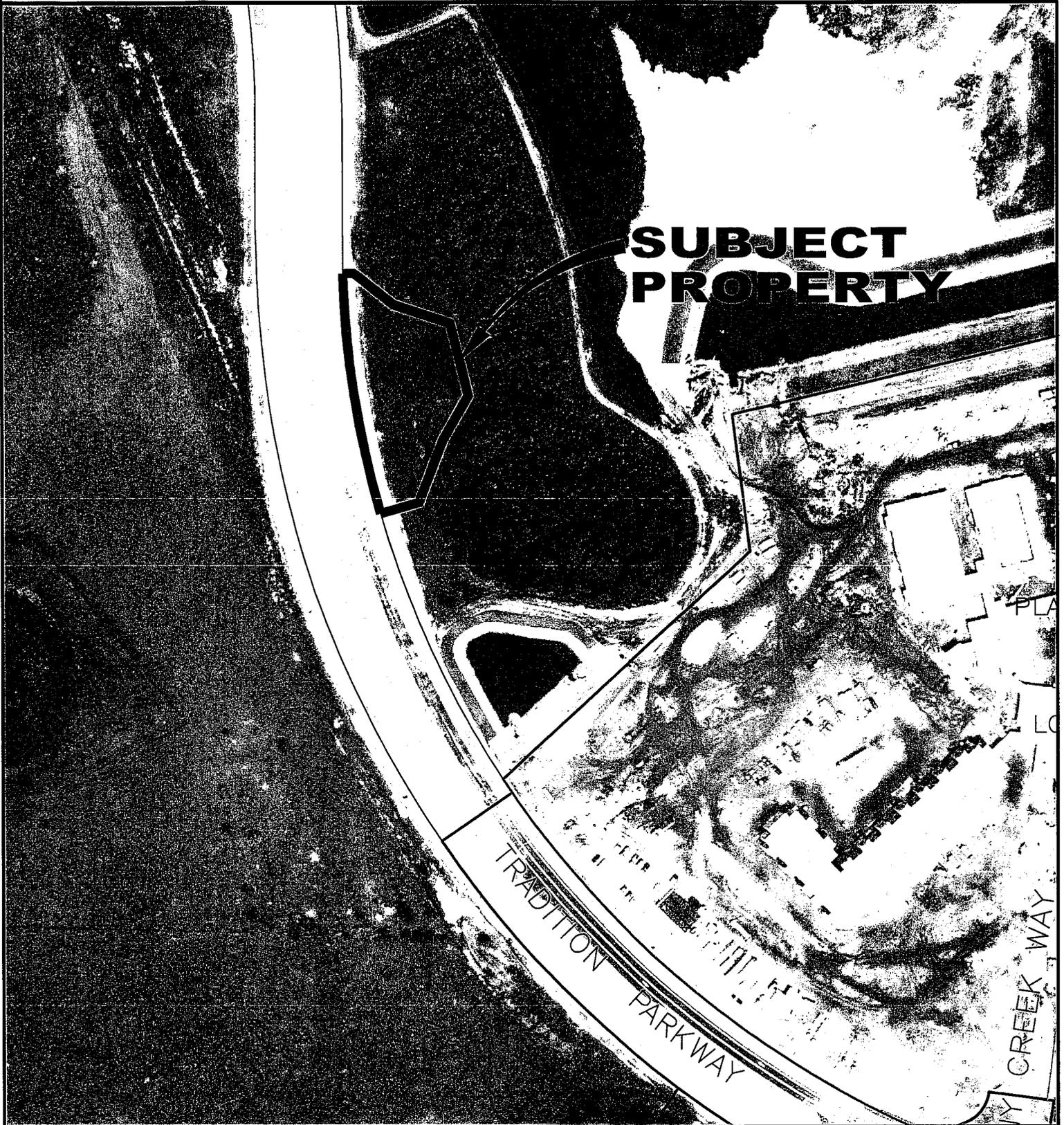
DATE: 7/29/2011

APPLICATION NUMBER:  
P11-093

CADD FILE NAME:  
P11-093M

SCALE: 1" = 400'

# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

SUBDIVISION PLAT  
TRADITION PLAT 68

AERIAL JAN 2009

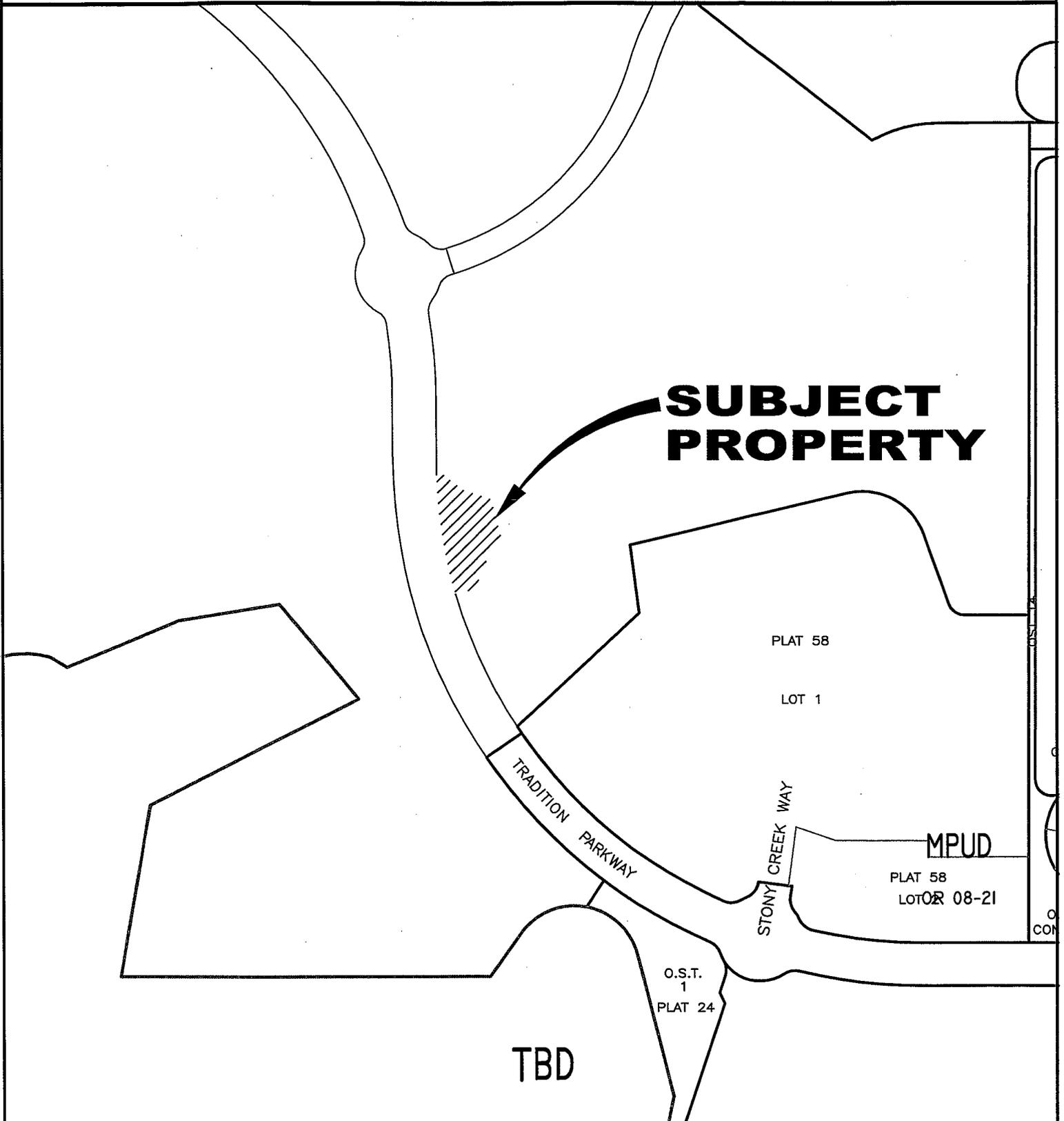
DATE: 7/29/2011

APPLICATION NUMBER:  
P11-093

CADD FILE NAME:  
P11-093A

SCALE: 1" = 200'

# EXISTING ZONING



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

SUBDIVISION PLAT  
TRADITION PLAT 68

DATE: 7/29/2011

APPLICATION NUMBER:  
P11-093

CADD FILE NAME:  
P11-093M

SCALE: 1" = 400'



CULPEPPER & TERPENING, INC  
CONSULTING ENGINEERS | LAND SURVEYORS

C&T Project No.: 11-149  
File: PSL P&Z  
Sender's Email: mkolo@ct-eng.com

July 20, 2011

VIA: *Hand Delivery*

Mr. Daniel Holbrook, Director  
City of Port St. Lucie - Planning & Zoning Dept.  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, FL 34984

RE: Tradition Plat No. 68  
Preliminary & Final Plat

Dear Mr. Holbrook:

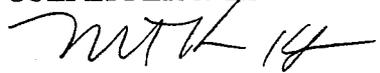
The purpose of this submittal is to create a plat for a cell tower in Tradition.

Please find the following materials which will constitute our SPRC submittal for a Preliminary & Final Plat for Tradition Plat No. 68:

1. (1) Sufficiency checklist
2. (1) Check # 1159 in the amount of \$945.00 for the Review Fee
3. (1) Check # 1162 in the amount of \$268.00 for Utility Review Fee (copy)
4. (16) Cover letters
5. (16) Plan Review Applications
6. (16) Agent Authorization letters
7. (16) Aerials of location
8. (2) Sets of Warranty Deeds and proof of paid taxes
9. (2) CDs of proposed plat
10. (16) sets of the Plat
11. (16) sets of Boundary Surveys
12. (1) Letter requesting exception to subdivision requirements.

We trust that this submittal meets the requirements of the City of Port St. Lucie Planning & Zoning Department. As always, should you have any questions, please do not hesitate to contact me at (772)464-3537 or via the Email address referenced above.

Sincerely,  
CULPEPPER & TERPENING, INC.

  
Michael T. Kolodziejczyk, PLS  
Survey Division Manager

**RECEIVED**

**JUL 20 2011**

Enclosures: As listed above

Cc: Wes McCurry, PSL Acquisitions  
Tom Mackiewicz, PJ Development

**PLANNING DEPARTMENT  
CITY OF PORT ST. LUCIE, FL**

# SUBDIVISION PLAT APPLICATION

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPARTMENT  
(772)871-5212 FAX: (772)871-5124

P&Z File No. P11-093  
Fee (Nonrefundable)\$ 945.00  
Receipt # 11193

PROJECT NAME: Tradition Plat No. 68

LEGAL DESCRIPTION: See Attached

LOCATION OF PROJECT SITE: East side of Tradition Parkway extension, North of Abingdon

PROPERTY TAX I.D. NUMBER: 4308-000-0000-000-7

CIRCLE ONE:      PRELIMINARY      FINAL      **PRELIMINARY & FINAL**

PROPOSED USE: Cell Tower

GROSS SQ. FT. OF STRUCTURE(S): NA

NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: NA

UTILITIES & SUPPLIER: PSLUSD, FPL, Comcast, City Gas

GROSS ACREAGE & SQ. FT. OF SITE: 0.984 ac

FUTURE LAND USE DESIGNATION: NCD      ZONING DISTRICT: MPUD

OWNER(S) OF PROPERTY: PSL Acquisitions LLC  
NAME, ADDRESS, TELEPHONE & FAX NO. 141 Almeria Ave., Coral Gables, FL 33314

APPLICANT OR AGENT OF OWNER: Michael T. Kolodziejczyk, PLS  
NAME, ADDRESS, TELEPHONE & FAX NO. Culpepper & Terpening, Inc.  
2980 S. 25th St., Ft. Pierce, FL 34981

PROJECT ARCHITECT/ENGINEER: Culpepper & Terpening, Inc.  
(FIRM, ENGINEER OF RECORD) 2980 S. 25th St., Ft. Pierce, FL 34981

FLORIDA REGISTRATION NO., CONTACT PERSON, ADDRESS, PHONE & FAX No.) Michael T. Kolodziejczyk, PLS #3864  
772-464-3537 p 772-464-9497 f

**RECEIVED**  
JUL 20 2011  
PLANNING DEPARTMENT  
CITY OF PORT ST. LUCIE, FL

- I HEREBY AUTHORIZE THE ABOVE LISTED AGENT TO REPRESENT ME. I GRANT THE PLANNING DEPARTMENT PERMISSION TO ACCESS THE PROPERTY FOR INSPECTION.

- I FULLY UNDERSTAND THAT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND THE COMMENCEMENT OF ANY DEVELOPMENT ALL PLANS AND DETAIL PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PURSUANT TO SUBDIVISION REGULATIONS CHAPTER 156.

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

[Signature]  
OWNER'S SIGNATURE      MICHAEL T. KOLODZIEJCZYK  
Agent      HAND PRINT NAME      V.P.      7-20-2011  
TITLE      DATE  
H:\PZ\SHARED\APPLCTNS\SUBPLAPP (06/01/05)

SUBDIVISION PLAT APPLICATION

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPARTMENT  
(772)871-5212 FAX: (772)871-5124

PLANNING DEPARTMENT  
CITY OF PORT ST. LUCIE  
OCT 11 2011

P&Z File No. P11-093  
Fee (Nonrefundable)\$ 945.00  
Receipt # 1193

PRIMARY CONTACT EMAIL ADDRESS:

PROJECT NAME: Tradition Plat No. 68

LEGAL DESCRIPTION: see attached

LOCATION OF PROJECT SITE: East side of the existing Tradition Parkway and north of Abington.

PROPERTY TAX I.D. NUMBER: 4308.000.0000.000.7

CIRCLE ONE: PRELIMINARY FINAL PRELIMINARY & FINAL

PROPOSED USE: cell tower

GROSS SQ. FT. OF STRUCTURE(S): NA

NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: NA

UTILITIES & SUPPLIER: PSUSD, FPL, Comcast, City Gas

GROSS ACREAGE & SQ. FT. OF SITE: 3.59 ACRES

FUTURE LAND USE DESIGNATION: NOD ZONING DISTRICT: MPUD

OWNER(S) OF PROPERTY: DSL Acquisitions, LLC & City of PSL  
NAME, ADDRESS, TELEPHONE & FAX NO. 141 Almeria Ave 121 SW PSL Blvd  
Coral Gables, FL 33314 PSL, FL. 34984

APPLICANT OR AGENT OF OWNER: Michael J. Kolodziejczyk, PLS  
NAME, ADDRESS, TELEPHONE & FAX NO. Culpepper & Terpening, Inc  
2980 S. 25th St. Fort Pierce, FL. 34981

PROJECT ARCHITECT/ENGINEER: same as above.  
(FIRM, ENGINEER OF RECORD)

FLORIDA REGISTRATION NO., CONTACT PERSON, ADDRESS, PHONE & FAX No.) Michael J. Kolodziejczyk, PLS  
772-464-3537 772-464-9497

- I HEREBY AUTHORIZE THE ABOVE LISTED AGENT TO REPRESENT ME. I GRANT THE PLANNING DEPARTMENT PERMISSION TO ACCESS THE PROPERTY FOR INSPECTION.

- I FULLY UNDERSTAND THAT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND THE COMMENCEMENT OF ANY DEVELOPMENT ALL PLANS AND DETAIL PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PURSUANT TO SUBDIVISION REGULATIONS CHAPTER 156.

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

Jerry A. Bentrott  
OWNER'S SIGNATURE

Jerry A. Bentrott  
HANDPRINT NAME

City Manager 10/11/11  
TITLE DATE

RECEIVED  
1 JUL 29 2011  
PLANNING DEPARTMENT  
CITY OF PORT ST. LUCIE, FL

July 14, 2011

City of Port St. Lucie  
121 S.W. Port St. Lucie Boulevard  
Port St. Lucie, FL 34952

RE: Tradition Plat 68

Please be advised that PSL Acquisitions LLC hereby authorizes Culpepper & Terpening, Inc. to act as its agents relative to the above referenced property and project.

Sincerely,

PSL Acquisitions LLC

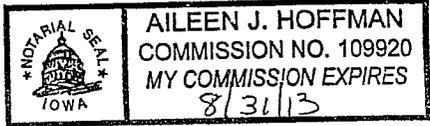
By: *David C. Feltman* David C. Feltman President 7/20/11  
Signature Print name Title Date

STATE OF ~~FLORIDA~~ IOWA  
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 20 day of July, 2011 by David C. Feltman, as President, who is personally known to me on behalf of PSL Acquisitions LLC a Florida Corporation or LLC.

[Notary Seal or Stamp]

*Aileen J. Hoffman*  
Notary Public-State of ~~Florida~~ Iowa



Print Name: Aileen J. Hoffman  
My Commission Expires: 8/31/13

IN THE CIRCUIT COURT  
OF THE NINETEENTH  
JUDICIAL CIRCUIT IN AND  
FOR ST. LUCIE COUNTY,  
FLORIDA

PSL ACQUISITIONS, LLC, an Iowa  
limited liability company, doing business in the  
state of Florida as PSL Acquisitions I, LLC,

Plaintiff,

CASE NO. 56-2010-CA-002197

vs.

CORE COMMUNITIES, LLC, a Florida  
limited liability company, and  
HORIZONS ACQUISITION 5, LLC, a Florida  
limited liability company,

Defendant

2011 FEB 25 PM 3:44  
ST. LUCIE COUNTY  
CLERK OF CIRCUIT COURT

CERTIFICATE OF TITLE

The undersigned Clerk of the Circuit Court certifies that he executed and filed a Certificate of Sale in this action on February 11, 2011, for the real and personal property described herein and that no objections to the sale have been filed within the time allowed for filing objections. The real property described on Exhibit "A" located in St. Lucie County, Florida, together with the personal property described in Exhibit "B", was sold to PSL Acquisitions, LLC, an Iowa limited liability company, doing business in the state of Florida as PSL Acquisitions I, LLC, whose address is 4333 Edgewood Road, NE, Cedar Rapids, IA 52499.

WITNESS my hand and the seal of this Court on this 25th day of February, 2011.



JOSEPH E. SMITH  
Clerk of the Circuit Court

By:

[Signature]  
Deputy Clerk

Copies to:

Edward M. Fitzgerald  
Holland & Knight LLP  
200 S. Orange Ave.  
Suite 2600  
Orlando, FL 32801

Jordi Guso, Esq.  
Berger Singerman  
200 South Biscayne Blvd., Ste. 1000  
Miami, FL 33131

Exhibit "A" – Real Property

Parcels 24, 25, 26, 27, 28, 28-A, 29, 30, and 31, of SOUTHERN GROVE PLAT NO. 3, according to the plat thereof as recorded in Plat Book 61, Pages 17 through 50, Public Records of St. Lucie County, Florida; Less and except any portion of said Parcel 26 lying North of the North line of land described in Special Warranty Deed recorded in Official Records Book 1969, Page 837, Public Records of St. Lucie County, Florida,

and

Conservation Tracts 3 through 16, 16A, 17 and 18, and wetland areas, of SOUTHERN GROVE PLAT NO. 3, according to the plat thereof as recorded in Plat Book 61, Pages 17 through 50, Public Records of St. Lucie County, Florida;

formerly known as:

Parcel 2:

Horizons St. Lucie Groves-South

A parcel of land lying in Sections 15, 22, 23, 26, 27, 34 and 35, Township 37 South, Range 39 East, St. Lucie County, Florida, more particularly described as follows:

Commence at the intersection of the centerline of Gatlin Boulevard (also being the North line of Section 15) and the Westerly limits of Gatlin Boulevard Right-of-Way and the Westerly limits of those lands described in an Order of Taking, dated July 24, 1979 and recorded in Official Records Book 311 at Pages 2946 through 2952, inclusive, Public Records of St. Lucie County, Florida, and as shown on the Florida Department of Transportation Right-of-Way maps for State Road No. 9 (I-95), Section 94001-2412, dated June 2, 1977, with last revision of September 11, 1979; thence along the Westerly lines of the parcels described in the said Order of Taking, recorded in Official Records Book 311 at Pages 2946 through 2952, inclusive, and along the Westerly line of said I-95 Right-of-Way the following courses and distances; thence South 00°01'45" West, a distance of 100.00 feet; thence South 89°58'15" East, a distance of 242.61 feet; thence along the Westerly line of a 20 foot wide F.P & L easement, as described in an Order Granting Petitioners Motion for Relief from Order of Taking and Amending Order of Taking, as same is recorded in Official Records Book 349 at Pages 90 through 93, inclusive, Public Records, of St. Lucie County, Florida, the following courses and distances:

South 00°01'45" West, a distance of 20.00 feet; thence South 89°58'15" East, a distance of 318.60 feet; thence South 81°56'34" East; a distance of 515.34 feet; thence South 69°58'48" East, a distance of 276.75 feet; thence South 52°20'12" East, a distance of 908.27 feet; thence South 43°16'30" East, a distance of 590.74 feet; thence South 27°42'53" East, a distance of 590.97 feet; thence South 19°56'04" East, a distance of 1197.74 feet; thence South 18°47'19" East, a distance of 819.08 feet to the POINT OF BEGINNING; thence continue South 18°47'19" East, a distance of 1746.61 feet to the beginning of a curve, concave Easterly, having a radius of 24749.33 feet and a central angle of 03°11'10", the chord of which bears South 20°22'54" East; thence

Southerly along the arc of said curve to the left, a distance of 1376.21 feet to a point of intersection with a non-tangent line; thence North  $00^{\circ}02'34''$  East, to a point in the said Westerly line of the lands described in the Order of Taking recorded in Official Records Book 311, at Pages 2946 through 2952, inclusive, and along the said Westerly line of I-95 Right-of-Way, a distance of 53.48 feet to a point of intersection with non-tangent curve, concave Northeasterly, having a radius of 24729.33 feet and central angle of  $01^{\circ}31'59''$ ; thence along the said Westerly line of the parcels described in the Order of Taking recorded in Official Records Book 311 at Pages 2946 through 2952, inclusive, and along the said Westerly line of I-95 Right-of-Way the following courses and distances; thence Southerly along the arc of said curve to the left, a distance of 661.68 feet, said arc subtended by a chord which bears South  $22^{\circ}37'35''$  East to a point of intersection with a non-tangent line; thence South  $65^{\circ}16'33''$  East, a distance of 59.98 feet; thence South  $23^{\circ}27'14''$  East, a distance of 5.99 feet; thence South  $10^{\circ}06'31''$  West, a distance of 72.11 feet; to a point of intersection with a non-tangent curve, concave Northeasterly, having a radius of 24729.33 feet and a central angle of  $10^{\circ}31'35''$ ; thence Southeasterly along the arc of said curve to the left, a distance of 4543.28 feet, said arc subtended by a chord which bears South  $28^{\circ}54'46''$  East, to the curves end; thence South  $34^{\circ}10'33''$  East, a distance of 1712.58 feet; to the beginning of a curve, concave Westerly, having a radius of 6987.97 feet and a central angle of  $29^{\circ}45'21''$ ; thence Southeasterly along the arc of said curve to the right, a distance of 3629.11 feet to the curves end; thence South  $04^{\circ}25'12''$  East, a distance of 1751.36 feet, to the beginning of a curve, concave Westerly, having a radius of 24381.33 feet and a central angle of  $04^{\circ}30'14''$ , thence Southerly along the arc of said curve to the right, a distance of 1916.56 feet to the curves end; thence South  $00^{\circ}05'02''$  West, a distance of 724.96 feet; thence South  $09^{\circ}10'27''$  West, a distance of 101.27 feet; thence South  $00^{\circ}05'02''$  West, a distance of 483.47 feet to a point in the Northerly line of those certain lands described in a deed dated May 12, 1951 to the Central and Southern Florida Flood Control District, recorded in Deed Book 165 at Pages 361 and through 362, Public Records of St. Lucie County, Florida, and a point in the Northerly Right-of-way line of the South Florida Water Management District Canal C-23, thence North  $89^{\circ}54'36''$  West, along the said Northerly line of those lands described in Deed Book 165, at Pages 361 and 362 and along said Right-of-Way line of the C-23 Canal Right-of-Way, a distance of 4896.74 feet; thence North  $89^{\circ}54'26''$  West along the Northerly line of those lands described in a Special Warranty Deed to the Central and Southern Florida Flood Control District dated May 12, 1951 and recorded in Deed Book 166 at Pages 168, 169 and 170, Public Records of St. Lucie County, Florida and, continuing along the said Right-of-Way line of the C-23 Canal Right-of-Way, a distance of 5221.40 feet to a point in the Easterly line of that certain 30 foot wide parcel described in a Special Warranty Deed to Metropolitan Life Insurance Company, dated the 1st day of September, 1987, and recorded in Official Records Book 557, at Pages 676 through 680, inclusive, Public Records of St. Lucie County, Florida; thence departing said C-23 Canal Right-of-Way, North  $00^{\circ}05'34''$  East, along the said East line of the 30 foot wide parcel conveyed to Metropolitan Life Insurance Company in the deed recorded in Official Records Book 557, Pages 676 through 680, a distance of 17341.94 feet to the Northeasterly corner of the said 30 foot wide parcel and a point in the Easterly prolongation of the North line of that certain parcel described in a Special Warranty Deed to Metropolitan Life Insurance Company dated September 18, 1985, and recorded in Official Records Book 477 at Pages 560 through 566, inclusive, Public Records of St. Lucie County, Florida; thence South  $89^{\circ}50'39''$  East, along the just said Northerly line of the parcel described in the Special Warranty Deed to Metropolitan Life Insurance Company

recorded in Official Records Book 477, at Pages 560 through 566, and the Easterly prolongation thereof, a distance of 4218.53 feet to the POINT OF BEGINNING.

LESS THEREFROM THOSE PARCELS OF LAND released in Official Records Book 2737, Page 2645; and

LESS THEREFROM THOSE PARCELS OF LAND DEEDED TO THE CITY OF PORT ST. LUCIE, a Florida municipal corporation, (a) by Special Warranty Deed recorded November 22, 2005 in Official Records Book 2418, Page 2705, and (b) that are more particularly described in Schedules 1 through 10 attached hereto and made a part hereof.

ALSO LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL released in Official Records Book 3071, Page 2581, Public Records of St. Lucie County, Florida:

A parcel of land lying in Section 15, Township 37 South, Range 39 East, St. Lucie County, Florida and being more particularly described as follows:

Commence at the Southwesterly corner of Parcel 6, of said plat, Southern Grove Plat No. 4; thence South  $11^{\circ}42'39''$  East, along the Easterly line of Village Parkway, a 150 foot wide tract of land as described in Official Records Book 2418, at Page 2671, of the Public Records of St. Lucie County, Florida, a distance of 498.01 feet to a point on the South line of that Special Warranty Deed to Horizons St. Lucie Development, LLC dated May 30, 2002, as recorded in Official Records Book 1536, at Page 1598, of the Public Records of St. Lucie County, Florida; thence along said deed line, South  $89^{\circ}50'39''$  East, a distance of 21.67 feet; thence South  $31^{\circ}07'15''$  West, a distance of 31.20 feet, to said Easterly line of Village Parkway; thence North  $11^{\circ}42'39''$  West, along said Easterly line, a distance of 27.34 feet, to the Point of Beginning.

TOGETHER WITH:

The non-exclusive easement rights appurtenant to the land created by that certain Easement Agreement as recorded in Official Records Book 1536, Page 1703, as modified by Easement Relocation Agreement recorded in Official Records Book 1969, Page 860; affected by Agreement Regarding Easement Relocation recorded in Official Records Book 2916, Page 2040; and Corrective Agreement Regarding Easement Relocation recorded in Official Records Book 2964, Page 1872, all of the Public Records of St. Lucie County, Florida, subject to, and in accordance with such instrument.

AND:

The non-exclusive easement rights appurtenant to the land created by that certain Reciprocal Access Easement Agreement as recorded in Official Records Book 1536, Page 1827; as amended by Amendment to Easement recorded in Official Records Book 2750, Page 829, of the Public Records of St. Lucie County, Florida, subject to, and in accordance with such instrument.

SCHEDULE 1 (PROPOSED VILLAGE PARKWAY - SOUTHERN GROVES PORTION):

BEING A STRIP OF LAND 150.00 FEET WIDE LYING IN SECTIONS 15, 22, 26, 27 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND LYING 75.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF TRADITION PARKWAY (TRACT R-3) WITH THE EAST LINE OF SAID TRADITION PARKWAY AS SHOWN ON THE PLAT OF TRADITION PLAT NO. 6, RECORDED IN PLAT BOOK 42, PAGES 5, 5A THRU 5F, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°57'05" WEST AS A BASIS OF BEARINGS ALONG SAID CENTERLINE, A DISTANCE OF 647.21 FEET; THENCE SOUTH 00°00'00" EAST DEPARTING SAID CENTERLINE, A DISTANCE OF 100.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID TRADITION PARKWAY; THENCE CONTINUE SOUTH 00°00'00" EAST DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 355.97 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1582.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 36°41'23", AN ARC DISTANCE OF 1013.05 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 36°41'23" EAST ALONG SAID LINE, A DISTANCE OF 243.75 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 4000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 24°58'44", AN ARC DISTANCE OF 1743.86 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 11°42'39" EAST ALONG SAID LINE, A DISTANCE OF 525.06 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE OF 150.00 FOOT WIDE STRIP OF LAND; THENCE CONTINUE SOUTH 11°42'39" EAST ALONG SAID CENTERLINE, A DISTANCE OF 514.64 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2555.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 15°38'20", AN ARC DISTANCE OF 697.44 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 27°20'59" EAST ALONG SAID LINE, A DISTANCE OF 936.25 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 5000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 25°30'43", AN ARC DISTANCE OF 2226.34 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 3822.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 24°07'06", AN ARC DISTANCE OF 1608.85 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 25°57'22" EAST ALONG SAID LINE, A DISTANCE OF 2632.81 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 6826.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 12°59'06", AN ARC DISTANCE OF 1546.99 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 38°56'28" EAST ALONG SAID LINE, A DISTANCE OF 387.35 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A

RADIUS OF 3621.00 FEET; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $38^{\circ}56'28''$ , AN ARC DISTANCE OF 2461.02 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH  $00^{\circ}00'00''$  WEST ALONG SAID LINE, A DISTANCE OF 317.93 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 4044.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $11^{\circ}51'40''$ , AN ARC DISTANCE OF 837.18 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH  $11^{\circ}51'40''$  EAST ALONG SAID LINE, A DISTANCE OF 675.54 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 4044.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $23^{\circ}32'03''$  AN ARC DISTANCE OF 1661.06 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH  $11^{\circ}40'22''$  WEST ALONG SAID LINE, A DISTANCE OF 461.18 FEET TO A POINT CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 3126.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $1^{\circ}29'02''$ , AN ARC DISTANCE OF 80.96 FEET THE POINT OF TERMINATION OF SAID CENTERLINE OF 150.00 FOOT WIDE STRIP OF LAND.

SAID POINT OF TERMINATION ON A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 4925.00 FEET, SAID CURVE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF PROPOSED BECKER ROAD, (THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 3126.00 FEET BEARS SOUTH  $79^{\circ}48'40''$  EAST FROM THIS POINT AND THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 4925.00 FEET BEARS NORTH  $13^{\circ}08'08''$  EAST FROM THIS POINT), SAID STRIP OF LAND BEING BOUNDED ON THE NORTH BY THE NORTH PROPERTY LINE OF THE SOUTHERN GROVES PARCEL (EXHIBIT "B") OFFICIAL RECORDS BOOK 1536, PAGE 1703 WHICH BEARS NORTH  $89^{\circ}50'39''$  WEST AND BOUNDED ON THE SOUTH BY SAID PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF BECKER ROAD, THE SIDELINES OF SAID STRIP OF LAND TO BE SHORTENED OR PROLONGED TO MEET AT THE NORTH AND SOUTH BOUNDARIES.

SCHEDULE 2 (PROPOSED COMMUNITY BOULEVARD - SOUTHERN GROVES PORTION):

BEING A 75 FOOT WIDE STRIP OF LAND LYING IN A PORTION OF SECTIONS 15, 22, 27, AND 34, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA LYING 75.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE FOLLOWING DESCRIBED LINE, SAID LINE ALSO BEING THE WEST LINE OF THE SOUTHERN GROVES PARCEL (EXHIBIT "B"), RECORDED IN OFFICIAL RECORDS BOOK 1536, PAGE 1703:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF TRADITION PARKWAY (TRACT R-3) WITH THE EAST LINE OF SAID TRADITION PARKWAY AS SHOWN ON THE PLAT OF TRADITION PLAT NO. 6, RECORDED IN PLAT BOOK 42,

PAGES 5, 5A THRU 5F, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH  $89^{\circ}57'05''$  WEST AS A BASIS OF BEARINGS ALONG SAID CENTERLINE, A DISTANCE OF 2815.58 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF COMMUNITY BOULEVARD (TRACT R-3) AS SHOWN ON SAID TRADITION PLAT NO. 6; THENCE SOUTH  $00^{\circ}02'55''$  EAST DEPARTING SAID CENTERLINE, A DISTANCE OF 300.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID TRADITION PARKWAY; THENCE SOUTH  $00^{\circ}02'55''$  WEST DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 419.18 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1582.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $60^{\circ}54'06''$ , AN ARC DISTANCE OF 1681.56 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH  $60^{\circ}57'01''$  EAST ALONG SAID LINE, A DISTANCE OF 437.56 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1560.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $61^{\circ}02'35''$ , AN ARC DISTANCE OF 1662.03 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH  $00^{\circ}05'34''$  WEST ALONG SAID LINE, A DISTANCE OF 3.48 FEET TO THE NORTHWEST CORNER OF SAID SOUTHERN GROVES PARCEL AND TO THE POINT OF BEGINNING OF SAID 75.00 FOOT WIDE STRIP OF LAND; THENCE CONTINUE SOUTH  $00^{\circ}05'34''$  WEST ALONG SAID WEST LINE, A DISTANCE OF 14,843.13 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF PROPOSED BECKER ROAD AND TO THE POINT OF TERMINATION OF SAID WESTERLY LINE OF THE 75.00 FOOT WIDE STRIP OF LAND.

SAID STRIP OF LAND BEING BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID SOUTHERN GROVES PARCEL WHICH BEARS NORTH  $89^{\circ}50'39''$  WEST AND BOUNDED ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF SAID PROPOSED BECKER ROAD WHICH BEARS NORTH  $89^{\circ}57'24''$  WEST.

SCHEDULE 3 (PROPOSED E/W 1 RIGHT-OF-WAY - SOUTHERN GROVES PORTION):

BEING A PORTION OF LAND LYING IN SECTION 15 TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF TRADITION PARKWAY (TRACT R-3) WITH THE EAST LINE OF SAID TRADITION PARKWAY AS SHOWN ON THE PLAT OF TRADITION PLAT NO. 6, RECORDED IN PLAT BOOK 42, PAGES 5, 5A THRU 5F, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH  $89^{\circ}57'05''$  WEST AS A BASIS OF BEARINGS ALONG SAID CENTERLINE, A DISTANCE OF 2815.58 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF COMMUNITY BOULEVARD (TRACT R-3) AS SHOWN ON SAID TRADITION PLAT NO. 6; THENCE SOUTH  $00^{\circ}02'55''$  EAST DEPARTING SAID CENTERLINE, A DISTANCE OF 300.00 FEET TO A POINT OF INTERSECTION WITH

THE SOUTH RIGHT-OF-WAY LINE OF SAID TRADITION PARKWAY; THENCE TRAVERSING THE CENTERLINE OF PROPOSED COMMUNITY BOULEVARD BY THE FOLLOWING FIVE (5) COURSES;

1. CONTINUE SOUTH 00°02'55" EAST DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 419.18 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1582.00 FEET;
2. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 60°54'06", AN ARC DISTANCE OF 1681.56 FEET TO A POINT OF TANGENCY WITH A LINE;
3. SOUTH 60°57'01" EAST ALONG SAID LINE, A DISTANCE OF 437.56 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1560.00 FEET;
4. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 61°02'35", AN ARC DISTANCE OF 1662.03 FEET TO A POINT OF TANGENCY WITH A LINE POINT "A" FOR FUTURE REFERENCE;
5. SOUTH 00°05'34" EAST ALONG SAID LINE, A DISTANCE OF 13.54 FEET;

THENCE SOUTH 89°57'32" EAST DEPARTING SAID CENTERLINE, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING OF SAID PROPOSED E/W 1 RIGHT-OF-WAY; THENCE CONTINUE SOUTH 89°57'32" EAST, A DISTANCE OF 681.02 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1925.00 FEET; THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 05°17'10", AN ARC DISTANCE OF 177.60 FEET TO A POINT OF NON RADIAL INTERSECTION WITH THE NORTH LINE OF THE SOUTHERN GROVES PARCEL (EXHIBIT "B") RECORDED IN OFFICIAL RECORDS BOOK 1536, PAGE 1703, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA (THE RADIUS POINT OF SAID CURVE BEARS NORTH 05°14'43" WEST FROM THIS POINT); THENCE SOUTH 89°50'39" EAST ALONG SAID NORTH LINE, A DISTANCE OF 433.74 FEET; THENCE SOUTH 11°42'39" EAST DEPARTING SAID NORTH LINE, A DISTANCE OF 62.63 FEET TO THE POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2075.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS NORTH 17°27'20" WEST FROM THIS POINT); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 17°29'48", AN ARC DISTANCE OF 633.65 FEET TO A POINT OF TANGENCY WITH LINE; THENCE NORTH 89°57'32" WEST ALONG SAID LINE, A DISTANCE OF 681.16 FEET; THENCE NORTH 00°05'34" EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

SCHEDULE 4 (PROPOSED E/W 2 RIGHT-OF-WAY):

BEING A STRIP OF LAND 100.00 FEET WIDE LYING IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND LYING 50.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF TRADITION PARKWAY (TRACT R-3) WITH THE EAST LINE OF SAID TRADITION PARKWAY AS SHOWN ON THE PLAT OF TRADITION PLAT NO. 6, RECORDED IN PLAT BOOK 42, PAGES 5, 5A THRU 5F, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH  $89^{\circ}57'05''$  WEST AS A BASIS OF BEARINGS ALONG SAID CENTERLINE, A DISTANCE OF 2815.58 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF COMMUNITY BOULEVARD (TRACT R-3) AS SHOWN ON SAID TRADITION PLAT NO. 6; THENCE SOUTH  $00^{\circ}02'55''$  EAST DEPARTING SAID CENTERLINE, A DISTANCE OF 300.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID TRADITION PARKWAY; THENCE TRAVERSING THE CENTERLINE OF PROPOSED COMMUNITY BOULEVARD BY THE FOLLOWING FIVE (5) COURSES;

1. CONTINUE SOUTH  $00^{\circ}02'55''$  EAST DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 419.18 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1582.00 FEET;
2. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $60^{\circ}54'06''$ , AN ARC DISTANCE OF 1681.56 FEET TO A POINT OF TANGENCY WITH A LINE;
3. SOUTH  $60^{\circ}57'01''$  EAST ALONG SAID LINE, A DISTANCE OF 437.56 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1560.00 FEET;
4. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF  $61^{\circ}02'35''$ , AN ARC DISTANCE OF 1662.03 FEET TO A POINT OF TANGENCY WITH A LINE;
5. SOUTH  $00^{\circ}05'34''$  WEST ALONG SAID LINE, A DISTANCE OF 3387.83 FEET; THENCE NORTH  $90^{\circ}00'00''$  EAST DEPARTING SAID CENTERLINE OF PROPOSED COMMUNITY BOULEVARD, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID 100.00 FOOT STRIP OF LAND; THENCE CONTINUE NORTH  $90^{\circ}00'00''$  EAST, A DISTANCE OF 723.90 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 5000.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $14^{\circ}00'23''$ , AN ARC DISTANCE OF 1222.30 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH  $75^{\circ}59'37''$  EAST ALONG SAID LINE, A DISTANCE OF 561.36 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF 100.00 FOOT STRIP OF LAND, SAID STRIP OF LAND BEING BOUNDED ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED COMMUNITY BOULEVARD WHICH BEARS SOUTH  $00^{\circ}05'34''$  WEST AND BOUNDED ON THE EAST BY THE WESTERLY RIGHT-OF-WAY LINE OF PROPOSED VILLAGE PARKWAY, THE SIDELINES OF SAID STRIP OF LAND TO BE SHORTENED OR PROLONGED TO MEET AT THE EAST AND WEST BOUNDARIES.

SCHEDULE 5 (PROPOSED E/W 3 RIGHT-OF-WAY)

BEING A STRIP OF LAND 150.00 FEET WIDE LYING IN SECTIONS 22, 23, 26 AND 27 TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND LYING 75.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF TRADITION PARKWAY (TRACT R-3) WITH THE EAST LINE OF SAID TRADITION PARKWAY AS SHOWN ON THE PLAT OF TRADITION PLAT NO. 6, RECORDED IN PLAT BOOK 42, PAGES 5, 5A THRU 5F, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH  $89^{\circ}57'05''$  WEST AS A BASIS OF BEARINGS ALONG SAID CENTERLINE, A DISTANCE OF 2815.58 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF COMMUNITY BOULEVARD (TRACT R-3) AS SHOWN ON SAID TRADITION PLAT NO. 6; THENCE SOUTH  $00^{\circ}02'55''$  EAST DEPARTING SAID CENTERLINE, A DISTANCE OF 300.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID TRADITION PARKWAY; THENCE TRAVERSING THE CENTERLINE OF PROPOSED COMMUNITY BOULEVARD BY THE FOLLOWING FIVE (5) COURSES:

1. CONTINUE SOUTH  $00^{\circ}02'55''$  EAST DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 419.18 FEET TO A POINT OF A CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1582.00 FEET;
2. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $60^{\circ}54'06''$ , AN ARC DISTANCE OF 1681.56 FEET TO A POINT OF TANGENCY WITH A LINE;
3. SOUTH  $60^{\circ}57'01''$  EAST ALONG SAID LINE, A DISTANCE OF 437.56 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1560.00 FEET;
4. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $61^{\circ}02'35''$ , AN ARC DISTANCE OF 1662.03 FEET TO A POINT OF TANGENCY WITH A LINE;
5. SOUTH  $00^{\circ}05'34''$  WEST ALONG SAID LINE, A DISTANCE OF 6555.83 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 8001.97 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH  $07^{\circ}11'17''$  WEST FROM THIS POINT); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, DEPARTING SAID CENTERLINE, THRU A CENTRAL ANGLE OF  $00^{\circ}32'29''$  AN ARC DISTANCE OF 75.62 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE OF 150.00 FEET STRIP OF LAND (THE RADIUS POINT OF SAID CURVE BEARS SOUTH  $07^{\circ}43'46''$  WEST FROM THIS POINT); THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $04^{\circ}01'13''$ , AN ARC DISTANCE OF 561.49 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE

SOUTHWEST AND HAVING A RADIUS OF 1000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $21^{\circ}52'22''$ , AN ARC DISTANCE OF 381.75 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH  $56^{\circ}22'38''$  EAST ALONG SAID LINE, A DISTANCE OF 1338.62 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 2000.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $63^{\circ}48'53''$ , AN ARC DISTANCE OF 2227.55 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH  $59^{\circ}48'29''$  EAST ALONG SAID LINE, A DISTANCE OF 961.31 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2000.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $29^{\circ}45'21''$ , AN ARC DISTANCE OF 1038.67 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH  $89^{\circ}33'50''$  EAST ALONG SAID LINE, A DISTANCE OF 1251.28 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 24,729.33 FEET AND TO THE POINT OF TERMINATION OF SAID CENTERLINE OF 150.00 FOOT STRIP OF LAND (THE RADIUS POINT OF SAID CURVE BEARS NORTH  $57^{\circ}52'33''$  EAST FROM THIS POINT), SAID CURVE ALSO BEING THE EASTERLY LINE OF THE SOUTHERN GROVES PARCEL, RECORDED IN OFFICIAL RECORDS BOOK 1536, PAGE 1703, AS EXHIBIT "B", SAID STRIP OF LAND BEING BOUNDED ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED COMMUNITY BOULEVARD WHICH BEARS SOUTH  $00^{\circ}05'34''$  WEST AND BOUNDED ON THE EAST BY SAID EASTERLY LINE OF THE SOUTHERN GROVE PARCEL.

SCHEDULE 6 (PROPOSED E/W 4 RIGHT-OF-WAY -PARR A/K/A PAAR DRIVE):

BEING A STRIP OF LAND 150.00 FEET WIDE LYING IN SECTIONS 26, 27, 34, AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND LYING 75.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHWEST CORNER SOUTHERN GROVES PARCEL, AS RECORDED BY DEED IN OFFICIAL RECORDS BOOK 1536, PAGE 1703 (EXHIBIT B), PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE NORTH  $00^{\circ}05'34''$  EAST AS A BASIS OF BEARINGS ALONG THE WEST LINE OF SAID SOUTHERN GROVES PARCEL, A DISTANCE OF 6306.46 FEET; THENCE NORTH  $90^{\circ}00'00''$  EAST DEPARTING SAID WEST LINE, A DISTANCE OF 75.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF A 75.00 FOOT STRIP OF LAND (COMMUNITY BOULEVARD), AS DESCRIBED BY DEED IN OFFICIAL RECORDS BOOK 2418, PAGE 2680, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE CENTERLINE OF SAID 150.00 FOOT STRIP OF LAND; THENCE CONTINUE NORTH  $90^{\circ}00'00''$  EAST, A DISTANCE OF 823.75 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 3000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $26^{\circ}33'21''$ , AN ARC DISTANCE OF

1390.46 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH  $63^{\circ}26'39''$  EAST ALONG SAID LINE, A DISTANCE OF 1026.51 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 3000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $26^{\circ}33'04''$ , AN ARC DISTANCE OF 1390.21 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH  $89^{\circ}59'43''$  EAST, ALONG SAID LINE, A DISTANCE OF 1623.08 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF A 150.00 FOOT RIGHT-OF-WAY (VILLAGE PARKWAY), AS DESCRIBED BY DEED IN OFFICIAL RECORDS BOOK 2418, PAGE 2680, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA, AND THE POINT OF TERMINATION OF SAID 150.00 FOOT STRIP OF LAND. SAID POINT ALSO BEING REFERENCE POINT "A" (FOR FUTURE REFERENCE) SAID STRIP OF LAND BEING BOUNDED ON THE WEST BY THE EAST LINE OF SAID 75.00 FOOT STRIP OF LAND (COMMUNITY BOULEVARD) DESCRIBED BY DEED IN OFFICIAL RECORDS BOOK 2418, PAGE 2680, WHICH BEARS NORTH  $00^{\circ}05'34''$  WEST AND BOUNDED ON THE EAST BY SAID 150.00 RIGHT-OF-WAY (VILLAGE PARKWAY) DESCRIBED BY DEED IN OFFICIAL RECORDS BOOK 2418, PAGE 2680, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA, THE SIDELINES OF SAID STRIP OF LAND TO BE SHORTENED OR PROLONGED TO MEET AT ANGLE POINTS.

