

RESOLUTION NO. 12-R85

COUNCIL ITEM 11B
DATE 8/13/12

A RESOLUTION APPROVING AND ACCEPTING FLORIDIAN VILLAGE PLAT NO. 3 (THE PRELIMINARY PLAT AND CONSTRUCTION PLANS) WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA ON THE REQUEST OF THE FLORIDIAN NATIONAL GOLF CLUB, LLC; AUTHORIZING THE MAYOR AND CITY CLERK TO COUNTERSIGN SAID PLAT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida has been requested by Floridian National Golf Club, LLC; to approve and accept the preliminary plat and construction plans titled Floridian Village Plat No. 3 within the City of Port St. Lucie, Florida; and

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

WHEREAS, there are private improvements (i.e., roads, drainage, and utility facilities) to be constructed within the platted area by the developer; and

WHEREAS, the Site Plan Review Committee, on June 11, 2012, recommended approval of the preliminary and construction plans (P12-082).

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 plat and construction plans titled Floridian Village Plat No. 3, within the City of Port St. Lucie, Florida, said preliminary plat being offered by Floridian National Golf Club, LLC as the owner and title holder of said property and as prepared by Michael L. Kolodziejczyk, PLS, as designated on the attached said Plat with the following conditions:

1. The plat must conform to an approved PUD prior to City Council approval of the final plat.

RESOLUTION NO.12-R85

2. Maintenance association documents must be filed and approved by the City Attorney prior to approval of the final plat.
3. A landscape plan shall be submitted and approved by City staff prior to issuance of a construction permit. All plantings and berms within the sight distance triangle at intersections shall meet Florida Department of Transportation maximum height standards.

Section 2. 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 13th day of August, 2012.

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

MEETING: REGULAR X SPECIAL

DATE: AUGUST 13, 2012

ORDINANCE RESOLUTION X MOTION PUBLIC HEARING

ITEM: P12-082 FLORIDIAN VILLAGE PLAT NO. 3
PRELIMINARY SUBDIVISION PLAT APPLICATION

RECOMMENDED ACTION:

On June 11, 2012, the Site Plan Review Committee unanimously voted to recommend approval of this subdivision application.

EXHIBITS:

- A. Staff Report
 - B. Support Materials
-

SUMMARY EXPLANATION/BACKGROUND INFORMATION:

Through this subdivision application, the Floridian is proposing to create a roadway plat to extend Floridian Drive to the county line.

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

None.

SUBMITTING DEPARTMENT: PLANNING and ZONING DATE: 07/26/2012



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: CITY COUNCIL - MEETING OF AUGUST 13, 2012
FROM: JOHN FINIZIO, PLANNER *JF*
RE: PRELIMINARY SUBDIVISION PLAT APPLICATION
PROJECT NO. P12-082
FLORIDIAN PLAT NO. 3
DATE: JULY 26, 2012

APPLICANT: Michael L. Kolodziejczyk, PLS, and Culpepper and Terpening, Inc.

OWNER: Floridian National Golf Club, LLC c/o Giles Kibbe, President.

LOCATION: The property is located on the east side of Gilson Rd., south of Harbor Ridge, north of Martin County.

LEGAL DESCRIPTION: A replat of Tracts A and R-1, according to the Plat of Floridian Village No. 2.

SIZE: 181.92 acres, with approximately 2,250 feet of frontage along Gilson Rd.

EXISTING ZONING: PUD (The Veranda Planned Unit Development)

EXISTING USE: A marina, heliport, the Floridian Golf Course, pool and spa facility, clubhouse, and five golf cottages.

SURROUNDING USES: North = St. Lucie County AR-1 (Agricultural/Residential) zoning. East = St. Lucie River, and Martin County R-1A (Single Family Residential) zoning, part of the Floridian Golf Club. South = Martin County R-1A zoning, part of the Floridian Golf Club. West = City of Port St. Lucie PUD (The Veranda) zoning, and St. Lucie County PUD (Harbor Ridge Golf Club) zoning.

PROPOSED PROJECT: Through this subdivision application, the Floridian is creating a roadway plat (Bessy Creek Way) that will connect Floridian Drive to the Martin County line.

IMPACTS AND FINDINGS:

The project has been reviewed for compliance with Chapter 160.01, City Code, regarding provision of adequate public facilities and documented as follows:

Sewer/Water Service: The property will eventually be served by the City of Port St. Lucie Utility Systems Department; currently it is being serviced by Martin County Utilities. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to switching to Port St. Lucie Utilities.

Transportation: Since this application is to create a roadway plat for the extension of Floridian Drive, the staff review indicates that this project will not generate any additional trips on the road adjacent to the project (Gilson Rd.).

This project should not have an adverse affect on transportation level of service for the adjacent roadway, Gilson Rd. St. Lucie TPO (Transportation Planning Organization) has rated the Level of Service for Gilson Rd. (north of the Martin County Line) as "D" (Spring 2008 Traffic Count Analysis).

Parks/Open Space: The developer's agreement for the Veranda PUD requires 20 acres of net usable area for public parks. The PUD concept plan does identify the approximate location of the park site which can be found west of Gilson Rd., south of Becker Rd. Final location is identified on the Veranda Concept Plan and will be determined when that area is subdivided.

Storm Water: A paving and drainage plan that is in compliance with the adopted level of service standard is included.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

Fire District: The access location (external and internal) has been approved by the Fire District for safety purposes.

Art in Public Places: This project will create an extension for Floridian Drive. Since there are no additional lots being created or any other improvements being considered with this application, this application will not need to comply with City public art requirements.

Environmental: The Veranda PUD property consists largely of intact upland and wetland habitat areas, although there are some areas of disturbance from previous land clearing, excavation, and off-road activity. Despite the intensity of development being proposed, over 50% of the site will be open space, in accordance with the City's residential development regulations. The project includes 608 acres of wetlands, uplands, storm water treatment lakes/ponds, and mitigation areas. The developer's

agreement states that preserving 120 acres of uplands and 150 acres of wetlands will satisfy all habitat preservation requirements under Chapter 157 of the City's Land Development Regulations.

Public School Concurrency Analysis: St. Lucie County School Board has indicated that there is sufficient capacity in this area, and has found that the project meets the requirements for concurrency. This application is not creating a demand for additional capacity.

Other: The primary vehicular access for the Floridian will be provided off Gilson Rd. A secondary access point will be provided on Murphy Rd. in Martin County. Both these access points are gated.

Since the roadway being created (Bessy Creek Way) is located in a different position than it appears on the approved site plan, and seeing that this new location will have an effect on the overflow parking for the clubhouse, the applicant has indicated that a site plan application will shortly be submitted to address these concerns.

Related Projects:

P12-021 Floridian Village Plat No. 2 Final Subdivision Plat Application – Through this subdivision application, the Floridian created 14 additional lots (for a total of 20 residential lots). Approved by City Council on June 11, 2012.

P11-036 Floridian Village Plat No. 2 Preliminary Subdivision Plat Application – this application will create 14 additional lots and extend Marina Place to accommodate these lots – Approved by City Council on June 27, 2011.

P10-151 – Floridian Plat No. 1 Preliminary and Final Subdivision Plat Application – Created six residential lots, identified conservation areas, and created a tract for recreational uses for the Floridian property.

P10-117 – Veranda PUD/Floridian Site Plan Application – Added some additional residential buildings to the Floridian and made minor changes to the existing golf course – Approved by SPRC on December 8, 2010.

P10-088 Floridian Cottages 5 & 6 Site Plan Amendment Application – added golf cottage 5 & 6 to the approved site plan for the Floridian - Approved by SPRC on August 25, 2010.

P10-039 – Floridian Golf Club Amendment – added golf cottage 4 to the site plan, and well as outlined the site as approved by St. Lucie County – Approved by City Council on May 24, 2010.

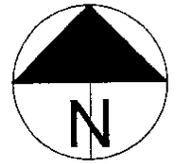
P08-016 – Floridian Golf Club – Large Scale Comprehensive Plan Amendment – To change the land use from County land use to City Land Use – Approved by City Council May 11, 2009. Currently the application is being reviewed by DCA for approval.
P07-412 – Stuart Holdings/Floridian Golf Club – Annexation Request – Annexed 203 acres of property known as the Floridian Golf Club into the City – Approved by City Council March 10, 2008.

P05-459 – Veranda (Becker) PUD – PUD Rezoning Application – Established a residential development with a maximum 3,131 units – Approved by City Council January 8, 2007.

STAFF RECOMMENDATION:

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the approved zoning, policies of the City's Comprehensive Plan, City Subdivision Code: The Site Plan Review Committee reviewed the request on June 11, 2012 and recommended approval.

