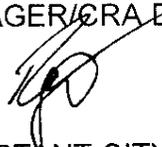


CRA ITEM 6  
DATE 10/15/12

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**MEMORANDUM**

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TO: GREGORY J. ORAVEC, CITY MANAGER/CRA DIRECTOR  
THRU: ROGER G. ORR, CITY ATTORNEY   
FROM: AZLINA GOLDSTEIN SIEGEL, ASSISTANT CITY ATTORNEY   
DATE: SEPTEMBER 26, 2012  
SUBJECT: PROPOSED COMPLAINT FOR CITY OF PORT ST. LUCIE and CITY OF  
PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY v. PSL CITY  
CENTER, LLC, DE GUARDIOLA PROPERTIES, INC., and PNC BANK, N.A.

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The Legal Department was directed by the Port St. Lucie City Council to pursue legal action against the appropriate persons and/or business entities who may be liable to the City and the CRA for the failure to timely and successfully meet the obligations and perform certain development actions concerning the City Center Project, which are set forth in the Redevelopment Agreement and the amendments thereto. The Redevelopment Agreement was entered into on or about August 9, 2005, by and between the City, the CRA, PSL City Center, LLC, a Florida limited liability ("PSL City Center"), and De Guardiola Properties, Inc., a Florida corporation ("De Guardiola"). PSL City Center and De Guardiola have failed and refused to fulfill their respective obligations under the Redevelopment Agreement and the amendments thereto.

I have drafted the attached proposed Complaint for which I am requesting approval of and authorization to proceed with filing by you, City Council and the CRA Board. In general, the proposed Complaint seeks to have the Court enter judgments against PSL City Center, De Guardiola and the Project Lender, PNC Bank, N.A., a national banking association ("PNC"), for (a) breach of contract, (b) specific performance, (c) promissory estoppel, (d) breach of contract implied-in-law, (e) unjust enrichment, and (f) declaratory judgment. However, please be advised that I would like to reserve the ability to make any modifications or add and/or delete certain causes of action in the proposed Complaint as the Legal Department may deem necessary.

Please place this matter on the October 15, 2012 meeting agendas for City Council and the CRA Board. If you have any questions, please do not hesitate to contact me.

AGS/bb  
Attachments: Proposed Complaint

cc: Pam E. Booker, Senior Assistant City Attorney

H:\Real Estate\LITIGATION\City Of PSL Vs. De Guardiola\Memo To Oravec Re Complaint Rev 9.26.12.Docx

**RECEIVED**

SEP 27 2012

City Manager's Office

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

CASE NO.:

CITY OF PORT ST. LUCIE, a Florida  
municipal corporation, and CITY OF PORT ST.  
LUCIE COMMUNITY REDEVELOPMENT  
AGENCY, a body corporate and politic of the  
State of Florida,

Plaintiffs,

vs.

PSL CITY CENTER, LLC, a Florida limited  
liability company, DE GUARDIOLA  
PROPERTIES, INC., a Florida corporation,  
and NATIONAL CITY BANK, a national banking  
association, as successor-in-interest to Fidelity  
Federal Bank & Trust by reason of assignment,  
n/k/a PNC Bank, N.A.

Defendants.

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### COMPLAINT

Plaintiffs, CITY OF PORT ST. LUCIE, a Florida municipal corporation, and CITY OF PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY, a body corporate and politic of the State of Florida, by and through their undersigned counsel, hereby file this Complaint, and sues Defendants PSL CITY CENTER, LLC, a Florida limited liability company, DE GUARDIOLA PROPERTIES INC., a Florida corporation, NATIONAL CITY BANK, a national banking association, as successor-in-interest to Fidelity Federal Bank & Trust by reason of assignment, n/k/a PNC BANK, N.A., and states as follows:

### INTRODUCTION

1. This is an action for (a) breach of contract, (b) specific performance, (c) promissory estoppel, (d) breach of contract implied-in-law, (e) unjust enrichment, and (f)

declaratory judgment.

### **JURISDICTION AND VENUE**

2. This Court has jurisdiction over the claims stated herein as the matters in controversy exceed \$15,000.00, exclusive of attorney's fees, costs and interest.

3. Venue is appropriate in St. Lucie County, Florida pursuant to Section 47.011 of the Florida Statutes as the real property that is the subject of this cause of action is located in Port St. Lucie, St. Lucie County, Florida.

### **PARTIES**

4. Plaintiff, CITY OF PORT ST. LUCIE, is a Florida municipal corporation (hereinafter "the CITY"), and is otherwise sui juris.

5. Plaintiff, CITY OF PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY, is a body corporate and politic of the State of Florida (hereinafter "the CRA"), and is otherwise sui juris.

6. Defendant, PSL CITY CENTER, LLC, is a Florida limited liability company (hereinafter "PSL CITY CENTER"), duly organized and validly existing, with its principal place of business in Palm Beach County, Florida.

7. Defendant, DE GUARDIOLA PROPERTIES INC., is a Florida corporation (hereinafter "DE GUARDIOLA"), duly organized and validly existing, with its principal place of business in Palm Beach County, Florida.

8. Defendant, PNC BANK, N.A., is a national banking association (hereinafter "PNC"), authorized to do business in the State of Florida, and is the owner and holder of the Note and Mortgage for the subject real property by virtue of being a successor by merger with National City Bank, a national banking association, as successor-in-interest to Fidelity Federal Bank & Trust by reason of assignment.

### GENERAL ALLEGATIONS APPLICABLE TO ALL COUNTS

9. All conditions precedent to bringing this action have occurred or have been excused or waived.

10. The Port St. Lucie City Council by Resolution No. 01-R2, dated January 22, 2001, made a finding that blighted areas existed within the City of Port St. Lucie and that the rehabilitation and redevelopment of the blighted areas was necessary and in the best interest of the public health, safety, welfare and morals of the residents.

11. By ordinance No. 01-1, dated February 12, 2001, the Port St. Lucie City Council created the City of Port St. Lucie Community Redevelopment Agency, a body corporate and politic of the State of Florida.

12. The CITY, PSL CITY CENTER, DE GUARDIOLA, and the CRA desired to redevelop certain lands within a designated community redevelopment area, pursuant to Part III, Chapter 163 of the Florida Statutes, and collaborated to create a conceptual master plan for said area to be known as "City Center."

13. At all times relevant to this action, PSL CITY CENTER owned or had a contract to purchase certain property consisting of approximately 40.77 acres ("the Property"), which was to be used for the development of City Center into a mixed-used redevelopment project ("the Project").

14. At all times relevant to this action, DE GUARDIOLA was to be the master developer of the Property and provide, in collaboration with the CITY and the CRA, a Master Plan for the Project.

15. The CITY, PSL CITY CENTER, DE GUARDIOLA, and the CRA entered into a Redevelopment Agreement concerning the Property on or about August 9, 2005, a copy of which is attached hereto and incorporated herein by reference as if fully set forth herein as Exhibit "A."

16. The Redevelopment Agreement has been modified and amended five (5) times over the years ("the Amendments"), and as amended, remains valid and binding upon all the parties to this action, copies of which are attached hereto and incorporated herein by reference as if fully set forth herein as Composite Exhibit "B."

17. The Property was to be developed by DE GUARDIOLA in four (4) phases – Phases IA, IB, II, and III.

18. DE GUARDIOLA was to construct the Project on the Property in accordance with "The Phasing Plan for the Redevelopment of City Center" and the Development Timeline, which were Exhibits "D" and "E," respectively, to the Redevelopment Agreement and the Amendments (hereinafter collectively referred to as "the Agreements") attached hereto as Exhibit "A" and Composite Exhibit "B."

19. The Agreements required DE GUARDIOLA to complete the development requirements identified as the developer's responsibilities for Phase IA by December 31, 2009.

20. As of the date of this Complaint, DE GUARDIOLA has failed and refused to complete and deliver Phase IA of the Project in accordance with the Agreements and the Development Timeline attached as an exhibit thereto.

21. PSL CITY CENTER was required to convey or exchange certain parcels of land within the City Center Project area to the CITY and/or the CRA.

22. The exchanges or conveyances of lands to the CITY and/or the CRA by PSL CITY CENTER were identified as "like-kind exchanges" in the Agreements.

23. Like-Kind Exchange No. 1 between the appropriate parties to the Agreements was completed as required by the Agreements on or before January 31, 2007.

24. Like-Kind Exchange No. 2 between the appropriate parties to the Agreements was to have occurred on or before May 30, 2008.

25. As of the date of this Complaint, PSL CITY CENTER has failed and refused to

meet its obligation to complete Like-Kind Exchange No. 2.

26. Under the terms and provisions of the Agreements, there were financial obligations that PSL CITY CENTER and DE GUARDIOLA were required to fulfill.

27. PSL CITY CENTER was required to make four (4) payments of \$250,000.00 to the CITY to help fund the CITY'S construction of a civic center for the Project.

28. PSL CITY CENTER has failed and refused to make the third installment payment of \$250,000 to the CITY, which was due on or before August 1, 2009.

29. PSL CITY CENTER has failed and refused to make the fourth installment payment of \$250,000 to the CITY, which was due on or before August 1, 2010.

30. DE GUARDIOLA requested that the CITY pursue the formation of a special assessment district ("SAD") to finance the construction of all or a portion of DE GUARDIOLA'S obligations under the Agreements that qualify for assessment financing (the "SAD Improvements").

31. The CITY authorized the formation of the SAD and the issuance of bonds or bond anticipation notes to finance the construction of the SAD Improvements.

32. As a result of the formation of the SAD, special assessments have been levied against the Property owned by PSL CITY CENTER and are accordingly paid when PSL CITY CENTER pays the annual real estate taxes for the Property.

33. PSL CITY CENTER has failed and refused to pay the 2010 and 2011 real estate taxes for the Property, which has resulted in a failure to make any payments towards the payoff of the SAD special assessments levied against the Property.

34. PNC, as the Project Lender, has failed and refused to pay the 2010 and 2011 real estate taxes for the Property, which has resulted in a failure to make any payments towards the payoff of the SAD special assessments levied against the Property.

35. As of August 21, 2012, the current total amount of principal and interest due and

owing for the unpaid SAD special assessments on the Property is \$3,742,304.50.

36. The CITY and the CRA, in making their expenditures and investing public funds to provide infrastructure, assemble and convey or exchange property to PSL CITY CENTER and/or DE GUARDIOLA, and construct public parking garages, a civic center and other public improvements to facilitate the development of the Property and the Project pursuant to the Agreements, relied upon the respective fulfillment of the covenants and obligations of PSL CITY CENTER and DE GUARDIOLA that were set forth in the Agreements as the inducement to undertake the Project.

37. As of August 21, 2012, the CITY'S and the CRA'S expenditures in fulfillment of their respective obligations under the Agreements total approximately \$54,352,466.00.

38. Pursuant to the Agreements, the CITY provided Defendants with written notices of default concerning PSL CITY CENTER'S and DE GUARDIOLA'S failure to perform and noncompliance with certain provisions thereof, which adversely affected the successful and timely development and completion of the Project in addition to adversely affecting the rights, duties and responsibilities undertaken by the CITY and the CRA in accordance with the Agreements. Copies of the written notices of default are attached hereto and incorporated herein as Composite Exhibit "C."

**COUNT I – BREACH OF CONTRACT**  
**AGAINST PSL CITY CENTER and DE GUARDIOLA**

39. The CITY and the CRA re-allege and re-aver the allegations contained in the above paragraphs 1 through 37 as if fully set forth herein.

40. On or about August 9, 2005, the CITY, PSL CITY CENTER, DE GUARDIOLA and the CRA entered into a written Redevelopment Agreement concerning the development of the Property, which is more particularly described in Exhibit "A" to the attached Redevelopment Agreement, for the creation of a redevelopment project known as City Center.

41. PSL CITY CENTER has failed and refused to respond to the CITY'S request to cure its failures by performing its obligations under the Agreements and has therefore materially breached the Agreements.

42. DE GUARDIOLA has failed and refused to respond to the CITY'S request to cure its failures by performing its obligations under the Agreements and has therefore materially breached the Agreements.

43. The CITY and the CRA have suffered damages as a result of PSL CITY CENTER'S material breach of the Agreements.

44. The CITY and the CRA have suffered damages as a result of DE GUARDIOLA'S material breach of the Agreements.

**WHEREFORE**, the CITY and the CRA demand a judgment against the Defendants PSL CITY CENTER and DE GUARDIOLA for damages for breach of contract, plus attorney's fees, costs and interest, and such other and further relief that this Court deems just and proper.

**COUNT II – SPECIFIC PERFORMANCE**  
**AGAINST PSL CITY CENTER and DE GUARDIOLA**

45. The CITY and the CRA re-allege and re-aver the allegations contained in the above paragraphs 1 through 37 as if fully set forth herein.

46. On or about August 9, 2005, the CITY, PSL CITY CENTER, DE GUARDIOLA and the CRA entered into a written Redevelopment Agreement, which was subsequently modified and amended five (5) times over the years. *See the attached Exhibit "A" and Composite Exhibit "B."*

47. The CITY and the CRA have performed all of their obligations that can be reasonably performed and/or completed in light of the material breach of the Agreements by PSL CITY CENTER and DE GUARDIOLA.

48. The CITY and the CRA remain ready, willing and able to perform and complete

their obligations under the Agreements.

49. The CITY and the CRA have no adequate remedy at law because the Project is unique and the responsibilities and obligations to construct and financially support the development of the Property for the Project in accordance with the Agreements cannot be readily performed solely by the CITY and/or the CRA.

**WHEREFORE**, the CITY and the CRA demand a judgment against the Defendants PSL CITY CENTER and DE GUARDIOLA ordering the Defendants PSL CITY CENTER and DE GUARDIOLA to specifically perform their obligations under the Agreements and deliver to the CITY and/or the CRA the completed infrastructure, improvements and other developments on the Property for the City Center Project, and such other and further relief that this Court deems just and proper.

**COUNT III – PROMISSORY ESTOPPEL**  
**AGAINST PSL CITY CENTER and DE GUARDIOLA**

50. The CITY and the CRA re-allege and re-aver the allegations contained in the above paragraphs 1 through 37 as if fully set forth herein.

51. This count for Promissory Estoppel is pled in the alternative to the CITY'S and CRA'S claims for Breach of Contract and Specific Performance against the Defendants PSL CITY CENTER and DE GUARDIOLA.

52. The representations, covenants and promises to create, construct and develop City Center into a mixed-use redevelopment project made by PSL CITY CENTER and DE GUARDIOLA were detrimentally relied upon by the CITY and the CRA when the CITY and the CRA invested public funds to provide infrastructure, acquire real property, construct improvements, and issue bonds and/or secure a credit facility to facilitate and finance the development of the Project.

53. At all times relevant and material hereto, PSL CITY CENTER and DE

GUARDIOLA knew that the CITY and the CRA were relying on their fulfillment of their promises in undertaking the required actions set forth in the Agreements.

54. PSL CITY CENTER and DE GUARDIOLA should have reasonably expected that its promises would induce the CITY and the CRA to undertake the Project.

55. Enforcement of the performance of the promises made and obligations agreed to under the Agreements by PSL CITY CENTER and DE GUARDIOLA is necessary to prevent injustice.

**WHEREFORE**, the CITY and the CRA demand a judgment for damages plus attorney's fees, costs and interest against the Defendants PSL CITY CENTER and DE GUARDIOLA and prays for such other and further relief which this Court deems just and proper.

**COUNT IV – BREACH OF CONTRACT IMPLIED-IN-LAW AGAINST PNC**

56. The CITY and the CRA re-allege and re-aver the allegations contained in the above paragraphs 1 through 37 as if fully set forth herein.

57. The CITY and the CRA have performed all of their obligations that can be reasonably performed and/or completed in light of the material breach of the Agreements by PSL CITY CENTER and DE GUARDIOLA, thereby conferring a benefit on PNC, which was assigned all of the rights, title and interest of PSL CITY CENTER and DE GUARDIOLA under the Agreements as security for PSL CITY CENTER'S repayment of the loan to purchase the Property and pursue the City Center Project.

58. PNC voluntarily accepted and retained the benefit conferred on the Property by the development actions undertaken by the CITY and the CRA to date with full knowledge of PSL CITY CENTER'S and DE GUARDIOLA'S failure to perform or comply with certain provisions of the Agreements.

59. The CITY provided PNC with written notice of the events of default under the Agreements by PSL CITY CENTER and DE GUARDIOLA.

60. PNC failed and refused to respond to the CITY'S request to cure the events of default of PSL CITY CENTER and DE GUARDIOLA knowing that their noncompliance and failure to fulfill their obligations would adversely affect not only the rights, duties and/or responsibilities of the CITY and/or the CRA, but also the successful development and completion of the Project that would benefit the residents of the City of Port St. Lucie.

61. The circumstances are such that it would be inequitable for PNC to retain the benefits conferred by the CITY and the CRA without paying for the value thereof.

**WHEREFORE**, the CITY and the CRA demand a judgment for damages plus attorney's fees, costs and interest against the Defendant PNC and prays for such other and further relief which this Court deems just and proper.

#### **COUNT V – UNJUST ENRICHMENT**

62. The CITY and the CRA re-allege and re-aver the allegations contained in the above paragraphs 1 through 37 as if fully set forth herein.

63. The CITY and the CRA have performed all of its obligations that can be reasonably performed and/or completed in light of the material breach of the Agreements by PSL CITY CENTER and DE GUARDIOLA, thereby conferring a benefit on the Defendants PSL CITY CENTER, DE GUARDIOLA and PNC, all of whom have knowledge thereof.

64. The Defendants PSL CITY CENTER, DE GUARDIOLA and PNC knowingly and voluntarily accepted and retain the benefit conferred on the Property by the development actions undertaken by the CITY and the CRA to date.

65. The circumstances are such that it would be inequitable for the Defendants to retain the benefits conferred by the CITY and the CRA on the Defendants PSL CITY CENTER, DE GUARDIOLA and PNC without paying for the value thereof.

66. The Defendants PSL CITY CENTER, DE GUARDIOLA and PNC have been unjustly enriched at the expense of the CITY and the CRA.

67. The CITY and the CRA are entitled to damages as a result of the unjust enrichment enjoyed by the Defendants PSL CITY CENTER, DE GUARDIOLA and PNC.

**WHEREFORE**, the CITY and the CRA demand a judgment for damages plus attorney's fees, costs and interest against the Defendants PSL CITY CENTER, DE GUARDIOLA and PNC and prays for such other and further relief which this Court deems just and proper.

**COUNT VI – DECLARATORY JUDGMENT**

68. The CITY and the CRA re-allege and re-aver the allegations contained in the above paragraphs 1 through 37 as if fully set forth herein.

69. There is a bona fide, actual, present practical need for a declaration of the CITY'S and PNC'S respective lien rights over the Property.

70. There is a present, ascertained or ascertainable state of facts, or present controversy as to a state of facts.

71. The CITY and the CRA are seeking priority lien rights over the recorded Note and Mortgage owned and held by PNC.

72. The CITY'S and the CRA's rights and privileges are dependent upon the facts or the law applicable to the facts.

73. The relief sought is not merely the giving of legal advice by the Court or the answer to questions propounded from curiosity.

**WHEREFORE**, the CITY and the CRA respectfully request a declaratory judgment declaring that the CITY'S and the CRA'S lien rights have priority over the lien rights of the holders of any recorded notes and mortgages concerning the Property, and such other and further relief which this Court deems just and proper.

**DEMAND FOR JURY TRIAL**

The CITY and the CRA demand a trial by jury on any and all issues so triable.

DATED: This \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Respectfully Submitted,

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AZLINA GOLDSTEIN SIEGEL  
Florida Bar No.: 0026106  
City Attorney's Office  
City of Port St. Lucie  
121 S.W. Port St. Lucie Blvd.  
Port St. Lucie, FL 34984  
Facsimile: (772) 873-6335  
Email: [AGoldstein@cityofpsl.com](mailto:AGoldstein@cityofpsl.com)  
*Attorney for the Plaintiffs*

Prepared By:  
Robert N. Klein, Esq.  
Klein & Dobbins, P.L.  
805 Virginia Avenue, Suite 25  
Fort Pierce, FL 34982



REDEVELOPMENT AGREEMENT

BY AND BETWEEN

THE CITY OF PORT ST. LUCIE

AND

THE CITY OF PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY

AND

PSL CITY CENTER, LLC

AND

DE GUARDIOLA PROPERTIES, INC.

{00002747.9}

STATE OF FLORIDA  
ST. LUCIE COUNTY  
CITY OF PORT ST. LUCIE

THIS IS TO CERTIFY THAT THIS  
IS A TRUE AND CORRECT COPY  
OF THE RECORDS ON FILE IN  
THIS OFFICE

*Ronald P. Phillips*  
CITY CLERK

*SE 44 pages w/ attachments*  
BY *[Signature]*  
DEPUTY CLERK

DATE 5-17-12  
(CITY SEAL)

A circular seal for the City of Port St. Lucie, Florida. The outer ring contains the text "CITY OF PORT ST. LUCIE" at the top and "FLORIDA" at the bottom. The inner ring contains "CITY CLERK" and "DEPUTY CLERK". The center of the seal is partially obscured by the signature and date.

## REDEVELOPMENT AGREEMENT

### City Center

THIS REDEVELOPMENT AGREEMENT ("Agreement") is made and entered into by and between the CITY OF PORT ST. LUCIE, a Florida municipal corporation (the "City"), the CITY OF PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY, a body corporate and politic of the State of Florida (the "CRA"), PSL CITY CENTER, LLC, a Florida limited liability company (the "Owner"), and DE GUARDIOLA PROPERTIES, INC., a Florida corporation (the "Developer").

### WITNESSETH:

WHEREAS, by Resolution No. 01-R2 dated January 22, 2001, the Port St. Lucie City Council (the "City Council") made a finding that blighted areas exist within the City of Port St. Lucie (the "City") and that the rehabilitation and redevelopment of the blighted areas is necessary in the interest of public health, safety, welfare and morals of the residents of the City; and

WHEREAS, by Ordinance No. 01-1 dated February 12, 2001, the City Council created the CRA and appointed the Board of the CRA (the "Board"); and

WHEREAS, the City Council, upon recommendation of the CRA, by Resolution No. 01-R27 dated June 11, 2001, adopted the Community Redevelopment Plan (the "Plan") for a designated community redevelopment area known as the Community Redevelopment Area (the "Area"), located in the City, pursuant to Part III, Chapter 163, Florida Statutes; and

WHEREAS, the Owner owns or has a contract to purchase that certain property consisting of approximately 40.77 acres, located within the Area and more particularly described in Exhibit "A", attached hereto and made a part hereof (the "Property"); and

WHEREAS, the Developer will be the master developer of the Property in accordance with the terms hereof; and

WHEREAS, the Owner, the Developer, the City and the CRA desire to redevelop the Property and other adjacent properties owned by parties not party to this Agreement, as identified in Exhibit "B", attached hereto and made a part hereof (collectively, the "Other Properties"), and in accordance with the Plan; and

WHEREAS, the Property and the Other Properties are hereinafter sometimes referred to as "City Center;" and

WHEREAS, the Developer, the City and the CRA have collaborated to create a conceptual master plan for redevelopment of City Center, attached hereto as Exhibit "C" and made a part hereof (the "Master Plan"); and

WHEREAS, the Developer, the City and the CRA will provide for the Master Plan to be developed in four (4) "Phases," so that City Center will be constructed pursuant to Phases IA, IB, II and III, all in accordance with "The Phasing Plan for the Redevelopment of City Center", attached hereto as Exhibit "D" and made a part hereof (the "Phasing Plan") and the Development Timeline, attached hereto and made a part hereof as Exhibit "E"; and

WHEREAS, pursuant to the terms of this Agreement, the Owner will permit the Developer to submit to the City applications for the development necessary to develop City Center, including land use, zoning and subdivision, which will regulate the development of City Center; and

WHEREAS, the Owner intends to permit the Developer to develop, and the Developer intends to develop, City Center into a mixed-use re-development project (the "Project"), which achieves the goals set forth in the Plan and is consistent with the Master Plan and approvals granted by the City; and

WHEREAS, the City intends to take such actions as are necessary to review and process applications for development benefiting the Project and to otherwise fulfill its obligations hereunder; and

WHEREAS, the CRA intends to take such actions as are necessary to review and process applications for development benefiting the Project and to otherwise fulfill its obligations hereunder; and

WHEREAS, the Owner or the Developer, as the case may be, will convey or exchange certain parcels of land within City Center to the City and/or the CRA, as the case may be, to be used for the construction of roadways, infrastructure, public buildings and/or facilities, as more particularly set forth in this Agreement; and

WHEREAS, the City and the CRA have determined that it is in the City's and the CRA's best interest to invest public funds to provide infrastructure, assemble and convey or exchange property to the Owner or the Developer, as the case may be (provided certain performance thresholds and state regulations are satisfied), and construct public parking garages, a civic center and other public improvements to facilitate the development of the Project in accordance with the Plan and as set forth in this Agreement; and

WHEREAS, this Agreement has been prepared, and the City, the CRA, the Owner and the Developer desire to enter into this Agreement to effectuate the development of the Project and to ensure that the parties hereto will perform as has been agreed; and

WHEREAS, the Owner and the Developer, in making their respective expenditures in anticipation of the redevelopment, and in undertaking their respective efforts to acquire and permit, and/or develop, the Project, are relying upon the covenants

and obligations of the City and the CRA, as set forth herein, as the inducement to undertake the Project and without which the Owner and the Developer would not undertake their respective obligations with regard to the Project; and

WHEREAS, the City and the CRA, in making their expenditures in anticipation of developing, and in undertaking their efforts to develop the Project, are relying upon the respective covenants and obligations of the Owner and the Developer, as set forth herein, as the inducement to undertake the Project and without which the City and the CRA would not undertake the Project at this time; and

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

## ARTICLE 1.

### Definitions.

1.01 Definitions. The following initially capitalized terms, when used in this Agreement (except as herein otherwise expressly provided or required by the context), shall have the following meanings:

A. "Affiliated Company" means any company, partnership, limited liability company or other form of business more than 50% of which is owned by an entity for which George De Guardiola has the management responsibilities.

B. "CRA" means the City of Port St. Lucie Community Redevelopment Agency created by Ordinance No. 01-1 (2/12/01) and as thereafter amended.

C. "City" means the City of Port St. Lucie, Florida.

D. "Civic Center Project" means the construction by the City and the CRA of a multipurpose facility, architecturally compatible with other buildings within City Center, offering recreational, cultural and meeting facilities and consisting of approximately 100,000 square feet.

E. "City Center Parking Structure Project Phase 1" means the construction by the CRA of two (2) parking garages of approximately 1800 parking spaces in total in accordance with the Master Plan and Timeline.

F. "City Center Parking Structure Project Phase 2" means the construction by the CRA of two (2) parking garages of approximately 1600 parking spaces in total in accordance with the Master Plan and Timeline.

G. "Condo-hotel" means a multi-family structure or group of structures containing a hotel utilizing multiple, individual condominium living units that are owned by individual owners, who can occupy them pursuant to applicable covenants and agreements, that are also able to be included as rental units in the hotel operated within the same structure or structures.

H. "CRA Improvements" means the improvements to be constructed by the CRA, including the Civic Center (in conjunction with the City), City Center Parking Structure Project Phase 1 and Phase 2 and any necessary Off-Site Improvements.

I. "CRA Project" means construction of the CRA Improvements and any actions to be taken by the CRA in furtherance of the Project, as set forth herein and in the Timeline.

J. "Contribution" means the sum of One Million Dollars (\$1,000,000.00) for the Civic Center Project to be paid to the City in accordance with the terms of this Agreement.

K. "County" means St. Lucie County, Florida.

L. "Developer" means De Guardiola Properties, Inc., its successors and/or assigns and any Affiliated Company designated by it.

M. "Government Facility Project" means the construction of a building architecturally compatible with other buildings within City Center and appearing to be at least two (2) stories in height, which houses offices providing general governmental services to the public, to be constructed in accordance with the Master Plan.

N. "Greenway Improvements" means the construction by the Developer of drainage, sidewalks and landscaping improvements to the area identified in Exhibit "F", attached hereto and made a part hereof.

O. "Master Plan" means the conceptual master plan for the redevelopment of City Center, attached hereto as Exhibit "C" and made a part hereof.

P. "Off-Site Improvements" means the construction by the CRA of any utilities or transportation upgrades required by the City, the County or other applicable jurisdiction for the approval of the Project located outside the boundaries of City Center, subject to the provisions of Paragraph 2.07.G. below.

Q. "On-Site Improvements" means the construction by the Developer of any utilities or streets required by the City, the County or other applicable jurisdiction for the approval of the Project located inside the boundaries of City Center.

R. "Owner" means PSL City Center, LLC, its successors and/or assigns and any Affiliated Company designated by it.

S. "Phase IA Project" means that project, as amended by mutual agreement of the parties from time to time involving the redevelopment of City Center in accordance with Phase IA of the Phasing Plan and the Timeline.

T. "Phase IB Project" means that project, as amended by mutual agreement of the parties from time to time, involving the redevelopment of City Center in accordance with Phase IB of the Phasing Plan and the Timeline.

U. "Phase II Project" means that project, as amended by mutual agreement of the parties from time to time, involving the redevelopment of City Center in accordance with Phase II of the Phasing Plan and the Timeline.

V. "Phase III Project" means that project, as amended by mutual agreement of the parties from time to time, involving the redevelopment of City Center in accordance with Phase III of the Phasing Plan and the Timeline.

W. "Phasing Plan" means the Phasing Plan for the Redevelopment of City Center set forth in Exhibit "D", attached hereto and made a part hereof.

X. "Plan" means the Community Redevelopment Plan adopted by the City of Port St. Lucie Community Redevelopment CRA ("CRA") by Resolution No. 01-R27 and as thereafter amended.

Y. "Police Substation Project" means the construction by the City of a building of approximately 20,000 square feet, architecturally compatible with other buildings within City Center and appearing to be two (2) stories in height for police department use.

Z. "Project Lenders" means any financial institution which shall loan funds to the Owner to acquire City Center and/or to the Developer to construct the Project.

AA. "Public Plaza" means that portion of the Project so designated and serving as a public park and place of public assembly.

BB. "Timeline" means the Development Timeline set forth in Exhibit "E", attached hereto and made a part hereof.

CC. "US Highway No. 1 Improvements" means the construction by the CRA of irrigation and landscaping improvements, and any other improvements mutually deemed necessary by the parties hereto, on U.S. Highway No. 1 from Tiffany Avenue to Walton Road.

## ARTICLE 2.

### City Center Plan and Improvements

2.01 City Center Concept. The development of City Center will transform the failed suburban outdoor mall formerly known as the Village Green Shopping Center into a “new old downtown” as conceptualized by the Plan and the Master Plan. City Center will be a phased mixed-use development designed to include traditional neighborhood development (TND) principles, which include horizontally and vertically mixed-use buildings, pedestrian-oriented streets, public open spaces, prominent civic uses, and architectural integrity. The horizontally and vertically mixed-uses will include office, educational, institutional, retail, restaurant, residential, hotel and parking. The on-site storm water retention areas (lakes) and southern drainage conveyance system will be reconstructed, planted and enhanced by the Developer to serve as an amenity and a place for passive recreation.

The internal public street grid, designed for vehicles, bicycles and pedestrians, will serve as the skeleton for the development of the project. The “Main Street” of the project is the center east-west roadway, which connects directly with US 1. Flanked by two (2) signature office buildings at the entrance to the project, this “Main Street” delivers visitors to the centrally located Public Plaza that is anchored to the east by the Civic Center and defined at its edges by a condo-hotel, mixed-use retail and residential uses and a series of sidewalk café restaurants. The Civic Center, along with the Police Substation and the site for the Government Facility, are to be located along the eastern north-south roadway, which connects Walton Road and Village Green Drive through the Project. An additional connection to Walton Road is proposed, which will provide access to the center of the Project, and is defined by office uses at its northern edge, commercial and mixed-use buildings in the center and residential condominiums at its southern end. The retail shops, restaurants, offices and residences will co-exist with the civic infrastructure, which includes the Public Plaza and Civic Center. City Center will become a special destination within the City, designed to accommodate special events and public celebrations in a pedestrian friendly atmosphere.

2.02 Development Phases. The Developer, the City and the CRA propose to develop the Project pursuant to the Master Plan in “Phases” depicted on the Phasing Plan, all in accordance with the Timeline.

2.03 City Center Property Acquisitions and Conveyances. To fulfill the public purpose of implementing the Project through the development of the Master Plan and to make the development of the Master Plan feasible, it is necessary for the parties to acquire and convey certain property as described herein.

A. The CRA will acquire the properties identified in Exhibit “G” attached hereto.

B. It is understood and agreed between the parties hereto that it is the Owner's intent to exchange certain properties described in this Agreement for the real property or real properties of the CRA of like-kind in a manner which will cause such transaction or transactions (hereinafter referred to as the "Exchange Transaction" or "Exchange Transactions") to qualify as a like-kind exchange under Section 1031 of the Internal Revenue Code. The City and the CRA agree to cooperate with the Owner in connection with coordinating the Exchange Transactions, and the City and the CRA acknowledge and agree that their agreement to cooperate with the Owner in connection with the Exchange Transaction or Exchange Transactions, as the case may be, includes cooperation in coordinating a simultaneous Exchange Transaction or Exchange Transactions as contemplated under Section 1031(a)(3) of the Internal Revenue Code; provided, however, that the City and the CRA shall not be required to incur nor shall they incur any liability, cost or expense, potential or otherwise, in excess of the liabilities, costs and expenses which the CRA would otherwise have incurred had the CRA acquired the Property required herein to be acquired by the CRA in accordance with the provisions of this Agreement without having to cooperate with the Owner in connection with the Exchange Transaction or Exchange Transactions. Such cooperation may include the City transferring property to the CRA prior to transfer to the Owner in order to ensure that the Exchange Transaction or Exchange Transactions qualify as like-kind exchanges. The groupings of properties to be conveyed as like-kind exchanges are set forth in Paragraph F below, and are so grouped as a result of the Project phasing. Owner agrees that it will convey the properties herein designated to be conveyed to the CRA even if it cannot effectuate an Exchange Transaction.

C. The City and CRA desire to safeguard the conveyance of properties to the Owner by requiring that the Developer receive a certificate of occupancy for the corresponding development improvements, as set forth in the Master Plan and the Timeline, prior to conveying fee simple ownership to the Owner. To enable the Developer to construct the development improvements, the City or the CRA, as the case may be, agrees to enter into mutually agreeable leases with the Developer that will allow the Developer to commence and complete such improvements. Notwithstanding the foregoing, any such lease shall not require the payment of rent by the Developer and shall provide that Project Lenders shall have the right to secure their loans to the Developer by a leasehold mortgage on the Developer's interest in the leasehold and that the Developer shall have the right to pledge its leasehold interest to any Project Lender.

D. The CRA shall convey the property identified in Exhibit "H" hereto to the City for use as public right-of-way.

E. The parties shall convey fee simple ownership for the properties being conveyed via like-kind exchanges only after the mutual development improvements are completed pursuant to Subparagraph C above.

F. Like-Kind Exchanges.

1. In accordance with the above and other provisions of this Agreement, the CRA shall convey the applicable property identified in Exhibit "I", attached hereto and made a part hereof, to the Owner and the Owner shall simultaneously convey the applicable property identified in Exhibit "J" hereto to the CRA (collectively, "LKE1").

2. In accordance with the above and other provisions of this Agreement, the CRA shall convey the applicable property identified in Exhibit "J", attached hereto and made a part hereof, to the Owner and the Owner shall simultaneously convey the property identified in Exhibit "J" to the CRA (collectively, "LKE2").

G. The Developer shall be responsible for obtaining the survey and platting (if necessary) of all properties to be transferred to effectuate the transfer of same. All transfers of property (except those dedicated by plat) pursuant to this Agreement shall be in fee simple by special warranty deed, free and clear of all liens and encumbrances not approved by the party taking title, together with title insurance in favor of the grantee in the amount of the value of the property so transferred. The Developer shall be responsible for all costs associated with the transfer, including but not limited to documentary stamps (if any), title insurance search and premium, closing costs and proration of taxes (if any). The City and/or the CRA agree to cooperate in the replatting of any properties which they own.

2.04 Financing.

A. The successful development of the Project is contingent upon the CRA constructing the CRA Improvements. Based upon current CRA revenue projections, the total cost of the CRA Improvements will exceed the CRA's current ability to finance them. Consequently, it will be necessary for the CRA, with the assistance of the City through a covenant to budget and appropriate from non ad valorem revenues or other mechanism, as appropriate, to finance the cost of the CRA Improvements in accordance with the Timeline.

B. In the event the CRA does not have the financial capacity, as reasonably determined by the City and its investment bankers, to finance any phase of the CRA Improvements in accordance with the Timeline, the Developer will have the right, but not the obligation, to elect to finance the construction of such CRA Improvements. If the Developer exercises this right, the CRA shall be responsible for repaying the Developer for all financing and construction costs associated with such CRA Improvements as soon as the CRA has the financial capacity to do so, subject to the negotiation and execution of a separate agreement by the parties addressing the foregoing.

C. For purposes of this Agreement, "financial capacity" shall mean that the CRA's annual revenue, to be collected within the 12-month period prior to a proposed financing, is greater than the total of the following, multiplied by 1.1: (a) all project and operation expenses of the CRA, plus (b) the maximum annual debt service of the CRA.

2.05 Ancillary Government Actions. To make the Project feasible, certain governmental actions will be required, including, but not limited to:

A. The CRA will fund the professional work, and the City will support and/or process any applications, necessary to designate the site as an "urban redevelopment area" or other comparable designation of the Comprehensive Plan which will allow the Project to be developed without Development of Regional Impact review, as permitted by State and local law, and as consistent with the provisions of recently passed Senate Bill 360 related to growth management and Development of Regional Impact reviews.

B. The parties recognize that proceeding with all due diligence is essential to the Project. Accordingly, the City agrees, to the extent possible, to provide for the expedited review of all development permit applications. The CRA agrees to consider funding the necessary staff to ensure that the City can provide such expedited review. "Expedited review" will be interpreted to include but not be limited to the following:

1. Concurrent Review of the Land Use Amendment and PUD Application. After the transmittal hearing of the land use amendment application, the City agrees to allow the processing of the PUD application for the Project.
2. Concurrent Review of the Subdivision Application. If the PUD is conditionally approved prior to the final adoption hearing of the land use amendment application, the City agrees to begin processing of the subdivision application upon submittal.
3. Consolidated Review of Development Proposal & Working Group. The parties recognize that significant time can be spent in the development review process. Therefore, the City agrees to create a "working group" comprised of members of the respective City departments in the development review process, led by the City Manager, which will meet with the Developer to review the various aspects of the Developer's PUD and construction plan applications, including but not limited to site plans and street sections. In addition, the City understands that City Center is an integrated and interrelated development being constructed by the City, the CRA and the Developer. Given the need and desire by all parties that the various structures have architectural compatibility and functionality, the working group shall be the forum to ensure that the foregoing is achieved.

C. 1. If the Developer requests the formation of a special assessment district ("SAD") to finance the construction of all or a portion of the Developer's obligations hereunder that qualify for assessment financing (collectively, the "SAD Improvements"), the City shall promptly consider the Developer's request for the formation of an SAD.

2. Upon approval of the SAD, the City and/or the CRA shall promptly enter into a construction contract, or change order to an existing construction contract (either of which shall be the "Construction Contract") with a contractor that is then currently providing continuous services to the City, pursuant to which the contractor shall construct the SAD Improvements.

3. The City or the CRA, as appropriate, reserves the right to enter into a change order to the Construction Contract in order to have the Contractor construct the CRA Project or individual components thereof.

4. The City or the CRA, as appropriate, shall commence construction of the SAD Improvements (the "SAD Project"), and diligently work and complete the construction of same in a timely manner, upon execution of Construction Contract.

5. Nothing herein shall relieve the Developer of its obligation hereunder in the event an SAD is not formed, except in the event that the condition precedent set forth in Paragraph 9.01.C hereinbelow is not satisfied.

2.06 Timeline for Property Acquisition and Conveyance; Financing; Development. The successful development of the Project is contingent upon the timely execution of actions which can be categorized as: Property Acquisition and Conveyance; Financing; Development. This Paragraph and the exhibits referenced herein are meant to provide the binding time periods or dates, which may include but not be limited to start and completion dates, for the execution of the specified actions. It should be noted that the parties recognize that the size and complexity of the Project will likely necessitate the amendment of the Timeline from time to time; provided, however, that any amendment shall be subject to the approval of each party.

A. Property Acquisition and Conveyance.

1. Acquisition.

a. The CRA will acquire the properties identified in Exhibit "G" by September 30, 2006.

2. Conveyance.

a. Subject to and in accordance with Paragraph 2.03, the CRA and the Owner shall effectuate LKE1 on or before March 31, 2009.

b. Subject to and in accordance with Paragraph 2.03, the CRA and the Owner shall effectuate LKE2 on or before March 31, 2011.

B. Financing.

Subject to Paragraph 2.04, the CRA shall finance the CRA Improvements in accordance with the Timeline, except as more specifically set forth below.

1. By September 30, 2006, the CRA shall issue bonds or secure a credit facility of Nine Million Three Hundred Thirty Thousand Dollars (\$9,330,000.00), more or less, to execute the required development actions set forth in Phase IA of the Timeline.

2. By January 31, 2008, the CRA shall issue bonds or secure an appropriate credit facility of Thirty Eight Million Four Hundred Thousand Dollars (\$38,400,000.00), more or less, to refund the original bonds or credit facility of Nine Million Three Hundred Thirty Thousand Dollars (\$9,330,000.00) and to execute the required development actions set forth in Phase IB of the Timeline.

3. By January 31, 2009, the CRA shall issue bonds or secure an appropriate credit facility of Twenty Two Million Nine Hundred Fifty Thousand Dollars (\$22,950,000.00), more or less, to execute the required development actions set forth in Phases II and III of the Timeline. In the event the CRA does not have the "financial capacity" (as defined in Subparagraph 2.04.C. below) to finance this Phase of the CRA Improvements, the Developer may exercise the rights set forth in Subparagraph 2.04.B.

C. Development.

1. All development actions shall be carried out pursuant to the Timeline, except as more specifically set forth above. Any development action not specifically identified in the Timeline shall be carried out so that such action does not prevent the execution of actions specifically set forth in the Timeline.

2.07 Utilities.

A. The City agrees to provide potable water and wastewater capacities sufficient to meet the demands of the Project based on the Master Plan and the Timeline, upon the City's approval of the Developer's utility plans. However, this should not be construed as a commitment to provide specific service to any given improvement within the Project until approvals by all necessary regulatory agencies have been obtained; construction plans have been approved by the City and the CRA; a Utility Service Agreement / Permit to Connect has been fully executed by the Developer; and all applicable fees have been paid to the utility, subject to a credit for fees as set forth in Paragraph 2.07.C. hereinebelow.

B. The parties agree that current professional engineering calculations project the Project to generate water and wastewater flows of approximately 1,418 equivalent residential connections ("ERCs"), as set forth in Exhibit "K" hereto. The 1,418 ERCs are projected to be connected to the City's water and wastewater systems within the Phases set forth in the Timeline.

C. The parties agree that a combined total of 138.1 ERCs of water and wastewater plant capacity have previously been paid for and reserved to and for the benefit of the Property and the Other Properties. The City agrees to credit said 138.1 ERCs of water and wastewater plant capacity toward the total number of plant capacity ERCs the Project will ultimately be required to purchase. It is further agreed that no additional credits of any kind shall be applied toward the Project's required water and wastewater plant capacity purchases.

D. The parties agree that regardless of the time of payment, the payment of all water and wastewater plant capacity fees shall always be based on the City's rates then in effect.

E. Unless otherwise agreed to in writing, the City's hydraulic model, latest edition, shall be used to determine the size of all water and wastewater mains related to the On-Site Improvements and the Off-Site Improvements.

F. The parties acknowledge that analysis of the Project's projected impact on the City's utility system compared to the City's hydraulic model is still under review by the City's consulting engineers; however, the parties agree that certain improvements must be made to the City's water and wastewater infrastructure in order to serve the Project's ultimate build out. The parties further acknowledge that the projected cost for water and wastewater components of the Off-Site Improvements is currently estimated to be Twenty-Two Million Two Hundred Thousand Dollars (\$22,200,000.00), of which Fourteen Million Two Hundred Thousand Dollars (\$14,200,000.00) is currently unfunded.

G. In all instances, the Project will be responsible for the payment of its hydraulic share of the cost to construct the water and wastewater components of the Off-Site Improvements required to be constructed by the CRA. It is currently estimated that the Project's hydraulic share is 13.54%, which would mean payment of Three Million Five Thousand Three Hundred Eighty Dollars (\$3,005,380.00) ( $\$22,200,000.00 \times 13.54\%$ ). The parties agree that the estimated hydraulic share and resulting calculation of costs are both subject to change upon completion and City's acceptance of the engineering analysis prepared by the City's Consultants.

2.08 Consistency With Comprehensive Plan. Upon the final, non-appealable approval of the land use amendment and any zoning approval, the City finds and determines in accordance with Section 163.3227, Florida Statutes, that the Project shall be consistent with the Comprehensive Plan of the City.

2.09 Prior Development; Vested Rights Determination. The City acknowledges and agrees that as a successor to the original and subsequent developer(s) of the Village Green Shopping Center, which paid impact fees, made certain public improvements pursuant to the Midport DRI Development Order and had certain vested development rights, the Developer is entitled to the following:

A. Prior Development Entitlements.

1. The parties agree that for the purposes of establishing entitlements and impact fee credits to be utilized by the Developer for the Project, the existing development on the Property consists of Two Hundred Forty Thousand (240,000) square feet of commercial space (collectively, the "Prior Development"). As a result, the entitlements and impact fee credits for the Prior Development shall accrue to the benefit of the Project and shall be applied to, or for the benefit of, any development activity pursuant to Master Plan until fully utilized.

2. The Developer shall not be required to pay any impact fees or other fees in connection with any development in City Center until such Prior Development entitlements and impact fee credits are exhausted. The City agrees to take any and all actions necessary to effectuate the foregoing, whether pursuant to existing impact fee ordinances or those enacted in the future, which may include enacting ordinances to allow for such impact fee credits.

B. Vested Rights Determination. The City acknowledges and agrees that the Developer has enhanced, or will enhance, the City's transportation network through the aforementioned action of its predecessors and the payment of any additional transportation impact fees. As a result, the City acknowledges and agrees that the Developer's enhancement of the City's transportation network mitigates the impact on City roads resulting from the development of City Center as contemplated herein, and as shall be approved, and will fully satisfy the City's transportation concurrency requirements as to City Center. The execution of this Agreement by the City shall be the finding by the City Council that, upon the dedication of the right-of-way by the Developer as provided for in this Agreement, this Agreement shall constitute a "Vested Rights Determination" by the City Council as to traffic circulation, pursuant to Port St. Lucie City Code Section 160.27 (B). The Project shall be vested and exempt from the City's Concurrency Management System requirements as to traffic circulation. In the event further actions shall be necessary to validate or ratify the "Vested Rights Determination", the City agrees to do so in an expeditious manner.

2.10 Master Plan. The parties acknowledge and agree that the Master Plan is a conceptual representation depicting the proposed design of the Project and has been attached to this Agreement for illustration and guidance purposes. The Master Plan will form the basis of the conceptual plan for the planned unit development ("PUD") that will be reviewed by the City pursuant to applicable City ordinances, regulations and codes, and the Master Plan shall be subject to review and revision as shall be necessary to be

consistent with same or as may be reasonably required by the Owner and/or the Developer to meet the needs of the Project.

2.11 Civic Center. The parties desire to provide the City and the CRA flexibility in constructing the Civic Center Project. Accordingly, the parties agree that the City and the CRA shall have until December 31, 2009, to commence construction of the Civic Center Project. If the City and the CRA (a) do not commence construction of the Civic Center Project by December 31, 2009, or (b) advise the Owner and the Developer in writing prior to that date that they do not intend to construct the Civic Center Project, the City and/or the CRA shall immediately convey the Civic Center Project property to the Developer. The Developer will then consult with the parties and make application to develop this area of the Project for alternative use(s). The failure to commence construction of the Civic Center Project shall not constitute a default by the City or CRA, and the City and the CRA agree to reasonably review such proposed alternative use(s).

### ARTICLE 3.

#### General Agreement

3.01 Obligations of the Parties. The successful implementation of the Master Plan will require the cooperation and collaboration of the parties. Each party is responsible for fulfilling mutually important obligations as set forth in this Agreement.

3.02 Obligations of the Owner. The Owner is required to fulfill the following obligations:

A. Provide all reasonable information and authorizations necessary to process the applications and submittals for approval, development and construction of the Project.

B. Diligently prosecute all Owner actions necessary to carry out its obligations hereunder.

C. Pay the Contribution to the City for the funding of the Civic Center Project as follows:

1. Two Hundred Fifty Thousand Dollars (\$250,000.00) within ten (10) days following issuance of the building permit for the Civic Center Project.
2. Two Hundred Fifty Thousand Dollars (\$250,000.00) one (1) year after the date of payment in subparagraph a. above.
3. Two Hundred Fifty Thousand Dollars (\$250,000.00) two (2) years after the date of payment in subparagraph a. above.
4. Two Hundred Fifty Thousand Dollars (\$250,000.00) three (3) years after the date of payment in subparagraph a. above.

If Owner fails to make any of the foregoing payments when required and shall not cure such failure upon the giving of the notice pursuant to Subparagraph 10.01.A. and within the grace period provided, the City shall have the right to file a lien on the Property in the Public Records of St. Lucie County in the amount of such unpaid payment.

3.03 Obligations of the Developer. The Developer is required to fulfill the following obligations:

A. Provide all reasonable information and authorizations necessary to process the applications and submittals for approval, development and construction of the Project.

B. Diligently prosecute all actions of the Developer necessary to carry out the development of the Master Plan in accordance with Article 2 and other provisions of this Agreement.

3.04 Obligations of the City. The City is required to fulfill the following obligations:

A. Diligently process all applications and submittals necessary for approval, development and construction of the Project.

B. In conjunction with the CRA, authorize financing sufficient to fund the CRA Improvements and Civic Center Project; provided, however, that the City shall not be obligated to use the City's property tax revenues therefor.

C. Authorize financing sufficient to fund the Police Substation Project; provided; however, that the City shall not be obligated to use the City's general revenues therefor.

D. Diligently prosecute all City actions necessary to carry out the development of the Master Plan in accordance with Article 2 and other provisions of this Agreement.

3.05 Obligations of the CRA. The CRA is required to fulfill the following obligations:

A. In conjunction with the City, authorize financing sufficient to fund the CRA Improvements and Civic Center Project; provided, however, that the City shall not be obligated to use the City's property tax revenues therefor.

B. Diligently prosecute all CRA actions necessary to carry out the development of the Master Plan in accordance with Article 2 and other provisions of this Agreement.

## ARTICLE 4.

### Representations, Warranties and Covenants of the Owner.

4.01 Representation and Warranties. The Owner represents and warrants to the City and the CRA that each of the following statements is presently, and will during the term of this Agreement be, true and accurate:

A. The Owner (i) is a limited liability company organized under the laws of the State of Florida, duly organized and validly existing, and (ii) has all requisite power and authority to carry on its business as now conducted, to own or hold under lease or otherwise, its properties and to enter into and perform its obligations hereunder and under each instrument described herein to which it is or will be a party.

B. This Agreement has been properly authorized, executed and delivered by the Owner and neither the execution and delivery hereof, nor compliance with the terms and provisions hereof at the time such action is required (i) requires the approval and consent of any other party, except such as have been obtained, (ii) violates any existing law, judgment, governmental rule, regulation or order applicable to or binding on the Owner, or (iii) violates or results in any breach of or default under any agreement or instrument in existence on the date of this Agreement to which the Owner is a party.

C. To the best of the Owner's knowledge (without investigation), there are no actions pending or threatened against the Owner.

D. This Agreement constitutes a legal, valid and binding obligation of the Owner enforceable against the Owner in accordance with the terms thereof, except as such enforceability may be limited by applicable bankruptcy, insolvency or similar laws from time to time in effect which affect creditors' rights generally and subject to usual equitable principles in the event that equitable remedies are involved.

## ARTICLE 5.

### Representations, Warranties and Covenants of the Developer.

5.01 Representations and Warranties. The Developer represents and warrants to the City and the CRA that each of the following statements is presently, and will during the term of this Agreement be, true and accurate:

A. The Developer (i) is a corporation organized under the laws of the State of Florida, duly organized and validly existing, and (ii) has all requisite power and authority to carry on its business as now conducted, to own or hold under lease or otherwise, its properties and to enter into and perform its obligations hereunder and under each instrument described herein to which it is or will be a party.

B. This Agreement has been properly authorized, executed and delivered by the Developer and neither the execution and delivery hereof, nor compliance with the terms and provisions hereof at the time such action is required (i) requires the approval and consent of any other party, except such as have been obtained, (ii) violates any existing law, judgment, governmental rule, regulation or order applicable to or binding on the Developer, or (iii) violates or results in any breach of or default under any agreement or instrument in existence on the date of this Agreement to which the Developer is a party.

C. To the best of the Developer's knowledge (without investigation), there are no actions pending or threatened against the Developer.

D. This Agreement constitutes a legal, valid and binding obligation of the Developer enforceable against the Developer in accordance with the terms thereof, except as such enforceability may be limited by applicable bankruptcy, insolvency or similar laws from time to time in effect which affect creditors' rights generally and subject to usual equitable principles in the event that equitable remedies are involved.

## ARTICLE 6.

### Representations, Warranties and Covenants of the City

6.01 Representations and Warranties. The City represents and warrants to the Developer that each of the following statements is presently, and will during the term of this Agreement be, true and accurate:

A. The City (i) is a municipal corporation validly existing under the laws of the State of Florida, and (ii) has all requisite corporate power and authority to carry on its business as now conducted and to perform its obligations under this Agreement and each document contemplated hereunder to which it is or will be a party.

B. This Agreement has been properly authorized, executed and delivered by the City and neither the execution and delivery hereof, nor compliance with the terms and provisions hereof (i) requires the approval and consent of any third party, except such as have been obtained from the CRA and certified copies thereof having been delivered to the Developer, (ii) violates any existing law, judgment, governmental rule, regulation or order applicable to or binding on the City, or (iii) violates or results in any breach of or default on the part of the City, under the City's Charter, special acts, ordinances, resolutions, regulations, codes or policies or any agreement or instrument to which the City is a party.

C. This Agreement constitutes a legal, valid and binding obligation of the City enforceable against the City in accordance with the terms thereof, except as such enforceability may be limited by applicable bankruptcy, insolvency or similar laws from time to time in effect which affect creditors' rights generally and subject to usual equitable principles in the event that equitable remedies are involved.

## ARTICLE 7.

### Representations, Warranties and Covenants of the CRA

7.01 Representations and Warranties. The CRA represents and warrants to the Developer and the City that each of the following statements is presently, and will during the term of this Agreement be, true and accurate:

A. The CRA (i) is a validly existing body politic and corporate authority under the laws of the State of Florida, and (ii) has all requisite corporate power and authority to carry on its business as now conducted and to perform its obligations under this Agreement and each document contemplated hereunder to which it is or will be a party.

B. This Agreement has been properly authorized, executed and delivered by the CRA and neither the execution and delivery hereof, nor compliance with the terms and provisions hereof (i) requires the approval and consent of any third party, except such as have been obtained and certified copies thereof having been delivered to the Developer, (ii) violates any existing law, judgment, governmental rule, regulation or order applicable to or binding on the CRA, or (iii) violates or results in any breach of or default under any ordinances, resolutions, regulations, codes or policies or any agreement or instrument to which the CRA is a party.

C. This Agreement constitutes a legal, valid and binding obligation of the CRA enforceable against the CRA in accordance with the terms thereof, except as such enforceability may be limited by applicable bankruptcy, insolvency, or similar laws from time to time in effect which affect creditors' rights generally and subject to usual equitable principles in the event that equitable remedies are involved.

## ARTICLE 8.

### Maintenance and Repairs.

8.01 Maintenance and Repairs. Within one hundred eighty (180) days following the Effective Date of this Agreement, the Developer, the City and the CRA agree to enter into an agreement or agreements, in form and content mutually acceptable to all parties, governing the maintenance and repair of various areas of City Center subsequent to their construction, including but not limited to streets, landscaping and the Public Plaza.