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTIONS 26 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SAID REFERENCE POINT "A"; THENCE SOUTH  $89^{\circ}59'43''$  EAST, A DISTANCE OF 150.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID (VILLAGE PARKWAY) AND THE POINT OF BEGINNING; THENCE NORTH  $00^{\circ}00'00''$  EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF (VILLAGE PARKWAY); A DISTANCE OF 75.00 FEET; THENCE SOUTH  $89^{\circ}59'43''$  EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 750.93 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 5156.39 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $07^{\circ}51'45''$ , AN ARC DISTANCE OF 707.58 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 6551.78 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $08^{\circ}37'47''$ , AN ARC DISTANCE OF 986.81 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH  $89^{\circ}14'14''$  EAST, A LONG SAID LINE, A DISTANCE OF 274.10 FEET; THENCE NORTH  $83^{\circ}50'31''$  EAST, A DISTANCE OF 904.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF LANDS DESCRIBED IN ORDER OF TAKING IN OFFICIAL RECORDS BOOK 311, PAGE 2946, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA, AND A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 6987.97 FEET (THE RADIUS POINT OF WHICH BEARS SOUTH  $82^{\circ}52'58''$  WEST); THENCE

SOUTHEASTERLY ALONG SAID WESTERLY LINE AND ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 02°38'03", AN ARC DISTANCE OF 321.27 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 85°31'01" WEST); THENCE NORTH 85°31'50" WEST, ALONG SAID LINE, A DISTANCE OF 932.09 FEET; THENCE SOUTH 89°14'14" WEST, A DISTANCE OF 274.10 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 6701.78 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 08°37'47", AN ARC DISTANCE OF 1009.41 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 5006.39 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 07°51'45", AN ARC DISTANCE OF 687.00 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 89°59'43" WEST ALONG SAID LINE, A DISTANCE OF 750.92 FEET TO A POINT OF INTERSECTION WITH SAID EASTERLY RIGHT-OF-WAY LINE OF (VILLAGE PARKWAY); THENCE NORTH 00°00'00" EAST, ALONG SAID LINE A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

SCHEDULE 7 (BECKER ROAD):

A PARCEL OF LAND LYING IN SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHERN GROVES PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1536, PAGE 1703 (EXHIBIT B), PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA, AND RUNNING THENCE NORTH 00°05'02" EAST ALONG THE WEST BOUNDS OF INTERSTATE I-95 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS FOR STATE ROAD 9 (I-95), SECTION 94001-2412, DATED 06-02-1977, WITH LAST REVISION 09-11-1979, A DISTANCE OF 194.54 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTHERLY ALONG A CURVE TO THE LEFT OF RADIUS 2571.78 FEET, CENTRAL ANGLE 05°39'26", A DISTANCE OF 253.93 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE LOCATED NORTH 08°27'40" WEST A DISTANCE OF 253.83 FEET FROM THE POINT LAST ABOVE MENTIONED; THENCE NORTH 11°44'22" WEST A DISTANCE OF 114.03 FEET TO A POINT; THENCE NORTH 10°18'25" WEST A DISTANCE OF 31.91 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT OF RADIUS 5833.00 FEET, CENTRAL ANGLE OF 03°22'11", A DISTANCE OF 343.05 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE LOCATED NORTH 08°37'20" WEST A DISTANCE OF 343.00 FEET FROM THE POINT LAST ABOVE MENTIONED; THENCE NORTH 81°56'24" WEST A DISTANCE OF 184.13 FEET TO A POINT; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 313.81 FEET TO A POINT; THENCE SOUTH 90°00'00" WEST A DISTANCE OF 563.00 FEET TO A POINT; THENCE NORTH 00°00'00" WEST A DISTANCE OF 385.78 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE; THENCE WESTERLY ALONG A CURVE TO THE LEFT OF RADIUS 7545.00

FEET, CENTRAL ANGLE  $01^{\circ}21'02''$ , A DISTANCE OF 177.84 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE LOCATED NORTH  $85^{\circ}12'01''$  WEST A DISTANCE OF 177.83 FEET FROM THE POINT LAST ABOVE MENTIONED; THENCE NORTH  $80^{\circ}45'14''$  WEST A DISTANCE OF 653.24 FEET TO A POINT; THENCE SOUTH  $89^{\circ}57'55''$  WEST A DISTANCE OF 938.09 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE RIGHT OF RADIUS 5075.00 FEET, CENTRAL ANGLE  $12^{\circ}18'03''$ , A DISTANCE OF 1089.56 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE LOCATED NORTH  $83^{\circ}53'04''$  WEST A DISTANCE OF 1087.47 FEET FROM THE POINT LAST ABOVE MENTIONED; THENCE SOUTH  $54^{\circ}22'43''$  WEST A DISTANCE OF 51.93 FEET TO A POINT; THENCE NORTH  $73^{\circ}22'54''$  WEST A DISTANCE OF 152.26 FEET TO A POINT; THENCE NORTH  $34^{\circ}08'22''$  WEST A DISTANCE OF 46.03 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT OF RADIUS 5075.00 FEET, CENTRAL ANGLE OF  $02^{\circ}55'38''$ , A DISTANCE OF 259.28 FEET TO A POINT OF TANGENCY LOCATED NORTH  $73^{\circ}47'11''$  WEST, A DISTANCE OF 259.25 FEET FROM THE POINT LAST ABOVE MENTIONED; THENCE NORTH  $72^{\circ}19'20''$  WEST A DISTANCE OF 2451.73 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE LEFT OF RADIUS 4925.00 FEET, CENTRAL ANGLE  $17^{\circ}35'06''$ , A DISTANCE OF 1511.56 FEET TO A POINT OF TANGENCY LOCATED NORTH  $81^{\circ}06'53''$  WEST A DISTANCE OF 1505.64 FEET FROM THE POINT LAST ABOVE MENTIONED; THENCE NORTH  $89^{\circ}54'26''$  WEST A DISTANCE OF 2123.92 FEET TO A POINT IN THE WESTERLY BOUNDS OF THE SOUTHERN GROVES PARCEL FIRST ABOVE MENTIONED; THENCE NORTH  $00^{\circ}05'34''$  EAST ALONG THE WESTERLY BOUNDS THEREOF A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF A STRIP OF LAND KNOWN AS COMMUNITY BOULEVARD, DESCRIBED IN OFFICIAL RECORDS BOOK 2418, PAGE 2680, PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH  $89^{\circ}54'26''$  EAST ALONG THE SOUTHERLY BOUNDS AND PASSING THROUGH THE SOUTHEAST CORNER OF SAID CONVEYANCE, A DISTANCE OF 2123.92 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT OF RADIUS 5075.00 FEET, CENTRAL ANGLE  $17^{\circ}35'06''$ , A DISTANCE OF 1557.60 FEET TO A POINT OF TANGENCY LOCATED SOUTH  $81^{\circ}06'53''$  EAST A DISTANCE OF 1551.49 FEET FROM THE POINT LAST ABOVE MENTIONED; THENCE SOUTH  $72^{\circ}19'20''$  EAST A DISTANCE OF 2451.73 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE LEFT OF RADIUS OF 4925.00 FEET, CENTRAL ANGLE  $02^{\circ}36'05''$ , A DISTANCE OF 223.61 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE LOCATED SOUTH  $73^{\circ}37'25''$  EAST A DISTANCE OF 223.59 FEET FROM THE POINT LAST ABOVE MENTIONED; THENCE NORTH  $58^{\circ}01'46''$  EAST A DISTANCE OF 58.57 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE DEFINING THE WESTERLY BOUNDS OF A STRIP OF LAND KNOWN AS VILLAGE PARKWAY, DESCRIBED IN OFFICIAL RECORDS BOOK 2418, PAGE 2680, PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE BOUNDS OF THIS LAST MENTIONED CONVEYANCE THE FOLLOWING THREE (3) COURSES: (1) SOUTHERLY ALONG A CURVE TO THE LEFT OF RADIUS 3201.00 FEET, CENTRAL ANGLE  $00^{\circ}42'53''$ , A DISTANCE OF 39.93 FEET TO A POINT LOCATED SOUTH  $10^{\circ}37'32''$  WEST A DISTANCE OF 39.93 FEET FROM THE POINT LAST ABOVE DESCRIBED; (2)

EASTERLY ALONG A CURVE TO THE LEFT OF RADIUS 4925.00 FEET, CENTRAL ANGLE  $01^{\circ}44'51''$ , A DISTANCE OF 150.20 FEET TO A POINT LOCATED SOUTH  $76^{\circ}51'51''$  EAST A DISTANCE OF 150.20 FEET FROM THE POINT LAST ABOVE MENTIONED; (3) NORTHERLY ALONG A CURVE TO THE RIGHT OF RADIUS 3051.00 FEET, CENTRAL ANGLE  $00^{\circ}54'43''$ , A DISTANCE OF 48.57 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE LOCATED NORTH  $10^{\circ}35'00''$  EAST A DISTANCE OF 48.57 FEET FROM THE POINT LAST ABOVE MENTIONED; THENCE SOUTH  $33^{\circ}17'26''$  EAST A DISTANCE OF 55.88 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT OF RADIUS 4911.00 FEET, CENTRAL ANGLE  $03^{\circ}18'46''$ , A DISTANCE 283.95 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE LOCATED SOUTH  $79^{\circ}16'38''$  EAST A DISTANCE OF 283.91 FEET FROM THE POINT LAST ABOVE MENTIONED; THENCE SOUTH  $73^{\circ}21'07''$  EAST A DISTANCE OF 98.74 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE; THENCE EASTERLY ALONG A CURVE TO THE LEFT OF RADIUS 4925.00 FEET, CENTRAL ANGLE  $07^{\circ}57'45''$ , A DISTANCE OF 684.44 FEET TO A POINT OF TANGENCY LOCATED SOUTH  $86^{\circ}03'13''$  EAST A DISTANCE OF 683.89 FEET FROM THE POINT LAST ABOVE MENTIONED; THENCE NORTH  $89^{\circ}57'55''$  EAST A DISTANCE OF 938.09 FEET TO A POINT; THENCE NORTH  $81^{\circ}03'24''$  EAST A DISTANCE OF 652.56 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE; THENCE EASTERLY ALONG A CURVE TO THE LEFT OF RADIUS 5635.00 FEET, CENTRAL ANGLE  $03^{\circ}39'29''$ , A DISTANCE OF 359.82 FEET TO A POINT OF TANGENCY LOCATED NORTH  $83^{\circ}03'58''$  EAST A DISTANCE OF 359.76 FEET FROM THE POINT LAST ABOVE MENTIONED; THENCE NORTH  $81^{\circ}14'13''$  EAST A DISTANCE OF 542.30 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT OF RADIUS 5203.00 FEET, CENTRAL ANGLE  $03^{\circ}11'55''$ , A DISTANCE OF 290.46 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE LOCATED NORTH  $02^{\circ}46'53''$  EAST A DISTANCE OF 290.43 FEET FROM THE POINT LAST ABOVE MENTIONED; THENCE NORTH  $10^{\circ}47'21''$  EAST A DISTANCE OF 87.10 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT OF RADIUS 5194.00 FEET, CENTRAL ANGLE  $00^{\circ}53'25''$ , A DISTANCE OF 80.71 FEET TO A POINT OF TANGENCY LOCATED NORTH  $05^{\circ}46'51''$  EAST A DISTANCE OF 80.71 FEET FROM THE POINT LAST ABOVE MENTIONED; THENCE NORTH  $06^{\circ}13'34''$  EAST A DISTANCE OF 287.47 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE LEFT OF RADIUS 3970.83 FEET, CENTRAL ANGLE  $06^{\circ}22'07''$ , A DISTANCE OF 441.36 FEET TO A POINT OF TANGENCY LOCATED NORTH  $03^{\circ}02'30''$  EAST A DISTANCE OF 441.14 FEET FROM THE POINT LAST ABOVE MENTIONED; THENCE NORTH  $00^{\circ}08'33''$  WEST A DISTANCE OF 526.63 FEET TO A POINT IN THE WESTERLY BOUNDS OF INTERSTATE I-95 REFERRED TO ABOVE; THENCE ALONG THE WESTERLY BOUNDS THEREOF THE FOLLOWING FIVE (5) COURSES: (1) SOUTH  $04^{\circ}25'12''$  EAST A DISTANCE OF 8.72 FEET TO A POINT OF CURVATURE; (2) SOUTHERLY ALONG A CURVE TO THE RIGHT OF RADIUS 24381.33 FEET, CENTRAL ANGLE  $04^{\circ}30'14''$  A DISTANCE OF 1916.56 FEET TO A POINT OF TANGENCY LOCATED SOUTH  $02^{\circ}10'05''$  EAST A DISTANCE OF 1916.07 FEET FROM THE POINT LAST ABOVE MENTIONED; (3) SOUTH  $00^{\circ}05'02''$  WEST A DISTANCE OF 724.96 FEET TO A POINT; (4) SOUTH

09°10'27" WEST A DISTANCE OF 101.27 FEET TO A POINT; (5) SOUTH 00°05'02" WEST A DISTANCE OF 288.89 FEET TO THE POINT OF BEGINNING.

SCHEDULE 8 (CORNER CLIP @ E/W 1 R/W & VILLAGE PARKWAY):

BEING A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT OF INTERSECTION OF THE NORTHEAST CORNER OF PARCEL 4A AS SHOWN ON SOUTHERN GROVE PLAT NO. 4, RECORDED IN PLAT BOOK 56, PAGES 18 THRU 23, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA, WITH THE WESTERLY LINE OF A 150.00 FOOT RIGHT-OF-WAY (VILLAGE PARKWAY), AS DESCRIBED BY DEED IN OFFICIAL RECORDS BOOK 2418, PAGE 2680, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA. SAID POINT ALSO BEING A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 3925.00 FEET; THENCE TRAVERSING THE EASTERLY BOUNDARY OF SAID PARCEL 4A AND THE WESTERLY LINE OF SAID (VILLAGE PARKWAY) BY THE FOLLOWING TWO (2) COURSES: 1. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 5°45'47", AN ARC DISTANCE OF 394.80 FEET TO A POINT OF TANGENCY WITH A LINE; 2. SOUTH 11°42'39" EAST AS A BASIS OF BEARINGS, ALONG SAID LINE, A DISTANCE OF 396.12 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY OF PARCEL 4A, CONTINUE ALONG SAID WESTERLY LINE OF (VILLAGE PARKWAY) BY THE FOLLOWING TWO (2) COURSES: 1. SOUTH 11°42'39" EAST, A DISTANCE OF 175.82 FEET TO THE POINT OF BEGINNING; 2. CONTINUE SOUTH 11°42'39" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 59°24'38" WEST, DEPARTING SAID WESTERLY LINE OF (VILLAGE PARKWAY), A DISTANCE OF 33.65 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF A RIGHT-OF-WAY PARCEL (E/W 1 R/W), AS DESCRIBED BY DEED IN OFFICIAL RECORDS BOOK 2418, PAGE 2680, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2075.00 FEET (THE RADIUS POINT OF WHICH BEARS NORTH 16°45'55" WEST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE, THRU A CENTRAL ANGLE OF 0°41'25", AN ARC DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SCHEDULE 9 (CORNER CLIPS @ PARR A/K/A PAAR DRIVE & VILLAGE PARKWAY):

BEING FOUR PARCELS OF LAND LYING IN SECTION 26, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND (PARCEL 1) LYING IN SECTION 26, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER SOUTHERN GROVES PARCEL, AS RECORDED BY DEED IN OFFICIAL RECORDS BOOK 1536, PAGE 1703 (EXHIBIT B), PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°05'34" EAST AS A BASIS OF BEARINGS ALONG THE WEST LINE OF SAID SOUTHERN GROVES PARCEL, A DISTANCE OF 6306.46 FEET; THENCE NORTH 90°00'00" EAST DEPARTING SAID WEST LINE, A DISTANCE OF 898.75 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 3000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 26°33'21", AN ARC DISTANCE OF 1390.46 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 63°26'39" EAST ALONG SAID LINE, A DISTANCE OF 1026.51 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 3000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 26°33'04", AN ARC DISTANCE OF 1390.21 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 89°59'43" EAST, ALONG SAID LINE, A DISTANCE OF 1623.08 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF A 150.00 FOOT RIGHT-OF-WAY (VILLAGE PARKWAY), AS DESCRIBED BY DEED IN OFFICIAL RECORDS BOOK 2418, PAGE 2680, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND ALSO BEING REFERENCE POINT "A" (FOR FUTURE REFERENCE); THENCE NORTH 00°00'00" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°59'43" WEST, DEPARTING SAID WESTERLY LINE, A DISTANCE OF 30.00 FEET; THENCE NORTH 45°00'08" EAST, A DISTANCE OF 42.42 FEET TO A POINT OF INTERSECTION WITH SAID WESTERLY LINE OF (VILLAGE PARKWAY); THENCE SOUTH 00°00'00" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PARCEL OF LAND (PARCEL 2) LYING IN SECTION 26, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SAID REFERENCE POINT "A"; THENCE SOUTH 00°00'00" EAST, ALONG SAID WESTERLY LINE OF (VILLAGE PARKWAY), A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°00'00" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 30.00 FEET; THENCE NORTH 44°59'52" WEST, DEPARTING SAID WESTERLY LINE, A DISTANCE 42.43 FEET; THENCE SOUTH 89°59'43" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PARCEL OF LAND (PARCEL 3) LYING IN SECTION 26, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SAID REFERENCE POINT "A"; THENCE SOUTH 89°59'43" EAST, A DISTANCE OF 150.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID (VILLAGE PARKWAY); THENCE NORTH 00°00'00" EAST, ALONG SAID EASTERLY LINE; A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°00'00" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 30.00 FEET; THENCE SOUTH 44°59'52" EAST, DEPARTING SAID WESTERLY LINE, A DISTANCE OF 42.43 FEET; THENCE NORTH 89°59'43" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PARCEL OF LAND (PARCEL 4) LYING IN SECTION 26, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

COMMENCE AT SAID REFERENCE POINT "A"; THENCE SOUTH 89°59'43" EAST, A DISTANCE OF 150.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID (VILLAGE PARKWAY); THENCE SOUTH 00°00'00" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°59'43" EAST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 25.00 FEET; THENCE SOUTH 45°00'08" WEST, A DISTANCE OF 35.35 FEET TO A POINT OF INTERSECTION WITH SAID EASTERLY LINE OF (VILLAGE PARKWAY); THENCE NORTH 00°00'00" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SCHEDULE 10 (CORNER CLIPS @ E/W 3 R/W & VILLAGE PARKWAY):

BEING FOUR PARCELS OF LAND LYING IN SECTION 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND (PARCEL 1) LYING IN SECTION 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER SOUTHERN GROVES PARCEL, AS RECORDED BY DEED IN OFFICIAL RECORDS BOOK 1536, PAGE 1703 (EXHIBIT B), PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°05'34" EAST AS A BASIS OF BEARINGS ALONG THE WEST LINE OF SAID SOUTHERN GROVES PARCEL, A DISTANCE OF 10789.59 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 8001.97 FEET (THE RADIUS POINT OF WHICH BEARS SOUTH 07°10'57" WEST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, DEPARTING SAID WEST LINE, THRU A CENTRAL ANGLE OF 04°33'42" AN ARC DISTANCE OF 637.10 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL

ANGLE OF  $21^{\circ}52'22''$ , AN ARC DISTANCE OF 381.75 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH  $56^{\circ}22'38''$  EAST ALONG SAID LINE, A DISTANCE OF 1338.62 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 2000.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $58^{\circ}53'51''$ , AN ARC DISTANCE OF 2055.91 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF A 150.00 FOOT RIGHT-OF-WAY (VILLAGE PARKWAY), AS DESCRIBED BY DEED IN OFFICIAL RECORDS BOOK 2418, PAGE 2680, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND ALSO BEING REFERENCE POINT "A" (FOR FUTURE REFERENCE); THENCE NORTH  $25^{\circ}57'22''$  WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 75.01 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF A 150.00 FOOT RIGHT-OF-WAY (E/W 3 R/W) AS DESCRIBED BY DEED IN OFFICIAL RECORDS BOOK 2418, PAGE 2680, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1925.00 FEET (THE RADIUS POINT OF WHICH BEARS NORTH  $25^{\circ}14'54''$  WEST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY LINE, THRU A CENTRAL ANGLE OF  $00^{\circ}44'39''$ , AN ARC DISTANCE OF 25.00 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH  $24^{\circ}30'15''$  WEST); THENCE NORTH  $14^{\circ}17'27''$  EAST, ALONG SAID LINE, A DISTANCE OF 38.69 FEET TO A POINT OF INTERSECTION WITH SAID WESTERLY LINE OF (VILLAGE PARKWAY); THENCE SOUTH  $25^{\circ}57'22''$  EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PARCEL OF LAND (PARCEL 2) LYING IN SECTION 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SAID REFERENCE POINT "A"; THENCE SOUTH  $25^{\circ}57'22''$  EAST, ALONG SAID WESTERLY LINE OF (VILLAGE PARKWAY), A DISTANCE OF 75.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH  $25^{\circ}57'22''$  EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 25.00 FEET; THENCE NORTH  $70^{\circ}27'20''$  WEST, DEPARTING SAID WESTERLY LINE, A DISTANCE OF 35.66 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF SAID (E/W 3 R/W) AND A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2075.00 FEET (THE RADIUS POINT OF WHICH BEARS NORTH  $24^{\circ}36'33''$  WEST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY LINE, THRU A CENTRAL ANGLE OF  $00^{\circ}41'25''$ , AN ARC DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PARCEL OF LAND (PARCEL 3) LYING IN SECTION 27, TOWNSHIP 37 SOUTH, RANGE 29 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SAID REFERENCE POINT "A", SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2000.00 FEET (THE RADIUS POINT OF WHICH BEARS NORTH 25°16'29" WEST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 04°17'59", AN ARC DISTANCE OF 150.08 FEET TO REFERENCE POINT "B" (FOR FUTURE REFERENCE) AND TO A POINT OF NON RADIAL INTERSECTION WITH THE EASTERLY LINE OF SAID (VILLAGE PARKWAY) (THE RADIUS POINT OF SAID CURVE BEARS NORTH 29°34'28" WEST); THENCE NORTH 25°57'22" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 75.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 25°57'22" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 25.00 FEET; THENCE SOUTH 72°59'52" EAST, DEPARTING SAID WESTERLY LINE, A DISTANCE OF 34.07 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID (E/W 3 R/W); THENCE TRAVERSING SAID NORTHERLY LINE BY THE FOLLOWING TWO (2) COURSES: 1. SOUTH 59°48'29" WEST, A DISTANCE OF 9.00 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1925.00 FEET; 2. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 00°28'35", AN ARC DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PARCEL OF LAND (PARCEL 4) LYING IN SECTION 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

COMMENCE AT SAID REFERENCE POINT "B"; THENCE SOUTH 25°57'22" EAST, ALONG THE EASTERLY LINE OF SAID (VILLAGE PARKWAY), A DISTANCE OF 75.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 25°57'22" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 35.00 FEET; THENCE NORTH 08°16'04" EAST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 44.35 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF SAID (E/W 3 R/W) AND A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2075.00 FEET (THE RADIUS POINT OF WHICH BEARS NORTH 30°08'02" WEST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 00°41'25", AN ARC DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

**TRADITION DEVELOPMENT COMPANY, LLC -  
COMMERCIAL PROPERTY LEGAL DESCRIPTION**

**A-2 & A-3**

Lot 4 of TRADITION PLAT NO. 56, as recorded in Plat Book 58, Pages 30 through 33, Public Records of St. Lucie County, Florida.

**B-1**

Parcel A of TRADITION PLAT NO. 17, as recorded in Plat Book 43, Pages 22, 22A through 22F, Public Records of St. Lucie County, Florida.

B-2

Parcel I of TRADITION PLAT NO. 17, as recorded in Plat Book 43, Pages 22, 22A through 22F, Public Records of St. Lucie County, Florida.

B-4

Parcel B of TRADITION PLAT NO. 17, as recorded in Plat Book 43, Pages 22, 22A through 22F, Public Records of St. Lucie County, Florida.

B-5

Parcel 1, Lot D-1 of TRADITION PLAT NO. 43, as recorded in Plat Book 55, Pages 34 through 35, Public Records of St. Lucie County, Florida.

B-6

Parcel C of TRADITION PLAT NO. 17, as recorded in Plat Book 43, Pages 22, 22A through 22F, Public Records of St. Lucie County, Florida.

C-1

Tract 1 of TRADITION PLAT NO. 32, as recorded in Plat Book 62, Pages 5 through 9, Public Records of St. Lucie County, Florida.

C-2

Parcel 2 of TRADITION PLAT NO. 14, as recorded in Plat Book 58, Pages 35 through 36, Public Records of St. Lucie County, Florida.

C-4

Lots 189 through 191, inclusive, Lots 198 through 200, inclusive, and Lot 206 and Lot 207 of TRADITION PLAT NO. 15, as recorded in Plat Book 50, Pages 2 through 16, Public Records of St. Lucie County, Florida.

AND

Lots 192 through 196, inclusive, and Lots 201 through 205, inclusive of TRADITION PLAT NO. 48, as recorded in Plat Book 55, Pages 22 through 26, Public Records of St. Lucie County, Florida.

C-5

Parcel 35 of TRADITION PLAT NO. 25, as recorded in Plat Book 50, Pages 39 through 44, Public Records of St. Lucie County, Florida.

C-6

Parcel 34 of TRADITION PLAT NO. 25, as recorded in Plat Book 50, Pages 39 through 44, Public Records of St. Lucie County, Florida.

C-7

Lot 2 of TRADITION PLAT NO. 58, as recorded in Plat Book 59, Pages 21 through 23, Public Records of St. Lucie County, Florida.

14-1A

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF WESTERN GROVE PLAT NO. 2 ALLAPATTAH SUBSTATION, AS RECORDED IN PLAT BOOK 58, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N89°58'45"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE N00°01'15"E A DISTANCE OF 60.00 FEET; THENCE S89°58'45"E A DISTANCE OF 4,484.34 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WHOSE RADIUS POINT BEARS N89°58'59"W FROM SAID INTERSECTION, AND HAVING A RADIUS OF 2,008.00 FEET, THE CHORD OF WHICH BEARS S00°01'44"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 0.85 FEET THROUGH A CENTRAL ANGLE OF 00°01'27" TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE EAST, WHOSE RADIUS POINT BEARS S89°57'32"E, AND HAVING A RADIUS OF 1,840.00 FEET, THE CHORD OF WHICH BEARS S16°23'38"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,055.60 FEET THROUGH A CENTRAL ANGLE OF 32°52'13" TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1,450.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 368.95 FEET, THROUGH A CENTRAL ANGLE OF 14°34'43" TO AN INTERSECTION WITH A NON-RADIAL LINE WHOSE BEARING IS S19°53'24"W; THENCE S19°53'24"W, ALONG SAID NON-RADIAL LINE, A DISTANCE OF 941.22 FEET; THENCE N79°48'55"W A DISTANCE OF 495.25 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 10,050.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,149.24 FEET THROUGH A CENTRAL ANGLE OF 06°33'07" TO A POINT OF

TANGENCY; THENCE N86°22'02"W A DISTANCE OF 1,002.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,550.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 285.57 FEET THROUGH A CENTRAL ANGLE OF 10°33'22" TO A POINT OF TANGENCY; THENCE S83°04'36"W A DISTANCE OF 675.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,450.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 189.17 FEET THROUGH A CENTRAL ANGLE OF 07°28'30" TO A POINT OF TANGENCY; THENCE N89°26'55"W A DISTANCE OF 844.28 FEET; THENCE N00°01'15"E A DISTANCE OF 1,961.15 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ALL OF TRACT 1 AS SHOWN ON SAID PLAT OF WESTERN GROVE PLAT NO. 2 ALLAPATTAH SUBSTATION.

14-2A

A PARCEL OF LAND LYING IN SECTION 6, AND 7, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF WESTERN GROVE PLAT NO. 2 ALLAPATTAH SUBSTATION, AS RECORDED IN PLAT BOOK 58, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N89°58'45"W A DISTANCE OF 50.00 FEET; THENCE S00°01'15"W A DISTANCE OF 2061.15 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE S89°26'55"E A DISTANCE OF 843.35 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,550.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 202.22 FEET THROUGH A CENTRAL ANGLE OF 07°28'30" TO A POINT OF TANGENCY; THENCE N83°04'36"E A DISTANCE OF 675.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,450.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 267.15 FEET THROUGH A CENTRAL ANGLE OF 10°33'22" TO A POINT OF TANGENCY; THENCE S86°22'02"E A DISTANCE OF 1,002.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 9,950.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,137.80 FEET THROUGH A CENTRAL ANGLE OF 06°33'07" TO A POINT OF TANGENCY; THENCE S79°48'55"E A DISTANCE OF 478.15 FEET; THENCE S19°53'24"W A DISTANCE OF 1,453.04 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH WHOSE RADIUS POINT BEARS S18°33'39"W FROM SAID INTERSECTION, AND HAVING A RADIUS OF 1,698.30 FEET, THE CHORD OF WHICH BEARS S76°30'21"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,900.29 FEET THROUGH A CENTRAL ANGLE OF 64°06'36" TO A POINT OF TANGENCY; THENCE S44°27'03"W A DISTANCE OF 822.17 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1,435.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,088.57 FEET THROUGH A CENTRAL ANGLE OF 43°27'49" TO A POINT OF TANGENCY; THENCE S87°54'52"W A DISTANCE OF 689.93 FEET; THENCE N02°05'08"W A DISTANCE OF 2,597.91 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 5,654.58 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 207.88 FEET THROUGH A CENTRAL ANGLE OF 02°06'23" TO A POINT OF TANGENCY; THENCE N00°01'15"E A DISTANCE OF 216.81 FEET TO THE POINT OF BEGINNING.

14-3A

A PARCEL OF LAND LYING IN SECTION 7, AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF WESTERN GROVE PLAT NO. 2 ALLAPATTAH SUBSTATION, AS RECORDED IN PLAT BOOK 58, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N89°58'45"W A DISTANCE OF 50.00 FEET; THENCE S00°01'15"W A DISTANCE OF 2277.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 5,654.58 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 207.88 FEET THROUGH A CENTRAL ANGLE OF 02°06'23" TO A POINT OF TANGENCY; THENCE S02°05'08"E A DISTANCE OF 2,727.91 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE N87°54'52"E A DISTANCE OF 689.93 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1,565.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,187.19 FEET THROUGH A CENTRAL ANGLE OF 43°27'49" TO A POINT OF TANGENCY; THENCE N44°27'03"E A DISTANCE OF 822.17 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,568.30 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,751.81 FEET THROUGH A CENTRAL ANGLE OF 64°00'00" TO A NON-RADIAL INTERSECTION WITH A LINE WHOSE BEARING IS S19°53'24"W; THENCE S19°53'24"W, ALONG SAID NON-RADIAL LINE, A DISTANCE OF 4009.17 FEET; THENCE S82°02'36"W A DISTANCE OF 1227.72 FEET; THENCE S83°31'36"W A DISTANCE OF 1352.70 FEET; THENCE N00°01'22"W A DISTANCE OF 89.88 FEET; THENCE N85°42'58"E A DISTANCE OF 74.89 FEET; THENCE N02°05'08"W A DISTANCE OF 2529.24 FEET TO THE POINT OF BEGINNING.

14-5A

A PARCEL OF LAND LYING IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF WESTERN GROVE PLAT NO. 2 ALLAPATTAH SUBSTATION, AS RECORDED IN PLAT BOOK 58, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N89°58'45"W A DISTANCE OF 50.00 FEET; THENCE S00°01'15"W A DISTANCE OF 1,961.15 FEET; THENCE S89°26'55"E A DISTANCE OF 844.28 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,450.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 189.17 FEET THROUGH A CENTRAL ANGLE OF 07°28'30" TO A POINT OF TANGENCY; THENCE N83°04'36"E A DISTANCE OF 675.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,550.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 285.57 FEET THROUGH A CENTRAL ANGLE OF 10°33'22" TO A POINT OF TANGENCY; THENCE S86°22'02"E A DISTANCE OF 1,002.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 10,050.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,149.24 FEET THROUGH A CENTRAL ANGLE OF 06°33'07" TO A POINT OF TANGENCY; THENCE S79°48'55"E A DISTANCE OF 616.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,450.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 240.10 FEET THROUGH A CENTRAL ANGLE OF 09°29'15" TO A POINT OF TANGENCY; THENCE S89°18'10"E A DISTANCE OF 179.11 FEET; THENCE N00°41'50"E A DISTANCE OF 457.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,600.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 707.82 FEET THROUGH A CENTRAL ANGLE OF 25°20'49" TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF LASTLY SAID CURVE A DISTANCE OF 228.41 FEET, THROUGH A CENTRAL ANGLE OF 08°10'46" TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,690.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 868.70 FEET, THROUGH A CENTRAL ANGLE OF 29°27'05" TO A POINT OF TANGENCY; THENCE N86°37'20"E A DISTANCE OF 54.69 FEET; THENCE N53°38'02"E A DISTANCE OF 11.25 FEET; THENCE N90°00'00"E A DISTANCE OF 501.54 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,000.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 215.27 FEET THROUGH A CENTRAL ANGLE OF 12°20'03" TO A POINT OF TANGENCY; THENCE N77°39'57"E A DISTANCE OF 108.05 FEET; THENCE N73°41'12"E A DISTANCE OF 447.38 FEET; THENCE N74°15'42"E A DISTANCE OF 502.35 FEET; THENCE N74°29'48"E A DISTANCE OF 493.07 FEET; THENCE N73°45'42"E A DISTANCE OF 491.41 FEET; THENCE N74°31'50"E A DISTANCE OF 526.42 FEET; THENCE N74°05'56"E A DISTANCE OF 226.14 FEET; THENCE S13°12'00"E A DISTANCE OF 2,399.32 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 210.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 219.62 FEET THROUGH A CENTRAL ANGLE OF 59°55'16" TO A POINT OF TANGENCY; THENCE S46°43'16"W A DISTANCE OF 292.64 FEET TO THE BEGINNING OF A CURVE

CONCAVE TO THE EAST HAVING A RADIUS OF 340.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF  $51^{\circ}59'27''$  TO A POINT OF TANGENCY; THENCE  $S05^{\circ}16'11''E$  A DISTANCE OF 987.75 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 760.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 127.28 FEET THROUGH A CENTRAL ANGLE OF  $09^{\circ}35'45''$  TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 840.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 260.90 FEET, THROUGH A CENTRAL ANGLE OF  $17^{\circ}47'46''$  TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.45 FEET, THROUGH A CENTRAL ANGLE OF  $55^{\circ}30'50''$  TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 110.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 16.57 FEET, THROUGH A CENTRAL ANGLE OF  $08^{\circ}37'53''$  TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 44.78 FEET, THROUGH A CENTRAL ANGLE OF  $51^{\circ}19'04''$  TO A POINT OF TANGENCY; THENCE  $S84^{\circ}43'49''W$  A DISTANCE OF 174.38 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,100.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 869.38 FEET THROUGH A CENTRAL ANGLE OF  $45^{\circ}17'00''$  TO A POINT OF TANGENCY; THENCE  $N49^{\circ}59'11''W$  A DISTANCE OF 580.20 FEET; THENCE  $N00^{\circ}09'21''E$  A DISTANCE OF 1,055.10 FEET; THENCE  $S74^{\circ}07'42''W$  A DISTANCE OF 845.57 FEET; THENCE  $N15^{\circ}52'16''W$  A DISTANCE OF 2,316.58 FEET; THENCE  $S24^{\circ}05'21''W$  A DISTANCE OF 1,054.48 FEET; THENCE  $S19^{\circ}53'24''W$  A DISTANCE OF 41.82 FEET TO THE POINT OF BEGINNING.

14-8

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT MOST WESTERLY CORNER OF TRADITION PLAT NO. 58, AS RECORDED IN PLAT BOOK 59, PAGE 21, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID POINT BEING THE POINT OF BEGINNING AND THE BEGINNING OF A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES  $N.56^{\circ}35'54''E.$ , A RADIAL DISTANCE OF 1,465.00 FEET AND HAVING A CHORD BEARING OF  $N.16^{\circ}42'03''W.$ , 842.01 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF  $33^{\circ}24'06''$ , A DISTANCE OF 854.05 FEET; THENCE NORTH, A DISTANCE OF 182.47 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,595.00 FEET, A CENTRAL ANGLE OF  $09^{\circ}38'59''$ , AND A CHORD BEARING OF  $N.04^{\circ}49'30''W.$ , 268.31 FEET; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 268.63 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF

50.00 FEET AND A CENTRAL ANGLE OF  $47^{\circ}50'06''$ ; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 41.74 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF  $21^{\circ}42'43''$ ; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 49.26 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF  $56^{\circ}42'14''$ ; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 49.48 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 930.00 FEET AND A CENTRAL ANGLE OF  $54^{\circ}51'10''$ ; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 890.35 FEET; THENCE  $N.18^{\circ}19'28''E.$ , A DISTANCE OF 61.04 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 870.01 FEET, A CENTRAL ANGLE OF  $13^{\circ}23'54''$ , AND A CHORD BEARING OF  $N.25^{\circ}01'25''E.$ , 202.98 FEET; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 203.45 FEET; THENCE  $S.51^{\circ}55'07''E.$ , A DISTANCE OF 701.92 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES  $S.27^{\circ}50'28''E.$ , A RADIAL DISTANCE OF 440.00 FEET AND HAVING A CHORD BEARING OF  $N.75^{\circ}57'08''E.$ , 209.81 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF  $27^{\circ}35'12''$ , A DISTANCE OF 211.85 FEET; THENCE  $N.89^{\circ}44'44''E.$ , A DISTANCE OF 277.08 FEET; THENCE  $S.00^{\circ}06'55''W.$ , A DISTANCE OF 1,493.94 FEET; THENCE  $N.89^{\circ}53'05''W.$ , A DISTANCE OF 194.96 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES  $N.00^{\circ}39'39''W.$ , A RADIAL DISTANCE OF 49.06 FEET AND HAVING A CHORD BEARING OF  $N.54^{\circ}52'03''W.$ , 57.39 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF  $71^{\circ}35'12''$ , A DISTANCE OF 61.30 FEET; THENCE  $N.19^{\circ}51'01''W.$ , A DISTANCE OF 224.93 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF  $83^{\circ}40'24''$ , AND A CHORD BEARING OF  $N.61^{\circ}41'13''W.$ , 266.80 FEET; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 292.08 FEET; THENCE  $S.76^{\circ}28'35''W.$ , A DISTANCE OF 669.95 FEET; THENCE  $S.07^{\circ}29'09''E.$ , A DISTANCE OF 209.34 FEET; THENCE  $S.47^{\circ}13'42''W.$ , A DISTANCE OF 508.14 FEET TO THE POINT OF BEGINNING.

14-9

A PARCEL OF LAND LYING SECTIONS 8 & 17, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY POINT OF THE PARCEL KNOWN AS O.S.T. NO. 1, OF TRADITION PLAT NO. 24 PHASE 1, AS RECORDED IN PLAT BOOK 62, PAGE 15, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA: SAID POINT BEING THE POINT OF BEGINNING AND THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES  $S.10^{\circ}42'54''W.$ , A RADIAL DISTANCE OF 200.00 FEET AND HAVING A CHORD BEARING OF  $S.68^{\circ}05'09''W.$ , 215.68 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF  $65^{\circ}15'30''$ , A DISTANCE OF 227.79 FEET; THENCE  $S.35^{\circ}27'24''W.$ , A DISTANCE OF 161.02 FEET; THENCE  $S.89^{\circ}57'05''W.$ , A DISTANCE OF 1,118.66 FEET; THENCE  $N.43^{\circ}15'34''W.$ , A DISTANCE

OF 1.86 FEET; THENCE N.09°54'33"E., A DISTANCE OF 528.17 FEET; THENCE N.62°56'57"E., A DISTANCE OF 710.69 FEET; THENCE N.39°35'38"W., A DISTANCE OF 373.81 FEET; THENCE N.79°56'57"E., A DISTANCE OF 394.35 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.76°45'32"E., A RADIAL DISTANCE OF 1,595.00 FEET AND HAVING A CHORD BEARING OF S.33°07'24"E., 1,084.88 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 39°45'52", A DISTANCE OF 1,106.96 FEET; THENCE S.33°28'59"W., A DISTANCE OF 96.56 FEET TO THE POINT OF BEGINNING.

14-11

A PARCEL OF LAND LYING IN SECTION 8, AND 17, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 2 ACCORDING TO THE PLAT OF TRADITION PLAT NO. 58, AS RECORDED IN PLAT BOOK 59, PAGE 21, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N82°30'00"W A DISTANCE OF 90.00 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 58.00 FEET, THE CHORD OF WHICH BEARS S39°06'56"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 64.01 FEET THROUGH A CENTRAL ANGLE OF 63°13'52" TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 229.90 FEET, THROUGH A CENTRAL ANGLE OF 101°19'27" TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE CONTINUE EASTERLY ALONG THE ARC OF LASTLY SAID CURVE A DISTANCE OF 172.27 FEET, THROUGH A CENTRAL ANGLE OF 75°55'32" TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 58.00 FEET, THE CHORD OF WHICH BEARS S46°00'45"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.61 FEET THROUGH A CENTRAL ANGLE OF 54°56'15"; THENCE S18°32'38"W A DISTANCE OF 56.55 FEET; THENCE S63°32'38"W A DISTANCE OF 14.14 FEET; THENCE S18°32'38"W A DISTANCE OF 400.72 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 510.92 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 97.21 FEET THROUGH A CENTRAL ANGLE OF 10°54'07" TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE 27.59 FEET THROUGH A CENTRAL ANGLE OF 52°41'52" TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 112.30 FEET, THROUGH A CENTRAL ANGLE OF 85°47'17" TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET, THE CHORD OF WHICH BEARS N64°49'37"E; THENCE NORTHEASTERLY

ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.23 FEET THROUGH A CENTRAL ANGLE OF  $48^{\circ}11'23''$ ; THENCE  $N88^{\circ}55'19''E$  A DISTANCE OF 154.21 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 280.44 FEET, THE CHORD OF WHICH BEARS  $N83^{\circ}09'04''E$ ; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 56.40 FEET THROUGH A CENTRAL ANGLE OF  $11^{\circ}31'25''$ ; THENCE  $S35^{\circ}54'36''W$  A DISTANCE OF 838.25 FEET; THENCE  $S00^{\circ}28'33''W$  A DISTANCE OF 465.10 FEET; THENCE  $N81^{\circ}51'17''W$  A DISTANCE OF 184.82 FEET; THENCE  $S72^{\circ}37'52''W$  A DISTANCE OF 222.66 FEET; THENCE  $N28^{\circ}06'28''W$  A DISTANCE OF 898.96 FEET; THENCE  $N51^{\circ}49'41''W$  A DISTANCE OF 294.23 FEET; THENCE  $N04^{\circ}24'55''E$  A DISTANCE OF 302.92 FEET; THENCE  $N26^{\circ}55'17''W$  A DISTANCE OF 157.56 FEET; THENCE  $N61^{\circ}48'44''E$  A DISTANCE OF 265.08 FEET; THENCE  $S38^{\circ}28'42''E$  A DISTANCE OF 244.24 FEET; THENCE  $S64^{\circ}44'39''E$  A DISTANCE OF 347.21 FEET; THENCE  $S87^{\circ}53'08''E$  A DISTANCE OF 303.75 FEET; THENCE  $N54^{\circ}52'19''E$  A DISTANCE OF 285.65 FEET; THENCE  $S71^{\circ}19'33''E$  A DISTANCE OF 42.21 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 590.92 FEET, THE CHORD OF WHICH BEARS  $N15^{\circ}05'34''E$ ; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 71.19 FEET THROUGH A CENTRAL ANGLE OF  $06^{\circ}54'10''$ ; THENCE  $N18^{\circ}32'38''E$  A DISTANCE OF 400.72 FEET; THENCE  $N26^{\circ}27'22''W$  A DISTANCE OF 35.36 FEET; THENCE  $N18^{\circ}32'38''E$  A DISTANCE OF 53.26 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 58.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 49.74 FEET THROUGH A CENTRAL ANGLE OF  $49^{\circ}08'12''$  TO THE POINT OF BEGINNING.

14-12

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY NORTHEAST CORNER OF TRADITION PLAT NO. 62, SAID POINT BEING THE POINT OF BEGINNING; THENCE  $S.11^{\circ}13'04''E.$ , A DISTANCE OF 30.00 FEET; THENCE  $S.12^{\circ}58'52''E.$ , A DISTANCE OF 129.76 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 22.00 FEET, A CENTRAL ANGLE OF  $63^{\circ}42'49''$ , AND A CHORD BEARING OF  $S.18^{\circ}52'33''W.$ , 23.22 FEET; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 24.46 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 118.00 FEET AND A CENTRAL ANGLE OF  $06^{\circ}39'41''$ ; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 13.72 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 172.00 FEET AND A CENTRAL ANGLE OF  $40^{\circ}38'19''$ ; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 122.00 FEET; THENCE  $S.05^{\circ}17'24''E.$ , A DISTANCE OF 10.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, HAVING A CHORD BEARING OF  $N.87^{\circ}02'00''W.$ , 416.46 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF  $16^{\circ}30'48''$ , A DISTANCE OF 417.91 FEET; THENCE  $N.78^{\circ}46'37''W.$ , A DISTANCE OF 146.08 FEET TO A POINT OF

CURVE TO THE LEFT HAVING A RADIUS OF 1,205.00 FEET, A CENTRAL ANGLE OF  $19^{\circ}39'30''$ , AND A CHORD BEARING OF  $N.88^{\circ}36'22''W.$ , 411.41 FEET; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 413.44 FEET; THENCE  $S.81^{\circ}33'53''W.$ , A DISTANCE OF 654.60 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, HAVING A CHORD BEARING OF  $S.82^{\circ}15'13''W.$ , 70.91 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF  $01^{\circ}22'38''$ , A DISTANCE OF 70.91 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF  $52^{\circ}27'17''$ ; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 45.78 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF  $24^{\circ}53'40''$ ; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 47.79 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF  $56^{\circ}05'33''$ ; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 48.95 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 760.00 FEET AND A CENTRAL ANGLE OF  $10^{\circ}28'48''$ ; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 139.01 FEET; THENCE  $S.53^{\circ}22'26''E.$ , A DISTANCE OF 15.42 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, HAVING A CHORD BEARING OF  $N.78^{\circ}52'16''E.$ , 106.23 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF  $05^{\circ}23'17''$ , A DISTANCE OF 106.26 FEET; THENCE  $N.81^{\circ}33'53''E.$ , A DISTANCE OF 708.20 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,430.00 FEET, A CENTRAL ANGLE OF  $19^{\circ}39'30''$ , AND A CHORD BEARING OF  $S.88^{\circ}36'22''E.$ , 488.23 FEET; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 490.64 FEET; THENCE  $S.78^{\circ}46'37''E.$ , A DISTANCE OF 112.72 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,270.00 FEET, A CENTRAL ANGLE OF  $22^{\circ}26'28''$ , AND A CHORD BEARING OF  $S.89^{\circ}59'51''E.$ , 494.25 FEET; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 497.42 FEET; BACK TO THE POINT OF BEGINNING. LESS AND EXCEPT that part of TRADITION PLAT NO. 62, as recorded in Plat Book 60, at Pages 22 in the public records of St. Lucie County, Florida.

