

RESOLUTION NO. 11-R54

A RESOLUTION APPROVING AND ACCEPTING THE PRELIMINARY AND FINAL PLAT FOR TRADITION PLAT NO. 67, REPLAT (P10-094) WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA ON THE REQUEST OF INLAND DIVERSIFIED PORT ST. LUCIE SQUARE, LLC AND TRADITION VILLAGE CENTER, 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 Inland Diversified Port St. Lucie Square, LLC., and Tradition Village Center, LLC.; to approve and accept the preliminary and final plat titled Tradition Plat No. 67, Replat (P10-094), 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 no public roads, drainage, or utility facilities to be constructed within the platted area; and

WHEREAS, the Site Plan Review Committee, on September 8, 2010, recommended approval of the preliminary and final plat (P10-094); 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. 67, Replat (P10-094), within the City of Port St. Lucie, Florida, said plat being offered by Inland Diversified Port St. Lucie Square, LLC., and Tradition Village Center, LLC., as the owners and title holder of said property and as prepared by Michael T. Kolodziejczyk, PLS of Culpepper & Terpening, Inc.; as designated on the attached said plat.

Section 2. That the Mayor and City Clerk of the City of Port St. Lucie, Florida, are hereby authorized to countersign the said preliminary and final plat.

RESOLUTION NO.11-R54

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

_____ day of _____, 2011.

CITY COUNCIL
CITY OF PORT ST. LUCIE

BY: _____
JoAnn Faiella, Mayor

ATTEST:

Karen A. Phillips, City Clerk

APPROVED AS TO FORM: _____
Roger G. Orr, City Attorney



City of Port St. Lucie

Planning and Zoning Department Memorandum

TO: CITY COUNCIL MEETING OF SEPTEMBER 12, 2011

FROM: THRESIAMMA KURUVILLA, PLANNER 

RE: PRELIMINARY AND FINAL PLAT APPLICATION
TRADITION PLAT NO. 67- REPLAT (P10-094)

DATE: AUGUST 26, 2011

APPLICANT: Michael T. Kolodziejczyk, PLS of Culpepper & Terpening, Inc. Authorization letter is attached to the staff report.

OWNER: Inland Diversified Port St. Lucie Square, LLC., and Tradition Village Center, LLC. Copies of the deed are attached.

LOCATION: The property is located west of Village Parkway, south of Stephanie Way, east of Trade Street and Tradition square, and north of Village Center Drive.

LEGAL DESCRIPTION: Tradition Plat 17, Tract H-1

SIZE: 2.08 acres (1.92 acres of land owned by Inland Diversified Port St. Lucie Square, LLC and 0.16 acres of land owned by Tradition Village Center LLC.)

EXISTING ZONING: Tradition MPUD (Master Planned Unit Development)

EXISTING USE: Tradition Village Center, two story parking garage and a vacant commercial tract

SURROUNDING USES: North = MPUD (Master Planned Unit Development), town homes; East = MPUD (Master Planned Unit Development), Publix building; South = MPUD (Master Planned Unit Development), Village Center Drive and parking lots; and West = MPUD (Master Planned Unit Development), Town Center Park.

PROPOSED PROJECT: The purpose is to replat the existing parcel H-1 to create 2 separate parcels, Tract A and Tract B.

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 City of Port St. Lucie is the water and sewer service provider. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.

Transportation: Traffic conditions within the Tradition Development of Regional Impact (DRI) are monitored through the biennial reports. The roads in Tradition Village Center had already been constructed. The proposed replat will not adversely impact traffic.

Parks/Open Space: Not applicable.

Storm Water: A paving and drainage plan that is in compliance with the adopted level of service standard is required prior to issuance of a building permit.

Solid Waste: Solid waste impacts are to be 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.

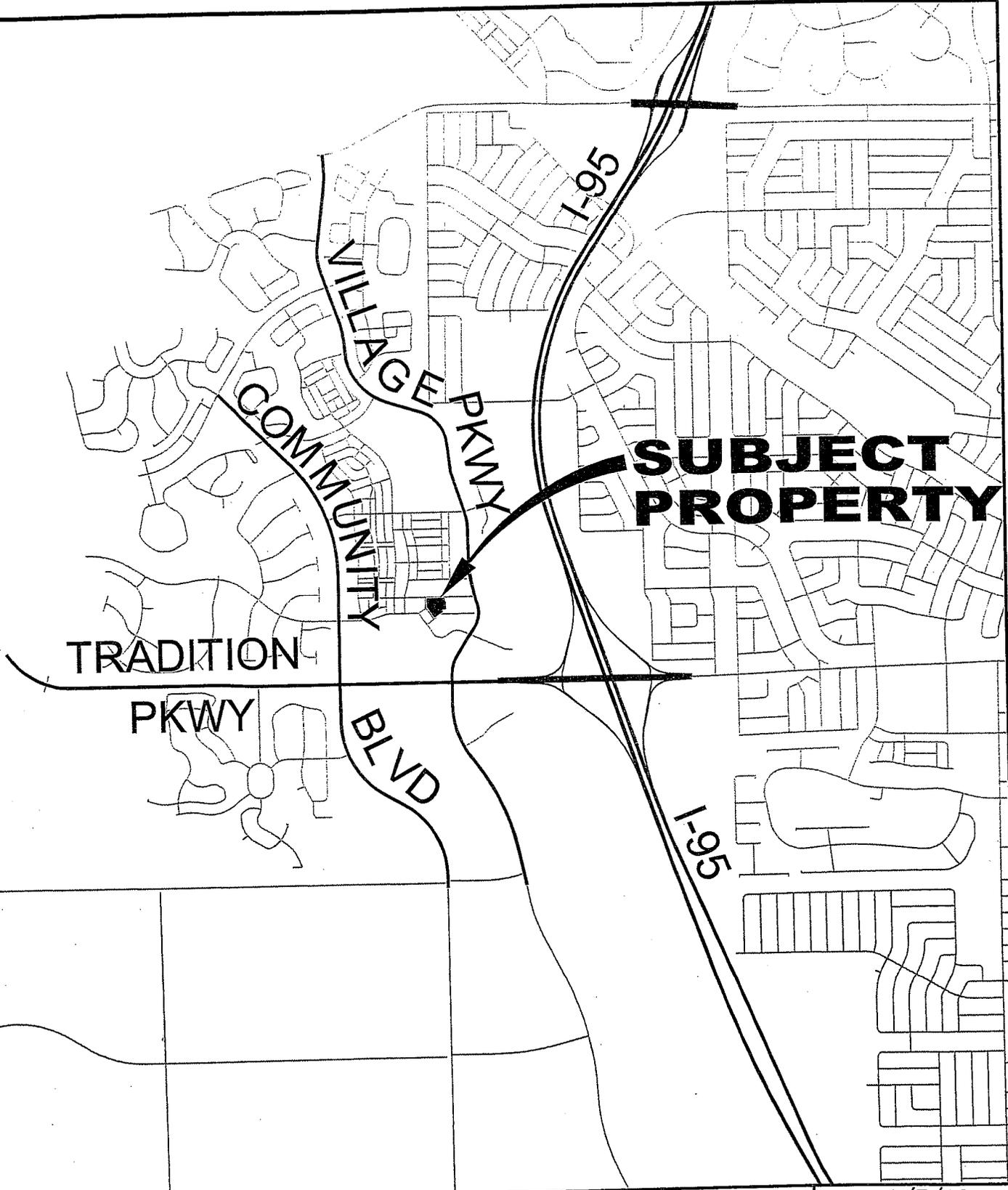
Environmental: The property has been cleared, and the subdivision has been developed in accordance with the environmental conditions of the Tradition DRI Development Order conditions.

