

When Recorded, Mail to:

First American Title Insurance Company
Attn: Michelle M. De Armas
13450 West Sunrise Boulevard, Suite 300
Sunrise, Florida 33323

Prepared By:

Barry E. Somerstein, Esq.
Greenspoon Marder LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301

Parcel ID:

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

QUIT CLAIM DEED

This **QUIT CLAIM DEED** made and executed the 29th day of June, 2018, by **TRADITION DEVELOPMENT COMPANY, LLC** and **TRADITION LAND COMPANY, LLC**, as their respective interests may appear, having an address of 4333 Edgewood Road, N.E., Cedar Rapids, Iowa 52499 ("Grantor") to **MATTAMY PALM BEACH LLC**, a Delaware limited liability company, whose address is 1500 Gateway Boulevard, Suite 212, Boynton Beach, Florida 33426 ("Grantee"):

Witnesseth: That Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, has granted, sold, and quitclaimed unto the Grantee all the right, title, interest, claim and demand which the Grantor has in and to the following described real property located in St. Lucie County, Florida ("Real Property") as follows:

See **Exhibit "A"** attached hereto and made a part hereof.

To Have and to Hold, the same together with all and singular appurtenances thereunto belonging or pertaining, and all of the estate, right, title, interest and claim whatsoever of the Grantor's, either in law or in equity, to the only proper use, benefit and behoof of the Grantee and Grantee's assigns forever.

[SPACE INTENTIONALLY LEFT BLANK]

TRADITION LAND COMPANY, LLC, an Iowa limited liability company

Signature Kelly Rene Rea
Printed Name Kelly Rene Rea

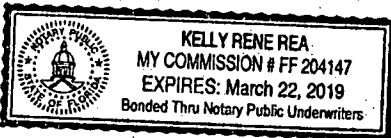
By: [Signature]
Printed Name: David C. Feltman
Title: ~~Manager~~ President

[Signature]
Printed Name WADE DE REMEL

STATE OF FLORIDA)
COUNTY OF Pinellas) SS:

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 David C. Feltman, the ~~Manager~~ of TRADITION LAND COMPANY, LLC, freely and voluntarily under authority duly vested in him by said corporation. He is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of June, 2018.



Kelly Rene Rea
Notary Public, State of Florida at Large, typed, printed or stamped name of Notary Public

My Commission Expires: 3/22/19

EXHIBIT "A"
Legal Description

35188720.4
33451.0019

LEGAL DESCRIPTION

EXHIBIT "A"

All right title and interest of TRADITION LAND COMPANY, LLC, in and to any real property described as an Open Space Tract, Conservation Tract, Wetland Tract, or Water Management Tract within the TRADITION DEVELOPMENT OF REGIONAL IMPACT as described in City of Port St. Lucie Resolution 16-R25, as recorded in Official Records Book 3864, Pages 1840 through 1881, Public Records of St. Lucie County, Florida.

All right title and interest of TRADITION LAND COMPANY, LLC, in and to any real property described as an Open Space Tract, Conservation Tract, Wetland Tract, or Water Management Tract located in the SOUTHERN GROVE DEVELOPMENT OF REGIONAL IMPACT as described in City of Port St. Lucie Resolution 19-R95, as recorded in Official Records Book 3826, Pages 2235 through 2291, Public Records of St. Lucie County, Florida.

All right title and interest of TRADITION LAND COMPANY, LLC, HORIZONS ACQUISITION 5, LLC, HORIZONS ST. LUCIE DEVELOPMENT, LLC, TRADITION DEVELOPMENT COMPANY, LLC, TRADITION OUTLET, LLC, in and to any real property described as an Open Space Tract, Conservation Tract, Wetland Tract, or Water Management Tract within the TRADITION DEVELOPMENT OF REGIONAL IMPACT as described in City of Port St. Lucie Resolution 16-R25, as recorded in Official Records Book 3864, Pages 1840 through 1881, Public Records of St. Lucie County, Florida.

