

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

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED ("Deed") made this \_\_\_\_\_ day of \_\_\_\_\_, 2008, between TRADITION DEVELOPMENT COMPANY, LLC, a Florida limited liability company, having an address at 10521 S.W. Village Center Drive, Suite 201, Port St. Lucie, Florida 34987 (hereinafter called the "Grantor"), and CITY OF PORT ST. LUCIE, a Florida municipal corporation, whose address is 121 S. W. Port St. Lucie Boulevard, Port St. Lucie, FL 34984 (hereinafter called the "Grantee").

WITNESSETH:

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

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

SUBJECT TO:

Comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; outstanding oil, gas and mineral rights of record without right of entry; unplatted public utility easements of record and restrictions, agreements, covenants, conditions, reservations, dedications and easements of record, but this provision shall not operate to reimpose the same. Grantee acknowledges and agrees that there may be deed restrictions, restrictive covenants and matters appearing on the plat or otherwise in common to the subdivision affecting the Property. Grantee's acceptance of title to the Property subject to such matters shall not be construed as a waiver of Grantee's claim of exemption as a government purchaser from any cloud or encumbrance created by such matters pursuant to Ryan v. Manalapan, 414 So. 2d 193 (Fla. 1982), except for those covenants, restrictions and encumbrances specifically set forth in this Special Warranty Deed. Grantee hereby specifically covenants and agrees to all restrictions imposed in this Special Warranty Deed and hereby waives any claim of exemption as to those restrictions.

Grantee covenants and agrees to use the Property for public park purposes and for no other purpose without the specific written consent of Grantor. Grantor hereby agrees that the following uses are acceptable on the Property: active or passive recreational uses; public or privately operated concession stands for park visitors; reservation of limited areas of the park for public or private events permitted at public parks, provided that such activities do not create light or noise detectable outside

FTL:2061575:3

the park between the house of 11:00 p.m. and 7:00 a.m., and provided that all parking for such events is confined solely within the Property. One cellular tower not to exceed one hundred twenty (120) feet in height is permitted on the Property. No other cellular towers are permitted, except upon written consent of Grantor, which consent shall be within the sole discretion of Grantor and may be arbitrarily withheld. The property shall not be used for yard or vehicle storage, except with respect to vehicles and equipment used exclusively in connection with use of the Property as a public park. The park shall be maintained in a neat and clean condition. Until the Property is developed as a public park, Grantor shall have the right, but not the obligation, to mow the areas of the Property that are pasture lands as of August 15, 2008.

Grantee acknowledges that this conveyance satisfies all park and recreation requirements for development of the property described in Schedule 1 attached hereto and made a part hereof and 40.02 acres of the park and recreation requirements for the property described in Schedule 2 attached hereto and made a part hereof.

Grantor and Grantee agree that it may be mutually beneficial to permit Grantor to construct park improvements for some or all of the Property in exchange for credits against park and recreation impact fees attributable to development of some or all of the property described in Schedule 1 attached hereto and made a part hereof, Schedule 2 attached hereto and made a part hereof and Schedule 3 attached hereto and made a part hereof as determined by Grantor with the agreement of Grantee.

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

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

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

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

Signed, sealed and delivered in the presence of

J. Paul Fanning  
Signature  
**J. PAUL FANNING**

Printed Name  
Shirley E. Smith  
Signature  
Shirley E. Smith  
Printed Name

TRADITION DEVELOPMENT COMPANY, LLC, a Florida limited liability company

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

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF ST. LUCIE )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Wailey S. McCurry as the President of TRADITION DEVELOPMENT COMPANY, LLC, a Florida limited liability company. He is personally known to me or who has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of September, 2008.