School Concurrency: There is no increase in the residential density by this replat.

STAFF RECOMMENDATION:

The Site Plan Review Committee recommended approval of the preliminary and final plat on September 8, 2010. 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, and recommends approval.

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
GIS, Division of M.I.S.

PZ2008.DWG

SUBDIVISION PLAT
TRADITION 67

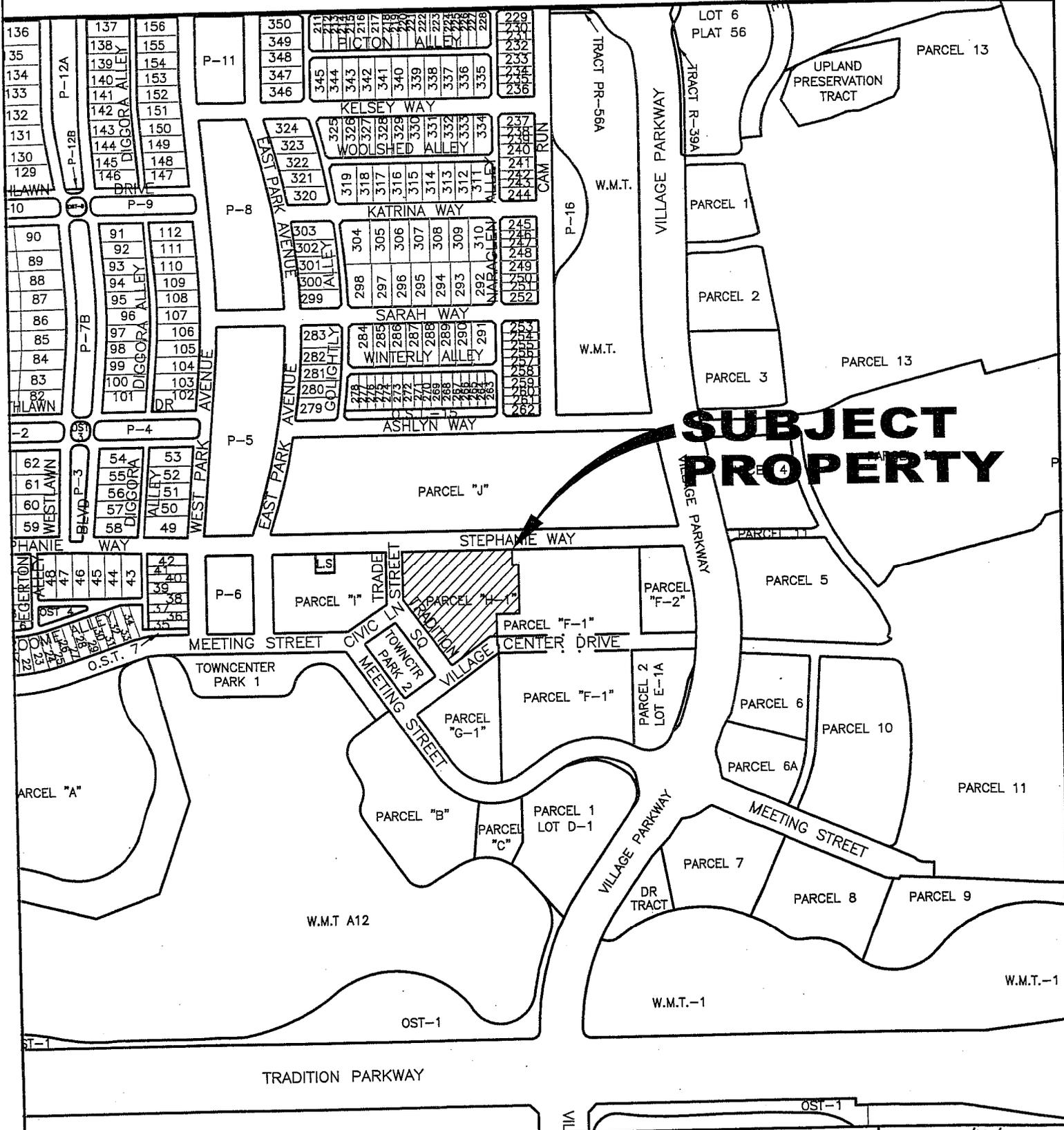
DATE: 9/7/10

APPLICATION NUMBER:
P10-094

CADD FILE NAME:
P10-094L

SCALE: 1" = .5 MI'

