St. Lucie Title Services, Inc.

800 Virginia Avenue
Suite 47
Ft. Pierce, FL 34982

Invoice

Date	Invoice #
9/13/2021	50389

Bill To
City of Port St. Lucie

Description	Amount
Property Report/430 SW Thornhill	150.00

Total $150.00

Phone #	Fax #
772-466-5238	772-466-5294

ST. LUCIE TITLE SERVICES, INC.
800 Virginia Ave., Ste 47
Ft. Pierce, FL 34982
(772) 466-5238

PROPERTY INFORMATION REPORT

File Number 50389

Effective date of this search is September 2, 2021 at 8:00 a.m.

At the request of City of Port St. Lucie a search has been made of the Public Records of St. Lucie County, Florida, of that property described as follows:

The Northerly 500 feet of Tract P, of Port St. Lucie Section Eighteen, according to the plat of thereof as recorded in Plat Book 13, page 17, Public Records of St. Lucie County, Florida

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

The City of Port St. Lucie

by virtue of Special Warranty Deed recorded in Official Records Book 754 page 791

The following liens against the said real property recorded in the aforesaid Public Records have been found:

None

Additional Information

A. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Port St. Lucie Section Eighteen, recorded in Plat Book 13, Page 17, 17A - 17K, inclusive, of the Public Records of St. Lucie County, Florida.

B. Easement by and between General Development Corporation, Grantor, and Florida Power and Light Company, Grantee, recorded July 23, 1985, in Official Records Book 471, Page 617.

NOTE: 2020 Real Property Taxes in the gross amount of $0.00 are paid, under Tax I.D. No. 3420-585-0014-000/8.

This report shows only matters disclosed in the aforesaid Public Records and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This report is being provided for the use and benefit of the Certified Party only, and it may not be used or relied upon by any other party.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

St. Lucie Title Services, Inc.

Date: September 13, 2021

CHRIS CRAFT Serving Our Neighbors
TAX COLLECTOR
ST. LUCIE COUNTY

Search all services we offer...

Vehicle Registration | Property Tax | Business Tax | Tourist Tax

Search > Account Summary > Bill Details

Print this page

Real Estate Account #3420-585-0014-000/8

Owner: Port St Lucie City of

Situs: 430 SW THORNHILL DR Port Saint Lucie

Parcel details
Property Appraiser
Government

Get bills by email

2020 Annual Bill

ST. LUCIE COUNTY TAX COLLECTOR — Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	ALTERNATE KEY	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	
2020 Annual Bill	65619	—	0011	$0.00	PAID Print (PDF)

If paid by: Sep 30, 2021
Please pay: $0.00

Combined taxes and assessments: $0.00

PAYMENTS MUST BE MADE IN US FUNDS.

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
County Parks MSTU	0.2313	455,400	455,400	0	$0.00
Co Public Transit MSTU	0.1269	455,400	455,400	0	$0.00
Erosion District E	0.1763	455,400	455,400	0	$0.00
Law Enf,Jail,Judicial Sys	3.2324	455,400	455,400	0	$0.00
Co General Revenue Fund	4.2077	455,400	455,400	0	$0.00
Childrens Service Council	0.4765	455,400	455,400	0	$0.00
St Lucie Co Fire District	3.0000	455,400	455,400	0	$0.00
FL Inland Navigation Dist	0.0320	455,400	455,400	0	$0.00
City Of Port St Lucie	4.9807	455,400	455,400	0	$0.00
City Of PSL Voted Debt	0.9193	455,400	455,400	0	$0.00
School Discretionary	0.7480	455,400	455,400	0	$0.00
School Capital Improvemnt	1.5000	455,400	455,400	0	$0.00
School Req Local Effort	3.7010	455,400	455,400	0	$0.00

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
School Voter Referendum	1.0000	455,400	455,400	0	$0.00
Mosquito Control	0.1352	455,400	455,400	0	$0.00
S FL Wtr Mgmt District	0.2675	455,400	455,400	0	$0.00
Total Ad Valorem Taxes	**24.7348**				**$0.00**

Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
No Non-Ad Valorem Assessments.		

Parcel Details

Owner:	Port St Lucie City of	**Account**	3420-585-0014-000/8	**Assessed value:**	$455,400
Situs:	430 SW THORNHILL DR Port Saint Lucie	**Alternate Key**	65619	**School assessed value:**	$455,400
		Millage code	0011 -		
		Millage rate	24.7348		

2020 ANNUAL BILL		LEGAL DESCRIPTION	LOCATION	
Ad valorem:	$0.00	PORT ST LUCIE-SECTION 18- NLY 500 FT OF TRACT P (1.43 AC) (MAP44/05S) (OR 754-791)	**Book, page, item:**	0754-0791-
Non-ad valorem:	$0.00		**Property class:**	
Total Discountable:	$0.00		**Range:**	40E
No discount NAVA:	$0.00		**Township:**	37S
Total tax:	$0.00		**Section:**	05
			Neighborhood:	IR06
			Value code:	00
			Use code:	8900
			Total acres:	1.43

EXEMPTIONS	
City of Port St LUcie	$455,400

St. Lucie County Tax Collector
P.O. Box 308, Ft. Pierce, Fl 34954-0308

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Property Appraiser's Parcel I.D. # _____

1132785

Rec Fee $ 7.50 INCLUDING DOCUMENTARY
Doc Stamp $ _____ SURTAX
Doc Tax $ .60 CLERK'S COST
Int Tax $ _____ By _____ Deputy Clerk
Total $ 24.10

SPECIAL WARRANTY DEED

THIS DEED is made as of the 6th day of September, 1991, between GENERAL DEVELOPMENT CORPORATION, a Delaware corporation, as debtor-in-possession under U.S. Bankruptcy Court Case No. 90-12231-BKC-AJC (the "Grantor"), whose address is 2601 South Bayshore Drive, Miami, Florida 33133, and THE CITY OF PORT ST. LUCIE, a Florida municipal corporation (the "Grantee"), whose taxpayer identification number is 59 614 1602 and whose address is 121 Southwest Port St. Lucie Boulevard, Port St. Lucie, Florida 43984-5099.

W I T N E S S E T H:

Grantor, in consideration of Ten ($10.00) Dollars and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain and sell, to Grantee, and Grantee's heirs, successors and assigns forever, the following property located in Sarasota County, Florida (the "Property"), to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof

SUBJECT TO:

1. Unpaid taxes and assessments.

2. All laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations.

3. Easements, conditions restrictions, matters, limitations and reservations of record, without hereby reimposing the same.

4. Matters which would be disclosed by an accurate survey of the Property.

TO HAVE AND TO HOLD unto Grantee and Grantee's heirs, successors and assigns in fee simple forever.

Grantor hereby specially warrants the title to the Property, subject to the foregoing matters, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against no others.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Name: M. A. Sheehan

Name: Steven Goldman

GENERAL DEVELOPMENT CORPORATION, a Delaware corporation, as debtor-in-possession under Bankruptcy Court Case No. 90-12231-BKC-AJC

By: _____
GORDON J. PFERSICH,
Senior Vice-President

Address: 2601 South Bayshore Drive
Miami, Florida 33133

STATE OF FLORIDA)
)
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 5th day of September, 1991, by GORDON J. PFERSICH, as Senior Vice-President of GENERAL DEVELOPMENT CORPORATION, a Delaware corporation, as debtor-in-possession under Bankruptcy Court Case No. 90-12231-BKC-AJC, on behalf of said corporation.