Shirley E. Smith  
Notary Public

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

My Commission Expires:

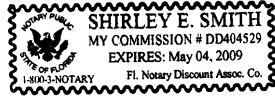


Exhibit "A"Property

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

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

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

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

FTL:2881575:3

ALONG SAID NON RADIAL LINE, A DISTANCE OF 394.35 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID CONSERVATION TRACT 3; THENCE TRAVERSING SAID NORTHERLY LINE BY THE FOLLOWING TWO (2) COURSES;

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

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

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

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

1. NORTH 00°08'18" EAST, A DISTANCE OF 317.26 FEET;
2. NORTH 00°41'50" EAST, A DISTANCE OF 182.32 FEET TO REFERENCE POINT "A" (FOR FUTURE REFERENCE);
3. CONTINUE NORTH 00°41'50" EAST, A DISTANCE OF 2067.50 FEET TO REFERENCE POINT "B" (FOR FUTURE REFERENCE);
4. CONTINUE NORTH 00°41'50" EAST, A DISTANCE OF 1177.95 FEET

THENCE SOUTH 70°06'36" EAST DEPARTING SAID WESTERLY LINE; A DISTANCE OF 211.77 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID 200.00 FOOT FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE SOUTH 00°41'50" WEST ALONG SAID EAST LINE, A DISTANCE OF 398.23 FEET; THENCE SOUTH 89°18'10" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 296.19 FEET; THENCE NORTH 00°41'50" EAST, A DISTANCE OF 294.40 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND

FTL:2061575:3

HAVING A RADIUS OF 6880.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 20°41'46" WEST FROM THIS POINT); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 03°32'45", AN ARC DISTANCE OF 425.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 65°45'29" EAST, A DISTANCE OF 320.64 FEET; THENCE SOUTH 19°53'24" WEST, A DISTANCE OF 5.46 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 58.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 51°21'28", AN ARC DISTANCE OF 51.99 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 92°52'15", AN ARC DISTANCE OF 210.72 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 58.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 51°58'20", AN ARC DISTANCE OF 52.61 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1465.00 FEET, SAID POINT ALSO BEING REFERENCE POINT "C"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 39°36'15", AN ARC DISTANCE OF 1012.64 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 53°02'27", AN ARC DISTANCE OF 46.29 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 95°17'35", AN ARC DISTANCE OF 216.21 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF CURVE, THRU A CENTRAL ANGLE OF 53°02'27", AN ARC DISTANCE OF 46.29 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1465.00 FEET; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 09°15'29", AN ARC DISTANCE OF 236.72 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH 00°00'00" WEST ALONG SAID LINE, A DISTANCE OF 182.47 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1595.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 13°14'27", AN ARC DISTANCE OF 368.60 FEET THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING THREE (3) CONSERVATION TRACTS:

1. CONSERVATION TRACT NO. 80:

COMMENCE AT SAID REFERENCE POINT "A"; THENCE SOUTH 89°18'10" EAST, A DISTANCE OF 11.43 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°21'43" WEST, A DISTANCE OF 182.19 FEET; THENCE NORTH 82°43'10" EAST, A DISTANCE

FTL:2861575:3

OF 179.94 FEET; THENCE SOUTH 06°46'24" EAST, A DISTANCE OF 281.68 FEET; THENCE NORTH 70°27'37" EAST, A DISTANCE OF 223.43 FEET TO THE POINT OF BEGINNING.

**2. CONSERVATION TRACT NO. 77:**

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

**3. CONSERVATION TRACT NO. 76:**

COMMENCE AT SAID REFERENCE POINT "C"; THENCE SOUTH 15°36'58" EAST, A DISTANCE OF 388.79 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 65°16'22" EAST, A DISTANCE OF 136.07 FEET; THENCE SOUTH 02°47'34" WEST, A DISTANCE OF 310.37 FEET; THENCE NORTH 83°30'02" WEST, A DISTANCE OF 143.24 FEET; THENCE NORTH 27°49'27" WEST, A DISTANCE OF 58.50 FEET; THENCE NORTH 61°45'01" WEST, A DISTANCE OF 90.81 FEET; THENCE NORTH 63°46'41" WEST, A DISTANCE OF 112.20 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 116.10 FEET; THENCE NORTH 69°31'11" EAST, A DISTANCE OF 258.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 110.383 ACRES, MORE OR LESS.