## ARTICLE 9.

### Contingencies

9.01 Conditions Precedent to the Duties of the Owner and the Developer. The duty of the Owner to transfer certain properties hereunder and to permit the Developer to commence construction of the Project, after taking possession of City Center, and of the Owner and the Developer to undertake other duties under the terms, covenants, and conditions of this Agreement, are expressly subject to the fulfillment to the satisfaction of, or written waiver as provided herein by the Owner or the Developer, as the case maybe, on or before September 30, 2006, of the conditions precedent set forth below, unless waived in writing by the CRA or the City, as appropriate, as to each covenant to be performed by the Owner or by the Developer, as the case may be, as same shall relate to each of the following conditions or obligations to be performed by the City or the CRA:

A. The Developer shall have obtained final, non-appealable approvals of its land use amendment and the applicable rezoning ordinances and have in effect the financing (or commitments therefore) for construction and completion of the Project and for post-construction financing or refinancing, if any, from the Project Lenders.

B. The City and the CRA shall have authorized such financing or funding as may be necessary to enable the construction and development of the Phase 1A portion of the CRA Project and for property acquisitions, which the City and the CRA are required to effectuate pursuant to this Agreement.

C. If requested by the Developer, and found by the City to be compliant with its SAD criteria, the City shall have authorized the formation of the SAD and the issuance of bonds pursuant thereto or bond anticipation notes to finance the construction of the SAD Project.

D. No event of default by the City or the CRA hereunder shall have occurred and remain uncured.

9.02 Failure of Conditions Precedent. In the event one or more of the conditions set forth in Paragraph 9.01 are not satisfied or waived in writing by the Owner or the Developer, as the case may be, the Owner and the Developer shall have the right to deliver written notice to the City and the CRA, as provided herein, by October 10, 2006, notifying the City and the CRA of the intention of Owner and the Developer to terminate this Agreement, in which event this Agreement shall terminate and have no further force or effect, except as provided in Paragraph 9.03 below. In the event the City and the Developer do not timely provide the notice of termination provided in this Paragraph 9.02, the conditions set forth in Paragraph 9.02 shall be deemed satisfied and the City and the Developer shall perform pursuant to this Agreement.

9.03 Civic Center Parcel. In the event this Agreement is terminated pursuant to Paragraph 9.02 above, the Owner agrees that the City shall have the right to purchase the site of the Civic Center Project at market value in the event the City provides written notice to the Owner of the City's intent to purchase on or before October 31, 2006, in which event the City and the Owner shall enter into a binding contract for such purchase, and the City shall close the purchase on or before March 31, 2007. All costs of the closing and the purchase, including but not limited to the cost to plat such property, shall be paid by the City. The provisions of this Paragraph 9.03 shall survive the termination of this Agreement.

## ARTICLE 10.

### Default; Remedies.

#### 10.01 Default by the Owner; Remedies.

A. There shall be an "event of default" by the Owner under this Agreement if the Owner shall fail to perform or comply with any provision of this Agreement and such failure adversely affects the successful and timely development and completion of the Project or adversely affects the rights, duties or responsibilities of the City or the CRA under this Agreement and such failure continues for more than thirty (30) days after the City or the CRA shall have given the Owner written notice of such failure; provided, however, that if such failure cannot reasonably be cured within said thirty (30) days, then the event of default under this paragraph shall be suspended if and for so long as the Owner proceeds diligently to cure such default within the said thirty (30) days and diligently continues to proceed with curing such default until so cured; or

B. Upon the occurrence of an event of default described in Subparagraph 10.01.A. hereof, the City may, at any time thereafter if such event of default has not been cured, at its election either institute an action seeking specific performance of the Owner's obligations hereunder, or other injunctive relief, to the fullest extent permitted by law, or give a written notice of termination of this Agreement to the Developer, and on the date specified in such notice, which shall not be less than thirty (30) days after the date of delivery of such notice, this Agreement shall terminate and all rights of the Owner and the Developer hereunder shall cease, unless before such date all other events of defaults by the Owner hereunder occurring or existing at that time shall have been cured, or if not capable of being cured within said thirty (30) days, reasonable and necessary actions to cure such default have commenced and are being diligently pursued.

C. In no event shall a termination of this Agreement pursuant to the preceding subsection hereof, or the exercise or failure to exercise any other right or remedy hereunder, limit any other claim or remedy available to the City or the CRA under applicable law, including, without limitation, such damages or suits for damages to which the City and/or the CRA may be entitled as a result of any breach or event of default by the Owner. Notwithstanding the foregoing, no principal, officer, director, member, partner or shareholder of the Owner, or any entity controlling or related to the

Owner, shall have any personal liability for a default hereunder or damages or a claim of damages arising as a result thereof.

10.02 Default by the Developer; Remedies.

A. There shall be an "event of default" by the Developer under this Agreement if the Developer shall fail to perform or comply with any provision of this Agreement and such failure adversely affects the successful and timely development and completion of the Project or adversely affects the rights, duties or responsibilities of the City or the CRA under this Agreement and such failure continues for more than thirty (30) days after the City or the CRA shall have given the Developer written notice of such failure; provided, however, that if such failure cannot reasonably be cured within said thirty (30) days, then the event of default under this paragraph shall be suspended if and for so long as the Developer proceeds diligently to cure such default within the said thirty (30) days and diligently continues to proceed with curing such default until so cured; or

B. Upon the occurrence of an event of default described in Subparagraph 10.02.A. hereof, the City may, at any time thereafter if such event of default has not been cured, at its election either institute an action seeking specific performance of the Developer's obligations hereunder, or other injunctive relief, to the fullest extent permitted by law, or give a written notice of termination of this Agreement to the Developer, and on the date specified in such notice, which shall not be less than thirty (30) days after the date of delivery of such notice, this Agreement shall terminate and all rights of the Developer and the Owner hereunder shall cease, unless before such date all other events of defaults by the Developer hereunder occurring or existing at that time shall have been cured, or if not capable of being cured within said thirty (30) days, reasonable and necessary actions to cure such default have commenced and are being diligently pursued.

C. In no event shall a termination of this Agreement pursuant to the preceding subsection hereof, or the exercise or failure to exercise any other right or remedy hereunder, limit any other claim or remedy available to the City or the CRA under applicable law, including, without limitation, such damages or suits for damages to which the City and/or the CRA may be entitled as a result of any breach or event of default by the Developer. Notwithstanding the foregoing, no principal, officer, director, member, partner or shareholder of the Developer, or any entity controlling or related to the Developer, shall have any personal liability for a default hereunder or damages or a claim of damages arising as a result thereof.

10.03 Default by the City; Remedies.

A. There shall be an "event of default" by the City under this Agreement upon the occurrence of any one or more of the following:

1. The City shall have failed to commence and/or complete the City obligations when required pursuant to the Timeline (except for the Government Facility Project and Civic Center Project);

2. The City shall fail to fulfill any of its other covenants or obligations contained in the Agreement; or

3. The City shall fail to perform or comply with any other provision of this Agreement, or if any representation or warranty of the City hereunder fails to be true and correct, which failure adversely affects the Owner, the Developer and/or the Project and such failure shall continue for a period of thirty (30) days after the Owner and/or the Developer shall have given the City written notice of such failure; provided, however, that if such failure cannot reasonably be cured within said thirty (30) days, then the event of default under this Subparagraph shall be suspended if and for so long as the City proceeds diligently to cure such default within the said thirty (30) days and diligently continues to proceed with curing such default until so cured.

B. Upon the occurrence of an event of default described in Subparagraph 10.03.A. hereof, the Owner and/or the Developer may, at any time thereafter, at its election either institute an action seeking specific performance of the City's obligations hereunder, or other injunctive relief, to the fullest extent permitted by law, or give a written notice of termination of this Agreement to the City and the CRA, and on the date specified in such notice, which shall be not less than thirty (30) days after the date of delivery of such notice, this Agreement shall terminate and all rights of the City and the CRA hereunder shall cease unless before such date all defaults by the City hereunder existing at that time shall have been remedied.

C. In no event shall a termination of this Agreement pursuant to the preceding subsection hereof, or the exercise or failure to exercise any other right or remedy hereunder, limit any other claim or remedy available to the Owner and/or the Developer under applicable law, including, without limitation, such damages or suits for damages to which the Owner and/or the Developer may be entitled as a result of any breach or event of default by the City. Notwithstanding the foregoing, nothing in this Agreement shall be construed as waiving the City's right of sovereign immunity pursuant to Chapter 768, Florida Statutes.

#### 10.04 Default by the CRA: Remedies.

A. There shall be an "event of default" by the CRA under this Agreement if the CRA shall fail to perform or comply with any provision of this Agreement, fail to commence the CRA obligations pursuant to the Timeline (except for the Civic Center Project) and thereafter to timely complete the obligations in accordance with the Timeline or if any representation or warranty of the CRA hereunder fails to be true and correct, and such failure adversely affects the Owner, the Developer and/or the Project and such failure shall continue for a period of thirty (30) days after the Owner and/or the Developer shall have given the CRA written notice of such failure; provided, however, that if such failure cannot reasonably be cured within said thirty (30) days, then the event

of default under this paragraph shall be suspended if and for so long as the CRA proceeds diligently to cure such default within the said thirty (30) days and diligently continues to proceed with curing such default until so cured.

B. Upon the occurrence of an event or default described in Subparagraph 10.04.A. hereof, the Owner and/or the Developer may, at any time thereafter, at its election either institute an action for specific performance of the CRA's obligations hereunder, or other injunctive relief, to the fullest extent permitted by law, or give a written notice of termination of this Agreement to the CRA and the City, and on the date specified in such notice, which shall be not less than thirty (30) days after the date delivery of such notice, this Agreement shall terminate and all rights of the CRA and the City hereunder shall cease, unless before such date all defaults by the CRA hereunder existing at that time shall have been remedied.

C. In no event shall a termination of this Agreement pursuant to the preceding subsection hereof, or the exercise or failure to exercise any other right or remedy hereunder, limit any other claim or remedy available to the Owner and/or the Developer under applicable law, including, without limitation, such damages or suits for damages to which the Owner and/or the Developer may be entitled as a result of any breach or event of default by the CRA.

10.05 Non-Waiver on Failure to Observe Provisions of this Agreement. The failure of the Owner, the City, the CRA or the Developer to insist upon strict performance of any term, covenant, condition or provision of this Agreement shall not be deemed a waiver of any right or remedy that the Owner, the City, the CRA or the Developer may have, and shall not be deemed a waiver of a subsequent default or nonperformance of such time, covenant, condition or provision.

10.06 Attorney's Fees. Should any litigation arise between, among or involving any of the parties concerning or arising out of this Agreement, including, but not limited to, actions for damages, specific performance, declaratory, injunctive, or other relief, and whether at law or in equity, and including appellate and bankruptcy proceedings as well as at the trial level, the prevailing party in any litigation or proceeding shall be entitled to recover reasonable attorneys' fees and costs.

## ARTICLE 11.

### Force Majeure

#### 11.01 Force Majeure.

A. The following described events shall be events of Force Majeure for the purposes of this Agreement in connection with delays in any performance contemplated hereunder: fire, flood, earthquake or hurricane; unavailability of labor, materials, equipment or fuel; war, declaration of hostilities, revolt, civil strife, altercation or commotion, strike, labor dispute, or epidemic; archaeological excavation; lack of or

failure of transportation facilities; any law, order, proclamation, regulation, or ordinance of any government or any subdivision thereof except the City; or acts of God.

B. In the event any party is delayed in the performance of any act or obligation pursuant to or required by this Agreement as a result of any one or more of the events of Force Majeure described in subsection (A) of this Section, the time for required substantial completion of such act or obligation shall be extended by the number of calendar days equal to the total number of calendar days, if any, that such party is actually delayed by such event(s) of Force Majeure. The party seeking excuse for non-performance and delay in performance as the result of an occurrence of an event of Force Majeure as described in subsection (A) of this Section shall give written notice to the City, the CRA and the Project Lenders, if with respect to the Owner or the Developer, as the case may be, or to the Owner and the Developer and the Project Lenders, if with respect to the City or the CRA, or both, specifying the cost of the anticipated delay and its actual or anticipated duration, and if such delay shall be continuing thereafter no less than bi-weekly so long as such event of Force Majeure continues, similar written notice stating that the condition continues and its actual or anticipated duration. Any party seeking excuse for delay and nonperformance due to an event of Force Majeure shall use its best efforts to rectify any condition causing such delay and shall cooperate with the other parties, except such party shall not be required to incur unreasonable additional costs and expenses, to overcome any delay that has resulted.

## ARTICLE 12.

### Miscellaneous

#### 12.01 Notices.

A. Any notice required or permitted under this Agreement shall be in writing and shall be deemed to have been given either (i) when delivered in person to the persons designated hereinbelow for that purpose, (ii) upon delivery to an overnight courier (e.g. Federal Express, Airborne) as evidenced by the sender's copy, addressed as set forth hereinbelow; (iii) upon mailing by United States certified mail, return receipt requested, postage paid, to such address. Such notice shall be deemed received, when either (i) delivered in person to the agents designated hereinbelow for that purpose, (ii) on the first business day after delivery to an overnight courier (e.g., Federal Express, Airborne) as evidenced by the sender's copy, addressed as set forth hereinbelow, or (iii) three (3) days after deposited in the United States Mail, by certified mail, postage prepaid, return receipt requested, addressed to the other party. The addresses of the parties are as follows:

To the City:	City of Port St. Lucie 121 SW Port St. Lucie Boulevard Port St. Lucie, FL 34984 Attn: City Manager
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With Copy to: City of Port St. Lucie  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, FL 34984  
Attn: City Attorney

To the CRA: City of Port St. Lucie  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, FL 34984  
Attn: CRA Director

With Copy to: City of Port St. Lucie  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, FL 34984  
Attn: City Attorney

To the Owner: Bruce A. Rendina  
PSL City Center, LLC  
3801 PGA Boulevard, Suite 600  
Palm Beach Gardens, FL 33410

With Copy to: Richard Comiter, Esq.  
Comiter, Singer and Baseman, LLP  
3801 PGA Boulevard, Suite 604  
Palm Beach Gardens, FL 33410

With Copy to: Robert N. Klein, Esq.  
Klein & Dobbins, P.L.  
805 Virginia Avenue  
Suite 25  
Fort Pierce, Florida 34982

To the Developer: George de Guardiola  
De Guardiola Properties, Inc.  
1153 Town Center Drive, Suite 202  
Jupiter, FL 33458

With Copy to: Robert N. Klein  
Klein & Dobbins, P.L.  
805 Virginia Avenue  
Suite 25  
Fort Pierce, FL 34982

B. The persons and addresses to which notices are to be sent may be changed from time to time by written notice to such effect delivered to the other parties hereto. Until such a notice of change is received, a party may rely upon the last person or address

given. Any notice or other communication which the Developer shall desire or is required to be given to or served upon any of the Project Lenders shall be in writing and addressed to such Project Lender at its address as set forth in such mortgage or in the Project financing documents in question, or in the last assignment of such mortgage or such Project financing documents delivered to the City or the CRA, as the case may be, or at such other address as shall be designated by such holder or Project Lender by notice or writing given to the City or the CRA, as the case may be, and any such notice of communication shall be governed by the notice provisions in this Section.

12.02 Severability. If any provision of this Agreement is held invalid, the remainder of this Agreement shall not be affected thereby if such remainder would then continue to conform to the requirements of applicable laws and if the remainder of this Agreement can substantially be reasonably performed without material hardship, so as to accomplish the intent and the goals of the parties hereto.

12.03 Applicable Law and Construction.

A. The laws of the State of Florida shall govern the validity, performances and enforcement of this Agreement.

B. This Agreement has been negotiated by the City, the CRA, the Owner and the Developer, and this Agreement shall not be deemed to have been prepared by the City, the CRA, the Owner or the Developer, but by all equally. Each party has had the advice of counsel with regard to the terms and conditions set forth herein.

C. This Agreement constitutes the full and complete agreement between the parties hereto, and supersedes and controls any all prior agreements, understandings, representations, and statements, whether written or oral.

12.04 Submission to Jurisdiction. Each party to this Agreement hereby submits to the jurisdiction of the State of Florida, St. Lucie County and the courts thereof and to the jurisdiction of the United States District Court for the Southern District of Florida, for the purposes of any suit, action or other proceeding arising out of or relating to this Agreement, and hereby agrees not to assert by way of a motion as a defense or otherwise that such action is brought in an inconvenient forum or that the venue of such action is improper or that the subject matter thereof may not be enforced in or by such courts.

12.05 Captions. The Article and Section headings and captions of this Agreement and the table of contents preceding this Agreement are for convenience and reference only and in no way define, limit, or describe the scope or intent of this Agreement, or any part thereof; or in any way affect this Agreement, or construe any Article or Section hereof.

12.06 Successors and Assigns. The terms herein contained shall bind and inure to the benefit of the City and its successors and assigns, the CRA and its successors and assigns, the Owner and its successors and assigns, and the Developer and its successors and assigns, except as may be otherwise specifically provided herein. Any assignment of this

Agreement, or portion thereof, by the Owner or the Developer to an Affiliated Company shall not require the consent of the City or the CRA. No assignment of this Agreement by the Owner or the Developer to entity or person not an Affiliated Company shall be effective unless and until such assignment shall be approved by the City and the CRA. If the Owner wishes to sell a portion of the Property to an unrelated third party who shall develop same in accordance with the Master Plan and the Timeline, the Owner shall deliver written notice thereof to the City and the CRA. The City and the CRA shall have fifteen (15) days from receipt of the foregoing written notice to deliver to the Owner written approval or denial of the Owner's request, and such approval shall not be unreasonably withheld. If neither the City nor the CRA delivers written denial to the Owner within such fifteen (15) day period, the City and the CRA shall be deemed to have approved such sale. The sale of a portion of the Property to an unrelated third party pursuant to this paragraph shall not relieve the Owner or Developer of its obligations hereunder, and such unrelated third party shall be required to develop same in accordance with the Master Plan and the Timeline.

12.07 Holidays. It is hereby agreed and declared that whenever a notice or performance under the terms of this Agreement is to be made or given, or any time period or deadline ends, on a Saturday or Sunday, or on a legal holiday observed by the City of Port St. Lucie, Florida, it shall be postponed to the next following business day not a Saturday, Sunday, or legal holiday.

12.08 No Brokers. The City, the CRA and the Developer hereby represent, agree and acknowledge that, as of the date hereof, no real estate broker or other person is entitled to claim or to be paid a commission by the City, the CRA or the Developer as a result of the execution and delivery of this Agreement, or any proposed improvement, use, disposition, conveyance or dedication of any or all of the Project Site.

12.09 Failure To Address Particular Matters. The failure of this Agreement to address a particular permit, condition, term or restriction shall not relieve the Developer of the necessity of complying with the law governing said permitting requirements, conditions, term or restriction.

12.10 Owner and Developer Not Agents of City or CRA. Neither the Owner nor the Developer is an agent of the City or the CRA. The Developer shall not be required to comply with any City rules or regulations regarding hiring or contracting. Nothing contained in the Agreement shall be construed or deemed to name, designate, or cause (either directly, indirectly or implicitly) the Owner or the Developer to be an agent for the City or the CRA.

12.11 Recordation of Agreements. The City, the CRA, the Owner and the Developer agree to record this Agreement in the public records of St. Lucie County, Florida, as soon as possible after the execution hereof. The Developer shall pay the recording fees for recording this Agreement.

12.12 Public Purpose. This Agreement satisfies, fulfills, and is pursuant to and for a public purpose and municipal purpose and is in the public interest, and is a proper exercise of the City's power and authority under Florida law and the CRA's power under the Act.

12.13 Defense of Validity of Agreement. At all times during the term of this Agreement, the City and the CRA agree to preserve and defend the validity of this Agreement against challenges by all third parties, at the cost and expense of the Owner and the Developer. The City and the CRA enter into the provisions of this subsection, not to admit the potential for any such challenge, but as an inducement to any party seeking to do business with the Owner and/or the Developer on the Project or to occupy any structure in City Center.

12.14 Amendments. This Agreement may only be modified or amended in a writing signed by all parties hereto. If, due to (a) minor inaccuracies in this Agreement or in any other agreement contemplated hereby, or (b) changes resulting from technical matters arising during the term of this Agreement, it becomes necessary to amend this Agreement, the parties agree the Mayor, or his designee, is authorized to approve such changes and the Mayor, his designee, and other appropriate City officials are authorized to execute any required instruments effecting such change on behalf of the City, and the Mayor, as Chairman of the CRA, or his designee, is authorized to approve such changes and execute any required instruments effecting such change on behalf of the CRA, provided that such change does not materially alter the obligations of the parties pursuant to this Agreement.

12.15 Expiration of Agreement. Unless otherwise earlier terminated as provided herein, or by agreement of the parties, this Agreement shall expire at such time as the City and the Developer have completed all of their obligations hereunder.

12.16 Effective Date. This Agreement (including any amendment thereto) is effective upon execution and delivery thereof by the City, the CRA and the Developer following approval thereof by the City Council and the Board.

12.17 Recitals. The Recitals set forth prior to Article I hereinabove are true and correct and incorporated herein as if set forth herein verbatim.

12.18 Approximations. All square footage and units/rooms references set forth in this Agreement and the Exhibits attached hereto are expressed as "approximations" by the parties using current, "best guess" estimates. Deviations of less than ten percent (10%) from these references shall not be considered an "event of default" hereunder.

12.19 No Waiver of Police Power. As provided above and otherwise herein, the parties recognize and agree that certain provisions of this Agreement will require the City and the CRA, and/or the Council and its Board, respectively, as well as departments or agencies, acting in their governmental capacity, to consider certain changes in the City's Comprehensive Plan, zoning ordinances or other applicable City codes, plans or

regulations, as well as to consider other governmental actions as set forth in this Agreement. All such considerations and actions shall be undertaken in accordance with established requirements of state statutes and City ordinances, including notice and hearing requirements, in the exercise of the City's jurisdiction under the police power. Nothing in this Agreement is intended to limit or restrict the powers and responsibilities of the City in acting on applications for comprehensive plan changes and applications for other development. The parties further recognize and agree that these proceedings shall be conducted openly, fully, freely and fairly in full accordance with law and with both procedural and substantive due process to be accorded the applicant and any member of the public.

[SIGNATURES ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

ATTEST:

By: *Karen A. Phillips*  
Print Name: KAREN A. PHILLIPS  
Title: City Clerk

CITY:  
THE CITY OF PORT ST. LUCIE, a  
municipal corporation organized under the  
laws of the State of Florida

By: *Patricia P. Christensen*

~~Robert E. Minsky, Mayor~~  
Date: Patricia P. Christensen, Vice Mayor  
August 9, 2005

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:

By: *Pam E. Banker Hakim*  
Print Name: PAM E. BANKER HAKIM  
Title: City Attorney  
Date: 8/9/05

CRA  
THE CITY OF PORT ST. LUCIE  
COMMUNITY ~~DEVELOPMENT~~ REDEVELOPMENT  
~~AGENCY~~

By: *Patricia P. Christensen*  
~~Robert E. Minsky, Chairman~~

Date: Patricia P. Christensen, Vice Chairman  
August 9, 2005

OWNER:  
PSL CITY CENTER, LLC  
By: TEL, LLC, a Florida limited liability company  
By: *Bruce Rending*  
Bruce Rending, Managing Member

Date: 8-4-05

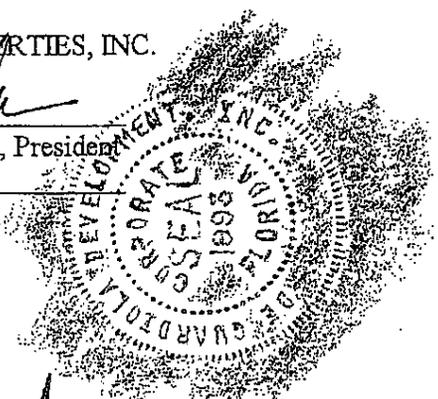
DEVELOPER:

DE GUARDIOLA PROPERTIES, INC.

By George De Guardiola  
George De Guardiola, President

Date: 8.4.05

[Corporate Seal]



STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of August, 2005, by Bonnie Weber, by BRUCE RENDINA, as Managing Manager of PSL CITY CENTER, LLC. Said person (check one)  is personally known to me,  produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or  produced other identification, to wit: \_\_\_\_\_

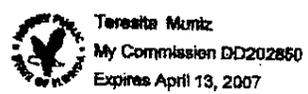
Bonnie Weber  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of August, 2005, by Teresita Muniz, by GEORGE DE GUARDIOLA, as President of DE GUARDIOLA PROPERTIES, INC. Said person (check one)  is personally known to me,  produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or  produced other identification, to wit: \_\_\_\_\_

Teresita Muniz  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



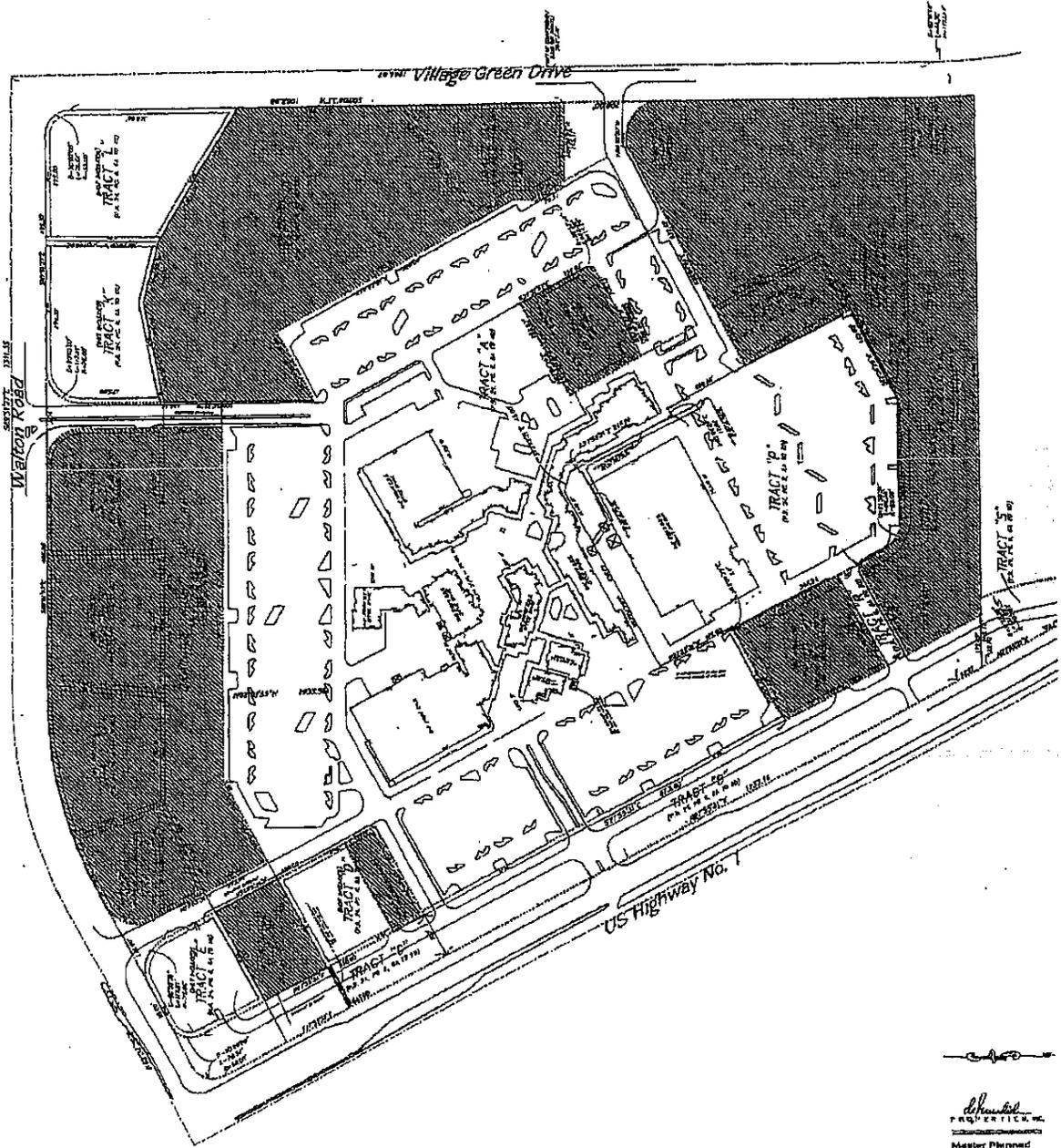
## LIST OF EXHIBITS

- Exhibit "A" Property owned/controlled by PSL City Center, LLC
- Exhibit "B" Other Properties
- Exhibit "C" Conceptual Master Plan
- Exhibit "D" Phasing Plan
- Exhibit "E" Development Timeline
- Exhibit "F" Greenway Area
- Exhibit "G" Property to be acquired by the CRA
- Exhibit "H" Property to be conveyed by the CRA to the City
- Exhibit "I" Like Kind Exchange 1 Parcels
- Exhibit "J" Like Kind Exchange 2 Parcels
- Exhibit "K" Estimated Equivalent Residential Connections



Exhibit "B" - Other Adjacent Properties

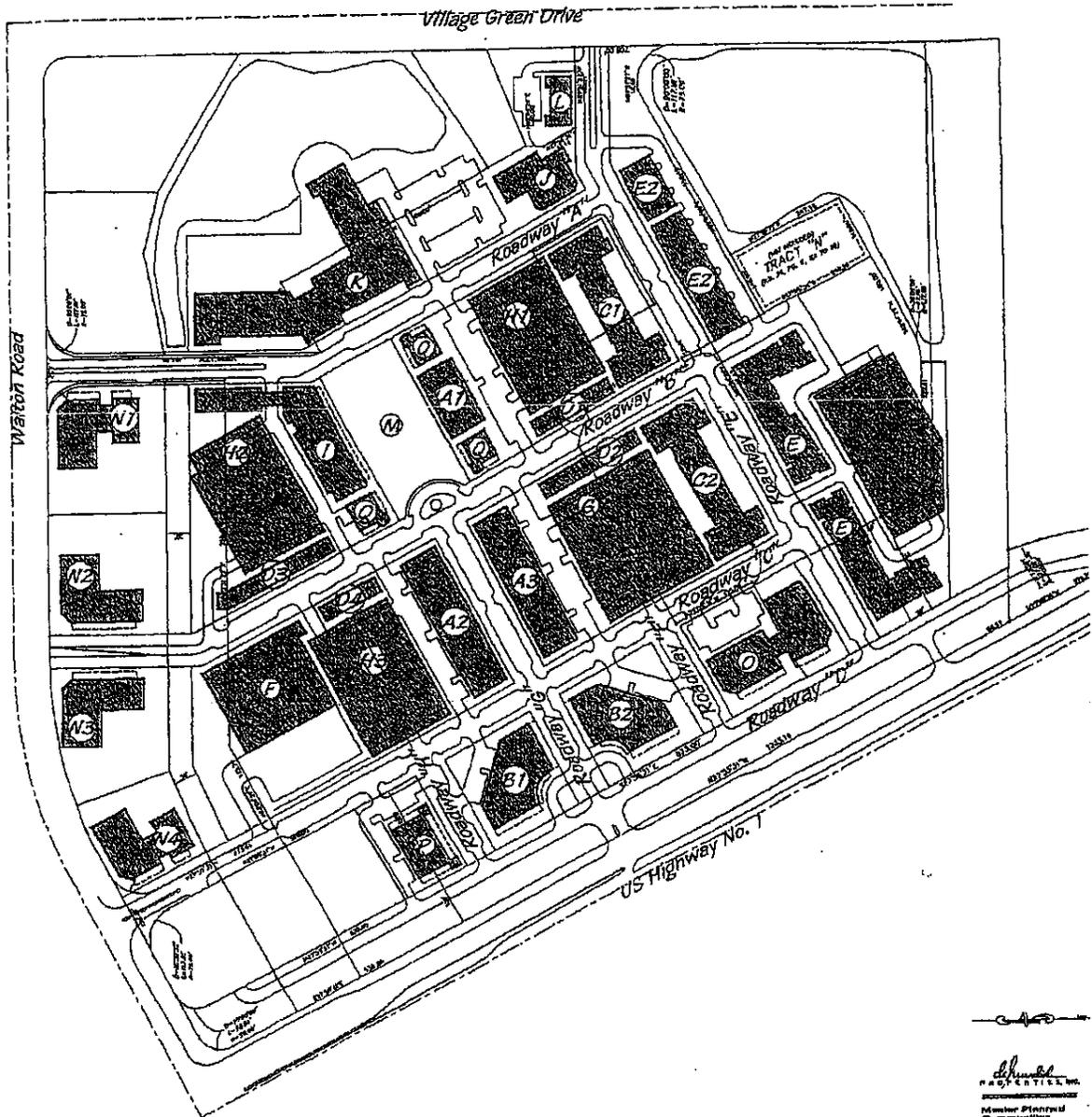
City Center  
Port St. Lucie, Florida



*Shenkel*  
PROFESSIONAL  
REGISTERED  
PLANNERS  
INCORPORATED  
1980 Town Center Drive  
Suite 202  
Jupiter, Florida 33458  
407-748-1400

# Exhibit "C" - Conceptual Master Plan

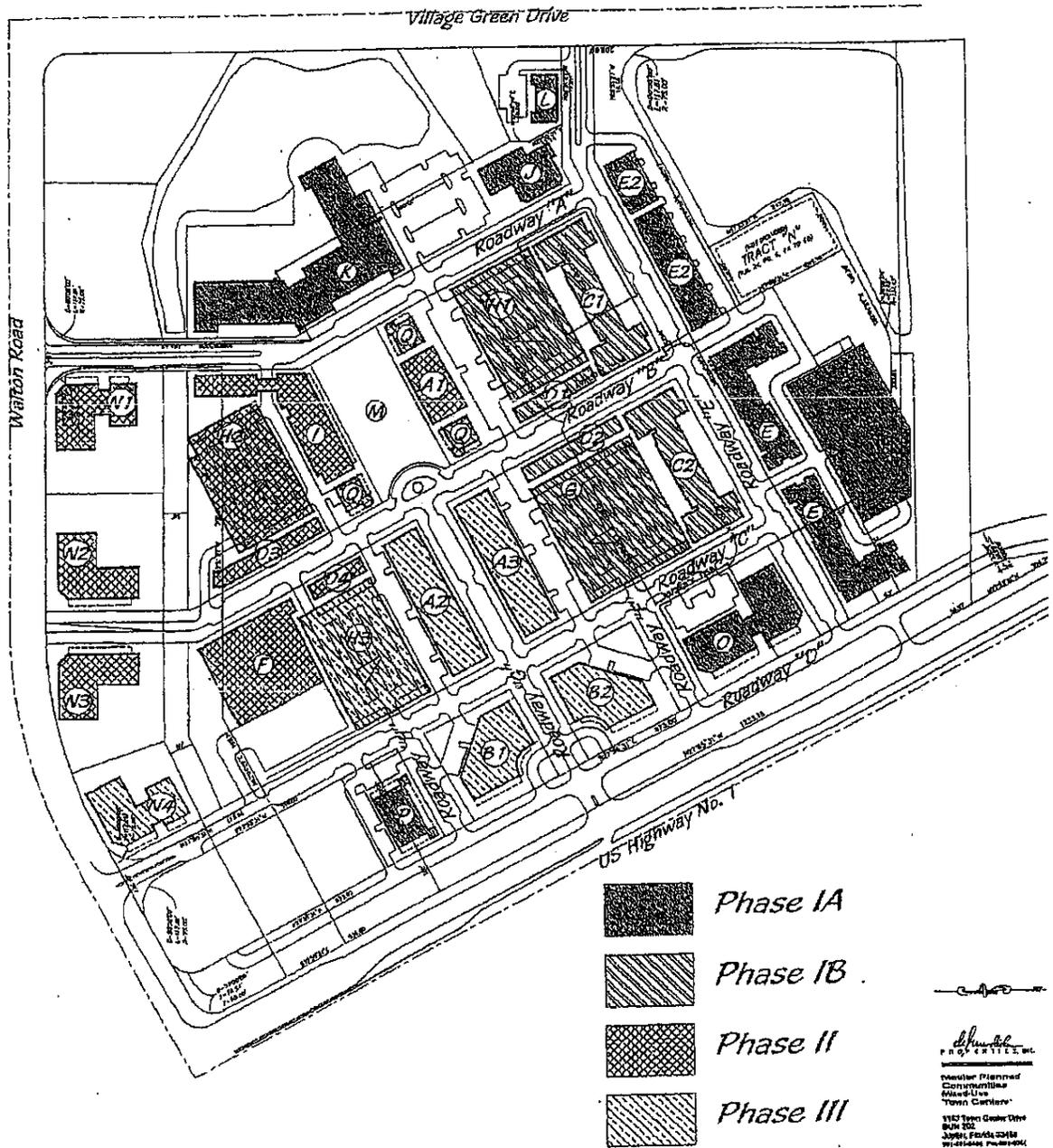
City Center  
Port St. Lucie, Florida



*dehnbuhl*  
ARCHITECTS, INC.  
10000 Highway 1  
Port St. Lucie, Florida 34952  
Telephone: 888-222-1111  
Fax: 888-222-1112

# Exhibit "D" - Phasing Plan

City Center  
Port St. Lucie, Florida



# Exhibit "E" - Development Timeline

## City Center Port St. Lucie, Florida

PHASE I A (September '06 - January '08)								Notes	Estimated Costs
Responsible Party	Plan Designation	Use	Retail SF	Office SF	Units DU	Structured Spaces			
DEVELOPER:	E	Residential			250	500		Single use residential	\$ 42,750,000.00
	E2	Mixed-Use	9,500		26			Residential over GF Office	\$ 4,550,000.00
	O	Kaiser College	75,000					700 students	\$ 9,375,000.00
	Road A	East/West Road						Fronting Civic Center	
	Road E	North/South Road						US1 to Village Green Drive	
	Road D	Frontage Road						Drainage and Landscape Improvements	
	Lakes	Drainage						Southern Lake and Wood Stork Trail	
							Developer Subtotal:	\$ 57,675,000.00	
CRA:	1	Office		15,000				Dr. Marder	\$ 2,500,000.00
	2	Vacant parcel						South part of Tires Plus	\$ 500,000.00
	3	Retail						Auto and Pool service center	\$ 2,500,000.00
	4	Vacant parcel						Walton & Roadway "C"	\$ 500,000.00
		Camp Plan						Funding for Comp Plan Change	\$ 100,000.00
	P	Dr. Marder		15,000				New Building	
	K	Civic Center						Planning & Design	\$ 1,000,000.00
	H1	Parking Garage						Planning & Design	\$ 800,000.00
	O	Parking Garage						Planning & Design	\$ 950,000.00
	Village Green	Off-site Roadway						Planning & Design	\$ 480,000.00
J	Police Station						See establishment		
L	Government site								
Subtotal:			0	99,500	276	500		CRA Subtotal:	\$ 9,330,000.00

PHASE I B								Notes	Est. Costs
Responsible Party	Designation	Use	Retail	Office	Units	S. Spaces			
DEVELOPER: Sept. '07 - Jan. '09	C1	Mixed-Use		12,500	125			Residential over GF Office	\$ 23,437,500.00
	C2	Mixed-Use		12,500	125			Residential over GF Office	\$ 23,437,500.00
	D1	Mixed-Use	6,000		18			Linear bldgs	\$ 4,350,000.00
	D2	Mixed-Use	7,200		22			Linear bldgs	\$ 5,310,000.00
								Developer Subtotal:	\$ 56,575,000.00
CRA: Sept. '07 - March '10	H1	Parking Garage				800		Award by March '08, 12 months to construct	\$ 7,200,000.00
	G	Parking Garage				950		Award by March '08, 12 months to construct	\$ 8,550,000.00
	Village Green	Off-site Roadway						4-lanes and signalization	\$ 4,320,000.00
	K	Civic Center						Construction complete 2 years from start	\$ 9,000,000.00
	J	Police Station						Construction complete 2 years from start	
L	Government Site		11,500	15,000	290	1,750		CRA Subtotal:	\$ 29,070,000.00

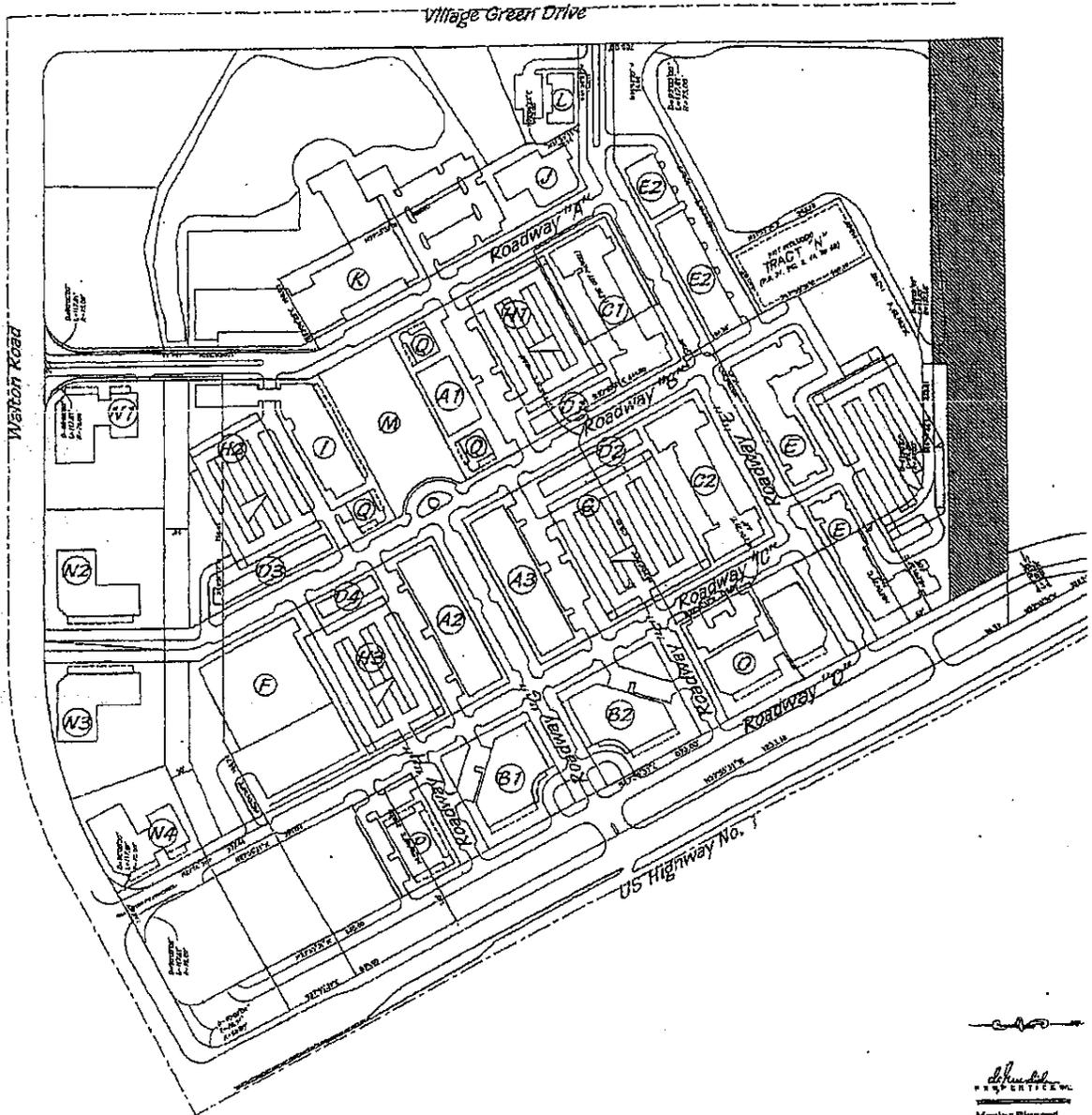
PHASE II (September '06 - January '10)								Notes	Est. Costs
Responsible Party	Designation	Use	Retail	Office	Units	S. Spaces			
DEVELOPER:	N1	Office		25,000				Walton & Roadway "A"	\$ 5,000,000.00
	N2	Office		25,000				Walton & Roadway "B"	\$ 5,000,000.00
	N3	Office		25,000				Walton & Roadway "C"	\$ 5,000,000.00
	A1	Mixed-Use	15,000		60			Located on the Civic Square	\$ 17,500,000.00
	Q	Restaurant	5,000					Located on the Civic Square	\$ 625,000.00
	Q	Restaurant	5,000					Located on the Civic Square	\$ 625,000.00
	Q	Restaurant	5,000					Located on the Civic Square	\$ 625,000.00
	D3	Mixed-Use	8,500		24			Linear bldgs	\$ 5,900,000.00
	D4	Mixed-Use	4,000		12			Linear bldgs	\$ 2,900,000.00
	F	Retail tenant	40,000					Big Box - Publix	\$ 5,000,000.00
	F	Retail tenant	40,000					Condo Units in Hotel Management	\$ 30,250,000.00
	Roadways B - H	Roads						All remaining interior roadways	
	M	Civic Square / Plaza						Central Plaza/Square	
	Lakes	Drainage						Lake and Pipe conveyance	
							Developer Subtotal:	\$ 74,425,000.00	
CRA:	H2	Parking Garage				800		Award by March '09, 12 months to construct	\$ 8,000,000.00
	Road Contingency	Roadway						Roadway extensions	\$ 4,800,000.00
	GS 1	Roadway						Landscape treatments	\$ 750,000.00
Walton Road	Roadway						Signalization at Walton & Roadway "D"	\$ 600,000.00	
Subtotal:			102,500	75,000	246	800		CRA Subtotal:	\$ 14,150,000.00

PHASE III (September '09 - September '11)								Notes	Est. Costs
Responsible Party	Designation	Use	Retail	Office	Units	S. Spaces			
DEVELOPER:	A2	Mixed-use	25,000		110			Residential over GF Retail	\$ 24,250,000.00
	A3	Mixed-use	25,000		110			Residential over GF Retail	\$ 24,250,000.00
	B1	Office		100,000				5-Story office building	\$ 12,500,000.00
	B2	Office		100,000				5-Story office building	\$ 12,500,000.00
	H4	Office		25,000				Walton & Roadway "C"	\$ 1,000,000.00
							Developer Subtotal:	\$ 78,500,000.00	
CRA:	H3	Parking Garage				800		Award by March '10, 12 months to construct	\$ 8,000,000.00
Subtotal:			50,000	225,000	220	800		CRA Subtotal:	\$ 8,800,000.00

<b>TOTAL DEVELOPMENT PROGRAM:</b>			166,000	424,500	1,032	3,250		Developer Total:	\$ 267,175,000.00
								CRA Total:	\$ 61,350,000.00

Exhibit "F" - Greenway Area

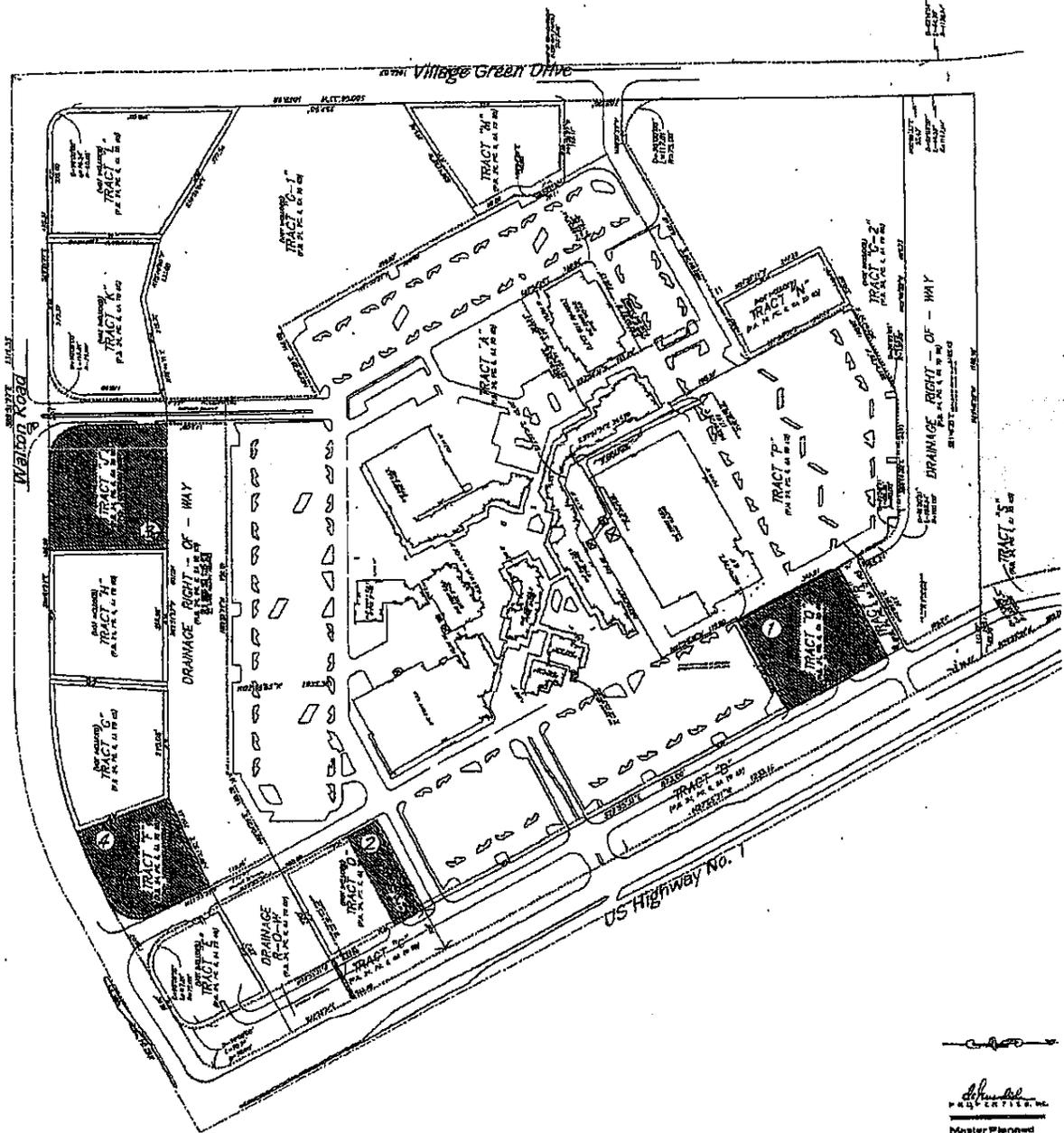
City Center  
Port St. Lucie, Florida



*Handwritten signature*  
S. J. BATTLE  
Master Planner  
Community  
Municipal  
Town Centers  
1131 Town Center Drive  
Burlington  
Florida 32625  
904-221-1000

Exhibit "G" - Property to be acquired by the CRA

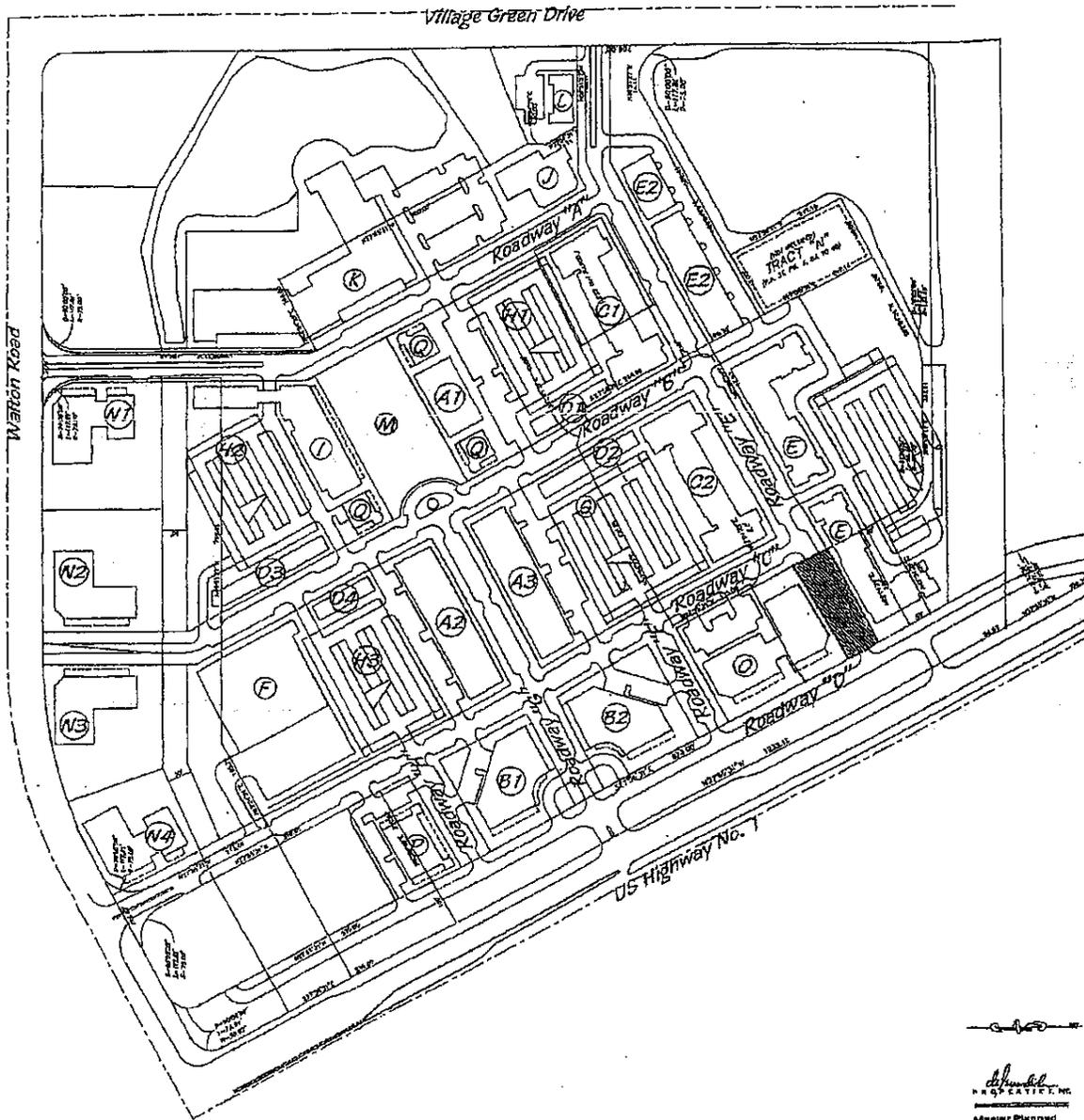
City Center  
Port St. Lucie, Florida



*dehnbil*  
PLANNING, INC.  
11001 W. Highway 1  
Port St. Lucie, Florida 34952  
Tel: 888-222-2222