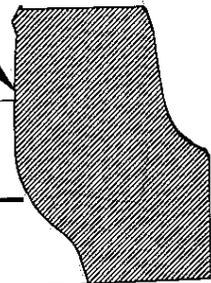
SITE LOCATION



*NORTH FORK
ST LUCIE RIVER*

**SUBJECT
PROPERTY**

BECKER RD



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ 2012.DWG

SUBDIVISION PLAT
FLORIDIAN VILLAGE PLAT NO. 4

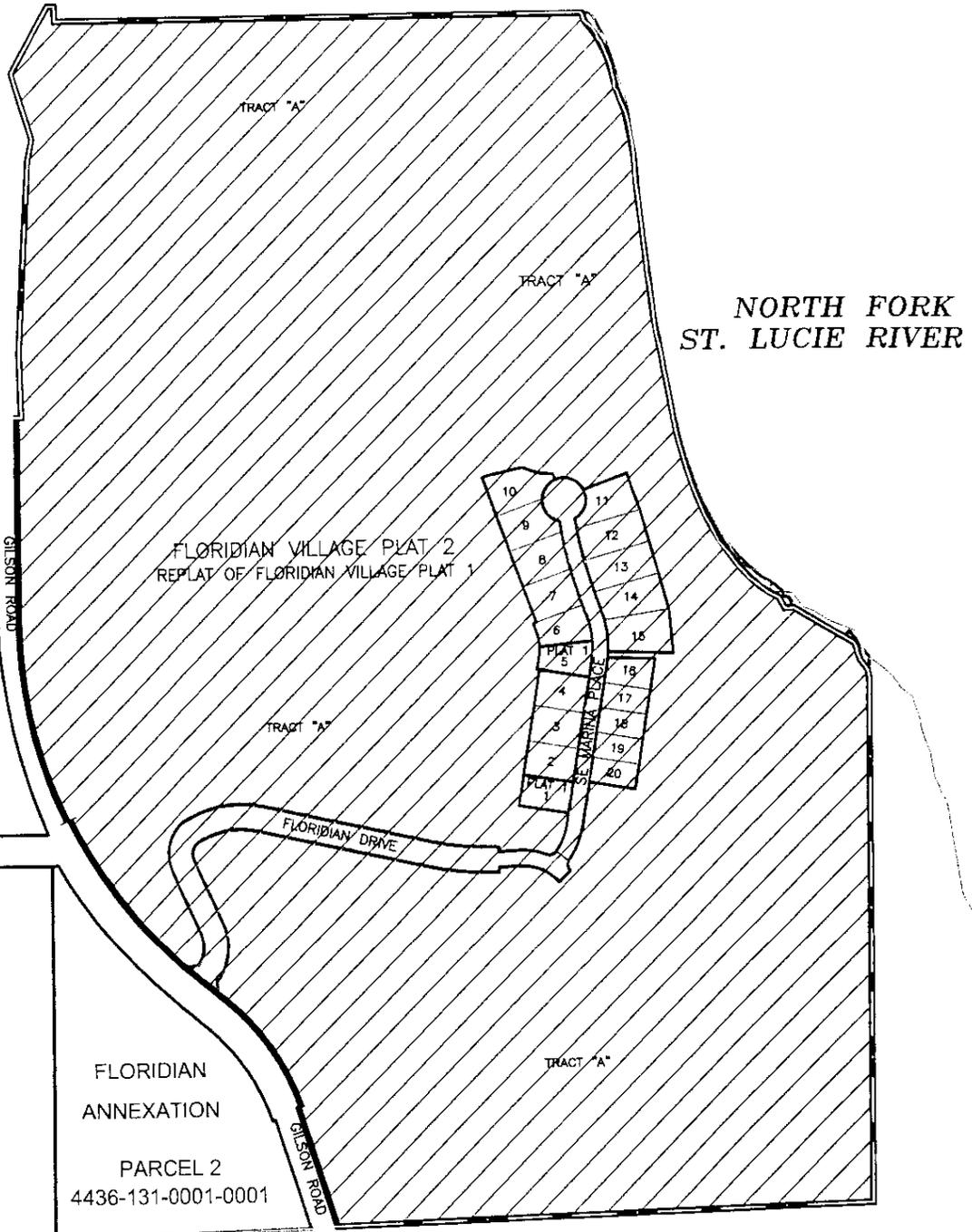
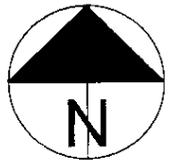
DATE: 6/29/2012

APPLICATION NUMBER:
P12-082

CADD FILE NAME:
P12-082L

SCALE: 1" = .5 MI.

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT PZ 2012.DWG

SUBDIVISION PLAT
FLORIDIAN VILLAGE PLAT NO. 4

DATE: 6/29/2012

APPLICATION NUMBER:
P12-082

CADD FILE NAME:
P12-82M

SCALE: 1"=550'

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ 2012.DWG

SUBDIVISION PLAT
FLORIDIAN VILLAGE PLAT NO. 4

AERIAL DEC 2010

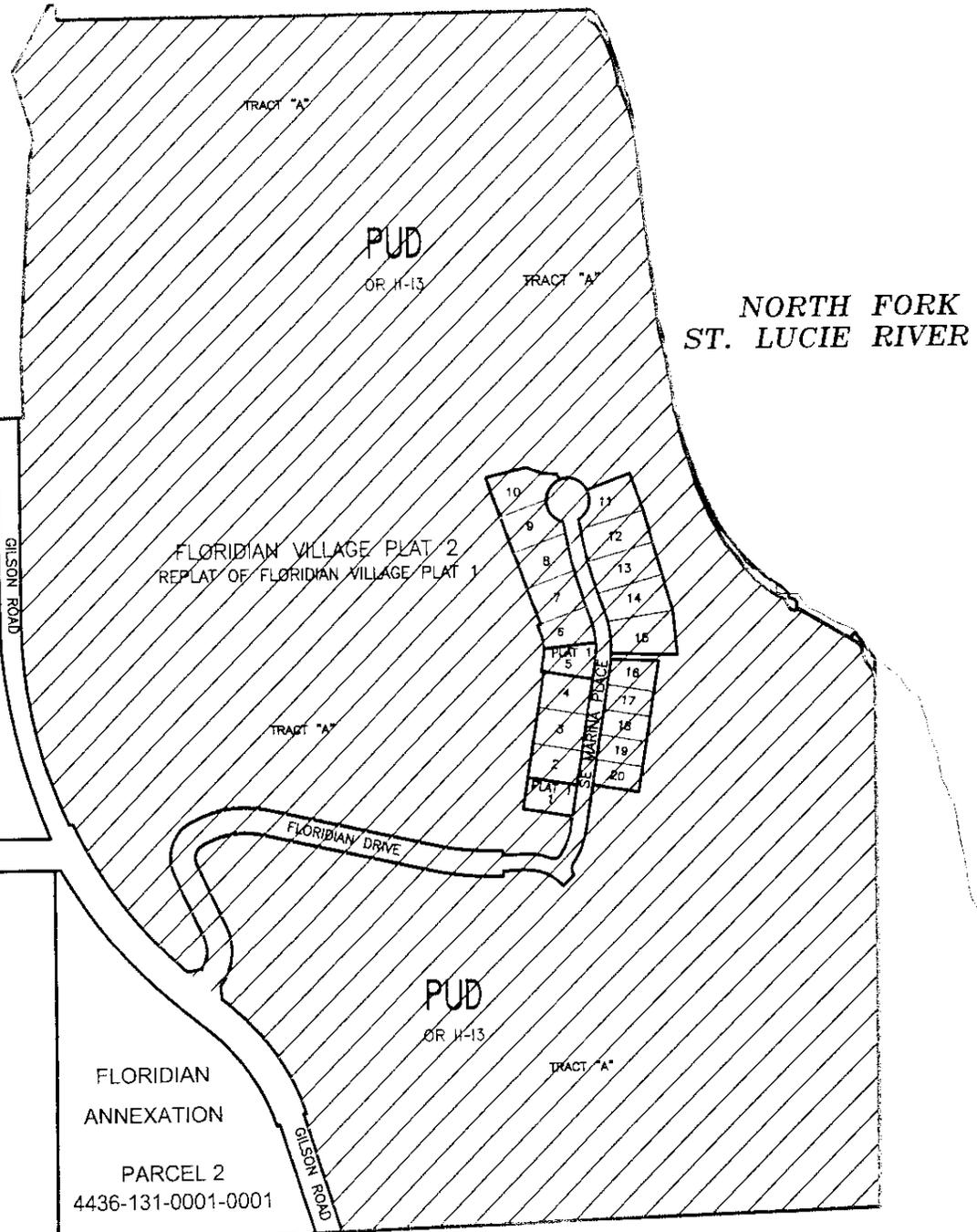
DATE: 6/29/2012

APPLICATION NUMBER:
P12-082

CADD FILE NAME:
P12-082A

SCALE: 1" = 600'

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ 2012.DWG

SUBDIVISION PLAT
FLORIDIAN VILLAGE PLAT NO. 4

DATE: 6/29/2012

APPLICATION NUMBER:
P12-082

CADD FILE NAME:
P12-082M

SCALE: 1"=550'

PLANNING DEPARTMENT
JUN 26 2012
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE

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. P12-082
Fee (Nonrefundable)\$ 945.00
Receipt # 11086

.....

PROJECT NAME: Floridian Village Plat No. ³⁴ - Replat of Tract A

LEGAL DESCRIPTION: See attached

LOCATION OF PROJECT SITE: Floridian Golf Club

PROPERTY TAX I.D. NUMBER: 4436-511-0003-000-1

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

PROPOSED USE: Creation of Roadway Plat for Floridian Drive extension

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

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

UTILITIES & SUPPLIER: Martin County Utilities

GROSS ACREAGE & SQ. FT. OF SITE: 181.915

FUTURE LAND USE DESIGNATION: RGC ZONING DISTRICT: PUD

OWNER(S) OF PROPERTY: Floridian National Golf Club LLC c/o Giles Kibbe, President
NAME, ADDRESS, TELEPHONE & FAX NO. 4409 Montrose, Suite 200, Houston TX 77006
713-568-1251

APPLICANT OR AGENT OF OWNER: Michael K. Kolodziejczyk, PLS
NAME, ADDRESS, TELEPHONE & FAX NO. Culpepper & Terpening, Inc.
Ft. Pierce, FL 34981 772-464-3537 772-464-9497

PROJECT ARCHITECT/ENGINEER: Michael K. Kolodziejczyk, PLS
(FIRM, ENGINEER OF RECORD) Culpepper & Terpening, Inc.

FLORIDA REGISTRATION NO., CONTACT PERSON, ADDRESS, PHONE & FAX No.) 2980 S. 25th St., Ft. Pierce, FL 34981
772-464-3537 p 772-464-9497 f

.....

- 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.

Giles Kibbe Giles Kibbe President 6/4/12
OWNER'S SIGNATURE HAND PRINT NAME TITLE DATE

May 29, 2012

City of Port St. Lucie
St. Lucie County Fire District
SFWMD

RE: Floridian Village Plat No. 4 – Preliminary & Final Plat

Please be advised that Floridian National Golf Club LLC (FKA Floridian Golf Resort LLC) hereby authorizes Culpepper & Terpening, Inc. to act as its agents relative to permitting the above referenced property and project.

Sincerely,

Floridian National Golf Club LLC

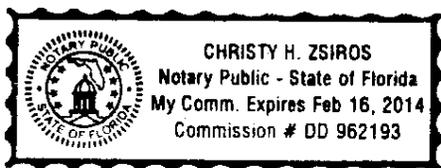
By: [Signature] _____ Giles Kibbe _____ President _____ 5-29-12
Signature Print name Title Date

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 29th day of May, 2012 by Giles Kibbe as President who is personally known to me on behalf of Floridian National Golf Club a Florida Corporation or LLC.