Together with;

Southern Grove Tracts west of Village Parkway

- Parcel Number 4322-600-0002-000-7 CT7
- Parcel Number 4322-600-0014-000-4 BT7
- Parcel Number 4322-600-0003-000-4 CT8
- Parcel Number 4322-600-0015-000-1 BT8
- Parcel Number 4322-600-0004-000-1 CT9
- Parcel Number 4322-600-0016-000-8 BT9
- Parcel Number 4322-600-0005-000-8 CT10
- Parcel Number 4322-600-0017-000-5 BT10
- Parcel Number 4322-600-0006-000-5 CT11
- Parcel Number 4322-600-0018-000-2 BT11
- Parcel Number 4322-600-0007-000-2 CT14
- Parcel Number 4322-600-0008-000-9 BT14
- Parcel Number 4322-600-0008-000-9 CT15
- Parcel Number 4322-600-0009-000-6 CT16
- Parcel Number 4322-600-0010-000-6 CT16A
- Parcel Number 4322-600-0011-000-3 CT16B
- Parcel Number 4322-600-0012-000-0 CT17
- Parcel Number 4322-600-0013-000-7 CT18
- Parcel Number 4322-600-0001-000-0 WMT1

Conservation Tracts 7, 8, 9, 10, 11, Buffer Maintenance Tracts adjacent to Conservation Tracts 7, 8, 9, 10, 11, Conservation Tracts 14, 15, 16, 16a, 16b, 17, 18, and Water Management Tract No. 1, of SOUTHERN GROVE PLAT NO. 13, according to the plat thereof as recorded in Plat Book 74, Pages 10 through 19, Public Records of St. Lucie County, Florida

Together with;

Village Pointe Right of Way - Retail right of way west of Village Parkway
Parcel Number 4315-601-0009-000-7

Tract 4 of SOUTHERN GROVE PLAT NO. 11 according to the plat thereof, as recorded in Plat Book 70, Pages 15 through 21, Public Records of St. Lucie County, Florida

Sheet 1 of 19



CULPEPPER & TERPENING, INC

CONSULTING ENGINEERS | LAND SURVEYORS

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. 1B 4286

Tradition Land Company LLC
Mattamy

QUIT CLAIM

DATE: 6/18/2018	DRAWN: GLM
SCALE: N/A	JOB No. 18-039

Together with;

Crosstown Lake Parcel

Parcel Number 3334-701-0002-000-1

Parcel 1, according to, Tradition Plot No. 33; as recorded in Plot Book 62, Pages 3 & 4, of the public records, of St. Lucie County, Florida

Together with;

Crosstown Tracts

Parcel Number 3333-800-0006-000-0

Parcel Number 3333-800-0005-000-3

Tracts 2&3, according to, Tradition Plot No. 32; as recorded in Plot Book 62, Pages 5 through 9, of the public records, of St. Lucie County, Florida.

Together with;

Northern BCanal

Parcel Number 3333-800-0003-000-9

W.M.T - 1, according to, Tradition Plot No. 32; as recorded in Plot Book 62, Pages 5 through 9, of the public records, of St. Lucie County, Florida.

Together with;

Peacock Canal

Parcel Number 4304-111-0000-000-6 Partial

Parcel Number 3333-444-0001-000-3

Parcel Number 3334-332-0002-000-9

THE FOLLOWING DESCRIBED LAND:

(EASTERLY PORTION OF THE OL PEACOCK CANAL PARCEL)

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, AND SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 34, N89°59'07"E, A DISTANCE OF 1753.27 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-24 AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/25/58 AND REVISED 2/23/59; THENCE, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, N43°08'38"W, A DISTANCE OF 930.58 FEET TO THE SOUTHERLY TOP OF BANK OF THE O.L. PEACOCK CANAL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1648 AT PAGE 2879, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, ALONG SAID SOUTHERLY TOP OF BANK, THE FOLLOWING COURSES AND DISTANCES: S74°10'48"W, A DISTANCE OF 94.58 FEET; THENCE, N86°38'08"W, A DISTANCE OF 35.06 FEET; THENCE, N66°19'43"W, A DISTANCE OF 64.07 FEET; THENCE, S87°50'24"W, A DISTANCE OF 54.60 FEET; THENCE, S83°00'08"W, A DISTANCE OF 59.12 FEET; THENCE, N78°18'57"W, A DISTANCE OF 30.48 FEET; THENCE, N90°00'00"W, A DISTANCE OF 48.38 FEET; THENCE, S79°59'48"W, A DISTANCE OF 53.31 FEET; THENCE, S56°57'27"W, A DISTANCE OF 77.37 FEET; THENCE, S67°41'26"W, A DISTANCE OF 105.71 FEET; THENCE, S59°17'38"W, A DISTANCE OF 82.61 FEET; THENCE, S60°00'08"W, A DISTANCE OF 137.88 FEET; THENCE, S57°14'18"W, A DISTANCE OF 89.36 FEET; THENCE, S57°06'29"W, A DISTANCE OF 104.21 FEET; THENCE, S65°54'31"W, A DISTANCE OF 85.70 FEET; THENCE, S54°44'14"W, A DISTANCE OF 49.18 FEET; THENCE, S14°45'59"E, A DISTANCE OF 25.17 FEET; THENCE, S00°03'39"W, A DISTANCE OF 10.98 FEET; THENCE, N84°14'39"W, A DISTANCE OF 22.50 FEET; THENCE, S12°12'51"W, A DISTANCE OF 32.90 FEET; THENCE, S72°57'48"W, A DISTANCE OF 30.03 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1178, PAGE 2311, PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA; THENCE, N00°35'12"E ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 37.99 FEET;