My Commission Expires:
4/4/92

Notary Public, State of Florida
Name: Steven Goldman

This instrument was prepared by Steven B. Goldman, Esq. of Greenberg, Traurig, Hoffman, Lipoff, Rosen & Quentel, P.A. 1221 Brickell Avenue, Miami, Florida 33131

OR BK 0754 PAGE 0791

Return to:
GOLDMAN BRUNING & ANGELOS, P.A.
ATTORNEYS AT LAW
Law and Finance Building
10570 U.S. Highway One
Port St. Lucie, FL 34952
Counter Box 19

EXHIBIT "A-1"

Port St. Lucie Settlement Agreement - EXHIBIT C
(GDC Parcel II) -- Item 24

LEGAL DESCRIPTION:

That portion of Sections 2, 3 and 10, Township 37 South, Range 40 East, St. Lucie County, Florida, being bounded as follows:

On the east by the westerly Right-of-Way line of MIDPORT ROAD as shown on the plat of SOUTH PORT ST. LUCIE UNIT FIFTEEN as recorded in Plat Book 16 at Pages 42 and 42A through 42F of the Public Records of St. Lucie County, Florida, said westerly Right-of-Way line also being the westerly limits of the said plat of SOUTH PORT ST. LUCIE UNIT FIFTEEN; on the south by the north line of a Warranty Deed as recorded in Official Records Book 394 at Page 1864 of the Public Records of St. Lucie County, Florida; on the west by a portion of the easterly limits of a Special Warranty Deed as recorded in Official Records Book 617 at Page 1043 of the Public Records of St. Lucie County, Florida and on the north by the following described line lying between said Official Records Book 617 at Page 1043 and the said plat of SOUTH PORT ST. LUCIE UNIT FIFTEEN:

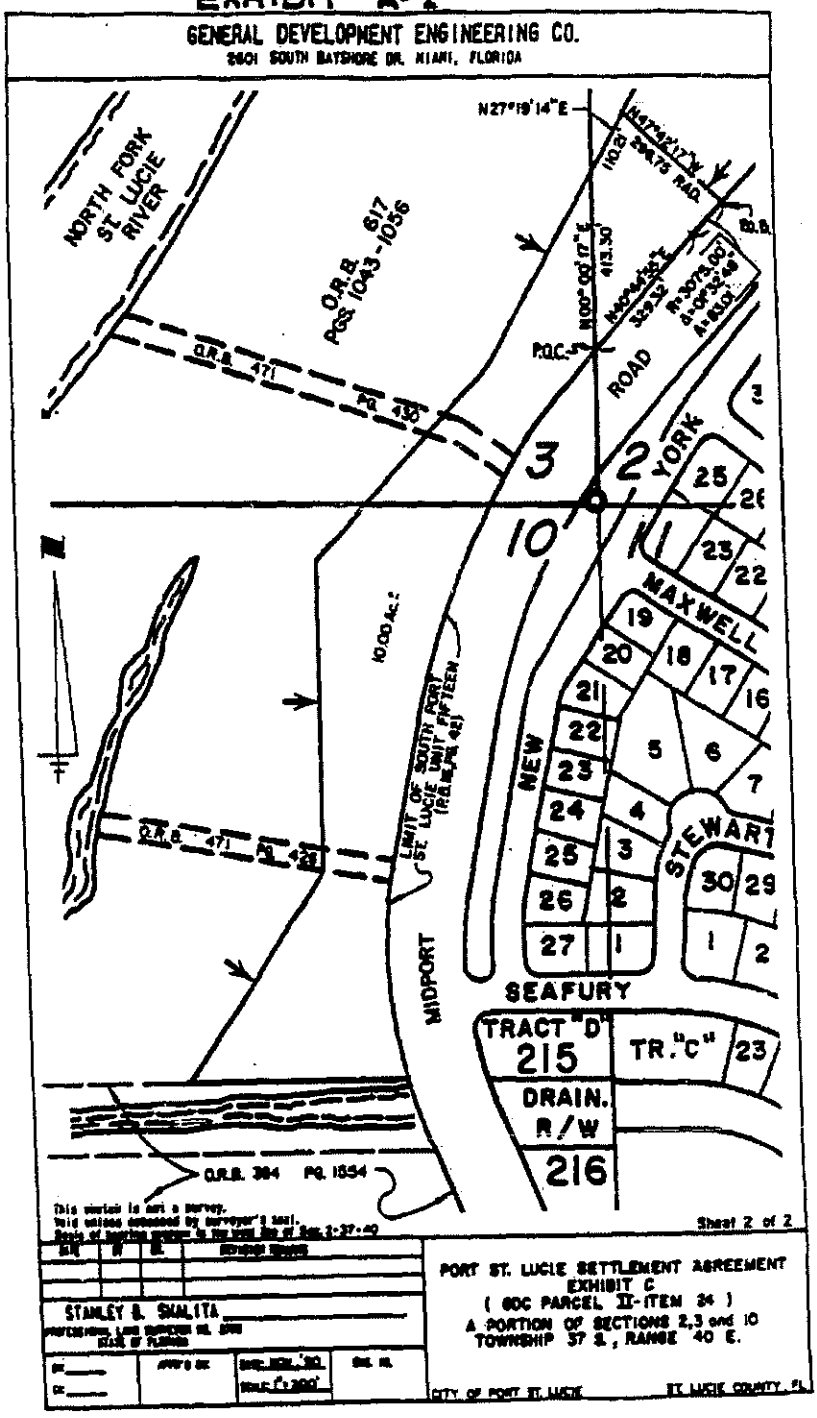
COMMENCING at the intersection of the west line of said Section 2 with the westerly Right-of-Way of said MIDPORT ROAD; thence N40°44'55"E, along the westerly Right-of-Way line of said MIDPORT ROAD, also being the westerly limit of the said plat of SOUTH PORT ST. LUCIE UNIT FIFTEEN, for 329.32 feet to a Point of Curvature of a circular curve to the right; thence northeasterly along the arc of said curve having a radius of 2075.00 feet and a central angle of 01°32'48" for an arc distance of 83.01 feet to the POINT OF BEGINNING of the following described line; thence N47°42'17"W, radial to the last described curve, for 296.75 feet to the easterly limit of the aforesaid Official Records Book 617 at Page 1043 and the POINT OF TERMINATION of said line.

Said lands situate lying and being in the City of Port St. Lucie, St. Lucie County, Florida, containing 10.00 acres, more or less.

The above subject to any Easements and/or Rights-of-Way of record.

(Exhibit A consists of Exhibit "A-1" through "A-6"
consisting of 15 pages)

EXHIBIT "A-1"


GENERAL DEVELOPMENT ENGINEERING CO.
2601 SOUTH BAYSHORE DR. MIAMI, FLORIDA
NORTH FORK ST. LUCIE RIVER
O.R.B. 617 PGS 1043-1056
O.R.B. 471 PG. 135
O.R.B. 471 PG. 428
N27°19'14"E
413.30
P.O.C.
ROAD
YORK
MAXWELL
STEWART
NEW
MIDPORT
SEAFURY
10.00 Ac.±
LIMIT OF SOUTH PORT ST. LUCIE UNIT FIFTEEN (PLAT BK. 12 PG. 42)
TRACT "D"
215
TR. "C"
DRAIN. R/W
216
O.R.B. 384 PG. 1554
STANLEY B. SMALITA
PORT ST. LUCIE SETTLEMENT AGREEMENT
EXHIBIT C
(GDC PARCEL II-ITEM 24)
A PORTION OF SECTIONS 2,3 and 10
TOWNSHIP 37 S., RANGE 40 E.
CITY OF PORT ST. LUCIE
ST. LUCIE COUNTY, FL.
Sheet 2 of 2

Revised

EXHIBIT "A-2"

Port St. Lucie Agreement - EXHIBIT B
(GDC Parcel 1) -- Item 4

LEGAL DESCRIPTION:

A parcel of land lying in Sections 21, 22, 27 and 28, Township 37 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows:

SECTION 21

A portion of TRACT "QQ" lying in said Section 21 as shown on the plat of PORT ST. LUCIE SECTION THIRTY NINE and recorded in Plat Book 15 at Pages 30 and 30A through 30NN of the Public Records of St. Lucie County, Florida, and the South 1000 feet of the East 1500 feet of the S.E. 1/4 of said Section 21 and also that 80.00 foot wide strip of land as described on Page 2658 of a Warranty Deed as recorded in Official Records Book 456 at Pages 2655 through 2661 of the Public Records of St. Lucie County, Florida,.