[Notary Seal or Stamp]

[Signature]
Notary Public - State of Florida
Print Name: Christy H. Zsiros
My Commission Expires: Feb 16 2014



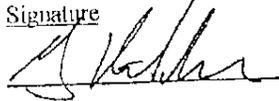
**CERTIFICATE OF INCUMBENCY
OF
FLORIDIAN GOLF RESORT, LLC**

The undersigned, being duly authorized President of Floridian Golf Resort, LLC hereby certifies that:

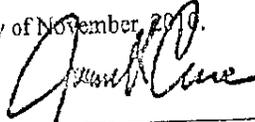
1. As of this date, the following person is the President of Floridian Golf Resort, LLC:

Giles Kibbe

2. The Authorized Persons listed below hold the positions/titles set forth directly across from their names and are authorized individually to execute and deliver any and all written instruments and/or documents on behalf of Floridian Golf Resort, LLC. The signature next to their name and position is their true and genuine signature:

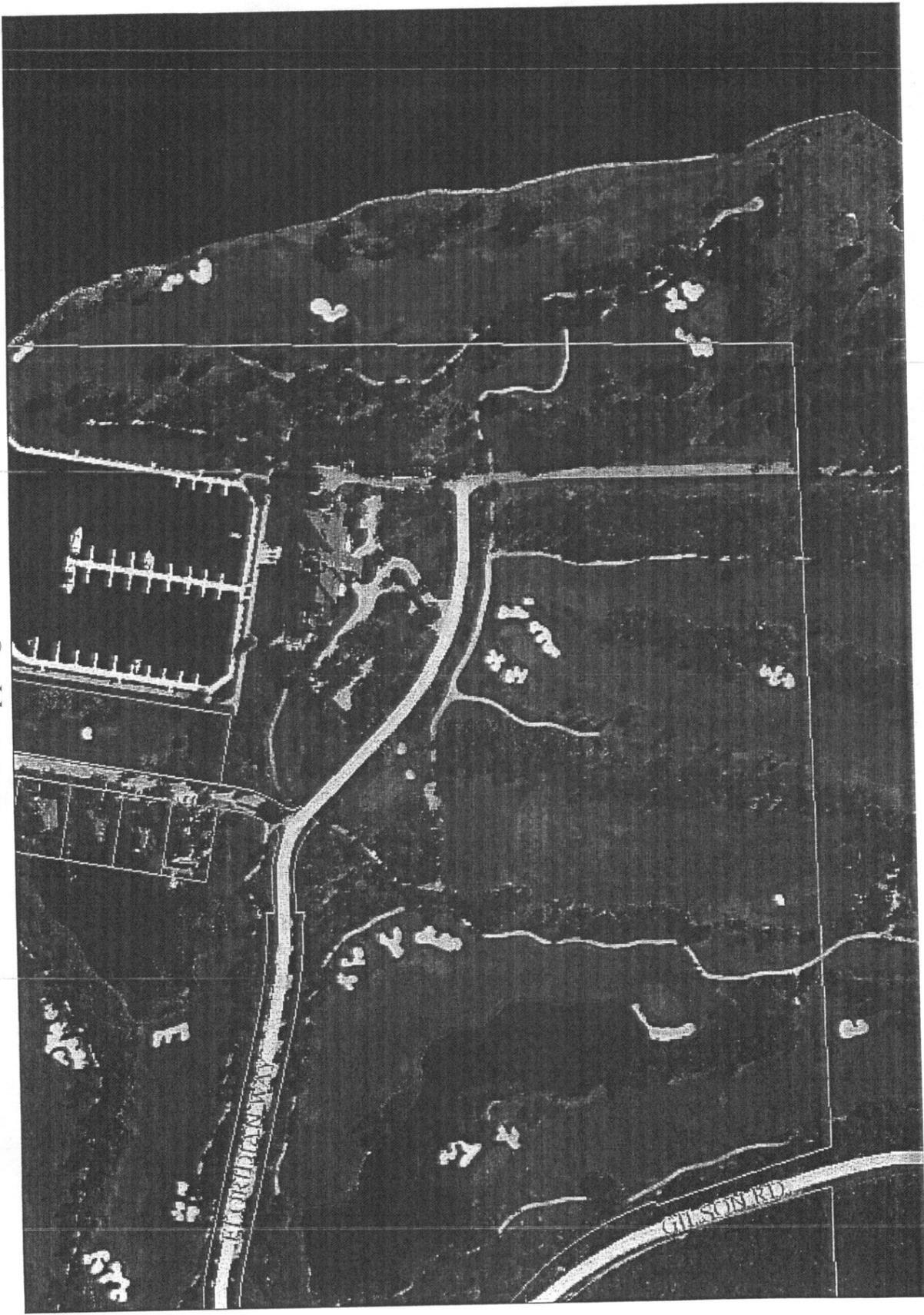
<u>Name</u>	<u>Office</u>	<u>Signature</u>
Giles Kibbe	President	

IN WITNESS WHEREOF, signed on this 9th day of November, 2019.



James R. Crane, President
Floridian Golf Resort, LLC

Saint Lucie County, Florida Office of the Property Appraiser
Web Mapping Print



PROPERTY RECORD CARD

Florida's Premier Golf Club LLC (operator) 13951 NW Gilson Rd, Palm City, FL 34990 (parcel) 4436-511-0003-000-1 (taxes) 4436-511-0003-000-1 (assessed) 175812 (land use) GLF CRSES (city/county) Port St Lucie (county) St. Lucie (state) FL (zip) 34990 (county) 13951 NW Gilson Rd

Site Address: 13951 NW Gilson Rd
 Sec/Town/Range: 36 :37S :40E
 Map ID: 44/36S
 Zoning: GU

ParcelID: 4436-511-0003-000-1
 Account #: 175812
 Land Use: GLF CRSES
 City/Cnty: Port St Lucie



Ownership and Address:
 Owner: Floridian National Golf Club LLC
 Address: 3700 SE Floridian Dr
 Palm City FL 34990

Legal Description:
 FLORIDIAN VILLAGE PLAT NO. 1 (PB 65-04)- TRACT A (178.702 AC)
 (OR 3184-1735: 3313-883)

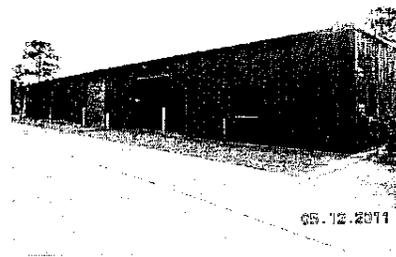
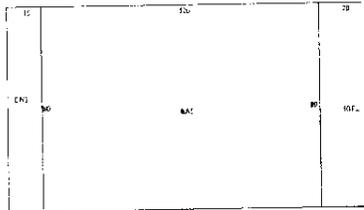
Price Information

Date	Price	Code	Deed
6/28/2011	100	0111	QC
4/1/2010	25581399	0205	SP
12/6/1993	100	01	QC
6/1/1982	2000000	00	CV

Assessment Yr	Final	Assessed	Ag.Credit	Exempt	Taxable	Taxes
2011	16857600	16857600	0			417674.01

Total Land Area	Acres	Land Value	Building Value	Finished Area
178.7	178.7	12969800	3887800	29960 SqFt

BUILDING INFORMATION



General Features

View:	-	RoofCover:	SM - Sheet Metal	RoofStruct:	ST - Steel Truss
ExtType:	INDW - INDUS-WRHSE	YearBlt:	1996	Frame:	-
Grade:	Y_D+ - Commer D+	EffYrBlt:	1996	PrimeWall:	CM - Corr Metal
StoryHght:	0010 - 1 Story	No.Units:		SecWall:	-

Interior Features

BedRooms:	0	Electric:	MX - MAXIMUM	PrmintWall:	NI - NONE INDUST
FullBath:	0	HeatType:	-	AvgHt/Ft:	
1/2Bath:	0	HeatFuel:	-	Prm.Flors:	CG - CONC GRD
%A/C:	0	%Heated:	0	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
CNC2 - CONCRETE LOW	Y	1	27880	AV	AV	1996
CURB - CEMENT CURB	Y	1	350	AV	AV	1996
FNM6 - WRGHT IRON 6	Y	1	1200	AV	AV	1996

Land Information

No.	Land Use	Type	Measure	Depth
1	3800-GLF CRSES	530 -Acres	34.33	
2	3800-GLF CRSES	527 -Acres	22.36	
3	3800-GLF CRSES	BIRR-Acres	122.01	

[More...](#)

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.



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Events

FLORIDIAN NATIONAL GOLF CLUB, LLC

Document Number L10000032276
 Date Filed 03/24/2010
 Effective Date None
 Status Active

Event Type	Filed Date	Effective Date	Description
LC NAME CHANGE	01/05/2011		OLD NAME WAS : FLORIDIAN GOLF RESORT, LLC

Note: This is not official record. See documents if question or conflict.

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 State of Florida, Department of State

INSTR # 2286052
OR BK 02529 PG 1443
Pgs 1443 - 1446i (4pgs)
RECORDED 07/28/2011 04:09:17 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 0.70
RECORDED BY T COPUS

This instrument prepared by:
Norman Asbjornsen, Real Property Specialist
for Martin County
2401 SE Monterey Road
Stuart, FL 34996

Project Name: Floridian National Golf Club, LLC - Utility Easement
PCN: 4436131001001

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

COPY

QUITCLAIM DEED

THIS QUITCLAIM DEED granted and executed this 28th day of June 2011, by MARTIN COUNTY, a political subdivision of the State of Florida, whose address is 2401 SE Monterey Road, Stuart, Florida 34996, Grantor, to FLORIDIAN NATIONAL GOLF CLUB, LLC, a limited liability company existing under the laws of the State of Florida, formerly known as Floridian Golf Resort, LLC, whose mailing address is 3700 SE Floridian Drive, Palm City, FL 34990, Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the Grantor, for and in consideration of the sum of \$1.00 and other good and valuable considerations, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby remises, releases, and quitclaims unto the Grantee all of the Grantor's right, title and interest in and to that portion of that certain Utility Easement Agreement, dated December 13, 1996 and recorded November 10, 1998 in Official Records Book N83, Page 1931, public records of St. Lucie County, Florida and further recorded in Official Records Book 1351, Page 1424, public records of Martin County, Florida in and to the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

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

COPY

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman of said Board on the day and year first above written.

ATTEST:

MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS:

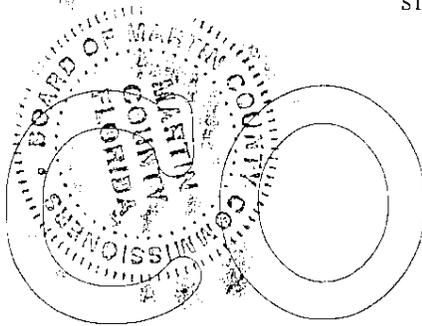
Marsha Ewing by
MARSHA EWING, CLERK

Edward V. Ciampi
EDWARD V. CIAMPI, CHAIRMAN

Stephen Fry

APPROVED AS TO FORM AND CORRECTNESS:

Stephen Fry
STEPHEN FRY, COUNTY ATTORNEY



COPY

COPY

Exhibit "A"
LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 36, THENCE SOUTH 88°15'58" WEST ALONG THE SOUTH LINE OF SECTION 36, A DISTANCE OF 754.88 FEET; THENCE NORTH 01°44'02" WEST, A DISTANCE OF 1815.54 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 345.00 FEET, AND BEING THE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID CURVE, A DISTANCE OF 24.82 FEET, THROUGH A CENTRAL ANGLE OF 4°07'21", A CHORD WHICH BEARS NORTH 02°48'23" WEST; THENCE NORTH 85°27'55" EAST, A DISTANCE OF 121.85 FEET; THENCE SOUTH 04°32'05" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 85°27'55" WEST, A DISTANCE OF 119.60 FEET; THENCE SOUTH 06°55'06" WEST, A DISTANCE OF 15.11 FEET RETURNING TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.0283 ACRES 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 LOCATING IMPROVEMENTS 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 T. KOŁODZIEJCZYK
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 3854