Sheet 2 of 19



CULPEPPER & TERPENING, INC

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STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC
Mattamy

QUIT CLAIM

DATE: 6/18/2018 DRAWN GLM

SCALE: N/A JOB No. 18-039

THENCE ALONG THE NORTHERLY BOUNDARY OF THE AFORESAID LANDS THE FOLLOWING COURSES AND DISTANCES: S66°21'07"W, A DISTANCE OF 557.84 FEET; THENCE, S56°25'29"W, A DISTANCE OF 121.35 FEET; THENCE, S70°54'26"W, A DISTANCE OF 143.67 FEET; THENCE, S85°53'58"W, A DISTANCE OF 132.02 FEET; THENCE, S54°34'18"W, A DISTANCE OF 298.73 FEET; THENCE, S33°56'01"W, A DISTANCE OF 30.15 FEET; THENCE, S56°01'38"W, A DISTANCE OF 31.64 FEET; THENCE, N50°55'52"W, A DISTANCE OF 7.43 FEET; THENCE, S73°43'15"W, A DISTANCE OF 14.12 FEET; THENCE, S59°06'39"W, A DISTANCE OF 424.13 FEET; THENCE, S65°11'40"W, A DISTANCE OF 178.59 FEET; THENCE, S76°04'00"W A DISTANCE OF 1244.50 FEET; THENCE S74°04'46"W A DISTANCE OF 1709.22 FEET TO A POINT, CALLED POINT "A" FOR THIS DESCRIPTION, LOCATED THE FOLLOWING TWO COURSES AND DISTANCES FROM THE NORTHWEST CORNER OF LOT 375, TRADITION PLAT 28, RECORDED IN PLAT BOOK 45 AT PAGES 24 THROUGH 38 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; 1) THENCE N74°03'19"E ALONG THE NORTHERLY BOUNDS OF SAID LOT 375 AND CONTINUING ALONG THE NORTHERLY BOUNDS OF WATER MANAGEMENT TRACT 1 AS SHOWN ON SAID TRADITION PLAT NO. 28, A DISTANCE OF 182.96 FEET TO A POINT LOCATED S74°03'19"W A DISTANCE OF 50.00 FEET FROM THE CENTERLINE OF A 20' WIDE WATER MANAGEMENT EASEMENT SHOWN ON THE ABOVE MENTIONED TRADITION PLAT 28; 2) THENCE N15°45'29"W ALONG A LINE PARALLEL TO AND 50 FEET DISTANT WESTERLY FROM SAID CENTERLINE, A DISTANCE OF 62.54 FEET TO THE ABOVE DESCRIBED POINT "A"; THENCE N15°45'29"W A DISTANCE OF 56.92 FEET TO A POINT ON THE NORTHERLY BOUNDS OF O.L. PEACOCK CANAL PARCEL REFERRED TO ABOVE; THENCE RUN ALONG SAID NORTHERLY BOUNDS THE FOLLOWING COURSES AND DISTANCES; THENCE, N74°00'26"E, A DISTANCE OF 890.51 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS KNOWN AS THE PEACOCK CEMETERY PARCEL; THENCE, ALONG THE BOUNDARY OF SAID CEMETERY PARCEL THE FOLLOWING COURSES AND DISTANCES: N74°54'36"E, A DISTANCE OF 1079.51 FEET; THENCE, N76°11'52"E, A DISTANCE OF 819.19 FEET; THENCE, N62°44'35"E, A DISTANCE OF 967.89 FEET; THENCE, N43°58'20"E, A DISTANCE OF 57.59 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS KNOWN AS GROVE 2 AS RECORDED IN OFFICIAL RECORD BOOK 477, PAGE 560, PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG THE SOUTHERLY BOUNDARY OF SAID GROVE 2 THE FOLLOWING COURSES: N70°42'47"E, A DISTANCE OF 440.51 FEET; THENCE, N65°05'51"E, A DISTANCE OF 762.00 FEET TO THE SOUTHWESTERLY CORNER OF TRACT 2, GROVE 2 AS RECORDED IN OFFICIAL RECORD BOOK 823, PAGE 1743, PUBLIC RECORDS, ST LUCIE COUNTY, FLORIDA; THENCE, ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT 2, GROVE 2, THE FOLLOWING COURSES AND DISTANCES: N60°24'31"E, A DISTANCE OF 793.61 FEET; THENCE, S89°08'58"E, A DISTANCE OF 318.77 FEET TO THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-24; THENCE, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, S43°08'54"E, A DISTANCE OF 120.39 FEET TO THE POINT OF BEGINNING. CONTAINING 9.44 ACRES OF LAND, MORE OR LESS.