Exhibit "H" - Parcel to be conveyed by the CRA to the City

City Center  
Port St. Lucie, Florida



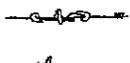
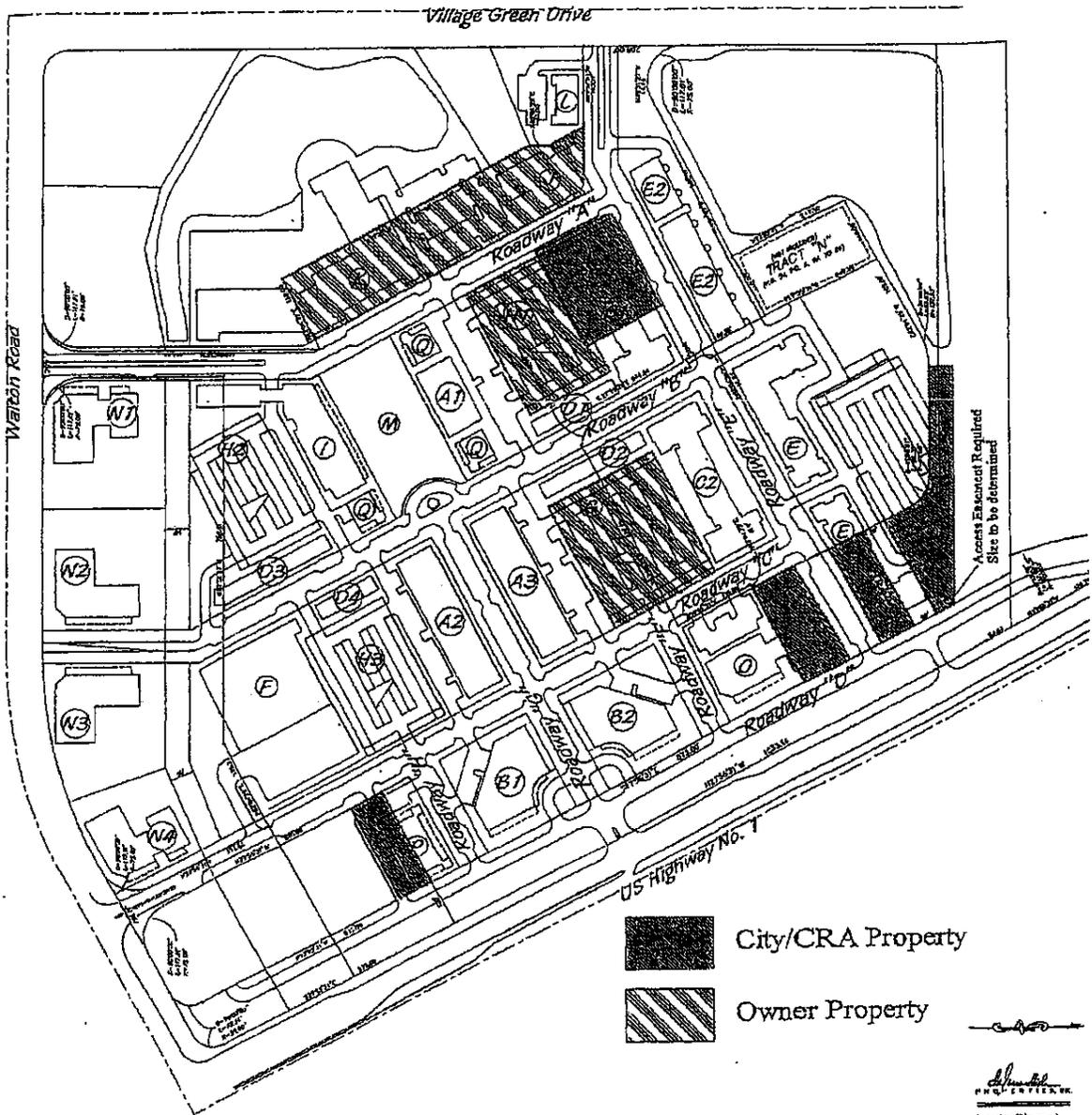
  
H. S. GARDNER, INC.  
Master Planned  
Communities  
New-Style  
Town Centers  
1585 Town Center Drive  
Suite 302  
Jupiter, Florida 33411  
407-741-1111

Exhibit "T" - Like-Kind Exchange 1 parcels

City Center  
Port St. Lucie, Florida

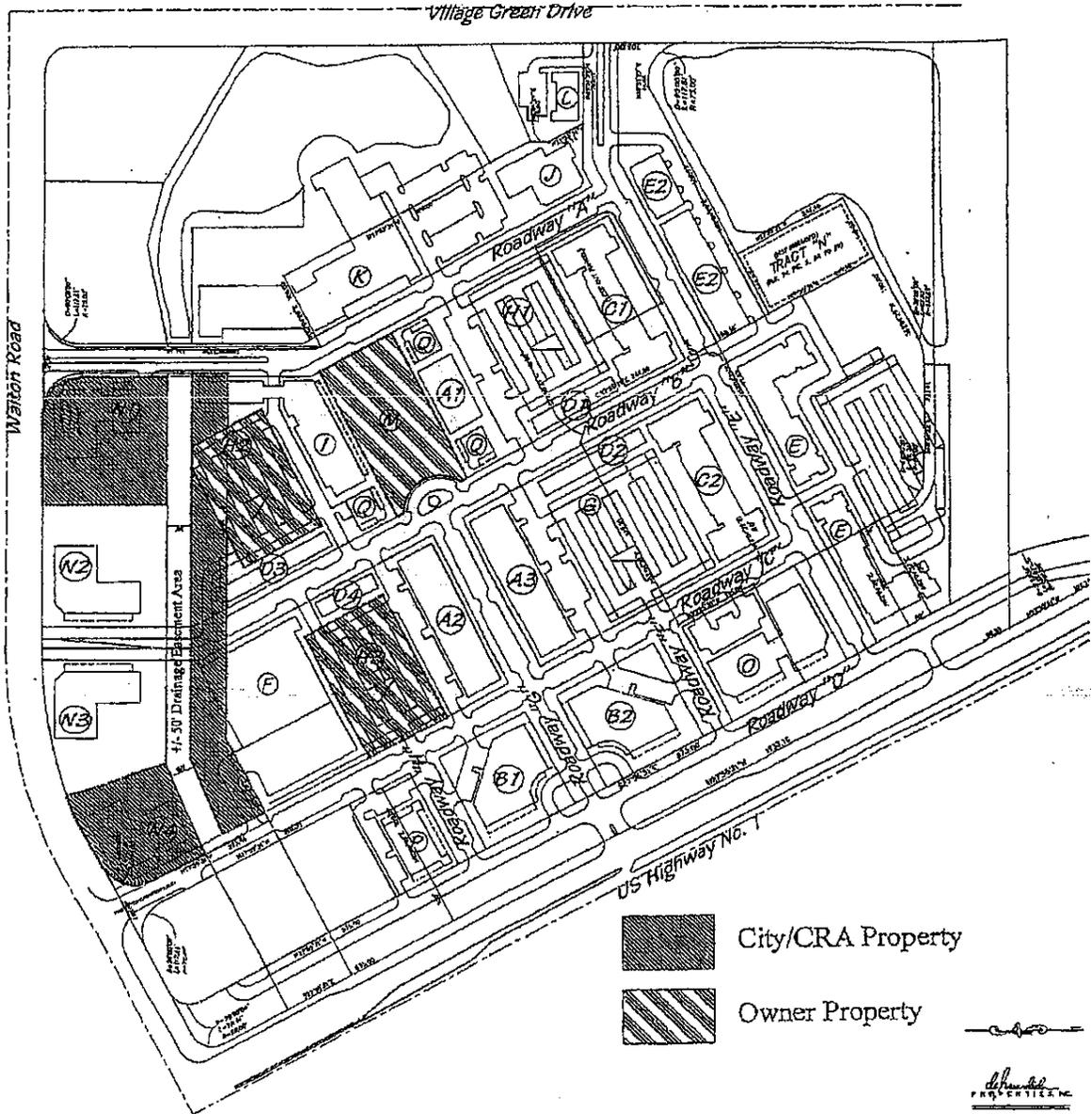


-  City/CRA Property
-  Owner Property

*Handwritten signature*  
 H. Q. S. P. E. E. K. S. R.  
 Member Planned  
 Communities  
 Board-Les  
 Town Centers  
 1883 Town Center Blvd  
 Suite 202  
 Jupiter, Florida 33460  
 407-741-0000

Exhibit "J" - Like-Kind Exchange 2 parcels

City Center  
Port St. Lucie, Florida



*Handwritten Signature*  
PROPERTIES, INC.  
Member Planned  
Government  
Jurisdiction  
Town Centers  
1181 Town Center Drive  
Suite 202  
Port St. Lucie, Florida 34956  
Tel: 888-888-1000

# Exhibit "K" - Estimated Equivalent Residential Connections

## City Center Estimate of Water and Wastewater Equivalent Residential Connections (ERC's)

Phase	Residential			Retail			Office			College			Civic Center			Total ERC / Phase
	Units	ERC Factor	Total	Units	ERC Factor	Total	Units	ERC Factor	Total	Units	ERC Factor	Total	Units	ERC Factor	Total	
IA	278	1	278	0	0.0006	0	25000	0.0007	18	300	0.0659	20	0	0.025	0	314
IB	290	1	290	13500	0.0006	8	25000	0.0007	18	0	0.0659	0	750	0.025	18	336
II	246	1	246	102600	0.0008	82	75000	0.0007	53	0	0.0659	0	0	0.025	0	361
III	220	1	220	50000	0.0006	30	225000	0.0007	158	0	0.0659	0	0	0.025	0	408
<b>Total</b>	<b>1032</b>		<b>1032</b>	<b>166000</b>		<b>100</b>	<b>350000</b>		<b>247</b>	<b>300</b>		<b>20</b>	<b>750</b>		<b>18</b>	<b>1418</b>

**Total Additional ERC = 1418**

Total Residential Units = 1032 Units  
 Total Retail Units = 166,000 SF  
 Total Office Units = 350,000 SF  
 Total College Units = 300 Students  
 Total Civic Center Units = 750 Seats



CRA  
GENERAL ITEM 7  
DATE 10/17/05

FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT  
BY AND BETWEEN THE CITY OF PORT ST. LUCIE AND  
THE CITY OF PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY  
AND PSI CITY CENTER, LLC, AND DE GUARDIOLA PROPERTIES, INC

WHEREAS, on or about August 9, 2005, the CITY OF PORT ST. LUCIE, a Florida municipal corporation (the "City"), the CITY OF PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY, a body corporate and politic of the State of Florida (the "CRA"), PSI CITY CENTER, LLC, a Florida limited liability company (the "Owner"), and DE GUARDIOLA PROPERTIES, INC., a Florida corporation (the "Developer"), entered into a REDEVELOPMENT AGREEMENT to effectuate the redevelopment of the former Village Green Shopping Center, now commonly referred to as "CITY CENTER", in accordance with the Community Redevelopment Plan, and as recorded in Book 2329, Page 187 of the Public Records of St. Lucie County, Florida; and

WHEREAS, the REDEVELOPMENT AGREEMENT sets forth certain obligations, responsibilities, terms and conditions of and between the parties, including but not limited to notice requirements, default and successors and assigns; and

WHEREAS, the Owner has requested the modification of certain articles of the REDEVELOPMENT AGREEMENT, including the Articles entitled "Default; Remedies" and "Miscellaneous", in order to facilitate the financing of the private improvements required by the REDEVELOPMENT AGREEMENT; and

WHEREAS, the parties have reviewed and consent to the requested modifications.

NOW, THEREFORE, in consideration of the mutual promises, covenants and considerations contained in this FIRST AMENDMENT, the parties hereby agree to amend the REDEVELOPMENT AGREEMENT by and between the City, CRA, Developer and Owner as follows:

FILED

OCT 17 2005

CRA DIRECTOR

STATE OF FLORIDA  
ST. LUCIE COUNTY  
CITY OF PORT ST. LUCIE

THIS IS TO CERTIFY THAT THIS  
IS A TRUE AND CORRECT COPY  
OF THE RECORDS ON FILE IN  
THIS OFFICE

*Edwin M. Fry, Jr.*  
CITY CLERK

BY *9. Poyser*  
DEPUTY CLERK

DATE 5-7-10  
(CITY SEAL)

1. Section 10.01 of the REDEVELOPMENT AGREEMENT is amended to read as follows:

10.01 Default by the Owner; Remedies.

A. There shall be an "event of default" by the Owner under this Agreement if the Owner shall fail to perform or comply with any provision of this Agreement and such failure adversely affects the successful and timely development and completion of the Project or adversely affects the rights, duties or responsibilities of the City or the CRA under this Agreement and such failure continues for more than thirty (30) days after the City or the CRA shall have given the Owner written notice of such failure; provided, however, that if such failure cannot reasonably be cured within said thirty (30) days, then the event of default under this paragraph shall be suspended if and for so long as the Owner proceeds diligently to cure such default within the said thirty (30) days and diligently continues to proceed with curing such default until so cured.

B. The City or the CRA shall provide the Project Lender with written notice if the Owner shall fail to perform or comply with any provision of this Agreement and such failure adversely affects the successful and timely development and completion of the Project or adversely affects the rights, duties or responsibilities of the City or the CRA under this Agreement and shall allow the Project Lender to cure such failure pursuant to the terms of subsection (A) of this Section, provided however, that the City and the CRA agree that the Project Lender shall have no obligation to cure any such failure.

C. Upon the occurrence of an event of default described in Subparagraph 10.01.A. hereof, the City may, at any time thereafter if such event of default has not been cured, at its election either institute an action seeking specific performance of the Owner's obligations hereunder, or other injunctive relief, to the fullest extent permitted by law, or give a written notice of termination of this Agreement to the Developer, and on the date specified in such notice, which shall not be less than thirty (30) days after the date of delivery of such notice, this Agreement shall terminate and all rights of the Owner and the Developer hereunder shall cease, unless before such date all other events of defaults by the Owner hereunder occurring or existing at that time shall have been cured, or if not capable of being cured within said thirty (30) days, reasonable and necessary actions to cure such default have commenced and are being diligently pursued.

D. In no event shall a termination of this Agreement pursuant to the preceding subsection hereof, or the exercise or failure to exercise any other right or remedy hereunder, limit any other claim or remedy available to the City or the CRA under applicable law, including, without limitation, such damages or suits for damages to which the City and/or the CRA may be entitled as a result of any breach or event of default by the Owner. Notwithstanding the foregoing, no

principal, officer, director, member, partner or shareholder of the Owner, or any entity controlling or related to the Owner, shall have any personal liability for a default hereunder or damages or a claim of damages arising as a result thereof.

2. Section 10.02 of the REDEVELOPMENT AGREEMENT is amended to read as follows:

10.02 Default by the Developer; Remedies.

A. There shall be an "event of default" by the Developer under this Agreement if the Developer shall fail to perform or comply with any provision of this Agreement and such failure adversely affects the successful and timely development and completion of the Project or adversely affects the rights, duties or responsibilities of the City or the CRA under this Agreement and such failure continues for more than thirty (30) days after the City or the CRA shall have given the Developer written notice of such failure; provided, however, that if such failure cannot reasonably be cured within said thirty (30) days, then the event of default under this paragraph shall be suspended if and for so long as the Developer proceeds diligently to cure such default within the said thirty (30) days and diligently continues to proceed with curing such default until so cured.

B. The City or the CRA shall provide the Project Lender with written notice if the Developer shall fail to perform or comply with any provision of this Agreement and such failure adversely affects the successful and timely development and completion of the Project or adversely affects the rights, duties or responsibilities of the City or the CRA under this Agreement and shall allow the Project Lender to cure such failure pursuant to the terms of subsection (A) of this Section; provided however, that the City and the CRA agree that the Project Lender shall have no obligation to cure any such failure.

C. Upon the occurrence of an event of default described in Subparagraph 10.02.A. hereof, the City may, at any time thereafter if such event of default has not been cured, at its election either institute an action seeking specific performance of the Developer's obligations hereunder, or other injunctive relief, to the fullest extent permitted by law, or give a written notice of termination of this Agreement to the Developer, and on the date specified in such notice, which shall not be less than thirty (30) days after the date of delivery of such notice, this Agreement shall terminate and all rights of the Developer and the Owner hereunder shall cease, unless before such date all other events of defaults by the Developer hereunder occurring or existing at that time shall have been cured, or if not capable of being cured within said thirty (30) days, reasonable and necessary actions to cure such default have commenced and are being diligently pursued.

D. In no event shall a termination of this Agreement pursuant to the preceding subsection hereof, or the exercise or failure to exercise any other right or remedy hereunder, limit any other claim or remedy available to the City or the CRA under applicable law, including, without limitation, such damages or suits for damages to which the City and/or the CRA may be entitled as a result of any breach or event of default by the Developer. Notwithstanding the foregoing, no principal, officer, director, member, partner or shareholder of the Developer, or any entity controlling or related to the Developer, shall have any personal liability for a default hereunder or damages or a claim of damages arising as a result thereof.

3. Section 12.01 of the REDEVELOPMENT AGREEMENT is amended to read as follows:

12.01 Notices.

A. Any notice required or permitted under this Agreement shall be in writing and shall be deemed to have been given either (i) when delivered in person to the persons designated hereinbelow for that purpose, (ii) upon delivery to an overnight courier (e.g. Federal Express, Airborne) as evidenced by the sender's copy, addressed as set forth hereinbelow; (iii) upon mailing by United States certified mail, return receipt requested, postage paid, to such address. Such notice shall be deemed received, when either (i) delivered in person to the agents designated hereinbelow for that purpose, (ii) on the first business day after delivery to an overnight courier (e.g., Federal Express, Airborne) as evidenced by the sender's copy, addressed as set forth hereinbelow, or (iii) three (3) days after deposited in the United States Mail, by certified mail, postage prepaid, return receipt requested, addressed to the other party. The addresses of the parties are as follows:

- To the City: City of Port St. Lucie  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, FL 34984  
Attn: City Manager
- With Copy to: City of Port St. Lucie  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, FL 34984  
Attn: City Attorney
- To the CRA: City of Port St. Lucie  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, FL 34984  
Attn: CRA Director

With Copy to: City of Port St. Lucie  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, FL 34984  
Attn: City Attorney

To the Owner: Bruce A. Rendina  
PSL City Center, L.L.C.  
3801 PGA Boulevard, Suite 600  
Palm Beach Gardens, FL 33410

With Copy to: Richard Comiter, Esq.  
Comiter, Singer and Baseman, L.L.P.  
3801 PGA Boulevard, Suite 604  
Palm Beach Gardens, FL 33410

With Copy to: Robert N. Klein, Esq.  
Klein & Dobbins, P.L.L.  
805 Virginia Avenue  
Suite 25  
Fort Pierce, Florida 34982

To the Developer: George de Guardiola  
De Guardiola Properties, Inc.  
1153 Town Center Drive, Suite 202  
Jupiter, FL 33458

With Copy to: Robert N. Klein  
Klein & Dobbins, P.L.L.  
805 Virginia Avenue  
Suite 25  
Fort Pierce, FL 34982

To the Project Lender: Fidelity Federal Bank & Trust  
Attn: Michael Lepera  
VP Commercial Lending  
3696 North Federal Highway, Suite 305  
Fort Lauderdale, FL 33308

B. The persons and addresses to which notices are to be sent may be changed from time to time by written notice to such effect delivered to the other parties hereto. Until such a notice of change is received, a party may rely upon the last person or address given.

C. Any notice or other communication which the Developer shall desire or is required to be given to or served upon any of the Project Lenders other than those notices set forth in Sections 10.01 and 10.02, shall be in writing and addressed to such Project Lender at its address as set forth in such mortgage or in the Project financing documents in question, or in the last assignment of such mortgage or such Project financing documents delivered to the City or the CRA, as the case may be, or at such other address as shall be designated by such holder or Project Lender by notice or writing given to the City or the CRA, as the case may be, and any such notice of communication shall be governed by the notice provisions in this Section.

4. Section 12.06 of the REDEVELOPMENT AGREEMENT is amended to read as follows:

12.06 Successors and Assigns.

A. The terms herein contained shall bind and inure to the benefit of the City and its successors and assigns, the CRA and its successors and assigns, the Owner and its successors and assigns, and the Developer and its successors and assigns, except as may be otherwise specifically provided herein.

B. Any assignment of this Agreement, or portion thereof, by the Owner or the Developer to an Affiliated Company shall not require the consent of the City or the CRA.

C. No assignment of this Agreement by the Owner or the Developer to entity or person not an Affiliated Company shall be effective unless and until such assignment shall be approved by the City and the CRA pursuant to subsection (D) and/or (E) of this Section.

D. If the Owner wishes to sell a portion of the Property to an unrelated third party who shall develop same in accordance with the Master Plan and the Timeline, the Owner shall deliver written notice thereof to the City and the CRA. The City and the CRA shall have fifteen (15) days from receipt of the foregoing written notice to deliver to the Owner written approval or denial of the Owner's request, and such approval shall not be unreasonably withheld. If neither the City nor the CRA delivers written denial to the Owner within such fifteen (15) day period, the City and the CRA shall be deemed to have approved such sale. The sale of a portion of the Property to an unrelated third party pursuant to this paragraph shall not relieve the Owner or Developer of its obligations hereunder, and such unrelated third party shall be required to develop same in accordance with the Master Plan and the Timeline.

E. The City and CRA approve the assignment of all of the rights, title and interest of the Owner and Developer under the Agreement to the Project Lender as security for the Owner's repayment of the loan to purchase City Center

provided, however, that the Project Lender is prohibited from assigning or otherwise conveying such rights, title and interest to another entity or person without specific approval of the City and CRA except as provided in subsections (1) and (2) of this Section.

1. In the event that the Project Lender becomes the owner of the Property due to a foreclosure of the loan to purchase City Center or the acceptance of a deed in lieu of foreclosure, the City and CRA approve, if the Project Lender desires, the succession of all of the rights, title and interest of the Owner and Developer under the Agreement to the Project Lender. However, the Project Lender is prohibited from assigning or otherwise conveying such rights, title and interest to another entity or person without specific approval of the City and CRA. If the Project Lender wishes to sell, assign or otherwise convey such rights, title and interest to another entity or person who shall develop same in accordance with the Master Plan and the Timeline, the Project Lender shall deliver written notice thereof to the City and the CRA. The City and the CRA shall have thirty (30) days or other timeframe mutually agreeable to the Parties from receipt of the foregoing, written notice to deliver to the Project Lender written approval or denial of the Project Lender's request, and such approval shall not be unreasonably withheld. If neither the City nor the CRA delivers written denial to the Project Lender within such thirty (30) day, or mutually agreed upon, period, the City and the CRA shall be deemed to have approved such sale and/or assignment and/or conveyance.

2. In the event of a foreclosure sale of City Center, any purchaser would be prohibited from succeeding to all of the rights, title and interest of the Owner or Developer under this Agreement unless such purchaser was specifically approved by the City and CRA pursuant to subsection (E)(1) of this Section.

5. All other portions of the REDEVELOPMENT AGREEMENT shall remain in full force and effect.

[SIGNATURES ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have executed this FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT Agreement as of the Effective Date.

ATTEST:

By: [Signature]  
Print Name: Tracey R. Phillips  
Title: City Clerk

CITY:  
THE CITY OF PORT ST. LUCIE, a  
municipal corporation organized under the  
laws of the State of Florida

By: [Signature]  
Robert E. Minsky, Mayor  
Date: 10-18-05

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY

By: [Signature]  
Print Name: Roger G. Orr  
Title: City Attorney  
Date: 10-17-05

CRA:  
THE CITY OF PORT ST. LUCIE  
COMMUNITY REDEVELOPMENT AGENCY

By: [Signature]  
Robert E. Minsky, Chairman  
Date: 10-18-05

OWNER:  
PSL CITY CENTER, LLC  
By: [Signature] a Florida Limited Liability company  
Bruce Rendina, Managing Member  
Date: 10-18-05

DEVELOPER:  
DE GUARDIOLA PROPERTIES, INC.

By: *George De Guardiola*  
George De Guardiola, President

Date: 10/2/05

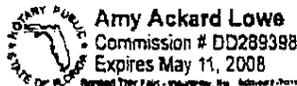
[Corporate Seal]

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of October, 2005,  
by Bruce Rendina by BRUCE RENDINA, as Managing Manager of PSI CITY CENTER,  
LLC. Said person (check one)  is personally known to me,  produced a driver's license  
(issued by a state of the United States within the last five (5) years) as identification, or   
produced other identification, to wit: \_\_\_\_\_

*Amy Ackard Lowe*

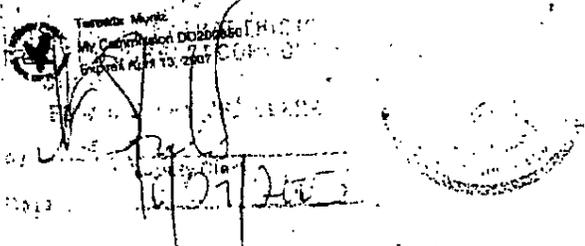
Print Name: \_\_\_\_\_  
Notary Public, State of Florida  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of October, 2005,  
by George de Guardiola by GEORGE DE GUARDIOLA, as President of DE GUARDIOLA  
PROPERTIES, INC. Said person (check one)  is personally known to me,  produced a  
driver's license (issued by a state of the United States within the last five (5) years) as  
identification, or  produced other identification, to wit: \_\_\_\_\_

*Amy*  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



REC'D MAR 24 2006

REVISED

CRA ITEM #5  
DATE 2/27/06

SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT  
BY AND BETWEEN THE CITY OF PORT ST. LUCIE AND  
THE CITY OF PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY  
AND PSL CITY CENTER, LLC, AND DE GUARDIOLA PROPERTIES, INC

WHEREAS, on or about August 9, 2005, the CITY OF PORT ST. LUCIE, a Florida municipal corporation (the "City"), the CITY OF PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY, a body corporate and politic of the State of Florida (the "CRA"), PSL CITY CENTER, LLC, a Florida limited liability company (the "Owner"), and DE GUARDIOLA PROPERTIES, INC., a Florida corporation (the "Developer"), entered into a REDEVELOPMENT AGREEMENT to effectuate the redevelopment of the former Village Green Shopping Center, now commonly referred to as "CITY CENTER", in accordance with the Community Redevelopment Plan, and as recorded in Book 2329, Page 187 of the Public Records of St. Lucie County, Florida; and

WHEREAS, on or about October 17, 2005, the City, the CRA, the Owner, and the Developer, agreed to and executed the FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT; and

WHEREAS, the REDEVELOPMENT AGREEMENT sets forth certain obligations, responsibilities, terms and conditions of and between the parties, including but not limited to notice requirements, default and successors and assigns; and

WHEREAS, the City, CRA and Owner have requested the modification of certain articles of the REDEVELOPMENT AGREEMENT, including the Articles entitled "Timeline for Property Acquisition and Conveyance; Financing; Development" and the "List of Exhibits" attached thereto, in order to modify the overall master plan and corresponding exhibits and to facilitate the implementation of the overall master plan as required by the REDEVELOPMENT AGREEMENT; and

WHEREAS, the parties have reviewed and consent to the requested modifications.

Final Draft  
February 21, 2006

CITY OF PORT ST. LUCIE  
FLORIDA  
DATE: 5-18-11  
CITY CLERK  
DEPUTY CLERK  
THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE RECORDS OWNED BY THIS OFFICE

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 2815165 03/16/2006 at 08:34 AM  
OR BOOK 2510 PAGE 1695 - 1721 Doc Type: AGR  
RECORDING: \$231.00

NOW, THEREFORE, in consideration of the mutual promises, covenants and considerations contained in this SECOND AMENDMENT, the parties hereby agree to amend the REDEVELOPMENT AGREEMENT by and between the City, CRA, Developer and Owner as follows:

1. Section 2.02 of the REDEVELOPMENT AGREEMENT is amended to read as follows:

2.02 Development Phases. The Developer, the City and the CRA propose to develop the Project pursuant to the Master Plan in "Phases" depicted on the Phasing Plan, all in accordance with the Timeline, as identified in Exhibit "E". In accordance with the Phasing Plan, as identified in Exhibit "D" and "D1" through "D4", and the Like-Kind exchanges as defined in Section 2.03 (f) herein, each party to the Agreement responsible for the conveyance of properties shall bear the costs for demolition of any structure thereupon, prior to the conveyance of said property.

2. Section 2.06 of the REDEVELOPMENT AGREEMENT is amended to read as follows:

2.06 Timeline for Property Acquisition and Conveyance; Financing; Development.

The successful development of the Project is contingent upon the timely execution of actions which can be categorized as: Property Acquisition and Conveyance; Financing; and Development. This Paragraph and the exhibits referenced herein are meant to provide the binding time periods or dates, which may include but not be limited to start and completion dates, for the execution of the specified actions. It should be noted that the parties recognize that the size and complexity of the Project will likely necessitate the amendment of the Timeline from time to time; provided, however, that any amendment shall be subject to the approval of each party.

A. Property Acquisition and Conveyance.

1. Acquisition.

- a. The CRA will acquire the properties identified in Exhibit "G" by September 30, 2006, to include the following:
  - Item 1 – Tract "J" located at the northwest corner of Walton Road and the east entry road to the existing Village Green Shopping Center, with property ID No. 342080500120007, of Plat Book 24, Page 6, 6A to 6D. Currently occupied with a single building of various businesses including a pool and vehicle service center.
  - Item 2 – The southern 75' of Tract "I" not currently utilized by the building on the remaining portion of the Tract, currently occupied by Tires Plus, with property ID No. 342080500050005, of Plat Book 24, Page 6, 6A to 6D.
  - Item 3 – The western 20' of Tract "I" at the northeast corner of Walton Road and the west entry road to the existing Village Green

Shopping Center, with property ID No. 342080500070009, of Plat Book 24, Page 6, 6A to 6D.

- Item 4 – The southern portion of Tract "M" not currently utilized by the building on the remaining portion of the Tract, currently occupied by a day care facility, of Plat Book 24, page 6, 6A to 6D.

2. Conveyance.

a. Subject to and in accordance with Paragraph 2.03, the City and the Owner shall effectuate the Like-Kind exchange No.1, as identified in Exhibit "I", on or before March 31, 2009, to include the following:

- The City will convey the "out parcel" with property ID No. 342080500020107, located within Tract "A" of Plat Book 24, page 6, 6A to 6D, of approximately 38,500sf, which is currently occupied by a 1-story movie theater building.
- The Owner will convey:
  - i. A portion of Tract "A" of Plat Book 24, page 6, 6A to 6D, generally located in the eastern portion of the Tract, containing approximately 112,500sf, adjacent to and contiguous with Tract "G-I" and Tract "M", for the development of the Civic Center, Police Station and Government building projects.
  - ii. A portion of Tract "A" of Plat Book 24, page 6, 6A to 6D, generally located in the northwest portion of the Tract, containing approximately 63,000sf, with a dimension of approximately 181 feet parallel to US1 and 347 feet perpendicular to US1, located 189 feet south of the southeast corner of Tract "D" and 217 feet west of Tract "B", for the development of a parking garage of approximately 800 spaces.
  - iii. A portion of Tract "A" of Plat Book 24, page 6, 6A to 6D, generally located in the southwest portion of the Tract, containing approximately 84,000sf, with a dimension of approximately 242 feet parallel to US1 and 347 feet perpendicular to US1, located 52 feet north of the northeast corner of Tract "Q", for the development of a parking garage of approximately 950 spaces.

b. Subject to and in accordance with Paragraph 2.03, the CRA, City and the Owner shall effectuate Like-Kind exchange No. 2, as identified in Exhibit "J", on or before March 31, 2011, to include the following:

- The CRA will convey:
  - i. Tract "J" located at the northwest corner of Walton Road and the east entry road to the existing Village Green Shopping Center, with property ID No. 342080500120007, of Plat Book 24, Page 6, 6A to 6D, less the eastern 16 feet to be used for additional Right-of-way.

- The City will convey:
  - i. A portion of the Drainage Right-of-way, generally located south of Tracts "P", "G", "H" and "J", and north of Tract "A" as recorded in Plat Book 24, page 6, 6A to 6D, containing three (3) tracts with a total of approximately 58,000sf, for the development of the condo hotel, the mixed-use liner building and the anchor retail tenant within this portion of the Master Plan.
  - ii. A portion of the south drainage Right-of-way, generally located south of Tract "R", approximately 87 feet west of Tract "B", containing approximately 27,500sf, for the development of the residential condominium project within this portion of the Master Plan.
- The Owner will convey:
  - i. A portion of Tract "A" of Plat Book 24, page 6, 6A to 6D, generally located in the northeast portion of the Tract, containing approximately 40,000sf, with a dimension of approximately 183 feet parallel to US1 and 271 feet perpendicular to US1, located 113 feet west of the access road to Walton Road, for the development of a parking garage of approximately 800 spaces.
  - ii. A portion of Tract "A" of Plat Book 24, page 6, 6A to 6D, generally located in the central portion of the Tract, containing approximately 52,500sf, with a dimension of approximately 166 feet parallel to US1 and 339 feet perpendicular to US1, located 45 feet west of the corner of Tract "A" intersecting with Tract "G-1", for the development of the Village Center Square.
  - iii. A portion of Tract "A" of Plat Book 24, page 6, 6A to 6D, generally located in the southeast portion of the Tract, containing approximately 50,000sf, with a dimension of approximately 183 feet parallel to US1 and 271 feet perpendicular to US1, located 73 feet east of the corner of Tract "P", for the development of a parking garage of approximately 800 spaces.

### B. Financing.

Subject to Paragraph 2.04, the CRA shall finance the CRA Improvements in accordance with the Timeline, as identified in Exhibit "E", except as more specifically set forth below.

1. By September 30, 2006, the CRA shall issue bonds or secure a credit facility of Twenty Five Million One Hundred Thirty Thousand Dollars (\$25,130,000.00), more or less, to execute the required development actions set forth in Phase IA of the Timeline, to include the following:

- Purchase of adjacent properties:
  - Tract "J" – located at the northwest corner of Walton Road and the east entry road to the existing Village Green Shopping Center, with property ID No. 342080500120007, of Plat Book 24, Page 6, 6A to 6D.
  - Southern portion of Tract "D" – The southern 75' of Tract "D" not currently utilized by the building on the remaining portion of the Tract, currently occupied by Tires Plus, with property ID No. 342080500050005, of Plat Book 24, Page 6, 6A to 6D.
  - Western portion of Tract "F" – The western 20' of Tract "F" at the northeast corner of Walton Road and the west entry road to the existing Village Green Shopping Center, with property ID No. 342080500070009, of Plat Book 24, Page 6, 6A to 6D.
  - Southern portion of Tract "M" – The southern portion of Tract "M" not currently utilized by the building on the remaining portion of the Tract, currently occupied by a day care facility, of Plat Book 24, page 6, 6A to 6D.
- Funding for Comprehensive Plan Modifications for the City Center Project.
- Planning, design and construction for:
  - A parking garage of approximately 950 spaces
  - A parking garage of approximately 800 spaces
- Planning & design for:
  - The Civic Center, in conjunction with the City
  - Drainage and roadway improvements to Village Green Drive, reconstructing the 2-lane facility to a 4-lane divided urban section from Walton Road south approximately 3,500 feet to the intersection of Tiffany Boulevard.

2. By January 31, 2008, the CRA shall issue bonds or secure an appropriate credit facility of Twenty Three Million Eight Hundred Twenty Thousand Dollars (\$23,820,000.00), more or less, to execute the required development actions set forth in Phase IB of the Timeline, to include the following:

- The construction of:
  - A parking garage of approximately 800 spaces
  - The Civic Center, in conjunction with the City
  - Drainage and roadway improvements to Village Green Drive, reconstructing the 2-lane facility to a 4-lane divided urban section from Walton Road south approximately 3,500 feet to the intersection of Tiffany Boulevard.

3. By January 31, 2009, the CRA shall issue bonds or secure an appropriate credit facility of Fourteen Million Nine Hundred Fifty Thousand Dollars (\$14,950,000.00), more or less, to execute the required development actions set forth in Phases II of the Timeline. In the event the CRA does not have the "financial capacity" (as defined in Subparagraph 2.04.C. below) to finance this Phase of the CRA Improvements, the

Developer may exercise the rights set forth in Subparagraph 2.04.B. The required development actions shall include the following:

- The construction of:
  - A 5-story parking garage of approximately 800 spaces
  - Drainage and roadway improvements to Walton Road, reconstructing the 4-lane section into a divided urban section from U.S.1 east for a distance of 2,400 feet to the intersection of Village Green Drive
  - Landscape and irrigation improvements to US 1 from Walton Road south to Tiffany Avenue

C. Development.

1. All development actions shall be carried out pursuant to the Timeline, as identified in Exhibit "E", except as more specifically set forth above, and further defined below. Any development action not specifically identified in the Timeline shall be carried out so that such action does not prevent the execution of actions specifically set forth in the Timeline.

A. By January 31, 2008, the Developer shall execute the required development actions set forth in Phase IA of the Timeline, to include the following:

- Bldg A1 - A mixed-use building containing approximately 15,000sf of retail and 72 units located on the south side of the civic square.
- Bldg A2 & A3 - Two mixed-use building containing approximately 25,000sf of retail and 132 units in each building, located on the north and south side of the main entrance roadway off of US1, referred to as Roadway "E".
- Building B1 - A 5-story office building containing approximately 100,000sf, which could house the relocation of the Keiser college, located on the north side of the main entrance roadway and fronting US1.
- Buildings P - Three (3) freestanding restaurant buildings of approximately 5,000sf each, located along the north and south sides of the civic square.

B. By January 31, 2008, the SAD shall have initiated the required development actions set forth in Phase IA of the Timeline, to include the following:

- Item "M" - The design and construction of the Civic Square/Plaza located in the central portion of the Master Plan.
- The design and construction of Roadways "B", "C" and "E" within the Project to include streetscape, lighting and irrigation.
- The design of the potable water system, wastewater facilities and stormwater facilities including facility upgrades to the water

distribution system, a pro-rata contribution to the City's Capital improvements program for the wastewater collection improvements and modifications to the existing drainage collection, conveyance and outfall system.

C. By January 31, 2009, the Developer shall execute the required development actions set forth in Phase IB of the Timeline, to include the following:

- Bldg "D1" - A mixed-use building containing approximately 6,000sf of retail and 22 units located on the west side of roadway "B" and south of the civic square.
- Bldg "D2" - A mixed-use building containing approximately 7,500sf of retail and 26 units located on the east side of roadway "B" and south of the civic square.
- Bldg "D3" - A mixed-use building containing approximately 8,500sf of retail and 32 units located on the east side of roadway "B" and north of the civic square.
- Bldg "D4" - A mixed-use building containing approximately 4,000sf retail and 16 units located on the west side of roadway "B" and north of the civic square.
- Bldg "F" - A single use retail building of approximately 40,000sf located on the east side of roadway "B" and south of Walton Road.
- Bldg "N5" - A 5-story office building containing approximately 40,000sf located south of the existing tires plus facility and fronting US1.

D. By January 31, 2010, the Developer shall execute the required development actions set forth in Phase II of the Timeline, to include the following:

- Bldg "C1" - A single use residential condominium building containing approximately 96 units located on the south side of roadway "A" and west of the entrance from Village Green Drive.
- Bldg "C2" - A mixed-use building containing approximately 9,000sf of office use and 102 units, located at the intersection of roadway "B" and roadway "D" in the south portion of the plan.
- Bldg "I" - A condo-hotel containing approximately 150 units and 20,000sf of retail use, located on the northeast corner of the civic square across from the proposed civic center facility.
- Buildings "N" - Three (3) 25,000sf office buildings facing Walton Road with access to each site from internalized streets.

E. By January 31, 2010, the SAD shall have initiated the required development actions set forth in Phase II of the Timeline, to include the following:

- The design and construction of all remaining Roadways internal to the Project to include streetscape, lighting and irrigation.
- The implementation of the design for the potable water system, wastewater facilities and stormwater facilities including facility upgrades to the water distribution system, a pro-rata contribution to the City's Capital improvements program for the wastewater collection improvements and modifications to the existing drainage collection, conveyance and outfall system.

F. By September 30, 2011, the Developer shall execute the required development actions set forth in Phase III of the Timeline, to include the following:

- Bldg "B2" - A 5-story office building containing approximately 100,000sf, located on the south side of the main entrance roadway "E" and fronting US1.
- Bldg "C3" - A mixed-use building containing approximately 9,000sf of office use and 102 units, located at the northeast intersection of roadway "B" and roadway "D" in the south portion of the plan.
- Bldg "C4" - A single use residential condominium building containing approximately 108 units located on the north side of roadway "D" and behind the existing building occupied by Dr. Marder.
- Bldg "E" - A single-use residential condominium building containing approximately 108 units, located south of roadway "D" and north of the greenway tract on the south end of the Project.
- Bldg "O" - A 5-story office building containing approximately 75,000sf, located on the south side of the main entrance roadway "E", fronting US1 and north of the existing Dr. Marder building.

3. Section 2.07 (B) of the REDEVELOPMENT AGREEMENT is amended to read as follows:

B. The parties agree that current professional engineering calculations project the Project to generate water and wastewater flows of approximately 1,569 equivalent residential connections ("ERC's"), as set forth in Exhibit "K" hereto. The 1,569 ERC's are projected to be connected to the City's water and wastewater systems within the Phases set forth in the Timeline.

4. The "List of Exhibits" of the REDEVELOPMENT AGREEMENT is amended to include the following attachments:

Exhibit "A" – Property owned/controlled by PSL City Center, LLC.

Exhibit "B" – Other Adjacent Properties

Exhibit "C" – Conceptual Master Plan

Exhibit "D" Phasing Plan (Overall)

Exhibit "D-1" – Phase IA

Exhibit "D-2" – Phase IB

Exhibit "D-3" – Phase II

Exhibit "D-4" – Phase III

Exhibit "E" – Development Timeline

Exhibit "F" – Greenway Area

Exhibit "G" – Property to be acquired by the CRA

Exhibit "H" – Property to be conveyed by the CRA to the City

Exhibit "I" – Like-Kind exchange No. 1

Exhibit "J" – Like-Kind exchange No. 2

Exhibit "K" – Estimated Equivalent Residential Connections

5. All other portions of the REDEVELOPMENT AGREEMENT shall remain in full force and effect.

[SIGNATURES ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have executed this FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT as of the Effective Date.

ATTEST:

By: *Laurel Phillips*  
Print Name: KAREN A. PHILLIPS  
Title: City Clerk

CITY:

THE CITY OF PORT ST. LUCIE, a municipal corporation organized under the laws of the State of Florida

By: *Robert E. Minsky*  
Robert E. Minsky, Mayor  
Date: 3-1-2006

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

By: *James Bookout-Hakim*  
Print Name: JAM E. BOOKOUT-HAKIM  
Title: City Attorney  
Date: 2-27-2006

CRA:

THE CITY OF PORT ST. LUCIE  
COMMUNITY REDEVELOPMENT AGENCY

By: *Robert E. Minsky*  
Robert E. Minsky, Chairman  
Date: 3-1-2006

OWNER:

PSL CITY CENTER, LLC

By: *PL, LLC, a Florida limited liability company*

By: *Bruce Rendina*  
Bruce Rendina, Managing Member

Date: 3-10-2006

DEVELOPER:  
DE GUARDIOLA PROPERTIES, INC.

By: George De Guardiola  
George De Guardiola, President

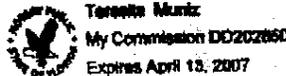
Date: 3-10-2006

[Corporate Seal]

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of March, 2006, by \_\_\_\_\_, by BRUCE RENDINA, as Managing Manager of PSL CITY CENTER, LLC. Said person (check one)  is personally known to me,  produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or  produced other identification, to wit: \_\_\_\_\_

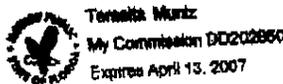
Teresita Muniz  
Print Name: Teresita Muniz  
Notary Public, State of Florida  
Commission No.: 00202850  
My Commission Expires:



STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of March, 2006, by \_\_\_\_\_, by GEORGE DE GUARDIOLA, as President of DE GUARDIOLA PROPERTIES, INC. Said person (check one)  is personally known to me,  produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or  produced other identification, to wit: \_\_\_\_\_

Teresita Muniz  
Print Name: Teresita Muniz  
Notary Public, State of Florida  
Commission No.: 00202850  
My Commission Expires:

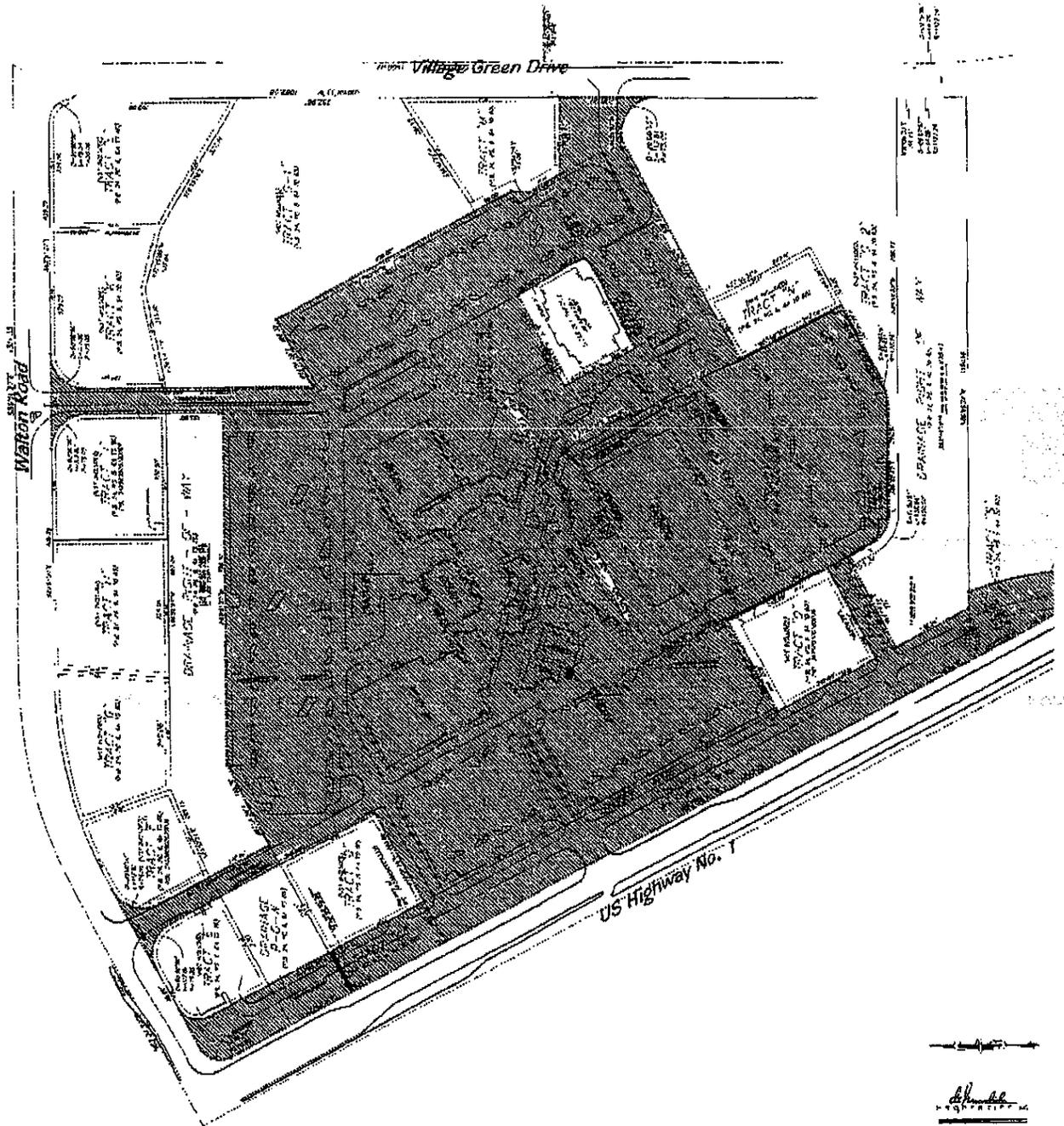


## LIST OF EXHIBITS

- Exhibit "A" Property owned/controlled by PSI. City Center, LLC
- Exhibit "B" Other Properties
- Exhibit "C" Conceptual Master Plan
- Exhibit "D" Phasing Plan (Overall)
  - Exhibit "D-1" Phase IA
  - Exhibit "D-2" Phase IB
  - Exhibit "D-3" Phase II
  - Exhibit "D-4" Phase III
- Exhibit "E" Development Timeline
- Exhibit "F" Greenway Area
- Exhibit "G" Property to be acquired by the CRA
- Exhibit "H" Property to be conveyed by the CRA to the City
- Exhibit "I" Like Kind exchange No.1
- Exhibit "J" Like Kind exchange No.2
- Exhibit "K" Estimated Equivalent Residential Connections

Exhibit "A" - Property owned/controlled by PSL City Center, LLC.

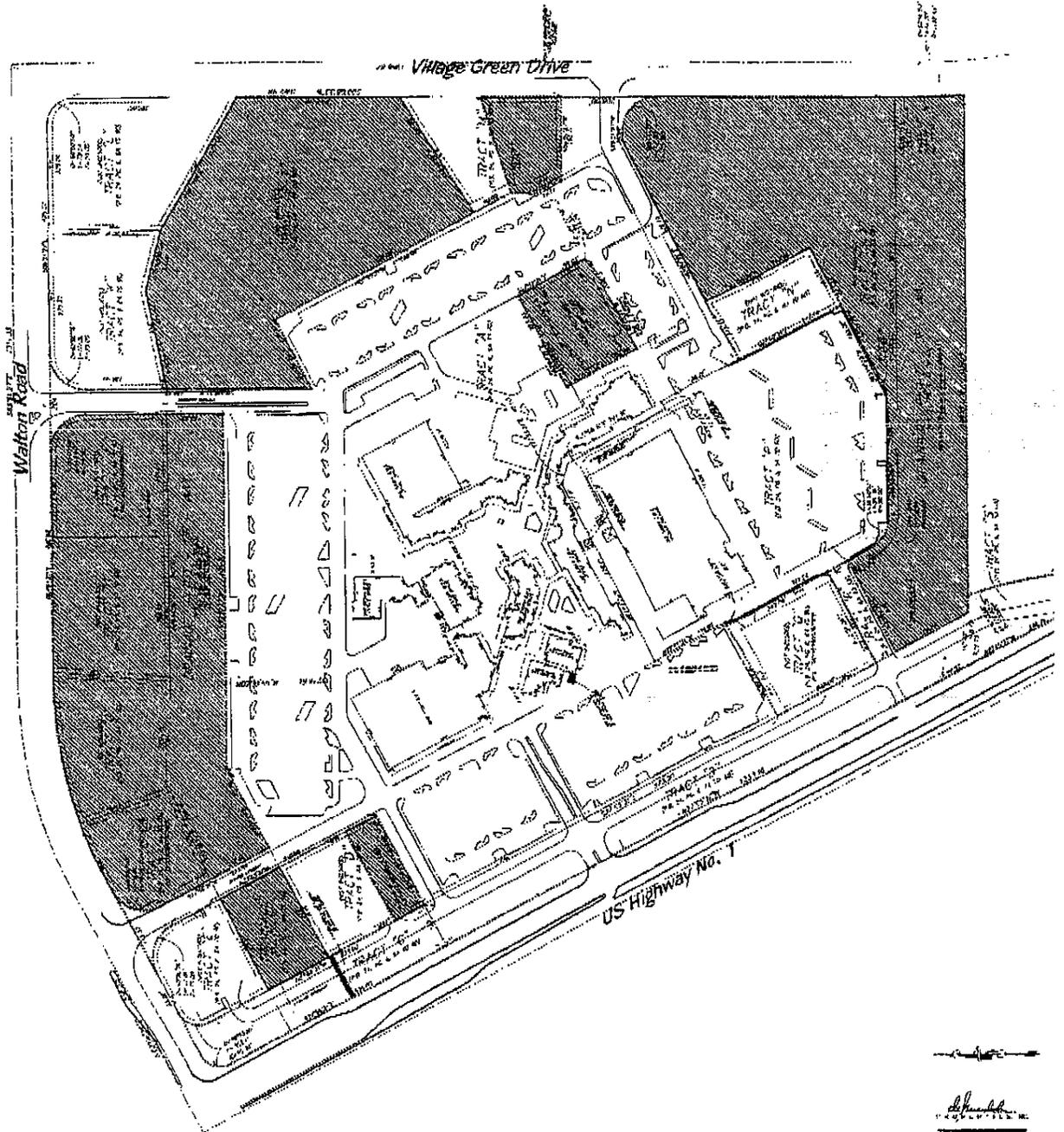
City Center  
Port St. Lucie, Florida



*Handwritten Signature*  
Master Planned  
Community  
Town Center  
1195 US-1 Center Blvd  
Suite 200  
Port St. Lucie, FL 34952  
887-487-8888 Fax 887-487-4094

Exhibit "B" - Other Adjacent Properties

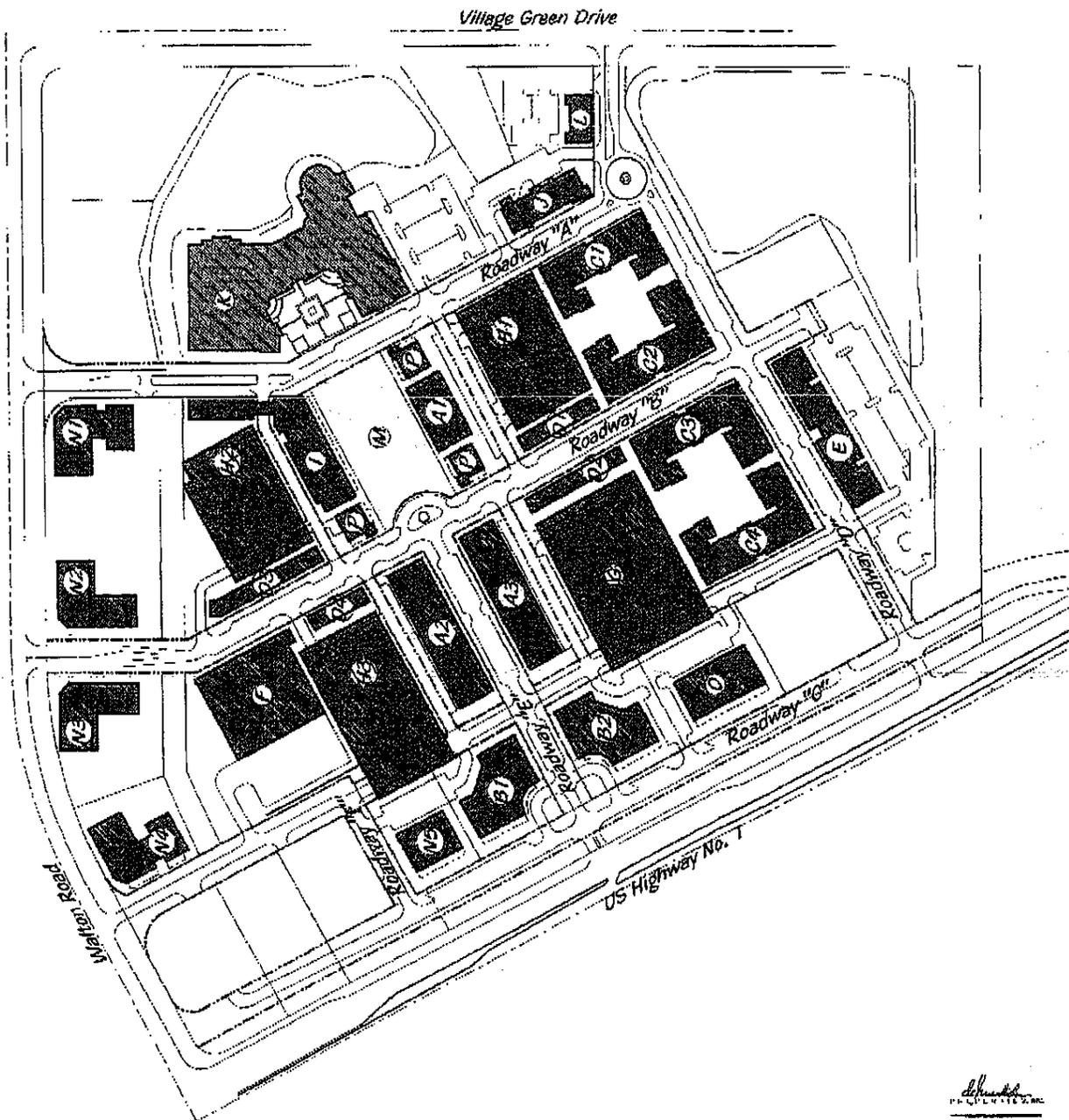
City Center  
Port St. Lucie, Florida



*[Signature]*  
Municipal Engineer  
Community  
Miscellaneous  
Town of Port St. Lucie  
1. 23 Town Center Drive  
Port St. Lucie, Florida 34952  
386-344-1111

# Exhibit "C" - Conceptual Master Plan

City Center  
Port St. Lucie, Florida



*dehner*  
1111 N. W. 11th St., Suite 202  
Maitland, Florida 32751  
Tel: 407/885-1111  
Fax: 407/885-1112

Exhibit "D" - Phasing Plan (Overall)