LESS AND EXCEPTING THEREFROM any of the above lying within that certain property as described in a Warranty Deed as recorded in Official Records Book 456 at Pages 2655 through 2661 of the Public Records of St. Lucie County, Florida, AND ALSO LESS that portion of land lying South of SNOW ROAD as shown on the said plat of PORT ST. LUCIE SECTION THIRTY NINE and North of POND A-1 as described in said Official Records Book 456 at Pages 2655 through 2681.

SECTION 22

All of the N.W. 1/4 of said Section 22 lying West of the Westerly Right-of-Way line of the South Florida Water Management District Canal C-23A and lying Northeasterly of the Easterly Right-of-Way line of EAST SNOW ROAD as shown on the said plat of PORT ST. LUCIE SECTION THIRTY NINE; also all of the S.W. 1/4 of said Section 22 lying Southeasterly of the Southeasterly Right-of-Way line of said EAST SNOW ROAD and also that portion of Government Lot 4 lying South of BLAKESLEE CREEK and north of WINTER'S CREEK.

Subject to a reservation for a drainage Right-of-Way of a 50.00 foot strip of land lying Easterly of said EAST SNOW ROAD and being the Easterly extension of that certain drainage Right-of-Way lying within Block 2688 as shown on the said plat of PORT ST. LUCIE SECTION THIRTY NINE.

LESS AND EXCEPT the Right-of-Way of KYLE ROAD and PACE DRIVE as shown on the said plat of PORT ST. LUCIE SECTION THIRTY NINE.

ALSO LESS AND EXCEPT from said Section 22 that Parcel of land recorded in Official Records Book 620 at Pages 1636 and 1637 of the Public Records of St. Lucie County, Florida.

ALSO LESS AND EXCEPT from said Section 22 that Special Warranty Deed (Access Road) dated June 26, 1985 and recorded in Official Records Book 470 at Pages 2396 through 2398 of the Public Records of St. Lucie County, Florida.

ALSO LESS AND EXCEPT from said Section 22 that Corrective Special Warranty Deed, dated November 2, 1989 and recorded in Official Records Book 662 at Pages 1213 through 1215 of the Public Records of St. Lucie County, Florida.

ALSO LESS AND EXCEPTING THEREFROM any of the above lying within that certain property as described in a Warranty Deed as recorded in Official Records Book 456 at Pages 2655 through 2661 of the Public Records of St. Lucie County, Florida, BUT NOT LESS that 80.00 foot wide strip of land as described on Page 2658 of said Warranty Deed, AND ALSO LESS that portion of land lying East of SNOW ROAD as shown on the said plat of PORT ST. LUCIE SECTION THIRTY NINE and West of POND A-1 as described in said Official Records Book 456 at Pages 2655 through 2661.

EXHIBIT "A-2"

Port St. Lucie Agreement - EXHIBIT B
(GDC Parcel 1) -- Item 4

ALSO LESS AND EXCEPTING THEREFROM any portion of BLAKESLEE CREEK lying within said Section 22.

ALSO LESS AND EXCEPTING THEREFROM that portion of Government Lot 4 of said Section 22 lying southeasterly of WINTER'S CREEK.

ALSO LESS AND EXCEPT from the above described parcel in said Section 22, that certain parcel of land (Conservation Easement) described in Official Records Book 480 at Page 2006 of the Public Records of St. Lucie County, Florida.

SECTION 27

All of that certain TRACT "QQ" (as shown on the LOCATION MAP of the cover sheet but not shown on sheets 22,23 and 25) on the said plat of PORT ST. LUCIE SECTION THIRTY NINE, lying in said Section 27, lying northerly of the northerly Right-of-Way line of that certain 100.00 foot wide DRAINAGE RIGHT-OF-WAY (as shown on said sheet 22) lying northerly of another TRACT "QQ" (said additional TRACT "QQ" lying northerly of REAM CIRCLE) and that portion of said TRACT "QQ" lying northerly of the northerly limits of WINTER'S CREEK (assumed to be the 2.0 foot elevation contour line as shown on the attached sheet 5) continuing eastward from the northerly Right-of-Way line of said certain 100.00 foot wide DRAINAGE RIGHT-OF-WAY (from where it ends as shown on said sheet 22) along said 2.0 foot contour line to the north line of said Section 27 and containing 17 acres, more or less.

LESS AND EXCEPTING THEREFROM any of the above lying within that certain property as described in a Warranty Deed as recorded in Official Records Book 456 at Pages 2655 through 2661 of the Public Records of St. Lucie County, Florida.

SECTION 28

That portion of TRACT "QQ", lying in said Section 28 as shown on the said plat of PORT ST. LUCIE SECTION THIRTY NINE, lying northerly and westerly of that certain DRAINAGE RIGHT-OF-WAY dividing said TRACT "QQ" into several different parcels.

TOGETHER WITH

That portion of said TRACT "QQ" lying westerly of REAM CIRCLE, easterly of a DRAINAGE RIGHT-OF-WAY and southerly of the northwesterly extension of the common lot line of Lots 1 and 22 of Block 2713 of the said plat of PORT ST. LUCIE SECTION THIRTY NINE.

LESS AND EXCEPTING THEREFROM any of the above lying within that certain property as described in a Warranty Deed as recorded in Official Records Book 456 at Pages 2655 through 2661 of the Public Records of St. Lucie County, Florida.

Said lands situate, lying and being in the City of Port St. Lucie, St. Lucie County, Florida, and containing 240 acres, more or less.

All of the above subject to any Easements and/or Rights-of-Way of record.

EXHIBIT "A-2"

Port St. Lucie Agreement - EXHIBIT B
(GDC Parcel 1) -- Item 4

Sheet 3 Of 5

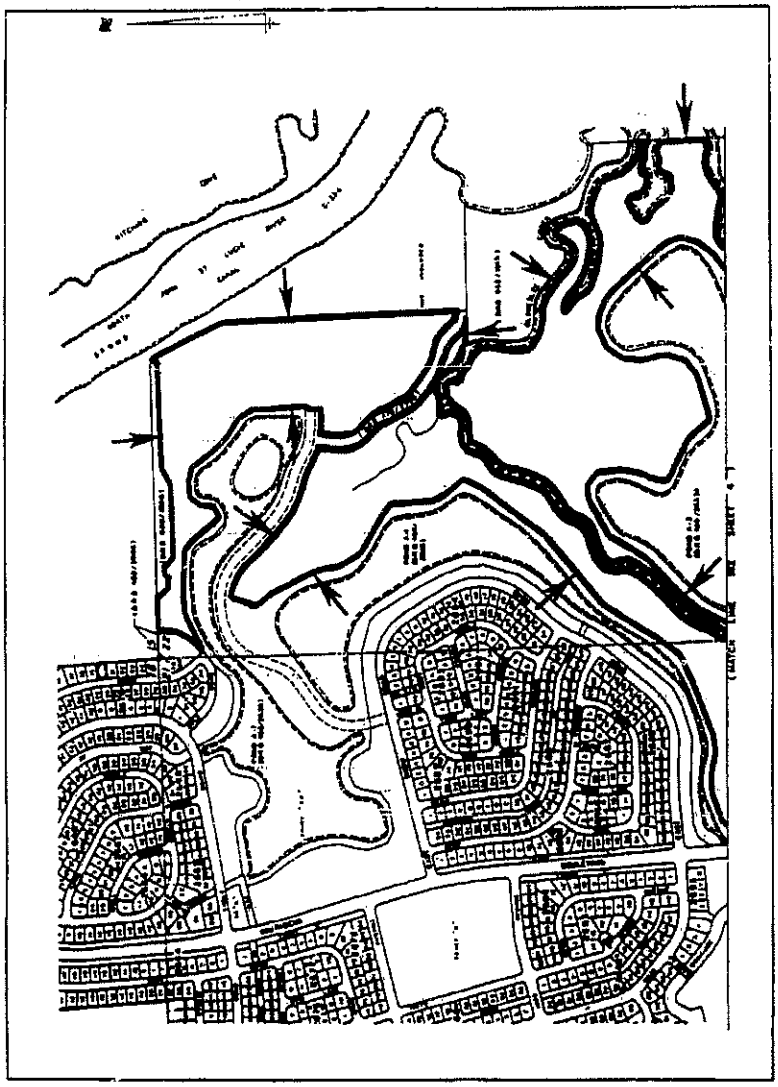


EXHIBIT "A-2"