#### 14-13

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF TRADITION PLAT NO. 62, SAID POINT BEING THE POINT OF BEGINNING AND THE BEGINNING OF A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES  $S.58^{\circ}16'38''E.$ , A RADIAL DISTANCE OF 870.00 FEET AND HAVING A CHORD BEARING OF  $N.34^{\circ}12'22''E.$ , 75.39 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF  $04^{\circ}58'00''$ , A DISTANCE OF 75.42 FEET; THENCE  $N.36^{\circ}41'22''E.$ , A DISTANCE OF 106.79 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF  $39^{\circ}56'11''$ , AND A CHORD BEARING OF  $N.16^{\circ}43'16''E.$ , 642.02 FEET; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 655.20 FEET; THENCE  $N.03^{\circ}14'49''W.$ , A DISTANCE OF 137.21 FEET TO A POINT OF CURVE TO THE

RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF  $55^{\circ}46'16''$ , AND A CHORD BEARING OF  $N.24^{\circ}38'19''E.$ , 46.77 FEET; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 48.67 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF  $19^{\circ}44'44''$ ; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 37.91 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF  $50^{\circ}14'14''$ ; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 43.84 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 3,050.00 FEET AND A CENTRAL ANGLE OF  $01^{\circ}27'04''$ ; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 77.25 FEET; THENCE  $N.81^{\circ}33'53''E.$ , A DISTANCE OF 654.60 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,105.00 FEET, A CENTRAL ANGLE OF  $19^{\circ}39'30''$ , AND A CHORD BEARING OF  $S.88^{\circ}36'22''E.$ , 377.27 FEET; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 379.13 FEET; THENCE  $S.78^{\circ}46'37''E.$ , A DISTANCE OF 146.08 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,550.00 FEET, A CENTRAL ANGLE OF  $16^{\circ}30'48''$ , AND A CHORD BEARING OF  $S.87^{\circ}02'01''E.$ , 445.18 FEET; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 446.73 FEET; THENCE  $S.05^{\circ}17'24''E.$ , A DISTANCE OF 10.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES  $N.05^{\circ}17'24''W.$ , A RADIAL DISTANCE OF 1,560.00 FEET AND HAVING A CHORD BEARING OF  $N.83^{\circ}35'47''E.$ , 60.64 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF  $02^{\circ}13'39''$ , A DISTANCE OF 60.65 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 72.00 FEET AND A CENTRAL ANGLE OF  $43^{\circ}32'37''$ ; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 54.72 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 118.00 FEET AND A CENTRAL ANGLE OF  $11^{\circ}20'29''$ ; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 23.36 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 72.00 FEET AND A CENTRAL ANGLE OF  $52^{\circ}07'01''$ ; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 65.49 FEET; THENCE  $S.13^{\circ}11'55''E.$ , A DISTANCE OF 164.70 FEET; THENCE  $S.02^{\circ}58'25''W.$ , A DISTANCE OF 55.04 FEET; THENCE  $S.13^{\circ}11'55''E.$ , A DISTANCE OF 172.91 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 13.00 FEET, A CENTRAL ANGLE OF  $82^{\circ}47'05''$ , AND A CHORD BEARING OF  $S.28^{\circ}11'38''W.$ , 17.19 FEET; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 18.78 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF  $09^{\circ}16'14''$ ; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 24.27 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 306.10 FEET AND A CENTRAL ANGLE OF  $16^{\circ}18'18''$ ; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 87.11 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES  $N.27^{\circ}26'54''W.$ , A RADIAL DISTANCE OF 15.00 FEET AND HAVING A CHORD BEARING OF  $N.23^{\circ}43'14''E.$ , 18.81 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF  $77^{\circ}39'44''$ , A DISTANCE OF 20.33 FEET; THENCE  $N.15^{\circ}06'38''W.$ , A DISTANCE OF 23.41 FEET; THENCE  $S.74^{\circ}36'21''W.$ , A DISTANCE OF 295.20 FEET; THENCE  $S.74^{\circ}27'10''W.$ , A DISTANCE OF 72.03 FEET; THENCE  $S.15^{\circ}51'20''E.$ , A DISTANCE OF 192.59 FEET; THENCE  $S.19^{\circ}15'46''W.$ , A DISTANCE OF

168.38 FEET; THENCE S.24°06'04"W., A DISTANCE OF 161.32 FEET; THENCE S.46°47'15"W., A DISTANCE OF 114.78 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.26°56'56"E., A RADIAL DISTANCE OF 200.00 FEET AND HAVING A CHORD BEARING OF S.59°47'25"W., 22.75 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 06°31'18", A DISTANCE OF 22.76 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 355.00 FEET AND A CENTRAL ANGLE OF 32°55'38"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 204.01 FEET; THENCE S.89°27'25"W., A DISTANCE OF 100.56 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 805.00 FEET, A CENTRAL ANGLE OF 16°02'56", AND A CHORD BEARING OF N.82°31'07"W., 224.75 FEET; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 225.49 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 105°32'06"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 221.03 FEET; THENCE S.00°01'45"E., A DISTANCE OF 22.18 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 89°51'15", AND A CHORD BEARING OF S.44°57'22"E., 141.24 FEET; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 156.83 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.00°07'00"W., A RADIAL DISTANCE OF 1,465.00 FEET AND HAVING A CHORD BEARING OF S.89°55'52"W., 9.48 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°22'15", A DISTANCE OF 9.48 FEET; THENCE S.89°44'44"W., A DISTANCE OF 328.92 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 27°35'12", AND A CHORD BEARING OF S.75°57'08"W., 209.81 FEET; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 211.85 FEET; THENCE N.51°55'07"W., A DISTANCE OF 701.92 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT that part of TRADITION PLAT NO. 62, as recorded in Plat Book 60, at Pages 22 in the public records of St. Lucie County, Florida.

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A PARCEL OF LAND LYING IN SECTIONS 5 & 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF TRADITION PLAT NO. 62, AS RECORDED IN PLAT BOOK 60, PAGE 22-23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID POINT BEING THE POINT OF BEGINNING AND THE BEGINNING OF A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.87°04'31"E., A RADIAL DISTANCE OF 760.00 FEET AND HAVING A CHORD BEARING OF N.00°42'03"E., 96.11 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°15'03", A DISTANCE OF 96.18 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 840.00 FEET AND A CENTRAL ANGLE OF 09°35'45"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 140.68 FEET; THENCE N.05°16'11"W., A DISTANCE OF 987.75 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET, A CENTRAL

ANGLE OF 51°59'27", AND A CHORD BEARING OF N.20°43'32"E., 227.92 FEET; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 235.93 FEET; THENCE N.46°43'16"E., A DISTANCE OF 292.64 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 290.00 FEET, A CENTRAL ANGLE OF 59°55'16", AND A CHORD BEARING OF N.16°45'38"E., 289.65 FEET; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 303.29 FEET; THENCE N.13°12'00"W., A DISTANCE OF 2,403.09 FEET; THENCE N.74°05'56"E., A DISTANCE OF 20.02 FEET; THENCE S.13°12'00"E., A DISTANCE OF 4,266.67 FEET; THENCE S.81°33'53"W., A DISTANCE OF 621.46 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,130.00 FEET, A CENTRAL ANGLE OF 05°23'17", AND A CHORD BEARING OF S.78°52'14"W., 106.23 FEET; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 106.26 FEET; THENCE N.53°22'26"W., A DISTANCE OF 15.42 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT that part of TRADITION PLAT NO. 62, as recorded in Plat Book 60, at Pages 22 in the public records of St. Lucie County, Florida.

**TRADITION DEVELOPMENT COMPANY, LLC -**  
**NON-COMMERCIAL PROPERTY LEGAL DESCRIPTION**

Tract R-1, and Parcel 1 of TRADITION PLAT NO. 10, as recorded in Plat Book 43, Page 19, Public Records of St. Lucie County, Florida.

Tracts R-2, PR-10, and PR-11 of TRADITION PLAT NO. 12, as recorded in Plat Book 44, Page 3, Public Records of St. Lucie County, Florida.

Tracts W.M.T.-6, O.S.T.-4A, PARKING TRACT-1, and PARKING TRACT-2 of TRADITION PLAT NO. 48, as recorded in Plat Book 55, Page 22, Public Records of St. Lucie County, Florida.

WATER MANAGEMENT TRACT of TRADITION PLAT NO. 38, as recorded in Plat Book 53, Page 20, Public Records of St. Lucie County, Florida.

Tracts PR 15-A, W.M.T.-2, W.M.T.-3, W.M.T.-4, and W.M.T.-5 of TRADITION PLAT NO. 15, as recorded in Plat Book 50, Page 2, Public Records of St. Lucie County, Florida.

Tracts W.M.T. A-1, W.M.T. A-2, CONSERVATION TRACT, CONSERVATION TRACT 40, WETLAND 27, WETLAND 28, WETLAND 29, WETLAND 30, WETLAND 32, and WETLAND 40 of TRADITION PLAT NO. 16, as recorded in Plat Book 44, Page 12, Public Records of St. Lucie County, Florida.

Tract R-5 of TRADITION PLAT NO. 23, as recorded in Plat Book 59, Page 18, Public Records of St. Lucie County, Florida.

Tracts W.M.T. A-14, P-5, P-6, and PR2-A of TRADITION PLAT NO. 2, as recorded in Plat Book 42, Page 3, Public Records of St. Lucie County, Florida.

Tract W.M.T. of TRADITION PLAT NO. 21, as recorded in Plat Book 44, Page 27, Public Records of St. Lucie County, Florida.

Tracts WETLAND W-22, WETLAND W-22A, WETLAND W-23, WETLAND W-24, WETLAND W-24A, W.M.T., and CONSERVATION TRACT of TRADITION PLAT NO. 30, as recorded in Plat Book 48, Page 12, Public Records of St. Lucie County, Florida.

Tract W.M.T. of TRADITION PLAT NO. 25, as recorded in Plat Book 50, Page 39, Public Records of St. Lucie County, Florida.

Tracts D-1, D-2, D-3, D-4, and D-5, UPLAND TRACT, W.M.T.-A6, W.M.T.-A7, WETLAND W-47, WETLAND W-49, and WETLAND W-54 of TRADITION PLAT NO. 5, as recorded in Plat Book 42, Page 4, Public Records of St. Lucie County, Florida.

Tracts OST-1, PR-1, TOWNCENTER PARK 1, TOWNCENTER PARK 2, R-2 and W.M.T.-A12 of TRADITION PLAT NO. 17, as recorded in Plat Book 43, Page 22, Public Records of St. Lucie County, Florida.

Tracts W.M.T.-1 and O.S.T.-1 of TRADITION PLAT NO. 36, as recorded in Plat Book 49, Page 28, Public Records of St. Lucie County, Florida.

Tracts R-39 and R-39A of TRADITION PLAT NO. 39 - CORPORATE PARK, as recorded in Plat Book 53, Page 26, Public Records of St. Lucie County, Florida.

Tract R-41 of TRADITION PLAT NO. 41, as recorded in Plat Book 53, Page 32, Public Records of St. Lucie County, Florida.

Tracts R-56, PR-56, and PR-56A of TRADITION PLAT NO. 56, as recorded in Plat Book 58, Page 30, Public Records of St. Lucie County, Florida.

Tracts 2, 3, W.M.T.-1, O.S.T.-1, and O.S.T.-2 of TRADITION PLAT NO. 32, as recorded in Plat Book 62, Page 5, Public Records of St. Lucie County, Florida.

Parcel 1 of TRADITION PLAT NO. 33, as recorded in Plat Book 62, Page 3, Public Records of St. Lucie County, Florida.

Tract O.S.T.-1 of TRADITION PLAT NO. 24, as recorded in Plat Book 62, Page 15, Public Records of St. Lucie County, Florida.

Tracts P-8 and P-11 of TRADITION PLAT NO. 3, as recorded in Plat Book 43, Page 4, Public Records of St. Lucie County, Florida.

Tracts PR-4, P-12A, P-13, and P-14 of TRADITION PLAT NO. 4, as recorded in Plat Book 43, Page 5, Public Records of St. Lucie County, Florida.

Tract PR-7 of TRADITION PLAT NO. 7, as recorded in Plat Book 44, Page 7, Public Records of St. Lucie County, Florida.

**BORROW CANAL**

BEING A PARCAL OF LAND LYING IN SECTIONS 4, AND 9, TOWNSHIP 37 SOUTH, RANGE 39 EAST, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE NORTHWEST CORNER OF TRADITION PLAT NO. 36 AS RECORDED IN PLAT BOOK 49, PAGES 28-31, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S22°59'45"W A DISTANCE OF 151.96 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 743.65 FEET, THE CHORD OF WHICH BEARS N69°44'30"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 68.30 FEET THROUGH A CENTRAL ANGLE OF 05°15'43"; THENCE N72°23'51"W A DISTANCE OF 80.28 FEET; THENCE N01°39'42"W A DISTANCE OF 308.75 FEET; THENCE N02°08'30"E A DISTANCE OF 88.53 FEET; THENCE N84°21'37"W A DISTANCE OF 37.42 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1,225.06 FEET, THE CHORD OF WHICH BEARS N06°42'26"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.24 FEET THROUGH A CENTRAL ANGLE OF 01°44'30" TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 7,847.03 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE 333.65 FEET THROUGH A CENTRAL ANGLE OF 02°26'10"; THENCE N90°00'00"W A DISTANCE OF 545.04 FEET; THENCE S31°53'15"W A DISTANCE OF 554.77 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,070.00 FEET, THE CHORD OF WHICH BEARS N51°31'15"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 286.97 FEET THROUGH A CENTRAL ANGLE OF 15°21'59"; THENCE N53°38'05"E A DISTANCE OF 86.05 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 661.31 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 340.15 FEET THROUGH A CENTRAL ANGLE OF 29°28'14" TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 225.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 246.06 FEET, THROUGH A CENTRAL ANGLE OF 62°39'34" TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 35,546.66 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 578.11 FEET, THROUGH A CENTRAL ANGLE OF 00°55'55"; THENCE N21°56'53"E A DISTANCE OF 108.76 FEET; THENCE N06°25'46"E A DISTANCE OF 71.41 FEET; THENCE N02°55'48"W A DISTANCE OF 171.29 FEET; THENCE N04°30'42"E A DISTANCE OF 306.16 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 500.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 94.89 FEET THROUGH A CENTRAL ANGLE OF 10°52'26" TO THE POINT OF REVERSE CURVATURE WITH A

CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,198.60 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 55.25 FEET, THROUGH A CENTRAL ANGLE OF  $02^{\circ}38'28''$  TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 130.15 FEET, THROUGH A CENTRAL ANGLE OF  $14^{\circ}54'52''$  TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 750.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.71 FEET, THROUGH A CENTRAL ANGLE OF  $10^{\circ}17'27''$ ; THENCE  $N08^{\circ}20'42''W$  A DISTANCE OF 229.07 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 318.14 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.57 FEET THROUGH A CENTRAL ANGLE OF  $18^{\circ}06'44''$  TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 909.73 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 149.38 FEET, THROUGH A CENTRAL ANGLE OF  $09^{\circ}24'28''$  TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 563.14 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 142.31 FEET, THROUGH A CENTRAL ANGLE OF  $14^{\circ}28'45''$  TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 641.65 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 108.07 FEET, THROUGH A CENTRAL ANGLE OF  $09^{\circ}39'00''$  TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 5,826.29 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 347.58 FEET, THROUGH A CENTRAL ANGLE OF  $03^{\circ}25'05''$  TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 797.21 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 217.98 FEET, THROUGH A CENTRAL ANGLE OF  $15^{\circ}40'00''$  TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,300.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 246.25 FEET, THROUGH A CENTRAL ANGLE OF  $10^{\circ}51'11''$ ; THENCE  $N03^{\circ}47'36''E$  A DISTANCE OF 232.49 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 480.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 159.32 FEET THROUGH A CENTRAL ANGLE OF  $19^{\circ}01'02''$ ; THENCE  $N22^{\circ}48'39''E$  A DISTANCE OF 112.84 FEET; THENCE  $N18^{\circ}21'56''W$  A DISTANCE OF 266.35 FEET; THENCE  $N00^{\circ}35'12''E$  A DISTANCE OF 259.49 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 600.00 FEET, THE CHORD OF WHICH BEARS  $S85^{\circ}32'20''E$ ; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 82.08 FEET THROUGH A CENTRAL ANGLE OF  $07^{\circ}50'16''$ ; THENCE  $S89^{\circ}27'28''E$  A DISTANCE OF 91.34 FEET; THENCE  $S44^{\circ}16'27''E$  A DISTANCE OF 35.47 FEET TO THE EAST LINE OF SAID SECTION 4; THENCE  $S00^{\circ}35'12''W$ , ALONG SAID SECTION LINE, A DISTANCE OF 1,772.14 FEET; THENCE  $S00^{\circ}36'27''W$ , ALONG SAID SECTION LINE, A DISTANCE OF 2,651.97 FEET TO THE POINT OF BEGINNING.

PEACOCK CANAL

A PARCEL OF LAND LYING IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PARCEL 1, ACCORDING TO TRADITION PLAT NO. 33, AS RECORDED IN PLAT BOOK 62, PAGE 3, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE  $S74^{\circ}10'48''W$  A DISTANCE OF 94.56 FEET; THENCE  $N86^{\circ}38'08''W$  A DISTANCE OF 35.06 FEET; THENCE  $N66^{\circ}19'43''W$  A DISTANCE OF 64.07 FEET; THENCE  $S87^{\circ}50'24''W$  A DISTANCE OF 54.60 FEET; THENCE  $S83^{\circ}00'08''W$  A DISTANCE OF 59.12 FEET; THENCE  $N78^{\circ}18'57''W$  A DISTANCE OF 30.48 FEET; THENCE  $N90^{\circ}00'00''W$  A DISTANCE OF 48.38 FEET; THENCE  $S79^{\circ}59'48''W$  A DISTANCE OF 53.31 FEET; THENCE  $S56^{\circ}57'27''W$  A DISTANCE OF 77.37 FEET; THENCE  $S67^{\circ}41'26''W$  A DISTANCE OF 105.71 FEET; THENCE  $S59^{\circ}17'38''W$  A DISTANCE OF 82.61 FEET; THENCE  $S60^{\circ}00'08''W$  A DISTANCE OF 137.88 FEET; THENCE  $S57^{\circ}14'18''W$  A DISTANCE OF 89.36 FEET; THENCE  $S57^{\circ}06'29''W$  A DISTANCE OF 104.21 FEET; THENCE  $S65^{\circ}54'31''W$  A DISTANCE OF 85.70 FEET; THENCE  $S54^{\circ}54'14''W$  A DISTANCE OF 49.19 FEET; THENCE  $S14^{\circ}45'59''E$  A DISTANCE OF 25.17 FEET; THENCE  $S00^{\circ}03'39''W$  A DISTANCE OF 10.98 FEET; THENCE  $N84^{\circ}14'39''W$  A DISTANCE OF 22.50 FEET; THENCE  $S12^{\circ}12'51''W$  A DISTANCE OF 32.90 FEET; THENCE  $S72^{\circ}57'48''W$  A DISTANCE OF 30.04 FEET; THENCE  $S00^{\circ}35'12''W$  A DISTANCE OF 29.30 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,638.69 FEET, THE CHORD OF WHICH BEARS  $S70^{\circ}52'22''W$ ; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 434.78 FEET THROUGH A CENTRAL ANGLE OF  $15^{\circ}12'07''$  TO A POINT OF TANGENCY; THENCE  $S63^{\circ}16'18''W$  A DISTANCE OF 438.47 FEET; THENCE  $N71^{\circ}43'42''W$  A DISTANCE OF 27.07 FEET; THENCE  $N26^{\circ}43'42''W$  A DISTANCE OF 18.86 FEET; THENCE  $S63^{\circ}16'18''W$  A DISTANCE OF 120.00 FEET; THENCE  $S26^{\circ}43'42''E$  A DISTANCE OF 18.86 FEET; THENCE  $S18^{\circ}16'18''W$  A DISTANCE OF 27.07 FEET; THENCE  $S63^{\circ}16'18''W$  A DISTANCE OF 700.88 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1,315.11 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 146.71 FEET THROUGH A CENTRAL ANGLE OF  $06^{\circ}23'30''$  TO A NON-RADIAL INTERSECTION WITH A LINE WHOSE BEARING IS  $S65^{\circ}11'48''W$ ; THENCE  $S65^{\circ}11'48''W$ , ALONG SAID NON-RADIAL LINE, A DISTANCE OF 8.55 FEET; THENCE  $S76^{\circ}03'51''W$  A DISTANCE OF 6.77 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1,315.00 FEET, THE CHORD OF WHICH BEARS  $S76^{\circ}03'51''W$ ; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 263.29 FEET THROUGH A CENTRAL ANGLE OF  $11^{\circ}28'18''$ ; THENCE  $S76^{\circ}03'51''W$  A DISTANCE OF 77.56 FEET; THENCE  $S76^{\circ}04'00''W$  A DISTANCE OF 897.20 FEET; THENCE  $S74^{\circ}14'30''W$  A DISTANCE OF 2,525.46 FEET; THENCE  $S13^{\circ}31'07''W$  A DISTANCE OF 51.90 FEET; THENCE  $S74^{\circ}03'19''W$  A DISTANCE OF 2,576.96 FEET; THENCE  $N13^{\circ}12'00''W$  A DISTANCE OF 46.09 FEET; THENCE  $S74^{\circ}05'56''W$  A DISTANCE OF 226.14 FEET; THENCE  $S74^{\circ}31'50''W$  A DISTANCE OF 526.42 FEET; THENCE  $S73^{\circ}45'42''W$  A DISTANCE OF 491.41 FEET; THENCE

S74°29'48"W A DISTANCE OF 493.07 FEET; THENCE S74°15'42"W A DISTANCE OF 502.35 FEET; THENCE S73°41'12"W A DISTANCE OF 447.38 FEET; THENCE S77°39'57"W A DISTANCE OF 108.05 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,000.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 10.52 FEET THROUGH A CENTRAL ANGLE OF 00°36'11" TO AN INTERSECTION WITH A NON-RADIAL LINE WHOSE BEARING IS N55°36'44"E; THENCE N55°36'44"E, ALONG SAID NON-RADIAL LINE, A DISTANCE OF 125.02 FEET; THENCE N74°05'52"E A DISTANCE OF 4,714.77 FEET; THENCE N74°35'02"E A DISTANCE OF 620.45 FEET; THENCE N34°54'59"W A DISTANCE OF 16.17 FEET; THENCE N74°00'27"E A DISTANCE OF 1,645.73 FEET; THENCE N74°54'36"E A DISTANCE OF 1,079.51 FEET; THENCE N76°11'52"E A DISTANCE OF 819.19 FEET; THENCE N62°44'35"E A DISTANCE OF 967.88 FEET; THENCE N43°58'06"W A DISTANCE OF 57.60 FEET; THENCE N70°42'47"E A DISTANCE OF 440.52 FEET; THENCE N65°05'51"E A DISTANCE OF 762.00 FEET; THENCE N60°24'31"E A DISTANCE OF 793.61 FEET; THENCE S89°08'58"E A DISTANCE OF 318.77 FEET; THENCE S43°08'38"E A DISTANCE OF 120.47 FEET TO THE POINT OF BEGINNING.

**HORIZONS ST. LUCIE DEVELOPMENT, LLC -**  
**COMMERCIAL PROPERTY LEGAL DESCRIPTION**

**14-1B**

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF WESTERN GROVE PLAT NO. 2 ALLAPATTAH SUBSTATION, AS RECORDED IN PLAT BOOK 58, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N89°58'45"W A DISTANCE OF 50.00 FEET; THENCE N00°01'15"E A DISTANCE OF 60.00 FEET; THENCE S89°58'45"E A DISTANCE OF 4,484.34 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WHOSE RADIUS POINT BEARS N89°58'59"W FROM SAID INTERSECTION, AND HAVING A RADIUS OF 2,008.00 FEET, THE CHORD OF WHICH BEARS S00°01'44"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 0.85 FEET THROUGH A CENTRAL ANGLE OF 00°01'27" TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE EAST, WHOSE RADIUS POINT BEARS S89°57'32"E, AND HAVING A RADIUS OF 1,840.00 FEET, THE CHORD OF WHICH BEARS S16°23'38"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,055.60 FEET THROUGH A CENTRAL ANGLE OF 32°52'13" TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,450.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 368.95 FEET, THROUGH A CENTRAL ANGLE OF 14°34'43" TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE CONTINUE SOUTHERLY ALONG THE ARC OF LASTLY SAID CURVE A DISTANCE OF 479.51 FEET, THROUGH A CENTRAL ANGLE OF  $18^{\circ}56'51''$  TO A POINT OF TANGENCY; THENCE  $S00^{\circ}41'50''W$  A DISTANCE OF 457.96 FEET; THENCE  $N89^{\circ}18'10''W$  A DISTANCE OF 29.11 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,450.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 240.10 FEET THROUGH A CENTRAL ANGLE OF  $09^{\circ}29'15''$  TO A POINT OF TANGENCY; THENCE  $N79^{\circ}48'55''W$  A DISTANCE OF 121.54 FEET; THENCE  $N19^{\circ}53'24''E$  A DISTANCE OF 941.22 FEET TO THE POINT OF BEGINNING.

**14-2B**

A PARCEL OF LAND LYING IN SECTION 6, AND 7, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF WESTERN GROVE PLAT NO. 2 ALLAPATTAH SUBSTATION, AS RECORDED IN PLAT BOOK 58, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE  $N89^{\circ}58'45''W$  A DISTANCE OF 50.00 FEET; THENCE  $S00^{\circ}01'15''W$  A DISTANCE OF 2061.15 FEET; THENCE  $S89^{\circ}26'55''E$  A DISTANCE OF 843.35 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,550.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 202.22 FEET THROUGH A CENTRAL ANGLE OF  $07^{\circ}28'30''$  TO A POINT OF TANGENCY; THENCE  $N83^{\circ}04'36''E$  A DISTANCE OF 675.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,450.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 267.15 FEET THROUGH A CENTRAL ANGLE OF  $10^{\circ}33'22''$  TO A POINT OF TANGENCY; THENCE  $S86^{\circ}22'02''E$  A DISTANCE OF 1,002.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 9,950.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,137.80 FEET THROUGH A CENTRAL ANGLE OF  $06^{\circ}33'07''$  TO A POINT OF TANGENCY; THENCE  $S79^{\circ}48'55''E$  A DISTANCE OF 478.15 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE CONTINUE  $S79^{\circ}48'55''E$  A DISTANCE OF 138.65 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,550.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 256.66 FEET THROUGH A CENTRAL ANGLE OF  $09^{\circ}29'15''$  TO A POINT OF TANGENCY; THENCE  $S89^{\circ}18'10''E$  A DISTANCE OF 29.11 FEET; THENCE  $S00^{\circ}41'50''W$  A DISTANCE OF 457.37 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,440.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 455.99 FEET THROUGH A CENTRAL ANGLE OF  $18^{\circ}08'36''$  TO A POINT OF TANGENCY; THENCE  $S18^{\circ}50'26''W$  A DISTANCE OF 670.64 FEET; THENCE  $N70^{\circ}06'36''W$  A DISTANCE OF 615.45 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,698.30 FEET; THENCE

WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.40 FEET THROUGH A CENTRAL ANGLE OF  $01^{\circ}19'45''$  TO A NON-RADIAL INTERSECTION WITH A LINE WHOSE BEARING IS  $N19^{\circ}53'24''E$ ; THENCE  $N19^{\circ}53'24''E$ , ALONG SAID NON-RADIAL LINE, A DISTANCE OF 1,453.04 FEET TO THE POINT OF BEGINNING.

**14-3B**

A PARCEL OF LAND LYING IN SECTION 7, AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT. OF WESTERN GROVE PLAT NO. 2 ALLAPATTAH SUBSTATION, AS RECORDED IN PLAT BOOK 58, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE  $N89^{\circ}58'45''W$  A DISTANCE OF 50.00 FEET; THENCE  $S00^{\circ}01'15''W$  A DISTANCE OF 2277.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 5,654.58 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 207.88 FEET THROUGH A CENTRAL ANGLE OF  $02^{\circ}06'23''$  TO A POINT OF TANGENCY; THENCE  $S02^{\circ}05'08''E$  A DISTANCE OF 2,727.91 FEET; THENCE  $N87^{\circ}54'52''E$  A DISTANCE OF 689.93 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1,565.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,187.19 FEET THROUGH A CENTRAL ANGLE OF  $43^{\circ}27'49''$  TO A POINT OF TANGENCY; THENCE  $N44^{\circ}27'03''E$  A DISTANCE OF 822.17 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,568.30 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,751.81 FEET THROUGH A CENTRAL ANGLE OF  $64^{\circ}00'00''$  TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE CONTINUE EASTERLY ALONG THE ARC OF LASTLY SAID CURVE A DISTANCE OF 39.40 FEET, THROUGH A CENTRAL ANGLE OF  $01^{\circ}26'40''$  TO A POINT OF TANGENCY; THENCE  $S70^{\circ}06'36''E$  A DISTANCE OF 617.83 FEET; THENCE  $S18^{\circ}50'26''W$  A DISTANCE OF 1,049.93 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1,630.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 535.99 FEET THROUGH A CENTRAL ANGLE OF  $18^{\circ}50'26''$  TO A POINT OF TANGENCY; THENCE  $S00^{\circ}00'00''W$  A DISTANCE OF 692.33 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,430.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 771.17 FEET THROUGH A CENTRAL ANGLE OF  $30^{\circ}53'55''$  TO A POINT OF TANGENCY; THENCE  $S30^{\circ}53'55''W$  A DISTANCE OF 920.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2,075.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 579.90 FEET THROUGH A CENTRAL ANGLE OF  $16^{\circ}00'44''$  TO A NON-RADIAL INTERSECTION WITH A LINE WHOSE BEARING IS  $N76^{\circ}13'06''W$ ; THENCE  $N76^{\circ}13'06''W$ , ALONG SAID NON-RADIAL LINE, A DISTANCE OF 396.90 FEET TO THE BEGINNING OF A CURVE

CONCAVE TO THE NORTH HAVING A RADIUS OF 1,460.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.27 FEET THROUGH A CENTRAL ANGLE OF  $01^{\circ}30'06''$  TO A POINT OF TANGENCY; THENCE  $N74^{\circ}43'00''W$  A DISTANCE OF 200.26 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,540.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 398.77 FEET THROUGH A CENTRAL ANGLE OF  $14^{\circ}50'10''$  TO A POINT OF TANGENCY; THENCE  $N89^{\circ}33'10''W$  A DISTANCE OF 303.08 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2,960.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 461.15 FEET THROUGH A CENTRAL ANGLE OF  $08^{\circ}55'35''$  TO A POINT OF TANGENCY; THENCE  $N80^{\circ}37'35''W$  A DISTANCE OF 231.43 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,460.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 41.89 FEET THROUGH A CENTRAL ANGLE OF  $01^{\circ}38'38''$  TO A POINT OF TANGENCY; THENCE  $N78^{\circ}58'57''W$  A DISTANCE OF 239.72 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,540.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 278.05 FEET THROUGH A CENTRAL ANGLE OF  $10^{\circ}20'41''$  TO A POINT OF TANGENCY; THENCE  $N89^{\circ}19'38''W$  A DISTANCE OF 662.50 FEET; THENCE  $N00^{\circ}01'22''W$  A DISTANCE OF 19.68 FEET; THENCE  $N83^{\circ}31'36''E$  A DISTANCE OF 1,352.70 FEET; THENCE  $N82^{\circ}02'35''E$  A DISTANCE OF 1,227.72 FEET; THENCE  $N19^{\circ}53'24''E$  A DISTANCE OF 4,009.17 FEET TO THE POINT OF BEGINNING.

14-4

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF WESTERN GROVE PLAT NO. 2 ALLAPATTAH SUBSTATION, AS RECORDED IN PLAT BOOK 58, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE  $N89^{\circ}58'45''W$  A DISTANCE OF 50.00 FEET; THENCE  $S00^{\circ}01'15''W$  A DISTANCE OF 2277.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 5,654.58 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 207.88 FEET THROUGH A CENTRAL ANGLE OF  $02^{\circ}06'23''$ ; THENCE  $S02^{\circ}05'08''E$  A DISTANCE OF 5257.15 FEET; THENCE  $S85^{\circ}42'58''W$  A DISTANCE OF 74.89 FEET; THENCE  $S00^{\circ}01'22''E$  A DISTANCE OF 186.56 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE  $S89^{\circ}19'38''E$  A DISTANCE OF 661.53 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,460.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 263.60 FEET THROUGH A CENTRAL ANGLE OF  $10^{\circ}20'41''$ ; THENCE  $S78^{\circ}58'57''E$  A DISTANCE OF 239.72 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A

RADIUS OF 1,540.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 44.18 FEET THROUGH A CENTRAL ANGLE OF  $01^{\circ}38'38''$ ; THENCE  $S80^{\circ}37'35''E$  A DISTANCE OF 231.43 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 3,040.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 473.61 FEET THROUGH A CENTRAL ANGLE OF  $08^{\circ}55'35''$ ; THENCE  $S89^{\circ}33'10''E$  A DISTANCE OF 303.08 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,460.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 378.05 FEET THROUGH A CENTRAL ANGLE OF  $14^{\circ}50'10''$ ; THENCE  $S74^{\circ}43'00''E$  A DISTANCE OF 200.26 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,540.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 40.36 FEET THROUGH A CENTRAL ANGLE OF  $01^{\circ}30'06''$ ; THENCE  $S76^{\circ}13'06''E$  A DISTANCE OF 396.90 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2,075.00 FEET, THE CHORD OF WHICH BEARS  $S06^{\circ}20'19''W$ , 458.17 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 459.11 FEET THROUGH A CENTRAL ANGLE OF  $12^{\circ}40'38''$ ; THENCE  $S00^{\circ}00'00''E$  A DISTANCE OF 2,635.18 FEET; THENCE  $N89^{\circ}50'39''W$  A DISTANCE OF 3,144.69 FEET; THENCE  $N00^{\circ}00'51''W$  A DISTANCE OF 3,459.82 FEET TO THE POINT OF BEGINNING.

14-5B

A PARCEL OF LAND LYING IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF WESTERN GROVE PLAT NO. 2 ALLAPATTAH SUBSTATION, AS RECORDED IN PLAT BOOK 58, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE  $N89^{\circ}58'45''W$  A DISTANCE OF 50.00 FEET; THENCE  $S00^{\circ}01'15''W$  A DISTANCE OF 1,961.15 FEET; THENCE  $S89^{\circ}26'55''E$  A DISTANCE OF 844.28 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,450.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 189.17 FEET THROUGH A CENTRAL ANGLE OF  $07^{\circ}28'30''$  TO A POINT OF TANGENCY; THENCE  $N83^{\circ}04'36''E$  A DISTANCE OF 675.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,550.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 285.57 FEET THROUGH A CENTRAL ANGLE OF  $10^{\circ}33'22''$  TO A POINT OF TANGENCY; THENCE  $S86^{\circ}22'02''E$  A DISTANCE OF 1,002.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 10,050.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,149.24 FEET THROUGH A CENTRAL ANGLE OF  $06^{\circ}33'07''$  TO A POINT OF TANGENCY; THENCE  $S79^{\circ}48'55''E$  A DISTANCE OF 616.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,450.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 240.10 FEET

THROUGH A CENTRAL ANGLE OF  $09^{\circ}29'15''$  TO A POINT OF TANGENCY; THENCE  $S89^{\circ}18'10''E$  A DISTANCE OF 179.11 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE  $N00^{\circ}41'50''E$  A DISTANCE OF 457.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,600.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 707.82 FEET THROUGH A CENTRAL ANGLE OF  $25^{\circ}20'49''$  TO A POINT OF TANGENCY; THENCE  $N19^{\circ}53'24''E$  A DISTANCE OF 41.82 FEET; THENCE  $N24^{\circ}05'21''E$  A DISTANCE OF 1,054.48 FEET; THENCE  $S15^{\circ}52'16''E$  A DISTANCE OF 2,316.58 FEET; THENCE  $N74^{\circ}07'42''E$  A DISTANCE OF 845.57 FEET; THENCE  $S00^{\circ}09'21''W$  A DISTANCE OF 1,055.10 FEET; THENCE  $N49^{\circ}59'11''W$  A DISTANCE OF 966.67 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,200.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 823.44 FEET THROUGH A CENTRAL ANGLE OF  $39^{\circ}18'59''$  TO A POINT OF TANGENCY; THENCE  $N89^{\circ}18'10''W$  A DISTANCE OF 251.19 FEET TO THE POINT OF BEGINNING.

14-7

A PARCEL OF LAND LYING IN SECTIONS 7, AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF WESTERN GROVE PLAT NO. 2 ALLAPATTAH SUBSTATION, AS RECORDED IN PLAT BOOK 58, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE  $N89^{\circ}58'45''W$  A DISTANCE OF 50.00 FEET; THENCE  $S00^{\circ}01'15''W$  A DISTANCE OF 2061.15 FEET; THENCE  $S89^{\circ}26'55''E$  A DISTANCE OF 843.35 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,550.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 202.22 FEET THROUGH A CENTRAL ANGLE OF  $07^{\circ}28'30''$ ; THENCE  $N83^{\circ}04'36''E$  A DISTANCE OF 675.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,450.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 267.15 FEET THROUGH A CENTRAL ANGLE OF  $10^{\circ}33'22''$ ; THENCE  $S86^{\circ}22'02''E$  A DISTANCE OF 1,002.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 9,950.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,137.80 FEET THROUGH A CENTRAL ANGLE OF  $06^{\circ}33'07''$ ; THENCE  $S79^{\circ}48'55''E$  A DISTANCE OF 616.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,550.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 256.66 FEET THROUGH A CENTRAL ANGLE OF  $09^{\circ}29'15''$ ; THENCE  $S89^{\circ}18'10''E$  A DISTANCE OF 29.11 FEET; THENCE  $S00^{\circ}41'50''W$  A DISTANCE OF 457.37 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,440.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 455.99 FEET THROUGH A CENTRAL ANGLE OF  $18^{\circ}08'36''$ ; THENCE

S18°50'26"W A DISTANCE OF 800.66 FEET; THENCE S70°06'36"E A DISTANCE OF 150.03 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE CONTINUE S70°06'36"E A DISTANCE OF 390.96 FEET; THENCE S00°39'00"W A DISTANCE OF 3,745.02 FEET; THENCE S31°45'23"W A DISTANCE OF 216.98 FEET; THENCE N51°59'55"W A DISTANCE OF 687.03 FEET; THENCE N21°02'12"E A DISTANCE OF 773.06 FEET; THENCE N10°15'03"W A DISTANCE OF 215.49 FEET; THENCE N44°17'46"W A DISTANCE OF 119.25 FEET; THENCE N72°48'58"W A DISTANCE OF 96.10 FEET; THENCE S78°42'49"W A DISTANCE OF 143.55 FEET; THENCE S30°53'55"W A DISTANCE OF 423.07 FEET; THENCE N59°06'05"W A DISTANCE OF 20.19 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1,580.00 FEET, THE CHORD OF WHICH BEARS N15°26'57"E, 841.78 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 852.06 FEET THROUGH A CENTRAL ANGLE OF 30°53'55"; THENCE N00°00'00"E A DISTANCE OF 692.33 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1,480.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 486.67 FEET THROUGH A CENTRAL ANGLE OF 18°50'26"; THENCE N18°50'26"E A DISTANCE OF 1,047.18 FEET TO THE POINT OF BEGINNING.

#### 14-10

A PARCEL OF LAND LYING IN SECTION 7, 17, AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF WESTERN GROVE PLAT NO. 2 ALLAPATTAH SUBSTATION, AS RECORDED IN PLAT BOOK 58, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N89°58'45"W A DISTANCE OF 50.00 FEET; THENCE S00°01'15"W A DISTANCE OF 2277.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 5,654.58 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 207.88 FEET THROUGH A CENTRAL ANGLE OF 02°06'23"; THENCE S02°05'08"E A DISTANCE OF 5257.15 FEET; THENCE S85°42'58"W A DISTANCE OF 74.89 FEET; THENCE S00°01'22"E A DISTANCE OF 186.56 FEET THENCE S00°00'51"E A DISTANCE OF 3459.82 FEET; THENCE S89°50'39"E A DISTANCE OF 3294.69 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE N00°00'00"W A DISTANCE OF 2,635.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1,925.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,038.12 FEET THROUGH A CENTRAL ANGLE OF 30°53'55"; THENCE N30°53'55"E A DISTANCE OF 920.59 FEET; THENCE S59°06'05"E A DISTANCE OF 20.19 FEET; THENCE S30°53'55"W A DISTANCE OF 522.22 FEET; THENCE S03°22'36"W A DISTANCE OF 182.54 FEET; THENCE S32°03'45"E A DISTANCE OF 500.18 FEET; THENCE S42°02'06"E A DISTANCE

OF 445.00 FEET; THENCE S29°52'09"W A DISTANCE OF 547.57 FEET; THENCE S01°27'03"E A DISTANCE OF 249.91 FEET; THENCE S38°39'29"E A DISTANCE OF 80.60 FEET; THENCE S67°32'06"E A DISTANCE OF 300.44 FEET; THENCE N54°38'52"E A DISTANCE OF 203.98 FEET; THENCE N90°00'00"E A DISTANCE OF 410.07 FEET; THENCE S57°55'47"E A DISTANCE OF 222.28 FEET; THENCE S90°00'00"E A DISTANCE OF 137.70 FEET; THENCE N71°38'40"E A DISTANCE OF 123.06 FEET; THENCE N30°59'12"E A DISTANCE OF 75.62 FEET; THENCE N03°37'48"E A DISTANCE OF 307.47 FEET; THENCE N06°05'38"W A DISTANCE OF 162.99 FEET; THENCE N18°14'26"W A DISTANCE OF 186.57 FEET; THENCE N27°29'45"W A DISTANCE OF 60.90 FEET; THENCE N90°00'00"E A DISTANCE OF 340.62 FEET; THENCE S24°58'24"E A DISTANCE OF 775.24 FEET; THENCE N90°00'00"E A DISTANCE OF 593.22 FEET; THENCE S34°34'34"E A DISTANCE OF 410.12 FEET; THENCE N71°50'46"E A DISTANCE OF 501.54 FEET; THENCE S28°06'28"E A DISTANCE OF 300.52 FEET; THENCE S72°37'52"W A DISTANCE OF 619.63 FEET; THENCE S18°11'57"W A DISTANCE OF 269.91 FEET; THENCE S01°51'59"E A DISTANCE OF 146.75 FEET; THENCE S32°55'06"E A DISTANCE OF 1,128.20 FEET; THENCE S49°21'19"E A DISTANCE OF 380.65 FEET; THENCE N89°50'39"W A DISTANCE OF 2,230.58 FEET; THENCE N16°14'32"E A DISTANCE OF 312.25 FEET; THENCE N60°39'52"E A DISTANCE OF 69.34 FEET; THENCE N70°31'49"E A DISTANCE OF 130.24 FEET; THENCE N46°25'24"E A DISTANCE OF 54.76 FEET; THENCE N32°01'44"E A DISTANCE OF 35.62 FEET; THENCE N08°45'15"E A DISTANCE OF 49.65 FEET; THENCE N10°37'45"W A DISTANCE OF 61.45 FEET; THENCE N24°33'27"W A DISTANCE OF 95.46 FEET; THENCE N09°05'54"W A DISTANCE OF 95.57 FEET; THENCE N20°34'23"W A DISTANCE OF 64.51 FEET; THENCE N45°12'39"W A DISTANCE OF 167.70 FEET; THENCE N59°18'14"W A DISTANCE OF 151.59 FEET; THENCE N88°01'37"W A DISTANCE OF 54.82 FEET; THENCE S74°52'40"W A DISTANCE OF 305.26 FEET; THENCE N70°03'54"W A DISTANCE OF 245.26 FEET; THENCE S76°25'53"W A DISTANCE OF 232.03 FEET; THENCE N35°37'28"W A DISTANCE OF 365.49 FEET; THENCE N64°00'05"W A DISTANCE OF 104.96 FEET; THENCE N90°00'00"W A DISTANCE OF 614.79 FEET; THENCE S15°45'52"W A DISTANCE OF 524.60 FEET; THENCE S29°27'50"E A DISTANCE OF 150.74 FEET; THENCE S63°02'12"E A DISTANCE OF 200.44 FEET; THENCE N89°59'49"E A DISTANCE OF 311.47 FEET; THENCE S57°38'10"E A DISTANCE OF 1,042.60 FEET; THENCE N89°50'39"W A DISTANCE OF 1,769.18 FEET TO THE POINT OF BEGINNING.

**F-1**

Parcel 2 of SOUTHERN GROVE PLAT 4, as recorded in Plat Book 56, Pages 18 through 23, Public Records of St. Lucie County, Florida. LESS AND EXCEPT land conveyed by Special Warranty Deed recorded in Official Records Book 2902, at Page 1137 as corrected by Corrective Special Warranty Deed recorded in Official Records Book 3071, at Page 2599.

**F-2**

Parcel 3 of SOUTHERN GROVE PLAT 4, as recorded in Plat Book 56, Pages 18 through 23, Public Records of St. Lucie County, Florida. LESS AND EXCEPT land conveyed by Special

Warranty Deed recorded in Official Records Book 2902, at Page 1137 as corrected by Corrective Special Warranty Deed recorded in Official Records Book 3071, at Page 2599.

F-3

Parcel 1 of SOUTHERN GROVE PLAT 4, as recorded in Plat Book 56, Pages 18 through 23, Public Records of St. Lucie County, Florida. LESS AND EXCEPT land conveyed by Special Warranty Deed recorded in Official Records Book 2902, at Page 1137 as corrected by Corrective Special Warranty Deed recorded in Official Records Book 3071, at Page 2599 and Warranty Deed recorded in Official Records Book 3071, at Page 2591.

HORIZONS ST. LUCIE DEVELOPMENT, LLC -  
NON-COMMERCIAL PROPERTY LEGAL DESCRIPTION

Tracts W.M.T.-1, CONSERVATION TRACT NO. 10, and CONSERVATION TRACT NO. 21 of SOUTHERN GROVE PLAT NO. 4, as recorded in Plat Book 56, Page 18, Public Records of St. Lucie County, Florida.

I-95 STRIP

Being a strip of land being 20.00 feet in width and being a portion of Sections 15, 22 and 23, Township 37 South, Range 39 East, St. Lucie County, Florida, and intended to be all of Parcel IE as per the "Order Granting Petitioners Motion for Relief from Order of Taking and Amending Order of Taking" as recorded in Official Records Book 349, Page 90 in the Public Records of St Lucie County Florida and being more particularly described as follows:

Commence at the Northeast corner of Section 15, Township 37 South, Range 39 East; thence N 89 degrees 58' 15" W, along the north line of said Section 15, a distance of 4091.26 feet; thence S 00 degrees 01' 45" W a distance of 100.00 feet to the South right-of-way line of Gatlin Boulevard and the West end of the limited access right-of-way in Interstate 95 (State Road No. 9) and the point of beginning of the following described parcel:

Thence S 89 degrees 58' 15" E a distance of 300.00 feet; thence S 81 degrees 56' 34" E a distance of 518.84 feet; thence S 69 degrees 58' 48" E a distance of 281.95 feet; thence S 52 degrees 20' 12" E a distance of 912.96 feet; thence S 43 degrees 16' 30" E a distance of 595.06 feet; thence S 27 degrees 42' 53" E a distance of 595.06 feet; thence S 19 degrees 56' 04" E a distance of 1,199.30 feet; thence S 18 degrees 47' 20" E a distance of 2,565.89 feet to the beginning of a curve concave to the East having a radius of 24,729.33 feet; thence Southerly along the arc of said curve a distance of 1,325.57 feet through a central angle of 03 degrees 04' 16" to the west line of a 170.00 wide Florida Power & Light Easement; thence S 00 degrees 02' 34" W along said easement, a distance of 53.48 feet to the intersection with a non tangent curve concave to the east, having a radius of 24,749.33 feet, the chord of which bears N 20 degrees 22' 55" W; thence Northerly along the arc of said curve, a distance of 1,376.26 feet through a central angle of 03 degrees 11' 10"; thence N 18 degrees 47' 20" W a distance of 2,565.69 feet; thence N 19 degrees 56' 04" W a distance of 1,197.74 feet; thence N 27 degrees 42' 53" W a distance of 590.07 feet; thence N 43 degrees 16' 30" W a distance of 590.74 feet; thence N 52 degrees 20' 12" W a distance of 908.27 feet; thence N 69 degrees 58' 48" W a distance of 276.75 feet; thence N 81 degrees 56' 34" W a distance of 515.34 feet; thence N 89 degrees 58' 15" W a distance of 318.00 feet; thence N 00 degrees 01' 45" E a distance of 20.00 feet; thence S 89 degrees 58' 15" E a distance of 20.00 feet to the point of beginning.