City Center  
Port St. Lucie, Florida

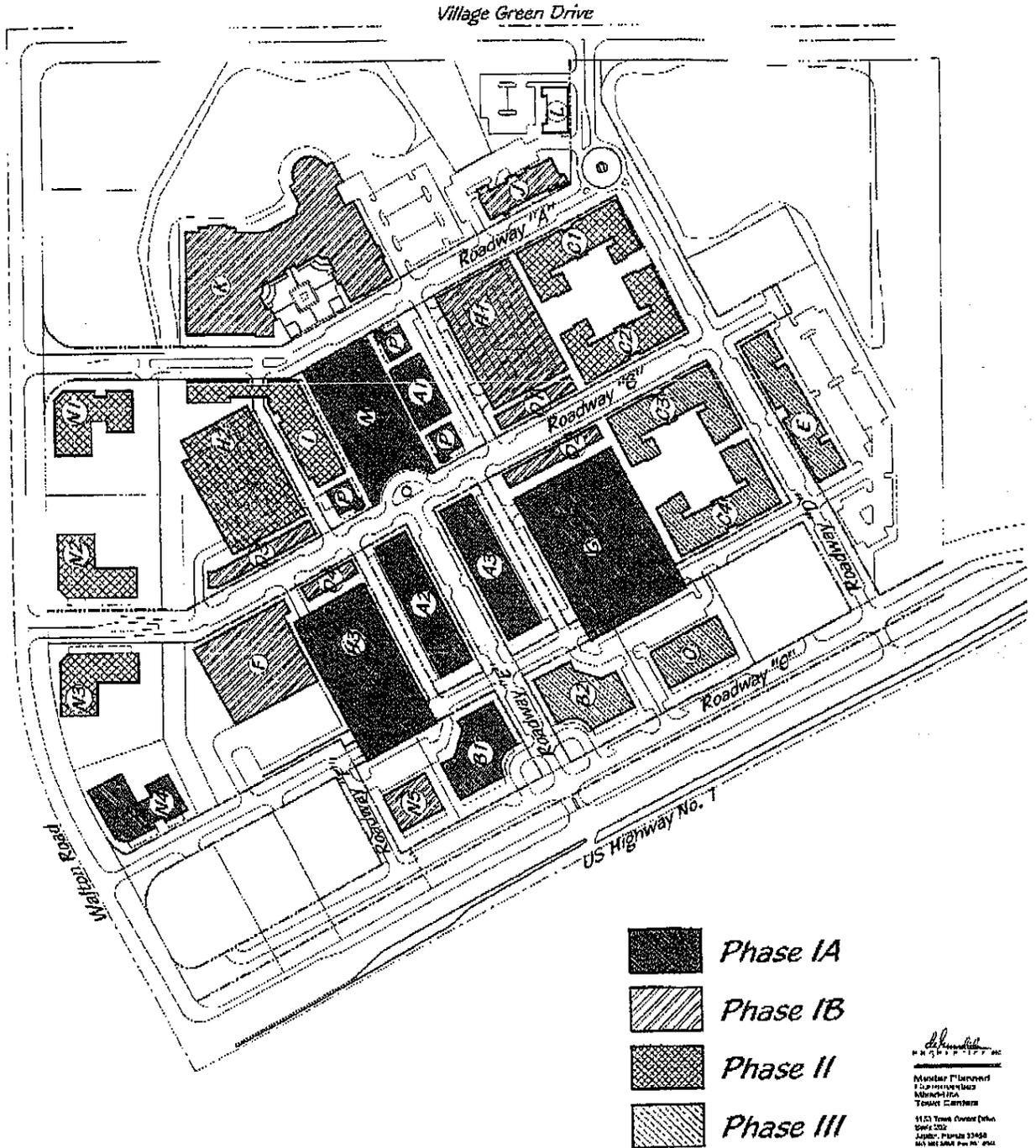
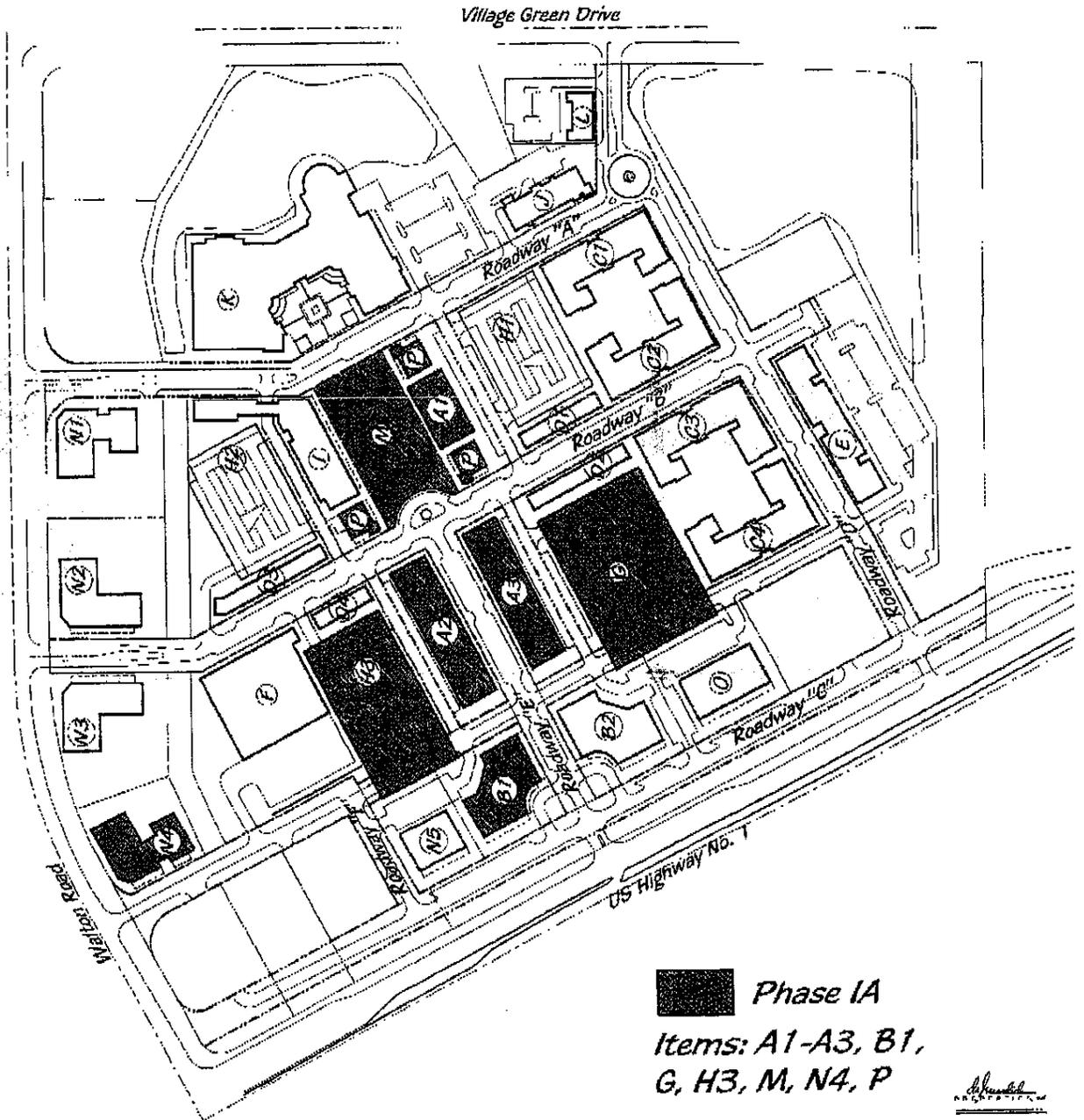


Exhibit "D-1" - Phase 1A

City Center  
Port St. Lucie, Florida

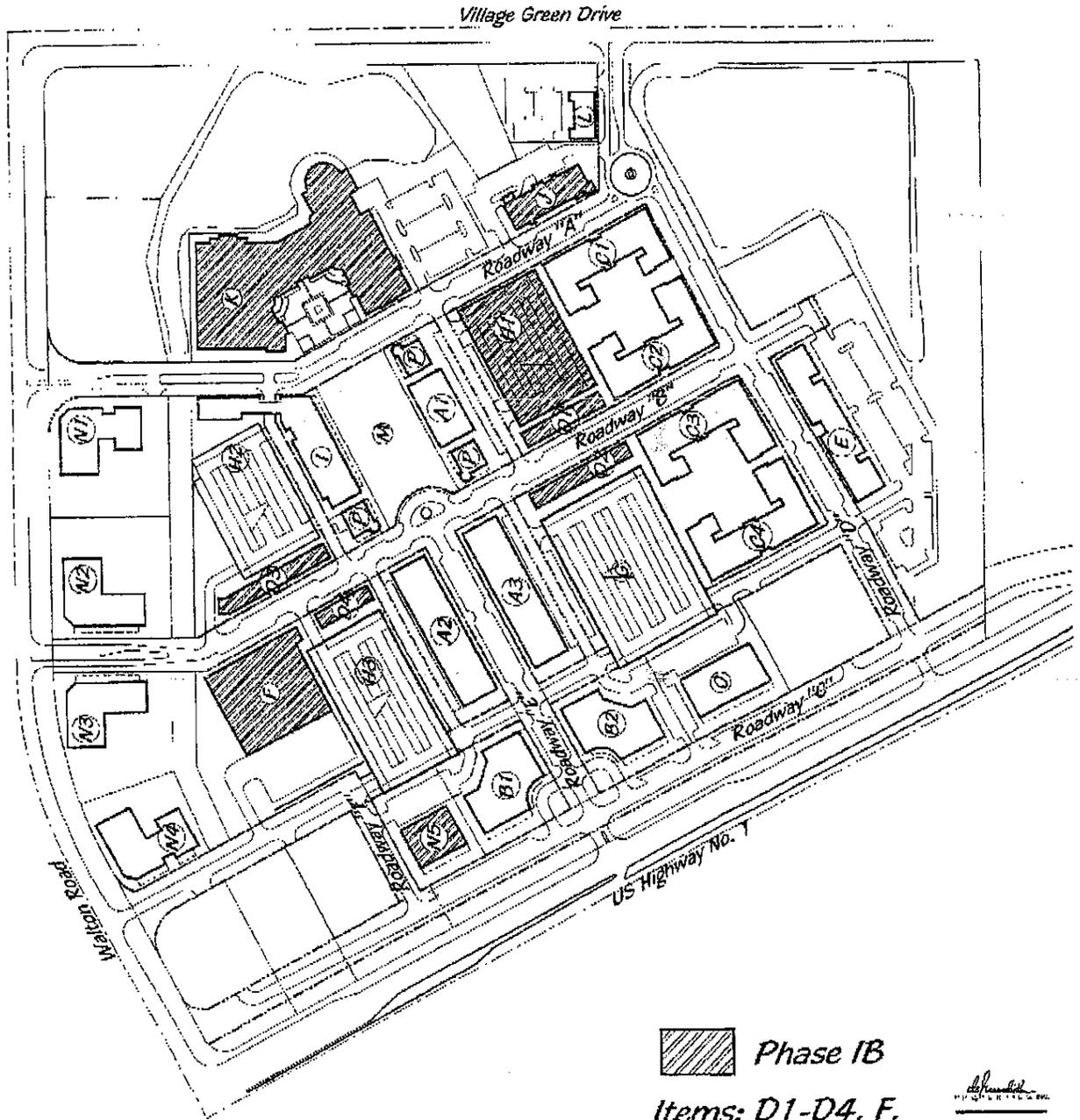


**Phase 1A**  
Items: A1-A3, B1,  
G, H3, M, N4, P

*[Signature]*  
PLANNERS  
Master Planner  
Urban Planning  
Town Centers  
1150 Town Center Drive  
Suite 207  
Jupiter, Florida 33457  
407 855-8855 Fax 407 855-8856

Exhibit "D-2" - Phase 1B

City Center  
Port St. Lucie, Florida

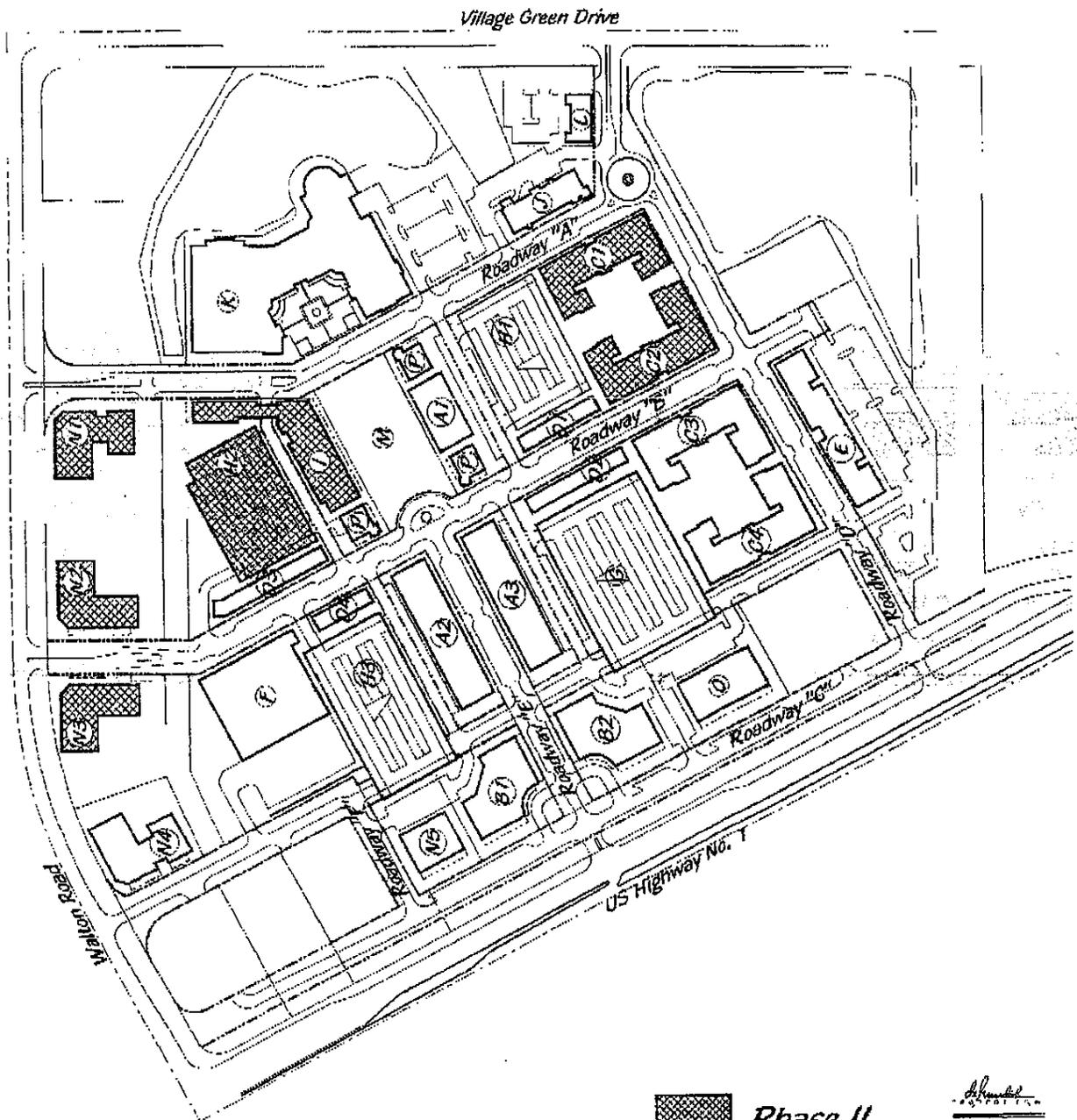


 Phase 1B  
Items: D1-D4, F,  
H1, J, K and N5

*delaware*  
ARCHITECTS, P.C.  
Member of the  
American Institute of  
Architects  
Town Centers  
1101 Town Center Drive  
Suite 202  
Jupiter, Florida 33408  
407.741.1111 Fax 407.741.1112

Exhibit "D-3" - Phase II

City Center  
Port St. Lucie, Florida



Phase II

Items: C1, C2, I,  
H2, and N1-N3

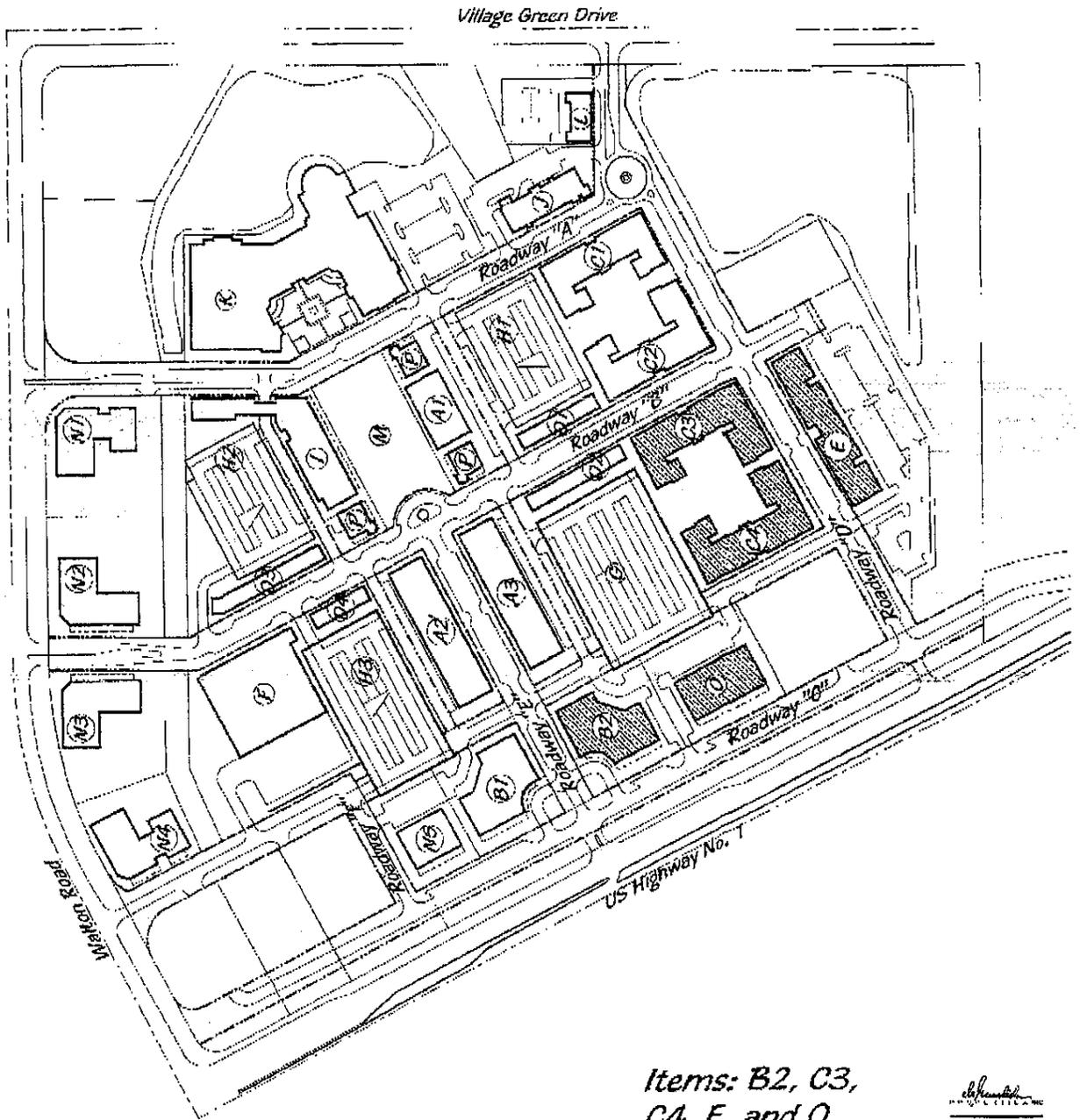
*A. H. ...*  
A.S. ...

Master Planner  
Custom Services  
Site and Site  
Town Center

11/16/10 from: Project Name  
Scale: 1/8" = 1'-0"  
Project: ...  
Date: ...

Exhibit "D-4" - Phase III

City Center  
Port St. Lucie, Florida



Items: B2, C3,  
C4, E, and O



Phase III

*Chambers*  
CHAMBERS CONSULTANTS, INC.  
ARCHITECTS ENGINEERS  
COMMUNITARIANS  
PLANNERS LANDSCAPERS  
1162 Town Centre Drive  
A 100-107  
Jupiter, Florida 33409  
305-840-6444

## Exhibit "E" - Development Timeline

### PHASE IA : September '06 - January '08

Responsible Party	Plan Designation	Use	Retail SF	Office SF	Units	Structure Spaces	Notes	Estimated Costs
Developers:	A1	Mixed-Use	15,000		72		Located on the Civic Square	\$ 15,600,000.00
	A2	Mixed-use	25,000		132		Residential over City Retail	\$ 28,100,000.00
	A3	Mixed-use	25,000		132		Residential over City Retail	\$ 28,100,000.00
	B1	Office/Collage			100,000		75,000sf for the Keweenaw College/100 students	\$ 12,500,000.00
	N4	Office		25,000			To be developed by others	
	P	Restaurant	5,000				Located on the Civic Square	\$ 625,000.00
	P	Restaurant	5,000				Located on the Civic Square	\$ 625,000.00
SAD:	M	Civic Square / Plaza					Central Plaza/Square	
	Road A	East/West Road					Interior roadway fronting civic square	
	Road C	Frontage Road					Parking, landscape, drainage improvements	
	Road D	North/South Main St					Main street off US1	
	Lakes	Drainage					Southern lake and Greenway area	
Developer/SAD Subtotal:								\$ 86,175,000.00
CRA:	1	Existing site					Land purchase: Auto and Fuel service center	\$ 2,500,000.00
	2	Vacant parcel					Land purchase: south portion of Tracy Plus	\$ 127,000.00
	3	Vacant parcel					Land purchase: Additional ROW along Tracy "F"	
	4	Vacant parcel					Land purchase: site for government service bldg.	\$ 568,000.00
		Comp. Plan change					Funding for City Plan Change	\$ 100,000.00
		Contingency					CRA contingency funding	\$ 2,875,000.00
	H	Parking Garage			950		Planning, design & construction	\$ 9,500,000.00
	H5	Parking Garage			800		Planning, design & construction	\$ 8,000,000.00
	K	Civic Center					Planning & Design	\$ 1,000,000.00
	Village Green	Off-site Roadway					Planning & Design	\$ 480,000.00
CRA Subtotal:								\$ 25,130,000.00
City:	J	Police Station					Provide funding for Planning & design	
	K	Civic Center					Planning & Design	\$ 1,000,000.00
City Subtotal:								\$ 1,000,000.00
Phase Program Subtotals:			80,000	125,000	336	1,750		

### PHASE IB : September '07 - January '09

Responsible Party	Designation	Use	Retail	Office	Units	S. Spaces	Notes	Est. Costs
Developers:	D1	Mixed-Use	6,000		22		Linear bldg in front of garage	\$ 5,950,000.00
	D2	Mixed-Use	7,500		26		Linear bldg in front of garage	\$ 6,050,000.00
	D3	Mixed-Use	8,500		32		Lane bldg in front of garage	\$ 7,300,000.00
	D4	Mixed-Use	4,000		16		Lane bldg in front of garage	\$ 3,600,000.00
	F	Retail	40,000				Retail anchor tenant	\$ 5,000,000.00
	N5	Office		40,000			Along frontage road facing L.S. 1	\$ 8,000,000.00
Developer Subtotal:								\$ 35,900,000.00
CRA:	H1	Parking Garage				800	Award by March '08, 12 months to construct	\$ 8,000,000.00
	K	Crust Center					Construction complete 2 yrs from start	\$ 11,500,000.00
	Village Green	Off-site Roadway					4-lanes and signalization	\$ 4,320,000.00
CRA Subtotal:								\$ 23,820,000.00
City:	J	Police Station					Fund construction. Completed 2 yrs from start	
	K	Civic Center					Construction complete 2 years from start	\$ 11,500,000.00
City Subtotal:								\$ 11,500,000.00
Phase Program Subtotals:			60,000	40,000	96	800		

### PHASE II : September '08 - January '10

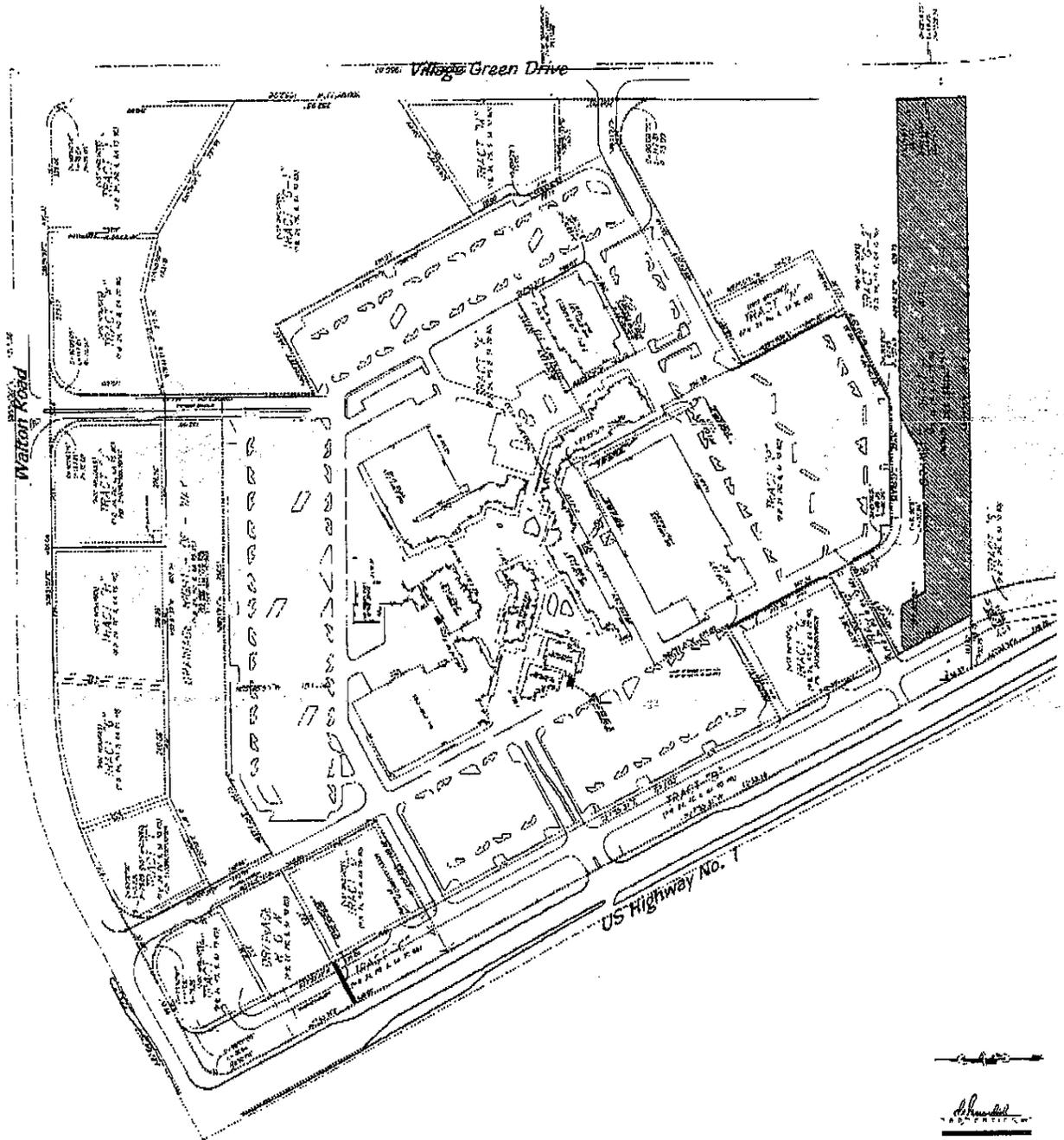
Responsible Party	Designation	Use	Retail	Office	Units	S. Spaces	Notes	Est. Costs
Developers:	R1	Residential			96		Residential condominium	\$ 16,800,000.00
	R2	Mixed-Use		9,000	102		Residential with ground floor office	\$ 18,975,000.00
	I	Condo Hotel	20,000		150		Condo Units in Hotel Management	\$ 30,250,000.00
	N1	Office		25,000			Watson & Roadway "A"	\$ 5,000,000.00
	N2	Office		25,000			Watson & Roadway "B"	\$ 5,000,000.00
	N3	Office		25,000			Watson & Roadway "C"	\$ 5,000,000.00
SAD:	Roadways	Roads					All remaining interior roadways	
	Lakes	Drainage					Lakes and Pipe conveyance	
Developer/SAD Subtotal:								\$ 81,025,000.00
CRA:	H2	Parking Garage				800	Award by March '09, 12 months to construct	\$ 8,000,000.00
	Roadway	Roadway					Roadway expansion	\$ 4,900,000.00
	US 1	Roadway					Landscape treatments	\$ 750,000.00
	Signal	Roadway					Traffic signal at Watson & Roadway "H"	\$ 600,000.00
CRA Subtotal:								\$ 14,950,000.00
Phase Program Subtotals:			20,000	64,000	348	800		

### PHASE III : September '09 - September '11

Responsible Party	Designation	Use	Retail	Office	Units	S. Spaces	Notes	Est. Costs	
Developers:	R3	Office		100,000			3-story office building	\$ 17,500,000.00	
	C3	Mixed use		9,000	102		Residential w/ry ground floor office	\$ 18,975,000.00	
	C4	Residential			108		Residential condominium	\$ 14,000,000.00	
	E	Residential			80		Residential condominium	\$ 14,000,000.00	
	O	Office		75,000			1-story office building	\$ 9,375,000.00	
Developer Subtotal:								\$ 73,750,000.00	
Phase Program Subtotals:			0	184,000	290	0			
TOTAL DEVELOPMENT PROGRAM:									
Developer/SAD estimated cost Total:								\$ 275,950,000.00	
CRA/City estimated cost Total:								\$ 63,900,000.00	

Exhibit "F" - Greenway Area

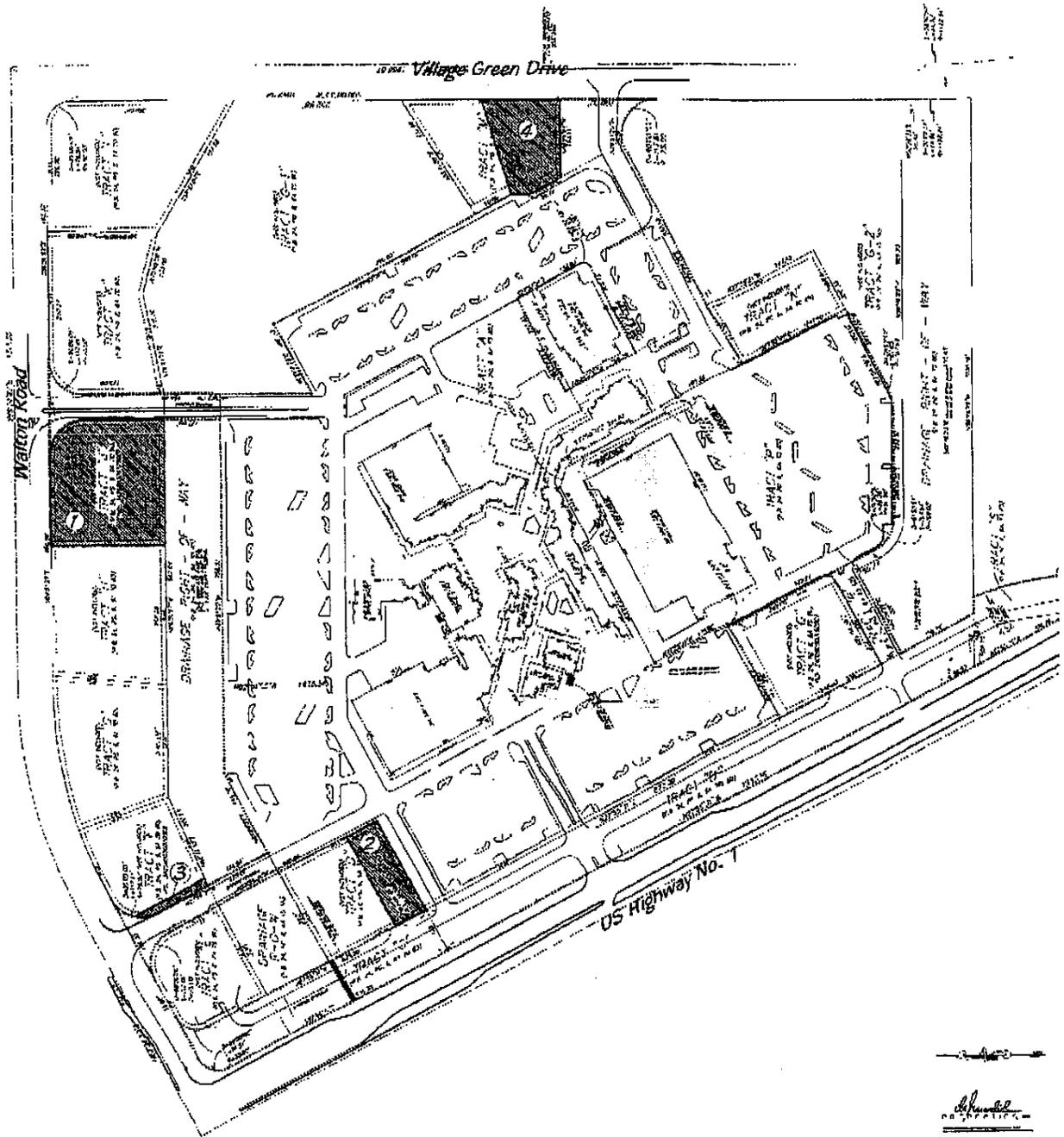
City Center  
Port St. Lucie, Florida



*Architectural*  
ADVERTISING  
Master Planned  
Community  
Town Centers  
1551 Town Center Drive  
Boca Raton, FL 33433  
954.991.2000  
2014-2015

Exhibit "G" - Property to be acquired by the CRA

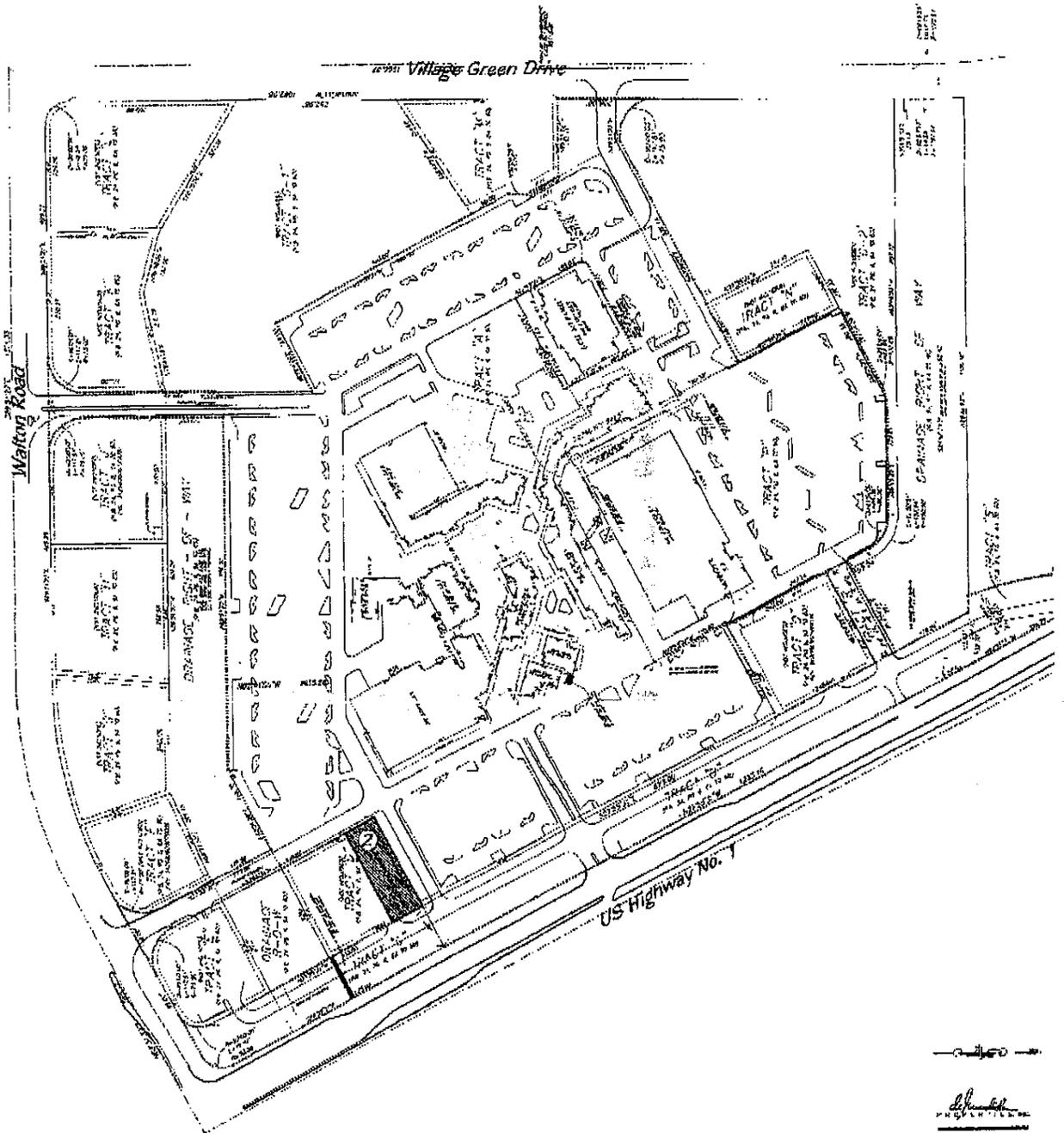
City Center  
Port St. Lucie, Florida



*Johnson*  
ARCHITECTS  
MANAGER PLANNING  
CONSTRUCTION  
RECORDING  
EXHIBIT 1/2/1984  
1171 Town Center Drive  
Suite 202  
Jupiter, Florida 33450  
305-941-0800

Exhibit "H" - Property to be conveyed by the CRA to the City

City Center  
Port St. Lucie, Florida

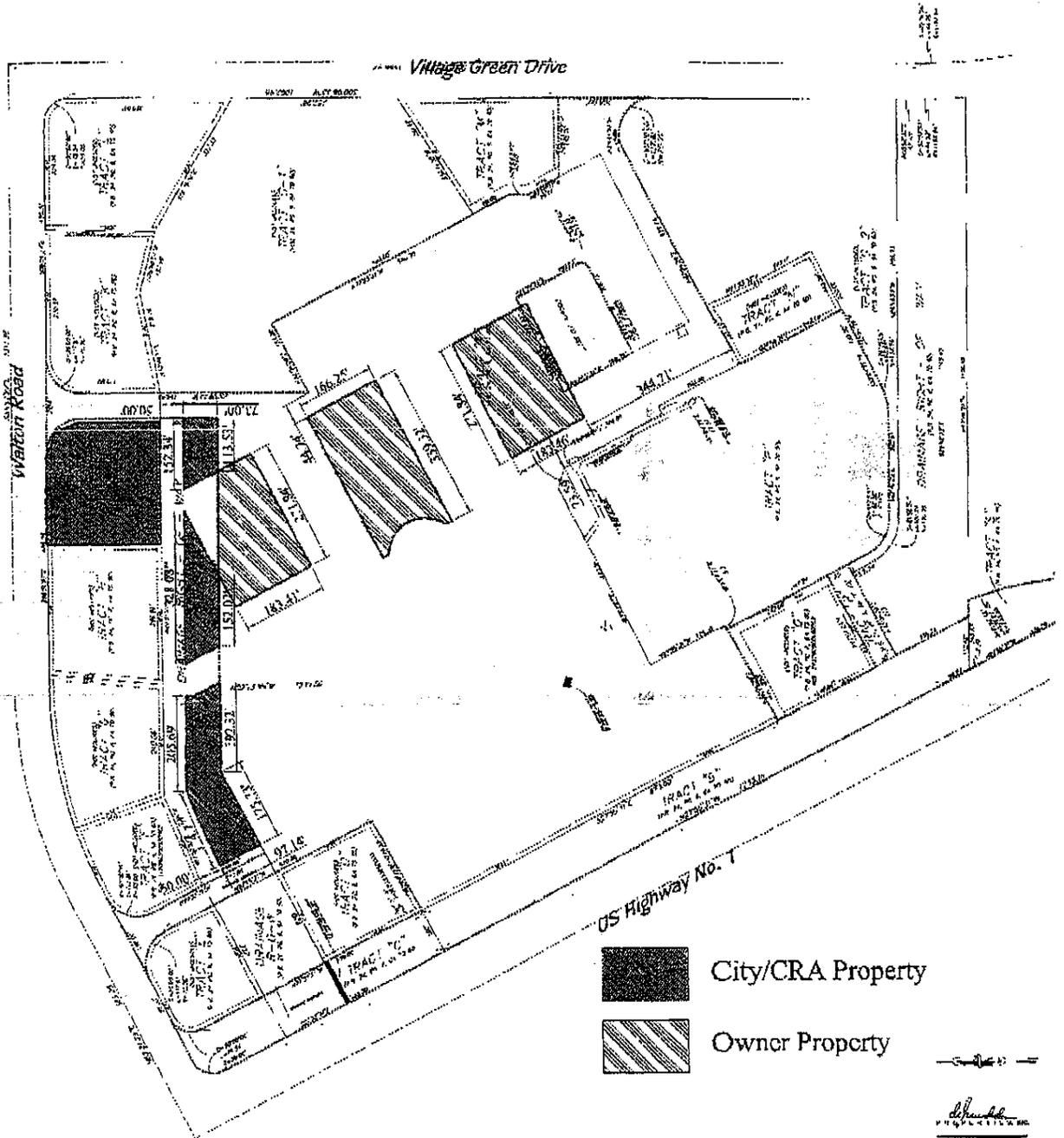


*Handwritten signature*  
Master's Revised  
Construction  
Notes for  
Town Centers  
1153 Town Center Lane  
Suite 200  
Port St. Lucie, Florida 34952  
10/1/88



Exhibit "J" - Like-Kind exchange No.2

City Center  
Port St. Lucie, Florida



*[Signature]*  
V. H. G. P. & A. S. S. & ASS.  
Advanced Planning  
Communities  
Professional  
Town & Country  
1153 Joplin Center Drive  
P.O. Box 207  
Port St. Lucie, Florida 34954-0207  
888.971.2222 Fax 888.971.2222

## Exhibit "K" - Estimated Equivalent Residential Connections

### City Center Estimate of Water and Wastewater Equivalent Residential Connections (ERC's)

Phase	Residential			Retail			Office			College			Civic Center			Total ERC / Phase
	Units	FRC Factor	Total	Units	ERC Factor	Total	Units	FRC Factor	Total	Units	ERC Factor	Total	Units	FRC Factor	Total	
IA	336	1	336	80000	0.0008	48	125000	0.0007	88	300	0.0659	20	0	0.025	0	492
IB	96	1	96	86000	0.0008	40	40000	0.0007	28	0	0.0659	0	750	0.025	19	182
II	348	1	348	20000	0.0008	12	84000	0.0007	58	0	0.0659	0	0	0.025	0	419
III	290	1	290	11	0.0006	0	184000	0.0007	129	11	0.0659	0	0	0.025	0	418
<b>Total</b>	<b>1070</b>		<b>1070</b>	<b>186000</b>		<b>100</b>	<b>433000</b>		<b>304</b>	<b>300</b>		<b>20</b>	<b>750</b>		<b>19</b>	<b>1613</b>

**Total Additional ERC = 1513**

Total Residential Units = 1070 Units  
 Total Retail Units = 186,000 SF  
 Total Office Units = 433,000 SF  
 Total College Units = 300 Students  
 Total Civic Center Units = 750 Seats

THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT  
BY AND BETWEEN THE CITY OF PORT ST. LUCIE AND  
THE CITY OF PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY  
AND PSL CITY CENTER, LLC, AND DE GUARDIOLA PROPERTIES, INC

WHEREAS, on or about August 9, 2005, the CITY OF PORT ST. LUCIE, a Florida municipal corporation (the "City"), the CITY OF PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY, a body corporate and politic of the State of Florida (the "CRA"), PSL CITY CENTER, LLC, a Florida limited liability company (the "Owner"), and DE GUARDIOLA PROPERTIES, INC., a Florida corporation (the "Developer"), entered into a REDEVELOPMENT AGREEMENT to effectuate the redevelopment of the former Village Green Shopping Center, now commonly referred to as "CITY CENTER", in accordance with the Community Redevelopment Plan, and as recorded in Book 2329, Page 187 of the Public Records of St. Lucie County, Florida; and

WHEREAS, on or about October 17, 2005, the City, the CRA, the Owner, and the Developer, agreed to and executed the FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT; and

WHEREAS, on or about February 27, 2006, the City, the CRA, the Owner, and the Developer, agreed to and executed the SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT; and

WHEREAS, the REDEVELOPMENT AGREEMENT sets forth certain obligations, responsibilities, terms and conditions of and between the parties, including but not limited to notice requirements, default and successors and assigns; and

WHEREAS, the City, CRA the Owner and the Developer have requested the modification of certain articles of the REDEVELOPMENT AGREEMENT, including the Articles entitled "Timeline for Property Acquisition and Conveyance; Financing; Development" and the "List of Exhibits" attached thereto, in order to modify the overall master plan and

Third Amendment  
Revised: April 11, 2006

CITY OF PORT ST. LUCIE  
DATE: 5-17-06  
DEPUTY CLERK  
CITY CLERK  
EDWIN M. FRY, Jr.

THIS IS TO CERTIFY THAT  
IS A TRUE AND CORRECT COPY  
OF THE RECORDS ON FILE  
IN THIS OFFICE.  
STATE OF FLORIDA  
ST. LUCIE COUNTY  
CITY OF PORT ST. LUCIE

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 2849900 05/05/2006 at 09:44 AM  
OR BOOK 2554 PAGE 750 - 776 Doc Type: AGR  
RECORDING: \$231.00

corresponding exhibits and to facilitate the implementation of the overall master plan as required by the REDEVELOPMENT AGREEMENT; and

WHEREAS, the parties have reviewed and consent to the requested modifications.

NOW, THEREFORE, in consideration of the mutual promises, covenants and considerations contained in this THIRD AMENDMENT, the parties hereby agree to amend the REDEVELOPMENT AGREEMENT by and between the City, CRA, Developer and Owner as follows:

1. Section 2.06 of the REDEVELOPMENT AGREEMENT is amended to read as follows:

2.06 Timeline for Property Acquisition and Conveyance; Financing; Development.

The successful development of the Project is contingent upon the timely execution of actions which can be categorized as: Property Acquisition and Conveyance; Financing; and Development. This Paragraph and the exhibits referenced herein are meant to provide the binding time periods or dates, which may include but not be limited to start and completion dates, for the execution of the specified actions. It should be noted that the parties recognize that the size and complexity of the Project will likely necessitate the amendment of the Timeline from time to time; provided, however, that any amendment shall be subject to the approval of each party.

A. Property Acquisition and Conveyance.

1. Acquisition.

a. The CRA will acquire the properties identified in Exhibit "G" by September 30, 2006, to include the following:

- Item 1 - Tract "J" located at the northwest corner of Walton Road and the east entry road to the existing Village Green Shopping Center, with property ID No. 342080500120007, of Plat Book 24, Page 6, 6A to 6D. Currently occupied with a single building of various businesses including a pool and vehicle service center.
- Item 2 - The southern 75' of Tract "D" not currently utilized by the building on the remaining portion of the Tract, currently occupied by Tires Plus, with property ID No. 342080500050005, of Plat Book 24, Page 6, 6A to 6D.
- Item 3 - The western 20' of Tract "F" at the northeast corner of Walton Road and the west entry road to the existing Village Green

Shopping Center, with property ID No. 342080500070009, of Plat Book 24, Page 6, 6A to 6D.

- Item 4 – The southern portion of Tract "M" not currently utilized by the building on the remaining portion of the Tract, currently occupied by a day care facility, of Plat Book 24, page 6, 6A to 6D.

2. Conveyance.

- a. Subject to and in accordance with Paragraph 2.03, the City and the Owner shall effectuate the Like-Kind exchange No.1, as identified in Exhibit "I", on or before March 31, 2009, to include the following:
- The City will convey the "out parcel" with property ID No. 342080500020107, located within Tract "A" of Plat Book 24, page 6, 6A to 6D, of approximately 38,500sf, which is currently occupied by a 1-story movie theater building.
  - The Owner will convey:
    - i. A portion of Tract "A" of Plat Book 24, page 6, 6A to 6D, generally located in the eastern portion of the Tract, containing approximately 117,300sf, adjacent to and contiguous with Tract "G-1" and Tract "M", for the development of the Civic Center, Police Station and Government building projects.
    - ii. A portion of Tract "A" of Plat Book 24, page 6, 6A to 6D, generally located in the northwest portion of the Tract, containing approximately 50,000sf, with a dimension of approximately 183 feet parallel to US1 and 270 feet perpendicular to US1, located 50 feet south of the southeast corner of Tract "D" and 300 feet west of Tract "B", for the development of a parking garage of approximately 800 spaces.
    - iii. A portion of Tract "A" of Plat Book 24, page 6, 6A to 6D, generally located in the southwest portion of the Tract, containing approximately 64,000sf, with a dimension of approximately 242 feet parallel to US1 and 264 feet perpendicular to US1, located 52 feet north of the northeast corner of Tract "Q", for the development of a parking garage of approximately 950 spaces.
- b. Subject to and in accordance with Paragraph 2.03, the CRA, City and the Owner shall effectuate Like-Kind exchange No. 2, as identified in Exhibit "J", on or before March 31, 2011, to include the following:
- The CRA will convey:
    - i. Tract "J" located at the northwest corner of Walton Road and the east entry road to the existing Village Green Shopping Center, with property ID No. 342080500120007, of Plat Book 24, Page 6, 6A to 6D, less the eastern 16 feet to be used for additional Right-of-way.

- The City will convey:
  - i. A portion of the Drainage Right-of-way, generally located south of Tracts "F", "G", "H" and "J", and north of Tract "A" as recorded in Plat Book 24, page 6, 6A to 6D, containing three (3) tracts with a total of approximately 58,000sf, for the development of the condo hotel, the mixed-use liner building and the anchor retail tenant within this portion of the Master Plan.
  - ii. A portion of the south drainage Right-of-way, generally located south of Tract "R", approximately 87 feet west of Tract "B", containing approximately 27,500sf, for the development of the residential condominium project within this portion of the Master Plan.
- The Owner will convey:
  - i. A portion of Tract "A" of Plat Book 24, page 6, 6A to 6D, generally located in the northeast portion of the Tract, containing approximately 40,000sf, with a dimension of approximately 183 feet parallel to US1 and 271 feet perpendicular to US1, located 113 feet west of the access road to Walton Road, for the development of a parking garage of approximately 800 spaces.
  - ii. A portion of Tract "A" of Plat Book 24, page 6, 6A to 6D, generally located in the central portion of the Tract, containing approximately 52,500sf, with a dimension of approximately 166 feet parallel to US1 and 339 feet perpendicular to US1, located 45 feet west of the corner of Tract "A" intersecting with Tract "G-1", for the development of the Village Center Square.
  - iii. A portion of Tract "A" of Plat Book 24, page 6, 6A to 6D, generally located in the southeast portion of the Tract, containing approximately 50,000sf, with a dimension of approximately 183 feet parallel to US1 and 271 feet perpendicular to US1, located 73 feet east of the corner of Tract "P", for the development of a parking garage of approximately 800 spaces.

B. Financing.

Subject to Paragraph 2.04, the CRA shall finance the CRA Improvements in accordance with the Timeline, as identified in Exhibit "E", except as more specifically set forth below.

1. By September 30, 2006, the CRA shall issue bonds or secure a credit facility of Twenty Five Million One Hundred Thirty Thousand Dollars (\$25,130,000.00), more or less, to execute the required development actions set forth in Phase 1A of the Timeline, to include the following:

- Purchase of adjacent properties:
  - Tract "J" – located at the northwest corner of Walton Road and the east entry road to the existing Village Green Shopping Center, with property ID No. 342080500120007, of Plat Book 24, Page 6, 6A to 6D.
  - Southern portion of Tract "D" – The southern 75' of Tract "D" not currently utilized by the building on the remaining portion of the Tract, currently occupied by Tires Plus, with property ID No. 342080500050005, of Plat Book 24, Page 6, 6A to 6D.
  - Western portion of Tract "F" – The western 20' of Tract "F" at the northeast corner of Walton Road and the west entry road to the existing Village Green Shopping Center, with property ID No. 342080500070009, of Plat Book 24, Page 6, 6A to 6D.
  - Southern portion of Tract "M" – The southern portion of Tract "M" not currently utilized by the building on the remaining portion of the Tract, currently occupied by a day care facility, of Plat Book 24, page 6, 6A to 6D.
- Funding for Comprehensive Plan Modifications for the City Center Project.
- Planning, design and construction for:
  - A parking garage of approximately 950 spaces
  - A parking garage of approximately 800 spaces
- Planning & design for:
  - The Civic Center, in conjunction with the City
  - Drainage and roadway improvements to Village Green Drive, reconstructing the 2-lane facility to a 4-lane divided urban section from Walton Road south approximately 3,500 feet to the intersection of Tiffany Boulevard.

2. By January 31, 2008, the CRA shall issue bonds or secure an appropriate credit facility of Twenty Three Million Eight Hundred Twenty Thousand Dollars (\$23,820,000.00), more or less, to execute the required development actions set forth in Phase IB of the Timeline, to include the following:

- The construction of:
  - A parking garage of approximately 800 spaces
  - The Civic Center, in conjunction with the City
  - Drainage and roadway improvements to Village Green Drive, reconstructing the 2-lane facility to a 4-lane divided urban section from Walton Road south approximately 3,500 feet to the intersection of Tiffany Boulevard.

3. By January 31, 2009, the CRA shall issue bonds or secure an appropriate credit facility of Fourteen Million Nine Hundred Fifty Thousand Dollars (\$14,950,000.00), more or less, to execute the required development actions set forth in Phases II of the Timeline. In the event the CRA does not have the "financial capacity" (as defined in Subparagraph 2.04.C. below) to finance this Phase of the CRA Improvements, the

Developer may exercise the rights set forth in Subparagraph 2.04.B. The required development actions shall include the following:

- The construction of:
  - A 5-story parking garage of approximately 800 spaces
  - Drainage and roadway improvements to Walton Road, reconstructing the 4-lane section into a divided urban section from U.S.1 east for a distance of 2,400 feet to the intersection of Village Green Drive
  - Landscape and irrigation improvements to US 1 from Walton Road south to Tiffany Avenue

C. Development.

1. All development actions shall be carried out pursuant to the Timeline, as identified in Exhibit "E", except as more specifically set forth above, and further defined below. Any development action not specifically identified in the Timeline shall be carried out so that such action does not prevent the execution of actions specifically set forth in the Timeline.

A. By January 31, 2008, the Developer shall execute the required development actions set forth in Phase IA of the Timeline, to include the following:

- Bldg A1 - A mixed-use building containing approximately 15,000sf of retail and 72 units located on the south side of the civic square.
- Bldg A2 & A3 - Two mixed-use building containing approximately 25,000sf of retail and 132 units in each building, located on the north and south side of the main entrance roadway off of US1, referred to as Roadway "F".
- Building B2 - A 5-story office building containing approximately 100,000sf located on the south side of the main entrance roadway and fronting US1.
- Building N5 - The existing Beall's retail building containing approximately 40,000sf or retail use located east of the frontage road and facing US1.
- Buildings P - Three (3) freestanding restaurant buildings of approximately 5,000sf each, located along the north and south sides of the civic square.

B. By January 31, 2008, the SAD shall have initiated the required development actions set forth in Phase IA of the Timeline, to include the following:

- Item "M" - The design and construction of the Civic Square/Plaza located in the central portion of the Master Plan.
- The design and construction of All Roadways within the Project to include streetscape, lighting and irrigation.

- The design and construction of the potable water system, wastewater facilities and stormwater facilities including facility upgrades to the water distribution system, a pro-rata contribution to the City's Capital improvements program for the wastewater collection improvements and modifications to the existing drainage collection, conveyance and outfall system.