SCHEDULE "1"Tradition Property

## DESCRIPTION:

A PARCEL OF LAND BEING ALL OF SECTIONS 4 AND 8 AND PORTIONS OF SECTIONS 5, 10, 15, 16 AND 17, TOWNSHIP 37 SOUTH, RANGE 36 EAST AND A PORTION OF SECTION 33, TOWNSHIP 36 SOUTH, RANGE 36 EAST, ST. LUCIE COUNTY, FLORIDA AND ALSO BEING ALL OF THE PLATS OF TRADITION PLAT NO. 1, RECORDED IN PLAT BOOK 42, PAGES 2, 2A THRU 2F, TRADITION PLAT NO. 2, RECORDED IN PLAT BOOK 42, PAGES 3, 3A THRU 3D, TRADITION PLAT NO. 3, RECORDED IN PLAT BOOK 42, PAGES 4, 4A THRU 4I AND A PORTION OF THE PLAT OF TRADITION PLAT NO. 6, RECORDED IN PLAT BOOK 42, PAGES 5, 5A THRU 5F, ALL RECORDED IN THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE CENTERLINE OF TRADITION PARKWAY AND EAST LINE OF SAID TRADITION PARKWAY AS SHOWN ON SAID PLAT OF TRADITION PLAT NO. 6; THENCE SOUTH  $89^{\circ}57'05''$  WEST AS A BASIS OF BEARINGS ALONG SAID CENTERLINE AND THE WESTERLY PROLONGATION OF SAID CENTERLINE, A DISTANCE OF 3115.57 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 300.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS NORTH  $89^{\circ}56'57''$  EAST FROM THIS POINT) SAID CURVE ALSO BEING THE SOUTHWESTERLY LINE OF SAID TRADITION PARKWAY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHWESTERLY LINE, THRU A CENTRAL ANGLE OF  $54^{\circ}37'16''$ , AN ARC DISTANCE OF 286.00 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY DEPARTING SAID SOUTHWESTERLY LINE, ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $54^{\circ}37'24''$ , AN ARC DISTANCE OF 166.84 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH  $00^{\circ}02'55''$  EAST ALONG SAID LINE, A DISTANCE OF 3289.95 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 477, PAGE 560; THENCE NORTH  $89^{\circ}50'39''$  WEST ALONG SAID EASTERLY PROLONGATION OF NORTH LINE, A DISTANCE OF 5975.92 FEET; THENCE NORTH  $00^{\circ}28'33''$  EAST DEPARTING SAID LINE, A DISTANCE OF 3805.52 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 200.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH  $47^{\circ}40'31''$  WEST FROM THIS POINT); THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF  $102^{\circ}13'07''$ , AN ARC DISTANCE OF 356.81 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE SOUTH

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35°27'24" WEST ALONG SAID LINE, A DISTANCE OF 161.02 FEET; THENCE SOUTH 89°57'05" WEST, A DISTANCE OF 1118.66 FEET; THENCE NORTH 43°15'34" WEST, A DISTANCE OF 1.86 FEET; THENCE NORTH 09°54'33" EAST, A DISTANCE OF 528.17 FEET; THENCE NORTH 62°56'57" EAST, A DISTANCE OF 710.69 FEET; THENCE NORTH 39°35'38" WEST, A DISTANCE OF 373.81 FEET; THENCE SOUTH 80°50'18" WEST, A DISTANCE OF 92.33 FEET; THENCE NORTH 00°09'21" EAST, A DISTANCE OF 4587.82 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF GROVE 3; THENCE TRAVERSING THE BOUNDARY OF SAID GROVE 3 BY THE FOLLOWING SIX (6) COURSES;