CONSERVATION TRACT NO. 80

BEING A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF PLAT OF TRADITION PLAT NO. 16 RECORDED IN PLAT BOOK 44, PAGES 12, 12A THRU 12J, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH  $00^{\circ}06'55''$  WEST AS A BASIS OF BEARINGS ALONG THE WEST LINE OF SAID TRADITION PLAT NO. 16, A DISTANCE OF 2489.94 FEET TO THE SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 16; THENCE SOUTH  $83^{\circ}47'23''$  WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 924.08 FEET; THENCE SOUTH  $18^{\circ}32'38''$  WEST, A DISTANCE OF 53.26 FEET; THENCE SOUTH  $26^{\circ}27'22''$  EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH  $18^{\circ}32'38''$  WEST, A DISTANCE OF 400.72 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 590.92 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $06^{\circ}54'10''$ , AN ARC DISTANCE OF 71.19 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH  $78^{\circ}21'31''$  EAST FROM THIS POINT); THENCE NORTH  $71^{\circ}19'33''$  WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 42.21 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF CONSERVATION TRACT 3 AS DESCRIBED IN DEED OF CONSERVATION EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 1485, PAGE 708, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE TRAVERSING SAID EASTERLY LINE BY THE FOLLOWING THREE (3) COURSES;

1. NORTH  $11^{\circ}24'07''$  EAST, A DISTANCE OF 156.51 FEET;
2. NORTH  $14^{\circ}02'38''$  WEST, A DISTANCE OF 439.20 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 200.00 FEET;
3. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $65^{\circ}11'30''$ , AN ARC DISTANCE OF 227.56 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH  $10^{\circ}45'52''$  WEST FROM THIS POINT);

THENCE NORTH  $33^{\circ}22'40''$  EAST ALONG SAID NON RADIAL LINE, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 96.50 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1595.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS NORTH  $36^{\circ}59'43''$  EAST FROM THIS POINT); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $39^{\circ}45'50''$ , AN ARC DISTANCE OF 1106.94 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH  $76^{\circ}45'33''$  EAST FROM THIS POINT); THENCE SOUTH  $79^{\circ}56'57''$  WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 394.35 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID

CONSERVATION TRACT 3; THENCE TRAVERSING SAID NORTHERLY LINE BY THE FOLLOWING TWO (2) COURSES;

1. SOUTH 80°50'18" WEST, A DISTANCE OF 311.82 FEET;
2. SOUTH 67°14'46" WEST, A DISTANCE OF 365.81 FEET;

THENCE NORTH 58°01'15" WEST DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 59.32 FEET; THENCE NORTH 76°45'58" WEST, A DISTANCE OF 32.93 FEET; THENCE NORTH 83°49'59" WEST, A DISTANCE OF 32.61 FEET; THENCE SOUTH 86°56'06" WEST, A DISTANCE OF 47.36 FEET; THENCE SOUTH 79°45'14" WEST, A DISTANCE OF 78.71 FEET; THENCE SOUTH 67°58'26" WEST, A DISTANCE OF 76.12 FEET; THENCE SOUTH 55°08'19" WEST, A DISTANCE OF 39.86 FEET; THENCE SOUTH 29°38'11" WEST, A DISTANCE OF 56.90 FEET; THENCE SOUTH 04°58'20" WEST, A DISTANCE OF 32.40 FEET; THENCE SOUTH 34°18'02" EAST, A DISTANCE OF 57.12 FEET; THENCE SOUTH 64°04'09" EAST, A DISTANCE OF 36.99 FEET; THENCE SOUTH 55°58'12" EAST, A DISTANCE OF 41.39 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID CONSERVATION TRACT 3; THENCE TRAVERSING SAID WESTERLY AND NORTHERLY LINE BY THE FOLLOWING THREE (3) COURSES;

1. SOUTH 25°42'03" WEST, A DISTANCE OF 706.37 FEET;
2. NORTH 90°00'00" WEST, A DISTANCE OF 479.11 FEET;
3. SOUTH 31°45'23" WEST, A DISTANCE OF 287.98 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THAT 200.00 FOOT FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA;

THENCE TRAVERSING SAID WESTERLY LINE BY THE FOLLOWING FOUR (4) COURSES;

1. NORTH 00°08'18" EAST, A DISTANCE OF 317.26 FEET;
2. NORTH 00°41'50" EAST, A DISTANCE OF 182.32 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°18'10" EAST, A DISTANCE OF 11.43 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°21'43" WEST, A DISTANCE OF 182.19 FEET; THENCE NORTH 82°43'10" EAST, A DISTANCE OF 179.94 FEET; THENCE SOUTH 06°46'24" EAST, A DISTANCE OF 281.68 FEET; THENCE NORTH 70°27'37" EAST, A DISTANCE OF 223.43 FEET TO THE POINT OF BEGINNING.

CONSERVATION TRACT NO. 77

BEING A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF PLAT OF TRADITION PLAT NO. 16 RECORDED IN PLAT BOOK 44, PAGES 12, 12A THRU 12J, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH  $00^{\circ}06'55''$  WEST AS A BASIS OF BEARINGS ALONG THE WEST LINE OF SAID TRADITION PLAT NO. 16, A DISTANCE OF 2489.94 FEET TO THE SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 16; THENCE SOUTH  $83^{\circ}47'23''$  WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 924.08 FEET; THENCE SOUTH  $18^{\circ}32'38''$  WEST, A DISTANCE OF 53.26 FEET; THENCE SOUTH  $26^{\circ}27'22''$  EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH  $18^{\circ}32'38''$  WEST, A DISTANCE OF 400.72 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 590.92 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $06^{\circ}54'10''$ , AN ARC DISTANCE OF 71.19 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH  $78^{\circ}21'31''$  EAST FROM THIS POINT); THENCE NORTH  $71^{\circ}19'33''$  WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 42.21 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF CONSERVATION TRACT 3 AS DESCRIBED IN DEED OF CONSERVATION EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 1485, PAGE 708, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE TRAVERSING SAID EASTERLY LINE BY THE FOLLOWING THREE (3) COURSES;

1. NORTH  $11^{\circ}24'07''$  EAST, A DISTANCE OF 156.51 FEET;
2. NORTH  $14^{\circ}02'38''$  WEST, A DISTANCE OF 439.20 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 200.00 FEET;
3. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $65^{\circ}11'30''$ , AN ARC DISTANCE OF 227.56 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH  $10^{\circ}45'52''$  WEST FROM THIS POINT);

THENCE NORTH  $33^{\circ}22'40''$  EAST ALONG SAID NON RADIAL LINE, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 96.50 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1595.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS NORTH  $36^{\circ}59'43''$  EAST FROM THIS POINT); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $39^{\circ}45'50''$ , AN ARC DISTANCE OF 1106.94 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH  $76^{\circ}45'33''$  EAST FROM THIS POINT); THENCE SOUTH  $79^{\circ}56'57''$  WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 394.35 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID CONSERVATION TRACT 3; THENCE TRAVERSING SAID NORTHERLY LINE BY THE FOLLOWING TWO (2) COURSES;

1. SOUTH  $80^{\circ}50'18''$  WEST, A DISTANCE OF 311.82 FEET;
2. SOUTH  $67^{\circ}14'46''$  WEST, A DISTANCE OF 365.81 FEET;

THENCE NORTH 58°01'15" WEST DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 59.32 FEET; THENCE NORTH 76°45'58" WEST, A DISTANCE OF 32.93 FEET; THENCE NORTH 83°49'59" WEST, A DISTANCE OF 32.61 FEET; THENCE SOUTH 86°56'06" WEST, A DISTANCE OF 47.36 FEET; THENCE SOUTH 79°45'14" WEST, A DISTANCE OF 78.71 FEET; THENCE SOUTH 67°58'26" WEST, A DISTANCE OF 76.12 FEET; THENCE SOUTH 55°08'19" WEST, A DISTANCE OF 39.86 FEET; THENCE SOUTH 29°38'11" WEST, A DISTANCE OF 56.90 FEET; THENCE SOUTH 04°58'20" WEST, A DISTANCE OF 32.40 FEET; THENCE SOUTH 34°18'02" EAST, A DISTANCE OF 57.12 FEET; THENCE SOUTH 64°04'09" EAST, A DISTANCE OF 36.99 FEET; THENCE SOUTH 55°58'12" EAST, A DISTANCE OF 41.39 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID CONSERVATION TRACT 3; THENCE TRAVERSING SAID WESTERLY AND NORTHERLY LINE BY THE FOLLOWING THREE (3) COURSES;

1. SOUTH 25°42'03" WEST, A DISTANCE OF 706.37 FEET;
2. NORTH 90°00'00" WEST, A DISTANCE OF 479.11 FEET;
3. SOUTH 31°45'23" WEST, A DISTANCE OF 287.98 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THAT 200.00 FOOT FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA;

THENCE TRAVERSING SAID WESTERLY LINE BY THE FOLLOWING FOUR (4) COURSES;

1. NORTH 00°08'18" EAST, A DISTANCE OF 317.26 FEET;
2. NORTH 00°41'50" EAST, A DISTANCE OF 182.32 FEET;
3. CONTINUE NORTH 00°41'50" EAST, A DISTANCE OF 2067.50 FEET;

THENCE SOUTH 84°51'05" EAST, A DISTANCE OF 219.28 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 30°00'49" EAST, A DISTANCE OF 186.58 FEET; THENCE SOUTH 44°20'21" EAST, A DISTANCE OF 111.17 FEET; THENCE SOUTH 56°03'36" EAST, A DISTANCE OF 185.32 FEET; THENCE SOUTH 12°42'26" EAST, A DISTANCE OF 139.52 FEET; THENCE SOUTH 79°33'59" WEST, A DISTANCE OF 168.62 FEET; THENCE NORTH 51°37'58" WEST, A DISTANCE OF 198.62 FEET; THENCE NORTH 72°28'59" WEST, A DISTANCE OF 112.04 FEET; THENCE NORTH 25°27'48" WEST, A DISTANCE OF 1.65 FEET; THENCE SOUTH 87°29'36" WEST, A DISTANCE OF 144.76 FEET; THENCE NORTH 03°53'12" WEST, A DISTANCE OF 59.30 FEET TO A POINT OF INTERSECTION WITH SAID WESTERLY LINE OF THAT 200.00 FOOT FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE NORTH 00°41'50" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 271.05 FEET; THENCE NORTH 82°30'06" EAST DEPARTING SAID WESTERLY LINE, A DISTANCE OF 220.88 FEET TO THE POINT OF BEGINNING.

CONSERVATION TRACT NO. 76

BEING A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF PLAT OF TRADITION PLAT NO. 16 RECORDED IN PLAT BOOK 44, PAGES 12, 12A THRU 12J, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH  $00^{\circ}06'55''$  WEST AS A BASIS OF BEARINGS ALONG THE WEST LINE OF SAID TRADITION PLAT NO. 16, A DISTANCE OF 2489.94 FEET TO THE SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 16; THENCE SOUTH  $83^{\circ}47'23''$  WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 924.08 FEET; THENCE SOUTH  $18^{\circ}32'38''$  WEST, A DISTANCE OF 53.26 FEET; THENCE SOUTH  $26^{\circ}27'22''$  EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH  $18^{\circ}32'38''$  WEST, A DISTANCE OF 400.72 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 590.92 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $06^{\circ}54'10''$ , AN ARC DISTANCE OF 71.19 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH  $78^{\circ}21'31''$  EAST FROM THIS POINT); THENCE NORTH  $71^{\circ}19'33''$  WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 42.21 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF CONSERVATION TRACT 3 AS DESCRIBED IN DEED OF CONSERVATION EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 1485, PAGE 708, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE TRAVERSING SAID EASTERLY LINE BY THE FOLLOWING THREE (3) COURSES;

1. NORTH  $11^{\circ}24'07''$  EAST, A DISTANCE OF 156.51 FEET;
2. NORTH  $14^{\circ}02'38''$  WEST, A DISTANCE OF 439.20 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 200.00 FEET;
3. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $65^{\circ}11'30''$ , AN ARC DISTANCE OF 227.56 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH  $10^{\circ}45'52''$  WEST FROM THIS POINT);

THENCE NORTH  $33^{\circ}22'40''$  EAST ALONG SAID NON RADIAL LINE, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 96.50 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1595.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS NORTH  $36^{\circ}59'43''$  EAST FROM THIS POINT); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $39^{\circ}45'50''$ , AN ARC DISTANCE OF 1106.94 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH  $76^{\circ}45'33''$  EAST FROM THIS POINT); THENCE SOUTH  $79^{\circ}56'57''$  WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 394.35 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID CONSERVATION TRACT 3; THENCE TRAVERSING SAID NORTHERLY LINE BY THE FOLLOWING TWO (2) COURSES;

1. SOUTH 80°50'18" WEST, A DISTANCE OF 311.82 FEET;
2. SOUTH 67°14'46" WEST, A DISTANCE OF 365.81 FEET;

THENCE NORTH 58°01'15" WEST DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 59.32 FEET; THENCE NORTH 76°45'58" WEST, A DISTANCE OF 32.93 FEET; THENCE NORTH 83°49'59" WEST, A DISTANCE OF 32.61 FEET; THENCE SOUTH 86°56'06" WEST, A DISTANCE OF 47.36 FEET; THENCE SOUTH 79°45'14" WEST, A DISTANCE OF 78.71 FEET; THENCE SOUTH 67°58'26" WEST, A DISTANCE OF 76.12 FEET; THENCE SOUTH 55°08'19" WEST, A DISTANCE OF 39.86 FEET; THENCE SOUTH 29°38'11" WEST, A DISTANCE OF 56.90 FEET; THENCE SOUTH 04°58'20" WEST, A DISTANCE OF 32.40 FEET; THENCE SOUTH 34°18'02" EAST, A DISTANCE OF 57.12 FEET; THENCE SOUTH 64°04'09" EAST, A DISTANCE OF 36.99 FEET; THENCE SOUTH 55°58'12" EAST, A DISTANCE OF 41.39 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID CONSERVATION TRACT 3; THENCE TRAVERSING SAID WESTERLY AND NORTHERLY LINE BY THE FOLLOWING THREE (3) COURSES;

1. SOUTH 25°42'03" WEST, A DISTANCE OF 706.37 FEET;
2. NORTH 90°00'00" WEST, A DISTANCE OF 479.11 FEET;
3. SOUTH 31°45'23" WEST, A DISTANCE OF 287.98 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THAT 200.00 FOOT FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA;

THENCE TRAVERSING SAID WESTERLY LINE BY THE FOLLOWING FOUR (4) COURSES;

1. NORTH 00°08'18" EAST, A DISTANCE OF 317.26 FEET;
2. NORTH 00°41'50" EAST, A DISTANCE OF 182.32 FEET;
3. CONTINUE NORTH 00°41'50" EAST, A DISTANCE OF 2067.50 FEET;
4. CONTINUE NORTH 00°41'50" EAST, A DISTANCE OF 1177.95 FEET

THENCE SOUTH 70°06'36" EAST DEPARTING SAID WESTERLY LINE; A DISTANCE OF 211.77 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID 200.00 FOOT FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE SOUTH 00°41'50" WEST ALONG SAID EAST LINE, A DISTANCE OF 398.23 FEET; THENCE SOUTH 89°18'10" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 296.19 FEET; THENCE NORTH 00°41'50" EAST, A DISTANCE OF 294.40 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 6880.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 20°41'46" WEST FROM THIS POINT); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 03°32'45", AN ARC DISTANCE OF 425.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 65°45'29" EAST, A DISTANCE OF 320.64 FEET; THENCE SOUTH 19°53'24" WEST, A DISTANCE OF 5.46

FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 58.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $51^{\circ}21'28''$ , AN ARC DISTANCE OF 51.99 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $92^{\circ}52'15''$ , AN ARC DISTANCE OF 210.72 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 58.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $51^{\circ}58'20''$ , AN ARC DISTANCE OF 52.61 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1465.00 FEET;

THENCE SOUTH  $15^{\circ}36'58''$  EAST, A DISTANCE OF 388.79 FEET TO THE POINT OF BEGINNING; THENCE SOUTH  $65^{\circ}16'22''$  EAST, A DISTANCE OF 136.07 FEET; THENCE SOUTH  $02^{\circ}47'34''$  WEST, A DISTANCE OF 310.37 FEET; THENCE NORTH  $83^{\circ}30'02''$  WEST, A DISTANCE OF 143.24 FEET; THENCE NORTH  $27^{\circ}49'27''$  WEST, A DISTANCE OF 58.50 FEET; THENCE NORTH  $61^{\circ}45'01''$  WEST, A DISTANCE OF 90.81 FEET; THENCE NORTH  $63^{\circ}46'41''$  WEST, A DISTANCE OF 112.20 FEET; THENCE NORTH  $00^{\circ}00'00''$  EAST, A DISTANCE OF 116.10 FEET; THENCE NORTH  $69^{\circ}31'11''$  EAST, A DISTANCE OF 258.12 FEET TO THE POINT OF BEGINNING.

Conservations Tracts 1, 2 and 3

A parcel of land lying in Sections 7, 8, 17, & 18, Township 37 South, Range 39 East, St. Lucie County, Florida, more particularly described as follows:

Commence at the intersection of the centerline of Gatlin Boulevard (also being the north line of Section 15) and the westerly limits of Gatlin Boulevard Right-of-Way and the westerly limits of those lands described in an Order of Taking, dated July 24, 1979 and recorded in Official Record Book 311 at Pages 2946 through 2952, inclusive, Public Records of St. Lucie County, Florida, and as shown on the Florida Department of Transportation Right-of-Way maps for State Road #9 (I-95), Section 94001-2412, dated 6/2/77, with last revision of 9/1/79; thence along the westerly lines of the parcels described in the said Order of Taking recorded in Official Record Book 311 at Pages 2946 through 2952, inclusive, and along the westerly line of said I-95 Right-of-Way the following courses and distances; thence South  $00^{\circ}01'45''$  West, a distance of 100.00 feet; thence South  $89^{\circ}58'15''$  East, a distance of 242.61 feet; thence along the westerly line of a 20 foot wide F.P. & L. easement, as described in an Order Granting Petitioners Motion for relief from Order of Taking and Amending Order of Taking, as same is recorded in Official Record Book 349 at Pages 90 through 93, inclusive, Public Records of St. Lucie County, Florida, the following courses and distances:

Thence South  $00^{\circ}01'45''$  West, a distance of 20.00 feet;  
 Thence South  $89^{\circ}58'15''$  East, a distance of 318.60 feet;  
 Thence South  $81^{\circ}56'34''$  East, a distance of 515.34 feet;  
 Thence South  $69^{\circ}58'48''$  East, a distance of 276.75 feet;  
 Thence South  $52^{\circ}20'12''$  East, a distance of 908.27 feet;  
 Thence South  $43^{\circ}16'30''$  East, a distance of 590.74 feet;  
 Thence South  $27^{\circ}42'53''$  East, a distance of 590.97 feet;  
 Thence South  $19^{\circ}56'04''$  East, a distance of 1197.74 feet;

Thence South  $18^{\circ}47'19''$  East, a distance of 819.08 feet to the easterly prolongation of the North line of that certain parcel described in a Special Warranty Deed to Metropolitan Life Insurance Company dated September 18, 1985, and recorded in Official Record Book 477 at Pages 560 through 566, inclusive, Public Records of St. Lucie County, Florida; thence North  $89^{\circ}50'39''$  West, along the just said northerly line of the parcel described in the Special Warranty deed to Metropolitan Life Insurance Company recorded in Official Record Book 477 at Pages 560 through 566, and the easterly prolongation thereof, a distance of 11,070.24 feet to the Point of Beginning of Conservation Tract 1; thence continue along the aforesaid northerly line, North  $89^{\circ}50'39''$  West, a distance of 1370.09 feet to a point hereinafter referred to as POINT "A"; thence North  $49^{\circ}21'19''$  West, departing the aforesaid northerly line, a distance of 380.60 feet; thence North  $32^{\circ}55'06''$  West, a distance of 1128.20 feet; thence North  $01^{\circ}51'59''$  West, a distance of 146.75 feet; thence North  $18^{\circ}11'57''$  East, a distance of 269.91 feet to a point hereinafter referred to as POINT "B"; thence North  $72^{\circ}37'52''$  East, a distance of 842.29 feet; thence South  $81^{\circ}51'17''$  East, a distance of 219.32 feet; thence South  $60^{\circ}18'28''$  East, a distance of 256.66 feet; thence South  $50^{\circ}43'10''$  East, a distance of 506.72 feet; thence North  $35^{\circ}37'43''$  East, a distance of 696.32 feet to the beginning of a

curve, concave Southwesterly, having a radius of 165.00 feet and a central angle of  $179^{\circ}19'39''$ ; thence along the arc of said curve to the right, a distance of 516.43 feet to the curves end; thence South  $34^{\circ}57'21''$  West, a distance of 520.57 feet; thence South  $54^{\circ}00'59''$  West, a distance of 148.44 feet; thence South  $11^{\circ}14'16''$  West, a distance of 517.94 feet; thence South  $44^{\circ}00'02''$  East, a distance of 365.37 feet; thence South  $20^{\circ}28'22''$  East, a distance of 365.30 feet; thence South  $08^{\circ}49'46''$  East, a distance of 124.06 feet to the aforesaid northerly line of the parcel described in the Special Warranty deed to Metropolitan Life Insurance Company recorded in Official Record Book 477 at Pages 560 through 566 and the Point of Beginning.

TOGETHER WITH:

Commence at the aforementioned POINT "A"; thence North  $89^{\circ}50'39''$  West, along the aforesaid northerly line of the parcel described in the Special Warranty deed to Metropolitan Life Insurance Company recorded in Official Record Book 477 at Pages 560 through 566, a distance of 2230.53 feet to the Point of Beginning of Conservation Tract 2; Thence continue North  $89^{\circ}50'39''$  West, along the said northerly line, a distance of 426.74 feet; thence North  $57^{\circ}38'10''$  West, departing the aforesaid northerly line, a distance of 1042.53 feet; thence South  $89^{\circ}59'49''$  West, a distance of 311.47 feet; thence North  $63^{\circ}02'12''$  West, a distance of 200.44 feet; thence North  $29^{\circ}27'50''$  West, a distance of 150.74 feet; thence North  $15^{\circ}45'52''$  East, a distance of 524.60 feet; thence North  $90^{\circ}00'00''$  East, a distance of 614.79 feet; thence South  $64^{\circ}00'05''$  East, a distance of 104.96 feet; thence South  $35^{\circ}37'28''$  East, a distance of 365.49 feet; thence North  $76^{\circ}25'53''$  East, a distance of 232.03 feet; thence South  $70^{\circ}03'54''$  East, a distance of 245.26 feet; thence North  $74^{\circ}52'40''$  East, a distance of 305.26 feet; thence South  $88^{\circ}01'37''$  East, a distance of 54.82 feet; thence South  $59^{\circ}18'14''$  East, a distance of 151.59 feet; thence South  $45^{\circ}12'39''$  East, a distance of 167.70 feet; thence South  $20^{\circ}34'23''$  East, a distance of 64.51 feet; thence South  $09^{\circ}05'54''$  East, a distance of 95.57 feet; thence South  $24^{\circ}33'27''$  East, a distance of 95.46 feet; thence South  $10^{\circ}37'45''$  East, a distance of 61.45 feet; thence South  $08^{\circ}45'15''$  West, a distance of 49.65 feet; thence South  $32^{\circ}01'44''$  West, a distance of 35.62 feet; thence South  $46^{\circ}25'24''$  West, a distance of 54.76 feet; thence South  $70^{\circ}31'49''$  West, a distance of 130.24 feet; thence South  $60^{\circ}39'52''$  West, a distance of 69.34 feet; thence South  $16^{\circ}14'32''$  West, a distance of 312.22 feet to the aforesaid northerly line of the parcel described in the Special Warranty deed to Metropolitan Life Insurance Company recorded in Official Record Book 477 at Pages 560 through 566 and the Point of Beginning.

TOGETHER WITH:

Commence at the aforementioned POINT "B"; thence North  $05^{\circ}12'35''$  West, a distance of 295.01 feet to the Point of Beginning of Conservation Tract 3; thence North  $34^{\circ}34'34''$  West, a distance of 410.12 feet; thence North  $90^{\circ}00'00''$  West, a distance of 593.22 feet; thence North  $24^{\circ}58'24''$  West, a distance of 775.24 feet; thence North  $90^{\circ}00'00''$  West, a distance of 340.62 feet; thence South  $27^{\circ}29'45''$  East, a distance of 60.90 feet; thence South  $18^{\circ}14'26''$  East, a distance of 186.57 feet; thence South  $06^{\circ}05'38''$  East, a distance

of 162.99 feet; thence South  $03^{\circ}37'48''$  West, a distance of 307.47 feet; thence South  $30^{\circ}59'12''$  West, a distance of 75.62 feet; thence South  $71^{\circ}38'40''$  West, a distance of 123.06 feet; thence North  $90^{\circ}00'00''$  West, a distance of 137.70 feet; thence North  $57^{\circ}55'47''$  West, a distance of 222.28 feet; thence North  $90^{\circ}00'00''$  West, a distance of 410.07 feet; thence South  $54^{\circ}38'52''$  West, a distance of 203.98 feet; thence North  $67^{\circ}32'06''$  West, a distance of 300.44 feet; thence North  $38^{\circ}39'29''$  West, a distance of 80.60 feet; thence North  $01^{\circ}27'04''$  West, a distance of 249.93 feet; thence North  $29^{\circ}52'09''$  East, a distance of 547.57 feet; thence North  $42^{\circ}02'06''$  West, a distance of 445.00 feet; thence North  $32^{\circ}03'45''$  West, a distance of 500.18 feet; thence North  $03^{\circ}22'36''$  East, a distance of 182.54 feet; thence North  $30^{\circ}53'55''$  East, a distance of 945.29 feet; thence North  $78^{\circ}42'49''$  East, a distance of 143.55 feet; thence South  $72^{\circ}48'58''$  East, a distance of 96.10 feet; thence South  $44^{\circ}17'46''$  East, a distance of 119.25 feet; thence South  $10^{\circ}15'03''$  East, a distance of 215.49 feet; thence South  $21^{\circ}02'12''$  West, a distance of 773.06 feet; thence South  $51^{\circ}59'55''$  East, a distance of 687.03 feet; thence North  $31^{\circ}45'23''$  East, a distance of 504.95 feet; thence North  $90^{\circ}00'00''$  East, a distance of 479.11 feet; thence North  $25^{\circ}42'03''$  East, a distance of 815.85 feet; thence North  $67^{\circ}14'46''$  East, a distance of 611.45 feet; thence North  $80^{\circ}50'18''$  East, a distance of 219.49 feet to the west boundary of those lands described in Official Record Book 1088, Page 1032, Public Records of St. Lucie County, Florida; thence running along the westerly and southerly lines of said lands, the following courses and distances:

North  $80^{\circ}50'18''$  East, a distance of 92.33 feet;  
 Thence South  $39^{\circ}35'38''$  East, a distance of 373.81 feet;  
 Thence South  $62^{\circ}56'57''$  West, a distance of 710.69 feet;  
 Thence South  $09^{\circ}54'33''$  West, a distance of 528.17 feet;  
 Thence South  $43^{\circ}15'34''$  East, a distance of 1.86 feet;  
 Thence North  $89^{\circ}57'06''$  East, a distance of 1118.66 feet;  
 Thence North  $35^{\circ}27'24''$  East, a distance of 161.00 feet to the beginning of a curve, concave southerly, having a radius of 200.00 feet and a central angle of  $130^{\circ}29'58''$ ; thence, along said curve to the right, a distance of 455.53 feet to the curves end;  
 Thence South  $14^{\circ}02'38''$  East, a distance of 439.20 feet;  
 Thence South  $11^{\circ}24'07''$  West, a distance of 156.51 feet;  
 Thence South  $54^{\circ}52'19''$  West, a distance of 153.89 feet;  
 Thence, departing the westerly line of the aforesaid lands, South  $54^{\circ}52'19''$  West, a distance of 131.76 feet; thence North  $87^{\circ}53'08''$  West, a distance of 303.75 feet; thence North  $64^{\circ}44'39''$  West, a distance of 347.21 feet; thence North  $38^{\circ}28'42''$  West, a distance of 244.24 feet; thence South  $61^{\circ}48'44''$  West, a distance of 265.08 feet; thence South  $26^{\circ}55'17''$  East, a distance of 157.56 feet; thence South  $04^{\circ}24'55''$  West, a distance of 302.92 feet; thence South  $51^{\circ}49'41''$  East, a distance of 294.23 feet; thence South  $28^{\circ}06'28''$  East, a distance of 598.44 feet; thence South  $71^{\circ}50'46''$  West, a distance of 501.54 feet to the Point of Beginning.

Tract WMT-2 of TRADITION PLAT NO. 8, as recorded in Plat Book 62, Page 29, Public Records of St. Lucie County, Florida.

Tracts PR-1, OST-1, and WMT-2A of TRADITION PLAT NO. 6, as recorded in Plat Book 59, Page 33, Public Records of St. Lucie County, Florida.

Tract OST-1 of TRADITION PLAT NO. 4, as recorded in Plat Book 56, Page 18, Public Records of St. Lucie County, Florida.

**TRADITION DEVELOPMENT COMPANY, LLC &  
HORIZONS ST. LUCIE DEVELOPMENT, LLC -  
NON-COMMERCIAL PROPERTY LEGAL DESCRIPTION**

Tract R-4 of TRADITION PLAT NO. 11, as recorded in Plat Book 45, Page 22, Public Records of St. Lucie County, Florida.

Tracts R-1 and R-3 of TRADITION PLAT NO. 6, as recorded in Plat Book 42, Page 5, Public Records of St. Lucie County, Florida.

**TRADITION VILLAGE CENTER, LLC -  
COMMERCIAL PROPERTY LEGAL DESCRIPTION**

**B-3**

A parcel of land being a portion of said Parcel H-1 as shown on TRADITION PLAT NO. 17, recorded in Plat Book 43, Pages 22, 22 A through 22F, Public Records of St. Lucie County, Florida, and being more particularly described as follows:

Begin at the Northwest corner of said Parcel H-1; Thence South 90 degrees, 00 minutes, 00 seconds East as a basis of bearings along the North line of said Parcel H-1, a distance of 55.00 feet; Thence South 00 degrees, 00 minutes, 00 seconds West departing said North line, a distance of 112.00 feet; Thence North 90 degrees, 00 minutes, 00 seconds West, a distance of 0.87 feet; Thence South 54 degrees, 42 minutes, 51 seconds West, a distance of 64.18 feet to a point of intersection with the Westerly line of said Parcel H-1; Thence traversing said Westerly line by the following three (3) courses: 1. North 35 degrees, 27 minutes, 33 seconds West, a distance of 1.72 feet to a point of curvature with a curve concave to the Northeast and having a radius of 4.00 feet; 2. Northwesterly along the arc of said curve, through a central angle of 35 degrees, 27 minutes, 33 seconds, an arc distance of 2.48 feet to a point of tangency with a line; 3. North 00 degrees, 00 minutes, 00 seconds East along the East line, a distance of 145.35 feet to the Point of Beginning.

**TRADITION VILLAGE CENTER, LLC -  
NON-COMMERCIAL PROPERTY LEGAL DESCRIPTION**

Tract PR-1A of TRADITION PLAT NO. 43, as recorded in Plat Book 55, Page 34, Public Records of St. Lucie County, Florida.

TRADITION OUTLET, LLC -  
COMMERCIAL PROPERTY LEGAL DESCRIPTION

A-1

Being all of Lot 1, according to the Plat of TRADITION PLAT NO. 59, as recorded in Plat Book 60, at Page 8 public records of St. Lucie County, Florida,

LESS AND EXCEPT that portion deeded to City of Port St. Lucie in Official Records Book 3158, at Page 2203 and Official Records Book 3184, at Page 1235 and being more particularly described as follows:

Commence at the Southeast corner of said Lot 1; thence along the Easterly line of said Lot 1 the following 4 courses and distances; thence N 08 degrees 20' 33" W a distance of 22.76 feet; thence N 05 degrees 33' 00" W a distance of 296.59 feet; thence N 06 degrees 47' 54" W a distance of 44.39 feet to the point of beginning of the following described parcel:

Thence S 85 degrees 21' 57" W a distance of 778.41 feet; thence N 04 degrees 38' 03" W a distance of 340.46 feet to the beginning of a curve concave to the west having a radius of 1,092.61 feet; thence Northerly along the arc of said curve a distance of 170.41 feet through a central angle of 08 degrees 56' 10"; thence S 82 degrees 05' 00" W a distance of 349.90 feet to the Easterly line of Tract R-39 according to the Plat of Tradition Plat No. 36, as recorded in Plat book 49, at Page 28, and to an intersection with a non tangent curve concave to the West, having a radius of 745.21 feet, the chord of which bears N 18 degrees 34' 10" W; thence Northerly along the arc of said curve, and along said Easterly line of Tract R-39, a distance of 61.07 feet through a central angle of 04 degrees 41' 43" to the South line of Parcel 3 of said Tradition Plat No. 36; thence N 82 degrees 05' 00" E, along said South line a distance of 289.39 feet to the easterly line of said Parcel 3; thence N 07 degrees 55' 00" W, along said easterly line, a distance of 250.00 feet to the Northerly line of said Lot 1; thence along the northerly and easterly line of said Lot 1 the following 9 courses and distances; thence N 79 degrees 05' 50" E a distance of 176.09 feet; thence N 81 degrees 30' 32" E a distance of 158.84 feet; thence N 79 degrees 11' 01" E a distance of 39.04 feet; thence N 85 degrees 27' 23" E a distance of 147.21 feet to the beginning of a curve concave to the Southwest having a radius of 350.00 feet; thence Southeasterly along the arc of said curve a distance of 387.97 feet through a central angle of 63 degrees 30' 39" to the point of compound curvature with a curve concave to the west, having a radius of 500.00 feet; thence Southerly along the arc of said curve, a distance of 259.03 feet through a central angle of 29 degrees 40' 59"; thence S 01 degrees 20' 59" E a distance of 147.45 feet; thence S 04 degrees 31' 55" E a distance of 100.31 feet; thence S 06 degrees 47' 54" E a distance of 156.79 feet to the point of beginning.

AND LESS AND EXCEPT the parcel being more particularly described as follows:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EASTERLY LINE OF SAID LOT 1 THE FOLLOWING 4 COURSES AND DISTANCES; THENCE N08°20'33"W A DISTANCE OF 22.76 FEET; THENCE N05°33'00"W A DISTANCE OF 296.59 FEET; THENCE N06°47'54"W A DISTANCE OF 44.39 FEET;

THENCE S85°21'57"W A DISTANCE OF 778.41 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE CONTINUE S85°21'57"W A DISTANCE OF 360.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (A 130.00 FOOT WIDE RIGHT-OF-WAY); THENCE N04°38'03"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 337.71 FEET TO THE EASTERLY LINE OF TRACT R-39, ACCORDING TO THE PLAT OF TRADITION PLAT NO. 36, AS RECORDED IN PLAT BOOK 49, PAGES 28-31, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N05°32'57"E, ALONG SAID EASTERLY LINE, A DISTANCE OF 59.45 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 745.21 FEET, THE CHORD OF WHICH BEARS N12°34'26"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 94.89 FEET THROUGH A CENTRAL ANGLE OF 07°17'45" TO AN INTERSECTION WITH A NON-RADIAL LINE WHOSE BEARING IS N82°05'00"E; THENCE N82°05'00"E, ALONG SAID NON-RADIAL LINE, A DISTANCE OF 349.90 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1,092.61 FEET, THE CHORD OF WHICH BEARS S09°06'08"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 170.41 FEET THROUGH A CENTRAL ANGLE OF 08°56'10" TO A POINT OF TANGENCY; THENCE S04°38'03"E A DISTANCE OF 340.46 FEET TO THE POINT OF BEGINNING.

**ST. LUCIE WEST DEVELOPMENT COMPANY, LLC**  
**NON-COMMERCIAL PROPERTY LEGAL DESCRIPTION**

**Parcel ID # 3323-900-0003-000-5**

Being a portion of Tract 27D, according to the plat of ST. LUCIE WEST PLAT NO. 91, as recorded in Plat Book 36, Page 22, Public Records of St. Lucie County, Florida, and being more particularly described as follows:

Begin at the Northerly corner of said Tract 27D; thence S17°01'18"E a distance of 219.37 feet; thence S24°59'17"W a distance of 14.62 feet; thence N47°19'51"W a distance of 217.09 feet to the intersection with a non tangent curve concave to the southeast, having a radius of 2,804.79 feet, the chord of which bears N53°14'29"E; thence northeasterly along the arc of said curve, a distance of 126.80 feet through a central angle of 02°35'25" to the POINT OF BEGINNING.

Containing 0.337 acres, more or less.

Parcel ID # 3323-785-0006-000-5

Tract T of ST. LUCIE WEST PLAT NO. 42, as recorded in Plat Book 34, Page 11, Public Records of St. Lucie County, Florida.

Parcel ID # 3323-500-0027-010-4

The north 22.67 feet of Lot I-1, Block 4 of ST. LUCIE WEST PLAT NO. 1, as recorded in Plat Book 26, Page 8, Public Records of St. Lucie County, Florida.

HORIZONS ACQUISITION 5, LLC NON-COMMERCIAL PROPERTY LEGAL DESCRIPTION

Tracts OST-1 and OST-2 of TRADITION PLAT NO. 8, as recorded in Plat Book 62, Page 29, Public Records of St. Lucie County, Florida.

HORIZONS ST. LUCIE DEVELOPMENT, LLC - FLUTE/F-4

PARCELS 1, 2 AND 3, ACCORDING TO THE PLAT OF SOUTHERN GROVE PLAT NO. 8, AS RECORDED IN PLAT BOOK 62, PAGES 29-32, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

A PARCEL OF LAND BEING A PORTION OF PARCEL 26 LYING IN THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGES 17-50, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL 26 OF SAID PLAT OF SOUTHERN GROVE PLAT NO. 3; THENCE S79°27'11"W A DISTANCE OF 156.62 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE S18°47'20"E A DISTANCE OF 510.54 FEET; THENCE N89°50'39"W A DISTANCE OF 2,512.58 FEET; THENCE N31°07'15"E A DISTANCE OF 5.57 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5,560.00 FEET, THE CHORD OF WHICH BEARS N75°45'35"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 327.13 FEET THROUGH A CENTRAL ANGLE OF 03°22'16"; THENCE N12°33'17"W A DISTANCE OF 10.00 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5,570.00 FEET, THE CHORD OF WHICH BEARS N78°26'57"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.18 FEET THROUGH A CENTRAL ANGLE OF 02°00'28"; THENCE N79°27'11"E A DISTANCE OF 531.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.51 FEET THROUGH A CENTRAL ANGLE OF 49°17'39" TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 90.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 165.79 FEET, THROUGH A CENTRAL ANGLE OF 105°32'43"; THENCE N79°27'11"E A DISTANCE OF 1,177.31 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT UTILITY SITE 3-A AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 3.

TRADITION RESEARCH PARK, LLC - FLUTE/F-4

PARCELS 5, 6 AND WMT-1, ACCORDING TO THE PLAT OF SOUTHERN GROVE PLAT NO. 8, AS RECORDED IN PLAT BOOK 62, PAGES 29-32, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT PARCEL:

A PARCEL OF LAND BEING A PORTION OF PARCEL 5 AND PARCEL 6 LYING IN THE PLAT OF SOUTHERN GROVE PLAT NO. 8, AS RECORDED IN PLAT BOOK 62, PAGES 29-32, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE NORTHWEST CORNER OF TRACT R-2 (DISCOVERY WAY) OF SAID SOUTHERN GROVE PLAT NO. 8; THENCE N79°27'11"E A DISTANCE OF 78.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.51 FEET THROUGH A CENTRAL ANGLE OF 49°17'39" TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 90.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 271.82 FEET, THROUGH A CENTRAL ANGLE OF 173°02'36"; THENCE S79°27'11"W A DISTANCE OF 240.53 FEET; THENCE N10°32'49"W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

**"OMNIBUS" LEGAL DESCRIPTION**

All right title and interest of CORE COMMUNITIES, LLC, HORIZONS ACQUISITION 5, LLC, CORE COMMERCIAL GROUP, LLC, HORIZONS ST. LUCIE DEVELOPMENT, LLC, ST. LUCIE FARMS, LLC, ST. LUCIE WEST DEVELOPMENT COMPANY, LLC, TRADITION DEVELOPMENT COMPANY, LLC, TRADITION IRRIGATION COMPANY, LLC, TRADITION VILLAGE CENTER, LLC, CORE ASSET ADVISERS, LLC, CORE COMMERCIAL REALTY, LLC, HORIZONS ACQUISITION 7, LLC, LAKE CHARLES DEVELOPMENT COMPANY, LLC, SOMERSET REALTY, LLC, TRADITION BREWERY, LLC, TRADITION CONSTRUCTION, LLC, TRADITION OUTFITTERS, LLC, TRADITION TITLE COMPANY, LLC, TRADITION OUTLET, LLC, TRADITION HOUSE, LLC, THE LANDING HOLDING COMPANY, LLC, LANDING PHASE II, LLC, THE LANDING AT TRADITION DEVELOPMENT COMPANY, LLC, TRADITION REALTY, LLC, TRADITION REFERRAL, LLC, TRADITION RESEARCH PARK, LLC, FLORIDA CENTER FOR INNOVATION AT TRADITION, LLC, TRADITION UTILITY COMPANY, LLC, and VILLAGE POINTE AT TRADITION, LLC in and to any real property located in St. Lucie County, Florida.

**LESS AND EXCEPT EACH OF THE FOLLOWING THREE PARCELS:**

**"LESS AND EXCEPT" PARCEL 1 (DIGITAL DOMAIN PARCEL):**

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EASTERLY LINE OF SAID LOT 1 THE FOLLOWING 4 COURSES AND DISTANCES; THENCE N08°20'33"W A DISTANCE OF 22.76 FEET; THENCE N05°33'00"W A DISTANCE OF 296.59 FEET; THENCE N06°47'54"W A DISTANCE OF 44.39 FEET; THENCE S85°21'57"W A DISTANCE OF 778.41 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE S85°21'57"W A DISTANCE OF 360.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (A 130.00 FOOT WIDE RIGHT-OF-WAY); THENCE N04°38'03"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 337.71 FEET TO THE EASTERLY LINE OF TRACT R-39, ACCORDING TO THE PLAT OF TRADITION PLAT NO. 36, AS RECORDED IN PLAT BOOK 49, PAGES 28-31, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N05°32'57"E, ALONG SAID EASTERLY LINE, A DISTANCE OF 59.45 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 745.21 FEET, THE CHORD OF WHICH BEARS N12°34'26"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID EASTERLY RIGHT-OF-WAY

LINE, A DISTANCE OF 94.89 FEET THROUGH A CENTRAL ANGLE OF  $07^{\circ}17'45''$  TO AN INTERSECTION WITH A NON-RADIAL LINE WHOSE BEARING IS  $N82^{\circ}05'00''E$ ; THENCE  $N82^{\circ}05'00''E$ , ALONG SAID NON-RADIAL LINE, A DISTANCE OF 349.90 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1,092.61 FEET, THE CHORD OF WHICH BEARS  $S09^{\circ}06'08''E$ ; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 170.41 FEET THROUGH A CENTRAL ANGLE OF  $08^{\circ}56'10''$  TO A POINT OF TANGENCY; THENCE  $S04^{\circ}38'03''E$  A DISTANCE OF 340.46 FEET TO THE POINT OF BEGINNING.

**"LESS AND EXCEPT" PARCEL 2 (TRADITION DEVELOPMENT COMPANY, LLC'S PORTION OF PARCEL D-2):**

A PARCEL OF LAND LYING IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF WESTERN GROVE PLAT NO. 2 ALLAPATTAH SUBSTATION, AS RECORDED IN PLAT BOOK 58, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE  $N89^{\circ}58'45''W$  A DISTANCE OF 50.00 FEET; THENCE  $S00^{\circ}01'15''W$  A DISTANCE OF 2061.15 FEET; THENCE  $S89^{\circ}26'55''E$  A DISTANCE OF 843.35 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,550.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 202.22 FEET THROUGH A CENTRAL ANGLE OF  $07^{\circ}28'30''$  TO A POINT OF TANGENCY; THENCE  $N83^{\circ}04'36''E$  A DISTANCE OF 675.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,450.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 267.15 FEET THROUGH A CENTRAL ANGLE OF  $10^{\circ}33'22''$  TO A POINT OF TANGENCY; THENCE  $S86^{\circ}22'02''E$  A DISTANCE OF 1,002.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 9,950.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,137.80 FEET THROUGH A CENTRAL ANGLE OF  $06^{\circ}33'07''$  TO A POINT OF TANGENCY; THENCE  $S79^{\circ}48'55''E$  A DISTANCE OF 616.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,550.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 256.66 FEET THROUGH A CENTRAL ANGLE OF  $09^{\circ}29'15''$  TO A POINT OF TANGENCY; THENCE  $S89^{\circ}18'10''E$  A DISTANCE OF 430.30 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,100.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 754.82 FEET THROUGH A CENTRAL ANGLE OF  $39^{\circ}18'59''$  TO A POINT OF TANGENCY; THENCE  $S49^{\circ}59'11''E$  A DISTANCE OF 1,050.06 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE CONTINUE  $S49^{\circ}59'11''E$  A DISTANCE OF 496.71 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,200.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 948.41 FEET THROUGH A CENTRAL ANGLE OF  $45^{\circ}17'00''$  TO A POINT OF TANGENCY; THENCE  $N84^{\circ}43'49''E$  A DISTANCE OF 174.38 FEET TO THE INTERSECTION WITH A

NON TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 50.00 FEET, THE CHORD OF WHICH BEARS S69°36'38"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.78 FEET THROUGH A CENTRAL ANGLE OF 51°19'04" TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 110.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 28.92 FEET, THROUGH A CENTRAL ANGLE OF 15°03'58" TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.67 FEET, THROUGH A CENTRAL ANGLE OF 55°46'16" TO A POINT OF TANGENCY; THENCE S03°14'49"E A DISTANCE OF 137.21 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 860.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 599.44 FEET THROUGH A CENTRAL ANGLE OF 39°56'11" TO A POINT OF TANGENCY; THENCE S36°41'22"W A DISTANCE OF 106.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 950.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 304.51 FEET THROUGH A CENTRAL ANGLE OF 18°21'55" TO A POINT OF TANGENCY; THENCE S18°19'28"W A DISTANCE OF 61.04 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 850.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 802.96 FEET THROUGH A CENTRAL ANGLE OF 54°07'29" TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE 55.76 FEET THROUGH A CENTRAL ANGLE OF 63°53'42" TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 130.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.08 FEET, THROUGH A CENTRAL ANGLE OF 23°50'03" TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 41.74 FEET, THROUGH A CENTRAL ANGLE OF 47°50'06" TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,595.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 834.63 FEET, THROUGH A CENTRAL ANGLE OF 29°58'54" TO AN INTERSECTION WITH A NON-RADIAL LINE WHOSE BEARING IS N00°09'21"E; THENCE N00°09'21"E, ALONG SAID NON-RADIAL LINE, A DISTANCE OF 1555.82 FEET TO THE POINT OF BEGINNING.