Parcel ID: 4304-124-0001-000-3

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST LUCIE COUNTY, FLORIDA AND BEING A PORTION OF THE LANDS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1745 AT PAGE 1819, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 375 AS SHOWN ON TRADITION PLAT NO. 28 AS RECORDED IN PLAT BOOK 45 AT PAGES 24 THROUGH 38, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND RUNNING THENCE N74°03'19"E ALONG THE NORTHERLY BOUNDS OF SAID LOT 375 AND CONTINUING ALONG THE NORTHERLY BOUNDS OF WATER MANAGEMENT TRACT 1 AS SHOWN ON SAID TRADITION PLAT NO. 28, A DISTANCE OF 182.96 FEET TO A POINT LOCATED S74°03'19"W A DISTANCE OF 50.00 FEET FROM THE CENTERLINE OF A 20' WIDE WATER MANAGEMENT EASEMENT SHOWN ON THE ABOVE MENTIONED TRADITION PLAT 28, THENCE N15°45'29"W ALONG A LINE PARALLEL TO AND 50 FEET DISTANT WESTERLY FROM SAID CENTERLINE, A DISTANCE OF 29.52 FEET TO A POINT ON THE NORTHERLY BOUNDS OF SAID TRADITION PLAT 28 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE N74°14'30"E ALONG SAID NORTHERLY BOUNDS A DISTANCE OF 1709.22 FEET; THENCE N76°04'00"E A DISTANCE OF 272.64 FEET TO A POINT ON THE WESTERLY BOUNDS OF OPEN SPACE TRACT NO. 1 AS SHOWN ON THE PLAT OF TRADITION PLAT NO. 32, RECORDED IN PLAT BOOK 62 AT PAGE 5, PUBLIC RECORDS OF SAID ST LUCIE COUNTY, FLORIDA; THENCE N13°56'00"W, ALONG SAID BOUNDS, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTHERLY BOUNDS OF THE O.L. PEACOCK CANAL PARCEL REFERRED TO ABOVE; THENCE ALONG SAID BOUNDS THE FOLLOWING TWO COURSES AND DISTANCES; 1) THENCE S76°04'00"W A DISTANCE OF 273.17 FEET; 2) THENCE S 74°14'31"W A DISTANCE OF 1709.22 FEET; THENCE 15°45'29"W A DISTANCE OF 33.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.50 ACRES OF LAND, MORE OR LESS.

Together with;

PARCEL ID: 4304-124-0001-000-3

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, AND SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Sheet 3 of 19



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STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC
 Mattamy