1. NORTH 74°07'42" EAST, A DISTANCE OF 3624.15 FEET;
2. NORTH 02°40'30" WEST, A DISTANCE OF 853.63 FEET;
3. NORTH 03°34'36" EAST, A DISTANCE OF 264.67 FEET;
4. NORTH 11°39'14" EAST, A DISTANCE OF 299.59 FEET;
5. NORTH 05°52'55" EAST, A DISTANCE OF 655.21 FEET;
6. NORTH 13°31'07" EAST, A DISTANCE OF 422.94 FEET TO THE NORTHEAST CORNER OF SAID GROVE 3, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THE O.L. PEACOCK CANAL AS DESCRIBED IN OFFICIAL RECORDS BOOK 675, PAGE 1942 AS (EXHIBIT "A") AND OFFICIAL RECORDS BOOK 675, PAGE 1982 AS (EXHIBIT "B");

THENCE TRAVERSING THE SOUTHERLY LINE OF SAID O.L. PEACOCK CANAL BY THE FOLLOWING FOURTEEN (14) COURSES:

1. CONTINUE NORTH 13°31'07" EAST, A DISTANCE OF 51.88 FEET;
2. NORTH 74°14'30" EAST, A DISTANCE OF 2525.46 FEET;
3. NORTH 76°04'00" EAST, A DISTANCE OF 1244.50 FEET;
4. NORTH 65°11'40" EAST, A DISTANCE OF 178.59 FEET;
5. NORTH 59°06'39" EAST, A DISTANCE OF 424.13 FEET;
6. NORTH 73°43'15" EAST, A DISTANCE OF 14.12 FEET;
7. SOUTH 50°55'32" EAST, A DISTANCE OF 7.43 FEET;
8. NORTH 56°01'38" EAST, A DISTANCE OF 31.64 FEET;
9. NORTH 33°56'01" EAST, A DISTANCE OF 30.15 FEET;
10. NORTH 54°34'18" EAST, A DISTANCE OF 298.73 FEET;
11. NORTH 85°53'58" EAST, A DISTANCE OF 132.02 FEET;
12. NORTH 70°54'26" EAST, A DISTANCE OF 143.67 FEET;
13. NORTH 56°25'29" EAST, A DISTANCE OF 121.35 FEET;
14. NORTH 66°21'07" EAST, A DISTANCE OF 557.84 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID SECTION 4;

THENCE SOUTH 00°35'12" WEST ALONG SAID WESTERLY PROLONGATION OF THE WEST LINE OF SECTION 4, A DISTANCE OF 271.44 FEET TO THE NORTHWEST CORNER OF SAID SECTION 4; THENCE CONTINUE SOUTH 00°35'12" WEST ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 2833.04 FEET TO THE WEST ONE QUARTER CORNER OF SAID SECTION 4; THENCE SOUTH 00°36'27" WEST ALONG SAID WEST LINE, A DISTANCE OF

2651.97 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 4, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 10; THENCE NORTH 89°54'10" EAST ALONG THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 1793.84 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 5983.58 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 85°05'37" EAST FROM THIS POINT), SAID CURVE ALSO BEING THE WEST LINE OF LANDS DESCRIBED IN ORDER OF TAKING, DATED JULY 24, 1979 AND RECORDED IN OFFICIAL RECORDS BOOK 311, PAGES 2946 THRU 2952, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY; THENCE TRAVERSING SAID WEST LINE BY THE FOLLOWING THIRTEEN (13) COURSES;

1. SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 23°41'41", AN ARC DISTANCE OF 2474.52 FEET TO A POINT OF TANGENCY WITH A LINE;
2. SOUTH 18°47'19" EAST ALONG SAID LINE, A DISTANCE OF 714.03 FEET;
3. SOUTH 14°47'19" EAST, A DISTANCE OF 510.88 FEET;
4. SOUTH 07°32'07" EAST, A DISTANCE OF 374.37 FEET;
5. SOUTH 06°58'16" WEST, A DISTANCE OF 373.49 FEET;
6. SOUTH 15°33'28" WEST, A DISTANCE OF 491.49 FEET;
7. SOUTH 34°39'50" WEST, A DISTANCE OF 207.78 FEET;
8. SOUTH 70°02'50" WEST, A DISTANCE OF 289.50 FEET;
9. SOUTH 00°01'45" WEST, A DISTANCE OF 64.09 FEET;
10. SOUTH 82°24'53" WEST, A DISTANCE OF 317.56 FEET;
11. NORTH 89°58'15" WEST, A DISTANCE OF 372.63 FEET;
12. NORTH 89°58'15" WEST, A DISTANCE OF 262.61 FEET;
13. SOUTH 00°01'45" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2515.374 ACRES, MORE OR LESS.

