

**PREPARED BY:**

**Verano Development LLC  
701 South Olive Avenue, Suite 104  
West Palm Beach, Florida 33401**

**WARRANTY DEED**

THIS WARRANTY DEED, made and executed on this 30<sup>th</sup> day of Sept 2013, by VERANO DEVELOPMENT LLC, a Delaware limited liability company (hereinafter referred to as the "Grantor"), having an address at 701 South Olive Avenue, Suite 104, West Palm Beach, Florida 33401, to the CITY OF PORT ST. LUCIE, a Florida municipal corporation, having an address of 121 SW Port St. Lucie Blvd, Port St Lucie, Florida 34984 (hereinafter referred to as the "Grantee").

**WITNESSETH:**

The Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, remise, release, convey, and confirm unto the Grantee, its successors and assigns forever, all the right, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land (the "Property") situate, lying and being in St. Lucie County, Florida, to wit:

**See Exhibit "A," attached hereto and incorporated herein.**

This conveyance is intended to comply with the terms of Condition No. 27B of the Development Order for the PGA Village Development of Regional Impact now known as the Verano Development of Regional Impact ("Verano DRI"), as contained in the City of Port St. Lucie Resolution 12-R102, recorded in Official Records Book 3506, at Page 1539, of the Public Records of St. Lucie County, Florida, and as may be amended from time to time.

**TO HAVE AND TO HOLD**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or equity, for the use, benefit and behoof of the said Grantee in fee simple forever. And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons or parties whomsoever, and that said land is free of all encumbrances.



**EXHIBIT "A"**

**PROPERTY**

## EXHIBIT "A"

### LAND DESCRIPTION: RIGHT-OF-WAY ACQUISITION

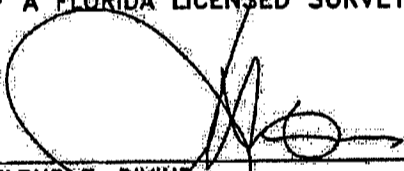
A PORTION OF PARCEL 1, PER WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 2819, PAGE 691 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING WITHIN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST EASTERLY SOUTHEAST CORNER OF SAID PARCEL 1; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 1 THROUGH THE FOLLOWING TWO (2) COURSES, SOUTH 62°44'35" WEST, A DISTANCE OF 967.89 FEET; THENCE SOUTH 76°11'52" WEST, A DISTANCE OF 399.98 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID PARCEL 1 THROUGH THE FOLLOWING TWO (2) COURSES, SOUTH 76°11'52" WEST, A DISTANCE OF 419.21 FEET; THENCE SOUTH 74°54'36" WEST, A DISTANCE OF 1,079.51 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL 1; THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 27°11'26" WEST, A DISTANCE OF 57.24 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL 1; THENCE ALONG SAID NORTHWESTERLY LINE, NORTH 38°44'44" EAST, A DISTANCE OF 153.06 FEET; THENCE NORTH 74°00'26" EAST, A DISTANCE OF 613.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVED TO THE SOUTH HAVING A RADIUS OF 1,575.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°32'55"; A DISTANCE OF 537.37 FEET; THENCE SOUTH 86°26'39" EAST, A DISTANCE OF 259.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.211 ACRES, MORE OR LESS.

### CERTIFICATION:


THIS SKETCH AND DESCRIPTION ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