QUIT CLAIM

DATE: 6/18/2018 DRAWN GLM

SCALE: N/A JOB No. 18-039

BEGINNING AT THE NORTHEAST CORNER OF TRADITION PLAT NO. 32 AS RECORDED IN PLAT BOOK 62 AT PAGE 5, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA AND RUNNING THENCE ALONG THE NORTHERLY BOUNDS OF SAID PLAT THE FOLLOWING 9 COURSES AND DISTANCES; 1) THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT OF RADIUS 1638.69 FEET, CENTRAL ANGLE 15°12'07", AN ARC DISTANCE OF 434.78 FEET TO A POINT OF TANGENCY LOCATED SOUTH 70°52'22" WEST A DISTANCE OF 433.51 FEET FROM THE POINT LAST ABOVE DESCRIBED; 2) THENCE SOUTH 63°16'18" WEST A DISTANCE OF 438.47 FEET TO A POINT; 3) THENCE NORTH 71°43'42" WEST A DISTANCE OF 27.07 FEET TO A POINT; 4) THENCE NORTH 26°43'42" WEST A DISTANCE OF 18.86 FEET TO A POINT; 5) THENCE SOUTH 63°16'18" WEST A DISTANCE OF 120.00 FEET TO A POINT; 6) THENCE SOUTH 26°43'42" EAST A DISTANCE OF 18.86 FEET TO A POINT; 7) THENCE SOUTH 18°16'18" WEST A DISTANCE OF 27.07 FEET TO A POINT; 8) THENCE SOUTH 63°16'18" WEST A DISTANCE OF 700.88 FEET TO A POINT OF CURVATURE; 9) THENCE WESTERLY ALONG A CURVE TO THE RIGHT OF RADIUS 1315.11 FEET, CENTRAL ANGLE 6°23'30", AN ARC DISTANCE OF 146.71 FEET TO A POINT OF NON RADIAL INTERSECTION WITH THE SOUTHERLY LINE OF THE O.L. PEACOCK CANAL PARCEL RECORDED IN OFFICIAL RECORD BOOK 1648, PAGE 2879, PUBLIC RECORDS, ST LUCIE COUNTY, FLORIDA, WHICH POINT IS LOCATED SOUTH 66°28'04" WEST A DISTANCE OF 146.63 FEET FROM THE POINT LAST ABOVE DESCRIBED; THENCE DEPARTING THE BOUNDS OF SAID PLAT AND RUNNING ALONG THE SOUTHERLY BOUNDS OF THIS LAST MENTIONED CONVEYANCE THE FOLLOWING 11 COURSES AND DISTANCES; 1) THENCE NORTH 65 DEGREES 11 MINUTES 40 SECONDS EAST, A DISTANCE OF 170.04 FEET; 2) THENCE NORTH 59 DEGREES 06 MINUTES 39 SECONDS EAST, A DISTANCE OF 424.13 FEET; 3) THENCE NORTH 73 DEGREES 43 MINUTES 15 SECONDS EAST, A DISTANCE OF 14.12 FEET; 4) THENCE SOUTH 50 DEGREES 55 MINUTES 52 SECONDS EAST, A DISTANCE OF 7.43 FEET; 5) THENCE NORTH 56 DEGREES 01 MINUTES 38 SECONDS EAST, A DISTANCE OF 31.64 FEET; 6) THENCE NORTH 33 DEGREES 56 MINUTES 01 SECONDS EAST, A DISTANCE OF 30.15 FEET; 7) THENCE NORTH 54 DEGREES 34 MINUTES 18 SECONDS EAST, A DISTANCE OF 298.73 FEET; 8) THENCE NORTH 85 DEGREES 53 MINUTES 58 SECONDS EAST, A DISTANCE OF 132.02 FEET; 9) THENCE NORTH 70 DEGREES 54 MINUTES 26 SECONDS EAST, A DISTANCE OF 143.67 FEET; 10) THENCE NORTH 56 DEGREES 25 MINUTES 29 SECONDS EAST, A DISTANCE OF 121.35 FEET; 11) THENCE NORTH 66 DEGREES 21 MINUTES 07 SECONDS EAST A DISTANCE OF 557.84 FEET TO A POINT ON THE EAST LINE OF SECTION 33, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE SOUTH 00 DEGREES 35 MINUTES 12 SECONDS EAST ALONG SAID SECTION LINE A DISTANCE OF 67.31 FEET TO THE POINT OF BEGINNING. CONTAINING 1.33 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL ID: 4304-124-0001-000-3