6-14-2011
DATE OF SIGNATURE

Revised Easement 6-14-11 ERM

Sheet 1 of 2
Not valid without sheet 2 of 2

SKETCH OF DESCRIPTION
OF
EASEMENT ABANDONMENT
Prepared For
FLORIDIAN NATIONAL GOLF CLUB, LLC

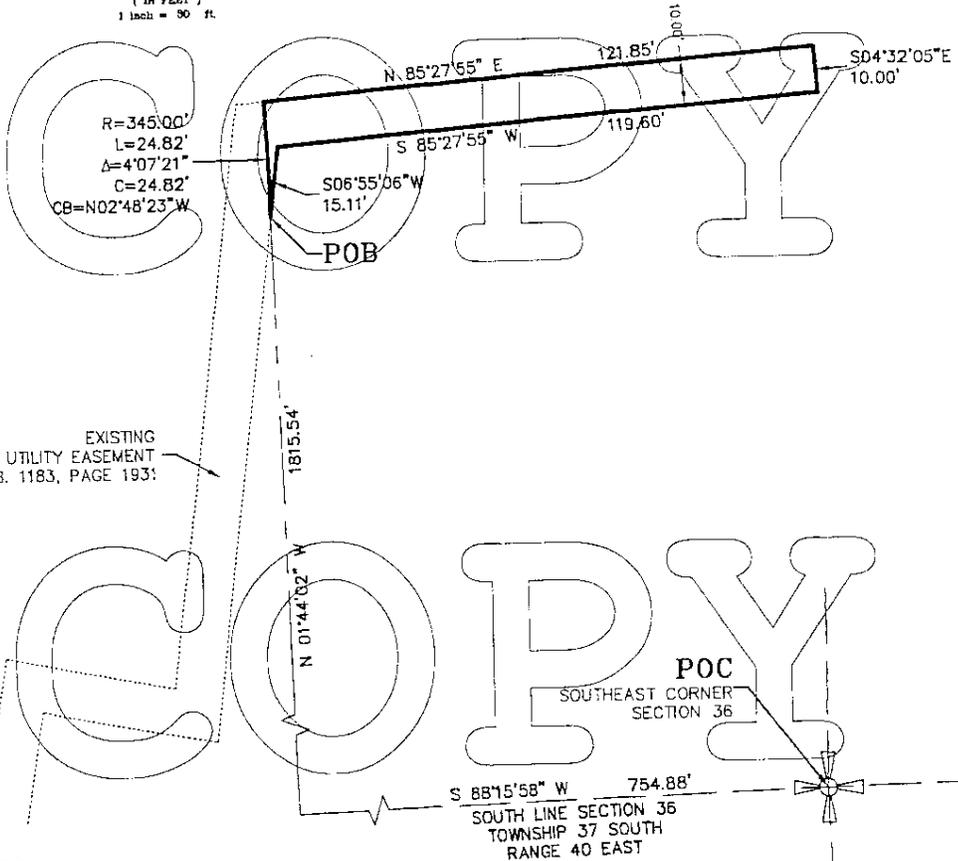
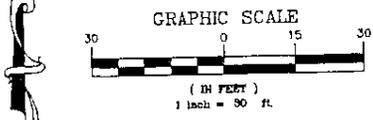
Job #: 10-078
Date: 3-4-11
File: 10-078s&d-esmt-abandonment.dwg
Tech: ERM



CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 / FAX 772-464-9497
www.ct-peg.com
STATE OF FLORIDA CERTIFICATION No. LB 4285

COPY

SKETCH TO ACCOMPANY
DESCRIPTION
THIS IS NOT A SURVEY



LEGEND
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 POT = POINT OF TERMINATION
 ORB = OFFICIAL RECORDS BOOK
 R/W = RIGHT-OF-WAY
 BEARINGS SHOWN HEREON ARE REFERENCED TO THE
 SOUTH LINE OF SECTION 36, HAVING A BEARING OF
 SOUTH 88°15'58" WEST.

Revised Easement 6-14-11 ERM Sheet 2 of 2
 Not valid without sheet 1 of 2

<p>SKETCH OF DESCRIPTION OF EASEMENT ABANDONMENT Prepared For FLORIDIAN NATIONAL GOLF CLUB, LLC</p>	<p>job #: 10-078 Date: 3-4-11 File: 10-078s&d-esmt-abandonment.dwg Tech: ERM</p>	 <p>C. J. PEPPER & TERPENING, INC. CONSULTING ENGINEERS LAND SURVEYORS 2980 SOUTH 25th STREET FORT PIERCE, FLORIDA 34981 PHONE 772-464-3537 / FAX 772-464-9497 www.ct-png.com STATE OF FLORIDA CERTIFICATION No. LB 4286</p>
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2

RETURN TO:

Gunster, Yoakley & Stewart, P.A.
800 S.E. Monterey Commons Boulevard
Suite 200
Stuart, Florida 34996

THIS INSTRUMENT WAS PREPARED BY:
DANIEL M. MACKLER, ESQ.
GUNSTER, YOAKLEY & STEWART, P.A.
450 EAST LAS OLAS BOULEVARD, SUITE 1400
FORT LAUDERDALE, FLORIDA 33301
CH Box 40

Folio No(s): St Lucie County Folios: 4436-443-0001-000/9;
4425-701-0005-010/7; 4436-410-0001-000/7; and
a portion of 4436-134-0001-000/1
Martin County Folios:
1-38-40-000-000-00010.20000; 1-38-40-014-000-00006.00000;
1-38-40-014-000-00007.00000; 1-38-40-014-000-00008.00000;
1-38-40-014-000-00009.00000; 1-38-40-014-000-01060.30000;
1-38-40-014-000-01070.10000; 1-38-40-014-000-01080.90000;
1-38-40-014-000-01090.70000; 6-38-41-000-000-00040.30000;
6-38-41-000-000-00041.20000; and 31-37-41-000-000-00010.90000

COPY

SPECIAL WARRANTY DEED
(Original- St. Lucie County)

THIS INDENTURE, made this 1st day of April, 2010, between STUART PROPERTY HOLDINGS, LTD., a Florida limited partnership, whose address is c/o Huizenga Holdings, Inc., 450 East Las Olas Blvd., Suite 1500, Ft. Lauderdale, FL 33301 ("Grantor") and FLORIDIAN GOLF RESORT, LLC, a Florida limited liability company, whose address is 4409 Montrose, Suite 200, Houston, Texas 77006 ("Grantee"):

COPY

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by the Grantee, at or before the ensealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee and its successors and assigns forever, the following described real property, situate, lying and being in the County of Martin and the County of St. Lucie (collectively, the "Counties"), State of Florida, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF (the "Property").

SUBJECT, HOWEVER, TO THE FOLLOWING:

COPY

1. Real property taxes, assessments and special district levies/assessments, for the year 2010 and for subsequent years.

2. Zoning and other regulatory laws and ordinances affecting the Property.

3. Easements, reservations, restrictions, rights of way, and other matters of record, if any, described in **EXHIBIT B** attached hereto and made a part hereof, but this reference shall not operate to reimpose same.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

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

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of the Property hereby conveyed in fee simple; that it has good right and lawful authority to sell and convey said Property; that it hereby specially warrants the title to said Property and will defend the same against the lawful claims of any persons claiming by, through or under the said Grantor.

[TEXT AND SIGNATURES FOLLOW]

COPY

COPY

IN WITNESS WHEREOF, Grantor has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, the day and year first above written.

STUART PROPERTY HOLDINGS, LTD., a Florida limited partnership

By: Stuart Property Management, Inc., a Florida corporation, its General Partner

[Signature]
Witness
Richard Handley
Printed Name of Witness

By: [Signature]
Name: Robert J. Henninger
Title: VP

[Signature]
Witness
CARMEN KRAMER
Printed Name of Witness

STATE OF FLORIDA

COUNTY OF Broward

The foregoing Special Warranty Deed was acknowledged before me this 31 day of March, 2010, by Robert J. Henninger, Jr. as Vice President of Stuart Property Management, Inc., a Florida corporation, the General Partner of Stuart Property Holdings, Ltd., a Florida limited partnership, on behalf of said corporation and limited partnership, who () is personally known to me, or () produced as identification.

[Signature]
Signature of Notary Public
Elena Livingood
Printed Name of Notary Public



COPY

EXHIBIT A (TO DEED)

LEGAL DESCRIPTION

COPY

BY [illegible]

COPY

COPY

Exhibit "A"

ST. LUCIE COUNTY

PARCEL 1:

The South 641.29 feet of the Southeast one-quarter of the Southeast one-quarter of Section 36, Township 37 South, Range 40 East, and being in St. Lucie County, Florida.

PARCEL 2:

Being all of Government Lot 2 and all of Government Lot 3, Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida.

LESS that portion of the 80 foot wide right-of-way of Gilson Road, as relocated, as recorded in Official Records Book 463, Page 450, Public Records of St. Lucie County, Florida, lying in said Government Lot 3, the center line of which being more particularly described as follows:

Commence at the Southeast corner of said Section 36; thence South 88°35'30" West along the South line of said Section 36, a distance of 1763.46 feet to the POINT OF BEGINNING of the herein described centerline; thence North 17°30'20" West, a distance of 890.24 feet to the beginning of a curve, concave Westerly, having a radius of 1000.00 feet and a central angle of 07°35'57"; thence Northerly along the arc of said curve, a distance of 132.63 feet to the end of said curve; thence North 25°06'17" West, a distance of 1254.85 feet to the intersection with the West line of said Government Lot 3.

ALSO LESS that right-of-way for Becker Road, as recorded in Deed Book 144, Page 247, Public Records of St. Lucie County, Florida, described as follows:

The North 50 feet of the Southwest one-quarter of the Southeast one-quarter lying West of Gilson Road, and the South 50 feet of the Northwest one-quarter of the Southeast one-quarter lying West of Gilson Road, of Section 36, Township 37 South, Range 40 East.

ALSO LESS that part of said Government Lot 3, lying West of Gilson Road and South of Becker Road as described in Warranty Deed from Stuart Property Holdings, Ltd. to St. Lucie County, a political subdivision of the State of Florida dated December 10, 1993, as recorded in Official Records Book 883, Page 1334, Public Records of St. Lucie County, Florida, and being more particularly described as follows:

Being a parcel of land in Government Lot 3, Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at the South one-quarter corner of Section 36; thence North 00°46'41" East with said one-quarter Section line a distance of 1,202.02 feet to the POINT OF BEGINNING; thence continue North 00°46'41" East a distance of 60.04 feet; thence North 88°50'14" East a distance of 371.06 feet to a point on the West right-of-way of Gilson Road as recorded in Official Records Book 453, Page 450; thence with said Gilson Road South 25°06'17" East a distance of 65.65 feet; thence South 88°50'14" West a distance of 399.73 feet to the POINT OF BEGINNING.