C. By January 31, 2009, the Developer shall execute the required development actions set forth in Phase IB of the Timeline, to include the following:

- Bldg "D1" - A mixed-use building containing approximately 6,000sf of retail and 22 units located on the west side of roadway "B" and south of the civic square.
- Bldg "D2" - A mixed-use building containing approximately 7,500sf of retail and 26 units located on the east side of roadway "B" and south of the civic square.
- Bldg "D3" - A mixed-use building containing approximately 3,000sf of retail and 12 units located on the east side of roadway "B" and north of the civic square.
- Bldg "D4" - A mixed-use building containing approximately 4,000sf retail and 16 units located on the west side of roadway "B" and north of the civic square.
- Bldg "D5" - A mixed-use building containing approximately 4,000sf of retail and 16 units located on the west side of roadway "B" and north of the civic square.
- Bldg "D6" - A mixed-use building containing approximately 4,000sf of retail and 16 units located on the east side of roadway "B" and north of the civic square.
- Bldg "F" - A single use retail building of approximately 40,000sf located on the east side of roadway "C" and south of Walton Road.

D. By January 31, 2010, the Developer shall execute the required development actions set forth in Phase II of the Timeline, to include the following:

- Bldg "C1" - A single use residential condominium building containing approximately 96 units located on the south side of roadway "A" and west of the entrance from Village Green Drive.
- Bldg "C2" - A mixed-use building containing approximately 9,000sf of office use and 102 units, located at the intersection of roadway "B" and roadway "D" in the south portion of the plan.
- Bldg "I" - A condo-hotel containing approximately 150 units and 20,000sf of retail use, located on the northeast corner of the civic square across from the proposed civic center facility.
- Buildings "N" - Three (3) 25,000sf office buildings facing Walton Road with access to each site from internalized streets.

F. By September 30, 2011, the Developer shall execute the required development actions set forth in Phase III of the Timeline, to include the following:

- Bldg "B1" – A 5-story office building containing approximately 100,000sf, located on the north side of the main entrance roadway "F" and fronting US1.
- Bldg "C3" – A mixed-use building containing approximately 9,000sf of office use and 102 units, located at the northeast intersection of roadway "B" and roadway "E" in the south portion of the plan.
- Bldg "C4" – A single use residential condominium building containing approximately 108 units located on the east side of roadway "C" and behind the existing building occupied by Dr. Marder.
- Bldg "E" – A single-use residential condominium building containing approximately 80 units, located south of roadway "E" and north of the greenway tract on the south end of the Project.
- Bldg "O" – A 5-story office building containing approximately 75,000sf, located on the south side of the main entrance roadway "F", fronting US1 and north of the existing Dr. Marder building.

3. Section 2.07 (B), (C) & (G) of the REDEVELOPMENT AGREEMENT is amended to read as follows:

B. The parties agree that current professional engineering calculations project the Project to generate water and wastewater flows of approximately 1,557 equivalent residential connections ("ERC's"), as set forth in Exhibit "K" hereto. The 1,557 ERC's are projected to be connected to the City's water and wastewater systems within the Phases set forth in the Timeline.

C. The parties agree that a combined total of 135.1 ERC's of water and wastewater plant capacity have previously been paid for and reserved to and for the benefit of the Property and the Other Properties. The City agrees to credit said 135.1 ERC's of water and wastewater plant capacity toward the total number of plant capacity ERC's the Project will ultimately be required to purchase, with an allocation of 117.1 ERC's to be credited to the Developer and 18 ERC's to be credited to the City. It is further agreed that no additional credits of any kind shall be applied toward the Project's required water and wastewater plant capacity purchase.

G. In all instances, the Project will be responsible for the payment of its hydraulic share of the cost to construct the water and wastewater components of the Off-site improvements required to be constructed by the CRA. It is currently estimated that the Project's hydraulic share is 15.11%, which would mean payment of Three Million Three

Hundred Fifty Four Thousand Four Hundred and Twenty Dollars (\$3,354,420.00). The parties agree that the estimated hydraulic share and resulting calculation of costs are both subject to change upon completion and City's acceptance of the engineering analysis prepared by the City's Consultants.

4. The "List of Exhibits" of the REDEVELOPMENT AGREEMENT is amended to include the following attachments:

Exhibit "A" – Property owned/controlled by PSL City Center, LLC.

Exhibit "B" – Other Adjacent Properties

Exhibit "C" – Conceptual Master Plan

Exhibit "D" – Phasing Plan (Overall)

Exhibit "D-1" – Phase IA

Exhibit "D-2" – Phase IB

Exhibit "D-3" – Phase II

Exhibit "D-4" – Phase III

Exhibit "E" – Development Timeline

Exhibit "F" – Greenway Area

Exhibit "G" – Property to be acquired by the CRA

Exhibit "H" – Property to be conveyed by the CRA to the City

Exhibit "I" – Like-Kind exchange No. 1

Exhibit "J" – Like-Kind exchange No. 2

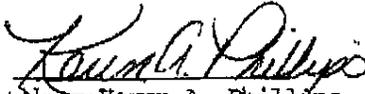
Exhibit "K" – estimated Equivalent Residential Connections

5. All other portions of the REDEVELOPMENT AGREEMENT shall remain in full force and effect.

[SIGNATURES ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have executed this FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT as of the Effective Date.

ATTEST:

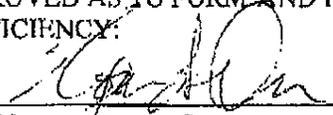
By:   
Print Name: Karen A. Phillips  
Title: City Clerk

CITY:

THE CITY OF PORT ST. LUCIE, a municipal corporation organized under the laws of the State of Florida

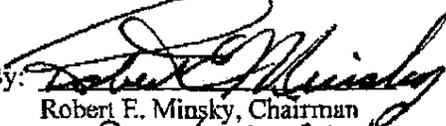
By:   
Robert E. Minsky, Mayor  
Date: April 26, 2006

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

By:   
Print Name: Roger G. Orr  
Title: City Attorney  
Date: April 18, 2006

CRA:

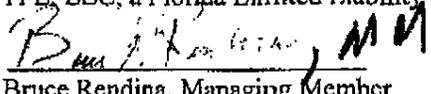
THE CITY OF PORT ST. LUCIE  
COMMUNITY REDEVELOPMENT AGENCY

By:   
Robert F. Minsky, Chairman  
Date: April 26, 2006

OWNER:

PSL CITY CENTER, LLC

By: TFL, LLC, a Florida Limited Liability Company

By:   
Bruce Rendina, Managing Member  
Date: May 3, 2006

DEVELOPER:  
DE GUARDIOLA PROPERTIES, INC.

By: *George De Guardiola*  
George De Guardiola, President

Date: May 3, 2006

[Corporate Seal]

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of May, 2006, by \_\_\_\_\_, by BRUCE RENDINA, as Managing Manager of TFL, LLC, the CoManaging Member of PSL CITY CENTER, L.L.C. Said person (check one)  is personally known to me,  produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or  produced other identification, to wit:

*Rachel Galbicka*  
Print Name: Rachel M. Galbicka  
Notary Public, State of Florida

Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC-STATE OF FLORIDA  
 Rachel Galbicka  
Commission # DD493045  
Expires: DEC. 26, 2009  
Bonded Thru Atlantic Bonding Co., Inc.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of May, 2006, by \_\_\_\_\_, by GEORGE DE GUARDIOLA, as President of DE GUARDIOLA PROPERTIES, INC. Said person (check one)  is personally known to me,  produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or  produced other identification, to wit: \_\_\_\_\_.

*Rachel Galbicka*  
Print Name: Rachel M. Galbicka  
Notary Public, State of Florida

Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

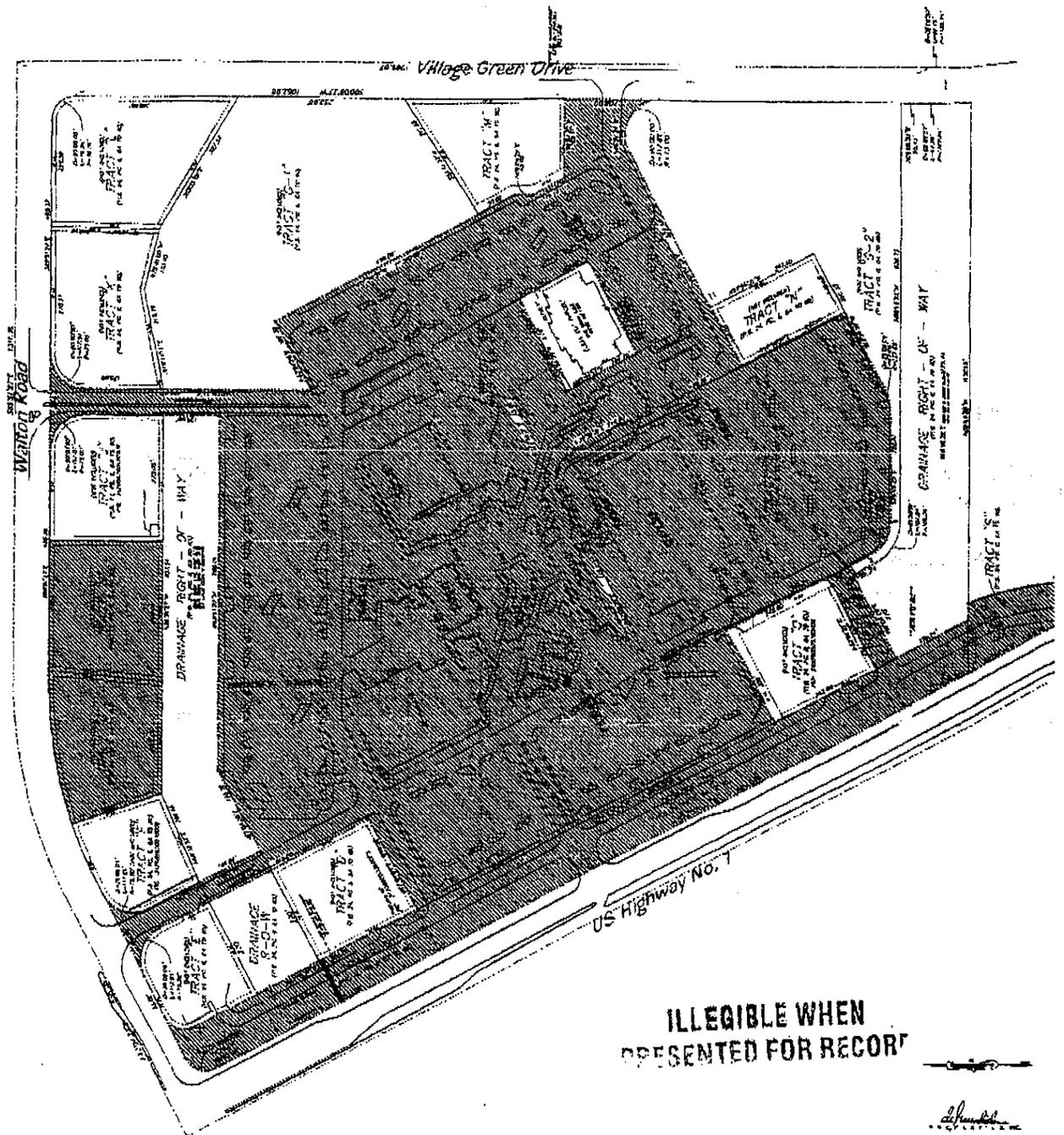
NOTARY PUBLIC-STATE OF FLORIDA  
 Rachel Galbicka  
Commission # DD493045  
Expires: DEC. 26, 2009  
Bonded Thru Atlantic Bonding Co., Inc.

## LIST OF EXHIBITS

Exhibit "A"	Property owned/controlled by PSL City Center, LLC
Exhibit "B"	Other Properties
Exhibit "C"	Conceptual Master Plan
Exhibit "D"	Phasing Plan (Overall)
Exhibit "D-1"	Phase IA
Exhibit "D-2"	Phase IB
Exhibit "D-3"	Phase II
Exhibit "D-4"	Phase III
Exhibit "E"	Development Timeline
Exhibit "F"	Greenway Area
Exhibit "G"	Property to be acquired by the CRA
Exhibit "H"	Property to be conveyed by the CRA to the City
Exhibit "I"	Like Kind Exchange No. 1
Exhibit "J"	Like Kind Exchange No. 2
Exhibit "K"	Estimated Equivalent Residential Connections

Exhibit "A" - Property owned/controlled by PSL City Center, LLC.

City Center  
Port St. Lucie, Florida



ILLEGIBLE WHEN  
PRESENTED FOR RECORD

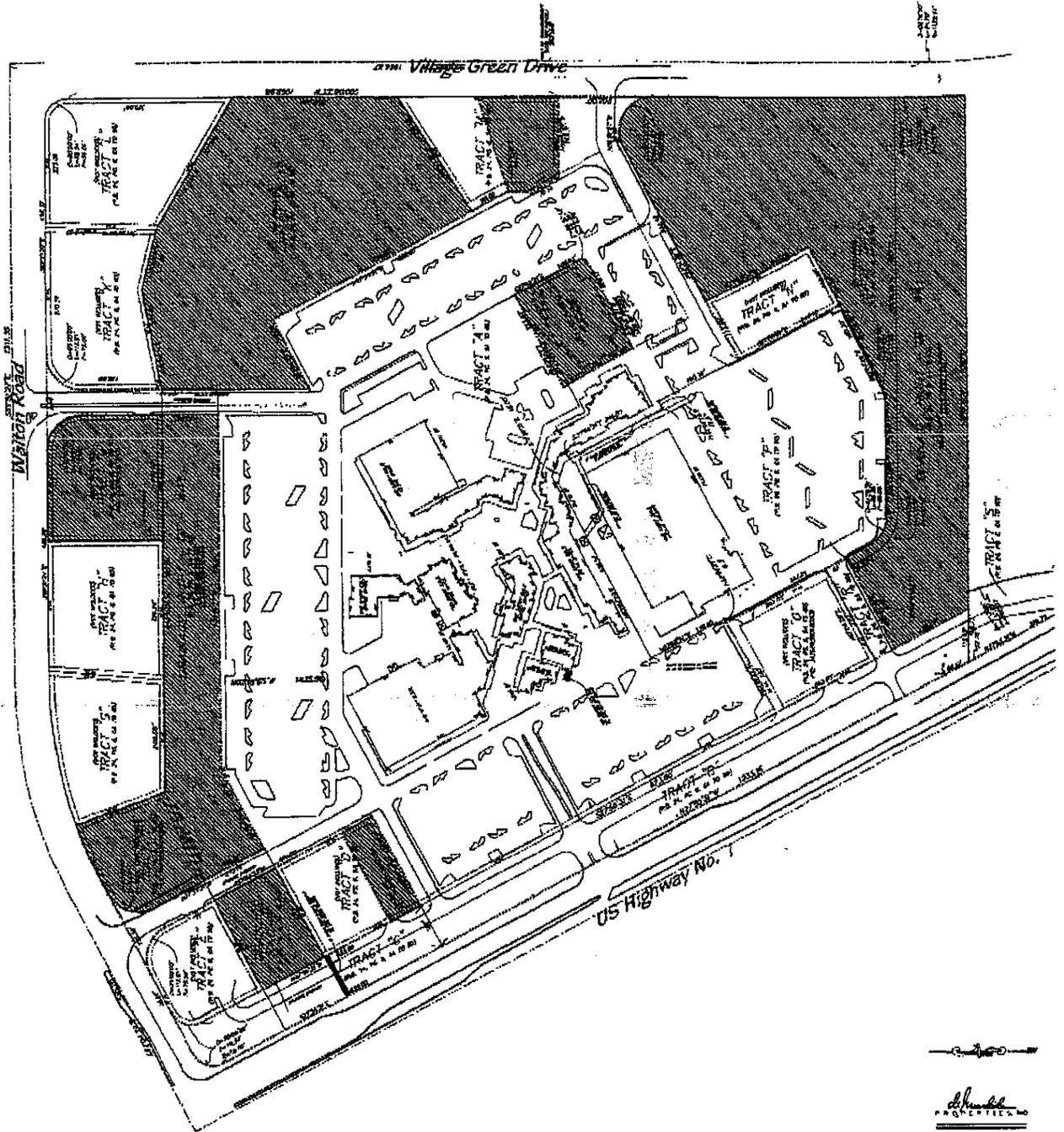
Third Amendment  
Revised: April 11, 2006

*Signature*  
Lester Plummer  
Commissioner  
Public Works  
City of Port St. Lucie  
150 Town Center Drive  
Port St. Lucie, FL 34952  
Phone: 888-233-3336  
at 888-233-3336

Exhibit "B" - Other Adjacent Properties

City Center  
Port St. Lucie, Florida

ILLEGIBLE WHEN  
PRESENTED FOR RECO



Third Amendment  
Revised: April 11, 2006

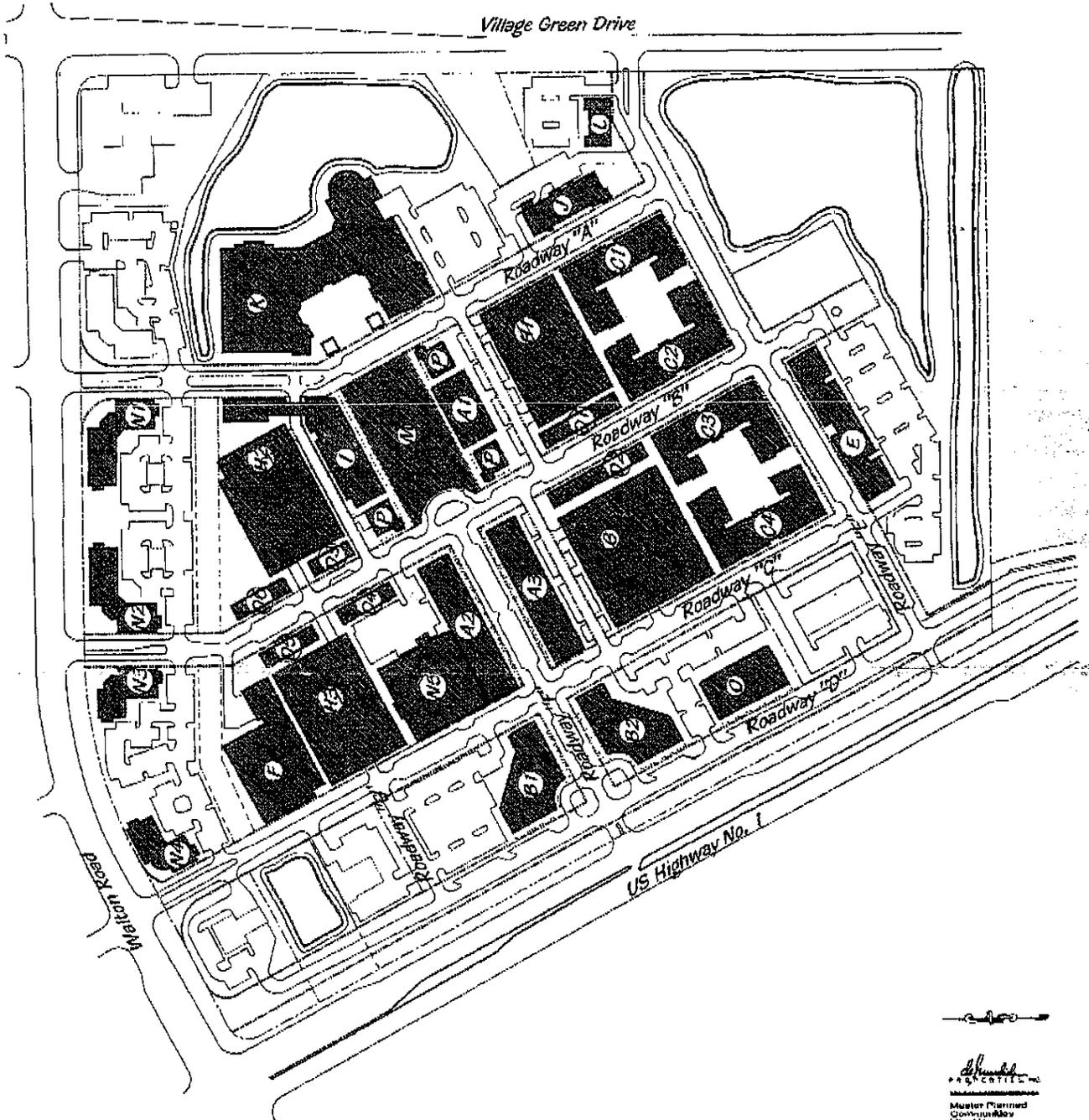
*Handwritten signature*  
PROPERTIES, INC.

Attorney at Law  
1153 Town Center Drive  
Port St. Lucie, Florida 34952  
TEL: 888-888-8888

Exhibit "C" - Conceptual Master Plan

City Center  
Port St. Lucie, Florida

ILLEGIBLE WHEN  
PRESENTED FOR RECORD



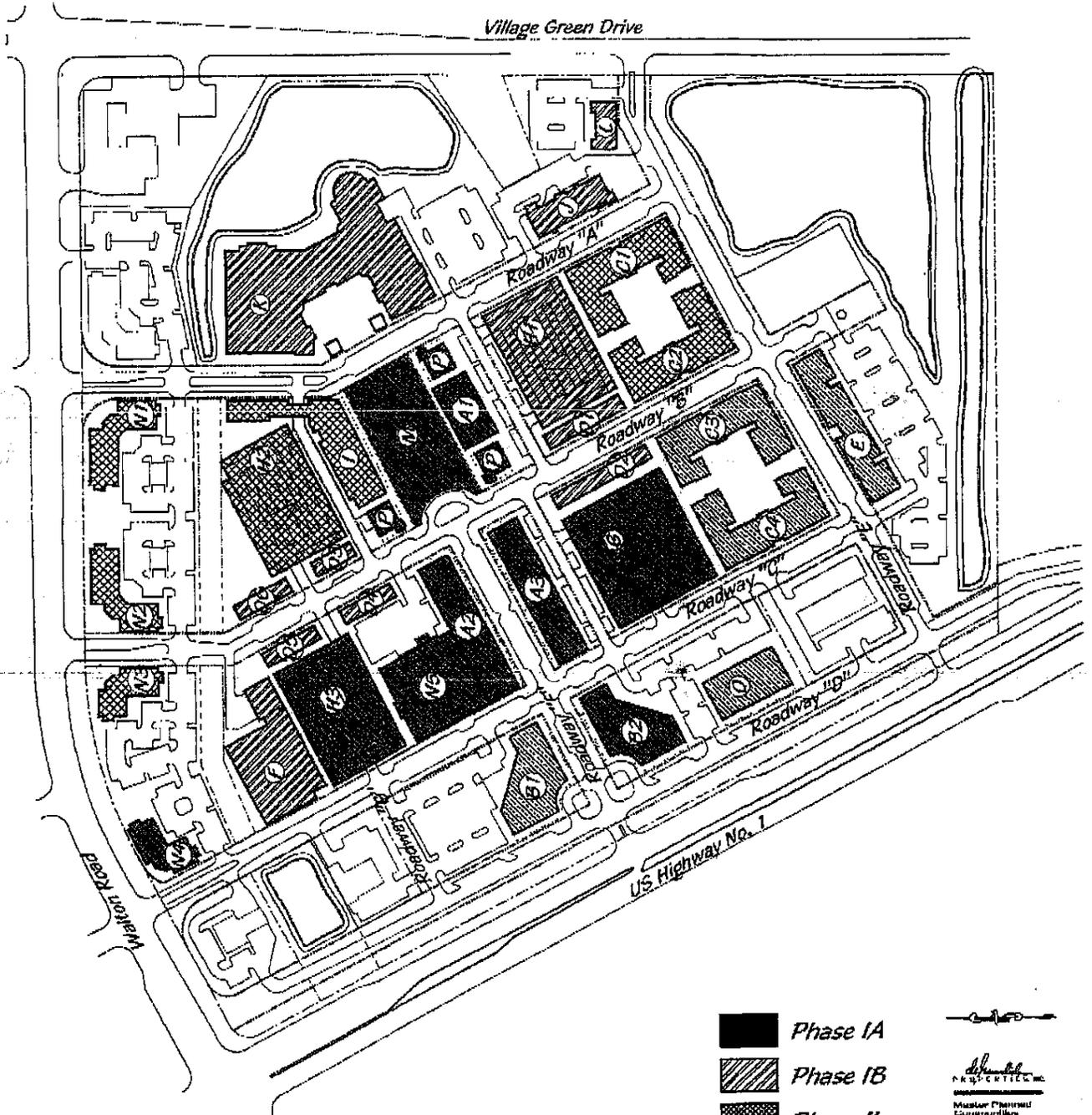
Third Amendment  
Revised: April 11, 2006

*Handwritten Signature*  
ARCHITECTS, INC.  
Master Planned  
Community  
Master Plan  
Town Center  
1125 Town Center Drive  
Suite 202  
Port St. Lucie, Florida 34959  
407.328.2222

Exhibit "D" - Phasing Plan (Overall)

City Center  
Port St. Lucie, Florida

ILLEGIBLE WHEN  
PRESENTED FOR RECOR



Third Amendment  
Revised: April 11, 2006

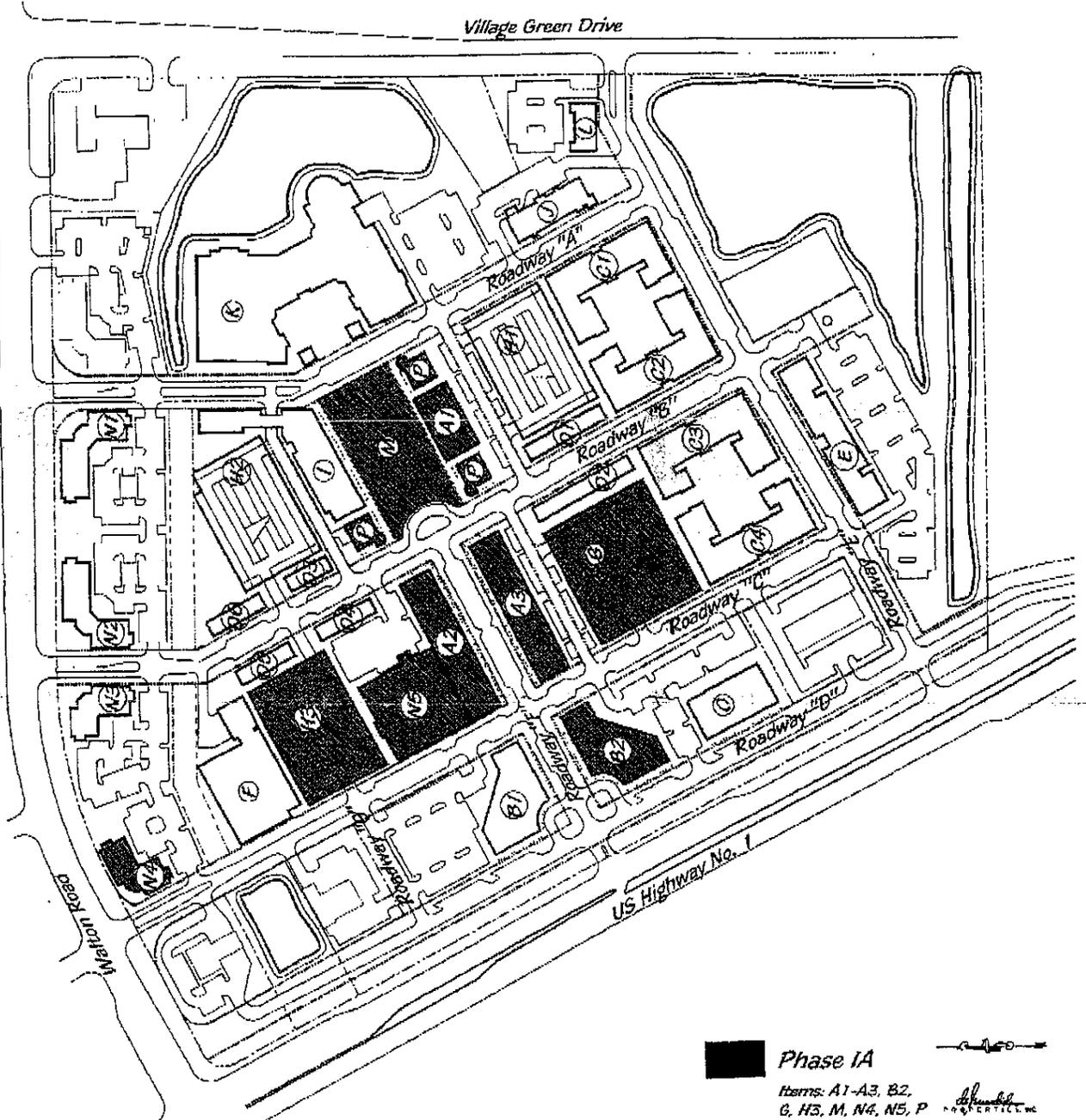
-  Phase IA
-  Phase IB
-  Phase II
-  Phase III

  
  
MUSKIEE CONSULTANTS  
1425 Town Center Drive  
Suite 302  
JACKSONVILLE, FLORIDA 32202  
ARCHITECTS 11-0000000-0001

Exhibit "D-1" - Phase IA

City Center  
Port St. Lucie, Florida

ILLEGIBLE WHEN  
PRESENTED FOR RECORD



Third Amendment  
Revised: April 11, 2006

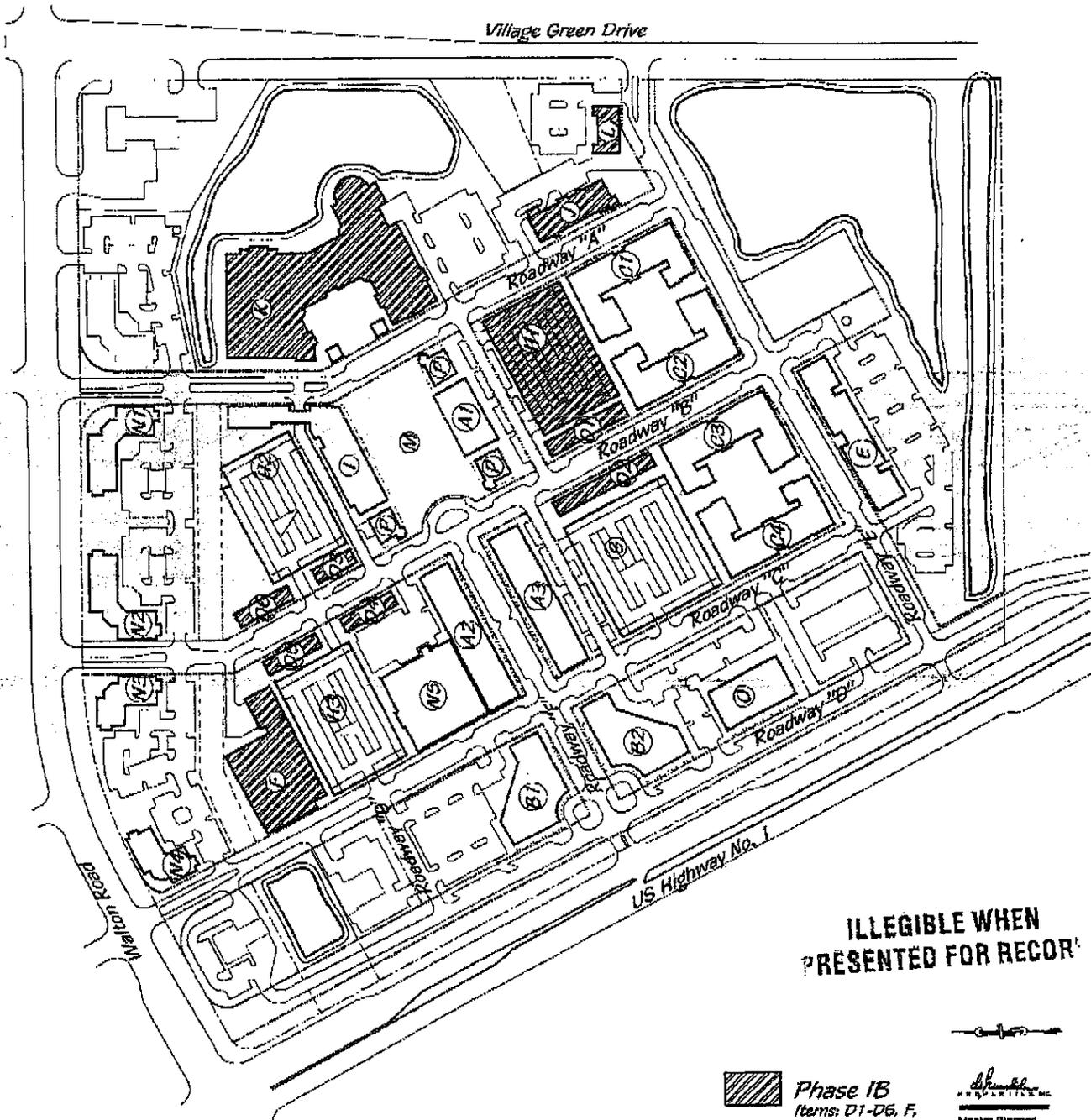
**Phase IA**  
Items: A1-A3, B2,  
C, H3, M, N4, N5, P

*Shanklin*  
PROPERTY, INC.

Shanklin Properties  
Commercial Real Estate  
Town Center  
1150 Town Center Drive  
Suite 202  
Port St. Lucie, Florida 34956  
888-888-8888

Exhibit "D-2" - Phase IB

City Center  
Port St. Lucie, Florida



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Third Amendment  
Revised: April 11, 2006

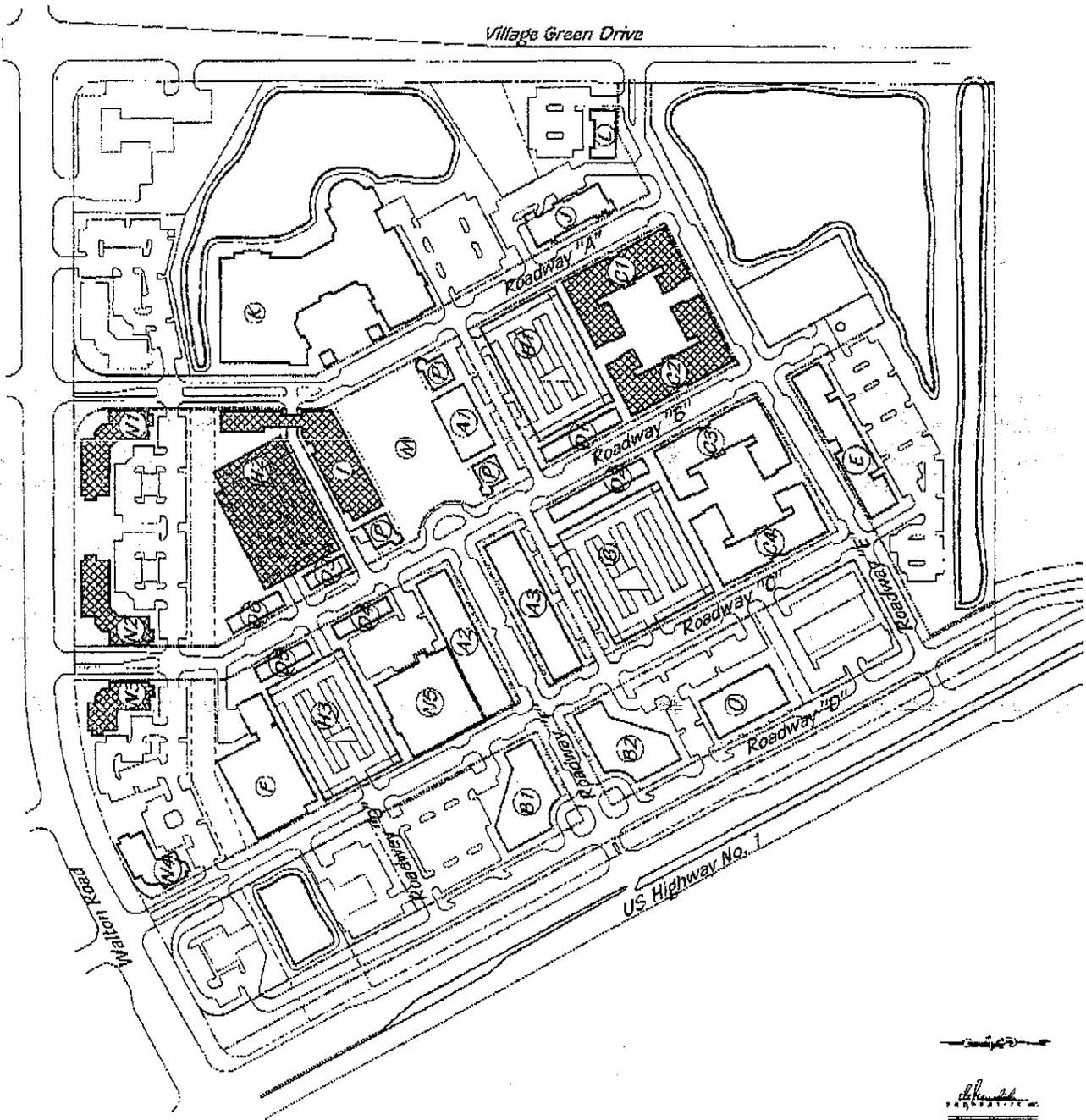
 Phase IB  
Items: D1-D6, F,  
H1, J, K, N5

  
Member Planning  
Commissioners  
Tommy G. Ruff  
1421 Town Center II  
Suite 202  
Jupiter, Florida 33456  
407-741-1111

Exhibit "D-3" - Phase II

City Center  
Port St. Lucie, Florida

**ILLEGIBLE WHEN  
PRESENTED FOR RECORD**



Third Amendment  
Revised: April 11, 2006



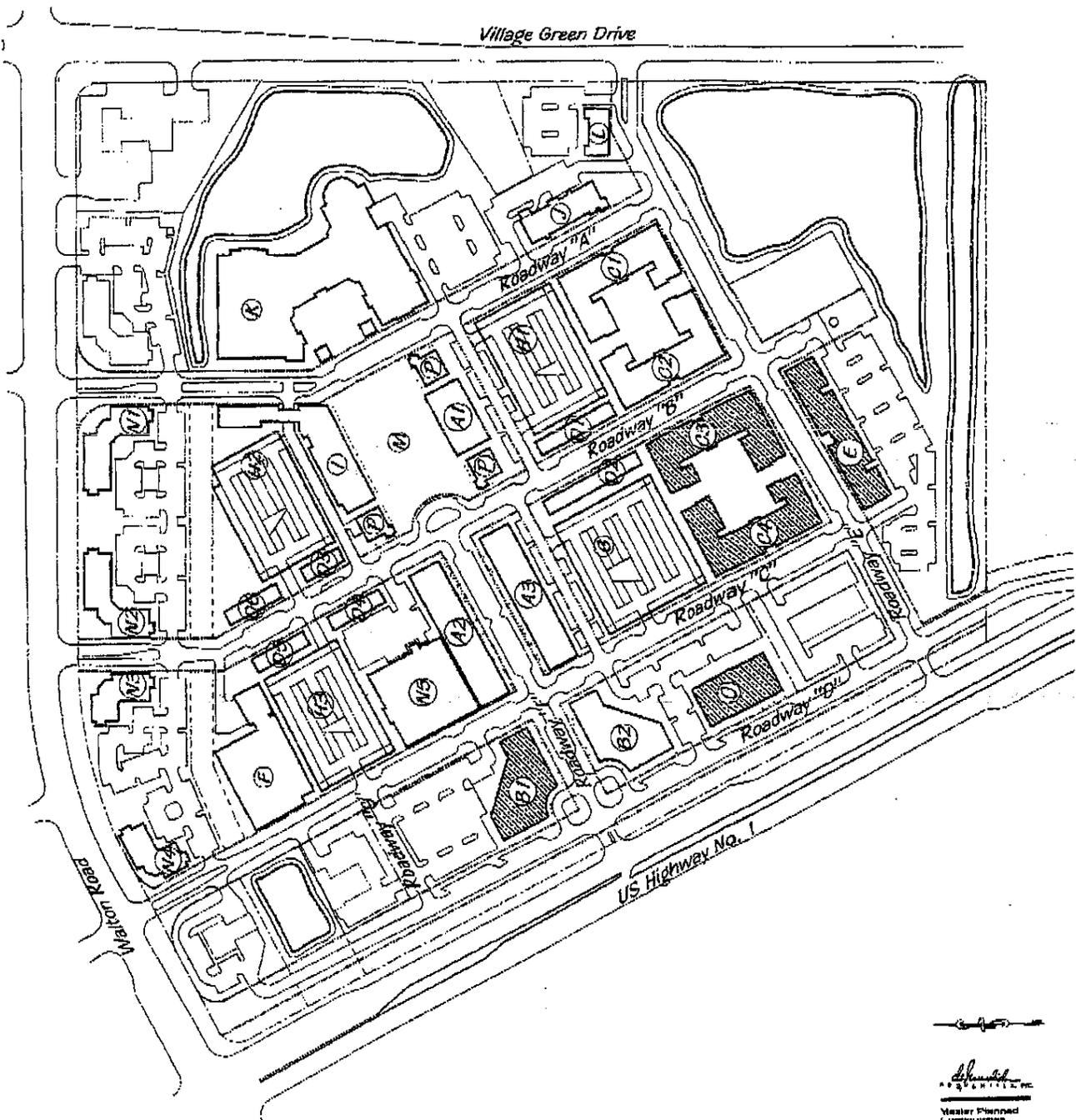
**Phase II**  
Items: C1, C2, 1  
H2, N1-N3

*[Signature]*  
Schuster Planning  
Community  
Development  
10001 Gateway  
Suite 202  
Port St. Lucie, Florida 34956  
(888) 444-7000

Exhibit "D-4" - Phase III

City Center  
Port St. Lucie, Florida

ILLEGIBLE WHEN  
PRESENTED FOR REPRODUCTION



Third Amendment  
Revised: April 11, 2006

Items: B1, C3  
C4, E, O  
Phase III

*Signature*  
A. J. & W. J. CO., INC.  
Master Planned  
Community  
Mixed Use  
Town Center  
153 Town Center Drive  
Suite 202  
Port St. Lucie, Florida 34986  
(888) 888-8888

## Exhibit "E" - Development Timeline

### PHASE IA : September '06 - January '08

Responsible Party	Designation	Use	Retail SF	Office SF	Units DU	Structured Spaces	Notes	Estimated Costs
Developer:	A1	Mixed-Use	15,000		72		Located on the Civic Square	\$ 15,000,000.00
	A2	Mixed-use	25,000		132		Residential over GF Retail	\$ 26,100,000.00
	A3	Mixed-use	25,000		132		Residential over GF Retail	\$ 26,100,000.00
	B1	Office/College		100,000			5-story office building	\$ 12,500,000.00
	N4	Office		25,000			To be developed by others	
	N5	Retail	40,000				Wally's retail store	\$ 250,000.00
	R	Restaurant	5,000				Located on the Civic Square	\$ 625,000.00
	P	Restaurant	5,000				Located on the Civic Square	\$ 625,000.00
	P	Restaurant	5,000				Located on the Civic Square	\$ 625,000.00
Developer Subtotal:								\$ 86,475,000.00
SAD:	M	Civic Square / Plaza					Central Plaza/Structure	
	Roadway A-C	Intersect Roadways					Drain and construction of all internal roadways	
	Lakes	Drainage					Lake and conveyance including conveyance area	
SAD Subtotal:								\$ 21,000,000.00
CRA:	1	Existing retail					Land purchase: Auto and Post service center	\$ 2,500,000.00
	2	Vacant parcel					Land purchase: south portion of Times Plus	\$ 127,000.00
	3	Vacant parcel					Land purchase: Additional ROW along Tract 10	
	4	Vacant parcel					Land purchase: site for government service bldg.	\$ 568,000.00
		Comp. Plan change					Funding for Comp Plan Change	\$ 100,000.00
		Contingency					CRA contingency funding	\$ 2,835,000.00
	G	Parking Garage				950	Planning, design & construction	\$ 9,500,000.00
	H3	Parking Garage				800	Planning, design & construction	\$ 8,000,000.00
	K	Civic Center					Planning & Design	\$ 1,000,000.00
	Village Green	Off-site Roadway					Planning & Design	\$ 480,000.00
CRA Subtotal:								\$ 25,130,000.00
City:	J	Police Station					Provide funding for Planning & design	
	K	Civic Center					Planning & Design	\$ 1,000,000.00
City Subtotal:								\$ 1,000,000.00
Phase Program Subtotal:			120,000	125,000	336	1,750		

### PHASE IB : September '07 - January '09

Responsible Party	Designation	Use	Retail	Office	Units	S. Spaces	Notes	Est. Costs
Developer:	D1	Mixed-Use	8,000		22		Liner bldg in front of garage	\$ 7,050,000.00
	D2	Mixed-Use	7,500		26		Liner bldg in front of garage	\$ 6,650,000.00
	D3	Mixed-Use	3,000		12		Liner bldg in front of garage	\$ 2,700,000.00
	D4	Mixed-Use	2,000		16		Liner bldg in front of garage	\$ 1,600,000.00
	D5	Mixed-Use	4,000		16		Liner bldg in front of garage	\$ 3,600,000.00
	D6	Mixed-Use	4,000		16		Liner bldg in front of garage	\$ 3,600,000.00
	P	Retail	40,000				Retail anchor tenant	\$ 4,000,000.00
Developer Subtotal:								\$ 29,600,000.00
CRA:	H1	Parking Garage				800	Award by March '08, 12 months to construct	\$ 8,000,000.00
	K	Civic Center					Construction complete 2 years from start	\$ 11,500,000.00
	Village Green	Off-site Roadway					4-lanes and signalization	\$ 4,300,000.00
CRA Subtotal:								\$ 23,800,000.00
City:	J	Police Station					Final construction, completed 2 yrs from start	
	K	Civic Center					Construction complete 2 years from start	\$ 11,500,000.00
City Subtotal:								\$ 11,500,000.00
Phase Program Subtotal:			68,500	0	108	800		

### PHASE II : September '08 - January '10

Responsible Party	Designation	Use	Retail	Office	Units	S. Spaces	Notes	Est. Costs
Developer:	C1	Residential			96		Residential condominium	\$ 16,800,000.00
	C2	Mixed-Use		9,000	102		Residential with ground floor office	\$ 18,975,000.00
	J	Condo Hotel	20,000		150		Condo units in Hotel Management	\$ 30,250,000.00
	N1	Office		25,000			Walton & Roadway "A"	\$ 5,000,000.00
	N2	Office		25,000			Walton & Roadway "B"	\$ 5,000,000.00
	N3	Office		25,000			Walton & Roadway "C"	\$ 5,000,000.00
	Developer Subtotal:							
CRA:	H2	Parking Garage				800	Award by March '09, 12 months to construct	\$ 8,000,000.00
	Walton Road	Roadway					Roadway expansion	\$ 4,000,000.00
	US 1	Roadway					Landscape treatment	\$ 750,000.00
	Signal	Roadway					Traffic signal at Walton & Roadway "B"	\$ 600,000.00
CRA Subtotal:								\$ 14,350,000.00
Phase Program Subtotal:			20,000	84,000	348	800		

### PHASE III : September '09 - September '11

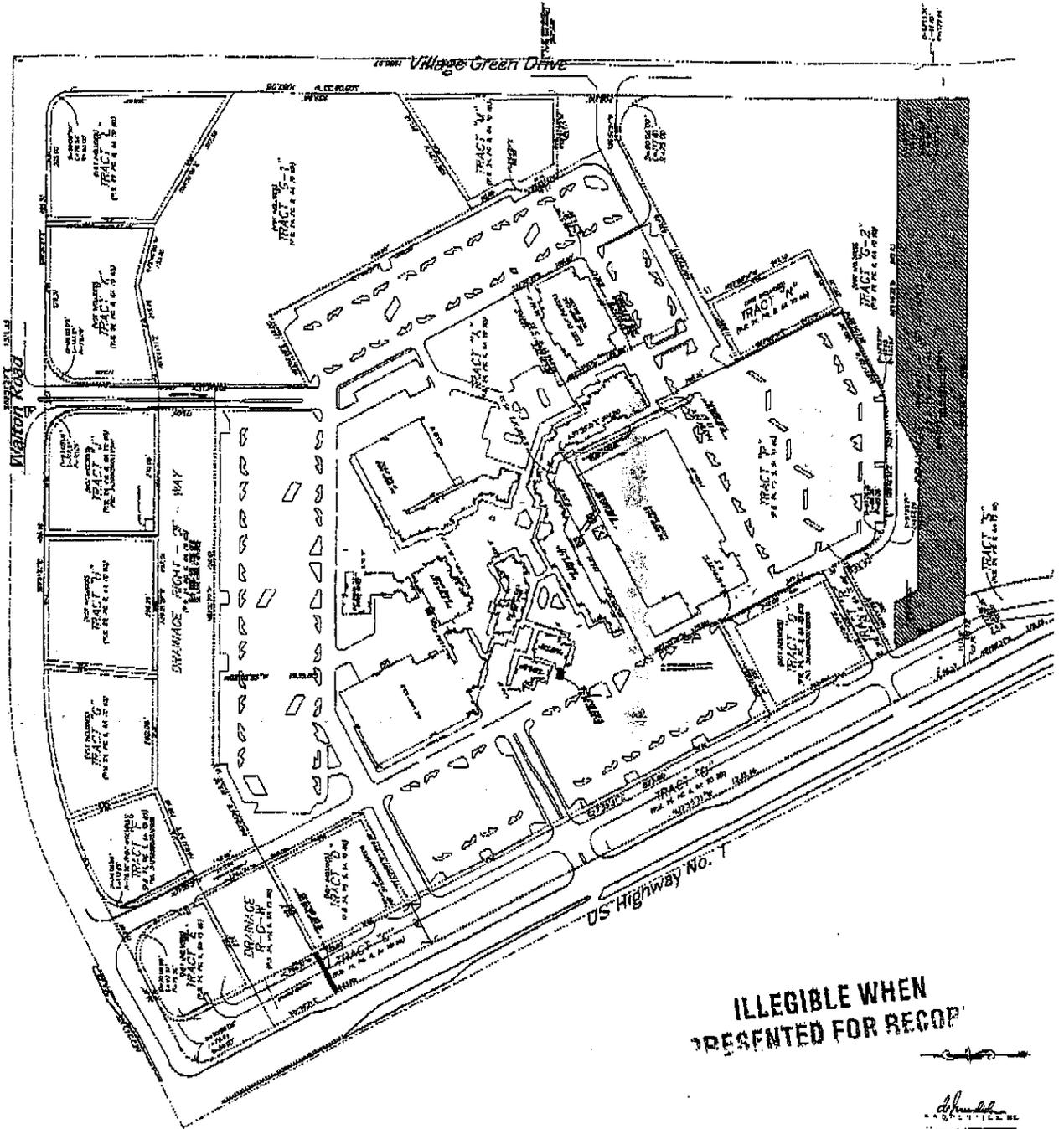
Responsible Party	Designation	Use	Retail	Office	Units	S. Spaces	Notes	Est. Costs
Developer:	B1	Office		100,000			5-story office building	\$ 12,500,000.00
	C3	Mixed-use		9,000	102		Residential with ground floor office	\$ 18,975,000.00
	C4	Residential			108		Residential condominium	\$ 18,900,000.00
	E	Residential			80		Residential condominium	\$ 14,400,000.00
	O	Office		75,000			5-story office building	\$ 9,375,000.00
Developer Subtotal:								\$ 73,750,000.00
Phase Program Subtotal:			0	184,000	290	0		

<b>TOTAL DEVELOPMENT PROGRAM:</b>			208,500	294,000	1,882	3,350	Developer/SAD estimated cost Total: \$	291,800,000.00	
								CRA/City estimated cost Total: \$	76,400,000.00

This Agreement  
 Expires April 11, 2010

Exhibit "F" - Greenway Area

City Center  
Port St. Lucie, Florida



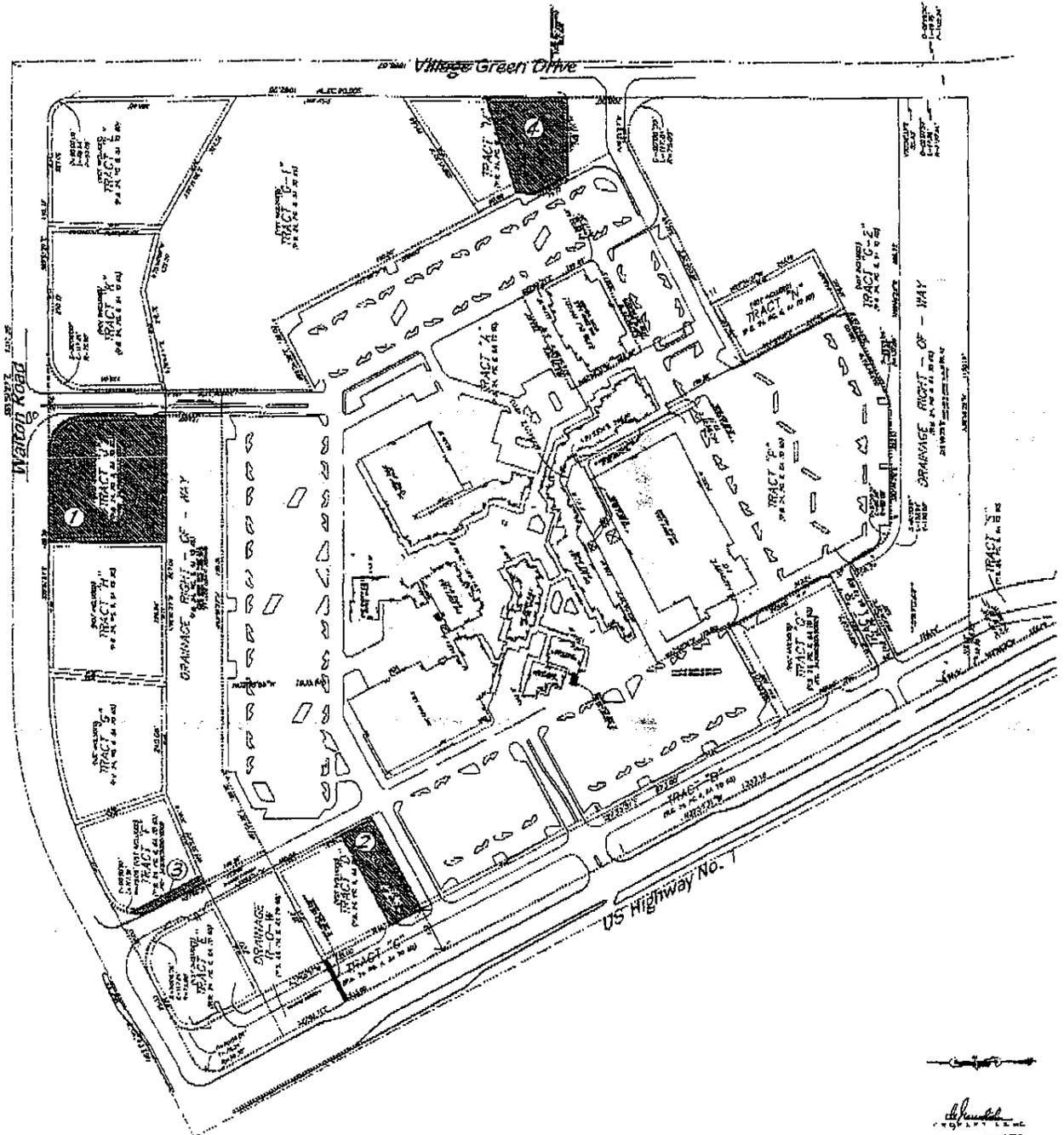
ILLEGIBLE WHEN  
PRESENTED FOR RECOR

Third Amendment  
Revised: April 11, 2006

*[Signature]*  
L. J. ...  
Nuclear Planning  
Consultants  
Miami, FL  
Town Center  
3121 Lynn Center Drive  
Suite 200  
Lakewood, Florida 33409  
Tel: 561-966-1100