Port St. Lucie Agreement - EXHIBIT B
(GDC Parcel 1) -- Item 4

Sheet 4 Of 5

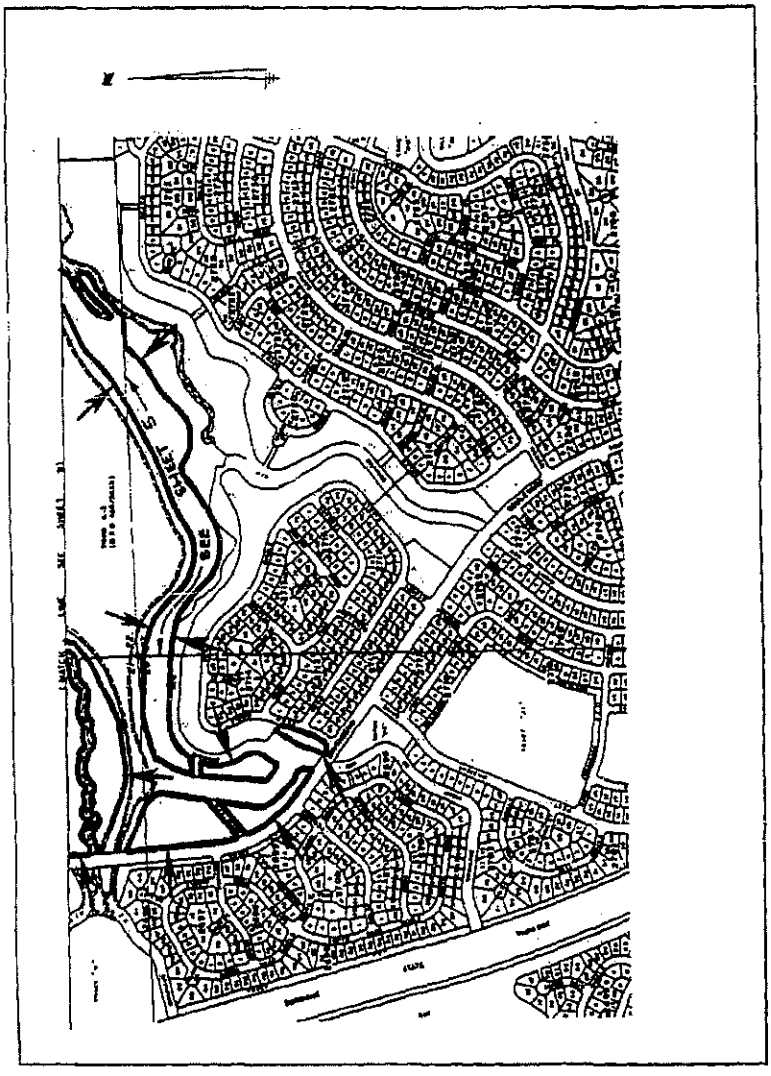


EXHIBIT "A-2"

Port St. Lucie Agreement - EXHIBIT B
(GDC Parcel 1) -- Item 4

Sheet 5 Of 5

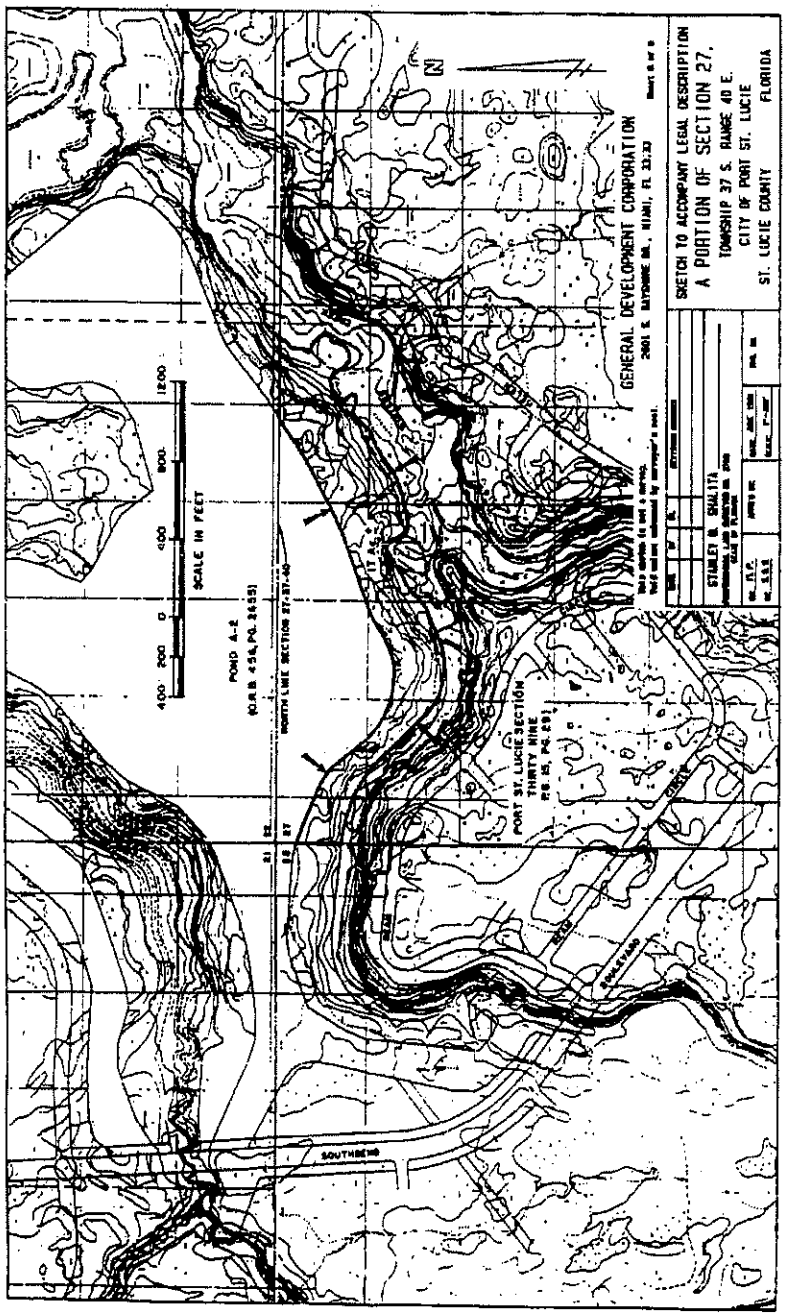


EXHIBIT "A-3"

Port St. Lucie Comprehensive Settlement - EXHIBIT B
(GDC PARCEL 1) -- Item 1

LEGAL DESCRIPTION:

The South 262.16 feet of TRACT "L" as shown on the Plat of PORT ST. LUCIE SECTION THIRTY THREE as recorded in Plat Book 15 at Pages 1 and 1A through 1V of the Public Records of St. Lucie County, Florida.

Said lands situate, lying and being in the City of Port St. Lucie, St. Lucie County, Florida, and containing 3.00 acres, more or less.