SITE LOCATION



SUBJECT PROPERTY



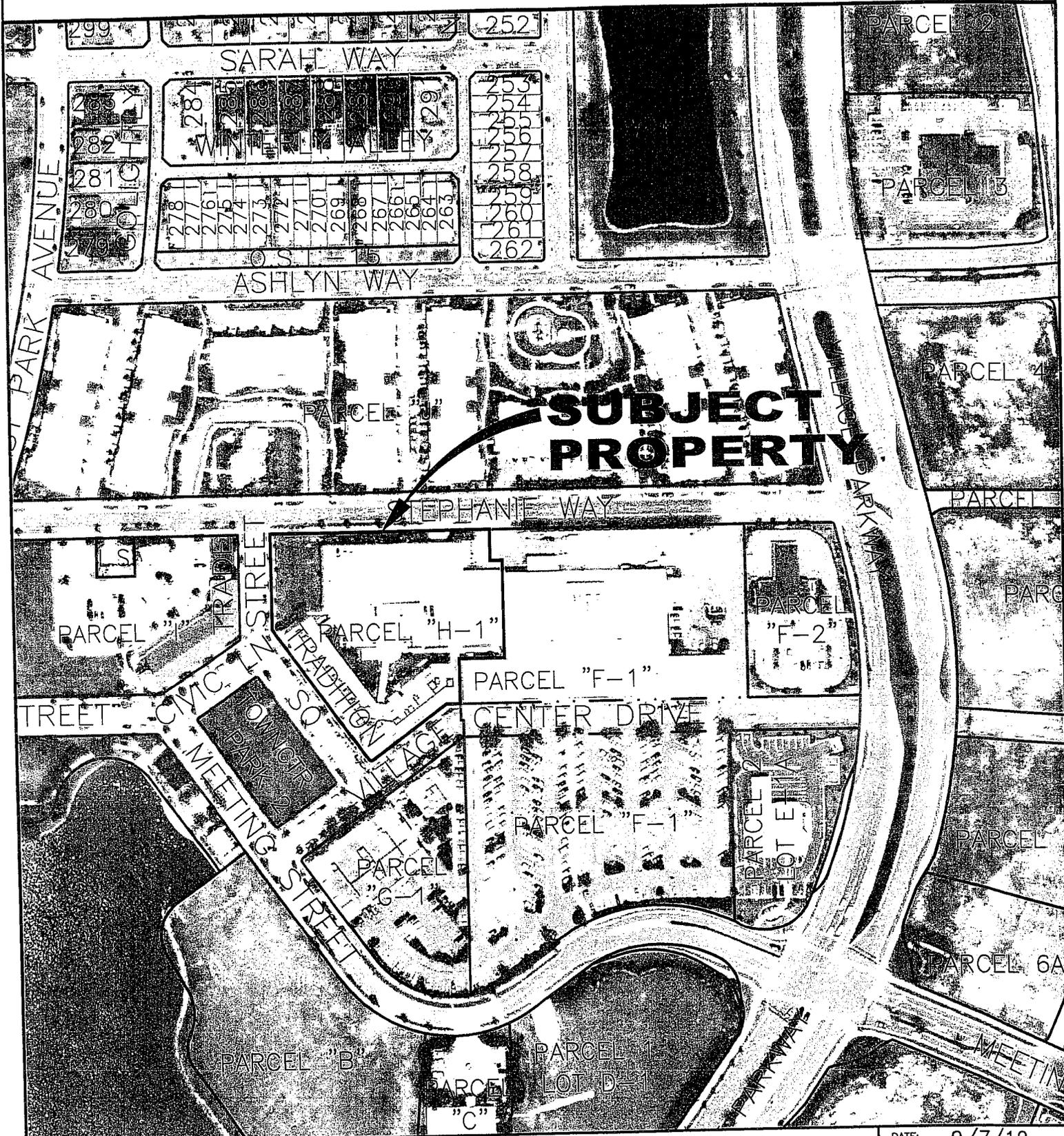
CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
GIS, Division of M.I.S. PZ2008.DWG

SUBDIVISION PLAT
TRADITION 67

DATE:	9/7/10
APPLICATION NUMBER:	P10-094
CADD FILE NAME:	P10-094M
SCALE:	1"=400'

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
GIS, Division of M.I.S. PZ2008.DWG