Exhibit "G" - Property to be acquired by the CRA

City Center  
Port St. Lucie, Florida

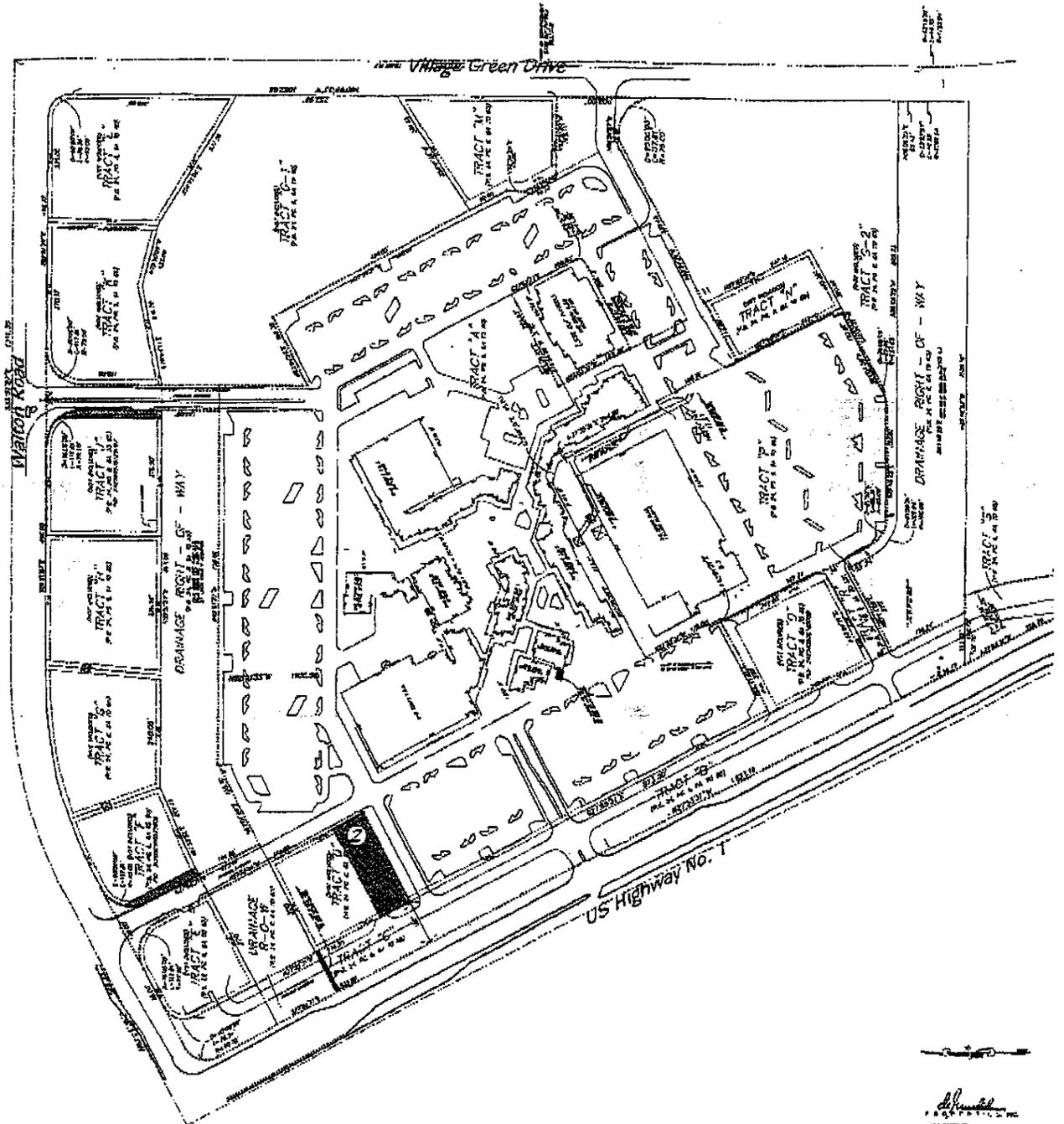


Third Amendment  
Revised: April 11, 2006

*Handwritten signature*  
Master Planned  
Communities  
Map No. 2006-001  
1185 Town Center Drive  
St. Lucie, FL 34957  
387-1144 FAX 387-1145

Exhibit "H" - Property to be conveyed by the CRA to the City

City Center  
Port St. Lucie, Florida



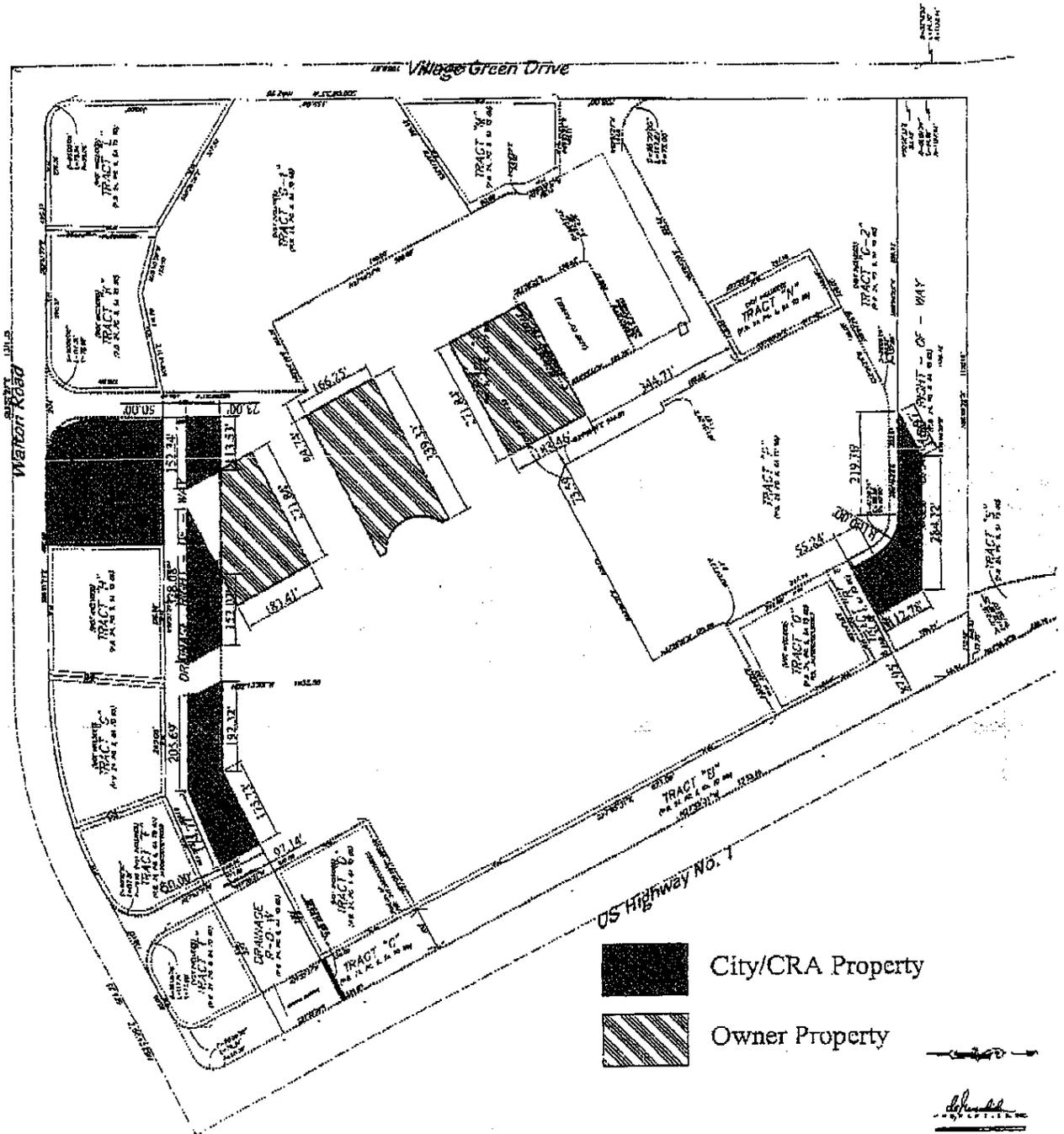
Third Amendment  
Revised: April 11, 2006

*Handwritten Signature*  
MOBILE PLANNED  
COMMUNITIES  
MOBILE-LIKE  
TOWN CENTER  
1575 11th Circle Drive  
Suite 202  
Jacksonville, Florida 32202  
904-744-4444



Exhibit "J" - Like-Kind exchange No.2

City Center  
Port St. Lucie, Florida



Third Amendment  
Revised: April 11, 2006

*deh*  
 Neater Planned  
 Communities  
 Districts  
 Towns & Estates  
 155 Town Center Drive  
 Suite 202  
 Jupiter, Florida 33458  
 407-744-7444

# Exhibit "K" - Estimated Equivalent Residential Connections

## City Center Estimate of Water and Wastewater Equivalent Residential Connections (ERC's)

Phase	Residential			Retail			Office			Civic Center*			Total ERC / Phase
	Units	ERC Factor	Total	Units	ERC Factor	Total	Units	ERC Factor	Total	Units	ERC Factor	Total	
IA	336	1	336	120000	0.0006	72.00	125000	0.000706	89.00	30	---	30	527.00
IB	108	1	108	68500	0.0006	44.00	0	0.000706	0	---	---	---	152.00
II	348	1	348	20000	0.0006	12.00	84000	0.000706	61.00	---	---	---	421.00
III	290	1	290	0	0.0006	0	234000	0.000706	167.00	---	---	---	457.00

**Total**      1082                      1082      208500                      128      443000                      317      30                      30                      1557.00

Total ERC Count = 1557

Total Residential Units = 1082 Units

Total Retail Units = 208,500 SF

Total Office Units = 643,000 SF

Total Civic Center Units = 30 ERCs

Existing ERC Count = 135.18

**Total ERCs to be Purchased = 1422**

\* Estimates provided by the Port St. Louis Utility Systems Department and subject to revision as the programming for the Civic Center is defined

Note: The total number of ERC's depicted in the above spreadsheet summarizes the amount of ERC's which were calculated on a building by building basis. Consequently, performing the calculation of multiplying the amount per unit by the ERC factor will not yield the total amount shown in the above spreadsheet due to rounding.

FOURTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT  
BY AND BETWEEN THE CITY OF PORT ST. LUCIE AND  
THE CITY OF PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY  
AND PSL CITY CENTER, LLC, AND DE GUARDIOLA PROPERTIES, INC

WHEREAS, on or about August 9, 2005, the CITY OF PORT ST. LUCIE, a Florida municipal corporation (the "City"), the CITY OF PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY, a body corporate and politic of the State of Florida (the "CRA"), PSL CITY CENTER, LLC, a Florida limited liability company (the "Owner"), and DE GUARDIOLA PROPERTIES, INC., a Florida corporation (the "Developer"), entered into a REDEVELOPMENT AGREEMENT to effectuate the redevelopment of the former Village Green Shopping Center, now commonly referred to as "CITY CENTER", in accordance with the Community Redevelopment Plan, and as recorded in Book 2329, Page 187 of the Public Records of St. Lucie County, Florida; and

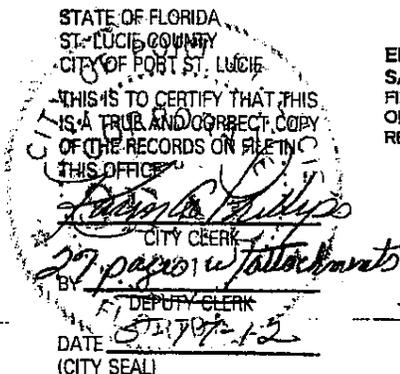
WHEREAS, on or about October 17, 2005, the City, the CRA, the Owner, and the Developer, agreed to and executed the FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT; and

WHEREAS, on or about February 27, 2006, the City, the CRA, the Owner, and the Developer, agreed to and executed the SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT; and

WHEREAS, on or about April 17, 2006, the City, the CRA, the Owner, and the Developer, agreed to and executed the THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT; and

WHEREAS, the REDEVELOPMENT AGREEMENT sets forth certain obligations, responsibilities, terms and conditions of and between the parties, including but not limited to notice requirements, default and successors and assigns; and

Fourth Amendment  
Final: October 9, 2006



EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 2965154 11/16/2006 at 02:19 PM  
OR BOOK 2702 PAGE 2948 - 2974 Doc Type: AGR  
RECORDING: \$231.00

WHEREAS, the City, CRA the Owner and the Developer have requested the modification of certain articles of the REDEVELOPMENT AGREEMENT, including the Articles entitled "Definitions", "Timeline for Property Acquisition and Conveyance; Financing; Development" and the "List of Exhibits" attached thereto, in order to modify the overall master plan and corresponding exhibits and to facilitate the implementation of the overall master plan as required by the REDEVELOPMENT AGREEMENT; and

WHEREAS, the parties have reviewed and consent to the requested modifications.

NOW, THEREFORE, in consideration of the mutual promises, covenants and considerations contained in this FOURTH AMENDMENT, the parties hereby agree to amend the REDEVELOPMENT AGREEMENT by and between the City, CRA, Developer and Owner as follows:

1. Section 1.01 Definitions of the REDEVELOPMENT AGREEMENT is amended to add the term "Plat" which shall be defined as follows:

1.01 Definitions.

DD. "Plat" means the City Center replat, prepared by Culpepper & Terpening, submitted to the City of Port St. Lucie on September 6, 2006, as may be amended pursuant to final council action, more particularly described as: the replat of a portion of Port St. Lucie Section sixty-one, as recorded in Plat Book 24, Page 6 City of Port St. Lucie, St. Lucie County, Florida. Lying in Sections 1, and 2, Township 37 South, Range 40 East, and Sections 35, and 36, Township 36 South, Range 40 East.

2. Section 2.06 of the REDEVELOPMENT AGREEMENT is amended to read as follows:

2.06 Timeline for Property Acquisition and Conveyance; Financing; Development.

The successful development of the Project is contingent upon the timely execution of actions which can be categorized as: Property Acquisition and Conveyance; Financing; and Development. This Paragraph and the exhibits referenced herein are meant to provide the binding time periods or dates, which may include but not be limited to start

and completion dates, for the execution of the specified actions. It should be noted that the parties recognize that the size and complexity of the Project will likely necessitate the amendment of the Timeline from time to time; provided, however, that any amendment shall be subject to the approval of each party.

A. Property Acquisition and Conveyance.

1. Acquisition.

- a. The CRA will acquire the properties identified in Exhibit "G" by September 30, 2006, to include the following:
- Item 1 – Tract "J" located at the northwest corner of Walton Road and the east entry road to the existing Village Green Shopping Center, with property ID No. 342080500120007, of Plat Book 24, Page 6, 6A to 6D. Currently occupied with a single building of various businesses including a pool and vehicle service center.
  - Item 2 – The southern 75' of Tract "D" not currently utilized by the building on the remaining portion of the Tract, currently occupied by Tires Plus, with property ID No. 342080500050005, of Plat Book 24, Page 6, 6A to 6D.
  - Item 3 – The western 20' of Tract "F" at the northeast corner of Walton Road and the west entry road to the existing Village Green Shopping Center, with property ID No. 342080500070009, of Plat Book 24, Page 6, 6A to 6D.
  - Item 4 – Tract "M-2" located south of the existing day care facility along Village Green Drive, with property ID No. 342080600020007, of Plat Book 24, page 6, 6A to 6D.

2. Conveyance.

- a. Subject to and in accordance with Paragraph 2.03, the City and the Owner shall effectuate the Like-Kind Exchange No.1, as identified in Exhibit "T", on or before January 31, 2007, to include the following:
- The City will convey:
    - i. A portion of the "out parcel" with property ID No. 342080500020107, located within Tract "A" of Plat Book 24, page 6, 6A to 6D, identified as "Tract Y" on the Plat, of approximately 0.736 acres, which is currently occupied by a 1-story movie theater building, for the development of the residential building project labeled C1 on the Conceptual Master Plan Exhibit "C".
    - ii. A portion of the south drainage Right-of-way, identified as "Tract Z" on the Plat, generally located south of Tract "R", containing approximately .579 acres, for the development of the residential condominium project labeled E on the Conceptual Master Plan Exhibit "C".

- iii. The southern 25' of "Tract D" currently not used by Tires Plus, with property ID No. 342080500050005, of Plat Book 24, Page 6, 6A to 6D, identified as "PARCEL 10" on the Plat, of approximately .126 acres, for the development of the surface parking lot for building B1 on the Conceptual Master Plan Exhibit "C".
- The Owner will convey:
    - i. A portion of Tract "A" of Plat Book 24, page 6, 6A to 6D, identified as "Tract W" on the Plat, generally located in the eastern portion of the Tract, containing approximately 2.713 acres, adjacent to and contiguous with Tract "G-1" and Tract "M", for the development of the Civic Center, Police Station and Government building projects, labeled K, J and L on the Conceptual Master Plan Exhibit "C".
    - ii. A portion of Tract "A" of Plat Book 24, page 6, 6A to 6D, identified as "Parcel 14" on the Plat, generally located in the central portion of the Tract, containing approximately 1.276 acres, for the development of the Village Center Square, labeled M on the Conceptual Master Plan Exhibit "C".
    - iii. A portion of Tract "A" of Plat Book 24, page 6, 6A to 6D, identified as "Parcel 16" on the Plat, generally located in the southeast portion of the Tract, containing approximately 1.255 acres, for the development of a parking garage, labeled H1 on the Conceptual Master Plan Exhibit "C", of approximately 754 spaces.
    - iv. A portion of Tract "A" of Plat Book 24, page 6, 6A to 6D, identified as "Tract T" on the Plat, generally located in the southwest portion of the Tract, containing approximately 1.829 acres, for the development of a parking garage, labeled G on the Conceptual Master Plan Exhibit "C", of approximately 1,022 spaces.
    - v. A portion of Tract "A" of Plat Book 24, page 6, 6A to D, identified as OST-1 on the Plat, generally located in the south portion of the Tract, containing approximately .156 acres, adjacent to the Tract G-2, for the development of an open space park, as illustrated on the Conceptual Master Plan Exhibit "C".
  - b. Subject to and in accordance with Paragraph 2.03, the CRA, City and the Owner shall effectuate Like-Kind Exchange No. 2, as identified in Exhibit "J", on or before January 31, 2010, to include the following:
    - The CRA will convey:
      - i. A portion of Tract "J" located at the northwest corner of Walton Road and the east entry road to the Village Green Shopping Center, with property ID No. 342080500120007, of Plat Book 24, Page 6, 6A to 6D, to be identified as "Parcel 4"

on the Plat, containing approximately 1.430 acres, for the development of the office building project, labeled N1 on the Conceptual Master Plan Exhibit "C".

- The City will convey:
  - ii. A portion of the abandoned Drainage Right-of-way, generally located south of Tracts "F", "G", "H" and "J", and north of Tract "A" as recorded in Plat Book 24, page 6, 6A to 6D, containing three (3) parcels, to be identified as "Tract U", "Tract V" and a portion of "Parcel 24" on the Plat, containing approximately .996 acres, for the development of the condo hotel, the mixed-use liner building and the retail tenant projects, labeled D4, F and I on the Conceptual Master Plan Exhibit "C".
- The Owner will convey:
  - i. A portion of Tract "A" of Plat Book 24, page 6, 6A to 6D, identified as "Parcel 12" on the Plat, generally located in the northeast portion of the Tract, containing approximately 1.015 acres, for the development of a parking garage of approximately 754 spaces, labeled H2 on the Conceptual Master Plan Exhibit "C".
  - ii. A portion of Tract "A" of Plat Book 24, page 6, 6A to 6D, identified as "Tract X" on the Plat, generally located in the southeast portion of the Tract, containing approximately 1.374 acres, for the development of a parking garage of approximately 754 spaces, labeled H3 on the Conceptual Master Plan Exhibit "C".

B. Financing.

Subject to Paragraph 2.04, the CRA shall finance the CRA Improvements in accordance with the Timeline, as identified in Exhibit "E", except as more specifically set forth below.

1. By December 30, 2006, the CRA shall issue bonds or secure a credit facility in an amount sufficient to execute the required development actions set forth in Phase IA of the Timeline, to include the following:
  - Repayment of the BAN for the Purchase of adjacent properties:
    - Tract "J" – located at the northwest corner of Walton Road and the east entry road to the Village Green Shopping Center, with property ID No. 342080500120007, of Plat Book 24, Page 6, 6A to 6D.
    - Southern portion of Tract "D" – The southern 75' of Tract "D" not currently utilized by the building on the remaining portion of the Tract, currently occupied by Tires Plus, with property ID No. 342080500050005, of Plat Book 24, Page 6, 6A to 6D.

- Western portion of Tract "F" - The western 20' of Tract "F" at the northeast corner of Walton Road and the west entry road to the existing Village Green Shopping Center, with property ID No. 342080500070009, of Plat Book 24, Page 6, 6A to 6D.
  - Tract "M-2" located south of the existing day care facility along Village Green Drive, with property ID No. 342080600020007, of Plat Book 24, page 6, 6A to 6D.
  - Funding for Comprehensive Plan Modifications for the City Center Project.
  - Planning, design and construction of:
    - A parking garage of approximately 1,022 spaces
    - A parking garage of approximately 754 spaces
    - The Civic Center, in conjunction with the City
2. By January 31, 2011, the CRA shall issue bonds or secure a credit facility in an amount sufficient to execute the required development actions set forth in Phase II of the Timeline. In the event the CRA does not have the "financial capacity" (as defined in Subparagraph 2.04.C. below) to finance this Phase of the CRA Improvements, the Developer may exercise the rights set forth in Subparagraph 2.04.B. The required development actions shall include the following:
- The construction of:
    - Two parking garages of approximately 754 spaces each.
    - Drainage and roadway improvements to Village Green Drive, reconstructing the 2-lane facility to a 4-lane divided urban section from Walton Road south approximately 3,500 feet to the intersection of Tiffany Boulevard.
    - Landscape and irrigation improvements to US 1 from Walton Road south to Tiffany Avenue
    - Drainage and roadway improvements to Walton Road, reconstructing the 4-lane section into a divided urban section from U.S.1 east for a distance of 2,400 feet to the intersection of Village Green Drive

C. Development.

1. All development actions shall be carried out pursuant to the Timeline, as identified in Exhibit "E", except as more specifically set forth above, and further defined below. Any development action not specifically identified in the Timeline shall be carried out so that such action does not prevent the execution of actions specifically set forth in the Timeline.

- A. By April 30, 2008, the Developer shall execute the required development actions set forth in Phase IA of the Timeline, to include the following:
- Bldg A1 - A mixed-use building containing approximately 15,000sf of retail and 66 units located on the south side of the civic square.

- Bldg A2 & A3 - Two mixed-use building containing approximately 50,000sf of retail and 235 units collectively, located on the north and south side of the main entrance roadway off of US1, referred to as Roadway "F".
  - Building B2 - A 5-story office building containing approximately 100,000sf located on the south side of the main entrance roadway and fronting US1.
  - Building N5 - The existing Beall's retail building containing approximately 34,000sf of retail use located east of the frontage road and facing US1.
  - Buildings P - Three (3) freestanding restaurant buildings of approximately 5,000sf each, located along the north and south sides of the civic square.
- B. By January 31, 2007, the SAD shall have initiated the required development actions set forth in Phase IA of the Timeline, to include the following:
- The demolition of the existing Village Green Shopping Center.
  - The design and construction of All Roadways within the Project to include streetscape, lighting and irrigation.
  - The design and construction of the potable water system, wastewater facilities and stormwater facilities including facility upgrades to the water distribution system, a pro-rata contribution to the City's Capital improvements program for the wastewater collection improvements and modifications to the existing drainage collection, conveyance and outfall system.
- C. By April 30, 2010, the Developer shall execute the required development actions set forth in Phase IB of the Timeline, to include the following:
- Bldg "D1" - A mixed-use building containing approximately 6,000sf of retail and 22 units located on the west side of roadway "B" and south of the civic square.
  - Bldg "D2" - A mixed-use building containing approximately 7,500sf of retail and 26 units located on the east side of roadway "B" and south of the civic square.
  - Bldg "D3" - A mixed-use building containing approximately 3,000sf of retail and 12 units located on the east side of roadway "B" and north of the civic square.
  - Bldg "D4" - A mixed-use building containing approximately 4,000sf retail and 16 units located on the west side of roadway "B" and north of the civic square.
  - Bldg "D5" - A mixed-use building containing approximately 4,000sf of retail and 16 units located on the west side of roadway "B" and north of the civic square.
  - Bldg "F" - A single use retail building of approximately 40,000sf located on the east side of roadway "C" and south of Walton Road.

D. By April 30, 2011, the Developer shall execute the required development actions set forth in Phase II of the Timeline, to include the following:

- Bldg "C1" – A single use residential condominium building containing approximately 96 units located on the south side of roadway "A" and west of the entrance from Village Green Drive.
- Bldg "C2" – A mixed-use building containing approximately 9,000sf of office use and 102 units, located at the intersection of roadway "B" and roadway "D" in the south portion of the plan.
- Bldg "I" – A condo-hotel containing approximately 150 units and 20,000sf of retail use, located on the northeast corner of the civic square across from the proposed civic center facility.
- Buildings "N" – Three (3) 25,000sf office buildings facing Walton Road with access to each site from internalized streets.

E. By December 31, 2012, the Developer shall execute the required development actions set forth in Phase III of the Timeline, to include the following:

- Bldg "B1" – A 5-story office building containing approximately 100,000sf, located on the north side of the main entrance roadway "F" and fronting US1.
- Bldg "C3" – A mixed-use building containing approximately 9,000sf of office use and 102 units, located at the northeast intersection of roadway "B" and roadway "E" in the south portion of the plan.
- Bldg "C4" – A single use residential condominium building containing approximately 108 units located on the east side of roadway "C" and behind the existing building occupied by Dr. Marder.
- Bldg "E" – A single-use residential condominium building containing approximately 80 units, located south of roadway "E" and north of the greenway tract on the south end of the Project.
- Bldg "N6" – The redevelopment of the current Dollar General store to a mixed-use building containing approximately 10,000sf of retail and 51 units, located on the north side of the main entrance roadway "F".
- Bldg "O" – A 5-story office building containing approximately 75,000sf, located on the south side of the main entrance roadway "F", fronting US1 and north of Tract Q, with ID No. 342080500180009.

4. The "List of Exhibits" of the REDEVELOPMENT AGREEMENT is amended to include the following attachments:

Exhibit "A" – Property owned/controlled by PSL City Center, LLC

Exhibit "B" – Other Adjacent Properties

Exhibit "C" – Conceptual Master Plan

Exhibit "D" – Phasing Plan (Overall)

Exhibit "D-1" – Phase IA

Exhibit "D-2" – Phase IB

Exhibit "D-3" – Phase II

Exhibit "D-4" – Phase III

Exhibit "E" – Development Timeline

Exhibit "F" – Greenway Area

Exhibit "G" – Property to be acquired by the CRA

Exhibit "H" – Property to be conveyed by the CRA to the City

Exhibit "I" – Like-Kind exchange No. 1

Exhibit "J" – Like-Kind exchange No. 2

Exhibit "K" – Estimated Equivalent Residential Connections

5. All other portions of the REDEVELOPMENT AGREEMENT shall remain in full force and effect.

[SIGNATURES ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have executed this FOURTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT as of the Effective Date.

ATTEST:

By: *Karen A. Phillips*  
Print Name: Karen A. Phillips  
Title: City Clerk

CITY:  
THE CITY OF PORT ST. LUCIE, a  
municipal corporation organized under the  
laws of the State of Florida

By: *Robert E. Minsky*  
Robert E. Minsky, Mayor  
Date: November 9, 2006

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:

By: *Pam E. Booker Hakim*  
Print Name: Pam E. Booker Hakim  
Title: City Attorney  
Date: 11-8-06

CRA:  
THE CITY OF PORT ST. LUCIE  
COMMUNITY REDEVELOPMENT AGENCY

By: *Robert E. Minsky*  
Robert E. Minsky, Chairman  
Date: November 9, 2006

OWNER:  
PSL CITY CENTER, LLC,  
A Florida limited liability company

By: TFL, LLC, a Florida limited liability company,  
Co-Managing Member

By: *Richard M. Rendina*  
Richard M. Rendina  
Title: Vice President

Date: October 27, 2006

DEVELOPER:  
DE GUARDIOLA PROPERTIES, INC.

By: *George De Guardiola*  
George De Guardiola, President

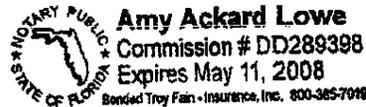
Date: 11/6/06

[Corporate Seal]

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of October, 2006,  
by Richard M. Lencina, as Vice President of TFL, LLC, the CoManaging Member  
of PSL CITY CENTER, LLC. Said person (check one)  is personally known to me,  
 produced a driver's license (issued by a state of the United States within the last five (5) years)  
as identification, or  produced other identification, to wit: \_\_\_\_\_

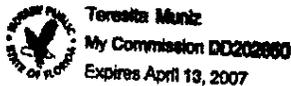
*Amy Ackard Lowe*  
Print Name: Amy Ackard Lowe  
Notary Public, State of Florida  
Commission No.: DD289398  
My Commission Expires: 5-11-08



STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of November, 2006, by  
GEORGE DE GUARDIOLA, as President of DE GUARDIOLA PROPERTIES, INC. Said  
person (check one)  is personally known to me,  produced a driver's license (issued by a state  
of the United States within the last five (5) years) as identification, or  produced other  
identification, to wit: \_\_\_\_\_

*Teresita Muniz*  
Print Name: Teresita Muniz  
Notary Public, State of Florida  
Commission No.: DD202640  
My Commission Expires:



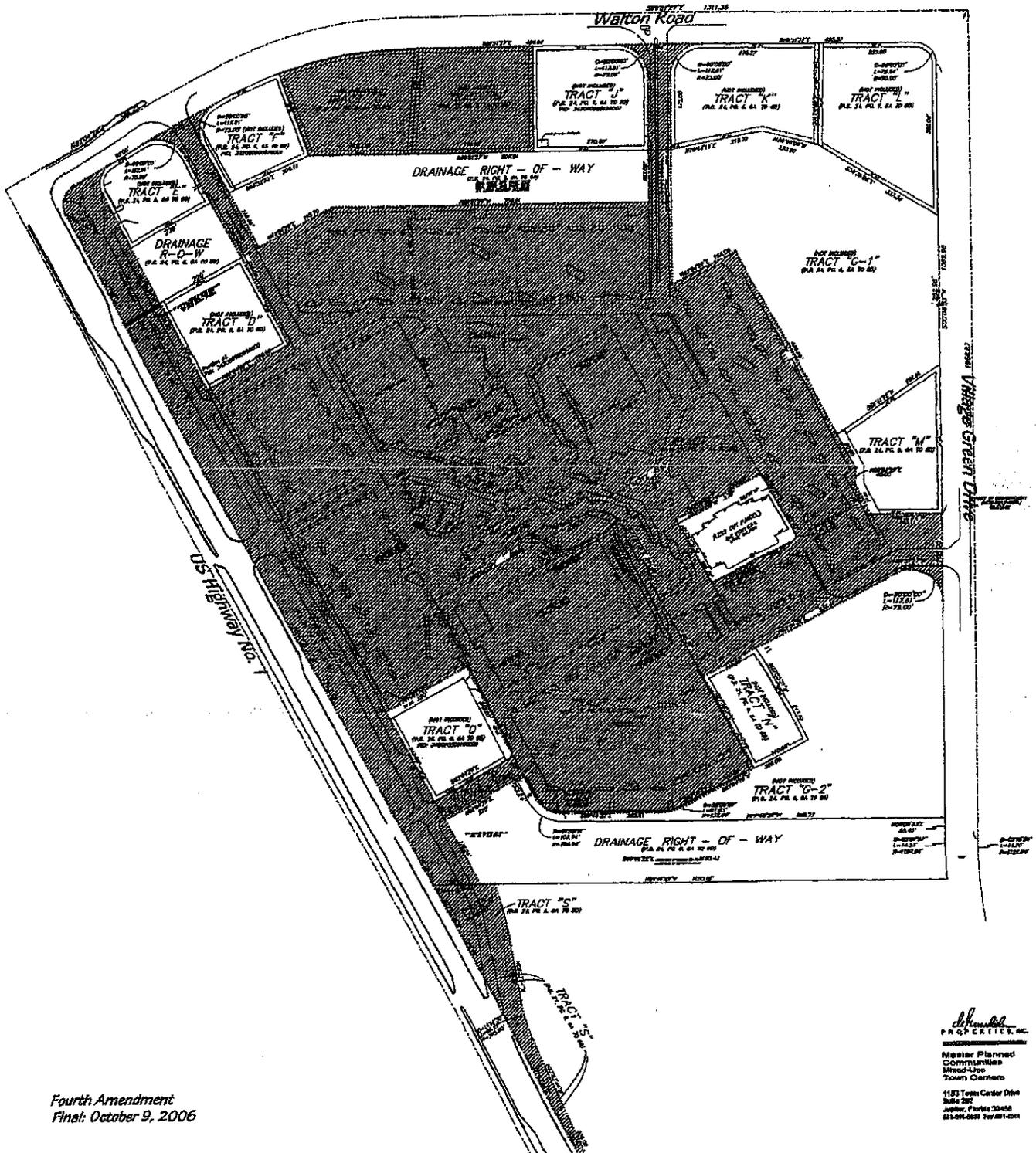
Fourth Amendment  
Final: October 9, 2006

## LIST OF EXHIBITS

Exhibit "A"	Property owned by PSL City Center, LLC
Exhibit "B"	Other Adjacent Properties
Exhibit "C"	Conceptual Master Plan
Exhibit "D"	Phasing Plan (Overall)
Exhibit "D-1"	Phase IA
Exhibit "D-2"	Phase IB
Exhibit "D-3"	Phase II
Exhibit "D-4"	Phase III
Exhibit "E"	Development Timeline
Exhibit "F"	Greenway Area
Exhibit "G"	Property to be acquired by the CRA
Exhibit "H"	Property to be conveyed by the CRA to the City
Exhibit "I"	Like Kind Exchange No.1
Exhibit "J"	Like Kind Exchange No. 2
Exhibit "K"	Estimated Equivalent Residential Connections

Exhibit "A" - Property owned by PSL City Center, LLC.

City Center  
Port St. Lucie, Florida

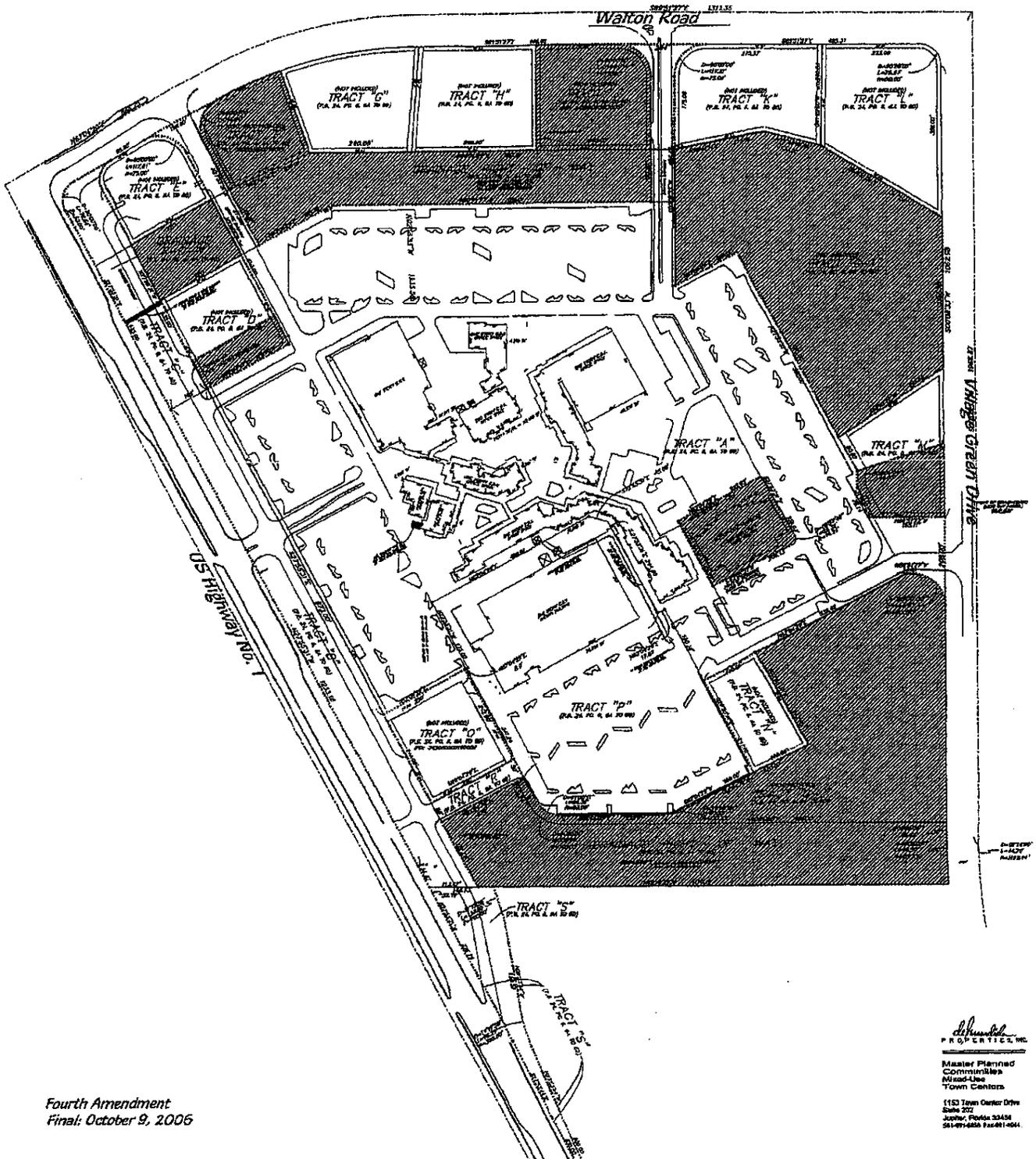


Fourth Amendment  
Final: October 9, 2006

*deHaven*  
PROPERTY, INC.  
Mobile Planning  
Consulting  
Mixed-Use  
Town Centers  
1183 Town Center Drive  
Suite 202  
Jupiter, Florida 33458  
407-696-6688 Fax 407-696-6689

# Exhibit "B" - Other Adjacent Properties

City Center  
Port St. Lucie, Florida

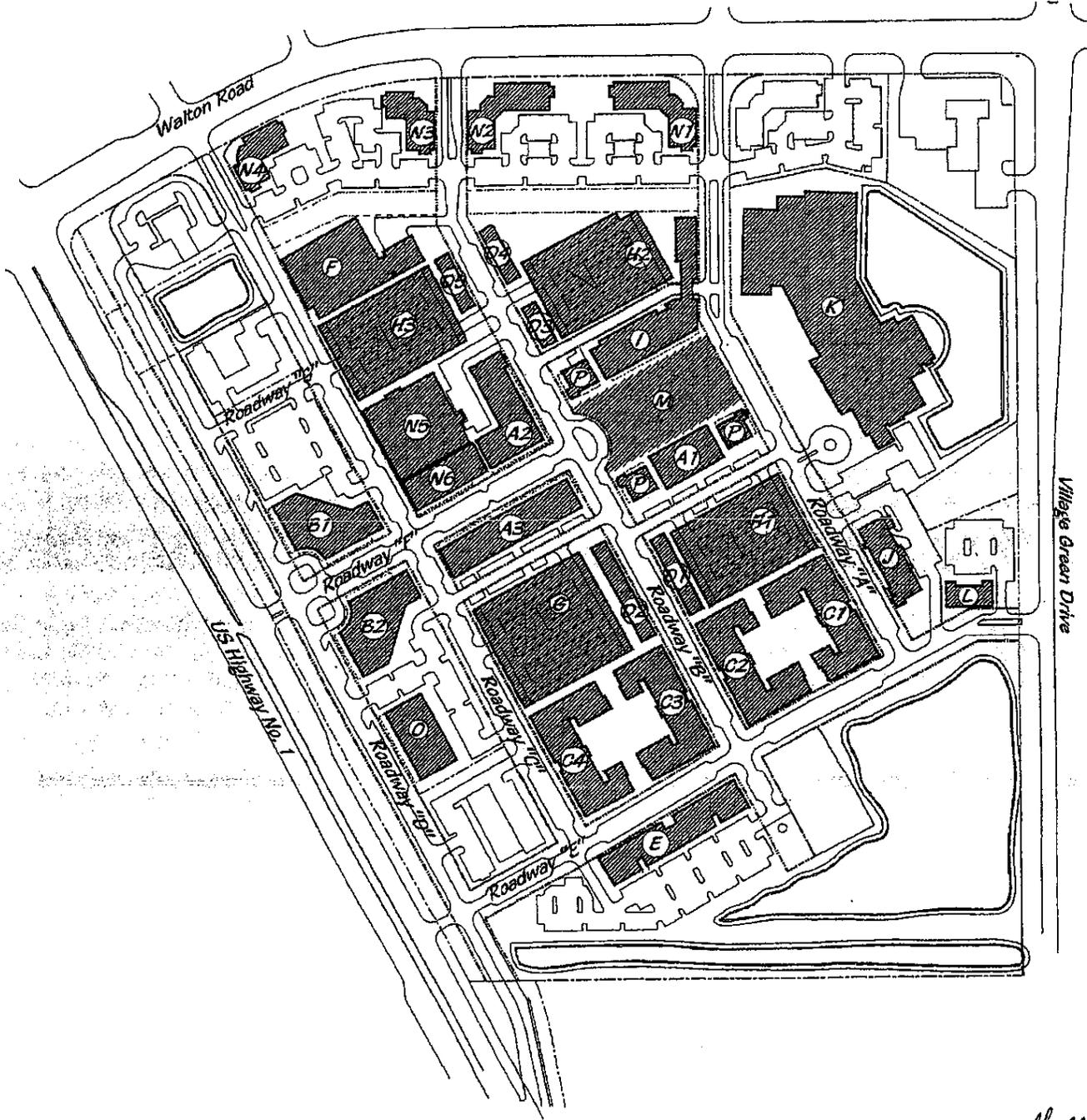


Fourth Amendment  
Final: October 9, 2006

*delwood*  
PROPERTIES, INC.  
Master Planned  
Communities  
Mixed-Use  
Town Centers  
1153 Team Center Drive  
Suite 202  
Jupiter, Florida 33458  
561-974-6556 Fax 561-4041

# Exhibit "C" - Conceptual Master Plan

City Center  
Port St. Lucie, Florida

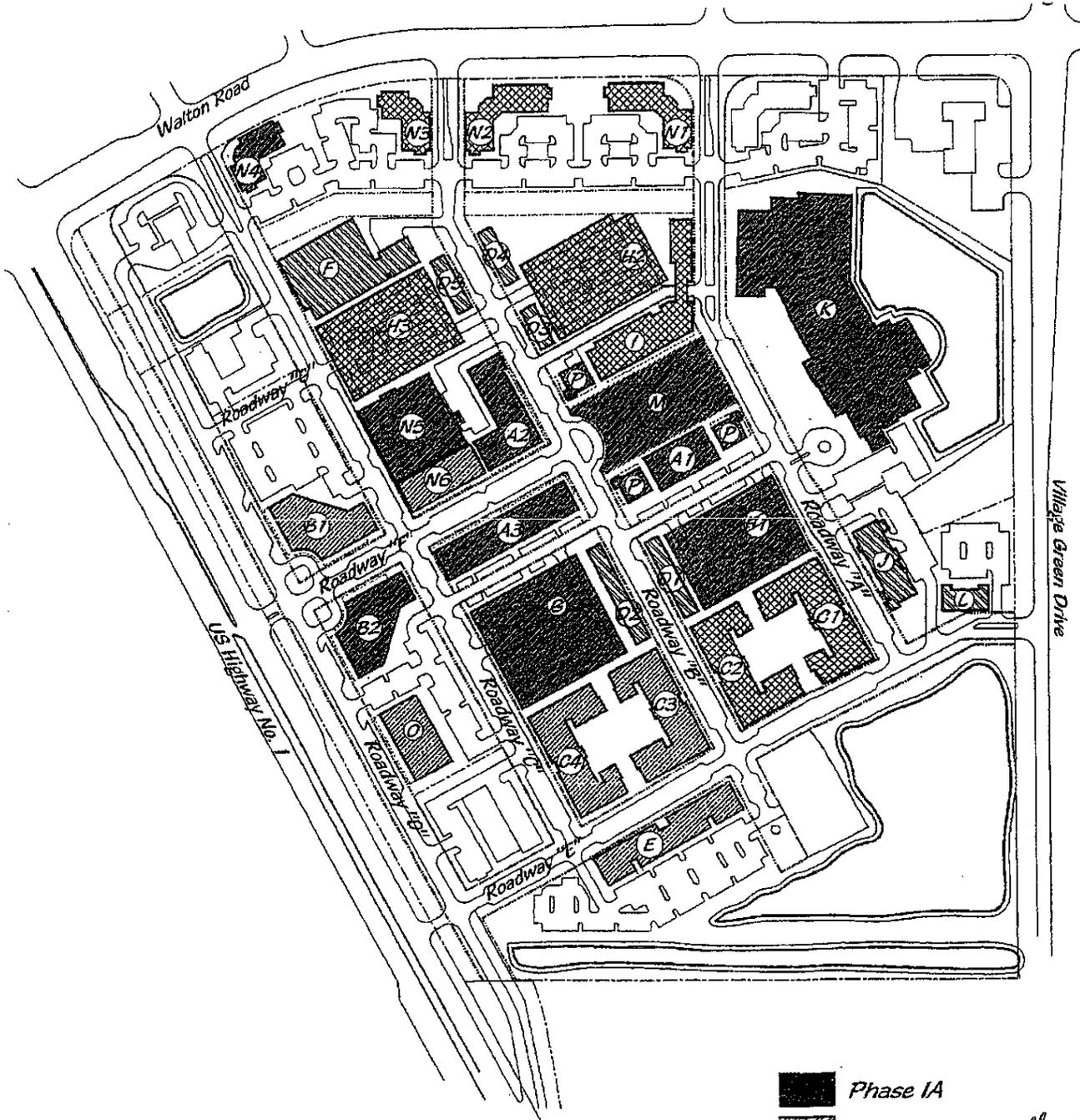


Fourth Amendment  
Final: October 9, 2006

*Handwritten Signature*  
PROFESSIONAL  
Master Planned  
Community  
Mixed-Use  
Town Centers  
1165 Town Center Drive  
Suite 202  
Jupiter, Florida 33408  
888-444-4444 Fax: 888-444-4444

Exhibit "D" - Phasing Plan (Overall)

City Center  
Port St. Lucie, Florida



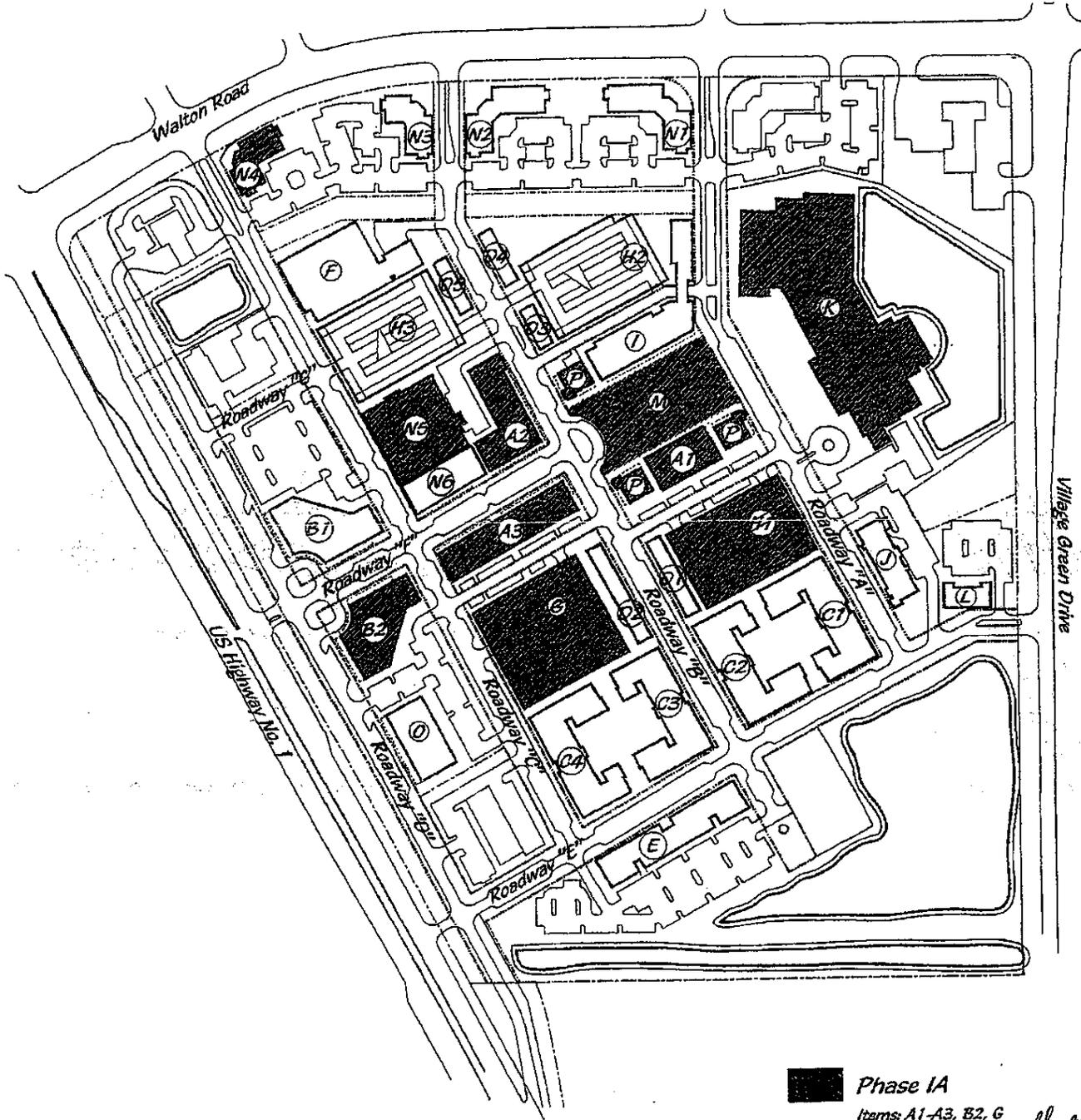
-  Phase IA
-  Phase IB
-  Phase II
-  Phase III

Fourth Amendment  
Final: October 9, 2006

*delwood*  
ARCHITECT, P.A.  
Master Planned  
Communities  
Neighborhoods  
Town Centers  
1162 Town Center Drive  
Suite 202  
Jupiter, Florida 33458  
407-741-1000 1-800-494-4444

Exhibit "D-1" - Phase IA

City Center  
Port St. Lucie, Florida



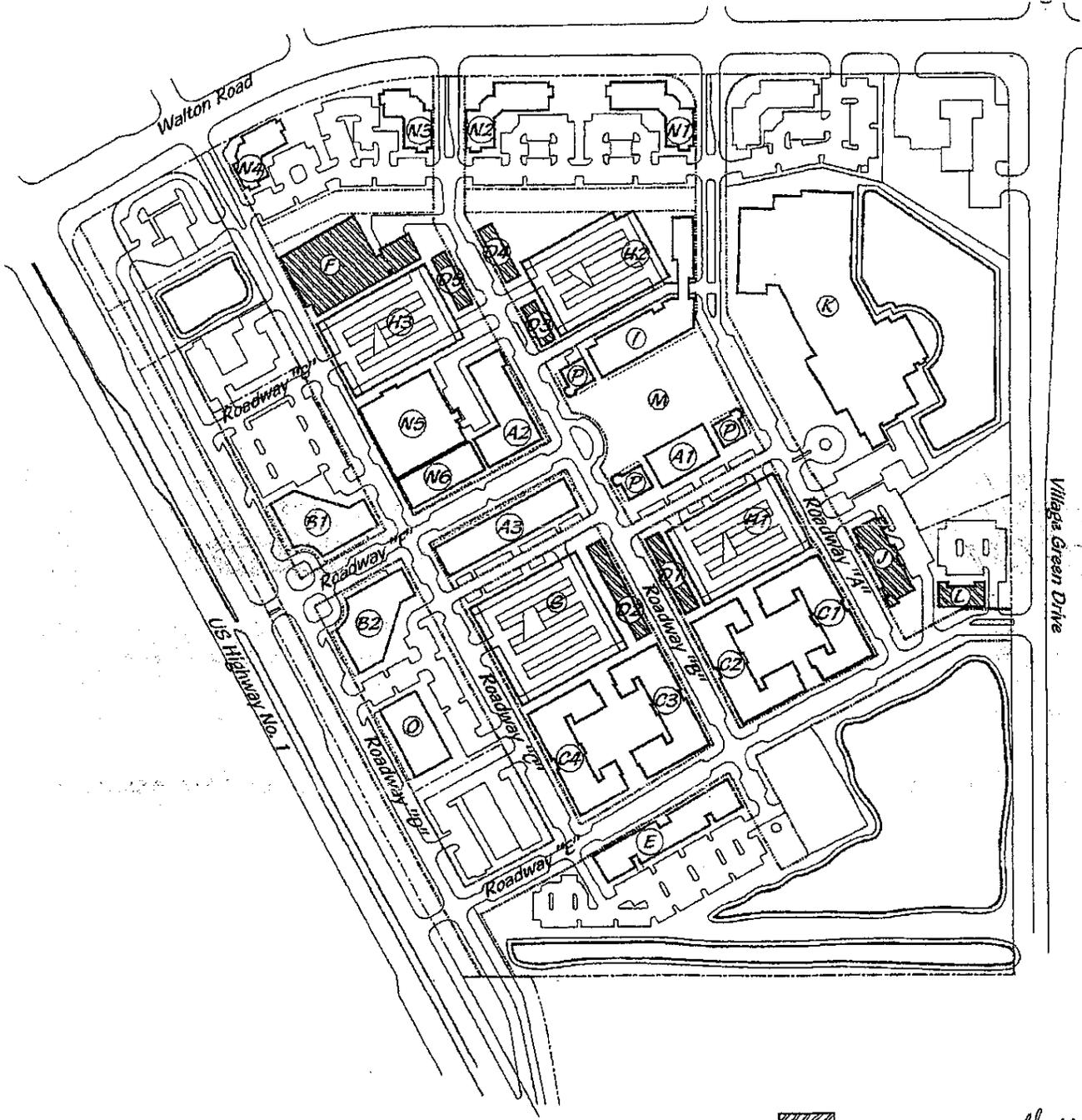
Fourth Amendment  
Final: October 9, 2006

**Phase IA**  
Items: A1-A3, B2, G  
H3, M, N4-N6, P

*Handwritten Signature*  
P. A. G. E. R. I. T. T. E. M. C.  
Master Planned  
Communities  
Mixed-Use  
Town Centers  
1163 Town Center Drive  
Suite 202  
Jupiter, Florida 33488  
407-746-6666 Fax 407-746-6667

Exhibit "D-2" - Phase IB

City Center  
Port St. Lucie, Florida



Phase IB  
Items: D1-D5, F,  
J, K

*dehner*  
P.A. PERCUTICS, INC.