The above subject to any Easements and/or Rights-of-Way of record and that certain Warranty Deed issued by G.D.C. to Southern Bell Telephone & Telegraph and recorded in O.R. Book 425, page 1.
less the property conveyed by

Sheet 1 of 1

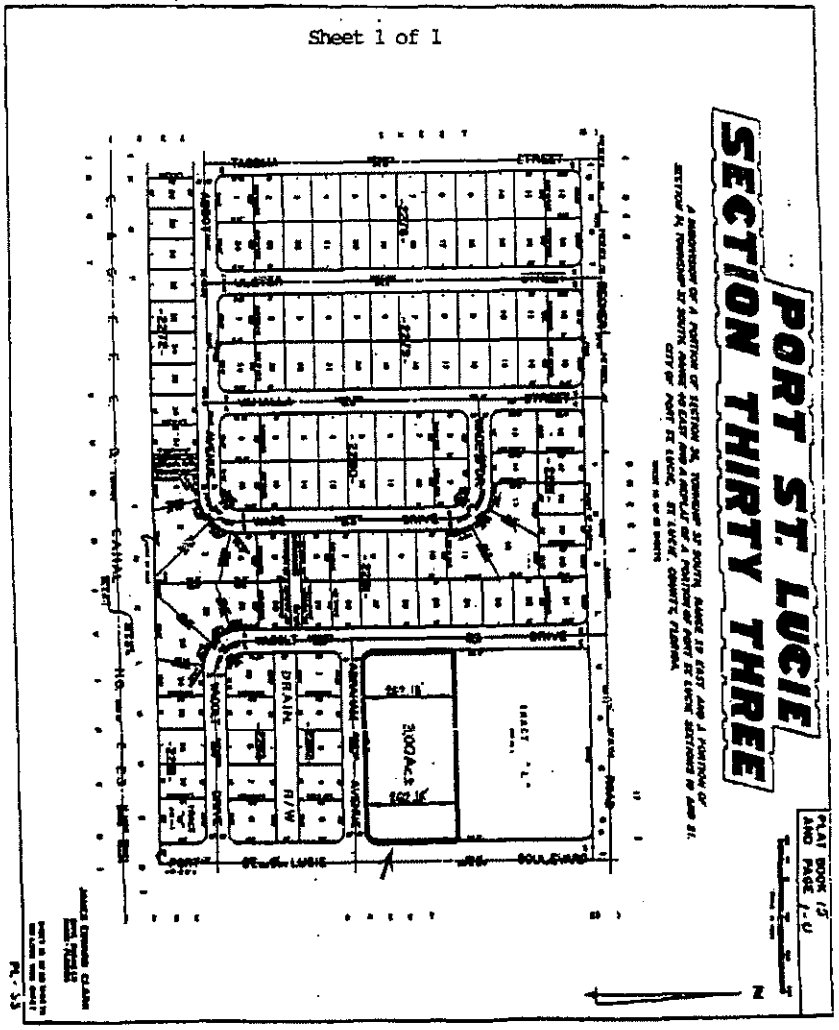


EXHIBIT "A-4"

Port St. Lucie Comprehensive Settlement - EXHIBIT B
(GDC PARCEL 1) -- Item 2

LEGAL DESCRIPTION:

TRACT "E" as shown on the plat of PORT ST. LUCIE SECTION FOURTEEN as recorded in Plat Book 13 at Pages 5 and 5A through 5F of the Public Records of St. Lucie County, Florida.

Said lands situate, lying and being in the City of Port St. Lucie, St. Lucie County, Florida and containing 2.93 acres, more or less.

The above subject to any Easements and/or Rights-of-Way of record.

Sheet 1 of 1

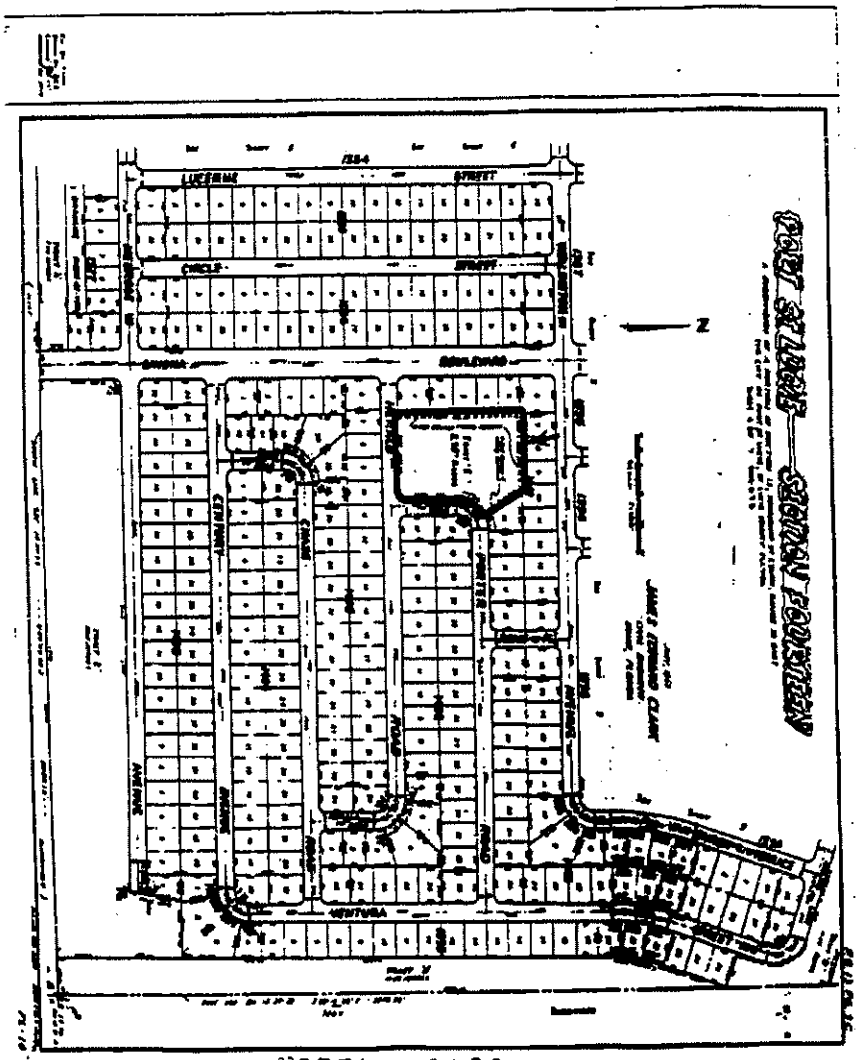


EXHIBIT "A-5"

Port St. Lucie Comprehensive Settlement - EXHIBIT B
(GDC PARCEL 1) -- Item 3

LEGAL DESCRIPTION:

All of TRACT "P" according to the plat of PORT ST. LUCIE SECTION EIGHTEEN as recorded in Plat Book 13 at Page 17 of the Public Records of St. Lucie County, Florida.

LESS AND EXCEPT

That portion of said TRACT "P" conveyed to the Florida State Turnpike Authority as described in Official Records Book 226 at Page 288 of the Public Records of St. Lucie County, Florida.

Said lands situate, lying and being in the City of Port St. Lucie, St. Lucie County, Florida and containing 1.43 acres, more or less.

The above subject to any Easements and/or Rights-of-Way of record.

Sheet 1 of 1

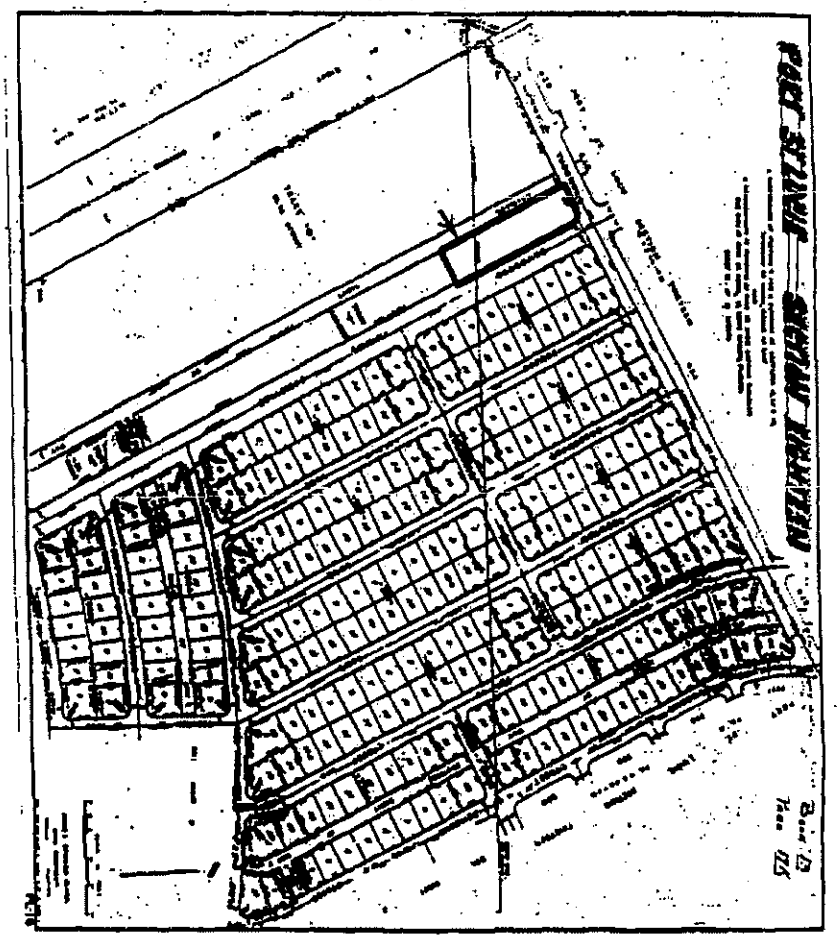


EXHIBIT "A-6"