SUBDIVISION PLAT

TRADITION 67

AERIAL JAN 2009

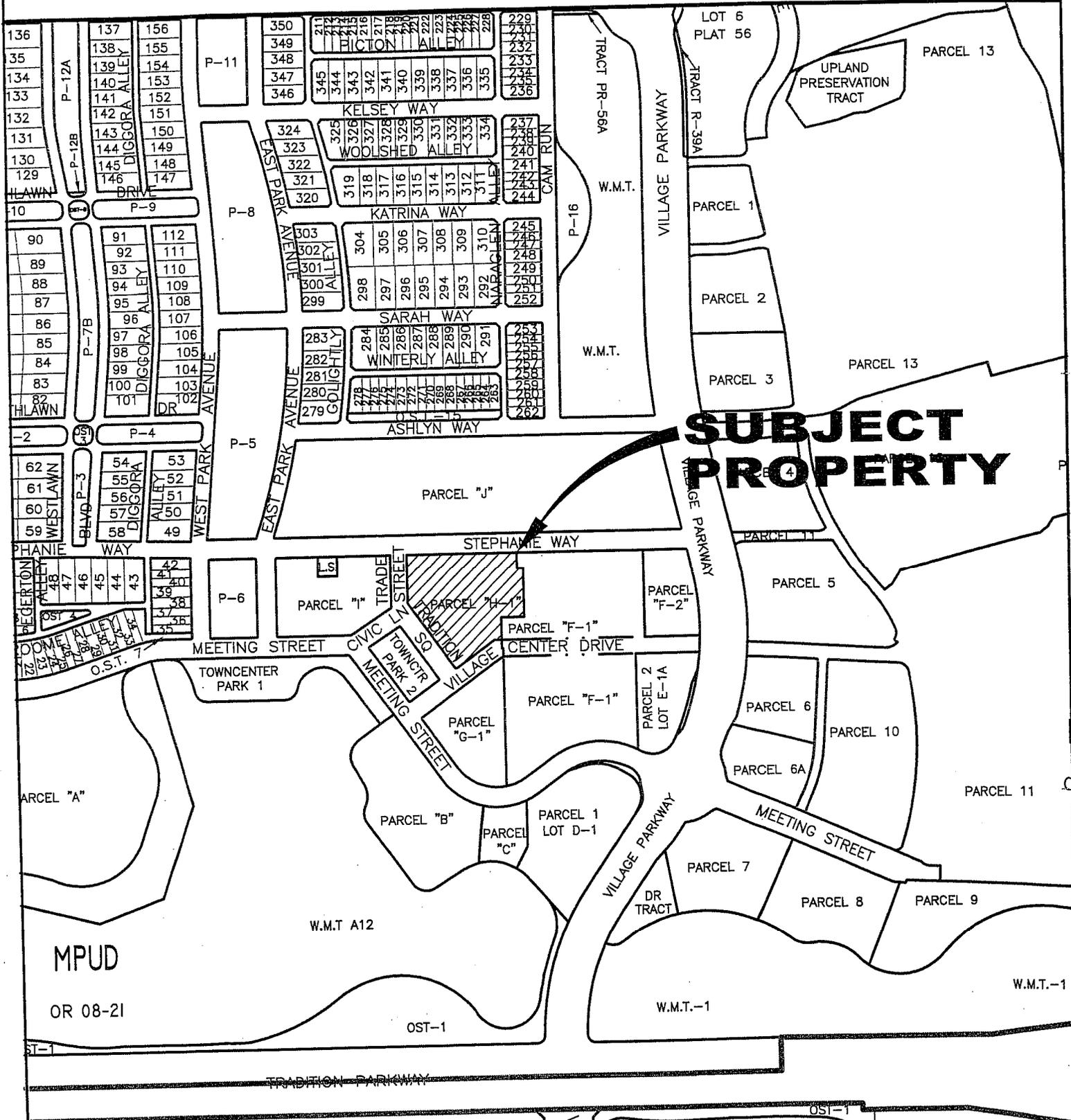
DATE: 9/7/10

APPLICATION NUMBER:
P10-094

CADD FILE NAME:
P10-094A

SCALE: 1"=200'

EXISTING ZONING



SUBJECT PROPERTY



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
GIS, Division of M.I.S. PZ2008.DWG

SUBDIVISION PLAT
TRADITION 67

DATE:	9/7/10
APPLICATION NUMBER:	P10-094
CADD FILE NAME:	P10-094M
SCALE:	1" = 400'

SUBDIVISION PLAT APPLICATION

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
(772) 871-5212 FAX: (772) 871-5229

P&Z File No. P10-094
Fee (Nonrefundable)\$ 945.00
Receipt # 10608

PROJECT NAME: Tradition Plat No. 67

LEGAL DESCRIPTION: See attached

LOCATION OF PROJECT SITE: South of Stephanie Way, N of Village Center Dr. in Tradition

PROPERTY TAX I.D. NUMBER: 4309-803-0016-100-1

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

PROPOSED USE: Re-plat to create 2 separate parcels

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

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

UTILITIES & SUPPLIER: FPL, Hometown Cable, City Gas, City of PSL Utilities

GROSS ACREAGE & SQ. FT. OF SITE: 2.08 ac

FUTURE LAND USE DESIGNATION: NCD ZONING DISTRICT: MPUD

OWNER(S) OF PROPERTY: Tradition Village Center LLC
NAME, ADDRESS, TELEPHONE & FAX NO.: 10489 SW Meeting St., Port St. Lucie, FL 34987
772-340-3500 p 772-340-3571 f

APPLICANT OR AGENT OF OWNER: Culpepper & Terpening, Inc
NAME, ADDRESS, TELEPHONE & FAX NO.: 2980 S. 25th St., Fort Pierce, FL 34981
772-464-3537 772-467-4967 fax

PROJECT ARCHITECT/ENGINEER: Michael T. Kolodziejczyk PLS
(FIRM, ENGINEER OF RECORD, FLORIDA REGISTRATION NO., CONTACT PERSON, ADDRESS, PHONE & FAX #) Culpepper & Terpening, Inc
2980 S. 25th St., Fort Pierce, FL 34981
772-464-3537 772-467-4967 fax

RECEIVED

AUG 18 2010

**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 service 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.

H:\PZ\SHARED\APPLCTN\SUBPLAPP (03/02/04)

[Signature]
Owner's Signature Wesley S. McCarty
Print Name Vice President
Title 7/29/10
Date



July 29, 2010

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

RE: Tradition Plat 67

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

Sincerely,

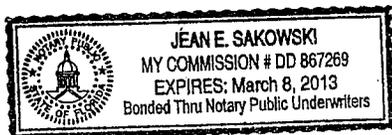
Tradition Village Center LLC

By: <u>Wesley S. McCurry</u>	<u>Wesley S. McCurry</u>	<u>Vice President</u>	<u>8/17/10</u>
Signature	Print name	Title	Date

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 17th day of August, 2010 by Wesley S. McCurry, as Vice President, who is personally known to me on behalf of Tradition Village Center LLC a Florida Corporation or LLC.

[Notary Seal or Stamp]



Jean E. Sakowski
Notary Public-State of Florida

Print Name: Jean E. Sakowski
My Commission Expires: March 8, 2013

SUBDIVISION PLAT APPLICATION

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
(772) 871-5212 FAX: (772) 871-5229

P&Z File No. _____
Fee (Nonrefundable)\$ _____
Receipt # _____

PROJECT NAME: Tradition Plat No. 67
LEGAL DESCRIPTION: See attached
LOCATION OF PROJECT SITE: South of Stephanie Way, N of Village Center Dr. in Tradition

PROPERTY TAX I.D. NUMBER: 4309-803-0016-000-0
CIRCLE ONE: PRELIMINARY FINAL **PRELIMINARY & FINAL**

PROPOSED USE: Re-plat to create 2 separate parcels

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

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

UTILITIES & SUPPLIER: FPL, Hometown Cable, City Gas, City of PSL Utilities

GROSS ACREAGE & SQ. FT. OF SITE: 2.08 ac

FUTURE LAND USE DESIGNATION: NCD ZONING DISTRICT: MPUD

OWNER(S) OF PROPERTY: Inland Diversified Port St Lucie Square, L.L.C.
NAME, ADDRESS, TELEPHONE & FAX NO.: 2901 Butterfield Rd, Oak Brook, IL 60523

APPLICANT OR AGENT OF OWNER: Culpepper & Terpening, Inc
NAME, ADDRESS, TELEPHONE & FAX NO.: 2980 S. 25th St., Fort Pierce, FL 34981
772-464-3537 772-467-4967 fax

PROJECT ARCHITECT/ENGINEER: Michael T. Kolodziejczyk, PLS
(FIRM, ENGINEER OF RECORD, FLORIDA REGISTRATION NO., CONTACT PERSON, ADDRESS, PHONE & FAX #) Culpepper & Terpening, Inc
2980 S. 25th St., Fort Pierce, FL 34981
772-464-3537 772-467-4967 fax

RECEIVED

AUG 18 2010

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.

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H:\PZ\SHARED\APPLCTNISUBPLAPP (03/02/04)

Signature on following page. _____
Owner's Signature Print Name Title Date 8/17/2010

Inland Diversified Port St Lucie Square, L.L.C.,
a Delaware limited liability company

By: Inland Diversified Real Estate Trust, Inc.,
a Maryland corporation, its sole member

By: Mary J. Pechous
Its: Mary J. Pechous
Name: Assistant Secretary

August 16, 2010

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

RE: Tradition Plat 67

Please be advised that Inland Diversified Port St Lucie Square, L.L.C. hereby authorizes Culpepper & Terpening, Inc. to act as its agents relative to the above referenced property and project.