TOGETHER WITH:

A PARCEL OF LAND BEING A PORTION OF SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE PLAT OF TRADITION PLAT NO. 5, RECORDED IN PLAT BOOK 42, PAGES 4, 4A THRU 4I, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY; THENCE SOUTH 89°57'05" WEST AS A BASIS OF BEARINGS ALONG THE SOUTH LINE OF SAID TRADITION PLAT NO. 5, A DISTANCE OF 2338.72 FEET TO THE SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 5; THENCE SOUTH 87°51'02" WEST DEPARTING THE BOUNDARY OF SAID TRADITION PLAT NO. 5, A DISTANCE OF 6318.69 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THAT 200.00 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT RECORDED IN

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OFFICIAL RECORDS BOOK 767, PAGE 2676. PUBLIC RECORDS OF SAID ST. LUCIE COUNTY AND TO THE POINT OF BEGINNING; THENCE TRAVERSING SAID WEST LINE BY THE FOLLOWING THREE (3) COURSES;

- 1. NORTH 00°08'18" EAST, A DISTANCE OF 316.64 FEET;
- 2. NORTH 00°41'50" EAST, A DISTANCE OF 6072.71 FEET;
- 3. NORTH 14°45'25" WEST, A DISTANCE OF 1501.30 FEET;

THENCE SOUTH 89°33'30" EAST DEPARTING SAID WEST LINE, A DISTANCE OF 638.42 FEET TO THE NORTHWEST CORNER OF GROVE 3; THENCE TRAVERSING THE BOUNDARY OF SAID GROVE 3 BY THE FOLLOWING SEVEN (7) COURSES;

- 1. NORTH 74°03'19" EAST, A DISTANCE OF 5341.55 FEET;
- 2. SOUTH 13°31'07" WEST, A DISTANCE OF 422.96 FEET;
- 3. SOUTH 03°52'55" WEST, A DISTANCE OF 655.21 FEET;
- 4. SOUTH 11°39'14" WEST, A DISTANCE OF 299.59 FEET;
- 5. SOUTH 03°34'36" WEST, A DISTANCE OF 264.67 FEET;
- 6. SOUTH 02°40'30" EAST, A DISTANCE OF 853.63 FEET;
- 7. SOUTH 74°07'42" WEST, A DISTANCE OF 3624.15 FEET;

THENCE SOUTH 00°09'21" WEST DEPARTING SAID BOUNDARY, A DISTANCE OF 4587.79 FEET; THENCE SOUTH 80°50'30" WEST, A DISTANCE OF 219.76 FEET; THENCE 67°14'46" WEST, A DISTANCE OF 365.78 FEET; THENCE NORTH 58°01'15" WEST, A DISTANCE OF 59.29 FEET; THENCE NORTH 76°45'58" WEST, A DISTANCE OF 32.93 FEET; THENCE NORTH 83°49'59" WEST, A DISTANCE OF 32.61 FEET; THENCE SOUTH 86°56'06" WEST, A DISTANCE OF 47.36 FEET; THENCE SOUTH 79°45'14" WEST, A DISTANCE OF 78.71 FEET; THENCE SOUTH 67°58'26" WEST, A DISTANCE OF 76.12 FEET; THENCE SOUTH 55°08'19" WEST, A DISTANCE OF 39.86 FEET; THENCE SOUTH 29°38'11" WEST, A DISTANCE OF 56.90 FEET; THENCE SOUTH 04°58'20" WEST, A DISTANCE OF 32.40 FEET; THENCE SOUTH 34°18'02" EAST, A DISTANCE OF 57.12 FEET; THENCE SOUTH 64°04'09" EAST, A DISTANCE OF 36.99 FEET; THENCE SOUTH 55°58'12" EAST, A DISTANCE OF 41.35 FEET; THENCE SOUTH 25°42'03" WEST, A DISTANCE OF 706.40 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 479.11 FEET; THENCE SOUTH 31°45'23" WEST, A DISTANCE OF 287.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 489.800 ACRES, MORE OR LESS.