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRADITION PLAT NO. 32 AS RECORDED IN PLAT BOOK 62 AT PAGE 5, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA AND RUNNING THENCE ALONG THE NORTHERLY BOUNDS OF SAID PLAT THE FOLLOWING 11 COURSES AND DISTANCES; 1) THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT OF RADIUS 1638.69 FEET, CENTRAL ANGLE 15°12'07", AN ARC DISTANCE OF 434.78 FEET TO A POINT OF TANGENCY LOCATED SOUTH 70°52'22" WEST A DISTANCE OF 433.51 FEET FROM THE POINT LAST ABOVE DESCRIBED; 2) THENCE SOUTH 63°16'18" WEST A DISTANCE OF 438.47 FEET TO A POINT; 3) THENCE NORTH 71°43'42" WEST A DISTANCE OF 27.07 FEET TO A POINT; 4) THENCE NORTH 26°43'42" WEST A DISTANCE OF 18.86 FEET TO A POINT; 5) THENCE SOUTH 63°16'18" WEST A DISTANCE OF 120.00 FEET TO A POINT; 6) THENCE SOUTH 26°43'42" EAST A DISTANCE OF 18.86 FEET TO A POINT; 7) THENCE SOUTH 18°16'18" WEST A DISTANCE OF 27.07 FEET TO A POINT; 8) THENCE SOUTH 63°16'18" WEST A DISTANCE OF 700.88 FEET TO A POINT OF CURVATURE; 9) THENCE WESTERLY ALONG A CURVE TO THE RIGHT OF RADIUS 1315.11 FEET, CENTRAL ANGLE 6°23'30", AN ARC DISTANCE OF 146.71 FEET TO A POINT OF NON RADIAL INTERSECTION WITH THE SOUTHERLY LINE OF THE O.L. PEACOCK CANAL PARCEL RECORDED IN OFFICIAL RECORD BOOK 1648, PAGE 2879, PUBLIC RECORDS, ST LUCIE COUNTY, FLORIDA, WHICH POINT IS LOCATED SOUTH 66°28'04" WEST A DISTANCE OF 146.63 FEET FROM THE POINT LAST ABOVE DESCRIBED; 10) THENCE SOUTH 65 DEGREES 11 MINUTES 48 SECONDS WEST A DISTANCE OF 8.55 FEET TO A POINT; 11) THENCE SOUTH 76 DEGREES 03 MINUTES 51 SECONDS WEST A DISTANCE OF 6.77 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING WESTERLY ALONG NORTHERLY BOUNDS OF SAID TRADITION PLAT 32 ALONG A CURVE TO THE RIGHT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 1315.00 FEET, CENTRAL ANGLE 11°28'18", ARC LENGTH 263.29 FEET, CHORD BEARING S76°03'51"W, A CHORD DISTANCE OF 262.85 FEET TO A POINT ON THE SOUTHERLY BOUNDS OF THE O.L. PEACOCK CANAL PARCEL REFERRED TO ABOVE; THENCE NORTH 76 DEGREES 03 MINUTES 51 SECONDS EAST, DEPARTING THE BOUNDS OF SAID PLAT AND RUNNING ALONG SAID BOUNDS OF THE O.L. PEACOCK CANAL PARCEL, A DISTANCE OF 262.85 FEET TO THE POINT OF BEGINNING. CONTAINING 0.026 ACRE OF LAND, MORE OR LESS.

THE TWO PARCELS DESCRIBED ABOVE HAVE A COMBINED AREA OF 1.356 ACRES, MORE OR LESS.

Together with;

CONSERVATION TRACT NO. 76 PARCEL ID ; 4308-312-0001-000-2

Sheet 4 of 19



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CONSULTING ENGINEERS | LAND SURVEYORS

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
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 STATE OF FLORIDA CERTIFICATION No. 1B 4286

Tradition Land Company LLC
 Mattamy

QUIT CLAIM

DATE: 6/18/2018 DRAWN GLM

SCALE: N/A JOB No. 18-039

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

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF TRADITION PLAT NO. 16 AS RECORDED IN PLAT BOOK 44, PAGES 12, 12A THROUGH 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 SOUTHERLY 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, THROUGH 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, THROUGH A CENTRAL ANGLE OF 39°45'50", AN ARC DISTANCE OF 1106.94 FEET TO 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 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 363.33 FEET;

THENCE NORTH 58°01'15" WEST DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 60.94 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 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 708.70 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;
3. CONTINUE NORTH 00°41'50" EAST, A DISTANCE OF 2067.50 FEET;
4. CONTINUE NORTH 00°41'50" EAST, A DISTANCE OF 1177.95 FEET;

Sheet 5 of 19



CULPEPPER & TERPENING, INC

CONSULTING ENGINEERS | LAND SURVEYORS

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
 PHONE 772-464-3537 • FAX 772-464-5497 • www.ct-eng.com

STATE OF FLORIDA CERTIFICATION No. 1B 4286

Tradition Land Company LLC
 Mattamy

QUIT CLAIM

DATE: 6/18/2018	DRAWN: GLM
SCALE: N/A	JOB No. 18-039

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 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, THROUGH 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 320.53 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, THROUGH 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, THROUGH 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, THROUGH 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; THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 14°27'44", AN ARC DISTANCE OF 369.79 FEET TO THE BEGINNING OF A NON RADIAL LINE; THENCE SOUTH 15°36'58" EAST ALONG SAID LINE 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 2.16 ACRES OF LAND, MORE OR LESS.