Sincerely,

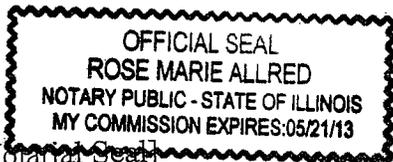
Inland Diversified Port St Lucie Square, L.L.C.,
a Delaware limited liability company

By: Inland Diversified Real Estate Trust, Inc.,
a Maryland corporation, its sole member

By: Mary J. Pechous
Its: Mary J. Pechous
Name: Assistant Secretary

STATE OF ILLINOIS
CITY/COUNTY OF DUPAGE:

The foregoing instrument was acknowledged before me this 17 day of August, 2010, by Mary Pechous, as Asst. Secy, who is personally known to me on behalf of Inland Diversified Port St Lucie Square, L.L.C., a Delaware limited liability company.



[Affix Notarial Seal]

Rose Marie Allred
Notary Public _____
Notary ID No. _____

My commission expires: _____

Inland Diversified

Inland Diversified Real Estate Trust, Inc.
2901 Butterfield Road
Oak Brook, IL 60523
800.826.8228
www.inlanddiversified.com

SPACE ABOVE IS FOR RECORDER'S USE ONLY

INLAND DIVERSIFIED REAL ESTATE TRUST, INC.

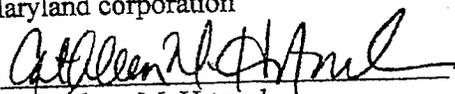
INCUMBENCY CERTIFICATE

Barry L. Lazarus	President & COO
Roberta S. Matlin	Vice President
Steven T. Hippel	Chief Accounting Officer and Treasurer
Cathleen M. Hrtanek	Secretary
Marcia L. Grant	Assistant Secretary
Carol M. Hoffmann	Assistant Secretary
Mary J. Pechous	Assistant Secretary

The undersigned hereby certifies that the above described persons are the duly elected officers of Inland Diversified Real Estate Trust, Inc., a Maryland corporation ("IDRETI"), and any one of them acting alone has the authority to sign documents on behalf of IDRETI.

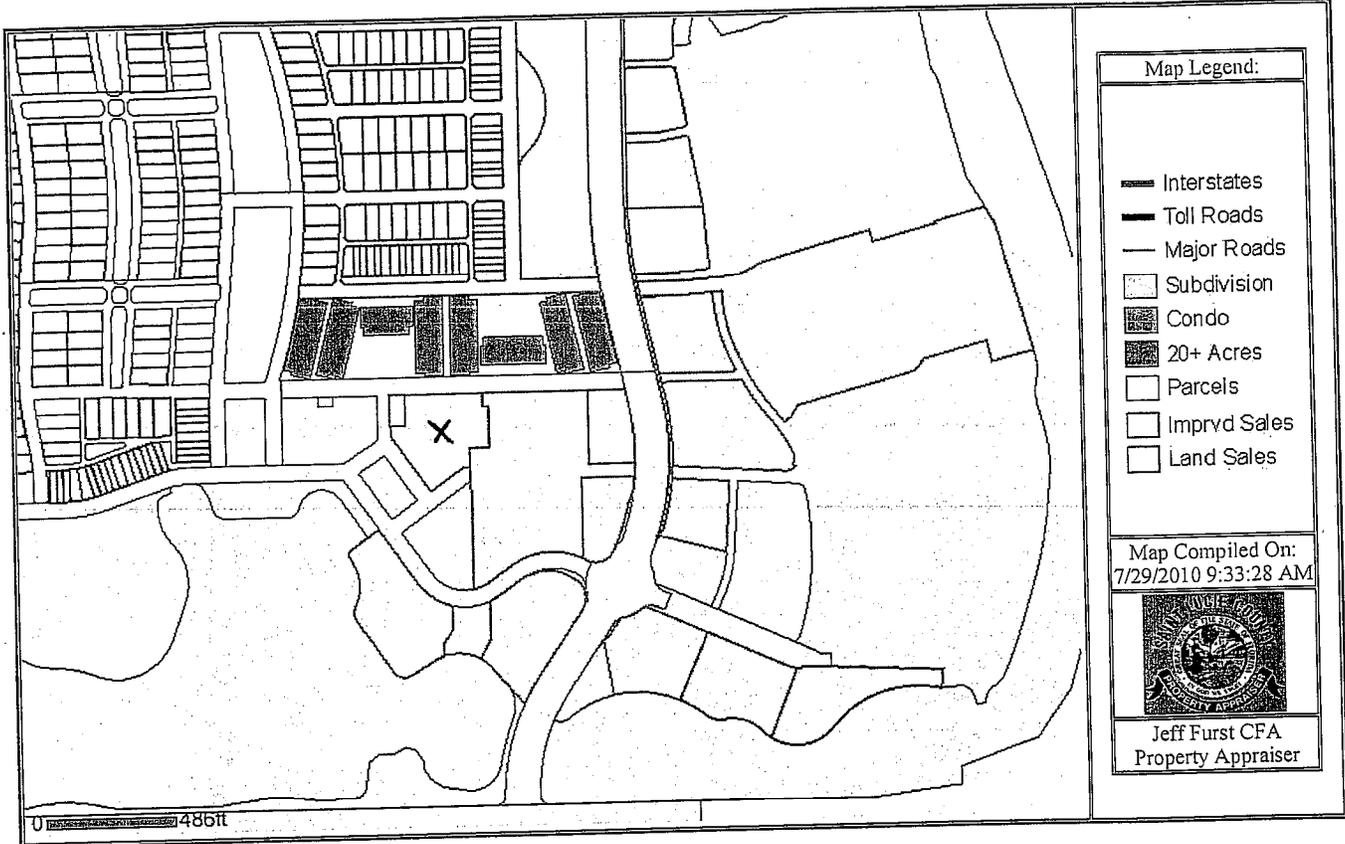
Dated: June 10, 2010

Inland Diversified Real Estate Trust, Inc.,
a Maryland corporation

By: 
Cathleen M. Hrtanek
Secretary

Saint Lucie County, Florida

Property Appraiser's - Internet Mapping Print Service



4309-803-0016-0000

PROPERTY RECORD CARD

Inland Diversified PSL Square LLC Record: 1 of 2 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address: 10800 SW Founders Sq ParcelID: 4309-803-0016-000-0
 Sec/Town/Range: 09 :37S :39E Account #: 150928
 Map ID: 43/09S Land Use: COM SHOP CNT
 Zoning: PUD/MPUD City/Cnty: Port St Lucie