**"LESS AND EXCEPT" PARCEL 3 (HORIZONS ST. LUCIE DEVELOPMENT, LLC'S PORTION OF PARCEL D-2):**

A PARCEL OF LAND LYING IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF WESTERN GROVE PLAT NO. 2 ALLAPATTAH SUBSTATION, AS RECORDED IN PLAT BOOK 58, PAGE 12,

PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N89°58'45"W A DISTANCE OF 50.00 FEET; THENCE S00°01'15"W A DISTANCE OF 2061.15 FEET; THENCE S89°26'55"E A DISTANCE OF 843.35 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,550.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 202.22 FEET THROUGH A CENTRAL ANGLE OF 07°28'30" TO A POINT OF TANGENCY; THENCE N83°04'36"E A DISTANCE OF 675.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,450.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 267.15 FEET THROUGH A CENTRAL ANGLE OF 10°33'22" TO A POINT OF TANGENCY; THENCE S86°22'02"E A DISTANCE OF 1,002.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 9,950.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,137.80 FEET THROUGH A CENTRAL ANGLE OF 06°33'07" TO A POINT OF TANGENCY; THENCE S79°48'55"E A DISTANCE OF 616.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,550.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 256.66 FEET THROUGH A CENTRAL ANGLE OF 09°29'15" TO A POINT OF TANGENCY; THENCE S89°18'10"E A DISTANCE OF 179.11 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE CONTINUE S89°18'10"E A DISTANCE OF 251.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,100.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 754.82 FEET THROUGH A CENTRAL ANGLE OF 39°18'59" TO A POINT OF TANGENCY; THENCE S49°59'11"E A DISTANCE OF 1,050.16 FEET; THENCE S00°09'21"W A DISTANCE OF 1,555.82 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WHOSE RADIUS POINT BEARS S40°21'48"W FROM SAID INTERSECTION AND HAVING A RADIUS OF 1,595.00 FEET, THE CHORD OF WHICH BEARS N54°51'32"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 290.75 FEET THROUGH A CENTRAL ANGLE OF 10°26'40" TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 58.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 47.20 FEET, THROUGH A CENTRAL ANGLE OF 46°37'27" TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 130.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.73 FEET, THROUGH A CENTRAL ANGLE OF 17°04'14" TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 58.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 59.30 FEET, THROUGH A CENTRAL ANGLE OF 58°34'55" TO A POINT OF TANGENCY; THENCE N61°56'43"W A DISTANCE OF 80.00 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 58.00 FEET, THE CHORD OF WHICH BEARS S57°20'45"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 59.30 FEET THROUGH A CENTRAL ANGLE OF 58°34'55" TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 130.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A

DISTANCE OF 48.79 FEET, THROUGH A CENTRAL ANGLE OF  $21^{\circ}30'11''$  TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 58.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 49.71 FEET, THROUGH A CENTRAL ANGLE OF  $49^{\circ}06'29''$  TO A POINT OF TANGENCY; THENCE  $N65^{\circ}45'29''W$  A DISTANCE OF 320.85 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 7,010.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 532.45 FEET THROUGH A CENTRAL ANGLE OF  $04^{\circ}21'07''$  TO A POINT OF TANGENCY; THENCE  $N70^{\circ}06'36''W$  A DISTANCE OF 822.19 FEET; THENCE  $N18^{\circ}50'26''E$  A DISTANCE OF 673.39 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,590.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 503.49 FEET THROUGH A CENTRAL ANGLE OF  $18^{\circ}08'36''$  TO A POINT OF TANGENCY; THENCE  $N00^{\circ}41'50''E$  A DISTANCE OF 457.37 FEET TO THE POINT OF BEGINNING.

Exhibit "B" - Personal Property

The following items, of or relating to the real property more particularly described in Exhibit "A" (the "Land").

2. All buildings, structures, fixtures, improvements, goods, and appurtenances of every nature whatsoever now or hereafter situated on the Land to the extent of Debtor's interest therein (hereafter referred to as "Improvements and fixtures"), including, without limitation, (a) houses, barns, sheds, warehouses, pumphouses, bunkhouses, hothouses, mobile homes and all other buildings and structures; (b) shrubs, trees, permanent plantings and timber now growing or hereafter to be grown on the Land; (c) grain bins, storage bins and tanks, metal sheds and buildings, wind machines, freeze and frost protection equipment, water towers, and windmills; (d) all towers, fences, gates, stakes, posts and trellises; (e) all electric, water and gas lines, wiring, generators, motors, pipes and equipment together with meters, transformers, switch boxes, fuse panels, circuit breakers, timing devices, thermostats, and control valves; (f) all wells, irrigation and drainage equipment of all types (other than portable irrigation motors customarily towed by a motor vehicle) including, without limitation, pumping stations, pipe, pumps, motors, gearheads, pivots, sprinkler systems, tow lines, control valves, culverts, and well casings; (g) air conditioning, climate control and heating equipment including coils, compressors, ducts and heaters; (h) all refrigerators, stoves and other built-in equipment; (i) loading and storage facilities, including augers, scales, belts, motors and conveyance equipment; (j) all other machinery, apparatus, and equipment of every kind and nature now or hereafter attached to, located on, in, or about the Land, or used or intended to be used in connection with the use, operation, or enjoyment of the Land or related to the operation of the Land (but excluding property which may be or deemed to be toxic or hazardous materials, and also excluding self-propelled motor driven vehicles and farm implements customarily towed by or attached thereto (collectively, "rolling stock"), but including without limitation the property described in Schedule 1 attached hereto and incorporated herein by this reference; and (k) all additions, accessions, substitutions and replacements thereof;
3. All easements, rights-of-way, strips and gores of land, vaults, streets, ways, alleys, passages, sewer rights, railroad spurs and rights, waters, water courses, water rights, claims and powers, now or hereafter located on the Land or under or above the same or any part or parcel thereof, and all estates, rights, titles, interests, minerals, royalties, easements, privileges, liberties, tenements, hereditaments and appurtenances, reversion and reversions, remainder and remainders whatsoever, in any way belonging or appertaining to the Land or any part thereof, or which hereafter shall in any way belong or be appurtenant thereto, whether now owned or hereafter acquired by Debtor;
4. All present and future income, rents, issues, profits and revenues of the Land and Improvements and Fixtures located on the Land from time to time accruing to the extent of Debtor's interest therein (including, without limitation, all payments under leases or tenancies, chattel paper, investment property, instruments, documents, letter of credit rights, unearned premiums on any insurance policy carried by Debtor for the benefit of Secured Party and/or the other items described in this Schedule A, tenant security deposits, deposit accounts, escrow funds and all awards or payments, including interest thereon and the right to receive same, growing out of or as a result of any exercise of the right of eminent domain, including the taking of any part or all of Land or the other items described in this Schedule A or payment for alteration of the grade of any road upon which said Land abuts, or any other injury to, taking of or decrease in the value of said Land and the other items described in this Schedule A to the extent of all amounts which may be owing on the obligations secured by the Land and the other items described in this Schedule A at the date of receipt of any such award or payment and the reasonable attorneys' fees, costs and disbursements incurred by Secured Party in connection with the collection of such award or payment), and all the estate, right, title, interest, property, possession, claim and demand whatsoever at law or in equity, of Debtor of, in and to the same;
5. All insurance policies and proceeds thereof, contracts, permits, licenses, plans or intangibles now or hereafter dealing with, affecting or concerning the Land and the Improvements and Fixtures, located on the Land to the extent of Debtor's interest therein including, without limitation, all rights accruing to Debtor from any and all contracts with all contractors, architects, engineers or subcontractors relating to the construction of

improvements on or upon the Land, including payment, performance and/or materialmen's bonds and any other related causes of action;

6. All rights of Debtor or the Land to all water (including any water inventory in storage), water rights, claims and entitlements, other rights to water and other rights to receive water or water rights, of every kind or nature associated with the Land, including without limitation, (a) the groundwater on, under, pumped from or otherwise available to the Land, whether as a result of groundwater rights, contractual rights or otherwise; (b) the right to remove and extract any such groundwater including any permits, rights or licenses granted by any governmental authority or agency and any rights granted or created by any easement, covenant, agreement or contract with any person or entity, (c) any rights to which the Land is entitled with respect to surface water, whether such right is appropriative, riparian, prescriptive or otherwise and whether or not pursuant to permit or other governmental authorization, or the right to store any such water, (d) any water, water right, water allocation, distribution right, delivery right, water storage right, or other water-related entitlement appurtenant or otherwise applicable to the Land by virtue of the Land's being situated within the boundaries of any district, agency, or other governmental entity or within the boundaries of any private water company, mutual water company, or other non-governmental entity, (e) any drainage rights appurtenant or otherwise applicable to the Land; (f) all rights to transport, carry, allocate or otherwise deliver water or any of the foregoing rights from or to the Land by any means, wherever located; (g) any shares (or any rights under such shares) of any private water company, mutual water company, or other non-governmental entity pursuant to which Debtor or the Land may receive any of the rights referred to in subsections (a) through (f) above, including without limitation those water rights identified on attached Schedule 2 (collectively referred to hereafter as the "Water Rights");

7. All rights to drain the Land including rights in drainage districts (and the right to vote for and elect representatives in such drainage districts) together with all rights of Debtor in agricultural cooperatives for milling, ginning, grinding, storage and marketing of crops harvested from the Land;

8. All of Debtor's interest in all crops now or hereafter growing, grown or produced on the Land, including without limitation, harvested crops, farm products, seeds and propagative portions of plants, whether or not stored on the Land (subject, however, to Debtor's right to pledge portions for annual operating loans as provided in the loan documents which Debtor and Secured Party have entered into);

9. All rights to receive, participate in, or otherwise secure the benefits of any and all government programs, including but not limited to set aside programs, payment in kind programs, and governmental loans which are available for use in connection with the Land and the Improvements and Fixtures;

10. All of Debtor's right, title, and interest in, to, and under all leases, subleases, tenant contracts, rental agreements, whether written or oral, now or hereafter affecting all or any part of the Land or Debtor's use thereof, and any agreement for the use or occupancy of all or any part of said Land which may have been heretofore or which may be made hereafter, including any and all extensions, renewals, and modifications of the foregoing and guaranties of the performance or obligations of any tenants thereunder, and all other arrangements of any sort resulting in the payment of money to Debtor or in Debtor becoming entitled to the payment of money for the use of the Land or the Improvements and Fixtures located on the Land or any part thereof whether such user or occupier is tenant, invitee, or licensee;

11. All of Debtor's right, title, and interest in and to all income, rents, issues, royalties, profits, rights, and benefits and all tenants' security and similar deposits derived with respect to the Leases and with respect to the Land and Improvements and Fixtures located on the Land;

12. All causes of action and recoveries now or hereafter existing for any loss or diminution in value of the Land, the Improvements and Fixtures located on the Land, or any of the other items described in this Schedule A, and all other tangible and intangible property and rights relating to the Land and the Improvements and Fixtures located on the Land or its operations, or to be used in connection with the Land and the Improvements and Fixtures located on the Land, including but not limited to all agreements, licenses, governmental authorizations or permits pertaining to the Land and the

Improvements and Fixtures located on the Land or the development, ownership, management or operation thereof;

13. All of Debtor's right, title and interest in, to and under all franchise agreements, management contracts, production contracts, insurance policies, and other contracts, licenses and permits, whether written or oral, now or hereafter affecting all or any part of the Land or the Improvements and Fixtures located on the Land or Debtor's use hereof, which may have been heretofore or which may be made hereafter, including any and all extensions, renewals, and modifications of the foregoing and guaranties of the performance or obligations of any obligors thereunder,

14. All trademarks, service marks, designs, logos, names or similar identifications pertaining solely to the Land or the Improvements and Fixtures located on the Land or under which the Land or the Improvements or Fixtures located on the Land may be known or operated, whether registered or unregistered, and all rights to carry on business under such names, and any related goodwill associated in any way with the Land or the Improvements and Fixtures located on the Land (but expressly excluding the name "The Traditions" and any trademarks, service marks, designs, logos, or goodwill associated therewith);

15. All crop allotments and rights to crop bases as designated, assigned or approved by the United States Department of Agriculture, the Commodity Credit Corporation, the Farm Service Agency or any other governmental agency or department, whether federal, state or local, and any and all entitlements of Debtor, rights of Debtor (including, without limitation, the right to receive, directly or indirectly, payment whether in cash, such as deficiency payments as provided for in 7 C.F.R. Section 1413, payments in kind, or otherwise) under any contract or program or agreement with the United States Department of Agriculture, the Commodity Credit Corporation, the Farm Service Agency, or any other governmental agency or department (whether federal, state or local), including without limitation under the Conservation Reserve Program, relating to the Land and the Improvements and Fixtures located on the Land, or the development, ownership, management or operation thereof;

16. All proceeds (including, without limitation, insurance proceeds and condemnation awards or compensation) arising out of or incident to the ownership or development or the Land, the Improvements and Fixtures located on the Land, or any of the other items described in this Schedule A; and

17. All additions and accessions to, and substitutions, renewals, replacements, and products of the foregoing.

As utilized here the term "Debtor" means any one or more of the entities comprising the Debtor named above.

SCHEDULE 1

EQUIPMENT AND PERSONAL PROPERTY

ALL OF THE EQUIPMENT AND PERSONAL  
PROPERTY ENCUMBERED BY THIS  
FINANCING STATEMENT IS DESCRIBED IN  
SCHEDULE A TO UNIFORM COMMERCIAL  
CODE INITIAL FINANCING STATEMENT.

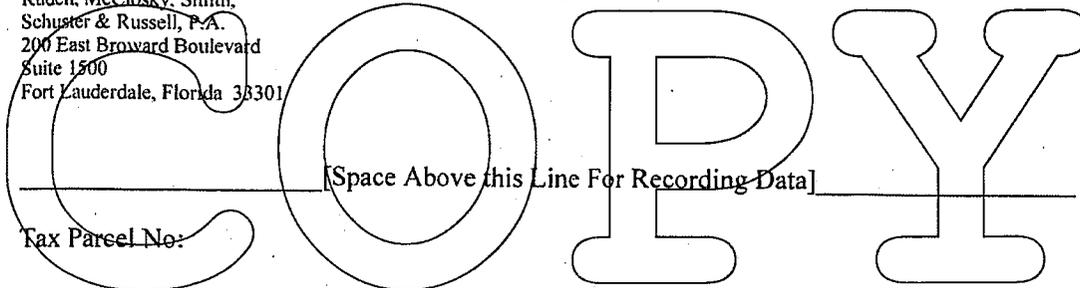
SCHEDULE 2

WATER RIGHTS

ALL OF THE RIGHTS OF DEBTOR ARISING UNDER  
THE FOLLOWING PERMITS:

1. SOUTH FLORIDA WATER MANAGEMENT  
DISTRICT SURFACE WATER PERMIT NO. 56-00428-  
S-02
2. SOUTH FLORIDA WATER MANAGEMENT  
DISTRICT STANDARD PERMIT NO. 11275
3. GENERAL PERMIT NO. 56-00558-S
4. GENERAL PERMIT NO. 56-00558-W

Prepared by and return to:  
Barry E. Somerstein, Esq.  
Ruden, McClosky, Smith,  
Schuster & Russell, P.A.  
200 East Broward Boulevard  
Suite 1500  
Fort Lauderdale, Florida 33301



Tax Parcel No:

### SPECIAL WARRANTY DEED

This Special Warranty Deed made effective as of the 16<sup>th</sup> day of March, 2009, between **TRADITION DEVELOPMENT COMPANY, LLC**, a Florida limited liability company, whose mailing address is 10521 SW Village Center Drive, Suite 201, Port St. Lucie, Florida 34987 ("Grantor") and **CITY OF PORT ST. LUCIE**, a Florida municipal corporation, whose mailing address is 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 43984-5099 ("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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration 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 St. Lucie County, Florida (the "Property"):

See Exhibit "A" through Exhibit "H", inclusive, attached hereto and made a part hereof.

The Grantee acknowledges and agrees that there may be deed restrictions, restrictive covenants and matters appearing on the plat or otherwise common to the subdivision affecting the Property or other matters as reflected in the public records of St. Lucie County, Florida. Grantee's acceptance of title to the Property subject to such matters shall not be construed as a waiver of Grantee's claim of exemption, as a government purchaser, from any cloud or encumbrance created by such matter pursuant to *Ryan v. Manalapan*, 414 So.2d 193 (Fla. 1982).

The conveyance of the Property is restricted to usage for public road, stormwater, utility purposes and related uses only. Grantee recognizes and agrees that the Property is subject to usage for farming and agricultural purposes until such date as Grantee, upon one hundred twenty (120) days written notice given to Grantor, designates that such land conveyed to Grantee is needed for its intended purpose.

The Grantor hereby reserves unto itself, its successors and assigns (a) the exclusive easement and right to plan, finance, acquire, and construct roads, roadways, and other community

infrastructure within the Property, including but not limited to all improvements required by the Grantee in accordance with the Grantee's Subdivision Regulations included in the Code of Laws and Ordinances of the Grantee (the "Regulations") or under the Development Order ("Development Order") for the Western Grove Development of Regional Impact (collectively, the "Improvements") and (b) the exclusive easement and right to enter upon the Property for the purpose of constructing and installing the Improvements. In no way shall this reservation or any construction interfere with Grantee's intended use of this conveyance. Notwithstanding any conveyance of the Property to Grantee or plat dedication to Grantee relating to the Property, all such Improvements shall be owned by Grantor or any successor in interest to Grantor, or by a community development district established pursuant to Chapter 190, Florida Statutes, whether existing or hereafter created, the jurisdiction of which includes lands benefited by the Improvements (a "CDD"), until transferred or conveyed to Grantee by Grantor, its successor in interest or a CDD as required by the Regulations (including, without limitation, Section 156.146 thereof) and/or the Development Order. The Grantor agrees to assign to the Grantee and thereby extinguish the reserved easements and rights set forth above, upon the acceptance by the Grantee of the bill of sale and maintenance obligation and responsibility for the roads and roadways constructed upon the Property. The recording of a resolution adopted by Grantee pursuant to Section 156.150 of the Regulations evidencing such acceptance by the Grantee shall be conclusive proof thereof and, without any further action by the Grantor or its successors or assigns, shall effect a full and complete assignment to the Grantee and extinguishment of such reserved easements and rights.

**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 said Grantor is lawfully seized of the Property in fee simple; Grantor has good right and lawful authority to sell and convey the Property; the Property is free from all encumbrances made by Grantor. Grantor shall warrant and forever defend the right and title to said Property onto the Grantee against the lawful claims of all persons claiming by, through or under Grantor subject only to taxes for the year 2009 and thereafter, not yet due and payable, but not against the claims and demands of any others.

COPY

In Witness Whereof, the Grantor has signed and sealed this Special Warranty Deed the day and year first ab

**WITNESSES:**  
Shirley E. Smith  
 Printed Name: Shirley E. Smith  
Jean E. Sakowski  
 Printed Name: Jean E. Sakowski

**GRANTOR:**  
 TRADITION DEVELOPMENT COMPANY, LLC, a  
 Florida limited liability company  
 By: Wesley S. McCurry  
 Name: Wesley S. McCurry  
 Title: President

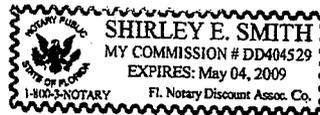
STATE OF FLORIDA )  
COUNTY OF ST. LUCIE )

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, the foregoing instrument was acknowledged before me by Wesley S. McCurry the President of TRADITION DEVELOPMENT COMPANY, LLC, a Florida limited liability company. He is personally known to me or who has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of March, 2009.

Shirley E. Smith  
 Notary Public  
Shirley E. Smith  
 Typed, printed or stamped name of Notary Public

My Commission Expires:



COPY

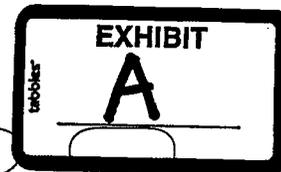


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EA 7017 / LB 7022



COPY

DESCRIPTION TO ACCOMPANY SKETCH

EXHIBIT "A"

DESCRIPTION:

BEING A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY NORTHWEST CORNER OF TRADITION PLAT NO. 28, AS RECORDED IN PLAT BOOK 45, PAGES 24 THRU 38, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 15°52'47" EAST ALONG THE WEST LINE OF SAID TRADITION PLAT NO. 28 AS A BASIS OF BEARINGS, A DISTANCE OF 12.17 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF O.L. PEACOCK CANAL PARCEL, AS RECORDED IN OFFICIAL RECORD BOOK 1745, PAGE 2067, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA,

THENCE TRAVERSING SAID SOUTHERLY BOUNDARY BY THE FOLLOWING TWO (2) COURSES:

1. THENCE SOUTH 74°03'19" WEST, A DISTANCE OF 2522.33 FEET TO THE POINT OF BEGINNING;
2. THENCE CONTINUE SOUTH 74°03'19" WEST, A DISTANCE OF 80.09 FEET;

THENCE NORTH 13°12'00" WEST DEPARTING SAID SOUTHERLY BOUNDARY OF O.L. PEACOCK CANAL PARCEL, A DISTANCE OF 95.91 FEET; THENCE NORTH 74°05'51" EAST, A DISTANCE OF 80.09 FEET; THENCE SOUTH 13°12'00" EAST, A DISTANCE OF 95.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.176 ACRE, MORE OR LESS.

COPY

NOTE: THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property or monuments set in connection with the preparation of the information shown hereon.

NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.

*[Signature]*  
MICHAEL T. KOLODZIECZYK P.S.M.  
FLORIDA REGISTRATION NO. 3864

3/20/06  
DATE OF SIGNATURE

SEE SHEET 2 OF 2 FOR SKETCH

P:\800-899\B805\CAD\SURVEY\B805-SD04.dwg 2/12/2007 7:58:38 AM EST

SHEET 1 OF 2

JOB No: B805.	DRAWN: JDM	CHECKED: WCF	DESIGN: ARCADIS	DATE: 11-08-06
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# SKETCH TO ACCOMPANY DESCRIPTION

# COOPY



SCALE: 1"=60'

UNPLATTED

**P.O.C.**  
THE MOST NORTHERLY  
N.W. CORNER TRADITION  
PLAT NO. 28

WEST LINE  
NE 1/4 SECTION 5

N74°05'51"E  
80.09'

S15°52'47"E  
12.17'

N13°12'00"W  
95.91'

S13°12'00"E  
95.86'

O.L. PEACOCK CANAL PARCEL  
O.R.B. 1745, PG. 2067

S74°03'19"W  
2522.33'

TRADITION PLAT NO. 28  
P.B. 45, PGS. 24-38

30' INGRESS-EGRESS EASEMENT  
O.R.B. 1745, PG. 2002  
EXHIBIT "A"

**P.O.B.**

S74°03'19"W  
80.09'

UNPLATTED  
TRADITION PLAT NO. 45

UNPLATTED  
TRADITION PLAT NO. 45

**LEGEND:**

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.T. POINT OF TERMINATION
- P.U.E. PRIVATE UTILITY EASEMENT
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- PGS. PAGES



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DESCRIPTION TO ACCOMPANY SKETCH

EXHIBIT "B"

DESCRIPTION:

BEING A STRIP OF LAND 80.00 FEET IN WIDTH LYING IN SECTIONS 5 AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND LYING 40.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHWEST CORNER OF TRADITION PLAT NO. 35, AS RECORDED IN PLAT BOOK 52, PAGES 1 THRU 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 13°12'00" EAST ALONG THE WEST LINE OF SAID TRADITION PLAT NO. 35 AS A BASIS OF BEARINGS, A DISTANCE OF 1671.05 FEET TO THE SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 35; THENCE SOUTH 81°33'53" WEST DEPARTING SAID WEST LINE OF TRADITION PLAT NO. 35, A DISTANCE OF 621.46 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1130.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 05°23'17", AN ARC DISTANCE OF 106.26 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 13°49'23" EAST FROM THIS POINT); THENCE NORTH 53°22'26" WEST ALONG SAID LINE, A DISTANCE OF 15.42 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 760.00 FEET (THE RADIUS POINT OF WHICH BEARS NORTH 87°04'31" EAST FROM THIS POINT); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 10°28'48", AN ARC DISTANCE OF 139.01 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 76°35'43" EAST FROM THIS POINT); THENCE SOUTH 70°05'39" WEST ALONG SAID LINE, A DISTANCE OF 40.25 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 800.00 FEET (THE RADIUS POINT OF WHICH BEARS NORTH 76°16'08" EAST FROM THIS POINT); THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 18°03'26", AN ARC DISTANCE OF 252.13 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 800.00 FEET; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 09°35'45", AN ARC DISTANCE OF 133.98 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 05°16'11" WEST ALONG SAID LINE, A DISTANCE OF 987.75 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 300.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 51°59'26", AN ARC DISTANCE OF 272.22 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 46°43'16" EAST ALONG SAID LINE, A DISTANCE OF 292.64 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 250.00 FEET; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 59°55'16", AN ARC DISTANCE OF 261.46 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 13°12'00" WEST ALONG SAID LINE, A DISTANCE OF 2355.15 FEET TO THE POINT OF TERMINATION OF THE CENTERLINE OF SAID 80.00 FOOT STRIP OF LAND; SAID STRIP OF LAND BOUNDED ON THE SOUTH BY THE NORTHERLY BOUNDARY OF PROPOSED WESTCLIFFE LANE (TRACT R-20) OF PROPOSED TRADITION PLAT NO. 20 ESTATES AT TRADITION AND BOUNDED ON THE NORTH BY THE SOUTHERLY BOUNDARY OF O.L. PEACOCK CANAL PARCEL, RECORDED IN OFFICIAL RECORD BOOK 1745, PAGE 2067, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA.

THE SIDES OF ABOVE DESCRIBED STRIP OF LAND SHALL BE LENGTHENED OR SHORTENED, AS NECESSARY, IN ORDER TO MAINTAIN A CONTINUOUS STRIP OF LAND 80 FEET IN WIDTH AND TO INTERSECT EXISTING EASEMENTS, PROPERTY LINES AND RIGHTS-OF-WAY OF RECORD.

COPY

NOTE: THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property or monuments set in connection with the preparation of the information shown hereon.

NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.

Professional Surveyor Signature and Seal

MICHAEL J. KOLODZIEJCZYK  
PROFESSIONAL SURVEYOR AND MAPPER STATE OF  
FLORIDA REGISTRATION NO. 3864

5/20/06  
DATE OF SIGNATURE

SEE SHEETS 2 THRU 4 OF 4 FOR SKETCH P:\800-899\B805\CAD\SURVEY\B805-SD01.dwg 2/20/2007 10:35:19 AM EST SHEET 1 OF 4

JOB NO. B805	DRAWN: JDM	CHECKED: MTK	DESIGN: ARCADIS	DATE: 11-07-06
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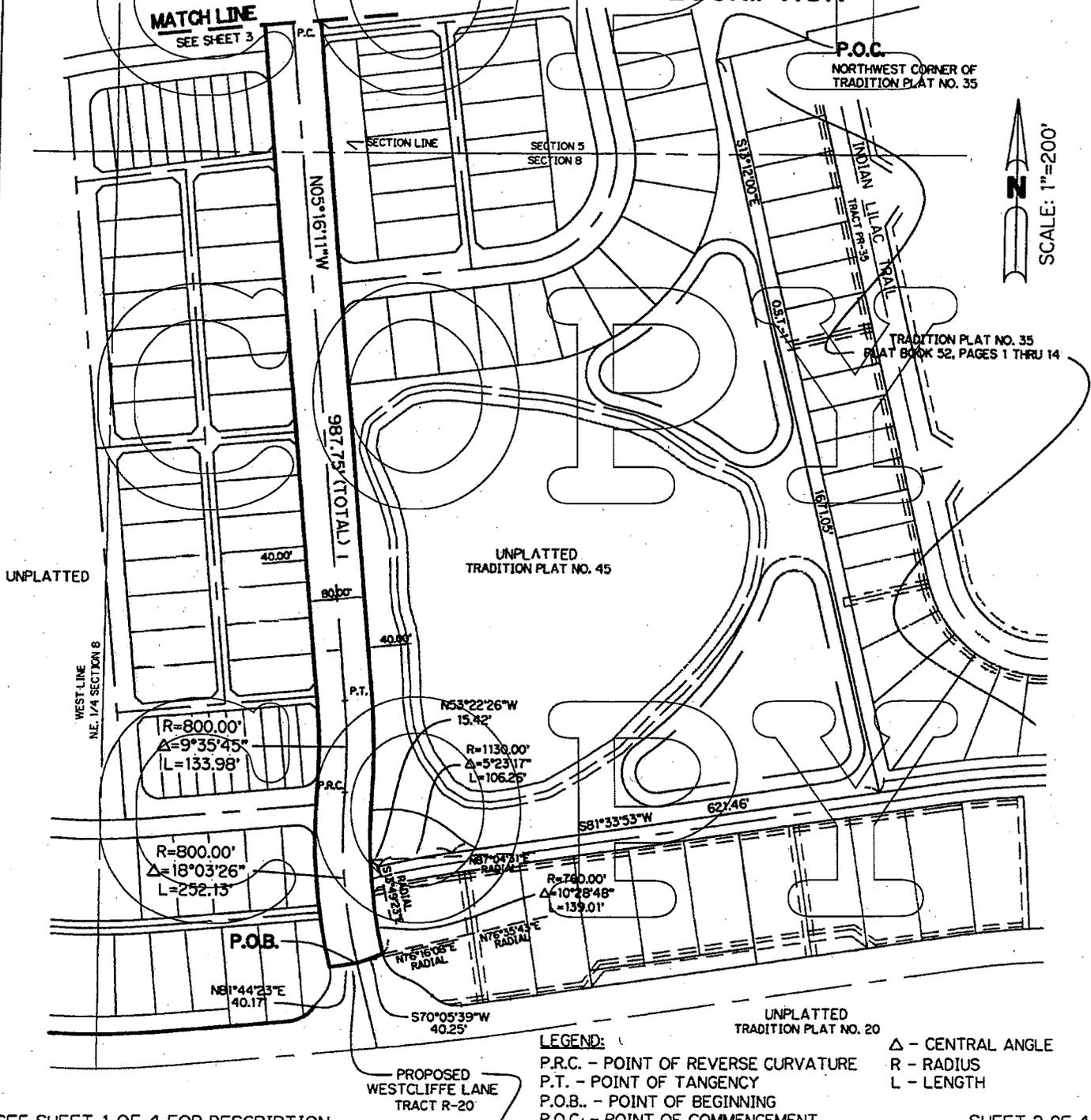


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SKETCH TO ACCOMPANY DESCRIPTION



LEGEND:  
 P.R.C. - POINT OF REVERSE CURVATURE  
 P.T. - POINT OF TANGENCY  
 P.O.B. - POINT OF BEGINNING  
 P.O.C. - POINT OF COMMENCEMENT  
 Δ - CENTRAL ANGLE  
 R - RADIUS  
 L - LENGTH



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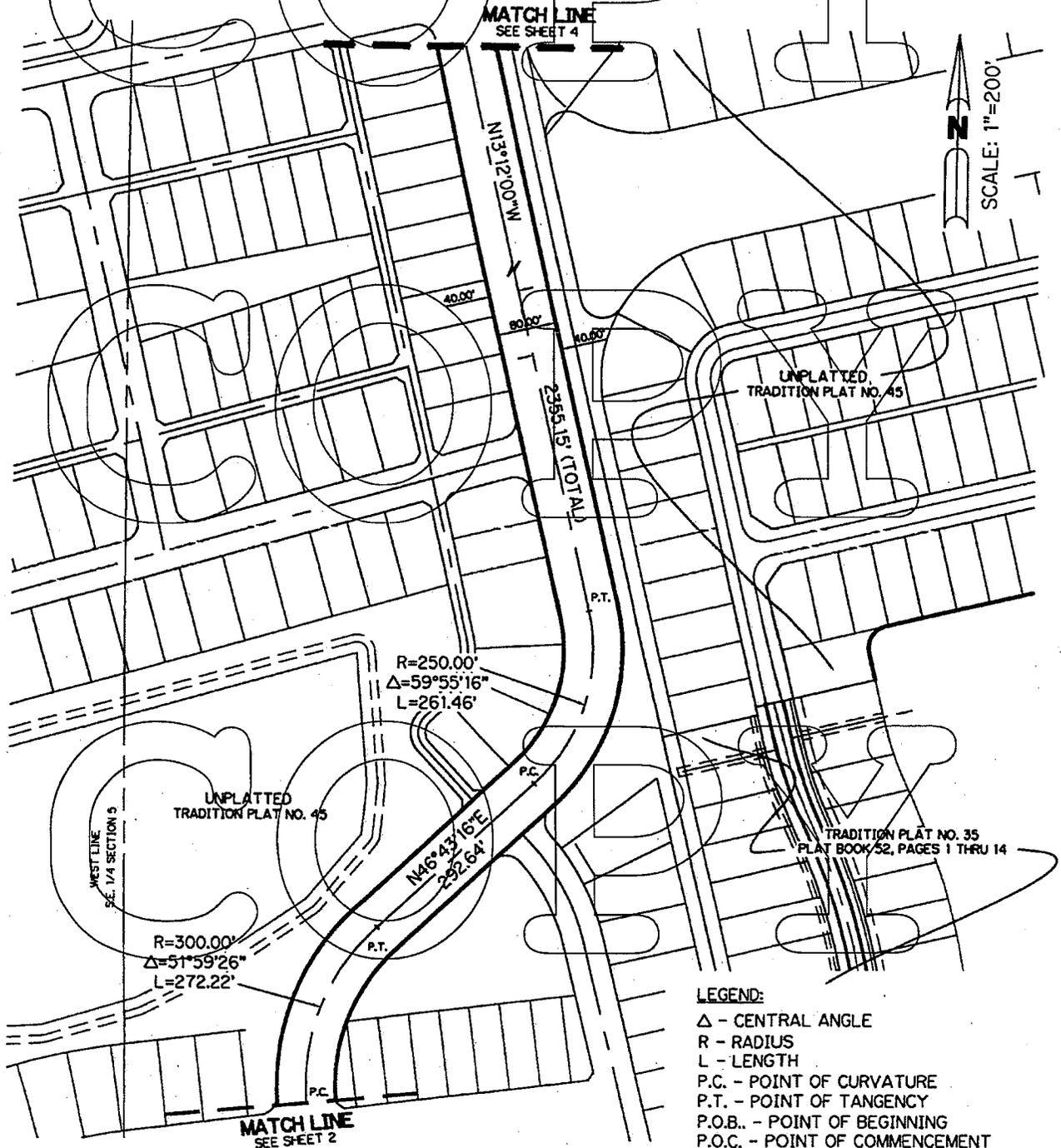
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SKETCH TO ACCOMPANY DESCRIPTION



SEE SHEET 1 OF 4 FOR DESCRIPTION

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JOB NO. 8905

DRAWN: IDA

CHECKED: MTK

DESIGN: ARCADIS

DATE: 11-07-06

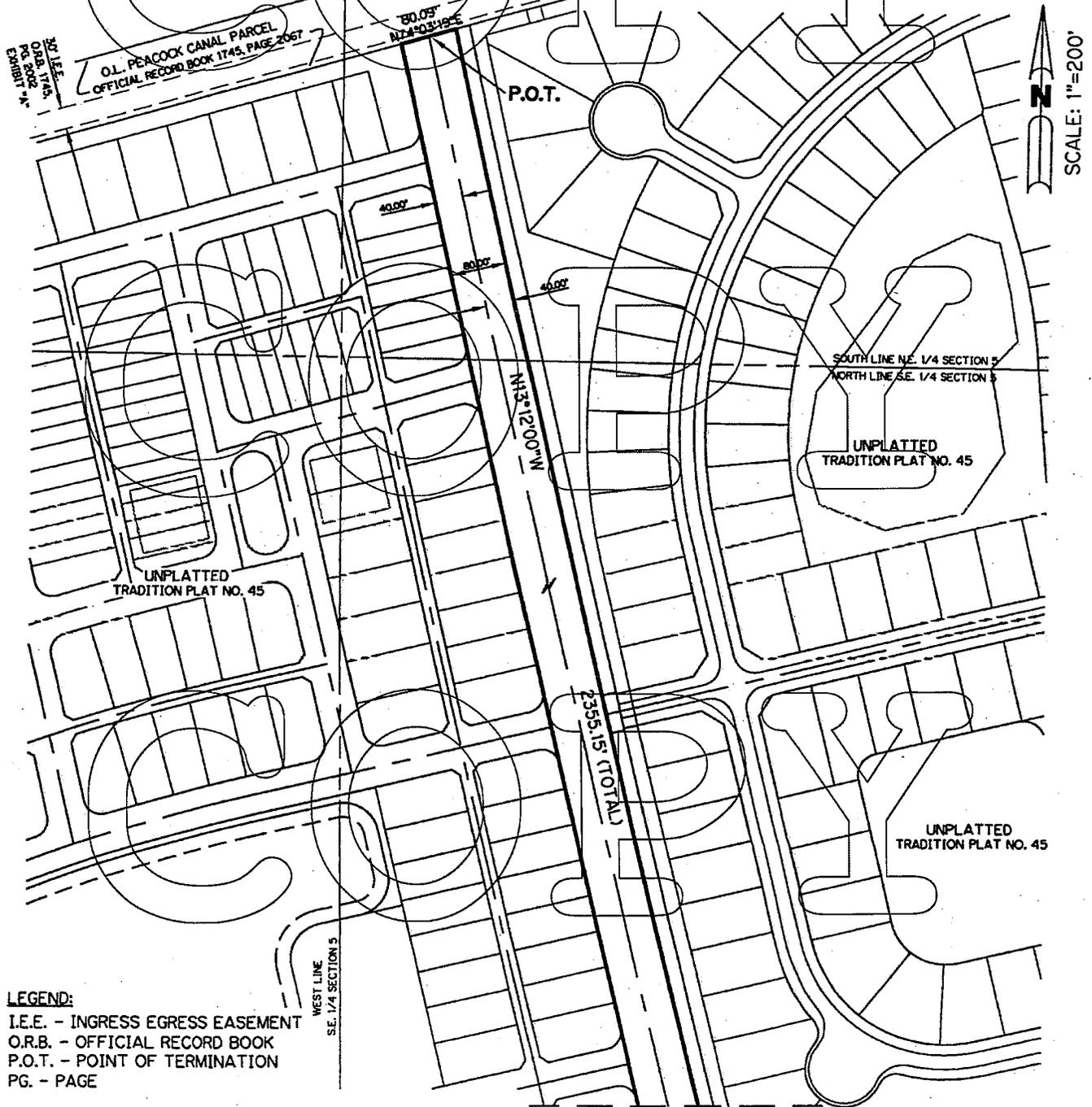


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SKETCH TO ACCOMPANY DESCRIPTION



LEGEND:

- I.E.E. - INGRESS EGRESS EASEMENT
- O.R.B. - OFFICIAL RECORD BOOK
- P.O.T. - POINT OF TERMINATION
- PG. - PAGE

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SEE SHEET 1 OF 4 FOR DESCRIPTION

MATCH LINE SEE SHEET 3

SHEET 4 OF 4

IOR NO BR05

DRAWN: IDM

CHECKED: MTK

DESIGN: ARCADIS

DATE: 11-07-06

SKETCH TO ACCOMPANY DESCRIPTION.  
THIS IS NOT A SURVEY!

EXHIBIT "C"

DESCRIPTION: PROPOSED N-S ROAD A-WG-TDC (TRADITION DEVELOPMENT COMPANY, LLC, PORTION)

BEING A PARCEL OF LAND LYING IN SECTION 6 TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LANDS CONVEYED TO HORIZONS ST. LUCIE DEVELOPMENT LLC BY DEED IN OFFICIAL RECORD BOOK 1536, PAGE 1598, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°50'39" EAST AS A BASIS OF BEARINGS ALONG THE SOUTH LINE OF SAID LANDS CONVEYED TO HORIZONS ST. LUCIE DEVELOPMENT LLC., A DISTANCE OF 3219.69 FEET; THENCE NORTH 00°00'00" WEST DEPARTING SAID SOUTH LINE, A DISTANCE OF 2635.38 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2000.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 30°53'55", AN ARC DISTANCE OF 1078.56 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 30°53'55" EAST ALONG SAID LINE, A DISTANCE OF 920.59 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1505.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 30°53'55", AN ARC DISTANCE OF 811.62 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 00°00'00" WEST ALONG SAID LINE, A DISTANCE OF 692.32 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1555.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 18°50'26", AN ARC DISTANCE OF 511.33 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 18°50'26" EAST ALONG SAID LINE, A DISTANCE OF 1850.59 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1515.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 18°08'36", AN ARC DISTANCE OF 479.74 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 00°41'50" EAST ALONG SAID LINE, A DISTANCE OF 1015.33 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1525.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 22°24'19", AN ARC DISTANCE OF 596.35 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND. SAID POINT ALSO BEING A POINT OF INTERSECTION WITH EAST LINE OF SAID LANDS CONVEYED TO TRADITION DEVELOPMENT COMPANY LLC. BY DEED IN OFFICIAL RECORD BOOK 1745, PAGE 1816, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 19°53'24" WEST ALONG SAID EAST LINE, A DISTANCE OF 116.95 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1450.00 FEET (THE RADIUS POINT OF WHICH BEARS SOUTH 71°44'59" WEST); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 14°34'43", AN ARC DISTANCE OF 368.95 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1840.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 32°52'13", AN ARC DISTANCE OF 1055.60 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 2008.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 00°01'27", AN ARC DISTANCE OF 0.85 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID LANDS CONVEYED TO TRADITION DEVELOPMENT COMPANY, LLC., SAID POINT ALSO BEING A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°58'59" WEST); THENCE SOUTH 89°58'45" EAST ALONG SAID NORTH LINE, A DISTANCE OF 150.00 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 2158.00 FEET (THE RADIUS POINT OF WHICH BEARS NORTH 89°58'58" WEST); THENCE SOUTHERLY DEPARTING SAID NORTH LINE, ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 00°01'26", AN ARC DISTANCE OF 0.90 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1690.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 32°52'13", AN ARC DISTANCE OF 969.54 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1600.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 8°10'46", AN ARC DISTANCE OF 228.41 FEET TO A POINT OF INTERSECTION WITH SAID EAST LINE OF LANDS CONVEYED TO TRADITION DEVELOPMENT COMPANY LLC., SAID POINT ALSO BEING A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 65°21'01" WEST); THENCE SOUTH 19°53'24" WEST ALONG SAID EAST LINE, A DISTANCE OF 109.79 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND

CONTAINING 4.512 ACRES, MORE OR LESS.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OR THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED RIGHT-OF-WAY AND/OR EASEMENTS OF

G:\Projects\800 899\PL859\CAD\SUR

*Michael J. Kolodziejczak*  
MICHAEL J. KOLODZIEJCZAK  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION NO. 3864  
DATE OF SIGNATURE: 4-07-08

EXHIBIT

C

D:\A\TRADITION DEV. SMO1.dwg 4/1/2008 2:37:59 PM EDT

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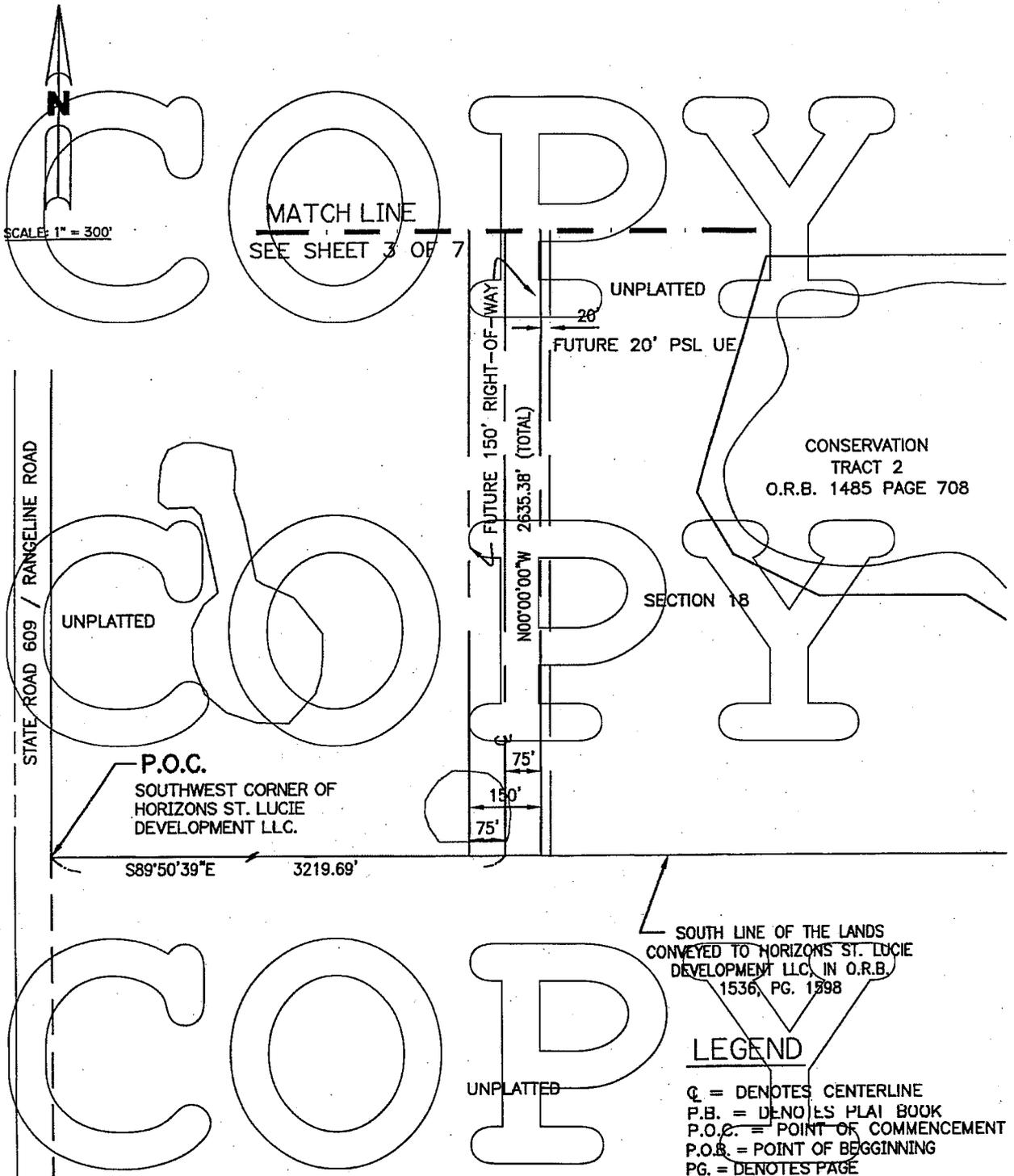
ARCADIS U.S., Inc.