TOGETHER WITH that part of said Government Lot 3, lying West of Gilson Road and North of Becker Road as described in Resolution Number 92-169, being a resolution vacating a portion of a public road right-of-way in St. Lucie County, Florida, dated August 26, 1992, and recorded in Official Records Book 804, Page 1987, Public Records of St. Lucie County, Florida, and being more particularly described as follows:

The North 40 feet of that certain road right-of-way recorded in Deed Book 144, Page 247 of the Public Records of St. Lucie County, Florida.

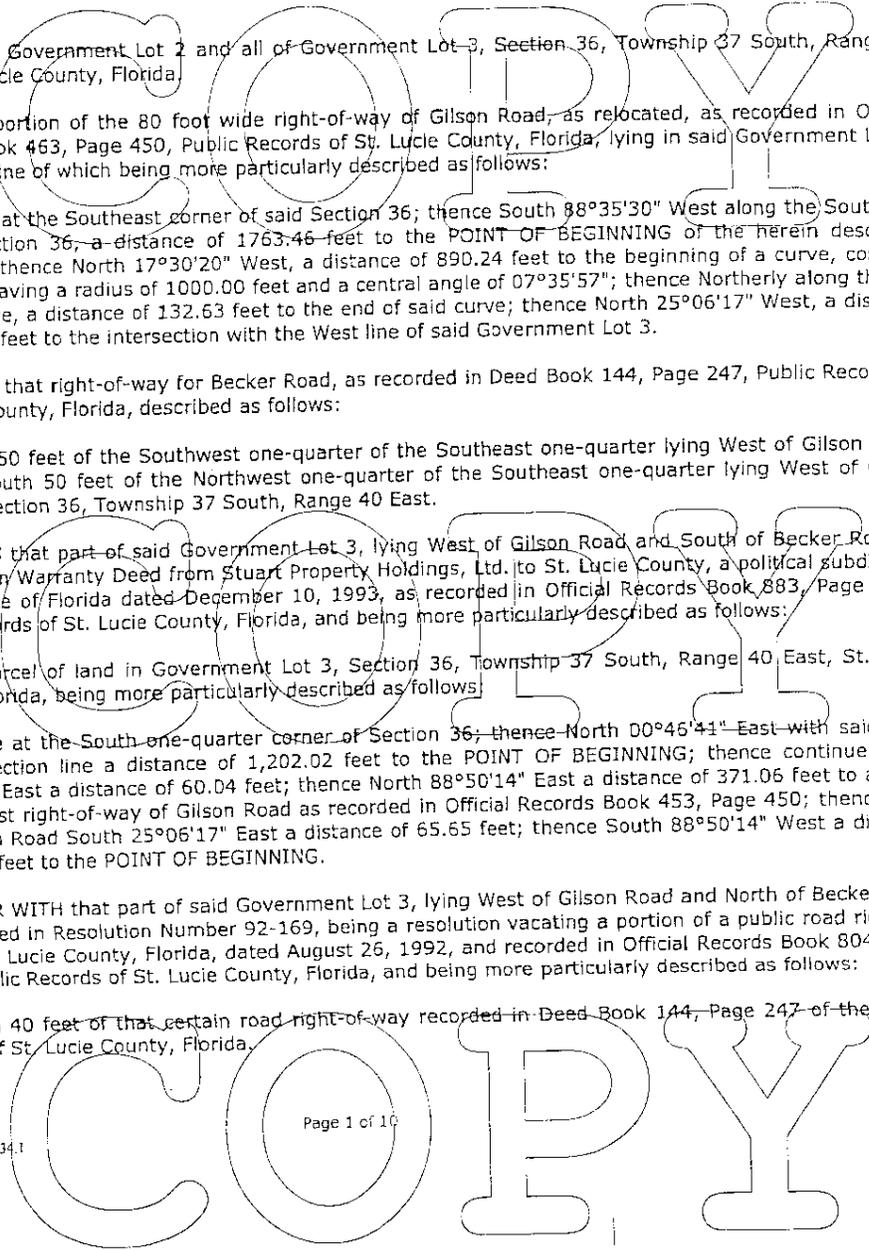


Exhibit "A" continued

ALSO DESCRIBED AS FOLLOWS:

Being a parcel of land lying in Government Lot 3, Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at the South one-quarter corner of said Section 36; thence North 00°46'41" East with said one-quarter Section line a distance of 1,322.10 feet to the POINT OF BEGINNING; thence North 88°50'14" East a distance of 342.38 feet; thence North 25°06'17" West 43.76 feet; thence South 88°50'14" West 323.27 feet; thence South 00°46'41" West 40.02 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM the existing right-of-way for Becker Road and that portion of Gilson Road right-of-way as described in Official Records Book 461, Page 2268 of the Public Records of St. Lucie County, Florida;

TOGETHER WITH a parcel of land lying in Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows:

Being a portion of the plat of Harbour Ridge Plat No. 2 as recorded in Plat Book 24, Pages 5 and 5-A through 5-E of the Public Records of St. Lucie County, Florida, said portion being bounded as follows: on the South by the South line of the Northwest one-quarter of Section 36; on the East by the East line of the Northwest one-quarter of said Section 36; on the North by the North line of Government Lot 2, Section 36, Township 37 South, Range 40 East, and on the West by the following described line:

Begin at the Northwest corner of Government Lot 2, Section 36, Township 37 South, Range 40 East; thence South 29°47'16" West, a distance of 241.92 feet; thence South 17°30'35" East, a distance of 219.54 feet; thence South 12°12'36" West, a distance of 69.73 feet; thence South 03°12'31" West, a distance of 607.45 feet; thence South 01°37'30" East, a distance of 157.80 feet to a point on the South line of the Northwest one-quarter of said Section 36 and the point of termination of said line.

LESS AND EXCEPTING THEREFROM the realignment of Gilson Road right of way, as recorded in Official Records Book 1026, Page 1542, Public Records of St. Lucie County, Florida, being more particularly described as follows:

Being a parcel of land lying in Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 36; thence South 88°35'30" West along the South line of said Section 36, a distance of 1763.46 feet to a point on the centerline of Gilson Road (being an 80 feet wide right of way) as described in Official Records Book 461, Page 2269, of the Public Records of St. Lucie County, Florida; thence North 17°30'20" West along said centerline, a distance of 380.89 feet to the POINT OF BEGINNING; thence departing said centerline North 72°29'40" East a distance of 50.00 feet to the beginning of a non-tangent curve concave to the Southwest having a radius of 750.00 feet, the chord of which bears North 33°49'48" West; thence Northwesterly along the arc of said curve through a central angle of 32°38'56", a distance of 427.37 feet; thence North 50°09'16" West a distance of 153.79 feet to the beginning of a curve concave to the Northeast having a radius of 1450.00 feet; thence Northwesterly along the arc of said curve through a central angle of 24°40'36", a distance of 624.50 feet to a point on the Northerly right of way line of Becker Road (being a 150.00 feet wide right of way); thence South 88°50'14" West along said right of way line, a distance of 10.97 feet, to the beginning of a non-tangent curve concave to the Northeast having a radius of 1460.00 feet, the chord of which bears North 12°28'24" West; thence Northwesterly and Northerly along the arc of said curve, through a central angle of 25°39'18", a distance of 653.73 feet; thence North 00°21'15" East, a distance of 650.85 feet, to a point on the North line of the Southwest one-quarter of said Section 36; thence South 89°05'15" West, along said line, a distance of 80.02 feet; thence South 00°21'15" West, a distance of 649.08 feet to the

Exhibit "A" continued

beginning of a curve concave to the Northeast, having a radius of 1540.00 feet; thence Southerly and Southeasterly along the arc of said curve through a central angle of 24°18'09", a distance of 653.20 feet to a point on the Northerly right of way line of Becker Road (being a 150.00 feet wide right of way); thence South 89°47'18" West along said North line a distance of 10.92 feet to the beginning of a non-tangent curve concave to the Northeast having a radius of 1550.00 feet, the chord of which bears South 36°58'12" East; thence Southeasterly along the arc of said curve through a central angle of 26°22'07", a distance of 713.34 feet; thence South 50°09'16" East, a distance of 153.79 feet to the beginning of a curve concave to the Southwest having a radius of 650.00 feet, thence Southeasterly along the arc of said curve through a central angle of 32°38'56", a distance of 370.39 feet; thence North 72°29'40" East, a distance of 50.00 feet to the POINT OF BEGINNING.

TOGETHER WITH that portion of vacated and abandoned right of way known as Gilson Road lying in Section 36, Township 37 South, Range 40 East and recorded in Official Records Book 1245, Page 2139, Public Records of St. Lucie County, Florida, being more particularly described as follows:

Being a strip of land 80.00 feet in width lying in Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida. Said strip lying 40.00 feet each side of the following described centerline:

Commence at the Southeast corner of Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida; thence South 88°35'30" West along the South line of said Section 36, a distance of 1763.46 feet to a point, said point being on the centerline of existing Gilson Road (being an 80.00 foot right of way) as described in Official Records Book 461, Page 2269, of the Public Records of St. Lucie County, Florida; thence North 17°30'20" West along said centerline a distance of 380.89 feet to the POINT OF BEGINNING of the herein described centerline; thence continue North 17°30'20" West along said centerline, a distance of 509.32 feet, to the beginning of a curve concave to the Southwest having a radius of 1000 feet; thence Northwesterly along the arc of said curve through a central angle of 07°35'57", a distance of 132.63 feet; thence North 25°06'17" West, a distance of 1359.03 feet to the beginning of a curve concave to the Northeast having a radius of 1000 feet; thence Northwesterly and Northerly along the arc of said curve through a central angle of 23°30'37", a distance of 410.33 feet to a point on the North line of the Southwest 1/4 of said Section 36 and the POINT OF TERMINATION of said centerline.

LESS AND EXCEPTING THEREFROM that portion of Gilson Road Right-of-Way as described in Official Records Book 1026, page 1542, of the Public Records of St. Lucie County, Florida.

TOGETHER WITH that portion of vacated and abandoned right of way known as Becker Road lying in the Southeast one quarter of Section 36, Township 37 South, Range 40 East and recorded in Official Records Book 1290, Page 365, Public Records of St. Lucie County, Florida, being more particularly described as follows:

A parcel of land lying in the Southeast one quarter of Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida, said parcel being more particularly described as follows:

All that portion of Becker Road bounded on the East, by the West right of way line of old alignment of Gilson Road as described and recorded in Official Records Book 463, Page 450 and bound on the West by the East right of way line of new alignment of Gilson Road as described and recorded in Official Records Book 1026, Page 1542, of the Public Records of St. Lucie County, Florida.

LESS AND EXCEPTING THEREFROM that portion of Wide Waters, as recorded in Plat Book 17, Page 2, Public Records of St. Lucie County, Florida, as monumented and occupied.

ALSO LESS AND EXCEPTING THEREFROM that portion of Government Lot 3, lying west of Gilson Road as described in O.R. Book 1026, Page 1542, and south of Becker Road.