Ownership and Mailing

Owner: Inland Diversified PSL Square LLC
 Address: 2901 Butterfield Rd
 Oak Brook IL 60523-1159

Legal Description

TRADITION PLAT NO. 17 (PB 43-22) PARCEL H-1 -LESS THAT PART
 MPDAF: BEG NW COR OF PARCEL H-1,TH S 90

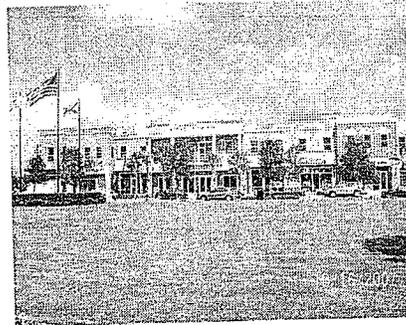
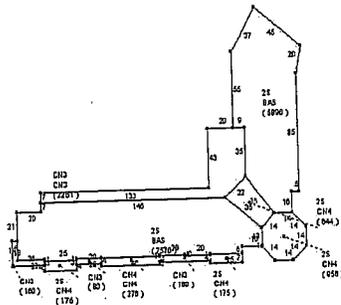
More...

Sales Information

Date	Price	Code	Deed
6/8/2010	19827400	.0205	SP
6/8/2010	100	0311	QC
7/26/2004	100	01	QC
10/14/1998	6303000	01	WD

Assessment 2009 Final	Total Land and Building
2009 Final: 3914400	Land Value: 1098600 Acres: 1.92
Assessed: 3914400	Building Value: 2815800
Ag.Credit: 0	Finished Area: 28870 SqFt
Exempt:	
Taxable: 89426.04	
Taxes:	

BUILDING INFORMATION



Exterior Features

View: -
 ExtType: NSCT - SHOP CTR
 Grade: Y_A-- Commer A-
 StoryHght: 0020 - 2 Story

RoofCover: ES - Enam Metal
 YearBlt: 2005
 EffYrBlt: 2005
 No.Units:

RoofStruct: BR - BarJst/Rigid
 Frame: -
 PrimeWall: BS - CB Stucco
 SecWall: -

Interior Features

BedRooms: 0
 FullBath: 0
 1/2Bath: 0
 %A/C: 100

Electric: MX - MAXIMUM
 HeatType: FHA - FrcdHotAir
 HeatFuel: ELEC - Electric
 %Heated: 100

PmIntWall: DW - Drywall
 AvgHt/Ft:
 Pm.Flors: CU - Carpet
 %Sprinkled: 100

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
ELEV - ELEVATOR	Y	1	2500	AV	AV	2005

Land Information

No.	Land Use	Type	Measure	Depth
1	1600-COM SHOP CNT	525 -SqFeetRate	83461	

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

This Instrument prepared by:
Barry E. Somerstein, Esq.
Ruden, McClosky, Smith,
Schuster & Russell, P.A.
P.O. Box 1900
Fort Lauderdale, FL 33302

COPY
SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 8th day of June, 2010, between TRADITION VILLAGE CENTER, LLC, a Florida limited liability company, having an address at 10489 SW Meeting Street, Port St. Lucie, FL 34987 (hereinafter called the "Grantor"), and INLAND DIVERSIFIED PORT ST LUCIE SQUARE, L.L.C., a Delaware limited liability company, having an office at 2901 Butterfield Road, Oak Brook, IL 60523-1159 (hereinafter called the "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to wit:

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

COPY
SUBJECT TO:

- (a) Real estate taxes and assessments for the year 2010 and subsequent years, which are not yet due and payable.
- (b) Existing zoning restrictions and prohibitions imposed by governmental authority.
- (c) Commercial Charter for Tradition recorded in Official Records Book 2098, Page 1697 of the Public Records of St. Lucie County, Florida, as amended (collectively "Declaration").
- (d) Restrictions, agreements, covenants, conditions, reservations, dedications and easements of record as set forth in Chicago Title Company commitment number 21020734, issued June 1, 2010, but this provision shall not operate to reimpose the same.

RM:7321294:10
COPY

(e) All matters revealed by that certain ALTA/ACSM Land Title Survey prepared for Tradition Village Center LLC by Michael T. Kolodziejczyk, P.S.M. dated June 1, 2010.

(f) Those matters described in Exhibit "B" attached hereto and made a part hereof.

~~TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in otherwise appertaining.~~

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

~~AND the Grantor hereby covenants with said Grantee that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through and under Grantor.~~

COPY

RM:732/294:10
COPY

(e) All matters revealed by that certain ALTA/ACSM Land Title Survey prepared for Tradition Village Center LLC by Michael T. Kolodziejczyk, P.S.M. dated June 1, 2010.

(f) Those matters described in Exhibit "B" attached hereto and made a part hereof.

~~TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in otherwise appertaining.~~

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

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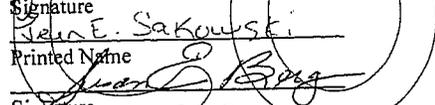
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COPY

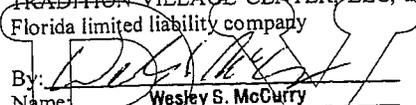
RM:732/294:10

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

Signed, sealed and delivered in the presence of


 Signature
 Susan E. Sakowski
 Printed Name

 Signature
 SUSAN E. BERG
 Printed Name

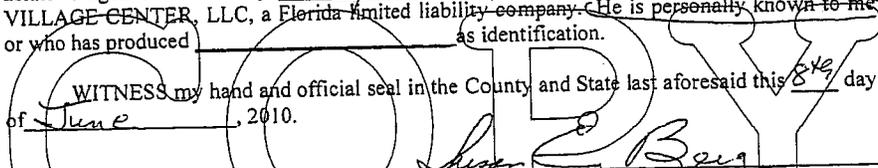
TRADITION VILLAGE CENTER, LLC, a Florida limited liability company


 By: _____
 Name: Wesley S. McCurry
 Title: Vice President

STATE OF FLORIDA)
) SS:
 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 Vice President of TRADITION VILLAGE CENTER, 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 8th day of June, 2010.