Together with:

CONSERVATION TRACT NO. 77 PARCEL ID: 4307-411-0001-000-3

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

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF TRADITION PLAT NO. 16 AS 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 SOUTHWEST AND HAVING A RADIUS OF 590.92 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH 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);

Sheet 6 of 19



CULPEPPER & TERPENING, INC

CONSULTING ENGINEERS | LAND SURVEYORS

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com

STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC
 Mattamy

QUIT CLAIM

DATE: 6/18/2018	DRAWN GLM
SCALE: N/A	JOB No. 18-039

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 39°45'50", AN ARC DISTANCE OF 1106.94 FEET TO 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 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 363.33 FEET;

THENCE NORTH 58°01'15" WEST DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 60.94 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 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 708.40 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 THREE (3) 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;
3. CONTINUE NORTH 00°41'50" EAST, A DISTANCE OF 2067.50 FEET;

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. CONTAINING 3.68 ACRES OF LAND, MORE OR LESS.

Together with;

CONSERVATION TRACT NO. 80 PARCEL ID: 4307-444-0001-000-5

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

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF TRADITION PLAT NO. 16 AS 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;

Sheet 7 of 19



CULPEPPER & TERPENING, INC

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STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC
 Mattamy

QUIT CLAIM

DATE: 6/18/2018	DRAWN GLM
SCALE: N/A	JOB No. 18-039

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, THROUGH 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, THROUGH 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 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 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 363.33 FEET;

THENCE NORTH 58°01'15" WEST DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 60.94 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 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 708.40 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 TWO (2) 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

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 OF 179.94 FEET; THENCE SOUTH 06°46'24" EAST, A DISTANCE OF 281.68 FEET; THENCE NORTH 70°27'37" WEST, A DISTANCE OF 223.43 FEET TO THE POINT OF BEGINNING. CONTAINING 1.02 ACRES, MORE OR LESS.



CULPEPPER & TERPENING, INC

CONSULTING ENGINEERS | LAND SURVEYORS

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
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 STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC
 Mattamy

QUIT CLAIM

DATE: 6/18/2018 DRAWN GLM

SCALE: N/A JOB No. 18-039

Together with;

CONSERVATION TRACT 1

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE POINT OF BEGINNING OF CONSERVATION TRACT 1, AS DESCRIBED BY DEED RECORDED IN IN OFFICIAL RECORDS BOOK 1485 AT PAGE 708, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; RUNNING THENCE ALONG THE SOUTHERLY, WESTERLY, NORTHERLY AND EASTERLY BOUNDS OF SAID CONSERVATION TRACT 1 THE FOLLOWING 17 COURSES AND DISTANCES; 1) NORTH 89°50'39" WEST, A DISTANCE OF 1370.06 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL; 2) THENCE NORTH 49°21'19" WEST, DEPARTING THE AFORESAID SOUTHERLY BOUNDS, BEING ALSO THE NORTHERLY LINE OF A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO METROPOLITAN LIFE INSURANCE COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 477 AT PAGES 560 THROUGH 566, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 380.65 FEET; 3) THENCE NORTH 32°55'06" WEST, A DISTANCE OF 1128.20 FEET; 4) THENCE NORTH 01°51'59" WEST, A DISTANCE OF 146.75 FEET; 5) THENCE NORTH 18°11'57" EAST, A DISTANCE OF 269.91 FEET; 6) THENCE NORTH 72°37'52" EAST, A DISTANCE OF 842.29 FEET; 7) THENCE SOUTH 81°51'17" EAST, A DISTANCE OF 219.32 FEET; 8) THENCE SOUTH 60°18'28" EAST, A DISTANCE OF 256.66 FEET; 9) THENCE SOUTH 50°43'10" EAST, A DISTANCE OF 506.72 FEET; 10) THENCE NORTH 35°37'43" EAST, A DISTANCE OF 696.32 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 165.00 FEET AND A CENTRAL ANGLE OF 179°19'39"; 11) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 516.43 FEET TO THE CURVES END; 12) THENCE SOUTH 34°57'21" WEST, A DISTANCE OF 520.57 FEET; 13) THENCE SOUTH 54°00'59" WEST, A DISTANCE OF 148.44 FEET; 14) THENCE SOUTH 11°14'16" WEST, A DISTANCE OF 517.94 FEET; 15) THENCE SOUTH 44°00'02" EAST, A DISTANCE OF 365.37 FEET; 16) THENCE SOUTH 20°28'22" EAST, A DISTANCE OF 365.30 FEET; 17) THENCE SOUTH 08°49'46" EAST, A DISTANCE OF 124.09 FEET TO THE AFORESAID NORTHERLY LINE OF THE PARCEL DESCRIBED IN THE SPECIAL WARRANTY DEED TO METROPOLITAN LIFE INSURANCE COMPANY BY DEED REFERRED TO ABOVE AND THE POINT OF BEGINNING. CONTAINING 71.31 ACRES OF LAND, MORE OR LESS.