Port St. Lucie Comprehensive Settlement - EXHIBIT B
(GDC PARCEL 1) -- Item 6

LEGAL DESCRIPTION:

TRACT "D" and "E" as shown on the plat of PORT ST. LUCIE SECTION SIXTY-TWO as recorded in Plat Book 23 at Pages 41 and 41A through 41H of the Public Records of St. Lucie County, Florida.

TOGETHER WITH

A parcel of land lying in Sections 30 and 31, Township 36 South, Range 41 East, all being more particularly described as follows:

Section 30

All of Lots 9, 10, 11 and 12, Block 4, as shown on the plat of PLAT NO. 1 SAINT LUCIE GARDENS as recorded in Plat Book 1 at Page 35 of the Public Records of St. Lucie County, Florida, lying Southwesterly of the following described line; BEGINNING at the Northwest corner of said Lot 9, run in a Southeasterly direction to the Southeast corner of said Lot 12 and the POINT OF TERMINATION, said line also being a portion of the West line of the lands described in Official Records Book 284 at Page 372 of the Public Records of St. Lucie County, Florida.

Section 31

All of Lots 5 through 12, inclusive, Block 1, lying contiguous with and West of the West line of the lands described in said Official Records Book 284 at Page 372 and all of Lots 1, 2, 15 and 16, Block 2, all as shown on the said plat of PLAT NO. 1 SAINT LUCIE GARDENS.

Said lands situate, lying and being in the City of Port St. Lucie, St. Lucie County, Florida and containing a total of 158.81 acres, more or less.

All of the above subject to any easements, canal Rights-of-Way, and/or public Rights-of-Way of record.

EXHIBIT "A-6"

Port St. Lucie Comprehensive Settlement - EXHIBIT B
(GDC PARCEL 1) -- Item 5

Sheet 2 of 5

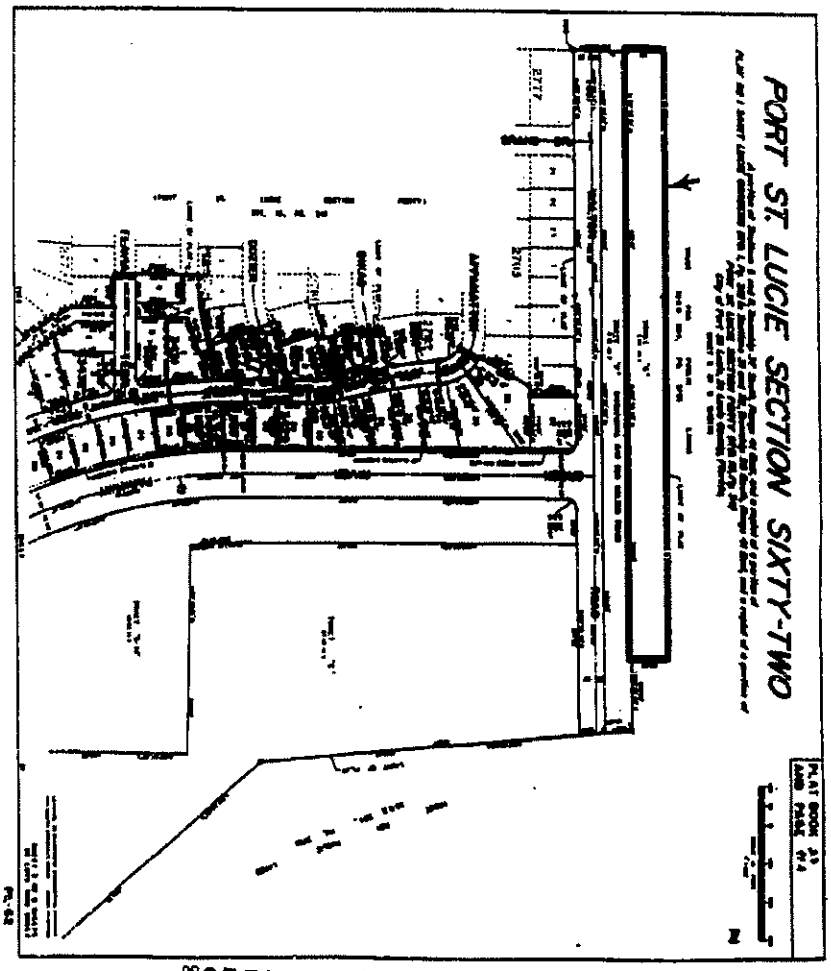


EXHIBIT "A-6"

Port St. Lucie Comprehensive Settlement - EXHIBIT B
(GDC PARCEL 1) -- Item 6

Sheet 3 of 5

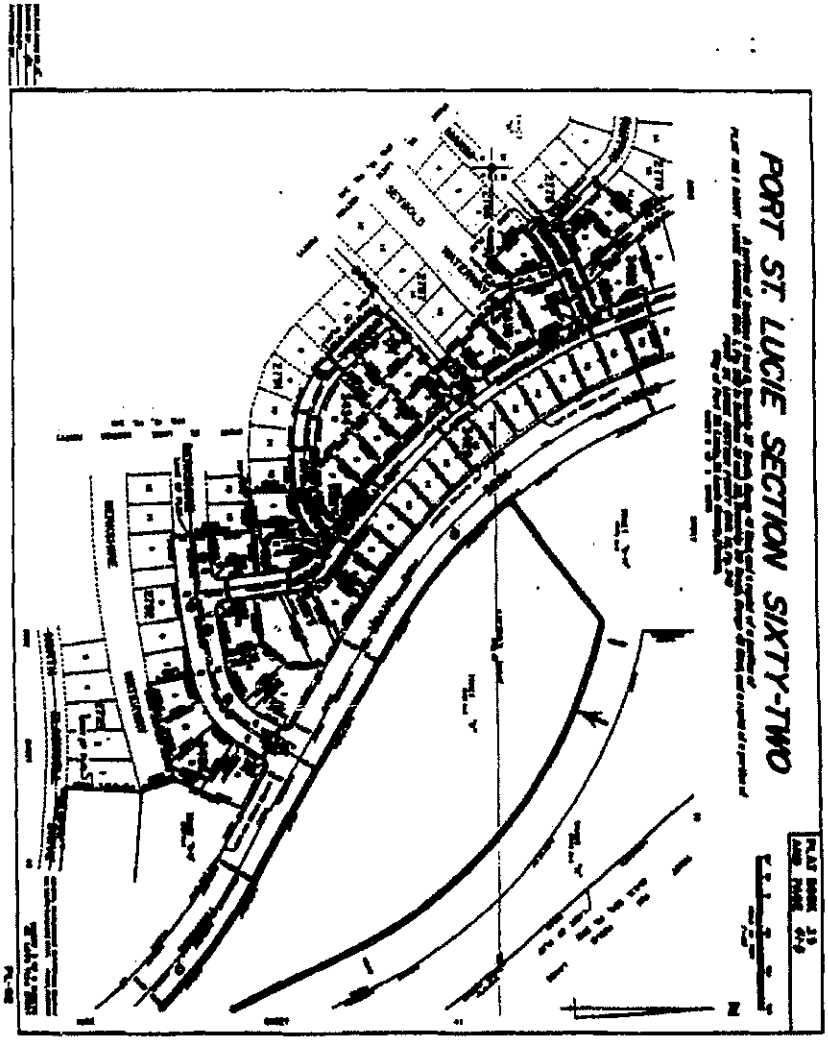


EXHIBIT "A-6"