**WILBUR F. DIVINE**  
 PROFESSIONAL LAND SURVEYOR & MAPPER  
 LICENSE NO. 4190, STATE OF FLORIDA  
 DATE: 06-06-13

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

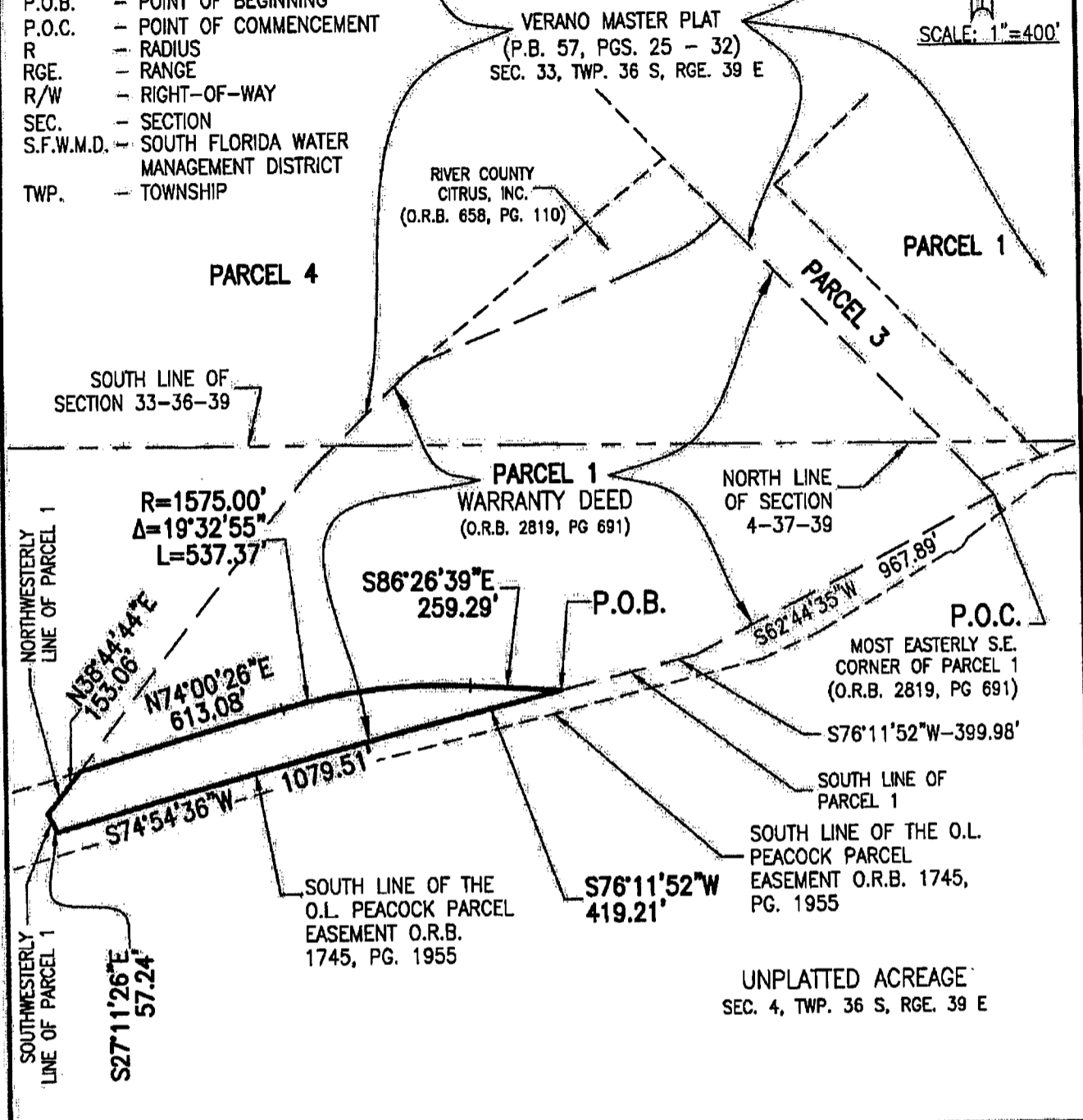
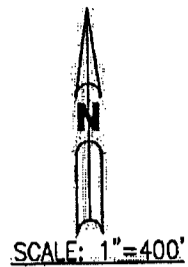
NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

 ARCADIS U.S., Inc. 2081 Vista Parkway West Palm Beach, Florida 33411 Tel: (561) 687-7000 Fax: (561) 687-7761 www.arcadis-us.com	PROJECT MANAGER WFD	DEPARTMENT MANAGER RWL	SCALE:	CHECKED BY WFD	
	SHEET TITLE SKETCH OF DESCRIPTION CROSSTOWN PARKWAY RIGHT-OF-WAY ACQUISITION			DATE: 06-06-13	DRAWN BY JAF
	SHEET 1 OF 2			PROJECT NUMBER PL883055	DRAWING NUMBER PL858-SD07

**LEGEND:**

- Δ - CENTRAL ANGLE
- L - ARC LENGTH
- O.R.B. - OFFICIAL RECORDS BOOK
- PGS. - PAGES
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R - RADIUS
- RGE. - RANGE
- R/W - RIGHT-OF-WAY
- SEC. - SECTION
- S.F.W.M.D. - SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- TWP. - TOWNSHIP

**EXHIBIT "A"**  
**SKETCH TO ACCOMPANY DESCRIPTION.**  
**THIS IS NOT A SURVEY!**



<p>ARCADIS U.S., Inc.                  2081 Vista Parkway                  West Palm Beach, Florida 33411</p>	PROJECT MANAGER WFD	DEPARTMENT MANAGER RWL	SCALE 1" = 400'	CHECKED BY WFD	
	SHEET TITLE SKETCH OF DESCRIPTION CROSSTOWN PARKWAY RIGHT-OF-WAY ACQUISITION SHEET 2 OF 2			DATE 06-08-13	DRAWN BY JAF
				PROJECT NUMBER PL883055	DRAWING NUMBER PL858-SD07