 Notary Public
 SUSAN E. BERG
 Typed, printed or stamped name of Notary Public

My Commission Expires:
 Dec. 25, 2013



RM:732/294:10

COPY

EXHIBIT "A"

Tradition Square Shopping Center

Parcels E-1, G-1 and H-1 of TRADITION PLAT NO. 17, according to the Plat thereof recorded in Plat Book 43, page 22 of the Public Records of St. Lucie County, Florida.

LESS AND EXCEPT:

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, 22A 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 35.00 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. Northwestery 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.

COPY

COPY

COPY

RM:732/294:10

EXHIBIT "B"

The following restrictions, covenants and provisions shall be deemed a part of the conveyance described in the Special Warranty Deed to which these deed restrictions are attached ("Deed") and shall be deemed covenants running with the land applicable to the Property (as defined in the Deed) and shall be binding upon the owner of the Property and its successors and assigns, to wit:

1. Grantor and Grantee acknowledge that it is necessary to establish and maintain a balanced and diversified mixture of commercial improvements in the project generally known as "Tradition" ("Project"), comply with restrictions applicable to the Property and it is desirable to establish and maintain minimum value for the Project by requiring a limitation of square footage of development within the Project. It is acknowledged that building improvements have been constructed and exist upon the Property on the date of this conveyance, consisting of retail and office uses having a gross square footage of retail use not exceeding 74019 square feet and a gross square footage of office use not exceeding 38,402 square feet and heights as shown on that certain ALTA/ACSM Land Title Survey prepared for Tradition Village Center LLC by Michael T. Kolodziejczyk, P.S.M., dated June 1, 2010. It is agreed that, in event of any redevelopment of the Property, the redeveloped improvements shall not exceed the square footage set forth herein of the existing improvements, the height of buildings shall not exceed the height of existing buildings, and any redevelopment shall otherwise be subject to the restrictions applicable to the Property ("Permitted Use").

2. Grantee acknowledges that Grantor is in the initial stages of its development of Tradition and that certain further documents may be executed by Grantor and recorded in the Public Records of St. Lucie County in connection with such development, subject to the prior written approval of Grantee to the extent that any such documents effect title to or use of the Property. In accordance therewith, Grantee's prior written consent shall be required prior to the recording of any easements to drainage district, utility companies, property owner's associations, cable companies and agreements or orders with or by governmental or quasi-governmental authorities which effect title to or use of the Property, provided that Grantee agrees that it will not unreasonably withhold Grantee's consent to any of the above documents.

3. Grantor has provided on the Property an operating irrigation system of one hundred percent (100%) coverage of all landscaped or sodded area for the Property acquired by Grantee, and Grantee agrees to maintain and operate and continue to properly irrigate landscaping over one hundred percent (100% of all landscaped or sodded area for the Property acquired by Grantee as required by applicable codes, regulations and the Declaration.

4. For a period ending twenty (20) years from the date hereof, the use of the Property shall be (a) restricted to the Permitted Use and (b) the Property will not be rezoned to a zoning category other than that which currently exists for the Property.

RM:7321294:10

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5. Grantor reserves all rights with respect to the name "Tradition" or any association or club created in connection therewith; provided, however, that Grantee shall have the right to continue to use "at Tradition" or "of Tradition" as part of the name of Grantee development, and Grantee may refer to the fact that the Property is located within Tradition. Except as set forth above or as may be provided by separate agreement signed by Tradition Development Company, LLC, Grantee shall have no right whatsoever to use any of such names in connection with any of the Property or in any advertising or promotional materials or in any other manner without the prior written consent of Grantor.

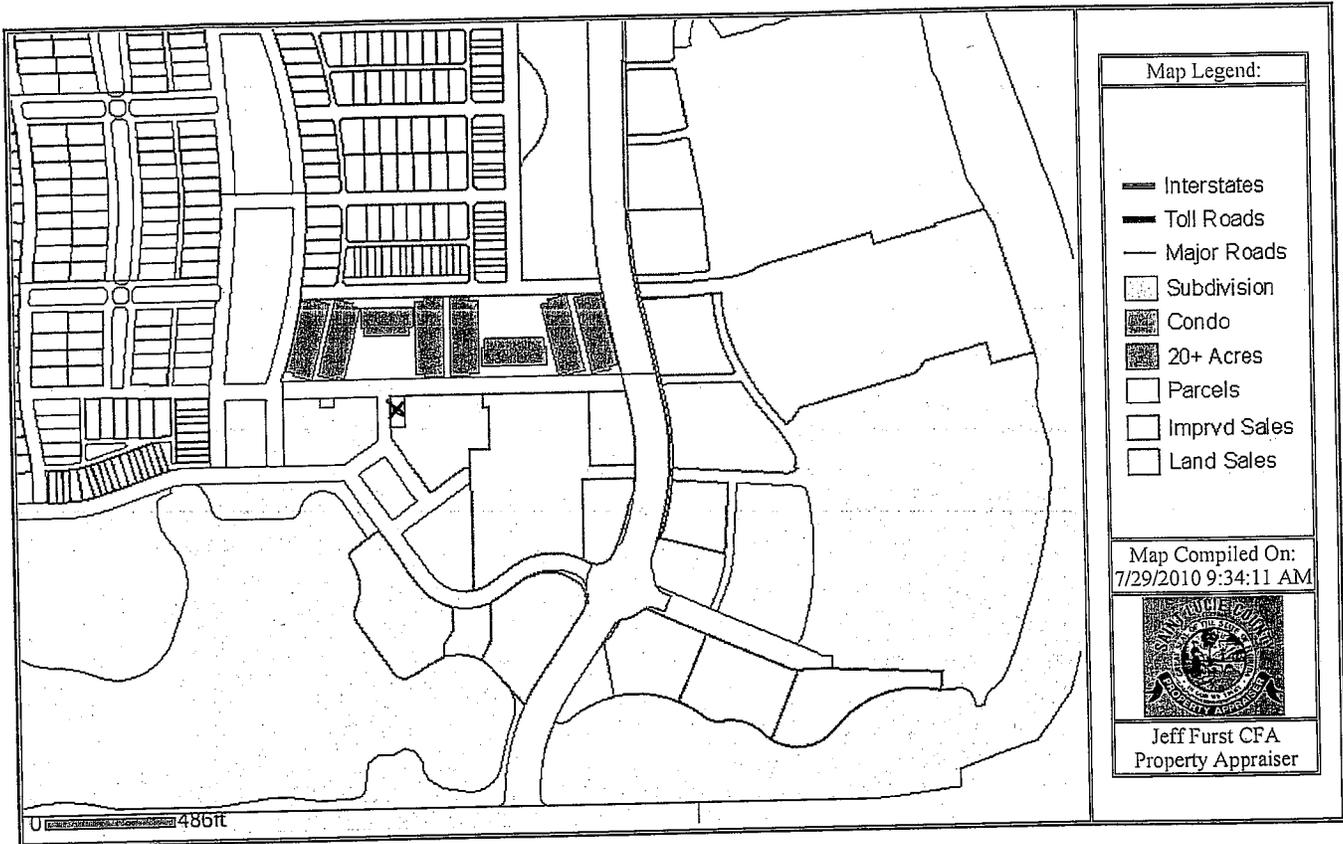
6. Grantee specifically agrees that Grantor may make changes with respect to the plan of development for the Project which modifications may include changes in zoning, platting or use of any portion of the Project, the addition of additional properties to the Project, and the increase or decrease of the total number of residences or square footage of non-residential development at the Project so long as any such modifications do not prevent or affect the Permitted Use.