Port St. Lucie Comprehensive Settlement - EXHIBIT B
(GDC PARCEL 1) — Item 8

Sheet 4 of 5

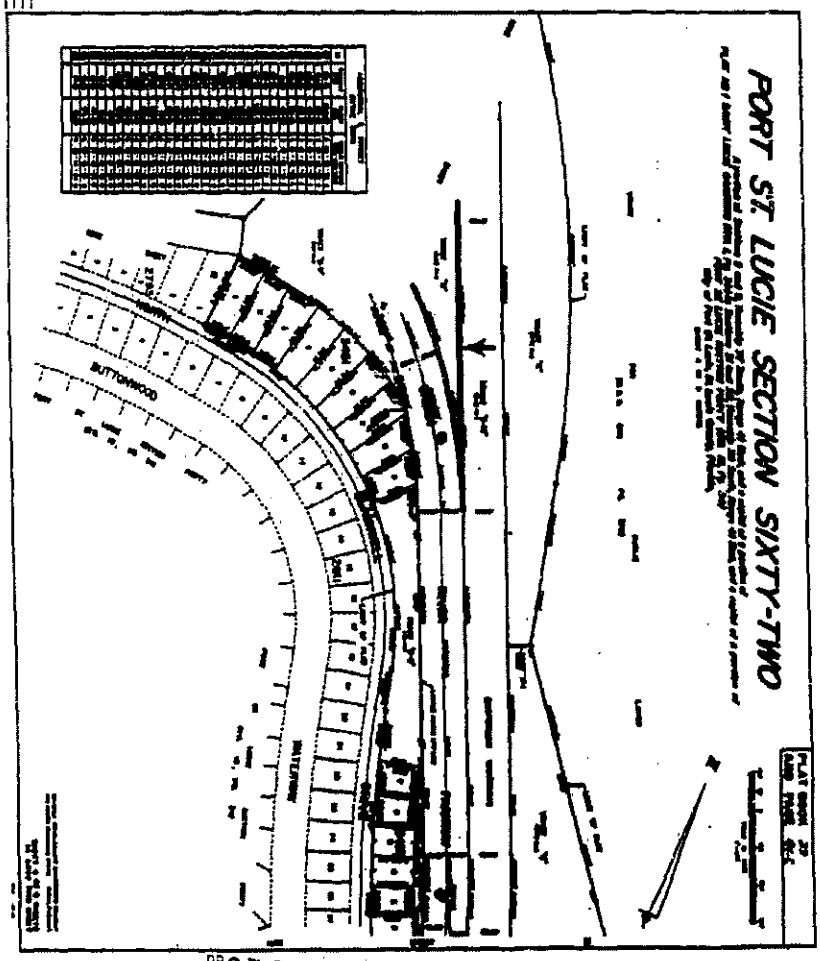
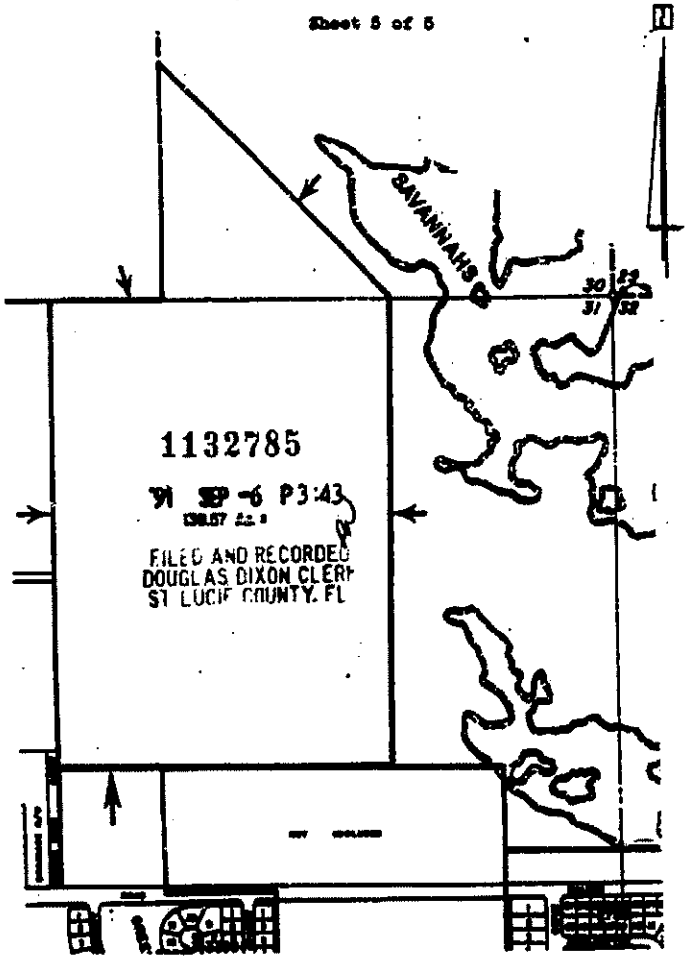


EXHIBIT A-6

GENERAL DEVELOPMENT ENGINEERING CO.
2601 SOUTH BAYSHORE DR., MIAMI, FLORIDA

Port St. Lucie Comprehensive Settlement - EXHIBIT B
(GDC PARCEL 1) — Item 6

Sheet 5 of 5



This sketch is not a survey.
This unless sealed by surveyor's seal.

STANLEY B. SIALITA

A PORTION OF
SEC. 30 AND 31, TWP. 36 S., RGE. 41 E.
CITY OF PORT ST. LUCIE
ST. LUCIE COUNTY, FLORIDA

277249

(CORP. WD.)

PARCEL NO. 100.1-R(11-5-73)Part 1 of 2
SECTION 94470-2312(97940)
STATE ROAD Sunshine State Parkway
COUNTY St. Lucie

DEED

THIS INDENTURE made this 25th day of February, A.D. 19 74, between GENERAL DEVELOPMENT CORPORATION, A DELAWARE CORPORATION, a corporation organized and existing under the laws of the State of Delaware, having its principal place of business in the city of Miami, County of Dade, State of Florida, as party of the first part, and the STATE OF FLORIDA, for the use and benefit of the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, as party of the second part.

WITNESSETH: That the party of the first part, for and in consideration of the sum of One Dollar and other valuable considerations paid, receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed and does hereby grant, bargain, sell and convey to the party of the second part, its successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to-wit:

(1) The Easterly 600 feet of Tract "F", LESS the Southerly 800 feet thereof, of Port St. Lucie Section Nine, in Section 8, Township 37 South, Range 40 East, according to the plat thereof, recorded in Plat Book 12, pages 39-G and 39-I, Public Records of St. Lucie County, Florida,

(2)(a) Tract "O", LESS the Easterly 325 feet of the Northerly 500 feet thereof;
(b) Tract "P", LESS the Northerly 500 feet thereof;

AND

(c) All of Tract "N";

All being a part of Port St. Lucie Section 18, in Sections 5 and 8, Township 37 South, Range 40 East, according to the plats thereof, recorded in Plat Book 13, pages 17-K and 17-J, Public Records of St. Lucie County, Florida;

Part (1) Containing 16.08 acres, more or less.

Part (2)(a) Containing 23.0 acres, more or less.

Part (2)(b) Containing 3.66 acres, more or less.

Part (2)(c) Containing 1.26 acres, more or less.

Together with all rights of ingress, egress, light, air and view between the grantors' remaining adjacent property and any facility constructed on the above described property.