590 NW PEACOCK BLVD., SUITE 10  
Port St. Lucie, Florida 34986

Tel: (772) 878-1700 Fax: (772) 878-1802  
www.arcadis-us.com

PROJECT MANAGER MTK	DEPARTMENT MANAGER PMW	SCALE N/A	CHECKED BY MTK
SHEET TITLE N/S ROAD A-WG-TDC TRADITION DEVELOPMENT		DATE 10-23-07	DRAWN BY JDM
		PROJECT NUMBER B589SD01	DRAWING NUMBER B859
SHEET 1 OF 7			

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



SOUTH LINE OF THE LANDS  
CONVEYED TO HORIZONS ST. LUCIE  
DEVELOPMENT LLC. IN O.R.B.  
1536, PG. 1898

**LEGEND**

- ⊙ = DENOTES CENTERLINE
- P.B. = DENOTES PLAT BOOK
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- PG. = DENOTES PAGE
- U.E. = DENOTES UTILITY EASEMENT

G:\Projects\800-899\PL859\CAD\SURVEY\ROAD DEDICATIONS\N-S ROAD-A TRADITION DEV. SKD01.dwg 4/1/2008 2:37:59 PM EDT

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LB 7082	PROJECT MANAGER MTK	DEPARTMENT MANAGER PMW	SCALE 1"=300'	CHECKED BY MTK
	SHEET TITLE N/S ROAD A-WG-TDC TRADITION DEVELOPMENT		DATE 10-23-07	DRAWN BY JDM
			PROJECT NUMBER B859SD01	DRAWING NUMBER B859
	SHEET 2 OF 7			

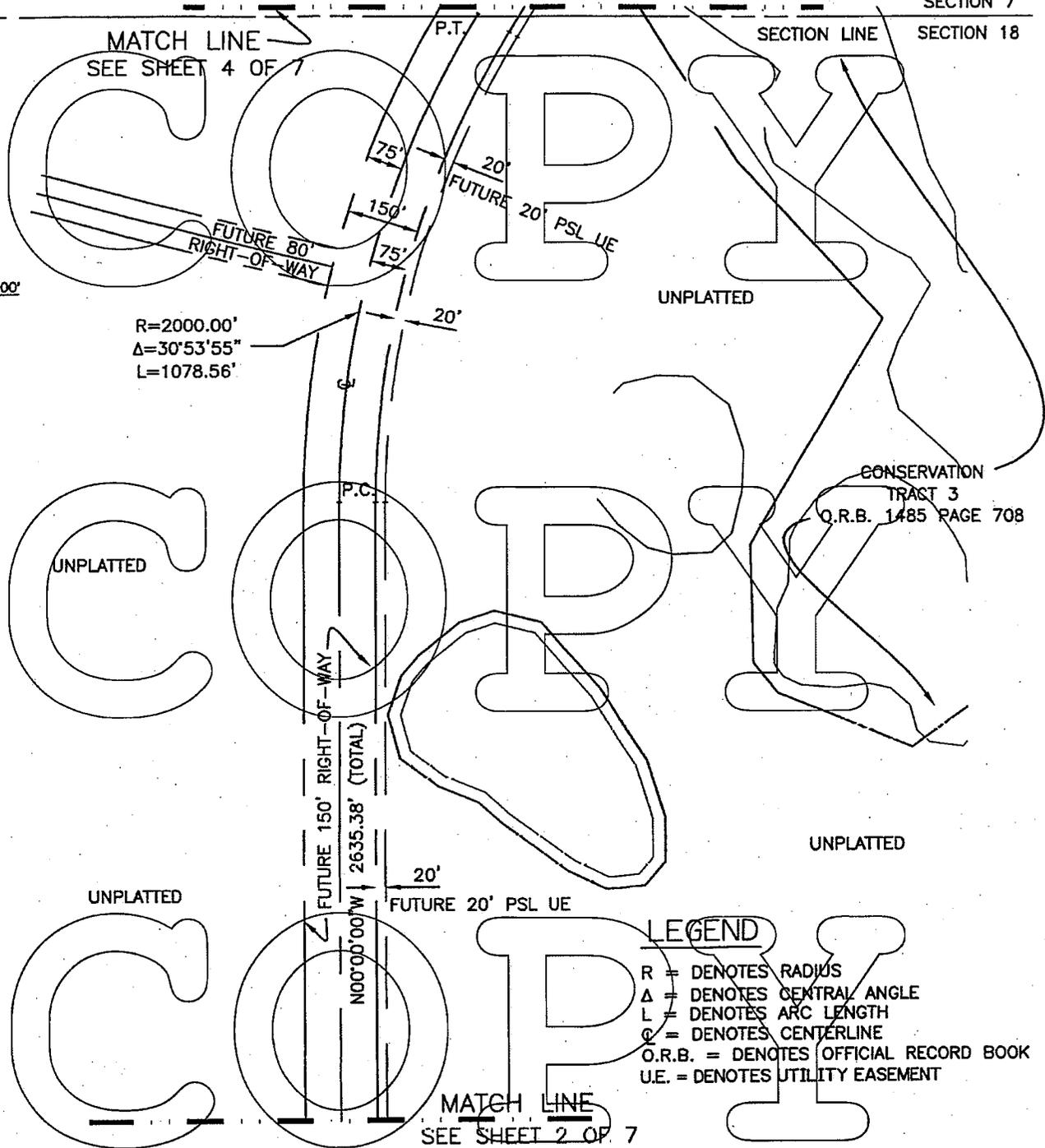
DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!

SECTION 7

SECTION 18



SCALE: 1" = 300'



LEGEND

- R = DENOTES RADIUS
- Δ = DENOTES CENTRAL ANGLE
- L = DENOTES ARC LENGTH
- C = DENOTES CENTERLINE
- O.R.B. = DENOTES OFFICIAL RECORD BOOK
- U.E. = DENOTES UTILITY EASEMENT

G:\AProjects\800-899\PL859\CAD\SURVEY\ROAD DEDICATIONS\N-S ROAD-A TRADITION DEV. SKD02.dwg 4/1/2008 2:39:59 PM EDT

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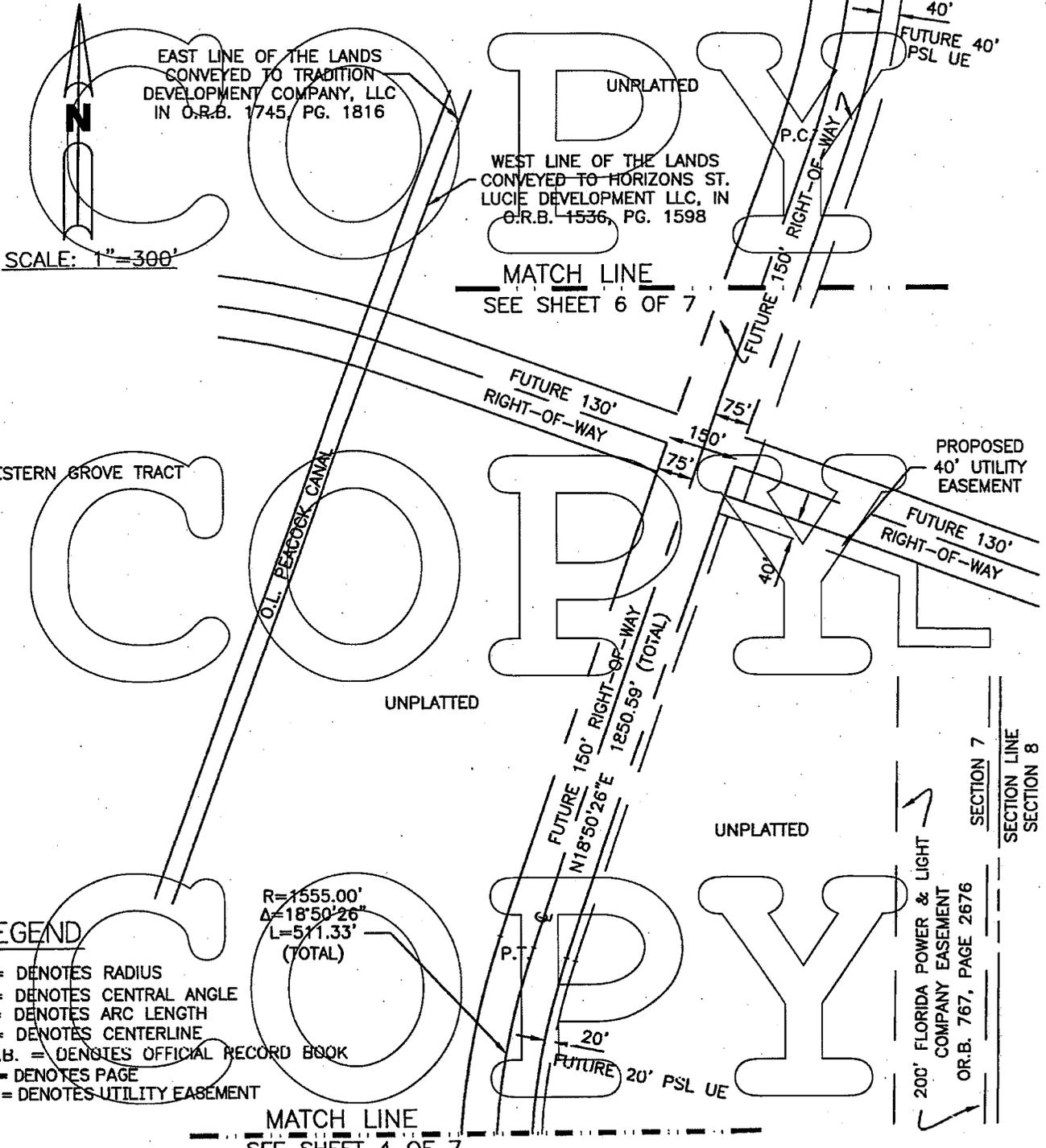
590 NW PEACOCK BLVD., SUITE 10  
Port St. Lucie, Florida 34986

Tel: (772) 878-1700 Fax: (772) 878-1802  
www.arcadis-us.com

LB 7082	PROJECT MANAGER MTK	DEPARTMENT MANAGER PMW	SCALE: 1"=300'	CHECKED BY MTK
	SHEET TITLE N/S ROAD A-WG-TDC TRADITION DEVELOPMENT		DATE: 10-23-07	DRAWN BY JDM
	PROJECT NUMBER B859SD02		DRAWING NUMBER B859	
SHEET 3 OF 7				



DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



SCALE: 1"=300'

**LEGEND**

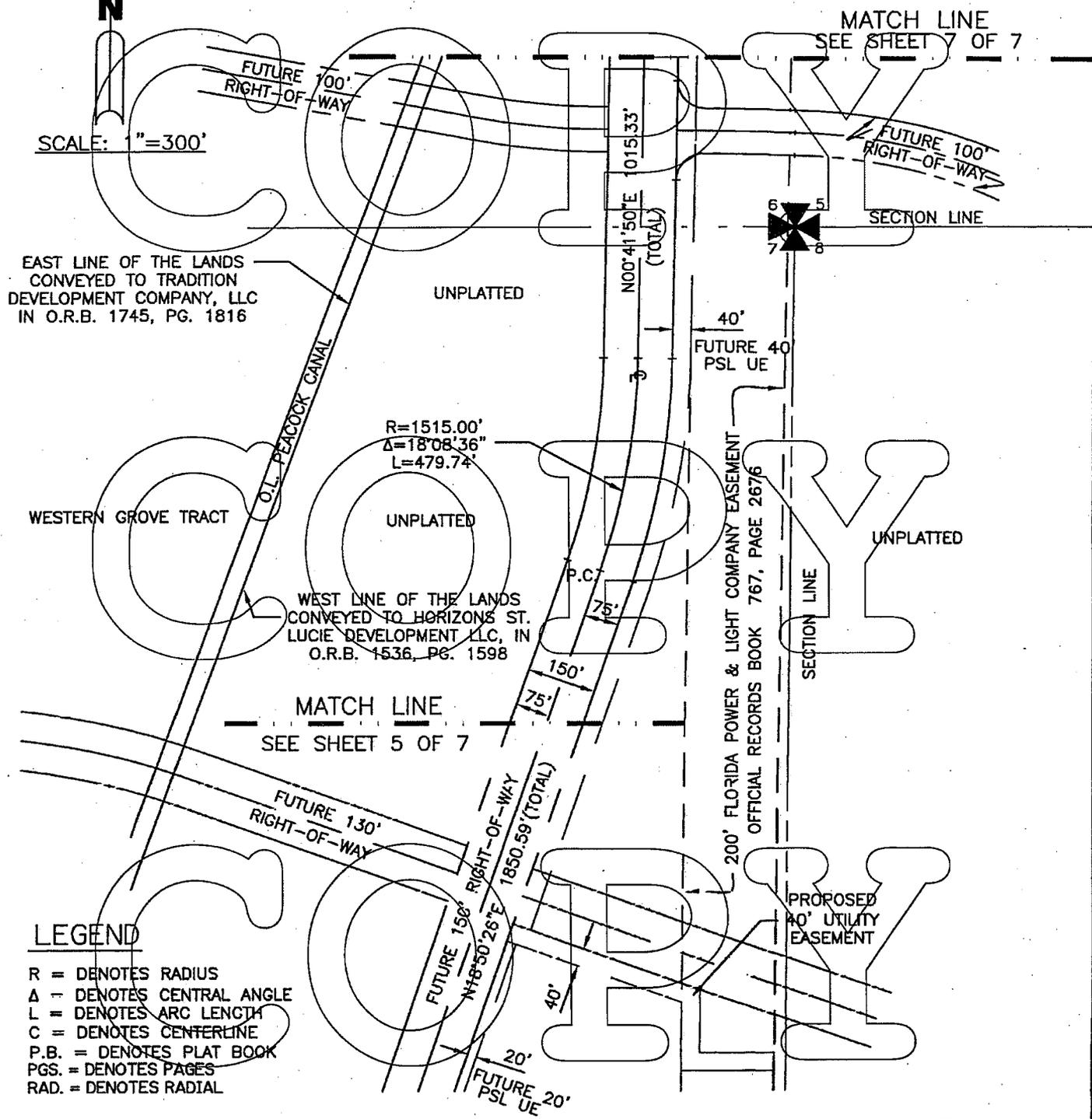
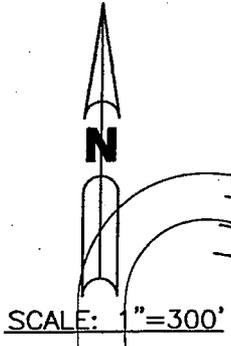
- R = DENOTES RADIUS
- Δ = DENOTES CENTRAL ANGLE
- L = DENOTES ARC LENGTH
- C = DENOTES CENTERLINE
- O.R.B. = DENOTES OFFICIAL RECORD BOOK
- PG. = DENOTES PAGE
- U.E. = DENOTES UTILITY EASEMENT

R=1555.00'  
Δ=18°50'26"  
L=511.33'  
(TOTAL)

\\AP\Projects\800-899\PI 859\CAD\SURVEY\ROAD OF DICATIONS\N-S ROAD-A TRADITION DEV. SK004.dwg 4/1/2008 2:42:52 PM EDT

<p>ARCADIS U.S., Inc. 590 NW PEACOCK BLVD., SUITE 10 Port St. Lucie, Florida 34986</p>	<p>PROJECT MANAGER MTK</p>	<p>DEPARTMENT MANAGER PMW</p>	<p>SCALE: 1"=300'</p>	<p>CHECKED BY MTK</p>
	<p>SHEET TITLE N/S ROAD A-WG-TDC TRADITION DEVELOPMENT</p>		<p>DATE: 10-23-07</p>	<p>DRAWN BY JDM</p>
	<p>SHEET 5 OF 7</p>		<p>PROJECT NUMBER B859SD04</p>	<p>DRAWING NUMBER B859</p>
	<p>LB 7062</p>			

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



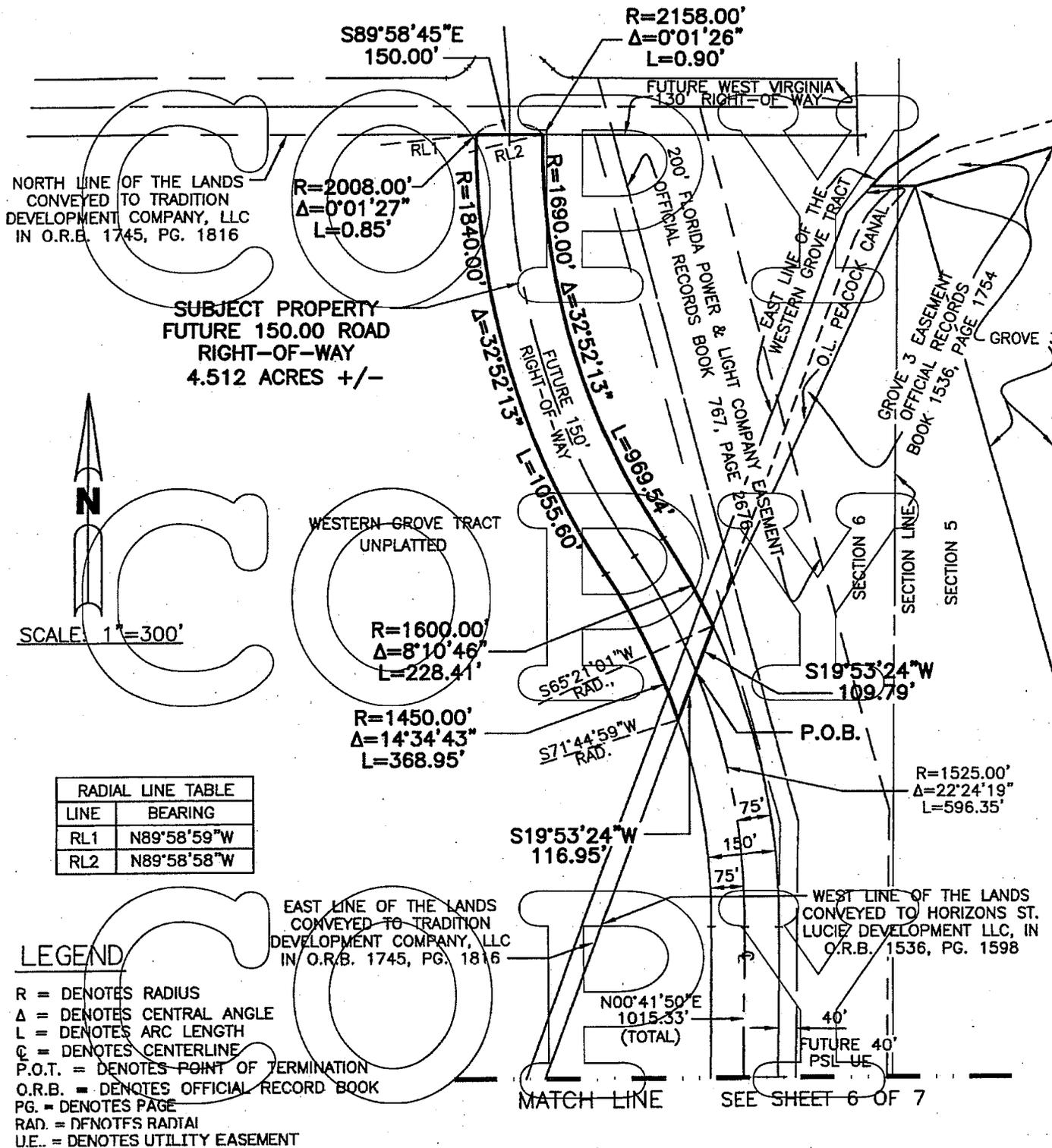
LEGEND

- R = DENOTES RADIUS
- Δ = DENOTES CENTRAL ANGLE
- L = DENOTES ARC LENGTH
- C = DENOTES CENTERLINE
- P.B. = DENOTES PLAT BOOK
- PGS. = DENOTES PAGES
- RAD. = DENOTES RADIAL

G:\Projects\800-899\PL859\CAD\SURVEY\ROAD DEDICATIONS\N-S ROAD-A TRADITION DEV. SKD05.dwg 4/1/2008 2:43:48 PM EDT

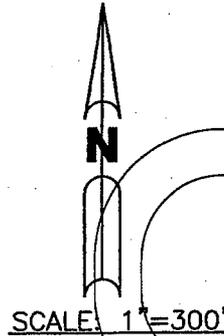
<p>ARCADIS U.S., Inc. 590 NW PEACOCK BLVD., SUITE 10 Port St. Lucie, Florida 34986</p>	<p>LB 7062</p>	<p>PROJECT MANAGER MTK</p>	<p>DEPARTMENT MANAGER PMW</p>	<p>SCALE: 1"=300'</p>	<p>CHECKED BY MTK</p>
		<p>SHEET TITLE N/S ROAD A-WG-TDC TRADITION DEVELOPMENT</p>		<p>DATE: 10-23-07</p>	<p>DRAWN BY JCM</p>
		<p>SHEET 6 OF 7</p>		<p>PROJECT NUMBER B859SD05</p>	<p>DRAWING NUMBER B859</p>

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



NORTH LINE OF THE LANDS  
CONVEYED TO TRADITION  
DEVELOPMENT COMPANY, LLC  
IN O.R.B. 1745, PG. 1816

**SUBJECT PROPERTY**  
**FUTURE 150.00 ROAD**  
**RIGHT-OF-WAY**  
**4.512 ACRES +/-**



RADIAL LINE TABLE	
LINE	BEARING
RL1	N89°58'59"W
RL2	N89°58'58"W

**LEGEND**

- R = DENOTES RADIUS
- Δ = DENOTES CENTRAL ANGLE
- L = DENOTES ARC LENGTH
- ⊙ = DENOTES CENTERLINE
- P.O.T. = DENOTES POINT OF TERMINATION
- O.R.B. = DENOTES OFFICIAL RECORD BOOK
- PG. = DENOTES PAGE
- RAD. = DENOTES RADIAL
- U.E. = DENOTES UTILITY EASEMENT

GNAProject\N800-R99\PI R59\CAD\SURVEY\ROAD DEDICATIONS\N-S ROAD-A TRADITION DEV SKT06.dwg 4/1/2008 2:44:46 PM FDT

© 2007 ARCADIS U.S., INC. LB 7082			PROJECT MANAGER MTK	DEPARTMENT MANAGER PMW	SCALE: 1"=300'	CHECKED BY MTK
	SHEET TITLE N/S ROAD A-WG-TDC TRADITION DEVELOPMENT				DATE: 10-23-07	DRAWN BY JDM
	SHEET 7 OF 7				PROJECT NUMBER B859SD06	DRAWING NUMBER B859
	590 NW PEACOCK BLVD., SUITE 10 Port St. Lucie, Florida 34986		Tel: (772) 878-1700 Fax: (772) 878-1802 www.arcadis-us.com			

SKETCH TO ACCOMPANY DESCRIPTION.  
THIS IS NOT A SURVEY!

EXHIBIT "D"



DESCRIPTION: PROPOSED WESTERLY EXTENSION TRADITION PARKWAY-WG-TDC (TRADITION DEVELOPMENT COMPANY, LLC. PORTION)

BEING A STRIP OF LAND 130.00 FEET IN WIDTH LYING IN SECTION 7, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND LYING 65.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

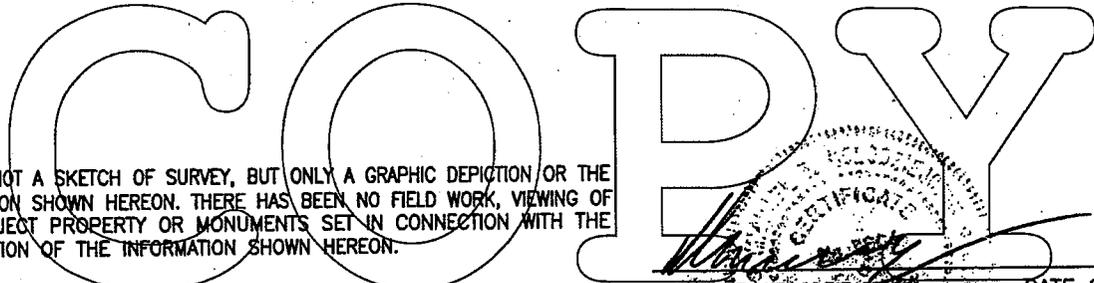
COMMENCE AT THE NORTHWEST CORNER OF LANDS CONVEYED TO TRADITION DEVELOPMENT COMPANY, LLC. AND DESCRIBED BY DEED IN OFFICIAL RECORD BOOK 1745, PAGE 1816, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE TRAVERSING THE WEST LINE OF SAID LANDS CONVEYED TO TRADITION DEVELOPMENT COMPANY, LLC., BY THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°01'15" WEST AS A BASIS OF BEARINGS ALONG SAID WEST LINE, A DISTANCE OF 2337.96 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 5654.58 FEET;
2. SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 02°06'23", AN ARC DISTANCE OF 207.88 FEET TO A POINT OF TANGENCY WITH A LINE;
3. SOUTH 02°05'08" EAST ALONG SAID LINE, A DISTANCE OF 2662.91 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE;

THENCE NORTH 87°54'52" EAST DEPARTING SAID WEST LINE, A DISTANCE OF 689.93 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1500.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 43°27'49", AN ARC DISTANCE OF 1137.88 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 44°27'03" EAST ALONG SAID LINE, A DISTANCE OF 822.17 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1633.30 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 64°03'26", AN ARC DISTANCE OF 1826.05 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LANDS DESCRIBED BY DEED IN OFFICIAL RECORD BOOK 1745, PAGE 1816, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND THE POINT OF TERMINATION OF THE HEREIN DESCRIBED CENTERLINE.

SAID STRIP OF LAND BEING BOUNDED ON THE WEST AND EAST BY LANDS DESCRIBED BY DEED IN OFFICIAL RECORD BOOK 1745, PAGE 1816, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 13.358 ACRES, MORE OR LESS.



NOTE:  
THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OR THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

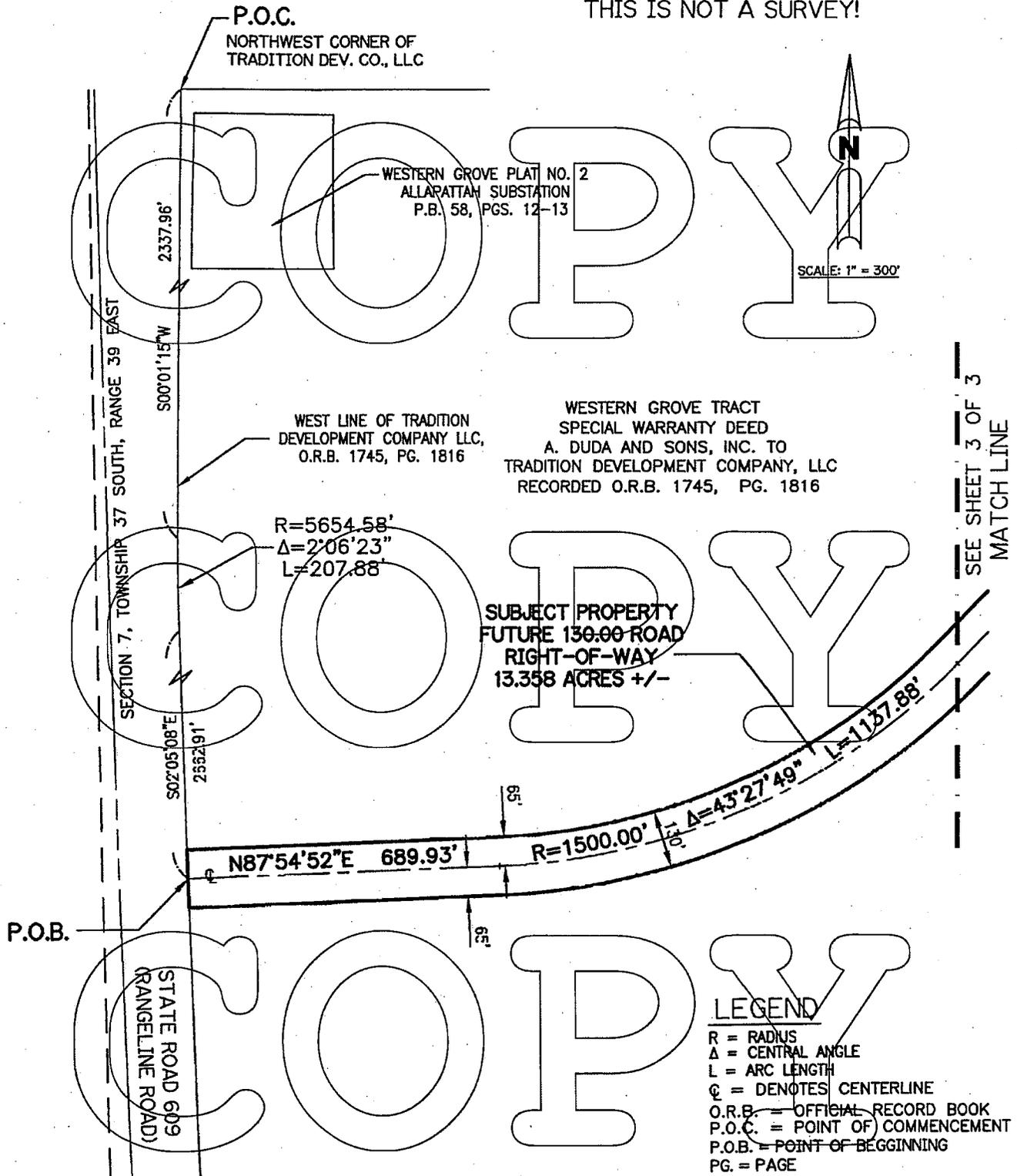
NOTE:  
LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

MICHAEL J. KOLODZIEJ DATE OF SIGNATURE: 4-04-08  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION NO. 3864

G:\Projects\800-899\PL859\CAD\SURVEY\ROAD DEDICATIONS\WLY EXT TRAD PKWY TRAD DEV SD01.dwg 4/1/2008 2:09:22 PM EDT

<p>ARCADIS U.S., Inc. 590 NW PEACOCK BLVD., SUITE 10 Port St. Lucie, Florida 34986</p>	<p>PROJECT MANAGER MTK</p>	<p>DEPARTMENT MANAGER PMW</p>	<p>SCALE: N/A</p>	<p>CHECKED BY MTK</p>
	<p>SHEET TITLE WLY EXT TRADITION PKWY-WG-TDC TRADITION DEV. CO.</p>		<p>DATE: 11-13-07</p>	<p>DRAWN BY JDM</p>
	<p>SHEET 1 OF 3</p>		<p>PROJECT NUMBER B859SD01</p>	<p>DRAWING NUMBER B859</p>

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



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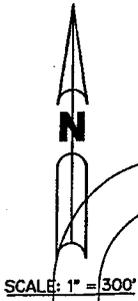
**ARCADIS**  
**ARCADIS U.S., Inc.**  
590 NW PEACOCK BLVD., SUITE 10  
Port St. Lucie, Florida 34986

Tel: (772) 878-1700 Fax: (772) 878-1802  
www.arcadis-us.com

LB 7062	PROJECT MANAGER MTK	DEPARTMENT MANAGER PMW	SCALE: 1"=300'	CHECKED BY MTK
	SHEET TITLE WLY EXT TRADITION PKWY-WG-TDC TRADITION DEV. CO.		DATE: 11-13-07	DRAWN BY JDM
			PROJECT NUMBER B859SD01	DRAWING NUMBER B859

SHEET 2 OF 3

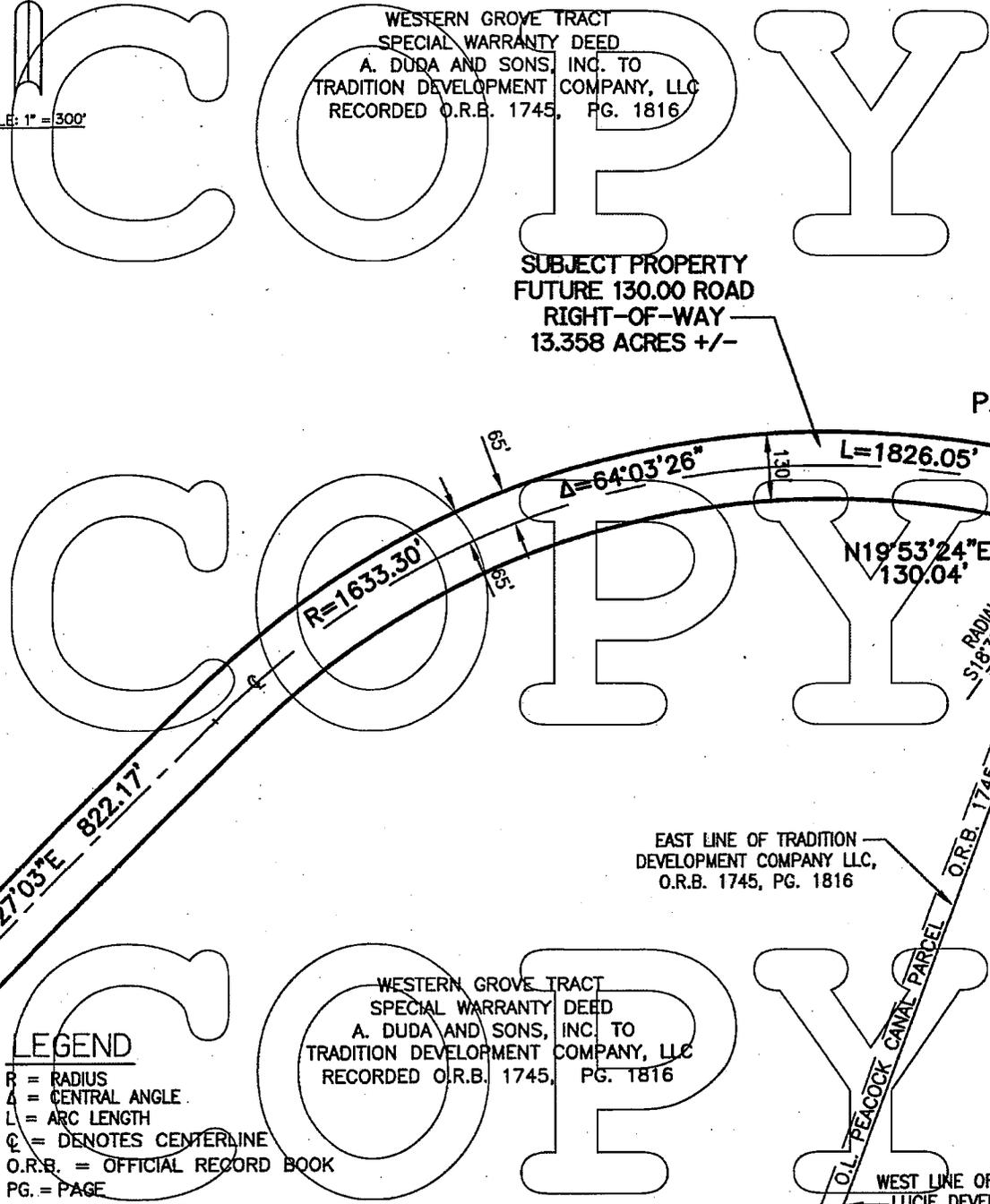
DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



WESTERN GROVE TRACT  
SPECIAL WARRANTY DEED  
A. DUDA AND SONS, INC. TO  
TRADITION DEVELOPMENT COMPANY, LLC  
RECORDED O.R.B. 1745, PG. 1816

SUBJECT PROPERTY  
FUTURE 130.00 ROAD  
RIGHT-OF-WAY  
13.358 ACRES +/-

P.O.T.



WESTERN GROVE TRACT  
SPECIAL WARRANTY DEED  
A. DUDA AND SONS, INC. TO  
TRADITION DEVELOPMENT COMPANY, LLC  
RECORDED O.R.B. 1745, PG. 1816

LEGEND

- R = RADIUS
- Δ = CENTRAL ANGLE
- L = ARC LENGTH
- ⊙ = DENOTES CENTERLINE
- O.R.B. = OFFICIAL RECORD BOOK
- PG. = PAGE
- P.O.T. = POINT OF TERMINATION

G:\Projects\800-899\PL859\CAD\SURVEY\ROAD DEDICATIONS\WLY EXT TRAD PKWY TRAD DEV SD02.dwg 4/1/2008 2:13:07 PM EDT

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Port St. Lucie, Florida 34986

Tel: (772) 878-1700 Fax: (772) 878-1802  
www.arcadis-us.com

LB 7062	PROJECT MANAGER MTK	DEPARTMENT MANAGER PMW	SCALE: 1"=300'	CHECKED BY MTK
	SHEET TITLE WLY EXT TRADITION PKWY-WG-TDC TRADITION DEV. CO.		DATE: 11-13-07	DRAWN BY JDM
	SHEET 3 OF 3		PROJECT NUMBER B859SD01	DRAWING NUMBER B859

SKETCH TO ACCOMPANY DESCRIPTION.  
THIS IS NOT A SURVEY!

EXHIBIT  
tabbles  
**E**

EXHIBIT "E"  
**COPY**

DESCRIPTION: PROPOSED WESTERLY EXTENSION WESTCLIFFE LANE--WG--TDC (TRADITION DEVELOPMENT COMPANY, LLC, PORTION)

BEING A STRIP OF LAND 100.00 FEET IN WIDTH LYING IN SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND LYING 50.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHWEST CORNER OF LANDS CONVEYED TO TRADITION DEVELOPMENT COMPANY, LLC. AND DESCRIBED BY DEED IN OFFICIAL RECORD BOOK 1745, PAGE 1816, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°01'15" WEST AS A BASIS OF BEARINGS ALONG THE WEST LINE OF SAID LANDS CONVEYED TO TRADITION DEVELOPMENT COMPANY, LLC., A DISTANCE OF 2071.15 FEET TO THE POINT OF BEGINNING OF THE HEREIN CENTERLINE; THENCE SOUTH 89°26'55" EAST DEPARTING SAID WEST LINE, A DISTANCE OF 843.82 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1500.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 07°28'30", AN ARC DISTANCE OF 195.69 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 83°04'36" EAST ALONG SAID LINE, A DISTANCE OF 675.59 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1500.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 10°33'22", AN ARC DISTANCE OF 276.36 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 86°22'02" EAST ALONG SAID LINE, A DISTANCE OF 1002.96 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 10,000.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 06°33'07", AN ARC DISTANCE OF 1143.52 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 79°48'55" EAST ALONG SAID LINE, A DISTANCE OF 486.70 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED CENTERLINE; SAID POINT ALSO BEING A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LANDS CONVEYED TO TRADITION DEVELOPMENT COMPANY, LLC.

SAID STRIP OF LAND BEING BOUNDED ON THE WEST AND EAST BY LANDS DESCRIBED BY DEED IN OFFICIAL RECORD BOOK 1745, PAGE 1816, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA.

CONTAINING 10.617 ACRES, MORE OR LESS.

**COPY**

NOTE:  
THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OR THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

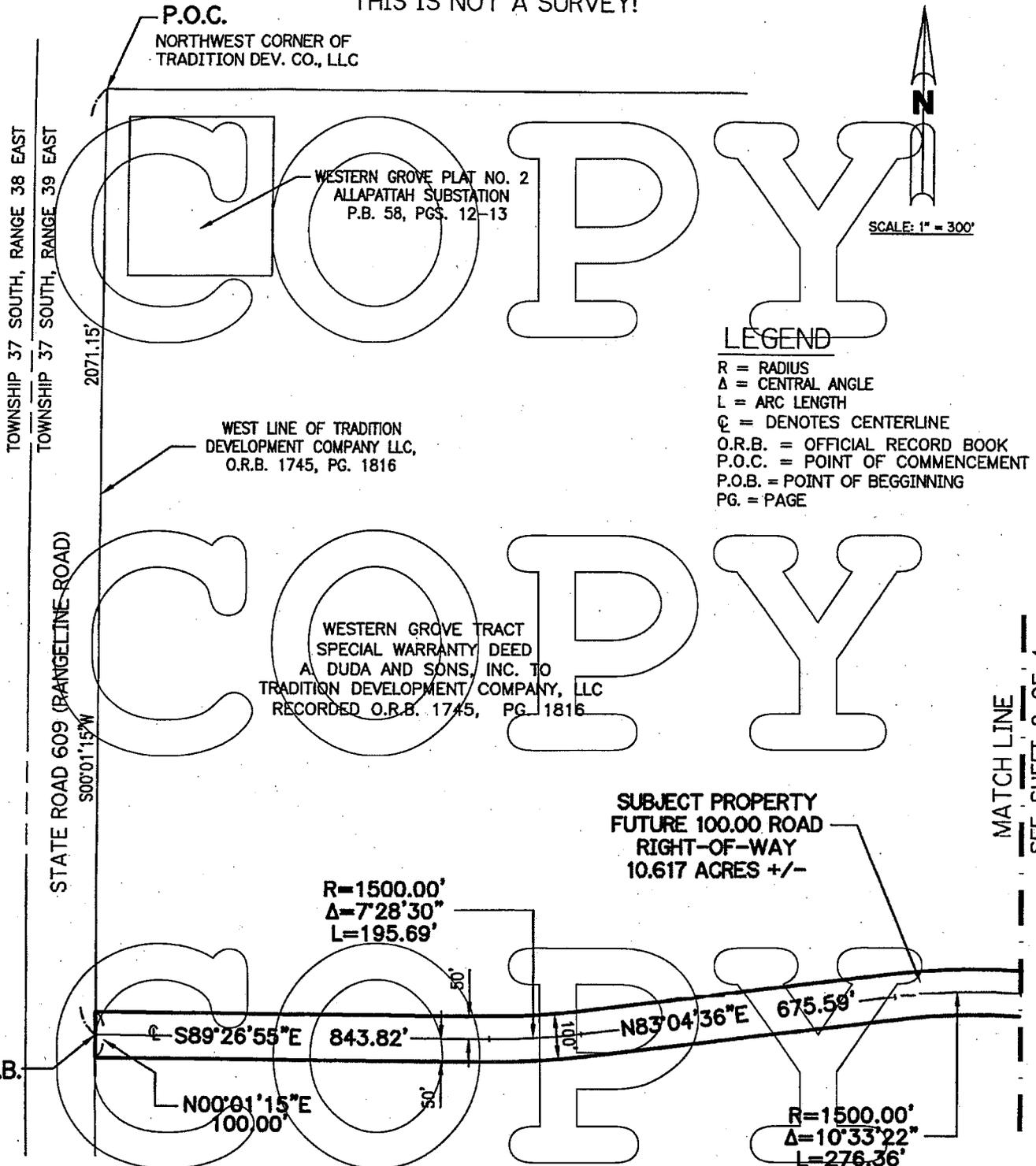
NOTE:  
LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

*[Signature]*  
MICHAEL KORODZIECZYK DATE OF SIGNATURE: 4-4-08  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION NO. 3864

G:\Projects\800-899\PL859\CAD\SURVEY\ROAD DEDICATIONS\WLY EXT. WESTCLIFFE LANE TRAD DEV SKD01.dwg 4/1/2008 1:59:15 PM EDT

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			SHEET TITLE WLY EXT WESTCLIFFE LANE--WG--TDC TRADITION DEV. CO.	DATE: 11-13-07	DRAWN BY JDM	
				PROJECT NUMBER B859SD01	DRAWING NUMBER B859	
			SHEET 1 OF 4			

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



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LB 7062

PROJECT MANAGER MTK	DEPARTMENT MANAGER PMW	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE WLY EXT WESTCLIFFE LANE-WG-TDC TRADITION DEV. CO.		DATE: 11-13-07	DRAWN BY JDM
PROJECT NUMBER B859SD01		DRAWING NUMBER B859	
SHEET 2 OF 4			

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!

**COPY**

WESTERN GROVE TRACT  
SPECIAL WARRANTY DEED  
A. DUDA AND SONS, INC. TO  
TRADITION DEVELOPMENT COMPANY, LLC  
RECORDED O.R.B. 1745, PG. 1816

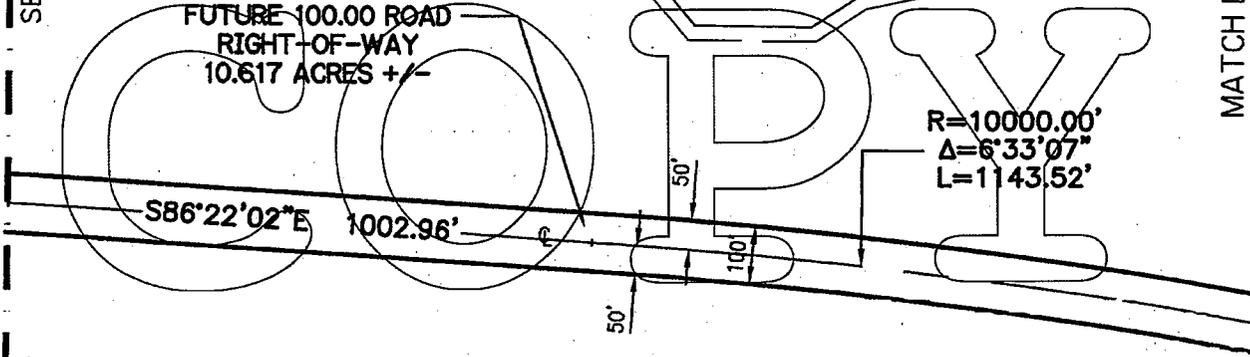


SCALE: 1" = 300'

MATCH LINE  
SEE SHEET 2 OF 4



SUBJECT PROPERTY  
FUTURE 100.00 ROAD  
RIGHT-OF-WAY  
10.617 ACRES +/-



MATCH LINE  
SEE SHEET 4 OF 4

**COPY**

WESTERN GROVE TRACT  
SPECIAL WARRANTY DEED  
A. DUDA AND SONS, INC. TO  
TRADITION DEVELOPMENT COMPANY, LLC  
RECORDED O.R.B. 1745, PG. 1816

LEGEND

- R = RADIUS
- Δ = CENTRAL ANGLE
- L = ARC LENGTH
- C = DENOTES CENTERLINE
- O.R.B. = OFFICIAL RECORD BOOK
- PG. = PAGE

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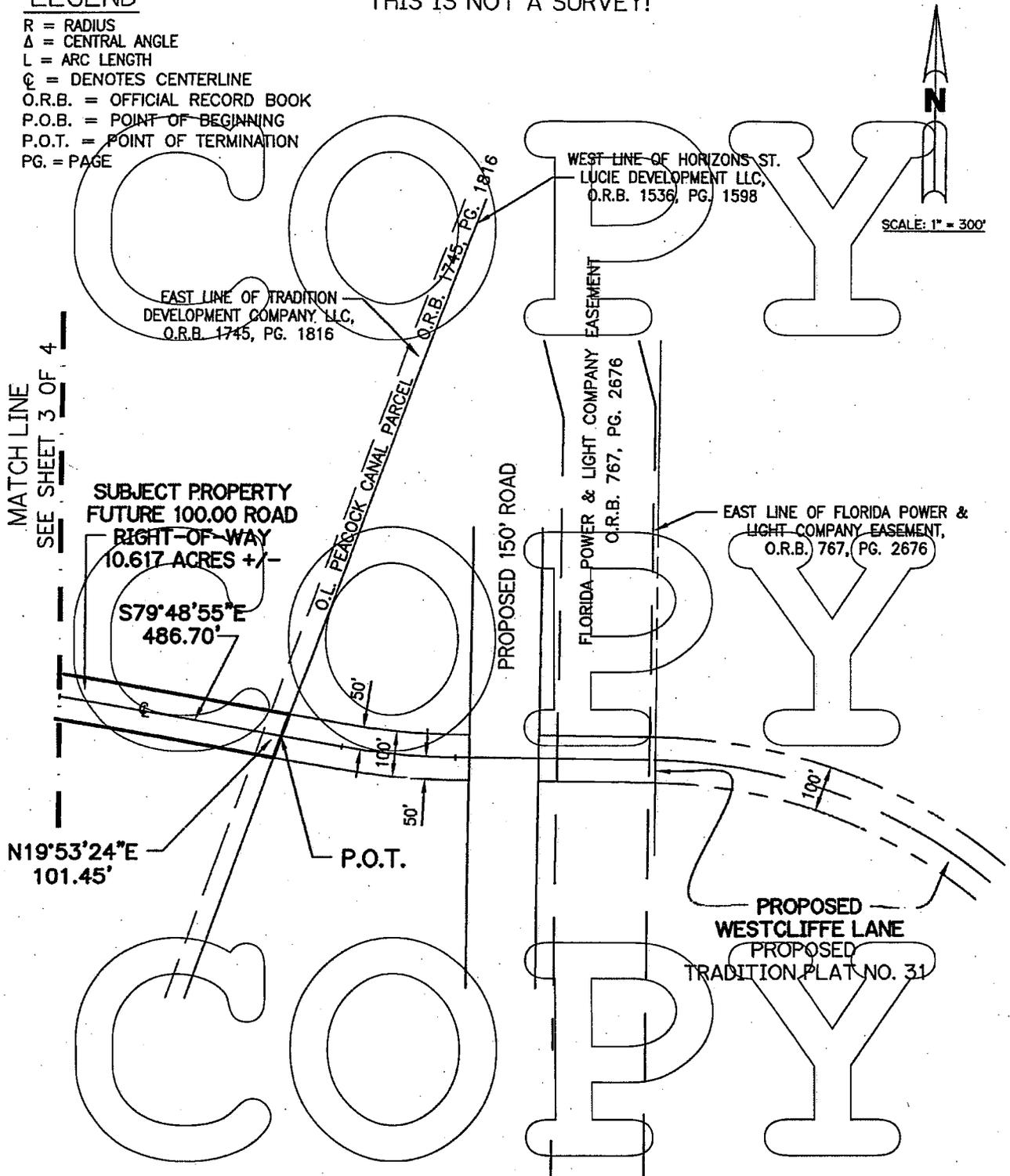
LB 7082

PROJECT MANAGER MTK	DEPARTMENT MANAGER PMW	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE WLY EXT WESTCLIFFE LANE-WG-TDC TRADITION DEV. CO.		DATE: 11-13-07	DRAWN BY JDM
SHEET 3 OF 4		PROJECT NUMBER B859SD01	DRAWING NUMBER B859

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!