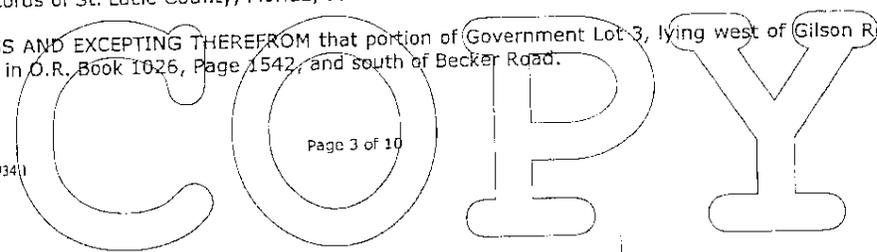


Exhibit "A" continued

PARCEL 3:

Being a parcel of land lying in Government Lot 4, Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 36; thence run North 00°49'00" East, along the East line of said Section 36, a distance of 641.29 feet to the POINT OF BEGINNING; thence run South 89°15'25" West, a distance of 1320.66 feet, to the West line of Government Lot 4 of said Section 36; thence run North 00°47'39" East, along the West line of Government Lot 4, a distance of 1,956.57 feet, to the Northwest corner of said Government Lot 4; thence run North 89°05'04" East, along the North line of Government Lot 4, a distance of 680 feet, more or less, to the waters of the St. Lucie River; thence meander said waters Southeastely along the natural mean high water line, 1,080 feet, more or less, to the point of intersection with the aforesaid East line of Section 36; thence run South 00°49'00" West, along said East line, a distance of 1,200.07 feet, more or less, to the POINT OF BEGINNING.

TOGETHER

WITH:

PARCEL 4:

That part of the Southwest one-quarter of Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida, lying East of Gilson Road.

MARTIN COUNTY

PARCEL 1:

The West one-half of the Northeast one-quarter of Section 1, Township 38 South, Range 40 East, lying North of the original channel of Bessey Creek, LESS road rights-of-way and rights-of-way for C-23 Canal. Said parcel being in Martin County, Florida.

PARCEL 2:

TOGETHER WITH that portion of C-23 right-of-way within Deed Book 52, Page 126, Martin County, Florida, Public Records, described as follows:

A parcel of land located in the Northeast one-quarter of Section 1, Township 38 South, Range 40 East, Martin County, Florida, and being more particularly described as follows:

Commence at Northeast corner of said Section 1, being a concrete monument; thence South 00°55'21" East along the East line of said Section 1 a distance of 711.51 feet to the North right-of-way line of the South Florida Water Management District's Canal C-23 as shown on that certain right-of-way map labeled: CANAL C-23, TOPO AND RIGHT OF WAY, DRAWING NUMBER C-23-10, SHEET 12 OF 12; thence Westerly along the North right-of-way as shown on said map the following courses and distances:

South 37°39'22" West a distance of 236.13 feet, to the beginning of a curve, concave Northwesterly, having a radius of 1550.00 feet and a central angle of 26°00'00"; thence Southwesterly along the arc of said curve, a distance of 703.37 feet to the curve's end; thence South 63°39'22" West a distance of 708.05 feet; thence South 63°39'22" West a distance of 425.13 feet, to the beginning of a curve, concave Northerly, having a radius of 676.30 feet and a central angle of 19°39'50"; thence Southwesterly along the arc of said curve, a distance of 232.11 feet to the curve's end, and the POINT OF BEGINNING of the herein described parcel; thence North 76°52'32" West a distance of 760.85 feet to the west line of the Northeast one-quarter of said Section 1;

Exhibit "A" continued

thence South 00°20'12" West departing the right-of-way line mentioned above and along the West line of said Northeast one-quarter of said Section 1 a distance of 91.85 feet, more or less, to the Northerly mean high water line of the channel of said Canal C-23 (said canal at this location is tidal waters openly connected to the North Fork of the St. Lucie River); thence Easterly along the said Northerly mean high water line of said Canal C-23 the following courses and distances:

South 79°49'17" East a distance of 170.30 feet; thence South 75°02'54" East a distance of 100.00 feet; thence South 78°29'01" East a distance of 100.12 feet; thence South 75°02'54" East a distance of 100.00 feet; thence South 78°34'06" East a distance of 102.12 feet; thence South 67°44' 10" East a distance of 151.23 feet; thence North 82°17'08" East a distance of 124.70 feet; thence North 70°22'37" East a distance of 15.72 feet;

thence North 76°52'32" West along the southeasterly prolongation of the Northerly right-of-way line as shown on the above-referenced right-of-way map and the Northeasterly line of that parcel described in Deed Book 52, Page 126, Public Records of Martin County, Florida, a distance of 109.91 feet, to the POINT OF BEGINNING.

PARCEL 3:

The East one-half of the Northeast one-quarter of Section 1, Township 38 South, Range 40 East, lying North of the original channel of Bessey Creek, less road rights-of-way and rights-of way for C-23 Canal.

Said parcel being in Martin County, Florida.

PARCEL 4:

THAT PORTION of C-23 right-of-way lying East of and adjacent to that parcel described in Deed Book 52, Page 126, Martin County, Florida, Public Records, described as follows:

A parcel of land located in the Northeast one-quarter of Section 1, Township 38 South, Range 40 East, Martin County, Florida, and being more particularly described as follows:

Commence at Northeast corner of said Section 1, being a concrete monument; thence South 00°55'21" East along the East line of said Section 1 a distance of 711.51 feet to the North right-of-way line of the South Florida Water Management District's Canal C-23 as shown on that certain right-of-way map labeled: CANAL C-23, TOPO AND RIGHT OF WAY, DRAWING NUMBER C-23-10, SHEET 12 OF 12 and dated 06/01/59, last revised 10/17/72 and the POINT OF BEGINNING of the herein described parcel; thence continue South 00°55'21" East along said East line of Section 1 a distance of 93.48 feet to the Northerly mean high water line of the channel of said Canal C-23 (said canal at this location is tidal waters openly connected to the North Fork of the St. Lucie River); thence Westerly along the said Northerly mean high water line of said Canal C-23 the following courses and distances:

South 44°12'19" West a distance of 192.47 feet; thence South 38°11'42" West a distance of 116.77 feet; thence South 42°28'07" West a distance of 100.50 feet; thence South 47°36'22" West a distance of 100.00 feet; thence South 53°19'19" West a distance of 100.40 feet; thence South 51°11'47" West a distance of 126.67 feet; thence South 62°31'03" West a distance of 129.77 feet; thence South 64°04'36" West a distance of 500.00 feet; thence South 61°10'56" West a distance of 166.29 feet; thence South 67°03'09" West a distance of 87.23 feet; thence South 60°13'04" West a distance of 80.13 feet; thence South 72°13'38" West a distance of 225.23 feet; thence South 32°50'47" West a distance of 55.62 feet; thence South 67°27'48" West a distance of 99.50 feet; thence South 70°22'37" West a distance of 96.26 feet;

COPY

Exhibit "A" continued

thence departing said Northerly mean high water line North 76°52'32" West along the Southeasterly prolongation of the Northerly right-of-way line as shown on the above-referenced right-of-way map and the Northeasterly line of that parcel described in Deed Book 52, Page 126, Public Records of Martin County, Florida, a distance of 109.91 feet, to the North right-of-way line of the South Florida Water Management District's Canal C-23 as shown on that certain right-of-way map labeled: CANAL C-23, TOPO AND RIGHT OF WAY, DRAWING NUMBER C-23-10, SHEET 12 OF 12 and dated 06/01/59, last revised 10/17/72, and to a point of intersection with a non-tangent curve, concave Northerly, having a radius of 676.30 feet and a central angle of 19°39'50"; thence Easterly along said Northerly right-of-way line the following courses and distances:

thence Easterly along the arc of said curve, a distance of 232.11 feet, said arc subtended by a chord which bears North 78°29' 19" East, a distance of 230.97 feet to the curve's end; thence North 63°39'22" East a distance of 425.13 feet; thence North 63°39'22" East a distance of 708.05 feet, to the beginning of a curve, concave Northwesterly, having a radius of 1550.00 feet and a central angle of 26°00'00"; thence Northeasterly along the arc of said curve, a distance of 703.37 feet to the curve's end; thence North 37°39'22" East a distance of 236.18 feet, to the POINT OF BEGINNING.

PARCEL 5 (River's End):

All of the Plat of Rivers End lying East of SW Murphy Road, as shown on the plat thereof recorded in Plat Book 12, Page 13, Public Records of Martin County, Florida, including the Stormwater Management Tract 3, the Native Vegetation Preservation Area, that portion of SW Rivers End Way, all drainage easements, maintenance easements, utility easements, and all other easements, roads and common areas lying East of SW Murphy Road, as shown on said Plat.

TOGETHER WITH A parcel of land lying in the Northwest one-quarter of Section 1, Township 38 South, Range 40 East, Martin County Florida, said parcel also being a portion of the South Florida Water Management District's Canal C-23 right-of-way lying Southerly of and adjacent to a portion of the plat of Rivers End, as recorded in Plat Book 12, Page 13, of the Public Records of Martin County, Florida, and being more particularly described as follows:

Commence at the intersection of the Easterly right-of-way line of SW Murphy Road (being an 80 feet wide right-of-way) and the Northerly right-of-way line of aforementioned Canal C-23; thence South 76°51'21" East along said Northerly right-of-way, said line also being the Southerly line of the plat entitled Rivers End, a distance of 66.00 feet to the POINT OF BEGINNING; thence continue South 76°51'21" East a distance of 304.59 feet to a point on the East line of the Northwest one-quarter of said Section 1; thence South 00°20'12" West along said line a distance of 89.58 feet more or less to the mean high water line of said Canal C-23; thence along said mean high water line by the following courses and distances:

North 73°21'24" West a distance of 21.22 feet; thence North 85°34'08" West a distance of 34.85 feet; thence North 79°23'58" West a distance of 58.29 feet; thence North 71°19'07" West a distance of 30.38 feet; thence North 79°42'44" West a distance of 45.14 feet; thence North 74°38'46" West a distance of 26.63 feet; thence North 80°03'18" West a distance of 32.33 feet; thence North 71°34'08" West a distance of 28.75 feet; thence North 82°38'22" West a distance of 28.42 feet;

thence North 76°50'46" West a distance of 20.01 feet to a point on a line 66.00 feet East of as measured at right angles to the Easterly right-of-way line of said SW Murphy Road; thence North 13°25'59" East along said line a distance of 94.50 feet more or less to the POINT OF BEGINNING.