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SCHEDULE "2"

Western Grove Property

DESCRIPTION: TRADITION WESTERN GROVES D.R.I.

A PARCEL OF LAND LYING IN SECTIONS 5, 6, 7, 8, 17 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY SOUTHEAST CORNER OF THE PLAT OF TRADITION PLAT NO. 5, RECORDED IN PLAT BOOK 42, PAGES 4, 4A THRU 4I, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°57'05" WEST AS A BASIS OF BEARINGS ALONG THE SOUTH LINE OF SAID TRADITION PLAT NO. 5, A DISTANCE OF 2338.72 FEET TO THE SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 5; THENCE NORTH 89°13'13" WEST DEPARTING SAID SOUTH LINE, A DISTANCE OF 3418.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90°28'43" WEST, A DISTANCE OF 3895.51 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO METROPOLITAN LIFE INSURANCE COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 477, PAGE 589, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°59'36" WEST ALONG SAID EASTERLY PROLONGATION OF SAID NORTH LINE, A DISTANCE OF 7879.27 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF STATE ROAD S-800; THENCE TRAVERSING SAID EAST RIGHT-OF-WAY LINE BY THE FOLLOWING SIX (6) COURSES:

1. NORTH 00°00'23" WEST DEPARTING SAID EASTERLY PROLONGATION OF SAID NORTH LINE, A DISTANCE OF 1049.81 FEET;
2. NORTH 00°01'22" WEST, A DISTANCE OF 2808.73 FEET;
3. NORTH 88°42'38" EAST, A DISTANCE OF 74.86 FEET;
4. NORTH 82°05'08" WEST, A DISTANCE OF 8267.15 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 5654.99 FEET;
5. NORTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 02°06'23", AN ARC DISTANCE OF 207.80 FEET TO A POINT OF TANGENCY WITH A LINE;
6. NORTH 00°01'15" EAST ALONG SAID LINE, A DISTANCE OF 2337.86 FEET;

THENCE SOUTH 89°58'48" EAST DEPARTING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 8808.87 FEET; THENCE SOUTH 88°38'44" WEST, A DISTANCE OF 134.87 FEET; THENCE SOUTH 41°39'38" WEST, A DISTANCE OF 82.58 FEET; THENCE NORTH 89°33'50" WEST, A DISTANCE OF 543.02 FEET; THENCE SOUTH 14°48'28" EAST, A DISTANCE OF 1501.38 FEET; THENCE SOUTH 00°41'50" WEST, A DISTANCE OF 6072.71 FEET; THENCE SOUTH 00°08'18" WEST, A DISTANCE OF 318.84 FEET; THENCE NORTH 31°45'23" EAST, A DISTANCE OF 287.45 FEET; THENCE NORTH 89°00'00" EAST, A DISTANCE OF 478.11 FEET; THENCE NORTH 25°42'03" EAST, A DISTANCE OF 706.40 FEET; THENCE NORTH 55°58'12" WEST, A DISTANCE OF 41.35 FEET; THENCE NORTH 84°04'09" WEST, A DISTANCE OF 36.89 FEET; THENCE NORTH 84°18'02" WEST, A DISTANCE OF 57.12 FEET; THENCE NORTH 04°58'20" EAST, A DISTANCE OF 32.40 FEET; THENCE NORTH 29°38'11" EAST, A DISTANCE OF 56.80 FEET; THENCE NORTH 55°08'19" EAST, A DISTANCE OF 39.88 FEET; THENCE NORTH 67°59'28" EAST, A DISTANCE OF 78.12 FEET; THENCE NORTH 79°48'14" EAST, A DISTANCE OF 78.71 FEET; THENCE NORTH 86°56'08" EAST, A DISTANCE OF 47.38 FEET; THENCE SOUTH 83°49'59" EAST, A DISTANCE OF 32.81 FEET; THENCE SOUTH 79°45'56" EAST, A DISTANCE OF 32.93 FEET; THENCE SOUTH 58°01'18" EAST, A DISTANCE OF 369.78 FEET; THENCE NORTH 67°14'46" EAST, A DISTANCE OF 369.78 FEET; THENCE NORTH 80°08'57" EAST, A DISTANCE OF 312.89 FEET; THENCE SOUTH 39°35'38" EAST, A DISTANCE OF 373.61 FEET; THENCE