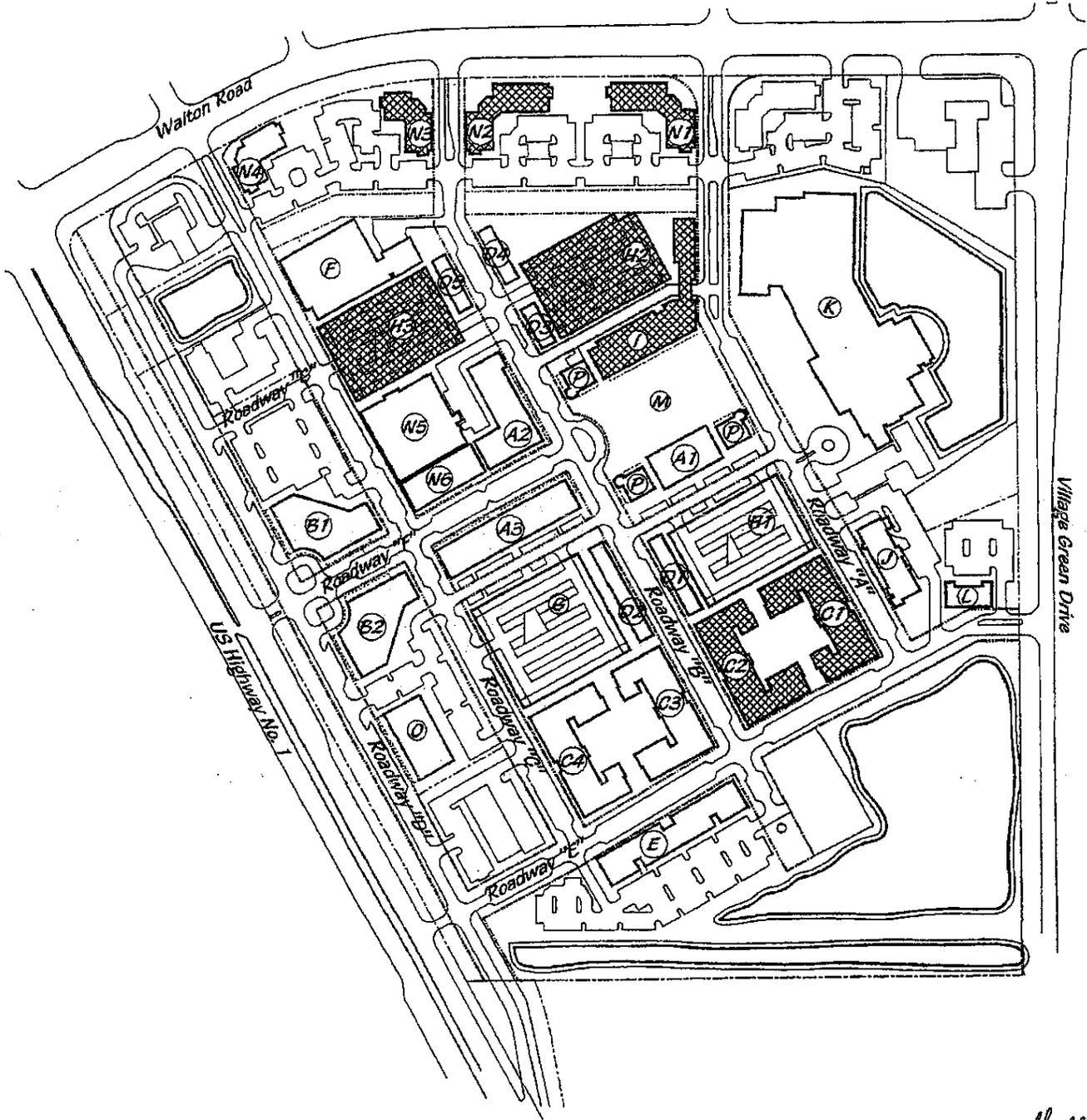
Master Planned  
Community  
Mixed-Use  
Town Centers

1153 Town Center Drive  
Suite 202  
Jupiter, Florida 33450  
407-941-0000 Fax 407-941-4004

Fourth Amendment  
Final: October 9, 2006

Exhibit "D-3" - Phase II

City Center  
Port St. Lucie, Florida



Fourth Amendment  
Final: October 9, 2006

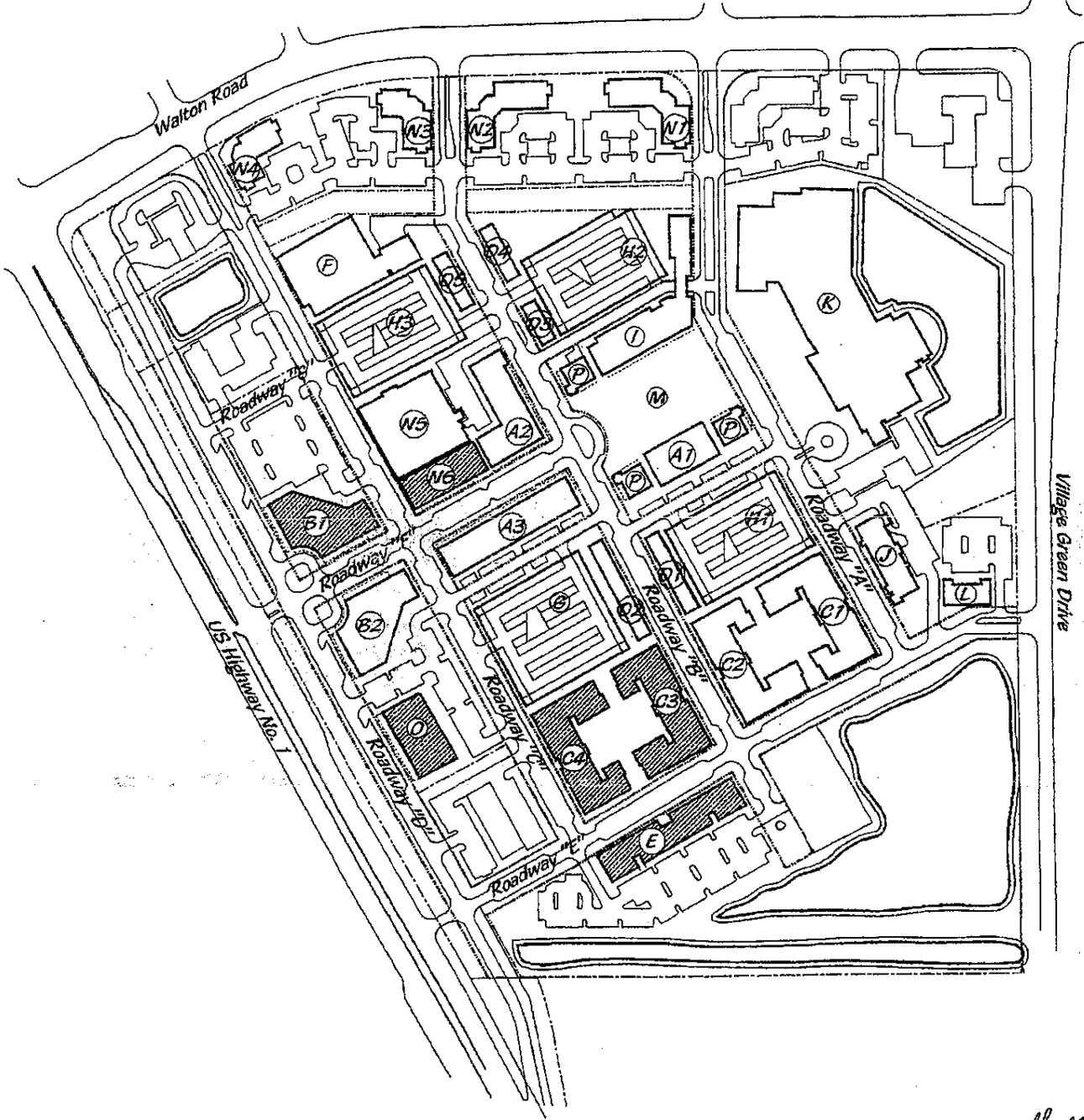


Phase II  
Items: C1, C2, I  
H2, H3, N1-N3

*deh*  
P R C ENTER, INC.  
Master Planned  
Community  
Roadside  
Town Centers  
1852 Town Center Drive  
Suite 202  
Jupiter, Florida 33458  
407-741-1841

Exhibit "D-4" - Phase III

City Center  
Port St. Lucie, Florida



Fourth Amendment  
Final: October 9, 2006

Items: B1, C3  
O4, E, N6, O  
Phase III

*df*  
PLANNING  
INC.  
Master Planned  
Communities  
Road-Use  
Town Centers  
1153 Town Center Drive  
Suite 207  
Jupiter, Florida 33450  
888.481.6200 Fax 888.481.4444

## Exhibit "E" - Development Timeline

### PHASE IA : JANUARY 2008 - APRIL 2009

Responsible Party	Plan Designation	Use	Retail SF	Office SF	Units DU	Structured Spaces	Notes	Estimated Costs
Developer:	A1	Mixed-Use	15,000		66		Located on the Civic Square	\$ 14,550,000.00
	A2	Mixed-use	25,000		102		Residential over GP Retail	\$ 22,850,000.00
	A3	Mixed-use	25,000		133		Residential over GP Retail	\$ 28,275,000.00
	B2	Office/College		100,000			5-story office building	\$ 12,500,000.00
	N4	Office		25,000			To be developed by others	\$ -
	N5	Retail	34,000				Beall's retail store	\$ 250,000.00
	P	Restaurant	5,000				Located on the Civic Square	\$ 625,000.00
	P	Restaurant	5,000				Located on the Civic Square	\$ 625,000.00
	P	Restaurant	5,000				Located on the Civic Square	\$ 625,000.00
							Developer Subtotal:	\$ 80,300,000.00
SAD:	Roadways A-G	Internal Roadways					Design and construction of all internal roadways	
	Lakes	Drainage					Lakes and conveyance including Greenway area	
						SAD Subtotal:	\$ 22,209,300.00	
CRA:	1	Existing retail					Land purchase: Auto and Pool service center	\$ 3,112,203.00
	2	Vacant parcel					Land purchase: south portion of Tires Plus	\$ 126,205.00
	3	Vacant parcel					Land purchase: Additional ROW along Tract "F"	\$ -
	4	Vacant parcel					Land purchase: site for government services bldg.	\$ 568,218.69
		Comp. Plan changes					Funding for Comp Plan Change	\$ 100,000.00
	G	Parking Garage			1,022		Planning, design & construction	\$ 13,286,000.00
	H1	Parking Garage			754		Planning, design & construction	\$ 9,802,000.00
		Parking Garages Misc					Fees and Misc. charges	\$ 200,000.00
	K	Civic Center					Planning & Design	\$ 12,500,000.00
	M	Civic Square / Plaza					Contingency (5% of contribution)	\$ 625,000.00
						Park, interactive fountain, bandshell	\$ 2,000,000.00	
						CRA Subtotal:	\$ 47,319,626.00	
City:	J	Police Station					Provide funding for Planning & design	\$ 12,500,000.00
	K	Civic Center					Planning & Design	\$ 12,500,000.00
						City Subtotal:	\$ 25,000,000.00	
Phase Program Subtotal:			114,000	125,000	307	1,776		

### PHASE IB : JANUARY 2009 - APRIL 2010

Responsible Party	Designation	Use	Retail	Office	Units	S. Spaces	Notes	Est. Costs
Developer:	D1	Mixed-Use	6,000		22		Liner bldgs in front of garage	\$ 3,010,000.00
	D2	Mixed-Use	7,500		26		Liner bldgs in front of garage	\$ 6,050,000.00
	D3	Mixed-Use	3,000		12		Liner bldgs in front of garage	\$ 2,700,000.00
	D4	Mixed-Use	4,000		16		Liner bldgs in front of garage	\$ 3,600,000.00
	D5	Mixed-Use	4,000		16		Liner bldgs in front of garage	\$ 3,600,000.00
	F	Retail	40,000				Retail interior tenant	\$ 5,000,000.00
						Developer Subtotal:	\$ 24,000,000.00	
City:	J	Police Station					Fund construction. Completed 2 yrs from start	
Phase Program Subtotal:			64,500	0	92	0		

### PHASE II : JANUARY 2010 - APRIL 2011

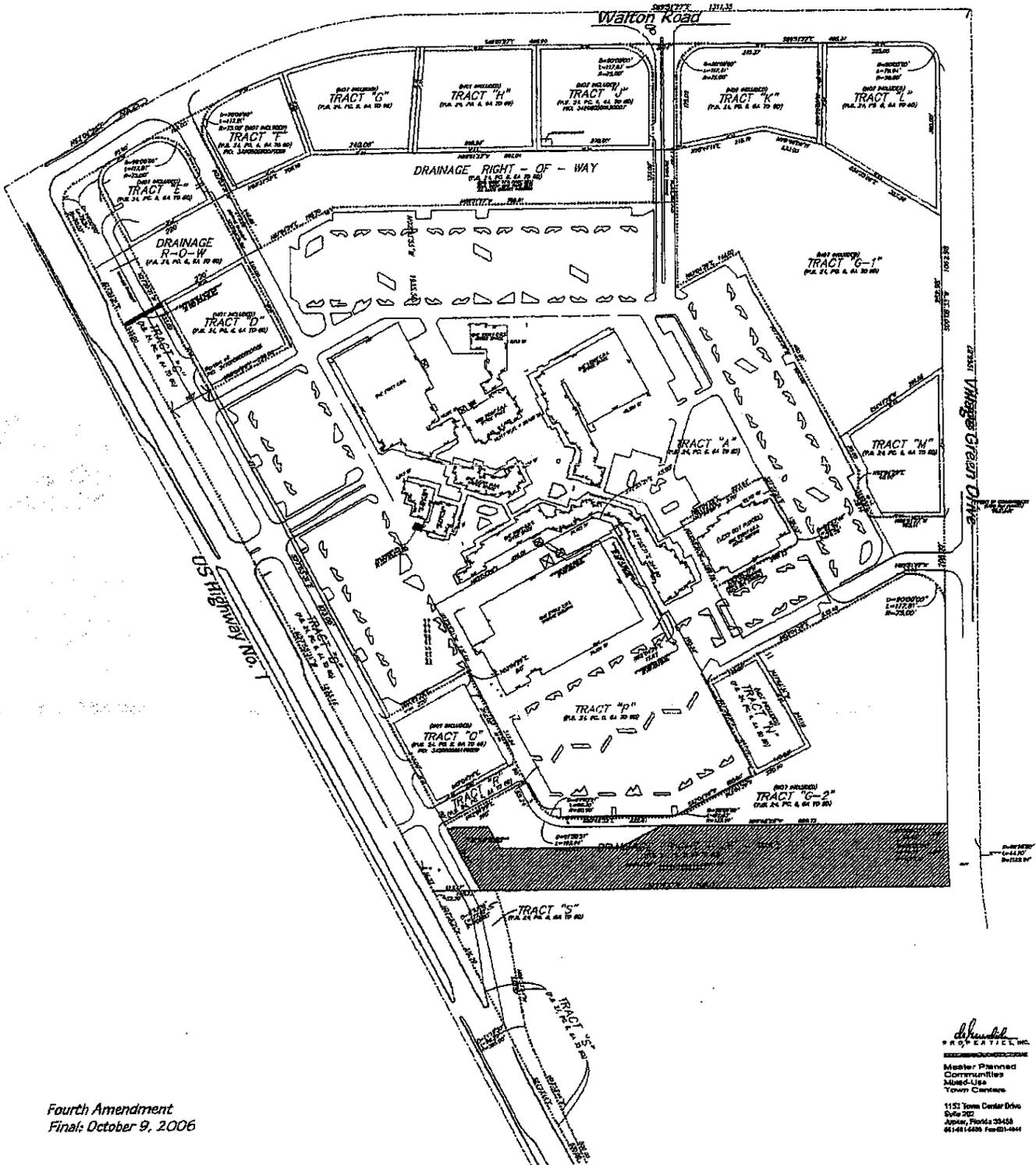
Responsible Party	Designation	Use	Retail	Office	Units	S. Spaces	Notes	Est. Costs
Developer:	C1	Residential			96		Residential condominium	\$ 16,800,000.00
	C2	Mixed-Use		9,000	102		Residential with ground floor office	\$ 18,975,000.00
	I	Condo Hotel	20,000		150		Condo Units in Hotel Management	\$ 30,250,000.00
	NJ	Office		25,000			Walton & Roadway "A"	\$ 5,000,000.00
	N2	Office		25,000			Walton & Roadway "B"	\$ 5,000,000.00
	N3	Office		25,000			Walton & Roadway "C"	\$ 5,000,000.00
						Developer Subtotal:	\$ 81,025,000.00	
CRA:	H2	Parking Garage				754	Planning and Construction	\$ 10,556,000.00
	H3	Parking Garage				754	Planning and Construction	\$ 10,556,000.00
		Parking Garage Misc					Fee and Misc. charges	\$ 200,000.00
	Village Green	Off-site Roadway					4 lanes and signalization	\$ 4,700,000.00
	Walton Road	Off-site Roadway					Roadway & Signalization (from VQD to US1)	\$ 4,900,000.00
US J	Roadway					Landscape treatments	\$ 750,000.00	
						CRA Subtotal:	\$ 30,762,000.00	
Phase Program Subtotal:			20,000	84,000	348	1,508		

### PHASE III : JANUARY 2011 - DECEMBER 2012

Responsible Party	Designation	Use	Retail	Office	Units	S. Spaces	Notes	Est. Costs
Developer:	D1	Office		100,000			5-story office building	\$ 12,500,000.00
	C3	Mixed-use		9,000	102		Residential with ground floor office	\$ 18,975,000.00
	C4	Residential			108		Residential condominium	\$ 19,900,000.00
	E	Residential			80		Residential condominium	\$ 14,000,000.00
	N6	Mixed-Use	10,000		51		Redevelopment of Dollar General store	\$ 10,925,000.00
	O	Office		75,000			5-story office building	\$ 9,375,000.00
						Developer Subtotal:	\$ 84,675,000.00	
Phase Program Subtotal:			10,000	184,000	341	0		
<b>TOTAL DEVELOPMENT PROGRAM:</b>			<b>268,500</b>	<b>393,000</b>	<b>1,092</b>	<b>3,284</b>	<b>Developer/SAD estimated cost Total:</b>	<b>\$ 294,389,306.00</b>
							<b>CRA/City estimated cost Total:</b>	<b>\$ 85,581,626.00</b>

Exhibit "F" - Greenway Area

City Center  
Port St. Lucie, Florida

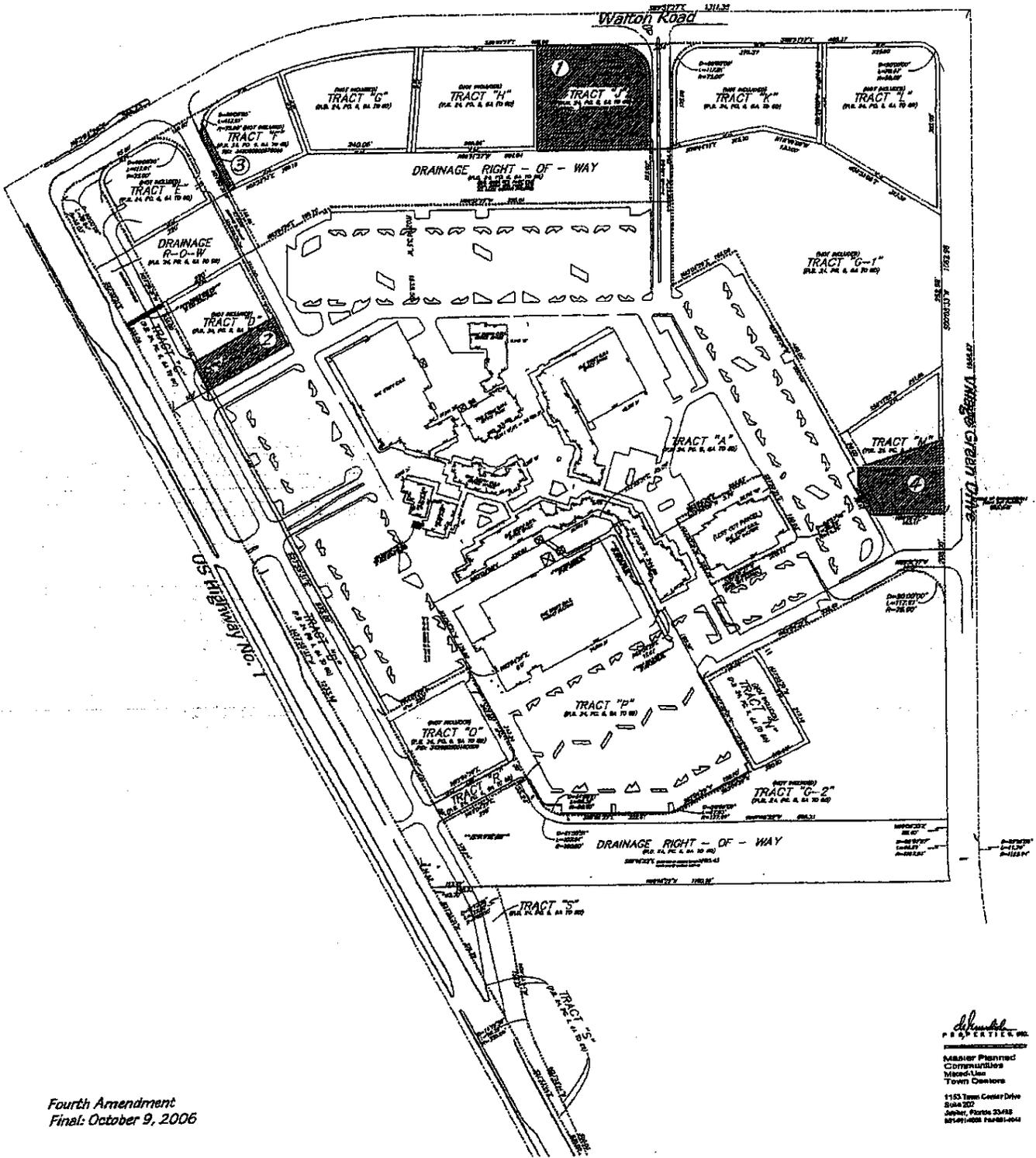


Fourth Amendment  
Final: October 9, 2006

*Handwritten Signature*  
K. P. KATTEL, INC.  
Master Planned  
Communities  
Mixed-Use  
Town Centers  
1151 Town Center Drive  
Suite 202  
Jupiter, Florida 33458  
(407) 468-7400 Fax(407) 468-7401

Exhibit "G" - Property to be acquired by the CRA

City Center  
Port St. Lucie, Florida

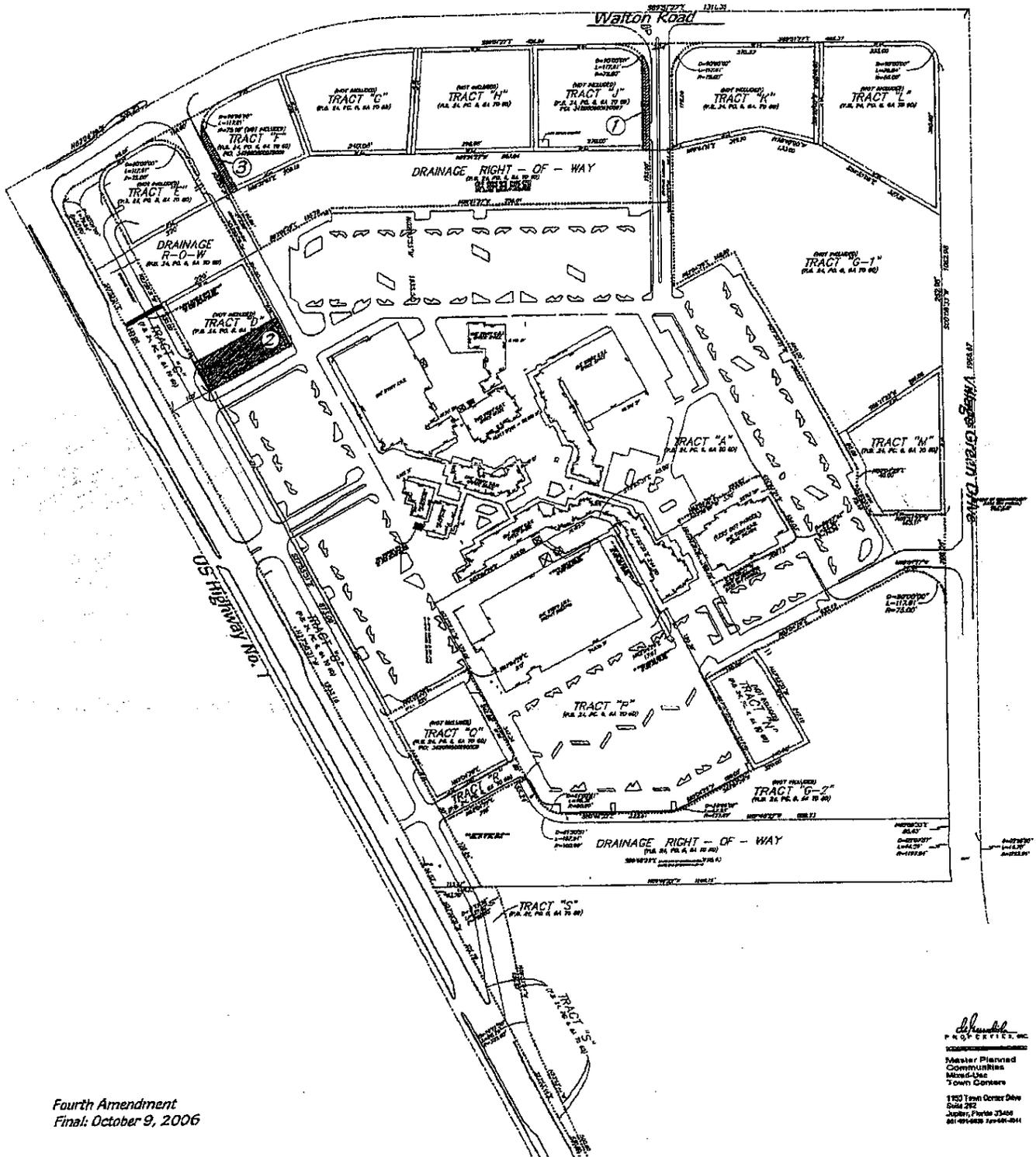


Fourth Amendment  
Final: October 9, 2006

*Johnson*  
PROPERTY, INC.  
PLANNED COMMUNITIES  
1155 Town Center Drive  
Suite 202  
Jupiter, Florida 33414  
888-441-4444

Exhibit "H" - Property to be conveyed by the CRA to the City

City Center  
Port St. Lucie, Florida

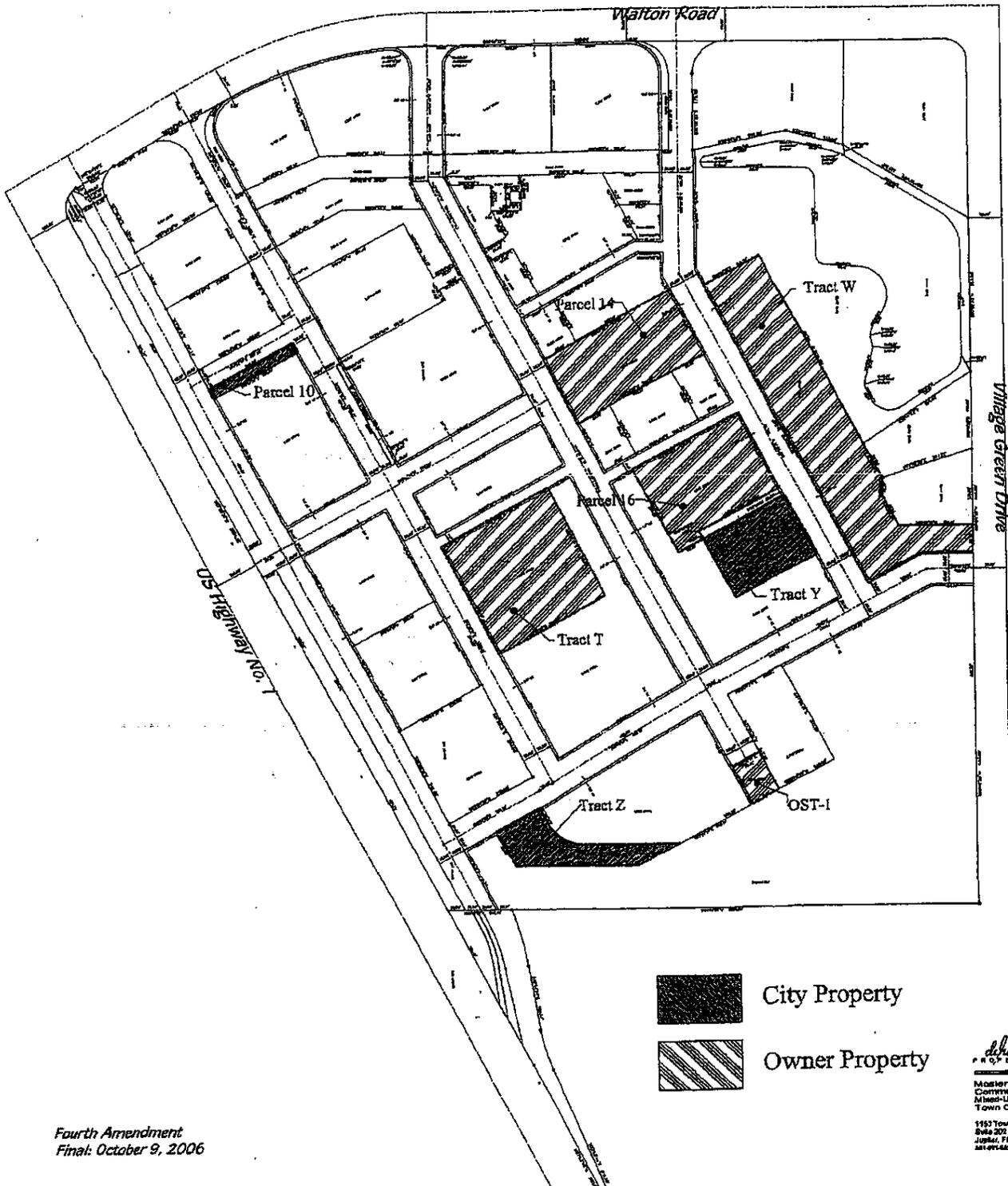


Fourth Amendment  
Final: October 9, 2006

*Handwritten Signature*  
P. O. SERVICE, INC.  
Master Planned  
Communities  
Master-Use  
Town Centers  
1920 Town Center Drive  
Suite 212  
Jupiter, Florida 33458  
888-959-8228 789-681-8841

Exhibit "I" - Like-Kind exchange No. 1

City Center  
Port St. Lucie, Florida

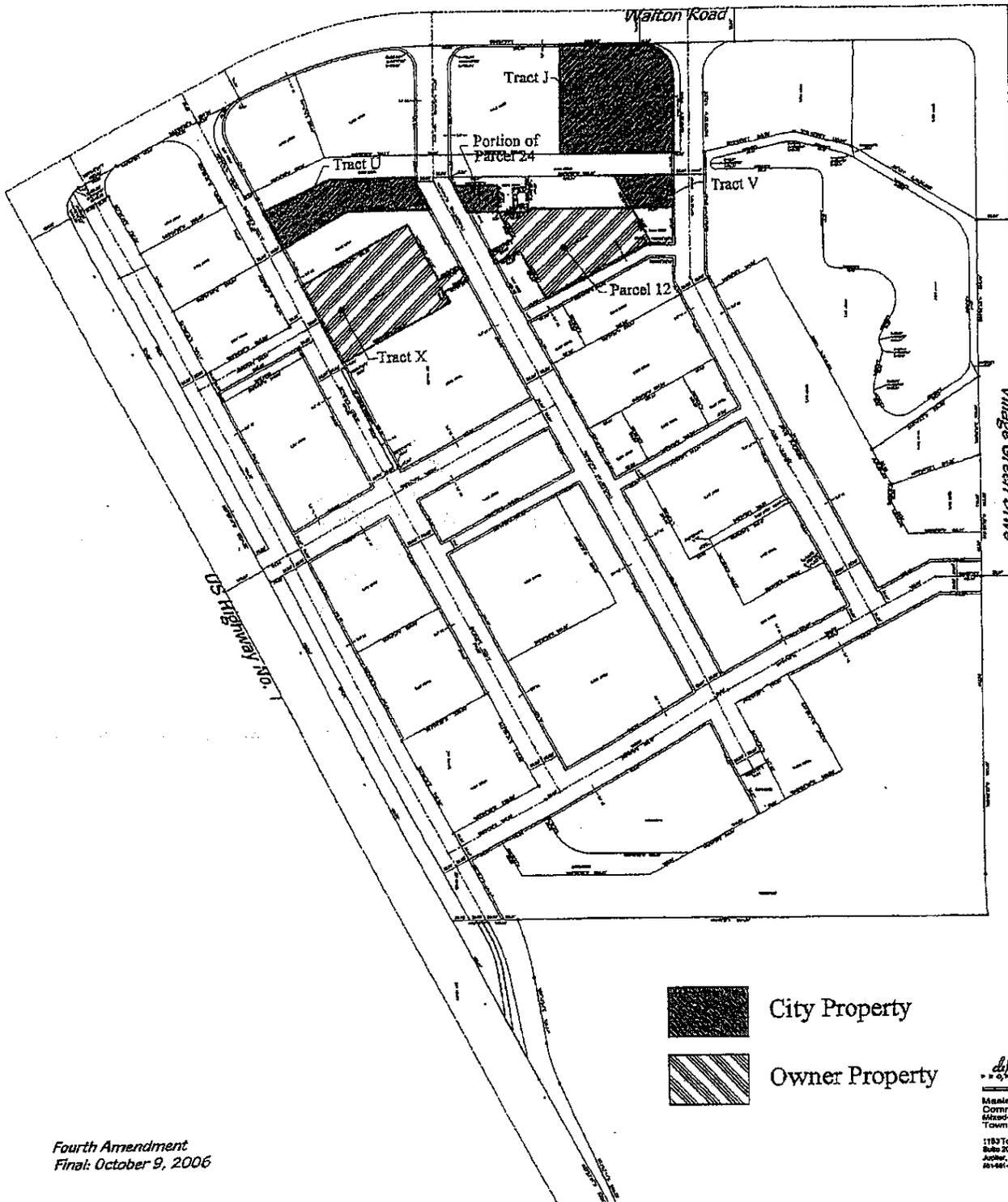


Fourth Amendment  
Final: October 9, 2006

*dehnbild*  
PROPERTIES, INC.  
Master Planned  
Community  
Mixed-Use  
Town Centers  
1957 Town Center Drive  
Suite 202  
Jupiter, Florida 33458  
Tel: 888-448-4488 Fax: 888-448-4489

Exhibit "J" - Like-Kind exchange No. 2

City Center  
Port St. Lucie, Florida



Fourth Amendment  
Final: October 9, 2006

*dehambel*  
PROPERTY, INC.  
Master Planned  
Community  
Mixed-Use  
Town Centers  
1183 Town Center Drive  
Suite 202  
Port St. Lucie, Florida 34952  
888-888-8888 Fax 888-888-8888

# Exhibit "K" - Estimated Equivalent Residential Connections

## City Center Estimate of Water and Wastewater Equivalent Residential Connections (ERC's)

Phase	Residential			Retail			Office			Civic Center*			Total ERC / Phase
	Units	ERC Factor	Total	Units	ERC Factor	Total	Units	ERC Factor	Total	Units	ERC Factor	Total	
IA	336	1	336	120000	0.0006	72.00	125000	0.000706	89.00	30	---	30	527.00
IB	108	1	108	68500	0.0006	44.00	0	0.000706	0	---	---	---	152.00
II	348	1	348	20000	0.0006	12.00	84000	0.000706	61.00	---	---	---	421.00
III	290	1	290	0	0.0006	0	234000	0.000706	167.00	---	---	---	457.00
<b>Total</b>	<b>1082</b>		<b>1082</b>	<b>208500</b>		<b>128</b>	<b>443000</b>		<b>317</b>	<b>30</b>		<b>30</b>	<b>1557.00</b>

Total ERC Count = 1557

Total Residential Units = 1082 Units  
 Total Retail Units = 208,500 SF  
 Total Office Units = 443,000 SF  
 Total Civic Center Units = 30 ERCs

Existing ERC Count = 135.18

**Total ERCs to be Purchased = 1422**

\* Estimates provided by the Port St. Lucie Utility Systems Department and subject to revisions as the programming for the Civic Center is defined.

Note: The total number of ERCs depicted in the above spreadsheet summarizes the amount of ERCs which were calculated on a building by building basis. Consequently, performing the calculation of multiplying the amount per unit by the ERC factor will not yield the total amount shown in the above spreadsheet due to rounding.

FIFTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT  
BY AND BETWEEN THE CITY OF PORT ST. LUCIE AND  
THE CITY OF PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY  
AND PSL CITY CENTER, LLC, AND DE GUARDIOLA PROPERTIES, INC

WHEREAS, on or about August 9, 2005, the CITY OF PORT ST. LUCIE, a Florida municipal corporation (the "City"), the CITY OF PORT ST. LUCIE COMMUNITY REDEVELOPMENT AGENCY, a body corporate and politic of the State of Florida (the "CRA"), PSL CITY CENTER, LLC, a Florida limited liability company (the "Owner"), and DE GUARDIOLA PROPERTIES, INC., a Florida corporation (the "Developer"), entered into a REDEVELOPMENT AGREEMENT to effectuate the redevelopment of the former Village Green Shopping Center, now commonly referred to as "CITY CENTER", in accordance with the Community Redevelopment Plan, and as recorded in Book 2329, Page 187 of the Public Records of St. Lucie County, Florida; and

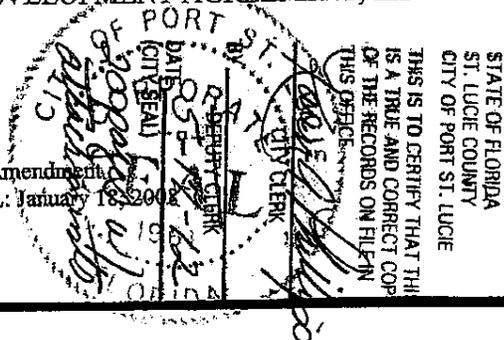
WHEREAS, on or about October 17, 2005, the City, the CRA, the Owner, and the Developer, agreed to and executed the FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT; and

WHEREAS, on or about February 27, 2006, the City, the CRA, the Owner, and the Developer, agreed to and executed the SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT; and

WHEREAS, on or about April 17, 2006, the City, the CRA, the Owner, and the Developer, agreed to and executed the THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT; and

WHEREAS, on or about November 9, 2006, the City, the CRA, the Owner, and the Developer, agreed to and executed the FOURTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT, and

Fifth Amendment  
FINAL: January 18, 2008



EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 3162905 01/30/2008 at 11:41 AM  
OR BOOK 2992 PAGE 2410 - 2429 Doc Type: AGR  
RECORDING: \$171.50

WHEREAS, the REDEVELOPMENT AGREEMENT sets forth certain obligations, responsibilities, terms and conditions of and between the parties, including but not limited to notice requirements, default and successors and assigns; and

WHEREAS, the City, CRA the Owner and the Developer have requested the modification of certain articles of the REDEVELOPMENT AGREEMENT, including the Articles entitled "Timeline for Property Acquisition and Conveyance; Financing; Development" and the "List of Exhibits" attached thereto, in order to modify the overall master plan and corresponding exhibits and to facilitate the implementation of the overall master plan as required by the REDEVELOPMENT AGREEMENT; and

WHEREAS, the parties have reviewed and consent to the requested modifications.

NOW, THEREFORE, in consideration of the mutual promises, covenants and considerations contained in this FIFTH AMENDMENT, the parties hereby agree to amend the REDEVELOPMENT AGREEMENT by and between the City, CRA, Developer and Owner as follows:

1. Section 2.06 of the REDEVELOPMENT AGREEMENT is amended to read as follows:

2.06 Timeline for Property Acquisition and Conveyance; Financing; Development.

The successful development of the Project is contingent upon the timely execution of actions which can be categorized as: Property Acquisition and Conveyance; Financing; and Development. This Paragraph and the exhibits referenced herein are meant to provide the binding time periods or dates, which may include but not be limited to start and completion dates, for the execution of the specified actions. It should be noted that the parties recognize that the size and complexity of the Project will likely necessitate the amendment of the Timeline from time to time; provided, however, that any amendment shall be subject to the approval of each party.

A. Property Acquisition and Conveyance.

1. Acquisition.

a. The CRA will acquire the properties identified in Exhibit "G" by September 30, 2006, to include the following:

- Item 1 – Tract “J” located at the northwest corner of Walton Road and the east entry road to the existing Village Green Shopping Center, with property ID No. 342080500120007, of Plat Book 24, Page 6, 6A to 6D. Currently occupied with a single building of various businesses including a pool and vehicle service center.
- Item 2 – The southern 75’ of Tract “D” not currently utilized by the building on the remaining portion of the Tract, currently occupied by Tires Plus, with property ID No. 342080500050005, of Plat Book 24, Page 6, 6A to 6D.
- Item 3 – The western 20’ of Tract “F” at the northeast corner of Walton Road and the west entry road to the existing Village Green Shopping Center, with property ID No. 342080500070009, of Plat Book 24, Page 6, 6A to 6D.
- Item 4 – The southern portion of Tract “M” not currently utilized by the building on the remaining portion of the Tract, currently occupied by a day care facility, of Plat Book 24, page 6, 6A to 6D.

2. Conveyance.

- a. Subject to and in accordance with Paragraph 2.03, the City and the Owner shall effectuate the Like-Kind Exchange No.1, as identified in Exhibit “T”, on or before January 31, 2007, to include the following:
- The City will convey:
    - i. A portion of the “out parcel” with property ID No. 342080500020107, located within Tract “A” of Plat Book 24, page 6, 6A to 6D, identified as “Tract Y” on the Plat, of approximately 0.736 acres, which is currently occupied by a 1-story movie theater building, for the development of the residential building project labeled C1 on the Conceptual Master Plan Exhibit “C”.
    - ii. A portion of the south drainage Right-of-way, identified as “Tract Z” on the Plat, generally located south of Tract “R”, containing approximately .579 acres, for the development of the residential condominium project labeled E on the Conceptual Master Plan Exhibit “C”.
    - iii. The southern 25’ of “Tract D” currently not used by Tires Plus, with property ID No. 342080500050005, of Plat Book 24, Page 6, 6A to 6D, identified as “PARCEL 10” on the Plat, of approximately .126 acres, for the development of the surface parking lot for building B1 on the Conceptual Master Plan Exhibit “C”.
  - The Owner will convey:
    - i. A portion of Tract “A” of Plat Book 24, page 6, 6A to 6D, identified as “Tract W” on the Plat, generally located in the

eastern portion of the Tract, containing approximately 2.713 acres, adjacent to and contiguous with Tract "G-1" and Tract "M", for the development of the Civic Center, Police Station and Government building projects, labeled K, J and L on the Conceptual Master Plan Exhibit "C".

- ii. A portion of Tract "A" of Plat Book 24, page 6, 6A to 6D, identified as "Parcel 14" on the Plat, generally located in the central portion of the Tract, containing approximately 1.276 acres, for the development of the Village Center Square, labeled M on the Conceptual Master Plan Exhibit "C".
  - iii. A portion of Tract "A" of Plat Book 24, page 6, 6A to 6D, identified as "Parcel 16" on the Plat, generally located in the southeast portion of the Tract, containing approximately 1.255 acres, for the development of a parking garage, labeled H1 on the Conceptual Master Plan Exhibit "C", of approximately 750 spaces.
  - iv. A portion of Tract "A" of Plat Book 24, page 6, 6A to 6D, identified as "Tract T" on the Plat, generally located in the southwest portion of the Tract, containing approximately 1.829 acres, for the development of a parking garage, labeled G on the Conceptual Master Plan Exhibit "C", of approximately 620 spaces.
- b. Subject to and in accordance with Paragraph 2.03, the CRA, City and the Owner shall effectuate Like-Kind Exchange No. 2, as identified in Exhibit "J", on or before May 30, 2008, to include the following:
- The CRA will convey:
    - i. "Parcel 4" located at the northwest corner of Walton Road and Civic Center Place, with property ID No. 3435-802-0025-000/8, of Plat Book 56, Page 5, containing approximately 1.430 acres, for the development of the movie theater project, labeled Q on the Conceptual Master Plan Exhibit "C".
  - The City will convey:
    - i. The portions of the abandoned Drainage Right-of-way, generally located south of Parcels 1, 2, 3 & 4 as recorded in Plat Book 56, page 5, containing three (3) parcels, identified as "Tract U", "Tract V" and "Tract J" on the Plat, containing approximately .996 acres, for the development of the, mixed-use liner buildings and the retail tenant projects, labeled D3, F and A6 on the Conceptual Master Plan Exhibit "C".
    - ii. A portion of "Tract T" as identified on the Plat, as recorded in Plat Book 56, Page 5, and conveyed to the City as part of Like-Kind Exchange No. 1. The portion of "Tract T" to be conveyed is further identified on Exhibit "J" as "Tract T-2",

measuring 62.30' x 183.00' and containing approximately .405 acres for the development of the mixed-use building labeled as D2 on the Conceptual Master Plan Exhibit "C".

- The Owner will convey:
  - i. The majority of "Parcel 12" as identified on the Plat, generally located in the northeast portion of the Tract, which shall contain approximately 1.323 acres, for the development of a parking garage of approximately 620 spaces, labeled H2 on the Conceptual Master Plan Exhibit "C". The portion of "Parcel 12", identified on Exhibit "J" as "Parcel 12-B", measuring 30.00' x 62.00' and containing approximately .043 acres, shall be maintained by the Owner for the development of the mixed-use building labeled as D3 on the Conceptual Master Plan Exhibit "C".
  - ii. "Tract X" as identified on the Plat, generally located in the southeast portion of the Tract, containing approximately 1.339 acres, for the development of a parking garage of approximately 620 spaces, labeled H3 on the Conceptual Master Plan Exhibit "C".

#### B. Financing.

Subject to Paragraph 2.04, the CRA shall finance the CRA Improvements in accordance with the Timeline, as identified in Exhibit "E", except as more specifically set forth below.

1. By December 30, 2006, the CRA shall issue bonds or secure a credit facility in an amount sufficient to execute the required development actions set forth in Phase IA of the Timeline, to include the following:
  - Repayment of the BAN for the Purchase of adjacent properties:
    - Tract "J" – located at the northwest corner of Walton Road and the east entry road to the Village Green Shopping Center, with property ID No. 342080500120007, of Plat Book 24, Page 6, 6A to 6D.
    - Southern portion of Tract "D" – The southern 75' of Tract "D" not currently utilized by the building on the remaining portion of the Tract, currently occupied by Tires Plus, with property ID No. 342080500050005, of Plat Book 24, Page 6, 6A to 6D.
    - Western portion of Tract "F" – The western 20' of Tract "F" at the northeast corner of Walton Road and the west entry road to the existing Village Green Shopping Center, with property ID No. 342080500070009, of Plat Book 24, Page 6, 6A to 6D.
    - Southern portion of Tract "M" – The southern portion of Tract "M" not currently utilized by the building on the remaining portion of the

Tract, currently occupied by a day care facility, of Plat Book 24, page 6, 6A to 6D.

- Funding for Comprehensive Plan Modifications for the City Center Project.
  - Planning, design and construction of:
    - Surface parking of approximately 500 spaces
    - A parking garage of approximately 750 spaces
    - The Civic Center, in conjunction with the City
2. By January 31, 2012, the CRA shall issue bonds or secure a credit facility in an amount sufficient to execute the required development actions set forth in Phase IB of the Timeline. In the event the CRA does not have the "financial capacity" (as defined in Subparagraph 2.04.C. below) to finance this Phase of the CRA Improvements, the Developer may exercise the rights set forth in Subparagraph 2.04.B. The required development actions shall include the following:
- The construction of:
    - A parking garage of approximately 620 spaces.
3. By January 31, 2014, the CRA shall issue bonds or secure a credit facility in an amount sufficient to execute the required development actions set forth in Phase II of the Timeline. In the event the CRA does not have the "financial capacity" (as defined in Subparagraph 2.04.C. below) to finance this Phase of the CRA Improvements, the Developer may exercise the rights set forth in Subparagraph 2.04.B. The required development actions shall include the following:
- The construction of:
    - Two parking garages of approximately 620 spaces each.
    - Drainage and roadway improvements to Village Green Drive, reconstructing the 2-lane facility to a 4-lane divided urban section from Walton Road south approximately 3,500 feet to the intersection of Tiffany Boulevard.
    - Landscape and irrigation improvements to US 1 from Walton Road south to Tiffany Avenue
    - Drainage and roadway improvements to Walton Road, reconstructing the 4-lane section into a divided urban section from U.S.1 east for a distance of 2,400 feet to the intersection of Village Green Drive

C. Development.

1. All development actions shall be carried out pursuant to the Timeline, as identified in Exhibit "E", except as more specifically set forth above, and further defined below. Any development action not specifically identified in the Timeline shall be carried out so that such action does not prevent the execution of actions specifically set forth in the Timeline.

- A. By December 31, 2009, the Developer shall execute the required development actions set forth in Phase IA of the Timeline, to include the following:
- Bldg A1 & A5 - Two mixed-use buildings containing approximately 14,660sf of retail and 72 dwelling units located on the north and south side of the civic square.
  - Bldg A2 - A mixed-use building containing approximately 22,000sf of retail and 60 dwelling units, located on the north side of the main entrance roadway off of US1, referred to as Village Square Drive.
  - Bldg A3 & A4 - Two mixed-use buildings containing approximately 14,660sf of retail and 54 dwelling units, located on the south side of the main entrance roadway off of US1, referred to as Village Square Drive.
  - Bldg "I" - A Hotel containing approximately 150 units/rooms and 20,000sf of retail use, located on the south corner of Village Square Drive and US1 and fronting the Roadway Access Easement.
  - Building N3 - A 30,000sf office building at the southwest corner of Main Street and Walton Road with access from internalized alley.
  - Building N5 - The existing Beall's retail building containing approximately 34,000sf of retail use located north of Village Square Drive and east of First Street.
  - Buildings P1 thru P4 - Four (4) freestanding restaurant buildings of approximately 5,000sf each, located along the north and south sides of the civic square.
  - Building Q - An approximately 50,000sf, 14-16 screen movie theater, located on the parcel facing Walton Road and between Main Street and Civic Center Place.
  - The modifications to the storefronts/arcade of the existing retail structures, currently occupied by Bealls and Dollar General to blend in with the proposed architectural style of the mixed-use buildings.
- B. By January 31, 2007, the SAD shall have initiated the required development actions set forth in Phase IA of the Timeline, to include the following:
- The demolition of the existing Village Green Shopping Center.
  - The design and construction of All Roadways within the Project to include streetscape, lighting and irrigation.
  - The design and construction of the potable water system, wastewater facilities and stormwater facilities including facility upgrades to the water distribution system, a pro-rata contribution to the City's Capital improvements program for the wastewater

collection improvements and modifications to the existing drainage collection, conveyance and outfall system.

- C. By June 30, 2013, the Developer shall execute the required development actions set forth in Phase IB of the Timeline, to include the following:
- Bldg "B1" – A 5-story office building containing approximately 100,000sf, located on the north side of Village Green Drive and fronting the Roadway Access Easement.
  - Bldg "D1" – A mixed-use building containing approximately 6,000sf of retail and 22 dwelling units located on the east side of Main Street and south of the civic square.
  - Bldg "D2" – A mixed-use building containing approximately 7,000sf of retail and 48 dwelling units located on the west side of Main Street and south of the civic square.
  - Bldg "D3" – A mixed-use building containing approximately 6,000sf of retail and 22 dwelling units located on the east side of Main Street and north of the civic square.
  - Bldg "D5" – A mixed-use building containing approximately 5,500sf of retail and 22 dwelling units located on the west side of Main Street and north of the civic square.
  - Bldg "F" – A single use retail building of approximately 40,000sf located on the east side of First Street and south of Walton Road.
  - Bldg "O" - A 4-story office building containing approximately 45,000sf, located to the south side of Village Square Drive, fronting the Roadway Access Easement and north of the existing Dr. Marder building.
- D. By June 30, 2015, the Developer shall execute the required development actions set forth in Phase II of the Timeline, to include the following:
- Building A6 – A mixed-use building containing approximately 4,000sf of retail and 18 dwelling units, located on the west side of Civic Center Place and east of garage H2.
  - Bldg "C1" – A mixed-use building containing approximately 8,000sf of office and 127 dwelling units located on the north side of Waterview Drive and west of Civic Center Place.
  - Bldg "C2" – A mixed-use building containing approximately 9,000sf of office use and 136 dwelling units, located at the intersection of Waterview Drive and Main Street in the south portion of the plan.
  - Bldg "C3" – A mixed-use building containing approximately 9,000sf of office use and 136 dwelling units, located at the intersection of Waterview Drive and Main Street in the south portion of the plan.

- E. By June 30, 2017, the Developer shall execute the required development actions set forth in Phase III of the Timeline, to include the following:
- Bldg "C4" – A mixed-use building containing approximately 8,000sf of office and 127 dwelling units located on the east side of First Street and behind the existing building occupied by Dr. Marder.
  - Bldg "E1 thru E3" – Three mixed-use buildings containing approximately 13,000sf of office and 101 dwelling units, located south of Waterview Drive and north of the greenway tract on the south end of the Project.
  - Bldg "N6" – The redevelopment of the current Dollar General store to a mixed-use building containing approximately 10,000sf of retail and 30 dwelling units, located on the north side of Village Square Drive.

2. The following "Exhibits" to the REDEVELOPMENT AGREEMENT are amended to include the following:

Exhibit "C" – Conceptual Master Plan

Exhibit "D" – Phasing Plan (Overall)

Exhibit "D-1" – Phase IA

Exhibit "D-2" – Phase IB

Exhibit "D-3" – Phase II

Exhibit "D-4" – Phase III

Exhibit "E" – Development Timeline

Exhibit "J" – Like-Kind exchange No. 2

3. All other portions of the REDEVELOPMENT AGREEMENT shall remain in full force and effect.

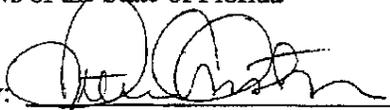
[SIGNATURES ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have executed this FIFTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT as of the Effective Date.

ATTEST:

By:   
Print Name: Karen A. Phillips  
Title: City Clerk

CITY:  
THE CITY OF PORT ST. LUCIE, a  
municipal corporation organized under the  
laws of the State of Florida

By:   
Patricia Christensen, Mayor  
Date: 1-29-2008

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:

By:   
Print Name: Pam E. Booker Hakim  
Title: City Attorney  
Date: 1-29-2008

CRA:  
THE CITY OF PORT ST. LUCIE  
COMMUNITY REDEVELOPMENT AGENCY

By:   
Patricia Christensen, Chairman  
Date: 1-29-2008

OWNER:  
PSL CITY CENTER, LLC,  
A Florida limited liability company

By: Doble de PSL, LLC  
a Florida Limited Liability Company  
its Managing Member

By: City Center Holdings, LLC  
a Florida Limited Liability Company,  
its Managing Member

By: *George de Guardiola*

George de Guardiola  
Managing Member

Date: 1/25/08

DEVELOPER:  
DE GUARDIOLA PROPERTIES, INC.