LESS AND EXCEPT a parcel of land lying in Section 1, Township 38 South, Range 40 East, Martin County, Florida, said parcel being a portion of the South Florida Water Management District's Canal C-23 right-of-way and also a portion of the Plat of Rivers End, as recorded in Plat Book 12, Page 13 of the Public Records of Martin County, Florida, and being more particularly described as follows:

Exhibit "A" continued

BEGINNING at the intersection of the Easterly right-of-way line of SW Murphy Road (being an 80 feet wide right-of-way) and the Northerly right-of-way line of aforementioned Canal C-23; thence North 13°25'59" East, along said Easterly right-of-way (said line also being the Westerly line of the plat entitled Rivers End), a distance of 308.60 feet; thence departing said Easterly right-of-way line, South 76°34'01" East, a distance of 111.08 feet; thence South 13°25'59" West, parallel with, as measured at right angles to said Easterly right-of-way line of SW Murphy Road, a distance of 400.00 feet, more or less, to the approximate Mean High Water line of the C-23 Canal; thence along the approximate Mean High Water line of said C-23 Canal, by the following courses and distances:

North 82°38'22" West, a distance of 25.21 feet; North 76°50'46" West, a distance of 20.01 feet;

Thence departing said approximate Mean High Water line of the C-23 Canal, North 13°25'59" East, a distance of 94.50 feet, more or less, to a point on the Northerly right-of-way line of said Canal C-23; thence North 76°51'21" West along said line, a distance of 66.00 feet to the POINT OF BEGINNING.

PARCEL 6- MARTIN COUNTY (RSN. #96-11.9)

TOGETHER WITH THE VACATED AND ABANDONED rights-of-way more particularly described as follows:

Parcel 1

Being a parcel of land lying in Section 1, Township 38 South, Range 40 East, Martin County, Florida, said parcel being a portion of the following described lands:

Right-of-way known as Pine Tree Lane and described in Official Records Book 74, Page 453 and Official Records Book 74, Page 459 of the Public Records of Martin County, Florida, to wit:

Road right-of-way description of the centerline of strip of land 80 feet in width:

Start at the Northeast corner of Section 1, Township 38 South, Range 40 East; thence run South 00°27'50" West, along the East line of said Section 1, a distance of 1356.84 feet to the centerline of the County Road; thence run North 89°27'53" West, along the County Road centerline, a distance of 2635.23 feet to the POINT OF BEGINNING; thence by curve to the right of radius 235.09 feet, run a distance of 161.35 feet through a central angle of 39°19'30"; thence run North 50°08'28" West a distance of 266.96 feet; thence by curve to the left of radius 2,081.88 feet, run a distance of 199.85 feet through a central angle of 5°30"; thence run North 55°38'23" West, a distance of 91.68 feet; thence by curve to the right of radius 432.72 feet, run a distance of 196.55 feet through a central angle of 26°01'50"; thence by curve to the left of radius 3,043.93 feet, run a distance of 168.68 feet through a central angle of 3°10'30"; thence run North 32°47'23" West a distance of 65.78 feet; thence by curve to the left of radius 474.96 feet, run a distance of 235.08 feet through a central angle of 28°21'30"; thence by curve to the right of radius 559.45 feet, run a distance of 218.56 feet through a central angle of 22°23'; thence by curve to the right of radius 472.25 feet, run a distance of 158.59 feet through a central angle of 19°14'28"; thence run North 19°31'25" West a distance of 77.23 feet; thence by curve to the right of radius 395.63 feet, run a distance of 202.18 feet through a central angle of 29°16'47"; thence by curve to the left of radius 2,198.30 feet, run a distance of 296.71 feet through a central angle of 7°44'; thence run North 2°01'22" East a distance of 118.52 feet; thence by curve to the right of radius 1,651.70 feet, run a distance of 398.06 feet through a central angle of 13°48'30"; thence run North 15°49'52" East a distance of 176.31 feet; thence by curve to the left of radius 1,659.68 feet, run a distance of 199.75 feet through a central angle of 6°53'45"; thence run North 8°56'07" East a distance of 240.24 feet; thence by curve to the right of radius 1,829.04 feet, run a distance of 219.73 feet through a central angle of 6°53'; thence run North 15°49'07" East a distance of 786.42 feet; thence by curve to the left of radius 4,702.47 feet, run a distance of 221.60 feet through a central angle of 2°42'; thence run North 13°05'07" East, on a line

Exhibit "A" continued

perpendicular to the centerline of Central and South Florida Flood Control District Canal C-23, a distance of 1122.30 feet to the centerline of said Canal C-23 as constructed; thence continue to run North $13^{\circ}05'07''$ East, a distance of 629.06 feet; thence by curve to the right of radius 504.78 feet, run a distance of 464.25 feet through a central angle of $52^{\circ}41'45''$; thence run North $65^{\circ}46'52''$ East a distance of 949.71 feet; thence by curve to the left of radius 179.92 feet, run a distance of 250.07 feet through a central angle of $79^{\circ}38'15''$; thence run North $13^{\circ}51'23''$ West a distance of 270.45 feet to the North line of Martin County, Florida.

Parcel 2

Road established May 7, 1941, by County Commission of Martin County, Florida, as shown by Minutes in County Commission Minute Book 4, Page 126, Martin County, Florida, Public Records, and being more particularly described as follows:

A road sixty-six feet (66') wide of which thirty-three feet (33') will be in St. Lucie County and thirty-three feet (33') in Martin County, the centerline of which is hereinafter described, through and across the Northeast Quarter (NE 1/4) of Section 1, Township 38 South, Range 40 East, lying North of Bessey Creek, Martin County, Florida:

Commencing at the Southeast corner of Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida; thence due West along the South section line of said Section 36 and the North line of Section 1, Township 38 South, Range 40 East, Martin County, Florida, a distance of 2,640 feet, said road to be sixty-six feet (66') wide, of which thirty-three feet (33') will be in St. Lucie County and thirty-three feet (33') in Martin County.

Parcel 3

Right-of-way known as Public County Road, and described in Minute Book 3, Page 486, of the Public Records of Martin County, Florida, to wit:

BEGINNING at a point on the North line of Section 1, Township 38 South, Range 40 East, said point being on the line between Martin and St. Lucie Counties, this POINT OF BEGINNING being 1729.1 feet West of the Northeast corner of said Section; thence South $10^{\circ}45'$ East a distance of 1280.8 feet to a point; thence South $21^{\circ}33'$ West a distance of 575 feet to a point in centerline of the North end of the Bessey Creek Bridge, the total distance being 1855.8 feet; said road to be not less than 66 feet wide.

LESS AND EXCEPTING FROM PARCELS 1, 2 AND 3:

Right-of-way for present alignment of Murphy Road as described in Official Records Book 713, Page 2781, Official Records Book 713, Page 2783 and Official Records Book 713, Page 2785 of the Public Records of Martin County, Florida, to wit:

All that part of the following described parcel lying within the Northeast one-quarter (NE 1/4) of Section 1, Township 38 South, Range 40 East, Martin County, Florida, which lies North of the C-23 Canal:

A parcel of land 80.00 feet in width lying 40.00 feet each side of the following described centerline:

Commencing at the Northeast corner of Section 1, Township 38 South, Range 40 East, Martin County, Florida, run thence South $88^{\circ}13'46''$ West, along the North line of said Section 1, a distance of 1764.21 feet to the POINT OF BEGINNING of the herein described centerline; thence South $14^{\circ}49'07''$ East, a distance of 73.13 feet to the beginning of a curve, concave Northwesterly having a radius of 400.00 feet and a central angle of $81^{\circ}02'56''$; thence Southerly and Southwesterly along the arc of said curve, a distance of 565.83 feet to the end of said curve; thence South $66^{\circ}13'49''$ West, a distance of 699.35 feet

Exhibit "A" continued

to the beginning of a curve, concave Southeasterly, having a radius of 600.00 feet and a central angle of 53°09'18"; thence Southwesterly and Southerly along the arc of said curve, a distance of 556.64 feet to the end of said curve; thence South 13°04'31" West, a distance of 383.00 feet to a point in the North right-of-way line of the C-23 Canal and the end of the herein described centerline.

PARCEL 7:

TOGETHER WITH a parcel of land in Government Lot 3, Section 31, Township 37 South, Range 41 East, and being described as follows:

Beginning at the Southwest corner of said Section 31; thence proceed North 00°28'05" East for a distance of 641.29 feet to a point; thence proceed North 85°48'08" East, for a distance of 91.31 feet to a point; thence proceed South 08°42'32" East, for a distance of 100 feet to a point; thence proceed North 81°17'28" East, for a distance of 230 feet, more or less, to the Westerly shoreline of the St. Lucie River; thence meander Southerly, the Westerly shoreline of the St. Lucie River, to the point of intersection with the South line of said Section 31; thence proceed South 88°15'18" West along the South line of said Section 31, for a distance of 460 feet, more or less, to the Southwest corner of Section 31 and the POINT OF BEGINNING, and being in Martin County, Florida.

PARCEL 8:

TOGETHER WITH a parcel of land lying in Government Lot 3, Section 31, Township 37 South, Range 41 East, Martin County, Florida, and being more particularly described as follows:

Start at the Southwest corner of Section 31, Township 37 South, Range 41 East; thence run North 00°49'00" East, along the West line of Section 31, a distance of 641.29 feet; thence run North 86°08'34" East, a distance of 91.28 feet to the POINT OF BEGINNING; thence run South 86°08'34" West, a distance of 91.28 feet; thence run North 00°49'00" East, along said Section line, a distance of 1200.07 feet, more or less, to the waters of the St. Lucie River; thence meander said waters Southerly, along the natural mean high water line, a distance of 1200 feet, more or less, to a point of intersection with line which bears North 81°39'00" East, from the point of beginning; thence run South 81°39'00" West, along said line, a distance of 252 feet, more or less, to the POINT OF BEGINNING.

PARCEL 9:

TOGETHER WITH a parcel located in Government Lot 3, Section 31, Township 37 South, Range 41 East, Martin County, Florida, and being more particularly described as follows:

Start at the Southwest corner of Section 31, Township 37 South, Range 41 East; thence run North 00°49' East along the West line of said Section 31, 641.29 feet to a point; thence run North 89°15'25" East a distance of 91.8 feet to a concrete monument for the POINT OF BEGINNING; thence run North 81°39' East a distance of 212.6 feet to a concrete monument; thence continue to run North 81°39' East a distance of 40 feet, more or less, to the shoreline of the St. Lucie River; thence meander said shoreline Southerly to the point of intersection with a line that is parallel to and 100 feet Southerly of (as measured on the perpendicular) the lastly described line; thence run South 81°39' West a distance of 252.72 feet to the point of intersection with a line that bears South 8°21' East from the point of beginning; thence run North 8°21' West a distance of 100 feet to the POINT OF BEGINNING.