SOUTH 62° 56' 57" WEST, A DISTANCE OF 710.89 FEET; THENCE SOUTH 00° 44' 53" WEST, A DISTANCE OF 529.28 FEET; THENCE NORTH 00° 57' 04" EAST, A DISTANCE OF 1118.67 FEET; THENCE NORTH 35° 27' 24" EAST, A DISTANCE OF 181.00 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 182° 13' 57", AN ARC DISTANCE OF 356.81 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 47° 40' 32" WEST FROM THIS POINT) AND TO THE POINT OF BEGINNING.

CONTAINING 1593.299 ACRES, MORE OR LESS.

SCHEDULE "3"Southern Grove Property**Legal Description**

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

COMMENCE at the intersection of the centerline of Gatlin Boulevard (also being the north line of Section 15) and the westerly limits of Gatlin Boulevard Right-of-Way and the westerly limits of those lands described in an Order of Taking, dated July 24, 1979 and recorded in Official Record Book 311 at Pages 2946 through 2952, inclusive, Public Records of St. Lucie County, Florida, and as shown on the Florida Department of Transportation Right-of-Way maps for State Road #9 (I-95), Section 94001-2412, dated 6/2/77, with last revision of 9/11/79; thence along the westerly lines of the parcels described in the said Order of Taking, recorded in Official Record Book 311 at Pages 2946 through 2952, inclusive, and along the westerly line of said I-95 Right-of-Way the following courses and distances; thence South 00°01'45" West, a distance of 100.00 feet; thence South 89°58'15" East, a distance of 242.61 feet; thence along the westerly line of a 20 foot wide F.P. & L. easement, as described in an Order Granting Petitioners Motion for relief from Order of Taking and Amending Order of Taking, as same is recorded in Official Record Book 349 at Pages 90 through 93, inclusive, Public Records of St. Lucie County, Florida, the following courses and distances.

South 00°01'45" West, a distance of 20.00 feet;  
 thence South 89°58'15" East, a distance of 318.60 feet;  
 thence South 81°56'34" East, a distance of 515.34 feet;  
 thence South 69°58'48" East, a distance of 276.75 feet;  
 thence South 52°20'12" East, a distance of 908.27 feet;  
 thence South 43°16'30" East, a distance of 590.74 feet;  
 thence South 27°42'53" East, a distance of 590.97 feet;  
 thence South 19°56'04" East, a distance of 1197.74 feet;  
 thence South 18°47'19" East, a distance of 819.08 feet to the POINT OF BEGINNING; thence continue South 18°47'19" East, a distance of 1746.61 feet to the beginning of a curve, concave easterly, having a radius of 24749.33 feet and a central angle of 03°11'10", the chord of which bears South 20°22'54" East; thence southerly along the arc of said curve to the left, a distance of 1376.21 feet to a point of intersection with a non-tangent line; thence North 00°02'34" East, to a point in the said westerly line of the lands described in the Order of Taking recorded in Official Record Book 311 at Pages 2946 through 2952, inclusive and along the said westerly line of I-95 Right-of-Way, a distance of 53.48 feet to a point of intersection with a non-tangent curve, concave northeasterly, having a radius of 24729.33 feet and a central angle of 01°31'59", thence along the said westerly line of the parcels described in the Order of Taking recorded in Official Record Book 311 at Pages 2946 through 2952, inclusive, and along the said westerly line of I-95 Right-of-Way the following courses and distances: thence southerly along the arc of said curve to the left, a distance of 661.68 feet, said arc subtended by a chord which bears South 22°37'35" East to a point of intersection with a non-tangent line; thence South 65°16'33" East, a distance of 59.98 feet; thence South 23°27'14" East, a distance of 5.99 feet; thence South 18°06'31" West, a distance of 72.11 feet; to a point of intersection with a non-tangent curve, concave northeasterly, having a radius of 24729.33 feet and a central angle of 10°31'36", thence southeasterly along the arc of said curve to the left, a distance of 4543.26 feet, said arc subtended by a chord which bears South 28°54'46" East, to the curves end; thence South 34°10'33" East, a distance of 1712.58 feet; to the beginning of a curve, concave westerly, having a radius of