**LEGEND**

- R = RADIUS
- Δ = CENTRAL ANGLE
- L = ARC LENGTH
- ⊙ = DENOTES CENTERLINE
- O.R.B. = OFFICIAL RECORD BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.T. = POINT OF TERMINATION
- PG. = PAGE



MATCH LINE  
SEE SHEET 3 OF 4

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	SHEET TITLE WLY EXT WESTCLIFFE LANE-WG-TDC TRADITION DEV. CO.		DATE: 11-13-07	DRAWN BY JDM
	LB 7062 SHEET 4 OF 4		PROJECT NUMBER B859SD01	DRAWING NUMBER B859

SKETCH TO ACCOMPANY DESCRIPTION.  
THIS IS NOT A SURVEY!

EXHIBIT "F"



DESCRIPTION: TRADITION PARKWAY-TDC

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRADITION PLAT NO. 16, RECORDED IN PLAT BOOK 44, PAGES 12, 12A THRU 12J, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA, THENCE SOUTH 00°06'55" WEST AS A BASIS OF BEARINGS ALONG THE WEST LINE OF SAID TRADITION PLAT NO. 16, A DISTANCE OF 2489.94 FEET TO THE SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 16; THENCE SOUTH 88°10'50" WEST DEPARTING SAID WEST LINE, A DISTANCE OF 934.67 FEET TO THE POINT OF BEGINNING OF SAID PARCEL OF LAND, AND A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 58.00 FEET (THE RADIUS POINT WHICH BEARS SOUTH 70°17'32" WEST); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°37'27", AN ARC DISTANCE OF 47.20 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1595.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 66°19'55", AN ARC DISTANCE OF 1846.55 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 00°00'00" EAST ALONG SAID LINE, A DISTANCE OF 182.47 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1465.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 9°15'29", AN ARC DISTANCE OF 236.72 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 53°02'27", AN ARC DISTANCE OF 46.29 FEET TO A POINT OF REVERSE SURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 130.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 95°17'35", AN ARC DISTANCE OF 216.21 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 53°02'27", AN ARC DISTANCE OF 46.29 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1465.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 25°08'31", AN ARC DISTANCE OF 642.86 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF LANDS DESCRIBED BY DEED IN OFFICIAL RECORD BOOK 1178, PAGE 2311, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA. SAID POINT ALSO BEING A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 44°48'11" WEST); THENCE NORTH 00°09'21" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 176.00 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1595.00 FEET (THE RADIUS POINT OF WHICH BEARS SOUTH 40°21'48" WEST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 29°58'54", AN ARC DISTANCE OF 834.63 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 47°50'06", AN ARC DISTANCE OF 41.74 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 23°50'03", AN ARC DISTANCE OF 54.08 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 63°53'42", AN ARC DISTANCE OF 55.76 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE; THENCE SOUTH 17°33'03" EAST ALONG SAID LINE, A DISTANCE OF 80.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 930.00 FEET;

NOTE:  
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NOTE:  
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*Michael T. Kolsdzicz*  
MICHAEL T. KOLSZCZYK DATE OF SIGNATURE: 4-4-08  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA, REGISTRATION NO. 3864

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LB 7092	PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=150'	CHECKED BY MTK
	SHEET TITLE TRADITION DEVELOPMENT CO. LLC, TRADITION PARKWAY-TDC		DATE: 9-18-07	DRAWN BY JDM
			PROJECT NUMBER B589SD01	DRAWING NUMBER 1 OF 6

SKETCH TO ACCOMPANY DESCRIPTION.  
THIS IS NOT A SURVEY!

DESCRIPTION: TRADITION PARKWAY-TDC (Continued)

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 0°43'41", AN ARC DISTANCE OF 11.82 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 56°42'14", AN ARC DISTANCE OF 49.48 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 21°42'43", AN ARC DISTANCE OF 49.26 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 47°50'06", AN ARC DISTANCE OF 41.74 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 1595.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 9°38'59", AN ARC DISTANCE OF 268.63 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 00°00'00" WEST ALONG SAID LINE, A DISTANCE OF 182.47 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1465.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 65°54'06", AN ARC DISTANCE OF 1685.04 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 58.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 51°58'20", AN ARC DISTANCE OF 52.61 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 81°50'02", AN ARC DISTANCE OF 185.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.217 ACRES, MORE OR LESS.

COPY

COPY

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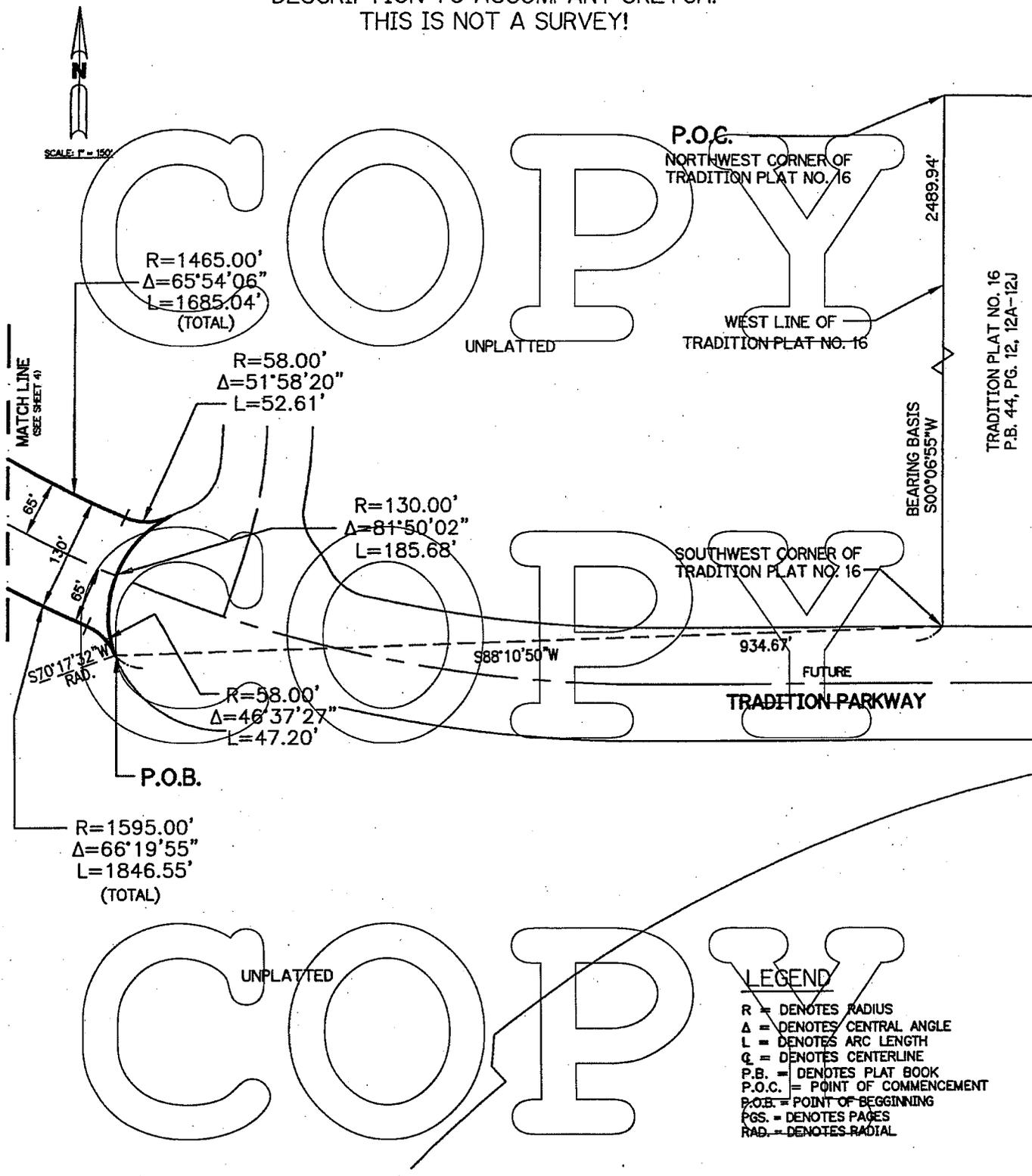
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Port St. Lucie, Florida 34986

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LB 7062

PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=150'	CHECKED BY MTK
SHEET TITLE TRADITION DEVELOPMENT CO. LLC, TRADITION PARKWAY-TDC		DATE: 9-18-07	DRAWN BY: JOM
		PROJECT NUMBER B589SD01	DRAWING NUMBER 2 OF 6
SHEET 2 OF 6			

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



**LEGEND**  
 R = DENOTES RADIUS  
 Δ = DENOTES CENTRAL ANGLE  
 L = DENOTES ARC LENGTH  
 Q = DENOTES CENTERLINE  
 P.B. = DENOTES PLAT BOOK  
 P.O.C. = POINT OF COMMENCEMENT  
 P.O.B. = POINT OF BEGINNING  
 PGS. = DENOTES PAGES  
 RAD. = DENOTES RADIAL

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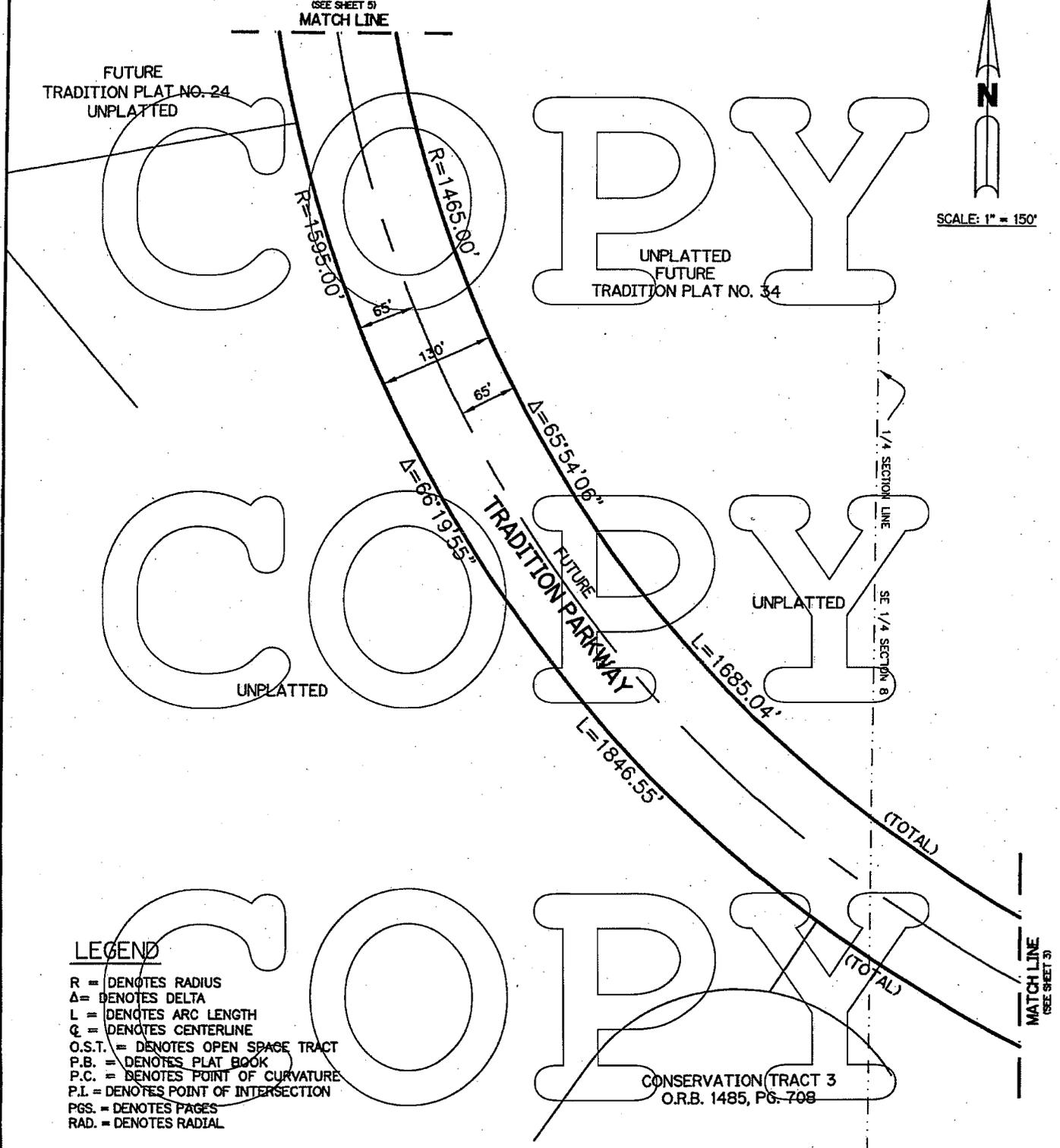
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Port St. Lucie, Florida 34986

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LB 7092

PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=150'	CHECKED BY MTK
SHEET TITLE TRADITION DEVELOPMENT CO. LLC, TRADITION PARKWAY-TDC		DATE: 9-18-07	DRAWN BY JDM
		PROJECT NUMBER B589SD01	DRAWING NUMBER 3 OF 6
SHEET 3 OF 6			

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



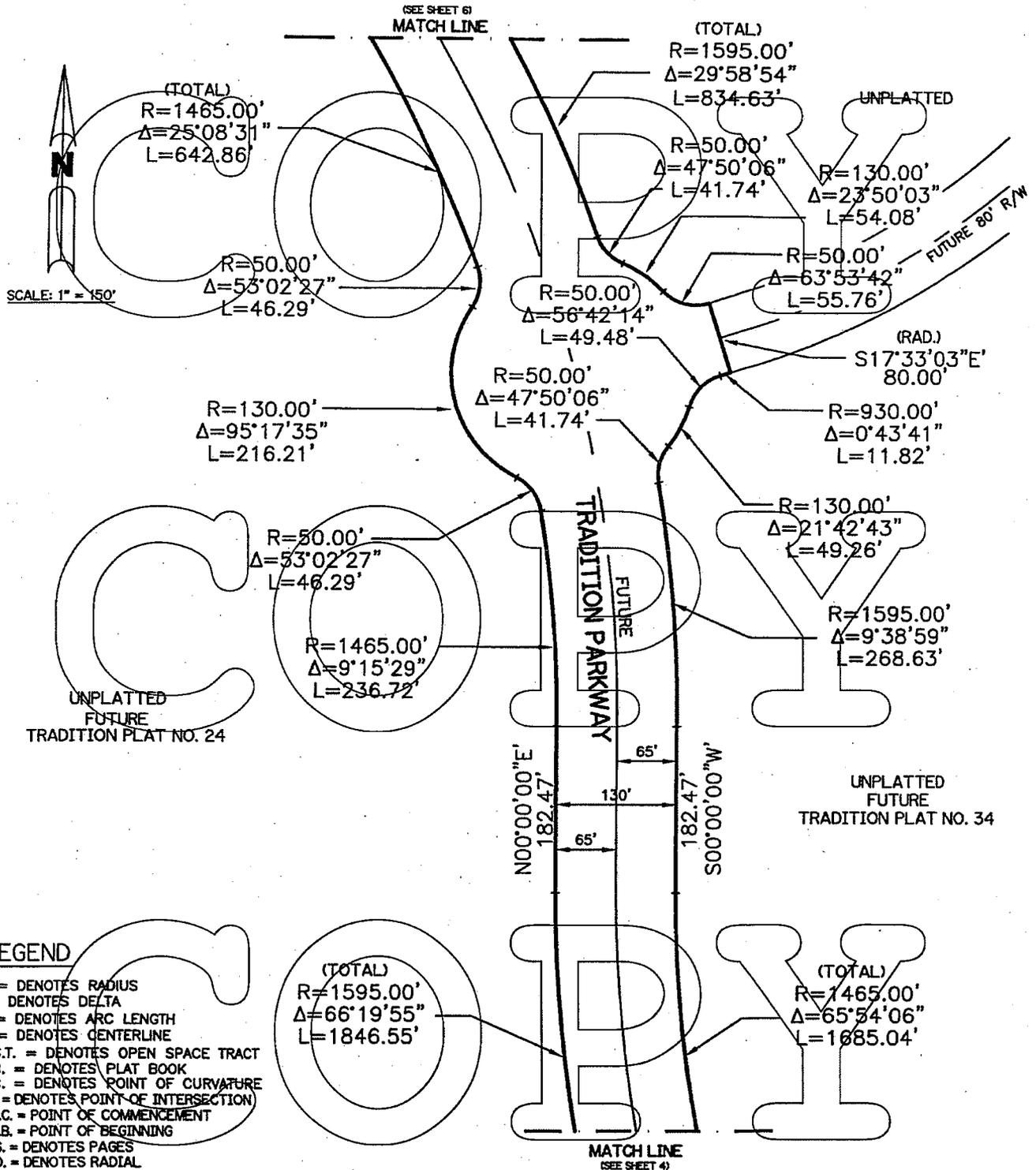
**LEGEND**

- R = DENOTES RADIUS
- Δ = DENOTES DELTA
- L = DENOTES ARC LENGTH
- Q = DENOTES CENTERLINE
- O.S.T. = DENOTES OPEN SPACE TRACT
- P.B. = DENOTES PLAT BOOK
- P.C. = DENOTES POINT OF CURVATURE
- P.I. = DENOTES POINT OF INTERSECTION
- PGS. = DENOTES PAGES
- RAD. = DENOTES RADIAL

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	SHEET TITLE TRADITION DEVELOPMENT CO. LLC, TRADITION PARKWAY-TDC		DATE: 9-18-07	DRAWN BY JDM	
	SHEET 4 OF 6		PROJECT NUMBER B589SD02	DRAWING NUMBER 4 OF 6	

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



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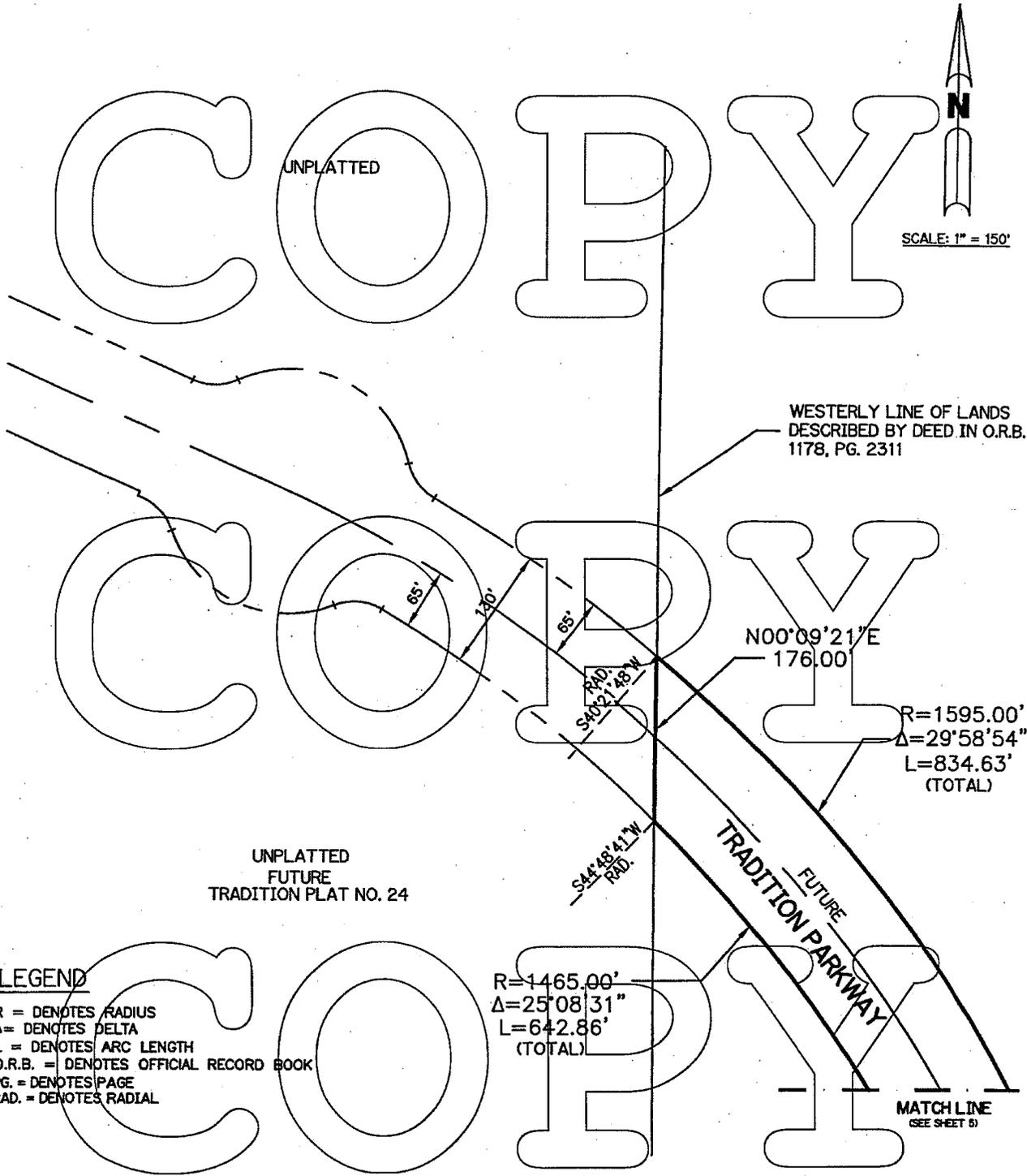
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LB 7062

PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=150'	CHECKED BY MTK
SHEET TITLE TRADITION DEVELOPMENT CO. LLC, TRADITION PARKWAY-TDC		DATE: 9-18-07	DRAWN BY JDM
PROJECT NUMBER B589SD03		DRAWING NUMBER 5 OF 6	

SHEET 5 OF 6

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



**LEGEND**

- R = DENOTES RADIUS
- Δ = DENOTES DELTA
- L = DENOTES ARC LENGTH
- O.R.B. = DENOTES OFFICIAL RECORD BOOK
- PG. = DENOTES PAGE
- RAD. = DENOTES RADIAL

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PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=150'	CHECKED BY MTK
SHEET TITLE TRADITION DEVELOPMENT CO. LLC, TRADITION PARKWAY-TDC		DATE: 9-18-07	DRAWN BY JDM
PROJECT NUMBER B589SD03		DRAWING NUMBER 6 OF 6	
SHEET 6 OF 6			

SKETCH TO ACCOMPANY DESCRIPTION.  
THIS IS NOT A SURVEY!

EXHIBIT "6"



COPY

DESCRIPTION: FERNLAKE DRIVE-TDC

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY NORTHWEST CORNER OF TRADITION PLAT NO. 35, RECORDED IN PLAT BOOK 52, PAGES 1 THRU 14, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 13°12'00" EAST AS A BASIS OF BEARINGS ALONG THE WEST LINE OF SAID TRADITION PLAT NO. 35, A DISTANCE OF 1671.05 FEET TO THE SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 35; THENCE SOUTH 81°33'53" WEST DEPARTING SAID WEST LINE, A DISTANCE OF 621.46 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1130.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 5°23'17", AN ARC DISTANCE OF 106.26 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 13°49'23" EAST FROM THIS POINT); THENCE NORTH 53°22'26" WEST ALONG SAID LINE, A DISTANCE OF 15.42 FEET TO THE POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 760.00 FEET (THE RADIUS POINT OF WHICH BEARS NORTH 87°04'31" EAST FROM THIS POINT); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 2°03'38", AN ARC DISTANCE OF 27.33 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE; THENCE SOUTH 89°08'09" WEST ALONG SAID LINE, A DISTANCE OF 80.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 840.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 12°36'21", AN ARC DISTANCE OF 184.81 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 55°30'50", AN ARC DISTANCE OF 48.45 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 110.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 8°37'53", AN ARC DISTANCE OF 16.57 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 51°19'04", AN ARC DISTANCE OF 44.78 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE; THENCE SOUTH 05°16'11" EAST ALONG SAID LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 51°19'04", AN ARC DISTANCE OF 44.78 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 110.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 15°03'58", AN ARC DISTANCE OF 28.92 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 55°46'16", AN ARC DISTANCE OF 48.67 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING A POINT OF RADIAL INTERSECTION WITH A LINE; THENCE NORTH 86°45'11" EAST ALONG SAID LINE, A DISTANCE OF 80.00 FEET; THENCE SOUTH 03°14'49" EAST, A DISTANCE OF 137.21 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 940.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY ANF SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 39°56'11", AN ARC DISTANCE OF 655.20 FEET TO A POINT OF TANGENCY WITH A LINE;

COPY

NOTE:  
THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE:  
LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

Professional Surveyor Seal for Michael T. Kolobzieczyk, State of Florida Registration No. 3864. Signature and date 4-4-08.

C:\Projects\500-599\B589\ROAD DEDICATIONS\SKD FERNLAKE DRIVE-TDC 01.dwg 1/1/2008 10:43:18 AM EDT

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LB 7082

PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=150'	CHECKED BY MTK
SHEET TITLE: FERNLAKE DRIVE-TDC		DATE: 7-12-07	DRAWN BY JDM
		PROJECT NUMBER B589SD01	DRAWING NUMBER B589
SHEET 1 OF 4			

SKETCH TO ACCOMPANY DESCRIPTION.  
THIS IS NOT A SURVEY!

COPY

DESCRIPTION: (Continued)

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE SOUTH 36°41'22" WEST ALONG SAID LINE, A DISTANCE OF 106.79 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 870.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 18°21'55", AN ARC DISTANCE OF 278.86 FEET TO THE POINT OF TANGENCY WITH A LINE; THENCE SOUTH 18°19'28" WEST ALONG SAID LINE, A DISTANCE OF 61.04 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 930.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 54°07'29", AN ARC DISTANCE OF 878.53 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE; THENCE NORTH 17°33'03" WEST ALONG SAID LINE, A DISTANCE OF 80.00 FEET TO THE POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 850.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 54°07'29", AN ARC DISTANCE OF 802.96 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 18°19'28" EAST ALONG SAID LINE, A DISTANCE OF 61.04 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 950.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 18°21'55", AN ARC DISTANCE OF 304.51 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 36°41'22" EAST ALONG SAID LINE, A DISTANCE OF 106.79 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 860.00 FEET; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 39°56'11", AN ARC DISTANCE OF 599.44 FEET TO THE POINT OF TANGENCY WITH A LINE; THENCE NORTH 03°14'49" WEST ALONG SAID LINE, A DISTANCE OF 137.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.792 ACRES, MORE OR LESS.

COPY

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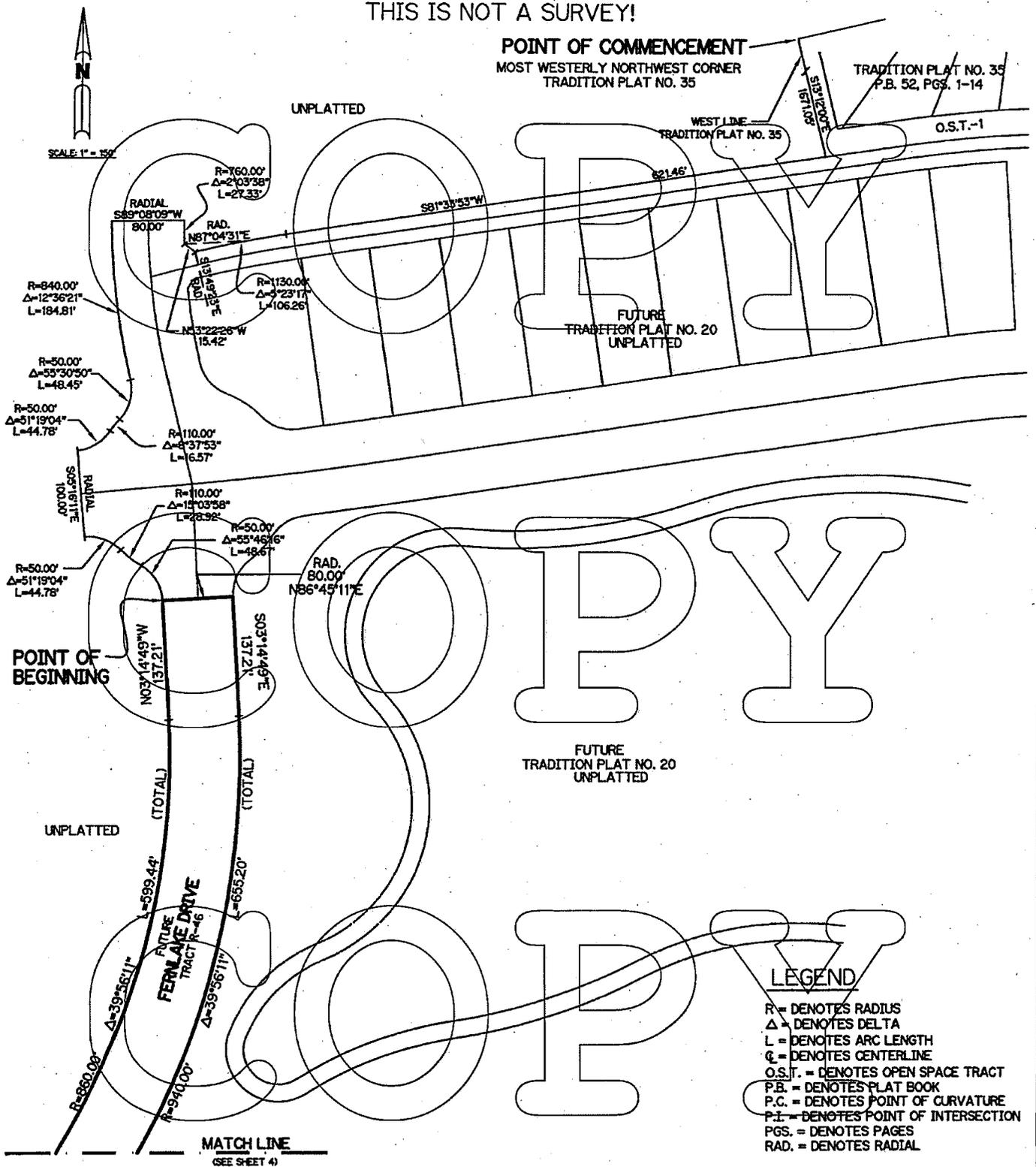
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LB 7062

PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=150'	CHECKED BY MTK
SHEET TITLE FERNLAKE DRIVE-TDC		DATE: 7-12-07	DRAWN BY JDM
		PROJECT NUMBER B589SD01	DRAWING NUMBER B589
SHEET 2 OF 4			

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



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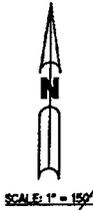
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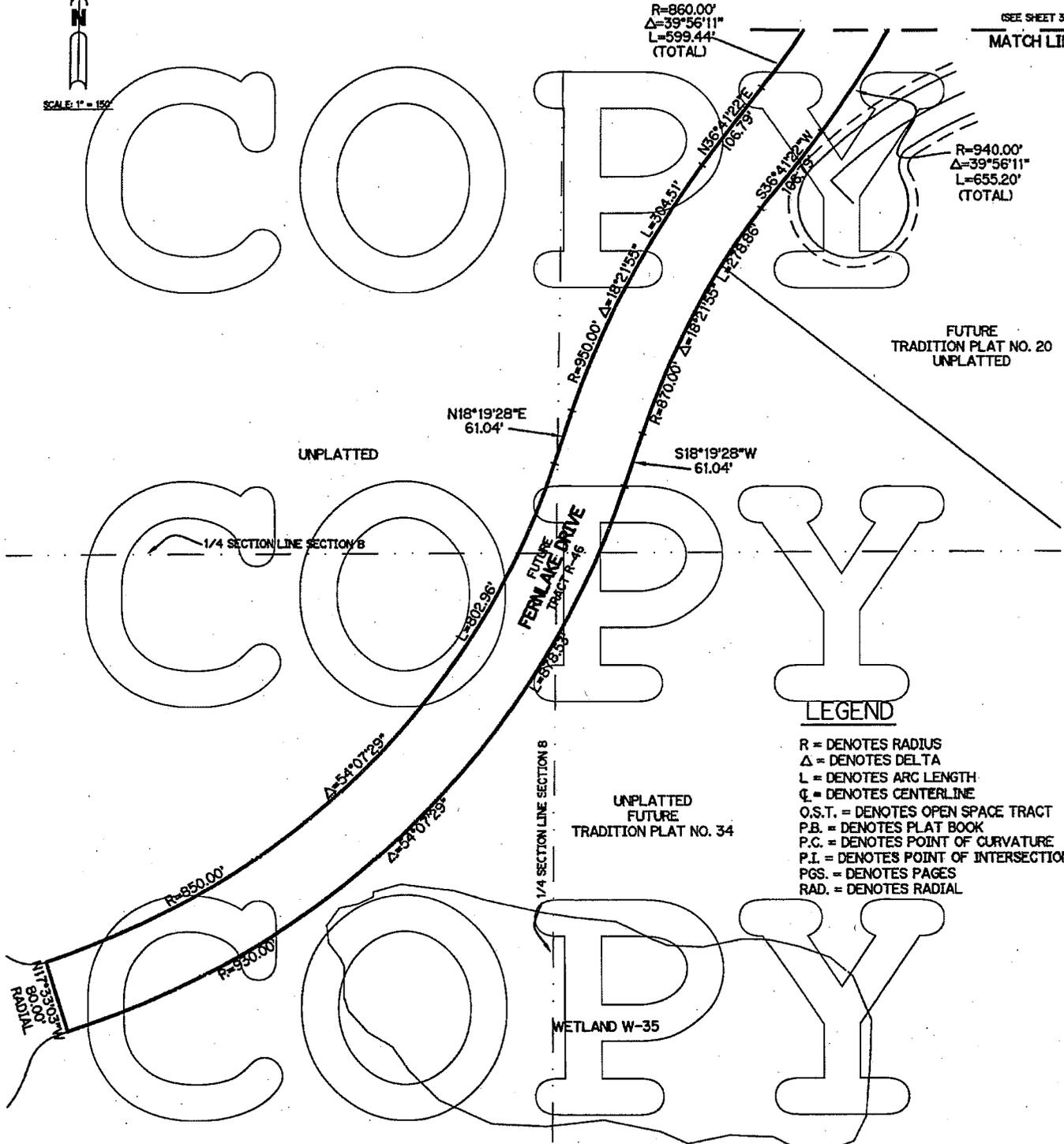
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LB 7062	PROJECT MANAGER	DEPARTMENT MANAGER	SCALE:	CHECKED BY
	PROJMNGR	DEPTMNGR	1"=150'	MTK
	SHEET TITLE FERNLAKE DRIVE-TDC		DATE:	DRAWN BY
			7-12-07	JDM
			PROJECT NUMBER	DRAWING NUMBER
			B589SD01	B589
SHEET 3 OF 4				

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



SEE SHEET 3  
MATCH LINE



**LEGEND**

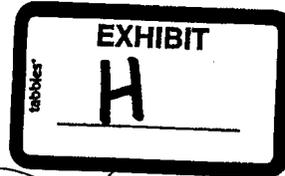
- R = DENOTES RADIUS
- Δ = DENOTES DELTA
- L = DENOTES ARC LENGTH
- CL = DENOTES CENTERLINE
- O.S.T. = DENOTES OPEN SPACE TRACT
- P.B. = DENOTES PLAT BOOK
- P.C. = DENOTES POINT OF CURVATURE
- P.I. = DENOTES POINT OF INTERSECTION
- PGS. = DENOTES PAGES
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	<p>SHEET TITLE FERLAKE DRIVE-TDC</p>		<p>DATE: 7-12-07</p>	<p>DRAWN BY JDM</p>
	<p>SHEET 4 OF 4</p>		<p>PROJECT NUMBER B589SD01</p>	<p>DRAWING NUMBER B589</p>
	<p>LB 7092</p>			

SKETCH TO ACCOMPANY DESCRIPTION.  
THIS IS NOT A SURVEY!

EXHIBIT "H"



DESCRIPTION: WESTCLIFFE LANE-TDC

A PARCEL OF LAND LYING IN SECTIONS 5, 6 AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY NORTHWEST CORNER OF TRADITION PLAT NO. 15, RECORDED IN PLAT BOOK 50, PAGES 2 THRU 16, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE TRAVERSING THE WESTERLY LINE OF SAID TRADITION PLAT NO. 15 BY THE FOLLOWING SIX (6) COURSES:

1. SOUTH 11°13'04" EAST AS A BASIS OF BEARINGS ALONG SAID WEST LINE OF SAID TRADITION PLAT NO. 15, A DISTANCE OF 30.00 FEET;
2. SOUTH 12°58'52" EAST, A DISTANCE OF 129.76 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 22.00 FEET;
3. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 63°42'49", AN ARC DISTANCE OF 24.64 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 118.00 FEET;
4. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 06°39'41", AN ARC DISTANCE OF 13.72 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 172.00 FEET;
5. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 40°38'19", AN ARC DISTANCE OF 122.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE;
6. SOUTH 05°17'24" EAST ALONG SAID LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING OF SAID PARCEL OF LAND;

THENCE CONTINUE SOUTH 05°17'24" EAST, DEPARTING SAID WEST LINE OF TRADITION PLAT NO. 15, A DISTANCE OF 100.00 FEET TO THE POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1550.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 16°30'48", AN ARC DISTANCE OF 446.73 FEET TO THE POINT OF TANGENCY WITH A LINE; THENCE NORTH 78°46'37" WEST ALONG SAID LINE, A DISTANCE OF 146.08 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1105.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 19°39'30", AN ARC DISTANCE OF 379.13 FEET TO THE POINT OF TANGENCY WITH A LINE; THENCE SOUTH 81°33'53" WEST ALONG SAID LINE, A DISTANCE OF 654.60 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 3050.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 1°27'04", AN ARC DISTANCE OF 77.25 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 50°14'14", AN ARC DISTANCE OF 43.84 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 110.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 19°44'44", AN ARC DISTANCE OF 37.91 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 55°46'16", AN ARC DISTANCE OF 48.67 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE; THENCE SOUTH 86°45'11" WEST, ALONG SAID LINE, A DISTANCE OF 80.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 55°46'16", AN ARC DISTANCE OF 48.67 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 110.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 15°03'58", AN ARC DISTANCE OF 28.92 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 51°19'04", AN ARC DISTANCE OF 44.78 FEET TO THE POINT OF TANGENCY WITH A LINE;

NOTE:  
THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE:  
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MICHAEL S. KOLODZIECZYK  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION NO. 3864  
DATE OF SIGNATURE: 4-4-08

G:\Projects\500-599\B589\ROAD DEDICATIONS\SKD TRAD DEV CO LLC WESTCLIFFE LANE 01.dwg 4/1/2008 1:39:30 PM EDT

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		SHEET TITLE TRADITION DEVELOPMENT CO. LLC, WESTCLIFFE LANE-TDC	DATE: 9-19-07	DRAWN BY JDM
		PROJECT NUMBER B589SD01	DRAWING NUMBER 1 OF 6	

SHEET 1 OF 6

SKETCH TO ACCOMPANY DESCRIPTION.  
THIS IS NOT A SURVEY!

DESCRIPTION: WESTCLIFFE LANE-TDC (Continued)

THENCE SOUTH 84°43'49" WEST, ALONG SAID LINE, A DISTANCE OF 174.38 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 45°17'00", AN ARC DISTANCE OF 948.41 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 49°59'11" WEST, ALONG SAID LINE, A DISTANCE OF 496.71 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF LANDS DESCRIBED BY DEED IN OFFICIAL RECORD BOOK 1178, PAGE 2311, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°09'21" EAST, ALONG SAID LINE, A DISTANCE OF 130.27 FEET; THENCE SOUTH 49°59'11" EAST, DEPARTING SAID WESTERLY LINE, A DISTANCE OF 580.20 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1100.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 45°17'00", AN ARC DISTANCE OF 869.38 FEET TO THE POINT OF TANGENCY WITH A LINE; THENCE NORTH 84°43'49" EAST, ALONG SAID LINE, A DISTANCE OF 174.38 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 51°19'04", AN ARC DISTANCE OF 44.78 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 110.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 8°37'53", AN ARC DISTANCE OF 16.57 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 55°30'50", AN ARC DISTANCE OF 48.45 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 76°31'48" WEST); THENCE NORTH 81°44'23" EAST, ALONG SAID NON RADIAL LINE A DISTANCE OF 40.17 FEET; THENCE NORTH 70°05'39" EAST, A DISTANCE OF 40.25 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 50.00 FEET (THE RADIUS POINT OF WHICH BEARS NORTH 76°35'43" EAST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 56°05'33", AN ARC DISTANCE OF 48.95 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 110.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 24°53'40", AN ARC DISTANCE OF 47.79 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 52°27'17", AN ARC DISTANCE OF 45.78 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2950.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 1°22'38", AN ARC DISTANCE OF 70.91 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 81°33'53" EAST, ALONG SAID LINE, A DISTANCE OF 654.60 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1205.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 19°39'30", AN ARC DISTANCE OF 413.44 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 78°46'37" EAST, ALONG SAID LINE, A DISTANCE OF 146.08 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1450.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 16°30'48", AN ARC DISTANCE OF 417.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.701 ACRES, MORE OR LESS.

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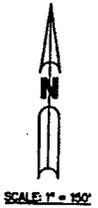
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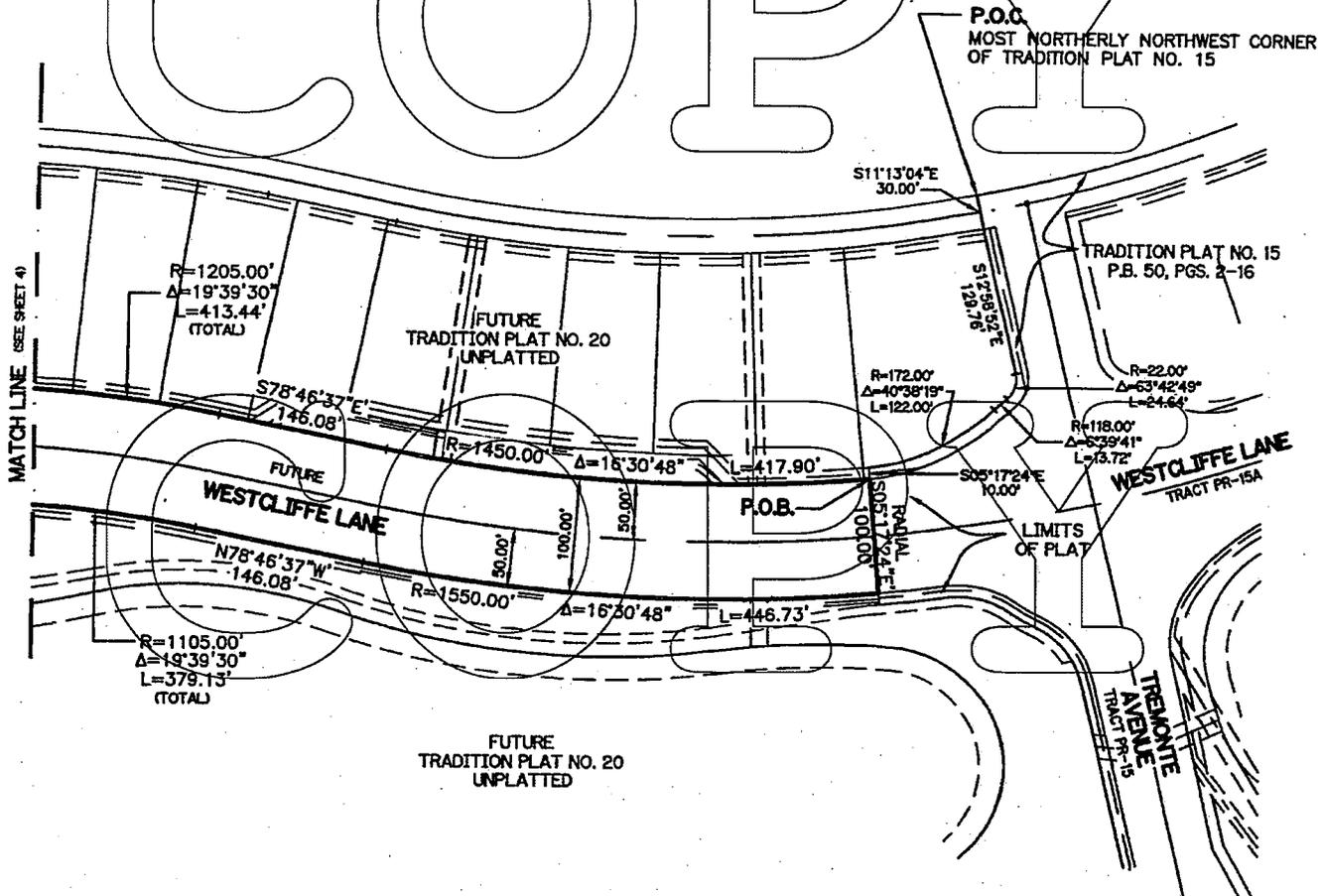
LB 7082

PROJECT MANAGER PROJMGR	DEPARTMENT MANAGER DEPTMGR	SCALE: 1"=150'	CHECKED BY MTK
SHEET TITLE TRADITION DEVELOPMENT CO. LLC, WESTCLIFFE LANE-TDC		DATE: 9-19-07	DRAWN BY JDM
SHEET 2 OF 6		PROJECT NUMBER B589SD01	DRAWING NUMBER 2 OF 6

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



COPY



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LEGEND

- R = DENOTES RADIUS
- Δ = DENOTES DELTA
- L = DENOTES ARC LENGTH
- CL = DENOTES CENTERLINE
- O.S.T. = DENOTES OPEN SPACE TRACT
- P.B. = DENOTES PLAT BOOK
- P.C. = DENOTES POINT OF CURVATURE
- P.I. = DENOTES POINT OF INTERSECTION
- PGS. = DENOTES PAGES
- RAD. = DENOTES RADIAL

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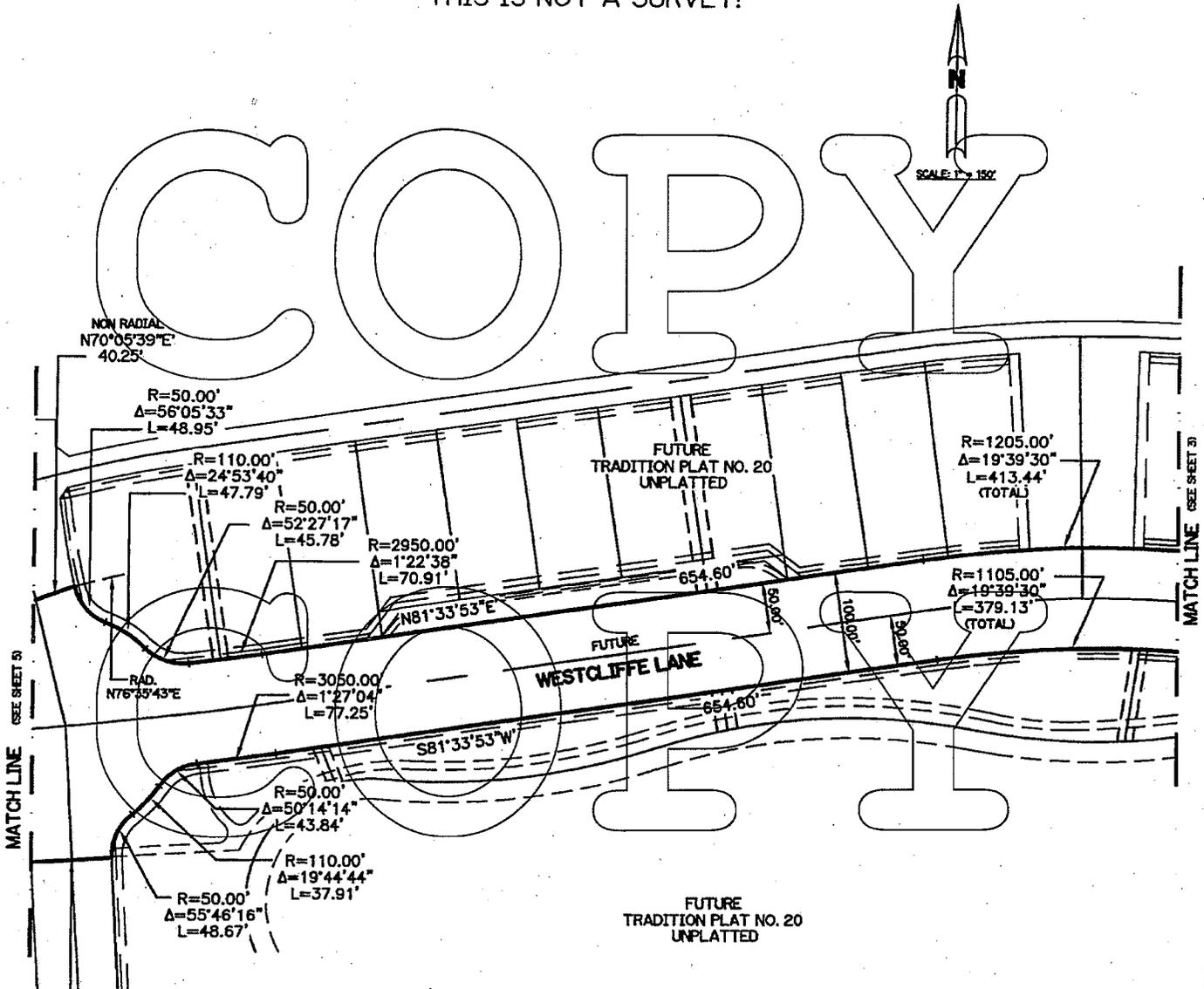
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PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=150'	CHECKED BY MTK
SHEET TITLE TRADITION DEVELOPMENT CO. LLC, WESTCLIFFE LANE-TDC		DATE: 9-19-07	DRAWN BY JDM
		PROJECT NUMBER B589SD01	DRAWING NUMBER 3 OF 6
SHEET 3 OF 6			

DESCRIPTION TO ACCOMPANY SKETCH.  
THIS IS NOT A SURVEY!