(3) ACCESS RIGHTS ONLY:

(a) All rights of access, egress, ingress, light, air and view between Port St. Lucie Boulevard and Tract "L", Port St. Lucie Section 18, in Section 5, Township 37 South, Range 40 East, according to the plat thereof, recorded in Plat Book 13, page 17-J, Public Records of St. Lucie County, Florida, along the North boundary of said Tract "L";

(b) All rights of access, ingress, egress, light, air and view between Port St. Lucie Boulevard and Tract "M" and between Bayshore Boulevard and the said

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE MAR 20 '74 $ 00.30
DOCUMENTARY SURTAX $ 00.55 FLORIDA MAR 20 '74 DEPT. OF REVENUE
19 2 2 1
ST. LUCIE COUNTY

Tract "M", Port St. Lucie Section 18, in Section 5, Township 37 South, Range 40 East, according to the plat thereof, recorded in Plat Book 13, page 17-J, Public Records of St. Lucie County, Florida, along a line described as follows:

Begin at the Northwesterly corner of said Tract "M" and run Easterly 106.08 feet along the Northerly boundary of said Tract on an arc concave to the Southerly and having a central angle of 02°06'23" to the Point of Beginning of a curve concave to the Southwesterly having a central angle of 79°25'29"; thence Easterly and Southerly along said curve a distance of 34.66 feet to the end of said curve; thence South 26°54'12" East 150 feet on the Easterly boundary of said Tract "M" to the end of said line.

AND,

(c) All rights of access, egress, ingress, light, air and view between the Easterly boundary of Tract "F" and the Westerly boundary of a platted DRAINAGE RIGHT OF WAY and between the Southerly boundary of said Tract "F" and the Northerly boundary of Port St. Lucie Boulevard, according to the plat thereof, of Port St. Lucie Section Nine, in Section 8, Township 37 South, Range 40 East, recorded in Plat Book 12, page 39-I, Public Records of St. Lucie County, Florida, along a line described as follows: Begin at the Southeasterly corner of said Tract "F" and run South 63°05'48" West 600 feet along the Southerly boundary of said Tract "F" to the Westerly end of said line; thence, return to the Point of Beginning and run North 26°54'12" West 800 feet on the Easterly boundary of said Tract to the Northerly end of said line.

THIS INSTRUMENT AS PREPARED BY H. L. CHAMBLESS STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION TALLAHASSEE, FLORIDA

DESCRIPTION APPROVED NOV 5 1973

DOCUMENTARY STAMPS

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining, forever; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be duly executed in its name by its Senior Vice President, and its corporate seal to be hereto affixed, attested by its _____ Secretary, the date first above written.

Signed, sealed and delivered
in the presence of:
Signature of TWO witnesses
required by Florida Law

GENERAL DEVELOPMENT CORPORATION

BY _____
Its Senior Vice President

ATTEST _____
Its Secretary

(Corporate Seal)

STATE OF Florida

COUNTY OF Dade

Before me, the undersigned authority, this day personally appeared C. C. Crump and David A. Doheny to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Senior Vice President and _____ Secretary, respectively, of the Corporation named in the foregoing instrument, and they severally acknowledged to and before me that they executed said instrument on behalf of and in the name of said corporation as such officers; that the seal affixed to said instrument is the corporate seal of said corporation and that it was affixed thereto by due and

regular corporate authority; that they are duly authorized by said corporation to execute said instrument and that said instrument is the free act and deed of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal this 25th day of February, A.D. 19 74.

My Commission expires:
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DEC 25, 1977
BONDED THRU GENERAL INSURANCE UNDERWRITERS

Notary Public in and for the
County and State aforesaid.

(Notarial Seal)

MAR 20 10 10 AM '74

277249

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT OF REVENUE
JUL 23'85
00.50

716429

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THIS INSTRUMENT PREPARED BY:
PETER L. BRETON, ESQUIRE
1111 South Bayshore Drive
Miami, Florida 33131

EASEMENT

KNOW ALL MEN BY THESE PRESENTS that **General Development Corporation** of the County of St. Lucie and the State of Florida, in consideration of the sum of ONE DOLLAR ($1.00) and other valuable considerations, receipt of which is hereby acknowledged, does hereby grant to the Florida Power & Light Company, a corporation existing under the laws of the State of Florida, whose address in P.O. Box 029100 (9250 West Flagler St.), Miami, Florida 33102, and to its successors and assigns (the term "assigns" meaning any person, firm or corporation owning by way of assignment all rights under this Agreement or a portion of such rights with the Grantee or its other assigns retaining and exercising the other rights), an easement forever, 15 feet in width, to be used for the construction, operation and maintenance of one or more overhead and underground electric transmission and distribution lines, including, but not limited to, wires, poles, cables, conduits, anchors, guys and equipment associated therewith, attachments and appurtenant equipment for communication purposes (all of the foregoing hereafter referred to as "facilities"), over, under, in, on, upon and across the lands of the Grantor situated in the County of St. Lucie and the State of Florida and being more particularly described as

.50

Parcel 12

A parcel of land lying in Tract "P" of Port St. Lucie Section 18, according to the plat thereof, as recorded in PLAT BOOK 13, PAGE 17K of the Public Records of St. Lucie County, FL, a subdivision of Section 9, and parts of Sections 8, 10 & 17, Township 37 South, Range 40 East, St. Lucie County, FL. Said parcel being described as follows

A parcel of land having a length of 125 feet and a width of 15 feet, described as being the Southerly 15 feet, of the Northerly 500 feet, of said Tract "P".

Containing 0.04 acres more or less

together with the right and privilege from time to time to reconstruct, inspect, alter, improve, enlarge, add to, change the voltage, as well as the nature or physical characteristics of, replace, remove or relocate such facilities or any part of them upon, across, over or under the above-described easement with all rights and privileges necessary or convenient for the full enjoyment or the use thereof for the herein described purposes, including, but not limited to, the right to cut and keep clear all trees and undergrowth and other obstructions within said easement and on lands of Grantor adjoining said easement that may interfere with the proper construction, operation and maintenance of such facilities or any part of them, the right to mark the location of any underground facilities by above ground and other suitable markers and the right of ingress and egress for personnel and equipment of Grantee, its contractors, agents, successors, or assigns for the purpose of exercising and enjoying the rights granted by this easement and any or all of the rights granted hereunder.

The Grantor, however, reserves the right and privilege to use the above-described easement for all purposes except as herein granted or as might interfere or be inconsistent with the use, occupation, maintenance or enjoyment thereof by Grantee or its successors or assigns, or as might cause a hazardous condition; provided, however, and by the execution and delivery hereof Grantor so expressly agrees that no building, well, structure, obstruction or improvement (including any improvements for recreational activites) shall be located, constructed, maintained or operated over, under, upon or across said easement by the Grantor, or the heirs, personal representatives, successors or assigns of Grantor, except for underground water and sewer mains and associated above ground equipment. Provided, however, such underground water and sewer mains and associated above ground equipment must not interfere or be inconsistent with the use, occupation, maintenance or enjoyment of the above-described easement by Grantee or its successors or assigns, and must not create a hazardous condition.

OR BOOK 471 PAGE 617

IN WITNESS WHEREOF, the Grantor has executed this Agreement this 24th day of July, 1985.

Signed, sealed and delivered
in the presence of:

Augusta M. Rodely

Hamish Wilson

General Development Corporation

By: _____
HAROLD W. FENNO, Sr. Vice President

Attest: _____
PETER L. BRETON, Asst. Secretary

STATE OF FLORIDA)
COUNTY OF DADE)ss

I HEREBY CERTIFY that before me, personally appeared HAROLD W. FENNO and PETER L. BRETON Senior Vice President & Asst. Secty. respectively, of GENERAL DEVELOPMENT CORPORATION, a corporation organized under the laws of the State of Delaware and having a place of business in the County of Dade and the State of Florida, to me known to be the persons described in and who executed the foregoing instrument, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation and that said instrument is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Miami In the County of Dade and the State of Florida, this 24th day of July, 1985.

Augusta M. Rodely
Notary Public, State of Florida

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
BONDED THRU GENERAL INSURANCE UND.
MY COMMISSION EXPIRES JULY 24 1986

716429

'85 JUL 23 P2:47

FILED AND RECORDED
ROGER [illegible]
ST. LUCIE CO. [illegible]

OR BOOK 471 PAGE 618