PSL:15408:1

SCHEDULE 3  
Page 1 of 2

FTL:2861575:3

6987.97 feet and a central angle of  $29^{\circ}45'21''$ , thence southeasterly along the arc of said curve to the right, a distance of 3629.11 feet to the curves end; thence South  $04^{\circ}25'12''$  East, a distance of 1751.36 feet; to the beginning of a curve, concave westerly, having a radius of 24381.33 feet and a central angle of  $04^{\circ}30'14''$ , thence southerly along the arc of said curve to the right, a distance of 1916.56 feet to the curves end; thence South  $00^{\circ}05'02''$  West, a distance of 724.96 feet; thence South  $09^{\circ}10'27''$  West, a distance of 101.27 feet; thence South  $00^{\circ}05'02''$  West, a distance of 483.47 feet to a point in the northerly line of those certain lands described in a deed dated May 12, 1951 to the Central and Southern Florida Flood Control District, recorded in Deed Book 165 at pages 361 through 362, Public Records of St. Lucie County, Florida, and a point in the northerly Right-of-Way line of the South Florida Water Management District Canal C-23, thence North  $89^{\circ}54'36''$  West, along the said northerly line of those lands described in Deed Book 165, at pages 361 and 362 and along said Right-of-Way; line of the C-23 Canal Right-of-Way, a distance of 4896.74 feet; thence North  $89^{\circ}54'26''$  West along the northerly line of those lands described in a Special Warranty Deed to the Central and Southern Florida Flood Control District dated May 12, 1951 and recorded in Deed Book 166 at pages 168, 169, and 170, Public Records of St. Lucie County, Florida and, continuing along the said Right-of-Way line of the C-23 Canal Right-of-Way, a distance of 5221.40 feet to a point in the easterly line of that certain 30 foot wide parcel described in a Special Warranty Deed to Metropolitan Life Insurance Company, dated the 1<sup>st</sup> day of September, 1987, and recorded in Official Record Book 557 at pages 676 through 680, inclusive, Public Records of St. Lucie County, Florida; thence departing said C-23 Canal Right-of-Way, North  $00^{\circ}05'34''$  East, along the said East line of the 30 foot wide parcel conveyed to Metropolitan Life Insurance Company in the deed recorded in Official Record Book 557 at Pages 676 through 680, a distance of 17341.94 feet to the northeasterly corner of the said 30 foot wide parcel and a point in the easterly prolongation of the North line of that certain parcel described in a Special Warranty Deed to Metropolitan Life Insurance Company dated September 18, 1985, and recorded in Official Record book 477 at Pages 560 through 566, inclusive, Public Records of St. Lucie County, Florida; thence South  $89^{\circ}50'39''$  East, along the just said northerly line of the parcel described in the Special Warranty Deed to Metropolitan Life Insurance Company recorded in Official Record Book 477 at Pages 560 through 566, and the easterly prolongation thereof, a distance of 4218.53 feet to POINT OF BEGINNING.

Containing 3155.78 acres, more or less.

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SCHEDULE 3  
Page 2 of 2

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