**LEGEND**

R = DENOTES RADIUS  
 Δ = DENOTES CENTRAL ANGLE  
 L = DENOTES ARC LENGTH  
 RAD. = DENOTES RADIAL

G:\Projects\500-599\B589\ROAD DEDICATIONS\SKD TRAD DEV CO LLC WESTCLIFFE LANE 02.dwg 4/1/2008 1:45:55 PM EDT

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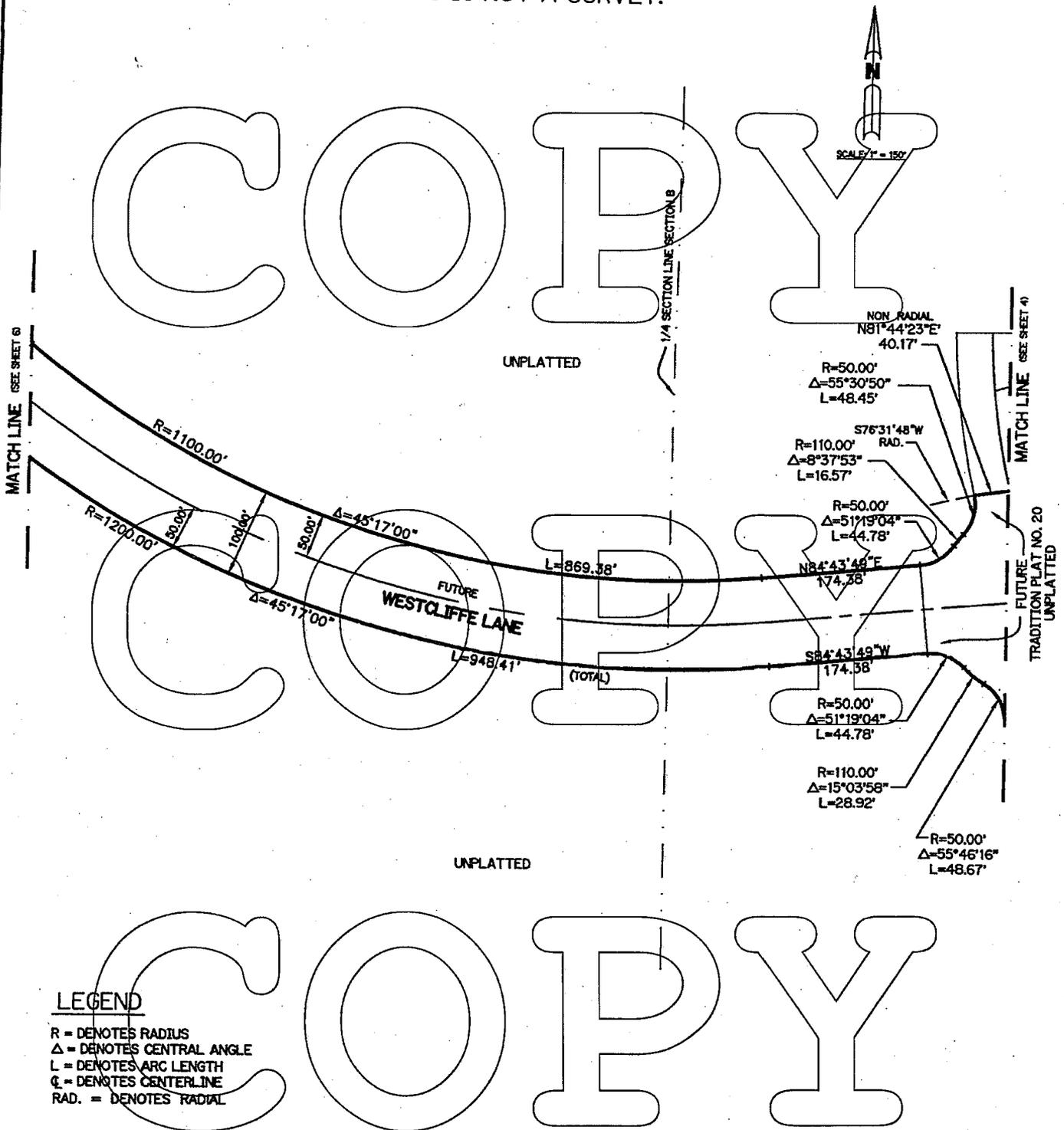


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LB 7062	PROJECT MANAGER	DEPARTMENT MANAGER	SCALE:	CHECKED BY
	PROJIMNGR	DEPTIMNGR	1"=150'	MTK
	SHEET TITLE TRADITION DEVELOPMENT CO. LLC, WESTCLIFFE LANE-TDC		DATE:	DRAWN BY
			9-19-07	JDM
			PROJECT NUMBER	DRAWING NUMBER
			B589SD02	4 OF 6
SHEET 4 OF 6				

DESCRIPTION TO ACCOMPANY SKETCH.  
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- R = DENOTES RADIUS
- Δ = DENOTES CENTRAL ANGLE
- L = DENOTES ARC LENGTH
- CL = DENOTES CENTERLINE
- RAD. = DENOTES RADIAL

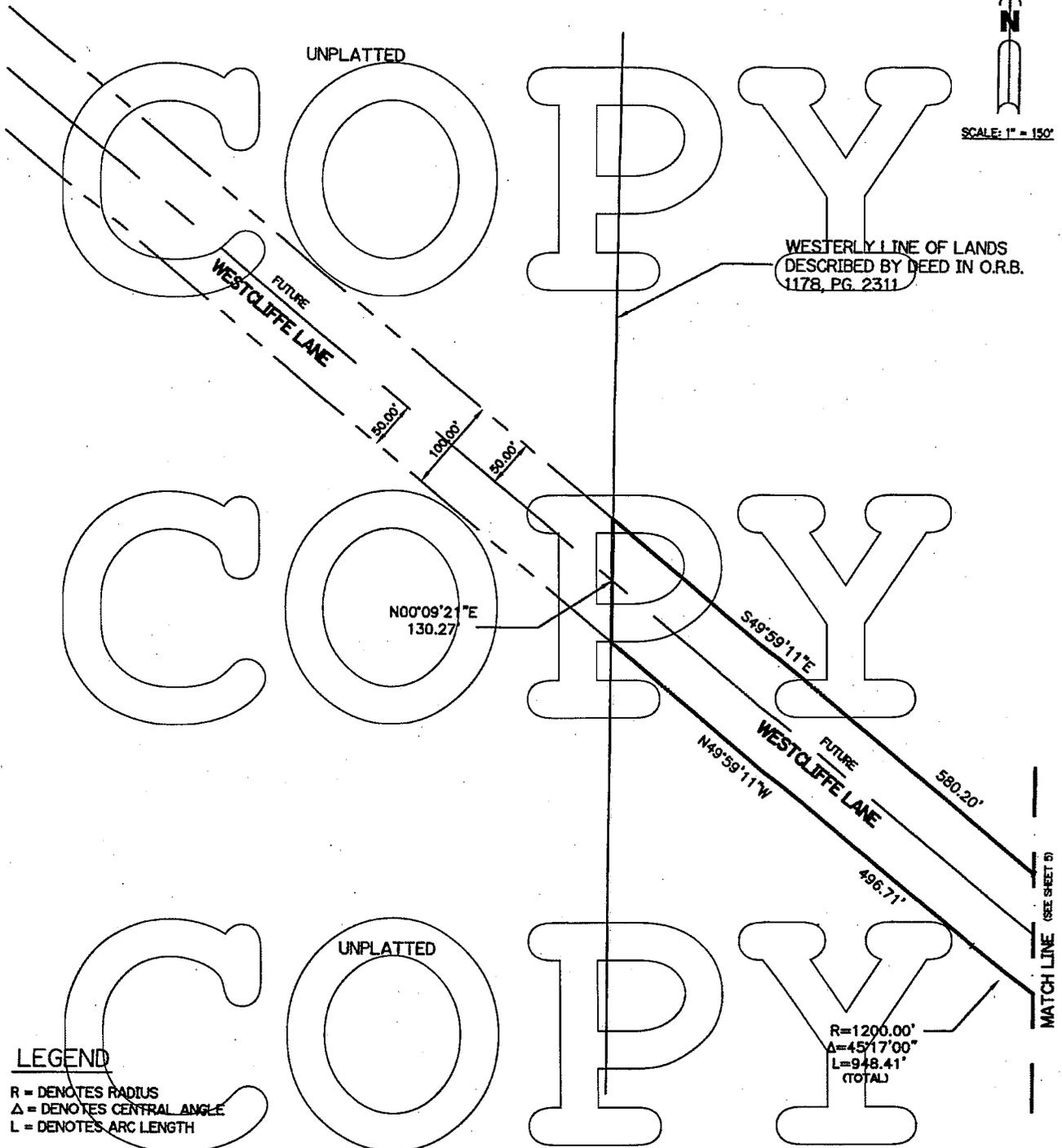
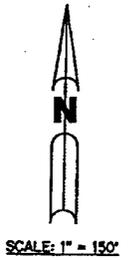
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© 2007 ARCADIS U.S., INC.			PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=150'	CHECKED BY MTK
			SHEET TITLE TRADITION DEVELOPMENT CO. LLC, WESTCLIFFE LANE-TDC		DATE: 9-19-07	DRAWN BY JDM
	LB 7062			PROJECT NUMBER B589SD03	DRAWING NUMBER 5 OF 6	
	SHEET 5 OF 6					

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**LEGEND**

- R = DENOTES RADIUS
- Δ = DENOTES CENTRAL ANGLE
- L = DENOTES ARC LENGTH

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© 2007 ARCADIS US, INC.  590 NW PEACOCK BLVD., SUITE 10 Fort St. Lucie, Florida 34986 Tel: (772) 878-1700 Fax: (772) 878-1802 www.arcadis-us.com	<b>PROJECT MANAGER</b> PROJMNGR	<b>DEPARTMENT MANAGER</b> DEPTMNGR	SCALE: 1"=150'	CHECKED BY MTK	
	<b>SHEET TITLE</b> TRADITION DEVELOPMENT CO. LLC, WESTCLIFFE LANE-TDC			DATE: 9-19-07	DRAWN BY JDM
				PROJECT NUMBER B589SD04	DRAWING NUMBER 6 OF 6
	SHEET 6 OF 6				

24

6 of 8

11.342.50

Prepared by and return to:  
Port St. Lucie Utility Systems Dept.  
900 SE Ogden Lane  
Port St. Lucie, FL 34983

**COPY**

**ACCESS & EXCLUSIVE UTILITY EASEMENT**

THIS INDENTURE made and entered into this 2<sup>nd</sup> day of MAY, 2007, by and between **TRADITION DEVELOPMENT COMPANY, LLC** (the "Grantor"), whose mailing address is 10521 SW Village Center Drive Suite 201, Port St. Lucie, Florida 34987 and the **CITY OF PORT ST. LUCIE**, a Florida municipal corporation (the "Grantee"), whose mailing address is 900 SE Ogden Lane, Port St. Lucie, Florida 34983:

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

**WITNESSETH:**

That Grantor is the owner in fee simple of that certain real property (the "Property") lying, situate and being in St. Lucie County, Florida and more particularly described in **Exhibit "A"**, attached hereto and made a part hereof; and

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants and warrants to the Grantee, its successors and assigns, an exclusive easement in perpetuity for utility purposes, more particularly described in **Exhibit "B"** (the "Easement Premises"), attached hereto and incorporated herein by reference, which shall run with and be a burden upon the Property.

Grantor and Grantee agree that there shall be no improvement planted or constructed within the boundaries of the Easement Premises without the express written approval of the City of Port St. Lucie. Should the Grantor plant or construct such improvement, it shall be subject to removal or destruction by the Grantee, without liability or responsibility thereof on the part of the Grantor.

Grantor further grants to the Grantee, its agents, employees, contractors, and assigns, a general ingress/egress easement over and across its driveways, parking, common or open areas of the Property, described in **Exhibit "A"**, for the purpose of access to, and/or maintenance of, any of the Grantee's utility pipelines and equipment.

The undersigned hereby covenants and warrants that Grantor owns the said land described herein and the undersigned, as or on behalf of Grantor, has the right to grant this easement.

**COPY**

IN WITNESS WHEREOF, the Grantor has duly authorized and caused this instrument to be executed in its name as of the day and year first herein written.

WITNESSES:

GRANTOR:

Hanan George  
Print Name: Hanan George

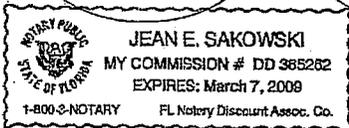
Michael L. Arnold  
Print Name/Title: Michael L. Arnold  
Vice President

Cy McQueen  
Print Name: Cy McQueen

STATE OF Florida

COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of May, 2007, by Michael L. Arnold, and did not take an oath, who  is known to me, or  produced as identification.



Notary Seal

Jean E. Sakowski  
Notary Public  
Print Name: Jean E. Sakowski

My Commission Expires: March 7, 2009

COPY

Exhibit "A" 1 of 3

PID 4308-000-0000-000-7

DESCRIPTION:

BEING A PARCEL OF LAND LYING IN SECTIONS 7, 8, 17, AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF PLAT OF TRADITION PLAT NO. 16 RECORDED IN PLAT BOOK 44, PAGES 12, 12A THRU 12J, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°06'55" WEST AS A BASIS OF BEARINGS ALONG THE WEST LINE OF SAID TRADITION PLAT NO. 16, A DISTANCE OF 2489.94 FEET TO THE SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 16; THENCE SOUTH 87°47'23" WEST DEPARTING SAID WEST LINE, A DISTANCE OF 924.08 FEET TO THE POINT OF BEGINNING OF SAID PARCEL OF LAND; THENCE SOUTH 18°32'38" WEST, A DISTANCE OF 53.26 FEET; THENCE SOUTH 26°27'22" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 18°32'38" WEST, A DISTANCE OF 400.72 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 590.92 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 06°54'10", AN ARC DISTANCE OF 71.19 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 78°21'31" EAST FROM THIS POINT); THENCE NORTH 71°27'22" WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 42.42 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF CONSERVATION TRACT 3 AS DESCRIBED IN DEED OF CONSERVATION EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 1485, PAGE 708, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE TRAVERSING SAID EASTERLY LINE BY THE FOLLOWING THREE (3) COURSES;

1. NORTH 11°24'07" EAST, A DISTANCE OF 156.51 FEET;
2. NORTH 14°02'38" WEST, A DISTANCE OF 439.20 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 200.00 FEET;
3. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 65°11'30", AN ARC DISTANCE OF 227.56 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 10°45'52" WEST FROM THIS POINT);

THENCE NORTH 33°28'59" EAST ALONG SAID NON RADIAL LINE, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 96.64 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1595.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS NORTH 36°59'43" EAST FROM THIS POINT); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 39°45'50", AN ARC DISTANCE OF 1106.94 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 76°45'33" EAST FROM THIS POINT); THENCE SOUTH 79°57'18" WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 394.57 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID CONSERVATION TRACT 3;

THENCE TRAVERSING SAID NORTHERLY LINE BY THE FOLLOWING TWO (2) COURSES;

1. SOUTH 80°50'18" WEST, A DISTANCE OF 311.82 FEET;
2. SOUTH 67°14'46" WEST, A DISTANCE OF 365.81 FEET;

THENCE NORTH 58°01'15" WEST DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 59.32 FEET; THENCE NORTH 83°49'59" WEST, A DISTANCE OF 32.93 FEET; THENCE NORTH 76°45'58" WEST, A DISTANCE OF 47.36 FEET; A DISTANCE OF 32.61 FEET; THENCE SOUTH 86°56'06" WEST, A DISTANCE OF 78.71 FEET; THENCE SOUTH 67°58'26" WEST, A DISTANCE OF 78.71 FEET; THENCE SOUTH 79°45'14" WEST, A DISTANCE OF 39.86 FEET; A DISTANCE OF 76.12 FEET; THENCE SOUTH 55°08'19" WEST, A DISTANCE OF 36.90 FEET; THENCE SOUTH 04°58'20" WEST, A DISTANCE OF 56.90 FEET; THENCE SOUTH 29°38'11" WEST, A DISTANCE OF 57.12 FEET; A DISTANCE OF 32.40 FEET; THENCE SOUTH 34°18'02" EAST, A DISTANCE OF 57.12 FEET; THENCE SOUTH 64°04'09" EAST, A DISTANCE OF 36.99 FEET; THENCE SOUTH 55°58'12" EAST, A DISTANCE OF 41.35 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID CONSERVATION TRACT 3; THENCE TRAVERSING SAID NORTHERLY LINE BY THE FOLLOWING THREE (3) COURSES;

1. SOUTH 25°41'50" WEST, A DISTANCE OF 706.37 FEET;
2. NORTH 90°00'00" WEST, A DISTANCE OF 479.11 FEET;
3. SOUTH 31°45'23" WEST, A DISTANCE OF 287.55 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THAT 200.00 FOOT FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676, PUBLIC RECORDS OF SAID ST.

Exhibit "A" 2 of 3

LUCIE COUNTY, FLORIDA; THENCE TRAVERSING SAID WESTERLY LINE BY THE FOLLOWING TWO (2) COURSES:

1. NORTH 00°08'18" EAST, A DISTANCE OF 316.72 FEET;
2. NORTH 00°41'50" EAST, A DISTANCE OF 3375.40 FEET;

THENCE SOUTH 70°06'36" EAST DEPARTING SAID WESTERLY LINE; A DISTANCE OF 211.77 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID 200.00 FOOT FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE SOUTH 00°41'50" WEST ALONG SAID EAST LINE, A DISTANCE OF 345.69 FEET; THENCE SOUTH 89°18'10" EAST DEPARTING SAID EAST LINE, A DISTANCE OF 296.19 FEET; THENCE NORTH 00°41'50" EAST, A DISTANCE OF 242.58 FEET; THENCE SOUTH 70°06'36" EAST, A DISTANCE OF 727.97 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 58.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 51°21'28", AN ARC DISTANCE OF 51.99 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 92°52'15", AN ARC DISTANCE OF 210.72 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 58.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 51°58'20", AN ARC DISTANCE OF 52.61 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1465.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 39°36'15", AN ARC DISTANCE OF 1012.64 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 69°57'12" WEST FROM THIS POINT); THENCE NORTH 74°44'51" EAST ALONG SAID NON RADIAL LINE, A DISTANCE OF 130.42 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 50.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS NORTH 70°20'42" EAST FROM THIS POINT); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 47°50'06", AN ARC DISTANCE OF 41.74 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 23°50'02", AN ARC DISTANCE OF 54.08 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 63°53'42", AN ARC DISTANCE OF 55.76 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE; THENCE SOUTH 17°33'03" EAST ALONG SAID RADIAL LINE, A DISTANCE OF 80.00 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 930.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 00°43'41", AN ARC DISTANCE OF 11.82 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 56°42'14", AN ARC DISTANCE OF 49.48 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 21°42'43", AN ARC DISTANCE OF 49.26 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 47°50'06", AN ARC DISTANCE OF 41.74 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1595.00 FEET; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 09°38'59", AN ARC DISTANCE OF 268.63 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 00°00'00" WEST ALONG SAID LINE, A DISTANCE OF 182.47 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1465.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 65°54'06", AN ARC DISTANCE OF 1685.04 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 58.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 51°58'20", AN ARC DISTANCE OF 52.61 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 92°43'08", AN ARC DISTANCE OF 210.37 FEET TO A POINT

Exhibit "A" 3 of 3

OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 58.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 49° 08' 12", AN ARC DISTANCE OF 49.74 FEET THE POINT OF BEGINNING.  
CONTAINING 127.244 ACRES, MORE OR LESS.

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# DESCRIPTION TO ACCOMPANY SKETCH

#1

EXHIBIT "B"

DESCRIPTION: (5' UTILITY EASEMENT) SHEET 1 OF 2

BEING A PORTION OF LAND LYING IN SECTION 8 TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRADITION PLAT NO. 16, AS RECORDED IN PLAT BOOK 44, PAGES 12, 12A THRU 12J, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°06'55" WEST AS A BASIS OF BEARINGS ALONG THE WEST LINE OF SAID TRADITION PLAT NO. 16, A DISTANCE OF 2489.94 FEET TO THE SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 16; THENCE NORTH 82°15'11" WEST DEPARTING SAID WEST LINE, A DISTANCE OF 907.65 FEET TO THE POINT OF BEGINNING. SAID POINT ALSO BEING A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 58.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°20'31" WEST FROM THIS POINT); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 24°26'25", AN ARC DISTANCE OF 24.74 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1465.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 65°54'06", AN ARC DISTANCE OF 1685.04 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 00°00'00" EAST ALONG SAID LINE, A DISTANCE OF 182.47 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1595.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 9°38'59", AN ARC DISTANCE OF 268.63 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 25°27'35", AN ARC DISTANCE OF 22.22 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1600.00 FEET (THE RADIUS POINT OF WHICH BEARS SOUTH 79°34'50" WEST FROM THIS POINT, AND THE RADIUS POINT OF SAID CURVE HAVING A RADIUS OF 50.00 FEET BEARS SOUTH 74°11'24" EAST FROM THIS POINT); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 10°25'10", AN ARC DISTANCE OF 290.97 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 00°00'00" WEST ALONG SAID LINE, A DISTANCE OF 182.47 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1460.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 66°50'36", AN ARC DISTANCE OF 1703.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.248 ACRES, MORE OR LESS.

NOTE: THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property or monuments set in connection with the preparation of the information shown hereon.

NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.

*(Seal of Julian D. Morris, Professional Surveyor and Mapper, State of Florida, Registration No. 4731)*

JULIAN D. MORRIS, STATE OF FLORIDA  
PROFESSIONAL SURVEYOR AND MAPPER, STATE OF FLORIDA REGISTRATION NO. 4731

DATE OF SIGNATURE: 3-13-07

SEE SHEET 2 OF 2 FOR SKETCH

P:\500-599\B589\B589 24\CAD\B589SD06.dwg 3/21/2007 12:27 AM EDT

SHEET 1 OF 2

JOB NO. B589

DRAWN: JDM

CHECKED: MTK

DESIGN: ARCADIS

DATE: 11-27-06

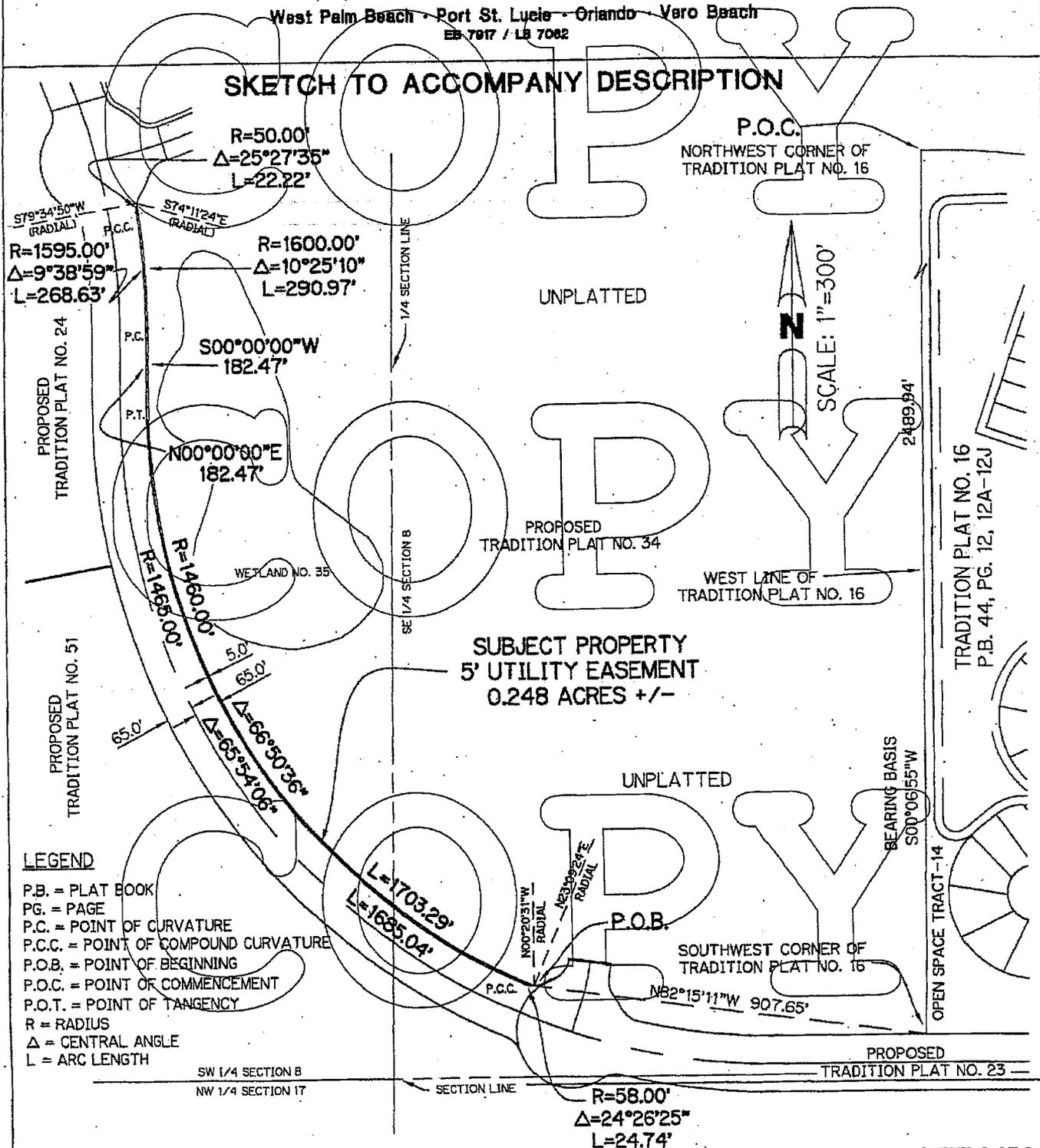


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SKETCH TO ACCOMPANY DESCRIPTION



LEGEND

- P.B. = PLAT BOOK
- PG. = PAGE
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.T. = POINT OF TANGENCY
- R = RADIUS
- $\Delta$  = CENTRAL ANGLE
- L = ARC LENGTH

SEE SHEET 1 OF 2 FOR DESCRIPTION      P:\500-599\B589\B589 24\CAD\B589SD06.dwg      3/21/2007 7:33:27 AM EDT      SHEET 2 OF 2

JOB NO. B589	DRAWN: JDM	CHECKED: MTK	DESIGN: ARCADIS	DATE: 11-27-06
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# TRADITION PLAT NO. 68

BEING A PARCEL OF LAND, LYING IN SECTION 8,  
TOWNSHIP 37 SOUTH, RANGE 39 EAST,  
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

COUNCIL ITEM 11A  
DATE 10/17/11

**DESCRIPTION:**

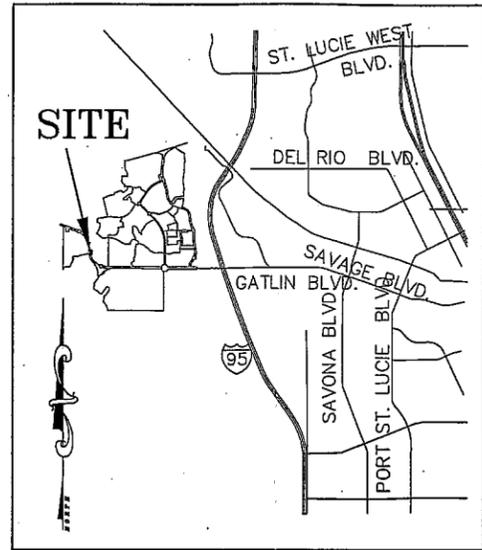
BEING A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRADITION PLAT NO. 24 PHASE 1, AS RECORDED IN PLAT BOOK 62, PAGES 15-17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THE BEGINNING OF A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 55°38'36" EAST, A RADIAL DISTANCE OF 1,465.00 FEET AND HAVING A CHORD BEARING OF NORTH 25°10'19" WEST, 467.68 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 18°22'09", A DISTANCE OF 469.69 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL

THENCE CONTINUE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°24'12", A DISTANCE OF 368.28 FEET, SAID CURVE ALSO HAVING A CHORD BEARING OF NORTH 08°47'08" WEST, AND CHORD DISTANCE OF 367.31 FEET; THENCE NORTH 88°24'58" EAST, A DISTANCE OF 16.19 FEET; THENCE SOUTH 51°27'29" EAST, A DISTANCE OF 76.73 FEET; THENCE SOUTH 71°42'41" EAST, A DISTANCE OF 90.85 FEET; THENCE SOUTH 14°10'47" EAST, A DISTANCE OF 112.39 FEET; THENCE SOUTH 30°08'54" WEST, A DISTANCE OF 78.00 FEET; THENCE SOUTH 21°07'28" WEST, A DISTANCE OF 100.75 FEET; THENCE SOUTH 74°00'46" WEST, A DISTANCE OF 60.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.984 ACRES, MORE OR LESS.

\* CONTINUED ON SHEET 2



LOCATION MAP  
NOT TO SCALE

**CLERK'S RECORDING CERTIFICATE**

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_ PAGE(S) \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2011.

JOSEPH E. SMITH  
CLERK OF THE CIRCUIT COURT  
ST. LUCIE COUNTY, FLORIDA



**CERTIFICATE OF OWNERSHIP & DEDICATION**

STATE OF FLORIDA  
COUNTY OF ST. LUCIE  
THE CITY OF PORT ST. LUCIE AND  
PSL ACQUISITIONS, LLC, AN IOWA LIMITED LIABILITY COMPANY, DOING BUSINESS IN THE STATE OF FLORIDA AS PSL ACQUISITIONS I, LLC, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS TRADITION PLAT NO. 68, BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

\* CONTINUED ON SHEET 2

IN WITNESS WHEREOF, THE ABOVE NAMED PSL ACQUISITIONS, LLC, AN IOWA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President THIS 13<sup>th</sup> DAY OF September 2011.

PSL ACQUISITIONS, LLC,  
AN IOWA LIMITED LIABILITY COMPANY  
DOING BUSINESS IN THE STATE OF FLORIDA  
AS PSL ACQUISITIONS I, LLC

SIGNED, SEALED AND DELIVERED IN  
THE PRESENCE OF:

By: President  
David C. Feltman  
PRESIDENT  
PRINTED NAME

WITNESS:  
Jean E. Sakowski  
SIGNATURE  
Jean E. Sakowski  
PRINTED NAME  
James H. Anderson  
SIGNATURE  
James H. Anderson  
PRINTED NAME

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

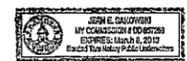
I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY David C. Feltman OF PSL ACQUISITIONS, LLC, AN IOWA LIMITED LIABILITY COMPANY, DOING BUSINESS IN THE STATE OF FLORIDA AS PSL ACQUISITIONS I, LLC, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS President OF SAID LIMITED LIABILITY COMPANY.  IS PERSONALLY KNOWN TO ME.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 13<sup>th</sup> DAY OF September 2011.

DD 867449  
COMMISSION NO. &  
EXPIRATION DATE March 8, 2013

Jean E. Sakowski  
NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: Jean E. Sakowski



\* CONTINUED ON SHEET 2

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

WE, DEAN, MEAD, MINTON & ZWEMER, MEMBERS OF THE FLORIDA BAR, IN RELIANCE UPON THAT CERTAIN TITLE SEARCH REPORT DATED September 15, 2011, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HEREBY CERTIFY THAT AS OF August 3, 2011, AT 1:00 (A.M.):

- 1) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF TRADITION PLAT NO. 68 IS IN THE NAME OF THE ENTITIES AND/OR PERSONS EXECUTING THE DEDICATION HEREON.
- 2) ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:  
NONE

PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2010.

DATED THIS 16<sup>th</sup> DAY OF September, 2011.

DEAN, MEAD, MINTON & ZWEMER  
BY: W. Lee Dobbins  
W. LEE DOBBINS  
VICE PRESIDENT  
1903 S 25th STREET, SUITE 200  
FORT PIERCE, FL 34947

**SURVEYOR'S NOTES:**

- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF TRADITION PLAT NO. 24 PHASE 1 HAVING A BEARING OF N55°38'36"E.
- 2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-RADIAL.
- 3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- 4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.
- 5) NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

**SURVEYOR'S CERTIFICATE:**

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF PORT ST. LUCIE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 61017-5, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA. THIS 19<sup>th</sup> DAY OF September, 2011.

Michael T. Kolodziejczyk  
MICHAEL T. KOLODZIEJCZYK  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 3864



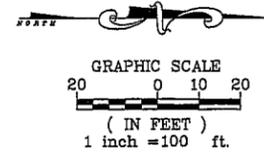
PREPARED IN THE OFFICE OF:  
CULPEPPER & TERPENING, INC.  
2980 SOUTH 25th STREET  
FORT PIERCE, FLORIDA 34981  
CERTIFICATION NO. LB 4286

MICHAEL T. KOLODZIEJCZYK  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE No. 3864

# TRADITION PLAT NO. 68

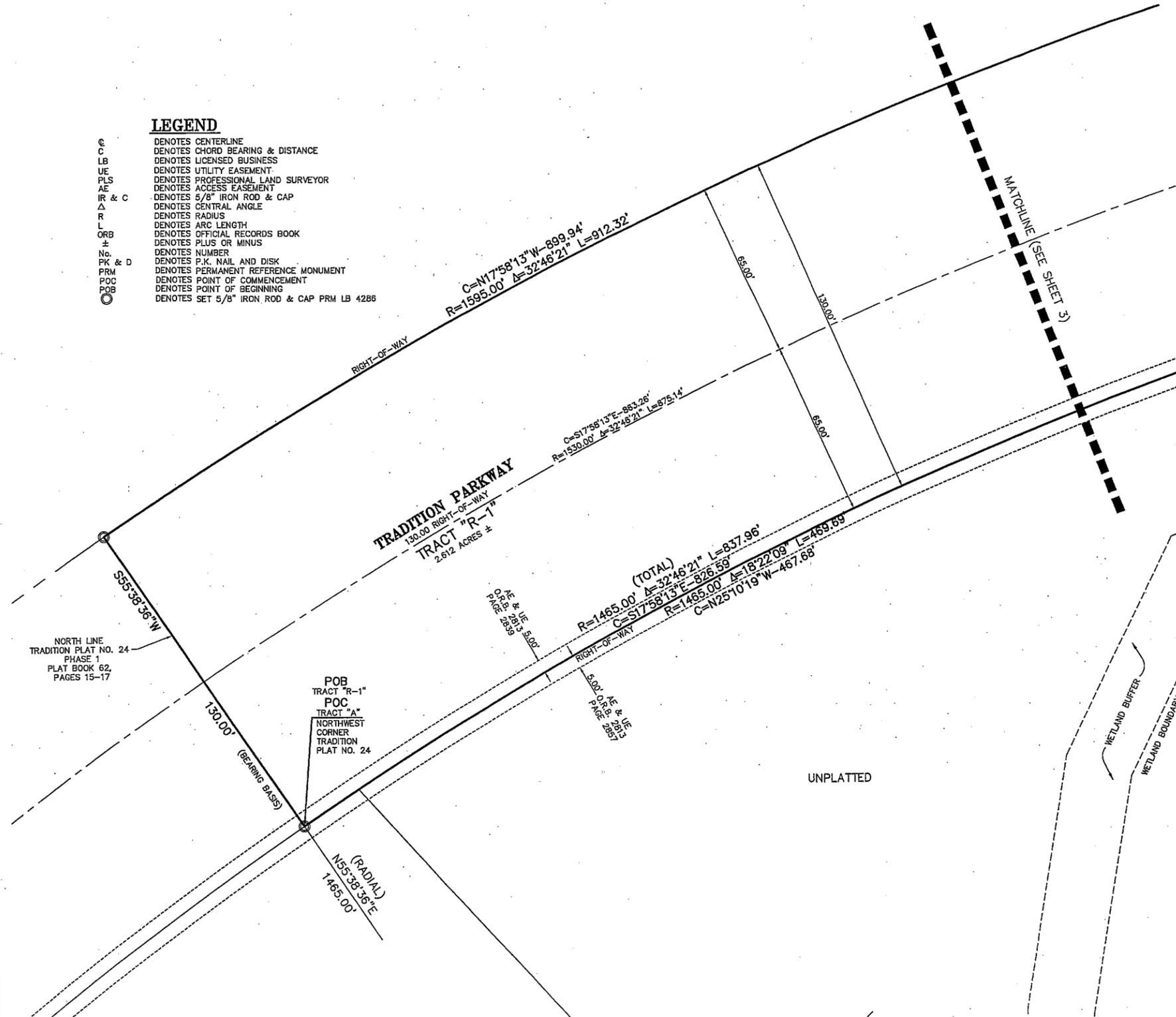
BEING A PARCEL OF LAND, LYING IN SECTIONS 8,  
TOWNSHIP 37 SOUTH, RANGE 39 EAST,  
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_



**LEGEND**

CL	DENOTES CENTERLINE
C	DENOTES CHORD BEARING & DISTANCE
LB	DENOTES LICENSED BUSINESS
UE	DENOTES UTILITY EASEMENT
PLS	DENOTES PROFESSIONAL LAND SURVEYOR
AE	DENOTES ACCESS EASEMENT
IR & C	DENOTES 5/8" IRON ROD & CAP
Δ	DENOTES CENTRAL ANGLE
R	DENOTES RADIUS
L	DENOTES ARC LENGTH
ORB	DENOTES OFFICIAL RECORDS BOOK
±	DENOTES PLUS OR MINUS
No.	DENOTES NUMBER
PK & D	DENOTES P.K. NAIL AND DISK
PRM	DENOTES PERMANENT REFERENCE MONUMENT
POC	DENOTES POINT OF COMMENCEMENT
POB	DENOTES POINT OF BEGINNING
○	DENOTES SET 5/8" IRON ROD & CAP PRM LB 4286



**DESCRIPTION:** (CONTINUED)

TOGETHER WITH:

BEING A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRADITION PLAT NO. 24 PHASE 1, AS RECORDED IN PLAT BOOK 62, PAGES 15-17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 55°38'36" WEST, A DISTANCE OF 130.00 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,595.00 FEET, THE CHORD OF WHICH BEARS NORTH 17°58'13" WEST, 899.94 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 912.32 FEET THROUGH A CENTRAL ANGLE OF 32°46'21"; THENCE NORTH 88°24'58" EAST, A DISTANCE OF 130.00 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,465.00 FEET, THE CHORD OF WHICH BEARS SOUTH 17°58'13" EAST, 826.59 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 837.96 FEET THROUGH A CENTRAL ANGLE OF 32°46'21" TO THE POINT OF BEGINNING.

CONTAINING 2.612 ACRES, MORE OR LESS.

**CERTIFICATE OF OWNERSHIP & DEDICATION** (CONTINUED)

1) TRACT "R-1" (TRADITION PARKWAY) SHOWN OR DESCRIBED ON THIS PLAT IS DEDICATED TO THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION, OF THE STATE OF FLORIDA, FOR THE BENEFIT OF THE PUBLIC, FOR ROAD RIGHT-OF-WAY PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED CITY OF PORT ST. LUCIE HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA

BY: \_\_\_\_\_  
JOANN M. FAIELLA, MAYOR

WITNESS: \_\_\_\_\_

WITNESS: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF ST. LUCIE  
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011 BY JOANN M. FAIELLA OF THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, AND SHE ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT AS MAYOR OF SAID CITY OF PORT ST. LUCIE. SHE IS ( ) PERSONALLY KNOWN TO ME, OR ( ) HAS PRODUCED AS IDENTIFICATION AND DID TAKE AN OATH.

COMMISSION NO. &  
EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: \_\_\_\_\_

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF ST. LUCIE SS  
I, ROGER ORR, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF \_\_\_\_\_, 2011, AT \_\_\_\_\_ (A.M.)

1) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF TRADITION PLAT NO. 68 (AS TO TRACT "R-1") IS IN THE NAME OF THE ENTITIES AND/OR PERSONS EXECUTING THE DEDICATION HEREON.

2) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

NONE

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

BY: \_\_\_\_\_  
ROGER G. ORR, ESQUIRE  
PORT ST. LUCIE CITY ATTORNEY  
121 SW PORT ST. LUCIE BOULEVARD  
PORT ST. LUCIE, FL 34984

PREPARED IN THE OFFICE OF:  
CULPEPPER & TERPENING, INC.  
2980 SOUTH 25th STREET  
FORT PIERCE, FLORIDA 34981  
CERTIFICATION NO. LB 4286

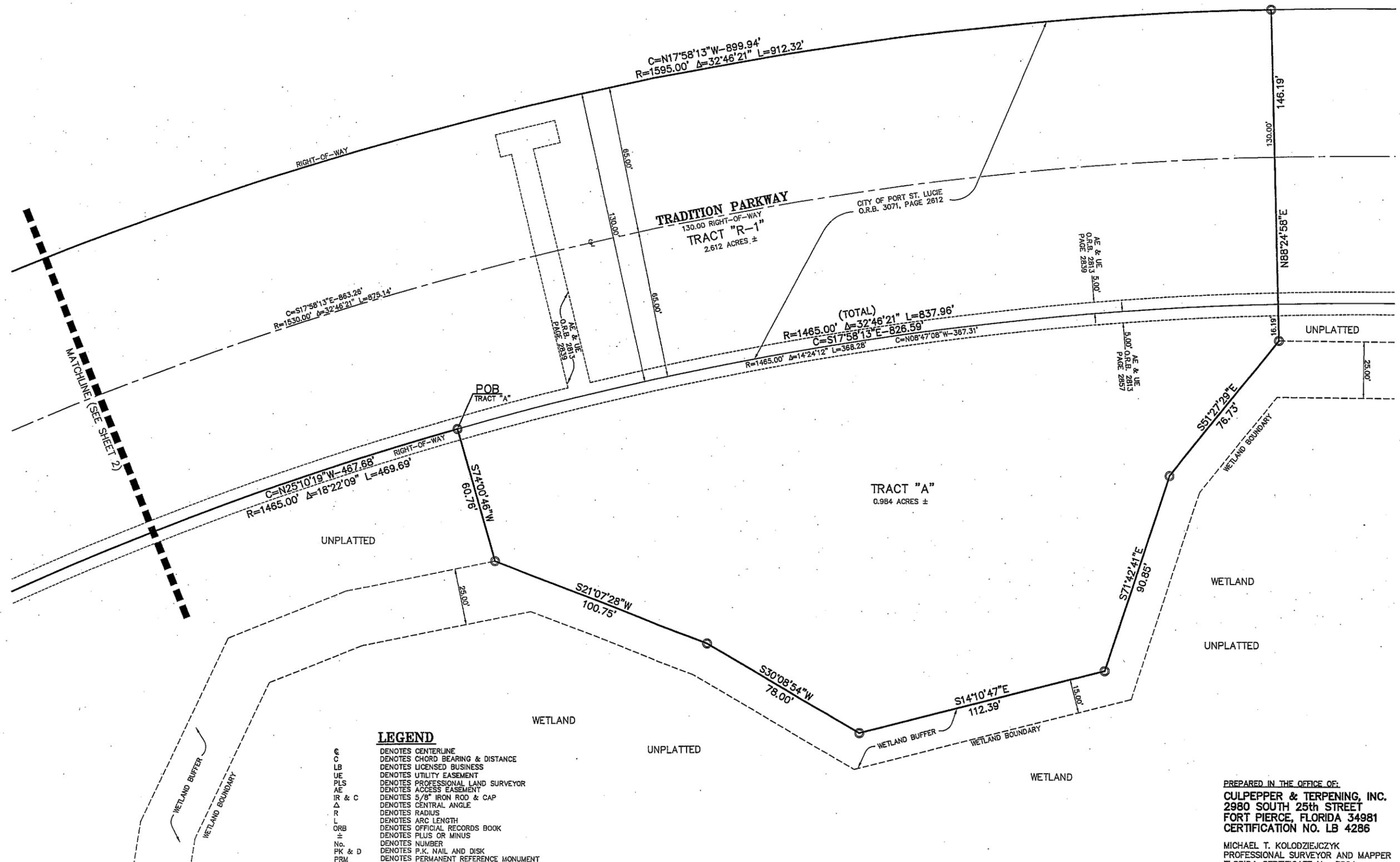
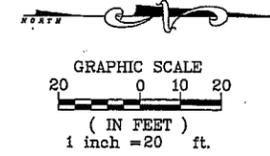
MICHAEL T. KOLODZIEJCZYK  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE No. 3864

CITY OF PORT ST. LUCIE  
PROJECT NO. P11-093

# TRADITION PLAT NO. 68

BEING A PARCEL OF LAND, LYING IN SECTIONS 8,  
TOWNSHIP 37 SOUTH, RANGE 39 EAST,  
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_



PREPARED IN THE OFFICE OF:  
**CULPEPPER & TERPENING, INC.**  
2980 SOUTH 25th STREET  
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