By: *George De Guardiola*  
George De Guardiola, President

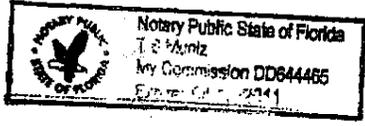
Date: 1/25/08

[Corporate Seal]

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of January, 2008,  
by George de Guardiola, Managing Member of PSL CITY CENTER, LLC. Said  
person (check one)  is personally known to me,  produced a driver's license (issued  
by a state of the United States within the last five (5) years) as identification, or  produced other  
identification, to wit: \_\_\_\_\_

*T Muniz*  
Print Name: Tmuniz  
Notary Public, State of Florida  
Commission No.: DD644465  
My Commission Expires: 4/13/2011



STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of January, 2008,  
by GEORGE DE GUARDIOLA, as President of DE GUARDIOLA PROPERTIES, INC. Said  
person (check one)  is personally known to me,  produced a driver's license (issued by a state  
of the United States within the last five (5) years) as identification, or  produced other  
identification, to wit: \_\_\_\_\_

*T Muniz*  
Print Name: Tmuniz  
Notary Public, State of Florida  
Commission No.: DD644465  
My Commission Expires: 4/13/2011

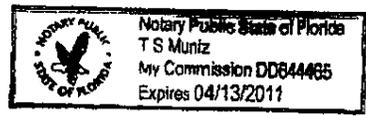
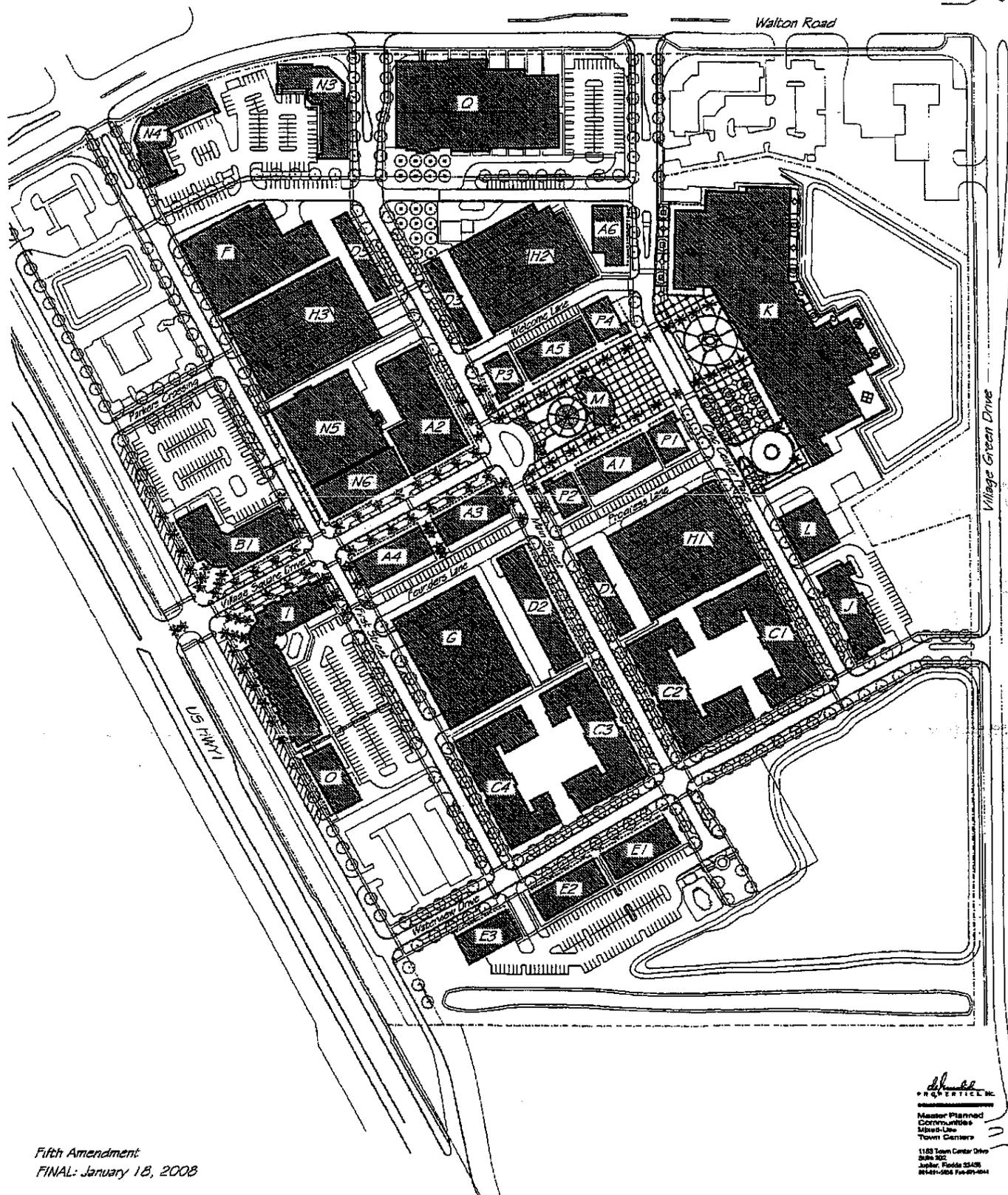


Exhibit "C" - Conceptual Master Plan

City Center  
Port St. Lucie, Florida

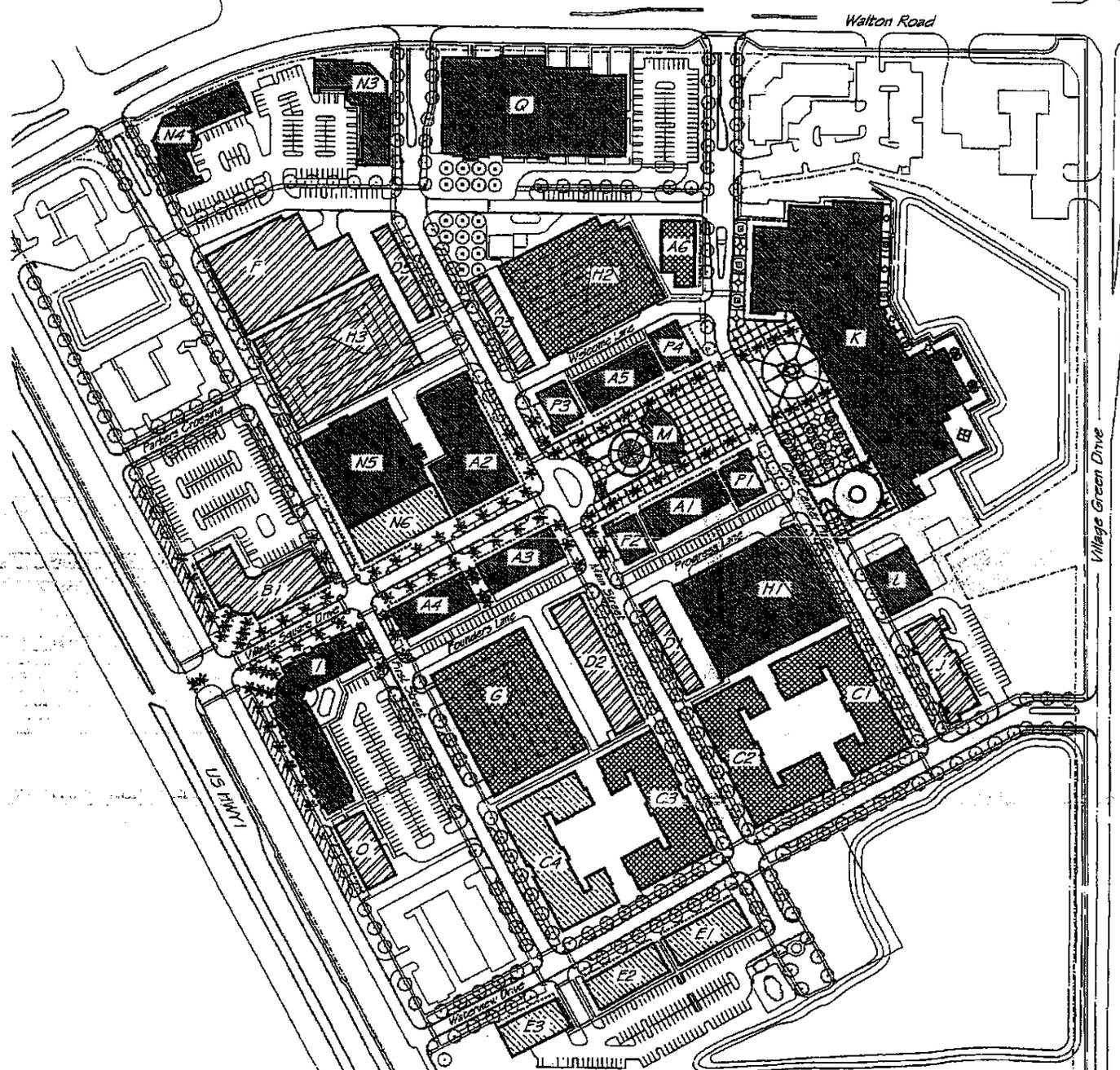


Fifth Amendment  
FINAL: January 18, 2008

**PERKINS+WILL**  
ARCHITECTS, INC.  
Master Planned  
Communities  
Mixed-Use  
Town Centers  
1100 Town Center Drive  
Suite 502  
Jupiter, Florida 33458  
888-411-2624 Fax 888-411-2624

Exhibit "D" - Phasing Plan (Overall)

City Center  
Port St. Lucie, Florida



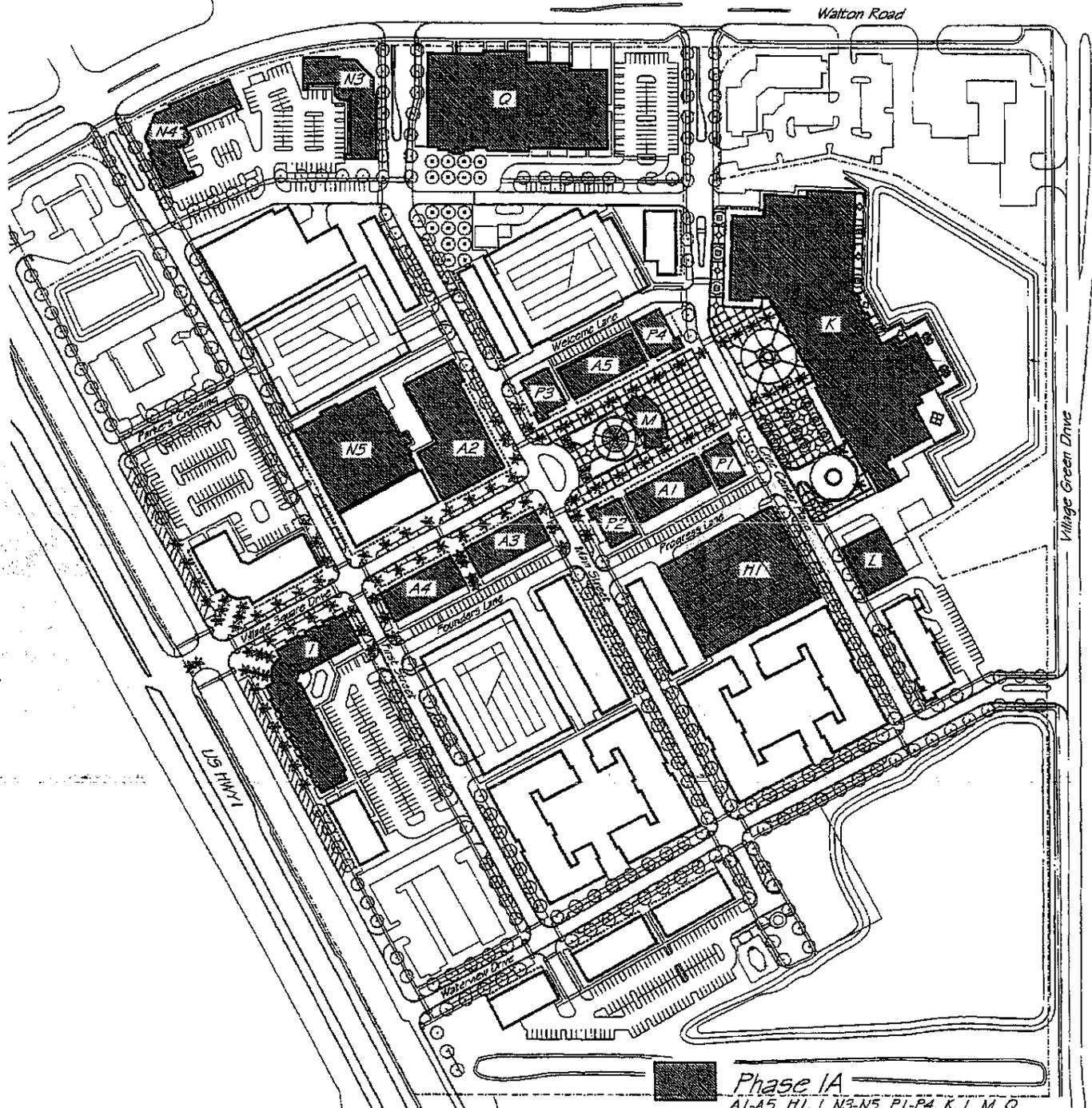
- 
**Phase IA**  
 A1-A5, H1, I, N3-N5, P1-P4, K, L, M, Q
- 
**Phase IB**  
 B1, D1-D3, D5, F, H3, J, O
- 
**Phase II**  
 A6, C1-C3, G, H2
- 
**Phase III**  
 C4, E1-E3, N6

Fifth Amendment  
FINAL: January 18, 2008

*deh*  
PROFESSIONAL  
Master Planned  
Community  
Mixed-Use  
Town Center  
1163 Town Center Drive  
Suite 302  
Jupiter, Florida 33458  
888-911-8286 Fax: 888-911-8287

Exhibit "D-1" - Phase 1A

City Center  
Port St. Lucie, Florida

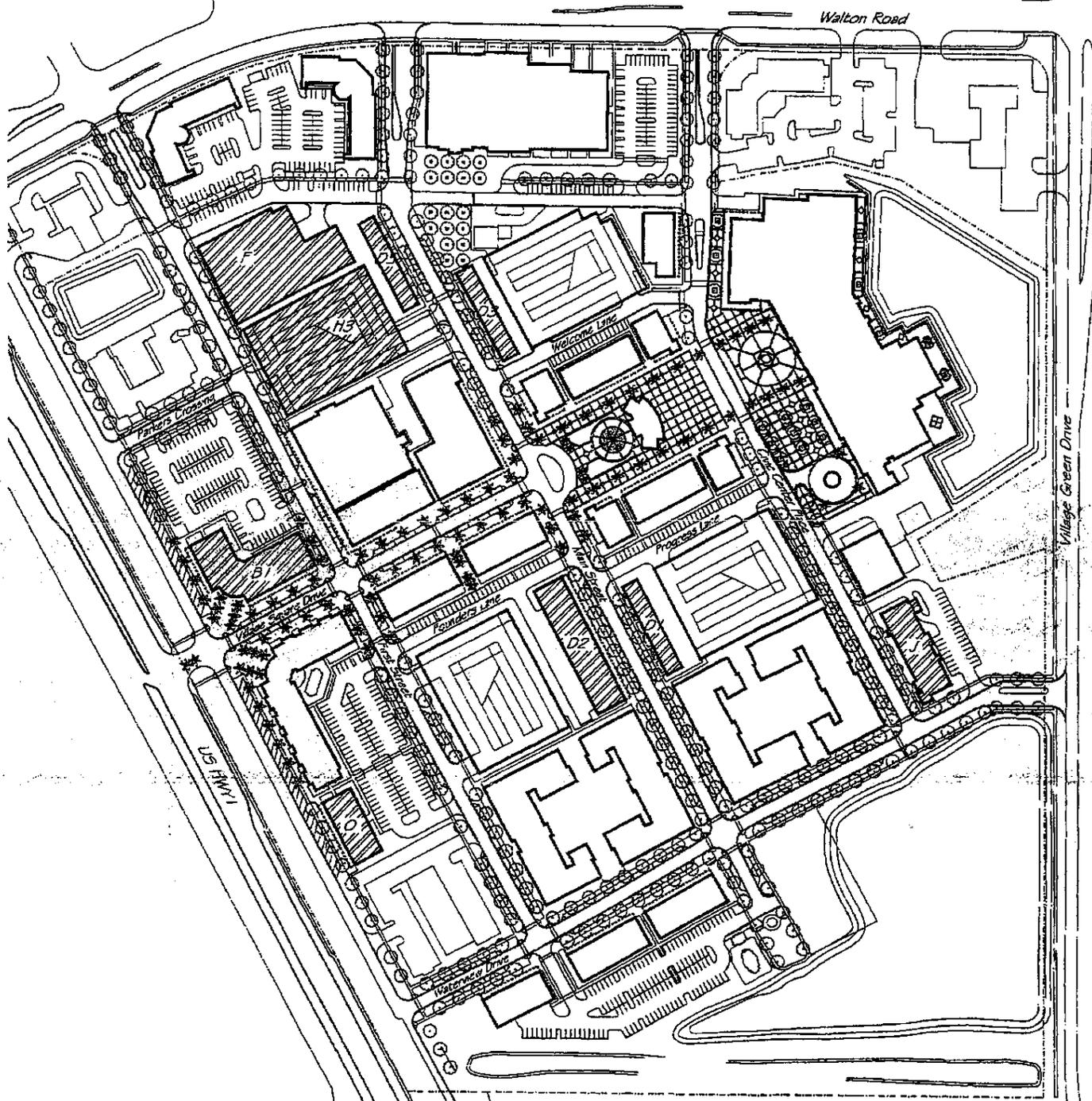


Fifth Amendment  
FINAL: January 18, 2008

*del*  
PROPERTIES, INC.  
Master Planned  
Community  
Mason-John  
Town Centers  
1160 Town Center Drive  
Suite 302  
Jupiter, Florida 33455  
888-914-0044

Exhibit "D-2" - Phase 1B

City Center  
Port St. Lucie, Florida



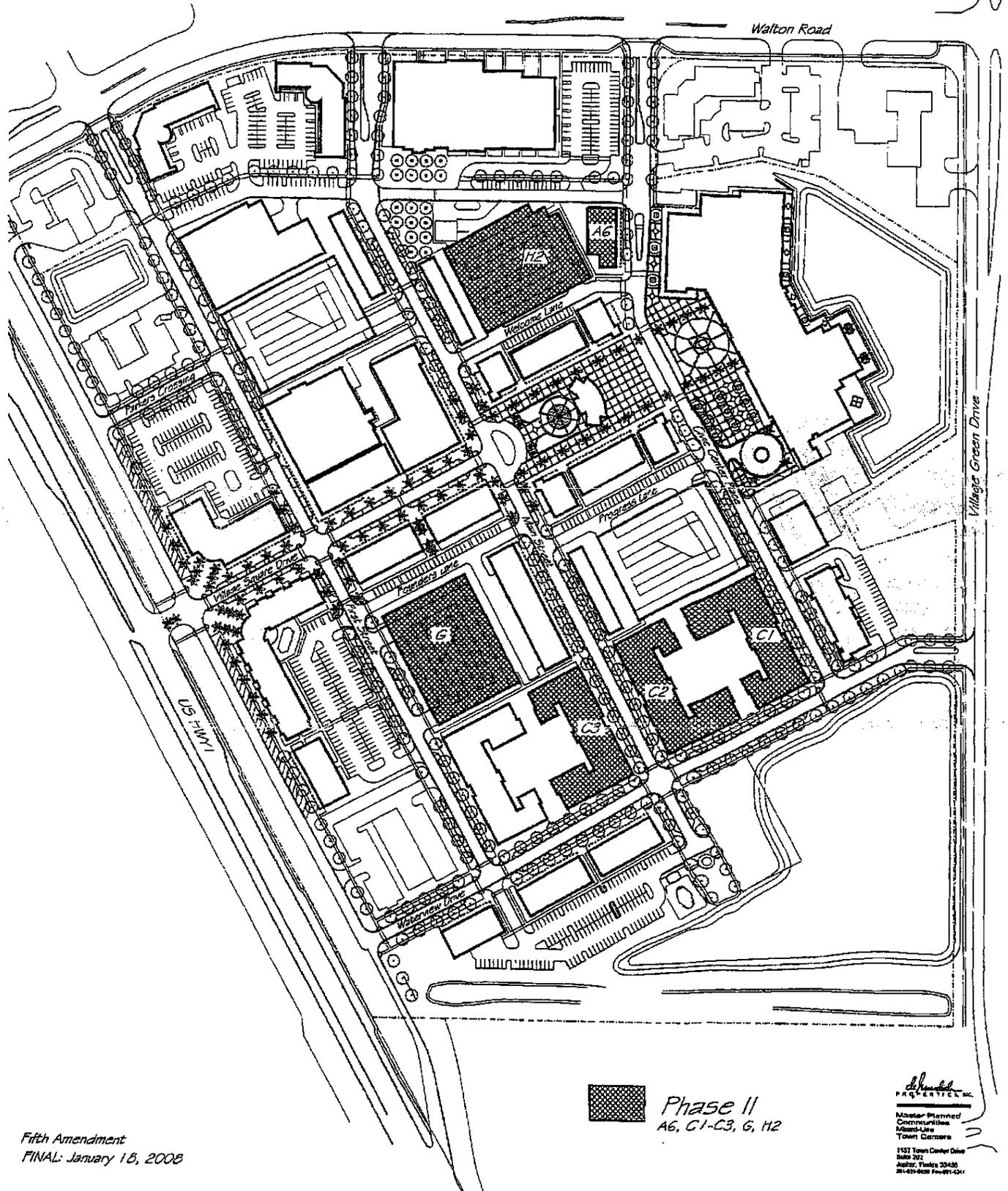
 Phase 1B  
B1, D1-D3, D5, F, H3, J, O

Fifth Amendment  
FINAL: January 18, 2008

*delaware*  
PROPERTIES, INC.  
Member Planning  
Committee  
Mixed-Use  
Town Centers  
1155 Town Center Drive  
Suite 202  
Jupiter, Florida 33469  
888.444.4444

Exhibit "D-3" - Phase II

City Center  
Port St. Lucie, Florida



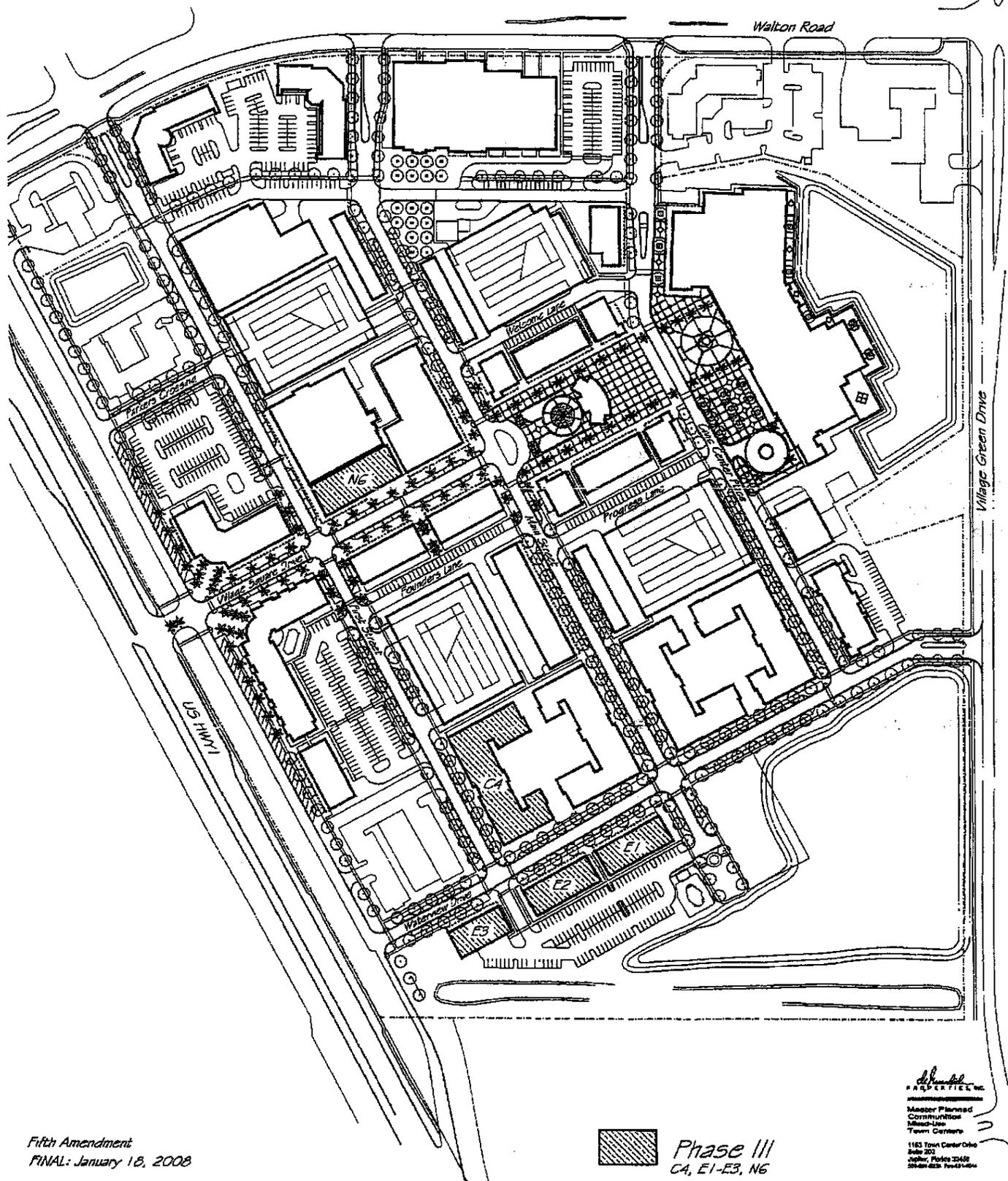
Fifth Amendment  
FINAL: January 18, 2008

 Phase II  
A6, C1-C3, G, 112

*del*  
PROFESSIONAL  
ARCHITECTS  
Master Planned  
Communities  
Mixed-Use  
Town Centers  
1521 Town Center Drive  
Suite 202  
Aurora, Florida 32835  
381-831-8288 Fax: 381-831-1214

Exhibit "D-4" - Phase III

City Center  
Port St. Lucie, Florida



Fifth Amendment  
FINAL: January 18, 2008

 Phase III  
CA, E1-E3, N6

  
ASPERTELL, Inc.  
Member Planned  
Committee  
Mixed-Use  
Town Centers  
1183 Town Center Circle  
Suite 202  
Jupiter, Florida 33408  
561-484-8234 Fax 561-484-8235

## Exhibit "E" - Development Timeline

### PHASE IA : April 2008 - December 2009

Responsible Party	Plan	Use	Retail SF	Office SF	Units DU	Structured Spaces	Notes	Estimated Costs
Developer:	A1	Mixed-Use	7,330		36		Located on the Civic Square	\$ 3,446,000.00
	A2	Mixed-use	22,008		60		Residential over GF Retail	\$ 7,700,000.00
	A3	Mixed-use	7,330		27		Residential over GF Retail	\$ 2,931,000.00
	A4	Mixed-Use	7,330		27		Residential over GF Retail	\$ 2,931,000.00
	A5	Mixed-Use	7,330		36		Residential over GF Retail	\$ 3,446,000.00
	I	Hotel	20,000		150		Hotel	\$ 12,250,000.00
	N3	Office		30,000			Walton Road	\$ 3,750,000.00
	N4	Office		25,000			To be developed by others	\$ 3,125,000.00
	N5	Retail	34,000				Beall's retail store	\$ 250,000.00
	P1	Restaurant	5,000				Located on the Civic Square	\$ 625,000.00
	P2	Restaurant	5,000				Located on the Civic Square	\$ 625,000.00
	P3	Restaurant	5,000				Located on the Civic Square	\$ 625,000.00
	P4	Restaurant	5,000				Located on the Civic Square	\$ 625,000.00
	Q	Movie theater	30,000				Movie theater along Walton Road	\$ 10,080,000.00
Developer Subtotal:								\$ 32,369,000.00
SAD:	Roadways A-G	Internal Roadways					Design and construction of all internal roadways	
	Lakes	Drainage					Lakes and conveyance including Overway area	
SAD Subtotal:								\$ 22,309,306.00
CRA:	1	Existing retail					Land purchase: Auto and Pool service center	\$ 3,112,203.00
	2	Vacant parcel					Land purchase: south portion of Lives Plus	\$ 126,203.00
	3	Vacant parcel					Land purchase: Additional ROW along Tract "F"	\$ -
	4	Vacant parcel					Land purchase: site for government service bldg.	\$ 568,218.00
		Comp. Plan change					Funding for Comp Plan Change	\$ 100,000.00
	H1	Parking Garage			750		Planning, design & construction	\$ 9,750,000.00
		Parking Garages Misc					Fees and Misc. charges	\$ 200,000.00
		Surface Parking lots			520		Interim surface lots on remaining garage sites	\$ 1,830,500.00
	K & L	Civic Center					Planning & Design	\$ 12,500,000.00
	M	Village Square					Contingency (5% of contribution)	\$ 625,000.00
CRA Subtotal:								\$ 30,812,126.00
City:	J	Police Station					Provides funding for Planning & design	
	K	Civic Center					Planning & Design	\$ 12,500,000.00
City Subtotal:								\$ 12,500,000.00
Phase Program Subtotals:			175,320	55,000	536	1,270		

### PHASE IB : January 2012 - June 2013

Responsible Party	Designation	Use	Retail	Office	Units	S. Spaces	Notes	Est. Costs
Developer:	B1	Office		100,000			5-story office building	\$ 12,500,000.00
	D1	Mixed-Use	8,000		22		Linear bldgs in front of garage	\$ 4,500,000.00
	D2	Mixed-Use	7,000		48		Linear bldgs in front of garage	\$ 8,600,000.00
	D3	Mixed-Use	6,000		22		Linear bldgs in front of garage	\$ 4,500,000.00
	D5	Mixed-Use	5,500		22		Linear bldgs in front of garage	\$ 4,400,000.00
	F	Retail	40,000				Retail anchor tenant	\$ 8,000,000.00
	O	Office		45,000			4-story office building	\$ 5,625,000.00
Developer Subtotal:								\$ 48,125,000.00
CRA:	H3	Parking garage			620		Planning and Construction	\$ 8,680,000.00
CRA Subtotal:								\$ 8,680,000.00
City:	J	Police Station					Fund construction. Completed 2 yrs from start	
Phase Program Subtotals:			64,500	145,000	114	620		

### PHASE II : January 2014 - June 2015

Responsible Party	Designation	Use	Retail	Office	Units	S. Spaces	Notes	Est. Costs
Developer:	A6	Mixed-Use	4,000		18		Residential with ground floor retail	\$ 3,500,000.00
	C1	Mixed-Use		8,000	127		Residential over GF Office	\$ 19,050,000.00
	C2	Mixed-Use		9,000	136		Residential over GF Office	\$ 20,400,000.00
	C3	Mixed-Use		9,000	136		Residential over GF Office	\$ 20,400,000.00
Developer Subtotal:								\$ 63,350,000.00
CRA:	G	Parking Garage			620		Planning and Construction	\$ 8,680,000.00
	H2	Parking Garage			620		Planning and Construction	\$ 8,680,000.00
		Parking Garages Misc					Fees and Misc. charges	\$ 200,000.00
		Village Green	Off-site Roadway				4-lanes and signalization	\$ 4,700,000.00
		Walton Road	Off-site Roadway				Roadway & Signalization (from VGD to US1)	\$ 4,000,000.00
		US 1	Roadway				Landscape treatments	\$ 750,000.00
CRA Subtotal:								\$ 27,010,000.00
Phase Program Subtotals:			4,000	26,000	417	1,240		

### PHASE III : January 2016 - June 2017

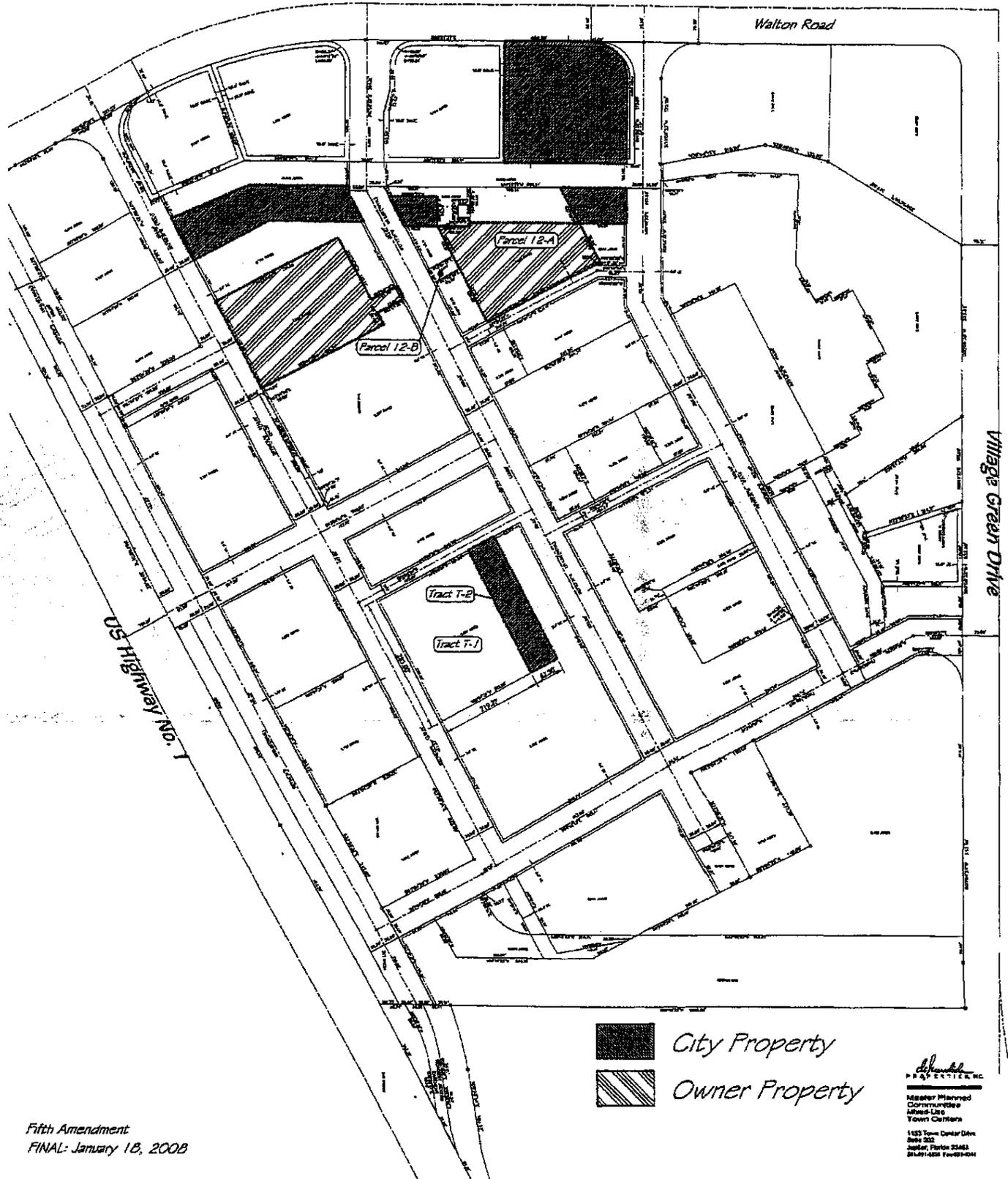
Responsible Party	Designation	Use	Retail	Office	Units	S. Spaces	Notes	Est. Costs
Developer:	C4	Mixed-Use		8,000	127		Residential over GF office	\$ 19,050,000.00
	E1	Mixed-Use		5,000	36		Residential over GF office	\$ 5,400,000.00
	E2	Mixed-Use		5,000	36		Residential over GF office	\$ 5,400,000.00
	E3	Mixed-Use		3,000	29		Residential over GF office	\$ 4,350,000.00
	N6	Mixed-Use	10,000		30		Redevelopment of Dollar General store	\$ 6,500,000.00
Developer Subtotal:								\$ 40,700,000.00
Phase Program Subtotals:			10,000	21,000	258	0		

<b>TOTAL DEVELOPMENT PROGRAM:</b>			253,320	247,000	1,125	2,610	Developer/SAD estimated cost Total:	\$ 226,833,306.00
							CRA/City estimated cost Total:	\$ 79,802,126.00

\* DU - Dwelling Unit

Exhibit "J" - Like-Kind Exchange No. 2

City Center  
Port St. Lucie, Florida



Fifth Amendment  
FINAL: January 18, 2008

 City Property  
 Owner Property

*deh*  
PROPERTIES, INC.  
Master Planned  
Community  
Mixed-Use  
Town Centers  
1123 Town Center Drive  
Suite 202  
Jupiter, Florida 33414  
888-444-7884



# CITY OF PORT ST. LUCIE



"A CITY FOR ALL AGES"



August 25, 2009

CERTIFIED MAIL

Mr. George de Guardiola  
Managing Member  
PSL City Center, LLC  
1153 Town Center Drive, Suite 202  
Jupiter, FL 33458

Re: City Center/Failure to comply with Section 3.02(C) of the Redevelopment Agreement

Dear Mr. de Guardiola:

This letter constitutes written notice under Section 10.01(A) of the Redevelopment Agreement that the Owner has failed to comply with Section 3.02(C) of the Redevelopment Agreement. As you may recall, the Owner's third \$250,000 contribution to the City for the funding of the Civic Center was due on August 1, 2009. As you are also aware, should this failure to comply with the Redevelopment Agreement continue for more than thirty (30) days after the date of this letter, an "event of default" by the Owner shall be declared pursuant to Section 10.01(A).

If you have any questions or require additional information, please do not hesitate to contact me.

Thank you.

Very truly yours,

Gregory J. Oravec  
*Assistant City Manager/  
CRA Director*

- c:
- Mayor & City Council
  - Donald B. Cooper, *City Manager*
  - Jerry A. Bentrott, *Assistant City Manager*
  - Roger G. Orr, *City Attorney*
  - Pam Booker Hakim, *Senior Assistant City Attorney*
  - Scott Hedge, *AIA, Vice President, Architecture & Planning, de Guardiola Properties, Inc.*

TRANSMISSION VERIFICATION REPORT

TIME : 08/25/2009 11:08  
NAME : CITY MGR & CRA OFC  
FAX : 7728715248  
TEL :  
SER.# : BROF6J488542

DATE, TIME 08/25 11:07  
FAX NO./NAME 915616914044  
DURATION 00:00:23  
PAGE(S) 02  
RESULT OK  
MODE STANDARD  
ECM

COMMUNITY REDEVELOPMENT AGENCY  
CITY OF PORT ST. LUCIE, FLORIDA

GREGORY J. ORAVEC  
ASSISTANT CITY MANAGER/CRA DIRECTOR

Facsimile Cover Letter

\*\*\*\*\*  
PLEASE DELIVER THE FOLLOWING PAGE(S) TO:

ATTENTION: George de Guardialan

COMPANY: PSL City Center, LLC

DATE: 8/25/09

FAX NUMBER: 561-691-4044

TOTAL PAGES INCLUDING COVER: 2

FROM: CITY OF PORT ST. LUCIE  
121 SW PORT ST. LUCIE BLVD., BLDG. A, SUITE 340  
PORT ST. LUCIE, FLORIDA 34984-5099  
(772) 344-4371  
(772) 871-5248 (FAX)

\*\*\*\*\*  
 URGENT     FOR REVIEW     PLEASE COMMENT     PLEASE REPLY  
\*\*\*\*\*

TRANSMISSION VERIFICATION REPORT

TIME : 08/25/2009 11:02  
NAME : CITY MGR & CRA OFC  
FAX : 7728715248  
TEL :  
SER.# : BROF6J488542

DATE, TIME 08/25 11:02  
FAX NO./NAME 915616914044  
DURATION 00:00:23  
PAGE(S) 02  
RESULT OK  
MODE STANDARD  
ECM

COMMUNITY REDEVELOPMENT AGENCY  
CITY OF PORT ST. LUCIE, FLORIDA

GREGORY J. ORAVEC  
ASSISTANT CITY MANAGER/CRA DIRECTOR

Facsimile Cover Letter

\*\*\*\*\*

PLEASE DELIVER THE FOLLOWING PAGE(S) TO:

ATTENTION: Scott Hedge  
COMPANY: de Guardiola Properties, Inc.

DATE: 8/25/09

FAX NUMBER: 561-691-4044

TOTAL PAGES INCLUDING COVER: 2

FROM: CITY OF PORT ST. LUCIE  
121 SW PORT ST. LUCIE BLVD., BLDG. A, SUITE 340  
PORT ST. LUCIE, FLORIDA 34984-5099  
(772) 344-4371  
(772) 871-5248 (FAX)

\*\*\*\*\*

- URGENT
- FOR REVIEW
- PLEASE COMMENT
- PLEASE REPLY

\*\*\*\*\*

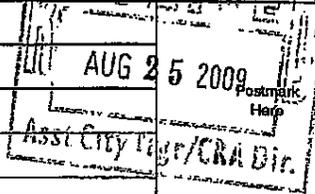
**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

5029 0191 0000 00ET 9002

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



Sent to G. DeGuardiola  
 Street, Apt. No., or PO Box No. 1153 Town Center Suite 202  
 City, State, ZIP+4 Jupiter, FL 33458

PS Form 3800, August 2006

See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

George de Guardiola  
 Managing Member, PSL City Center, LLC  
 DeGuardiola Development  
 1153 Town Center Dr., Suite 202  
 Jupiter, FL 33458

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
 B. Received by (Printed Name) \_\_\_\_\_  
 C. Date of Delivery 8/27  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.  
 4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number 7008 1300 0000 3810 8205  
 (transfer from service lab)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1640

UNITED STATES POSTAL SERVICE



First-Class Mail  
 Postage & Fees Paid  
 USPS  
 Permit No. G-10

ASSISTANT CITY MGR/CRA DIR.

Sender: Please print your name, address, and ZIP+4 in this box •

Greg Oravec  
 Assistant City Manager &  
 Community Redevelopment Director  
 CITY OF PORT ST. LUCIE  
 121 SW Port St. Lucie Blvd.  
 Port St. Lucie, FL 34984

DE Guardiola



# CITY OF PORT ST. LUCIE

"A CITY FOR ALL AGES"

COPY

September 28, 2009

CERTIFIED MAIL

Mr. George de Guardiola  
Managing Member  
PSL City Center, LLC  
1153 Town Center Drive, Suite 202  
Jupiter, FL 33458

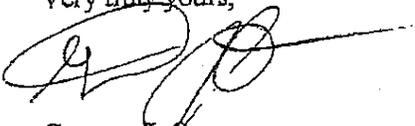
Re: City Center/Failure to comply with Section 3.02(C) of the Redevelopment Agreement

Dear Mr. de Guardiola:

As you may recall, in a letter dated August 25, 2009, I provided you with written notice pursuant to Section 10.01(A) of the Redevelopment Agreement (the "Agreement") that the Owner had failed to comply with Section 3.02(C) of the Agreement, which requires a \$250,000 contribution to the City for the funding of the Civic Center. Given that this failure has continued for more than 30 days, the Owner is now considered to be in default of the Agreement. As you may be aware, as set forth by Section 10.01(C) of the Agreement, "Upon the occurrence of an event of default...the City may, at any time thereafter if such event of default has not been cured, at its election either institute an action seeking specific performance of the Owner's obligation hereunder, or other injunctive relief, to the fullest extent permitted by law, or give a written notice of termination of this Agreement..." Though no formal determination has been made regarding the termination of the Agreement at this time, please be advised that the City will file a lien against your property for the outstanding \$250,000 payment required by Section 3.02(C) and will seek the collection of the debt through all available means afforded by law.

If you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

  
Gregory J. Oravec  
Assistant City Manager/CRA Director

c: Mayor & City Council  
Donald B. Cooper, *City Manager*  
Jerry A. Bentrutt, *Assistant City Manager*  
Roger G. Orr, *City Attorney*  
Pam Booker Hakim, *Senior Assistant City Attorney*  
Robin Carr, *Senior Vice President, National City now a part of PNC*  
Scott Hedge, *AIA, Vice President, Architecture & Planning, de Guardiola Properties, Inc.*

TRANSMISSION VERIFICATION REPORT

TIME : 09/28/2009 09:09  
NAME : CITY MGR & CRA OFC  
FAX : 7726715248  
TEL :  
SER.# : BROF6J488542

DATE, TIME 09/28 09:09  
FAX NO./NAME 915616914044  
DURATION 00:00:42  
PAGE(S) 02  
RESULT OK  
MODE STANDARD  
ECM

COMMUNITY REDEVELOPMENT AGENCY  
CITY OF PORT ST. LUCIE, FLORIDA

GREGORY J. ORAVEC  
ASSISTANT CITY MANAGER/CRA DIRECTOR

Facsimile Cover Letter

\*\*\*\*\*

PLEASE DELIVER THE FOLLOWING PAGE(S) TO:

ATTENTION: George de Guardiola + Scott Hodge

COMPANY: PSL City Center, LLC

DATE: 9/28/09

FAX NUMBER: 561-691-4044

TOTAL PAGES INCLUDING COVER: 2

FROM: CITY OF PORT ST. LUCIE  
121 SW PORT ST. LUCIE BLVD., BLDG. A, SUITE 340  
PORT ST. LUCIE, FLORIDA 34984-5099  
(772) 344-4371  
(772) 871-5248 (FAX)

\*\*\*\*\*

- URGENT
- FOR REVIEW
- PLEASE COMMENT
- PLEASE REPLY

\*\*\*\*\*

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7006 0810 0000 4163 5836

Postage	\$1.00
Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$3.80

Postmark (Here): SEP 28 2009  
 Ass't City Mgt./CRA Dir.

Sent To: George de Guardiola  
 Street, Apt. No., or PO Box No.: 1153 Town Center Dr., St. 202  
 City, State, ZIP+4: Jupiter FL 33458

PS Form 3800, June 2002 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature: [Signature]  Agent  Addressee

B. Received by (Printed Name): T. MUNIZ

C. Date of Delivery: 9.30

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below.

1. Article Addressed to:  
**George de Guardiola**  
**Managing Member, PSL City Center, LLC**  
**DeGuardiola Development**  
**1153 Town Center Dr., Suite 202**  
**Jupiter, FL 33458**

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number: 7006 0810 0000 4163 5836  
 (Transfer from service)

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

UNITED STATES POSTAL SERVICE

First-Class Mail  
 Postage & Fees Paid  
 USPS  
 Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

Mr. Gregory J. Oravec  
 Assistant City Manager/CRA Director  
 121 SW Port St. Lucie Boulevard  
 Port St. Lucie, Florida 34984-5099

RECEIVED  
 OCT 05 2009  
 Ass't City Mgt./CRA Dir.



# CITY OF PORT ST. LUCIE



.....  
"A CITY FOR ALL AGES"

CERTIFIED MAIL

March 1, 2010

Mr. George de Guardiola  
President  
de Guardiola Properties, Inc.  
1153 Town Center Drive, Suite 202  
Jupiter, FL 33458

Re: City Center/Failure to comply with Section 2.06(C) of the Redevelopment Agreement

Dear Mr. de Guardiola:

This letter constitutes written notice under Section 10.02(A) of the Redevelopment Agreement that the Developer has failed to comply with Section 2.06(C) of the Redevelopment Agreement which sets forth the following requirements for the Developer:

1. All development actions shall be carried out pursuant to the Timeline, as identified in Exhibit "E", except as more specifically set forth above, and further defined below. Any development action not specifically identified in the Timeline shall be carried out so that such action does not prevent the execution of actions specifically set forth in the Timeline.

A. By December 31, 2009, the Developer shall execute the required development actions set forth in Phase IA of the Timeline, to include the following:

- Bldg A1 & A5 - Two mixed-use buildings containing approximately 14,660sf of retail and 72 dwelling units located on the north and south side of the civic square.
- Bldg A2 - A mixed-use building containing approximately 22,000sf of retail and 60 dwelling units, located on the north side of the main entrance roadway off of US1, referred to as Village Square Drive.
- Bldg A3 & A4 - Two mixed-use buildings containing approximately 14,660sf of retail and 54 dwelling units, located on the south side of the main entrance roadway off of US1, referred to as Village Square Drive.
- Bldg "T" - A Hotel containing approximately 150 units/rooms and 20,000sf of retail use, located on the south corner of Village Square Drive and US1 and fronting the Roadway Access Easement
- Building N3 - A 30,000sf office building at the southwest corner of Main Street and Walton Road with access from internalized alley.
- Building N5 - The existing Beall's retail building containing approximately 34,000sf of retail use located north of Village Square Drive and east of First Street.
- Buildings P1 thru P4 - Four (4) freestanding restaurant buildings of approximately 5,000sf each, located along the north and south sides of the civic square.

Mr. de Guardiola  
March 1, 2010  
Page 2 of 2

- Building Q – An approximately 50,000sf, 14-16 screen movie theater, located on the parcel facing Walton Road and between Main Street and Civic Center Place.
- The modifications to the storefronts/arcade of the existing retail structures, currently occupied by Bealls and Dollar General to blend in with the proposed architectural style of the mixed-use buildings.

As you are aware, to date, the Developer has failed to complete any of the above-referenced buildings and/or modifications.

As set forth by Section 10.02(A) of the Redevelopment Agreement:

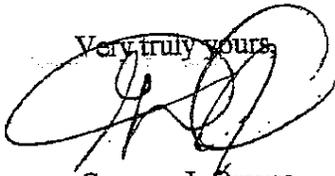
There shall be an "event of default" by the Developer...if the Developer shall fail to perform or comply with any provision of this Agreement...and such failure continues for more than thirty (30) days after the City or the CRA shall have given the Developer written notice of such failure; provided, however, that if such failure cannot reasonably be cured within said thirty (30) days, then the event of default under this paragraph shall be suspended if and for so long as the Developer proceeds diligently to cure such default with the said thirty (30) days and diligently continues to proceed with curing such default until so cured.

I believe that the subject failure to perform cannot reasonably be cured within thirty (30) days; however, it is imperative that you formally respond to this notice within thirty (30) days and outline how you intend to "proceed diligently to cure such default...until so cured."

If you have any questions or require additional information, please do not hesitate to contact me. I look forward to your response.

Thank you.

Very truly yours,



Gregory J. Oravec  
*Assistant City Manager/  
CRA Director*

c: Roger G. Ott, *City Attorney*  
Pamela Booker Hakim, *Senior Assistant City Attorney*  
Scott Hedge, *AIA, Vice President, Architecture & Planning, de Guardiola Properties, Inc.*

---

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# CITY OF PORT ST. LUCIE



"A CITY FOR ALL AGES"

COPY

CERTIFIED MAIL

March 1, 2010

Mr. Robin Carr  
Senior Vice President  
PNC  
20 North Orange Avenue, Suite 1108  
Orlando, FL 32801

Re: City Center/Developer's Failure to comply with Section 2.06(C) of the Redevelopment Agreement

Dear Mr. Carr:

Pursuant to Section 10.02(B) of the Redevelopment Agreement By and Between the City of Port St. Lucie and the City of Port St. Lucie Community Redevelopment Agency and PSL City Center, LLC, and de Guardiola Properties, Inc., this letter serves to provide the Project Lender with written notice that the Developer has failed to comply with the Redevelopment Agreement as more particularly outlined in the enclosed letter of March 1, 2010, addressed to Mr. de Guardiola.

If you have any questions or require additional information, please do not hesitate to contact me.

Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to be "G. Oravec".

Gregory J. Oravec  
Assistant City Manager/  
CRA Director

Enclosure

c: Roger G. Orr, *City Attorney*  
Pamela Booker Hakim, *Senior Assistant City Attorney*



CITY OF PORT ST. LUCIE



"A City for All Ages"

Sent via Certified Mail

COPY

August 3, 2010

Mr. George de Guardiola  
Managing Member  
PSL City Center, LLC  
5500 Military Trail  
# 22-356  
Jupiter, FL 33458

Re: City Center/Failure to comply with Section 3.02(C) of the Redevelopment Agreement

Dear Mr. de Guardiola:

This letter constitutes written notice under Section 10.01(A) of the Redevelopment Agreement that the Owner has failed to comply with a provision of the Redevelopment Agreement. As set forth by Section 3.02(C) of the Redevelopment Agreement, the Owner was to pay the fourth installment of \$250,000 to the City for the funding of the Civic Center project by August 1, 2010. As of today's date, the City has not received this payment. As you are aware, pursuant to Section 10.01(A) of the Redevelopment Agreement, should this failure continue for more than 30 days from the date of this notice, it shall constitute an "event of default" under the Redevelopment Agreement, and the City will be entitled to seek all available legal remedies.

As you know, there are already two outstanding events of failure to perform and, or, default: 1) the Owner's failure to pay the third installment of \$250,000 to the City for the funding of the Civic Center project by August 1, 2009; and 2) the Developer's failure to construct Phase IA of City Center pursuant to the Timeline.

I hope that you are able to remedy the current and outstanding issues in the near future. If you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

Gregory J. Oravec  
Assistant City Manager

- c: Mayor & City Council
- Jerry A. Bentrrott, City Manager
- Roger G. Orr, City Attorney
- Pamela Booker Hakim, Senior Assistant City Attorney
- Scott Hedge, AIA, Vice President, Architecture & Planning, de Guardiola Properties, Inc.

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**OFFICIAL USE**

0695 6474 0000 0790 9007

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

AUG 08 2010  
 Here

Sent To George de Guardiola  
 Street, Apt. No.,  
 or PO Box No. 5500 Military Trl. # 22-356  
 City, State, ZIP+4 Jupiter FL 33458

PS Form 3800, June 2002 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
  
 George de Guardiola  
 President  
 de Guardiola Properties, Inc.  
 5500 Military Trl., # 22-356  
 Jupiter, FL 33458

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 x Keith Ramirez  Agent  Addressee

B. Received by (Printed Name) Keith Ramirez C. Date of Delivery 8/5/10

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number (Transfer from service label) 7006 0810 0000 4163 5690

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1640

UNITED STATES POSTAL SERVICE



First-Class Mail  
 Postage & Fees Paid  
 USPS  
 Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

Gregory J. Oravec  
 Assistant City Manager/CRA Director  
 City of Port St. Lucie  
 121 S.W. Port St. Lucie Blvd  
 Port St. Lucie, FL 34984

RECEIVED  
 AUG 09 2010  
 Asst City Mgr/CRA Dir.



CITY OF PORT ST. LUCIE



"A City for All Ages"

Sent via Certified Mail

COPY

August 3, 2010

Mr. Robin Carr  
Senior Vice President  
PNC  
20 North Orange Avenue, Suite 1108  
Orlando, FL 32801

Re: City Center/Owner's failure to comply with Section 3.02(C) of the Redevelopment Agreement

Dear Mr. Carr:

Pursuant to Section 10.01(B) of the Redevelopment Agreement By and Between the City of Port St. Lucie and the City of Port St. Lucie Community Redevelopment Agency and PSL City Center, LLC, and de Guardiola Properties, Inc., this letter serves to provide the Project Lender with written notice that the Owner has failed to comply with a provision of the Redevelopment Agreement. As set forth by Section 3.02(C) of the Redevelopment Agreement, the Owner was to pay the fourth installment of \$250,000 to the City for the funding of the Civic Center project by August 1, 2010. As of today's date, the City has not received this payment. As you may be aware, pursuant to Section 10.01(A) of the Redevelopment Agreement, should this failure continue for more than 30 days from the date of this notice, it shall constitute an "event of default" under the Redevelopment Agreement, and the City will be entitled to seek all available legal remedies.

As you may recall, there are already two outstanding events of failure to perform and, or, default: 1) the Owner's failure to pay the third installment of \$250,000 to the City for the funding of the Civic Center project by August 1, 2009; and 2) the Developer's failure to construct Phase IA of City Center pursuant to the Timeline.

I hope that these matters can be resolved in the near future. To this end, I would very much appreciate the opportunity to discuss PNC's plans to address City Center. I look forward to hearing from you.

Very truly yours,

A handwritten signature in black ink, appearing to read "G. Oravec", written over a horizontal line.

Gregory I. Oravec  
Assistant City Manager

c: Jerry A. Bentrott, City Manager  
Roger G. Orr, City Attorney  
Pamela Booker Hakim, Senior Assistant City Attorney

7006 0810 0000 4163 5683

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**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	AUG 03 2010 <small>Postmark Here</small>
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Send To: Robin Carr  
 Street, Apt. No., or PO Box No.: 20 N - Orange Ave Suite 1108  
 City, State, ZIP+4: Orlando FL 32801

PS Form 3800, June 2002 See Reverse for Instructions

<p><b>SENDER: COMPLETE THIS SECTION</b></p> <ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul> <p>1. Article Addressed to:</p> <p><b>Mr. Robin Carr</b>  <b>Senior Vice President</b>  <b>PNC</b>  <b>20 North Orange Avenue, Suite 1108</b>  <b>Orlando, FL 32801</b></p> <p>2. Article Number  <small>(Transfer from service label)</small></p>	<p><b>COMPLETE THIS SECTION ON DELIVERY</b></p> <p>A. Signature  <input checked="" type="checkbox"/> <u>[Signature]</u> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>Emily Kna</u> C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes      If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type  <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
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7006 0810 0000 4163 5683

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

UNITED STATES POSTAL SERVICE

First-Class Mail  
 Postage & Fees Paid  
 USPS  
 Permit No: G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

**RECEIVED**  
 AUG 09 2010  
 Asst City Mgr/CRA Dir.

**Gregory J. Oravec**  
 Assistant City Manager/CRA Director  
 City of Port St. Lucie  
 121 S.W. Port St. Lucie Blvd.  
 Port St. Lucie, FL 34984