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RM:732/294:10
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Saint Lucie County, Florida

Property Appraiser's - Internet Mapping Print Service



4309-803-0016-1001

PROPERTY RECORD CARD

Tradition Village Center LLC Record: 1 of 1
 Property Identification

<<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Site Address: SW Village Center Dr
 Sec/Town/Range: 09:37S:39E
 Map ID: 43/09S
 Zoning: PUD/MPUD

ParcelID: 4309-803-0016-100-1
 Account #: 157478
 Land Use: Vac Comm
 City/Cnty: Port St Lucie



Ownership and Mailing

Owner: Tradition Village Center LLC
 Address: 10489 SW Meeting St
 Port St Lucie FL 3498-1911

Legal Description

TRADITION PLAT NO. 17 (PB 43-22) THAT PART OF PARCEL H-1
 MPDAF: BEG NW COR OF PARCEL H-1, TH S 90 00

[More...](#)

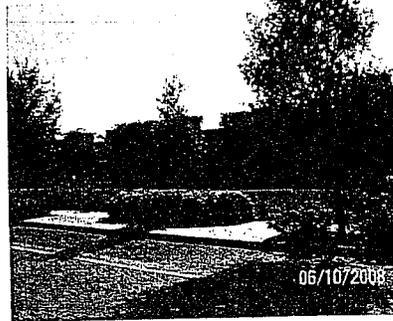
Sales Information

Date	Price	Code	Deed	Book/Page
6/8/2010	100	0311	QC	3203 / 0425
6/20/2005	100	02	QC	2276 / 2881
10/14/1998	6303000	01	WD	1178 / 2311

Assessment 2009 Final	Total Land and Building
2009 Final: 80100	Land Value: 80100 Acres: 0.16
Assessed: 80100	Building Value: 0
Ag.Credit: 0	Finished Area: 0 SqFt
Exempt:	
Taxable:	
Taxes: 1829.92	

BUILDING INFORMATION

No Sketch
 Available



Exterior Features

View: -
 ExtType: -
 Grade: -
 StoryHght: -

RoofCover: -
 YearBlt: -
 EffYrBlt: -
 No.Units: -

RoofStruct: -
 Frame: -
 PrimeWall: -
 SecWall: -

Interior Features

BedRooms: 0
 FullBath: 0
 1/2Bath: 0
 %A/C: 0

Electric: -
 HeatType: -
 HeatFuel: -
 %Heated: 0

PrmIntWall: -
 AvgHt/Ft: -
 Prm.Flors: -
 %Sprinkled: 0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.

Land Information

No.	Land Use	Type	Measure	Depth
1	1000-Vac Comm	525 -SqFeetRate	7187	
2				

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

Return to: (enclose self-addressed stamped envelope)

Name: Tradition Development Company, LLC

Address: 10489 SW Meeting Street
Port St. Lucie, FL 34987

This Instrument Prepared by:
Barry E. Somerstein, Esq.
Ruden Mc Closky P.A.
Address: P.O. Box 1900
Fort Lauderdale, FL 33301

COPY

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS DEED IS BEING GIVEN TO CORRECT THE LEGAL DESCRIPTION IN QUITCLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2276, PAGE 2881 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (*ORIGINAL DEED*) IN WHICH THE LEGAL DESCRIPTION ATTACHED TO THE ORIGINAL DEED WAS IN ERROR AND IS HEREBY DELETED AND REPLACED WITH THE LEGAL DESCRIPTION CONTAINED HEREIN

This Quit-Claim Deed, Executed as of this 8th day of June, A.D., 2010 by TRADITION DEVELOPMENT COMPANY, LLC, a Florida limited liability company, whose post office address is 10489 SW Meeting Street, Port St. Lucie, FL 34987, Port St. Lucie, Florida 34952 ("First Party") to TRADITION VILLAGE CENTER, LLC, a Florida limited liability company, successor by merger with Tradition Merger, LLC, a Florida limited liability company, whose post office address is 10489 SW Meeting Street, Port St. Lucie, FL 34987 ("Second Party"):

(Wherever used herein the terms "First Party" and "Second Party" 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 said first party, for and in consideration of the sum of TEN AND 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of 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.

RM7435547:1

COPY

Return to: (enclose self-addressed stamped envelope)

Name: Tradition Development Company, LLC

Address: 10489 SW Meeting Street
Port St. Lucie, FL 34987

This Instrument Prepared by:
Barry E. Somerstein, Esq.
Ruden Mc Closky P.A.
Address: P.O. Box 1900
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(Wherever used herein the terms "First Party" and "Second Party" 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 said first party, for and in consideration of the sum of TEN AND 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of 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.

RM7436547:1
COPY

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in presence of:

COPY

TRADITION DEVELOPMENT COMPANY, LLC, a Florida limited liability company.

Susan E. Berg
Witness Signature

SUSAN E. BERG
Printed Name

By: Wesley S. McCurry
Printed Name: Wesley S. McCurry

Title: President

Jean E. Sakowski
Witness Signature

Jean E. Sakowski
Printed Name

COPY

RM7436847:1

COPY

STATE OF FLORIDA)
) SS:
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. McNeary, the Vice 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 8th day of June, 2010.

Susan E. Berg
Notary Public

SUSAN E. BERG
Typed, printed or stamped name of Notary Public

My Commission Expires:
Dec. 25, 2013



COPY

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RM:7436347:1

EXHIBIT "A"

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, 22A 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.

COPY

RM:7436347:1

COPY

EXHIBIT "A"

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COPY

RM:74363-7:1

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