PARCEL 10:

TOGETHER WITH Government Lot 7, Section 6, Township 38 South, Range 41 East, Martin County, Florida, together with any and all recorded and unrecorded easements appurtenant thereto, including but not limited to the following described parcels:

Exhibit "A" continued

(Miller Parcel #1)

A portion of Government Lot 7, Section 6, Township 38 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 6, bear South 01°15'12" East along the West line of said Section 6 a distance of 469.02 feet to the POINT OF BEGINNING; thence continue South 01°15'12" East a distance of 242.00 feet to the Northwesterly right-of way line of Canal C-23; thence North 37°19'19" East along the said canal right-of-way a distance of 309.55 feet; thence South 88°44'48" West a distance of 193.02 feet to the POINT OF BEGINNING.

(Miller Parcel #2)

TOGETHER WITH a parcel of land lying in Section 6, Township 38 South, Range 41 East, Martin County, Florida, said parcel being more particularly described as follows:

BEGIN at the Northwest corner of said Section 6; thence South 00°55'21" East along the West line of said Section 6, a distance of 140.00 feet; thence departing said line, North 89°04'39" East, a distance of 115.00 feet; thence South 47°53'48" East, a distance of 267.29 feet to a point on the Westerly right-of-way line of the South Florida Water Management District's Canal C-23; thence North 37°39'22" East along said Westerly right-of-way line, a distance of 295.00 feet more or less, to its intersection with the Mean High Water line of the North Fork of the St. Lucie River; thence meandering Northwesterly along said Mean High Water line, 95.0 feet more or less, to a point, said point being on the North line of said Section 6 and lying North 88°35'30" East from the Point of Beginning; thence South 88°35'30" West, along the North line of said Section 6 a distance of 470.00 feet, more or less, to the POINT OF BEGINNING.

(Miller Parcel #3)

Being a parcel of land lying in Section 6, Township 38 South, Range 41 East, Martin County, Florida, said parcel being more particularly described as follows.

COMMENCE at the Northwest corner of said Section 6; thence South 00°55'21" East along the West line of said Section 6, a distance of 140.00 feet to the POINT OF BEGINNING; thence continue South 00°55'21" East along the West line of said Section 6, a distance of 329.02 feet thence departing said West line, North 88°44'48" East a distance of 193.02 feet to a point on the Westerly Right-of-Way line of the South Florida Water Management District's Canal C-23; thence North 37°38'22" East, along said Westerly Right-of-Way line, a distance of 185.14 feet; thence departing said Westerly Right-of-Way line, North 47°53'48" West, a distance of 267.29 feet; thence South 89°04'39" West, a distance of 115.00 feet to the POINT OF BEGINNING.

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**EXHIBIT B [TO DEED]
PERMITTED EXCEPTIONS**

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EXHIBIT B

St. Lucie County

1. Interlocal Agreement for Intercounty Water and Wastewater Service between Martin County and St. Lucie County recorded January 25, 1994 in Official Record Book 881, Page 2063, affected by Assignment of Interlocal Agreements from St. Lucie County, Florida, Assignor, to the City of Port St. Lucie, Florida, Assignee, recorded September 30, 1994 in Official Record Book 922, Page 1234, Public Records of St. Lucie County, Florida.
2. Harbor Links Conservation Easement in favor of the Florida Game and Fresh Water Fish Commission for Gopher Tortoise Habitat Protection Areas recorded November 4, 1994 in Official Record Book 927, Page 2931, Public Records of St. Lucie County, Florida.
3. Harbor Links Conservation Easement in favor of the South Florida Water Management District recorded April 25, 1995 in Official Record Book 952, Page 934, Public Records of St. Lucie County, Florida.
4. Perpetual Access Easement Harbor Links Yacht & Country Club in favor of the South Florida Water Management District recorded April 25, 1995 in Official Record Book 952, Page 945, Public Records of St. Lucie County, Florida.
5. Easement in favor of BellSouth Telecommunications, Inc. recorded September 11, 1996 in Official Record Book 1034, Page 2808, Public Records of St. Lucie County, Florida.
6. Utility Easement Agreement Floridian Clubhouse Water Distribution System in favor of Martin County recorded October 20, 1998 in Official Record Book 1179, Page 210 together with Resolution No. 98-9.3 accepting Utility Easement in Official Record Book 1179, Page 209, Public Records of St. Lucie County, Florida.
7. Utility Easement Agreement Floridian in favor of Martin County recorded October 28, 1998 in Official Record Book 1179, Page 219, together with Resolution No. 98-9.5 accepting Utility Easement Agreement recorded in Official Record Book 1179, Page 218, Public Records of St. Lucie County, Florida.
8. Utility Easement Agreement Floridian (Floridian Drive and Marina Place) in favor of Martin County, Florida recorded November 10, 1998 in Official Record Book 1183, Page 1931, together with Resolution No. 98-9.4 accepting Utility Easement Agreement recorded in Official Record Book 1183, Page 1944, Public Records of St. Lucie County, Florida.

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9. Utility Easement Agreement Floridian F/K/A Harbor Links Yacht & Country Club Maintenance Barn Water System in favor of Martin County recorded October 16, 1996 in Official Record Book 1329, Page 2383, Public Records of St. Lucie County, Florida.
10. Development Agreement by St. Lucie Land, Ltd., Stuart Property Holdings, Ltd. and the City of Port St. Lucie recorded August 31, 2004 in Official Record Book 2056, Page 810, affected by First Amendment recorded August 18, 2005 in Official Record Book 2337, Page 630 and Second Amendment recorded March 14, 2008 in Official Record Book 2949, Page 1492, Public Record of St. Lucie County, Florida.
11. Easement in favor of Florida Power & Light Company recorded January 25, 2007 in Official Record Book 2748, Page 655, Public Records of St. Lucie County, Florida.
12. Road Impact Fee Credit Agreement by St. Lucie County, Florida, Stuart Property Holdings, Ltd. VFI, LLC, and St. Lucie Land, Ltd. recorded August 9, 2007 in Official Record Book 2864, Page 66, Public Records of St. Lucie County, Florida.
13. City of Port St. Lucie Utility Systems Department Reuse Irrigation Quality Water Service Agreement/Permit recorded July 8, 2008 in Official Record Book 2992, Page 2129, affected by Amendment No. 1 recorded November 17, 2009 in Official Record Book 3145, Page 2212, Public Records of St. Lucie County, Florida.
14. Annexation Agreement between Stuart Property Holdings, Ltd., St. Lucie Land, Ltd. and the City of Port St. Lucie recorded March 14, 2008 in Official Record Book 2949, Page 1510, Public Records of St. Lucie County, Florida.
15. Revocable License Agreement between St. Lucie County and Stuart Property Holdings, Ltd., recorded May 27, 2009 in Official Record Book 3093, Page 274, Public Records of St. Lucie County, Florida.
16. The following matters shown on the Plat of HARBOUR RIDGE PLAT NO. 2 recorded in Plat Book 24, Page(s) 5, of the Public Records of St. Lucie County, Florida, (As to Parcel 2 lying West of the East line of plat only):
 - a. an easement of 35 feet along the West property line(s) of Tract L-2 for utility purposes.
 - b. dedication regarding drainage easements and private nature preservation areas contained in item 3 on said plat as affects Tract L-2 and Tract WP-5.
17. Restrictions contained in Exhibit "B" to Special Warranty Deed recorded in Official Records Book 958 Page 1621, Public Records of St. Lucie County, Florida. (As to Parcel 4 only)
18. South Florida Water Management District Notice of Environmental Resource Or Surface Water Management Permit recorded March 16, 2010 in Official Records Book 3178, Page 2560, Public records of St. Lucie County, Florida.

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Martin County

1. Possible Easement in favor of Florida Power & Light Company referred to in Deed Book 93, Page 387, Public Records of Martin County, Florida.
2. Easement Deed in favor of Central and Southern Florida Flood Control District recorded in Official Records Book 58, Page 4, Public Records of Martin County, Florida. (Affected by Deed recorded in Official Records Book 920, Page 1189, Public Records of Martin County, Florida. (As to Parcel 10 only)
3. Developers Agreement by and between Stuart Property Management, Inc. and Martin Downs Utilities, Inc. recorded February 11, 1993 in Official Record Book 997, Page 2477, affected by First Amendment recorded August 3, 1994 in Official Record Book 1083, Page 2849, Public Records of Martin County, Florida.
4. Resolution No. 93-10.23 regarding Master Development Plan Approval for Harbor Links Yacht and Country Club recorded August 26, 1994 in Official Record Book 1087, Page 419, Public records of Martin County, Florida.
5. Covenant Running With The Land Harbor Links Yacht and Country Club recorded August 26, 1994 in Official Record Book 1087, Page 424, Public Records of Martin County, Florida.
6. Resolution No. DRC-9-12.2 regarding development plan approval for Harbor Links Golf & Country Club, Phase 1 "Golf Course" recorded September 2, 1994 in Official Record Book 1088, Page 808, Public records of Martin County, Florida.
7. Harbor Links Conservation Easement in favor of the Florida Game and Fresh Water Fish Commission for Gopher Tortoise Habitat Protection Areas recorded October 12, 1994 in Official Record Book 1093, Page 1926, Public Records of Martin County, Florida.
8. Right of Way Occupancy Permit by and between South Florida Water Management District (formerly Central and Southern Florida Flood Control District) and Stuart Properties Holdings, Ltd. as evidenced by Notice of Permit recorded July 27, 1995 in Official Records Book 1128, Page 2105, Public Records of Martin County, Florida.
9. Utility Easement Agreement Floridian in favor of Martin County recorded November 2, 1998 in Official Record Book 1346, Page 1929, together with Resolution No. 98-9.5 accepting Utility Easement Agreement recorded in Official Record Book 1346, Page 1939, Public Records of Martin County, Florida.
10. Harbor Links Conservation Easement in favor of the South Florida Water Management District recorded April 25, 1995 in Official Record Book 952, Page 934, Public Records of St. Lucie County, Florida.

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11. Easement in favor of Florida Power & Light Company recorded in Official Record Book 588, Page 2144, Public Records of Martin County, Florida. (As to Parcel 5 only)
12. Covenant Running with the Land dated September 7, 1989, between Citizens and Southern Trust Company of Florida, N.A., as Trustee for Delray Funeral Homes Ltd., a Florida limited partnership and Martin County, recorded in Official Records Book 831, Page 804, Public Records of Martin County, Florida. (As to Parcel 5 only)
13. Educational Impact Agreement and Lien, by and between the School Board of Martin County, Florida and Citizens and Southern Trust Company of Florida, N.A., as Trustee for Delray Funeral Homes, Ltd., a Florida limited partnership, recorded November 29, 1989 in Official Records Book 837, Page 3000, Public Records of Martin County, Florida. (As to Parcel 5 only)
14. Restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), covenants, easement(s), setback(s), if any, as may be shown on the Plat of RIVERS END recorded in Plat Book 12, Page(s) 13, of the Public Records of Martin County, Florida. (As to Parcel 5 only)
15. South Florida Water Management District Notice of Environmental Resource Or Surface Water Management Permit recorded March 8, 2010 in Official Records Book 2441, Page 1373, Public records of Martin County, Florida.

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