Together with;

CONSERVATION TRACT 2

A PARCEL OF LAND LYING IN SECTION 17 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE POINT OF BEGINNING OF CONSERVATION TRACT 2, AS DESCRIBED BY DEED RECORDED IN IN OFFICIAL RECORDS BOOK 1485 AT PAGE 708, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINE OF SAID CONSERVATION TRACT 2 THE FOLLOWING 24 COURSES AND DISTANCES; 1) THENCE NORTH 16°14'32" EAST, A DISTANCE OF 312.22 FEET; 2) THENCE NORTH 60°39'52" EAST, A DISTANCE OF 69.34 FEET; 3) THENCE NORTH 70°31'49" EAST, A DISTANCE OF 130.24 FEET; 4) THENCE NORTH 46°25'24" EAST, A DISTANCE OF 54.76 FEET; 5) THENCE NORTH 32°01'44" EAST, A DISTANCE OF 35.62 FEET; 6) THENCE NORTH 08°45'15" EAST, A DISTANCE OF 49.65 FEET; 7) THENCE NORTH 10°37'45" WEST, A DISTANCE OF 61.45 FEET; 8) THENCE NORTH 24°33'27" WEST, A DISTANCE OF 95.46 FEET; 9) THENCE NORTH 09°05'54" WEST, A DISTANCE OF 95.57 FEET; 10) THENCE NORTH 20°34'23" WEST, A DISTANCE OF 64.51 FEET; 11) THENCE NORTH 45°12'39" WEST, A DISTANCE OF 167.70 FEET; 12) THENCE NORTH 59°18'14" WEST, A DISTANCE OF 151.59 FEET; 13) THENCE NORTH 88°01'37" WEST, A DISTANCE OF 54.82 FEET; 14) THENCE SOUTH 74°52'40" WEST, A DISTANCE OF 305.26 FEET; 15) THENCE NORTH 70°03'54" WEST, A DISTANCE OF 245.26 FEET; 16) THENCE SOUTH 76°25'53" WEST, A DISTANCE OF 232.03 FEET; 17) THENCE NORTH 35°37'28" WEST, A DISTANCE OF 365.49 FEET; 18) THENCE NORTH 64°00'05" WEST, A DISTANCE OF 104.96 FEET; 19) THENCE NORTH 90°00'00" WEST, A DISTANCE OF 614.79 FEET; 20) THENCE SOUTH 15°45'52" WEST, A DISTANCE OF 524.60 FEET; 21) THENCE SOUTH 29°27'50" EAST, A DISTANCE OF 150.74 FEET; 22) THENCE SOUTH 63°02'12" EAST, A DISTANCE OF 200.44 FEET; 23) THENCE NORTH 89°59'49" EAST, A DISTANCE OF 311.47 FEET; 24) THENCE SOUTH 57°38'10" EAST, A DISTANCE OF 1,042.53 FEET TO THE NORTH LINE PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO METROPOLITAN LIFE INSURANCE COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 477 AT PAGES 560 THROUGH 566, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA, THENCE S89°50'39"E ALONG SAID NORTHERLY LINE A DISTANCE OF 426.75 FEET TO THE POINT OF BEGINNING. CONTAINING 36.16 ACRES OF LAND, MORE OR LESS.

Sheet 9 of 19



CULPEPPER & TERPENING, INC

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 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
 STATE OF FLORIDA CERTIFICATION No. LB 4286

**Tradition Land Company LLC
 Mattamy**

QUIT CLAIM

DATE: 6/18/2018 DRAWN GLM

SCALE: N/A JOB No. 18-039

Together with;

Lakes of Tradition Tracts

- Parcel Number 4309-700-0014-000-0 D-1
- Parcel Number 4309-700-0015-000-7 D-2
- Parcel Number 4309-700-0016-000-4 D-3
- Parcel Number 4309-700-0017-000-1 D-4
- Parcel Number 4309-700-0018-000-8 D-5
- Parcel Number 4309-700-0008-000-5 UT
- Parcel Number 4309-700-0011-000-9 W-47
- Parcel Number 4309-700-0012-000-6 W-49
- Parcel Number 4309-700-0013-000-3 W-54

Tracts D-1, D-2, D-3, D-4, and D-5, UPLAND TRACT, WETLAND W-47, WETLAND W-49, and WETLAND W-54, according to Tradition Plat No. 5 as recorded in Plat Book 42, Pages 04, 4A-4I Public Records of St. Lucie County, Florida.

Together with;

- Parcel Number 4308-800-0013-000-7 CT
- Parcel Number 4308-800-0014-000-4 CT40
- Parcel Number 4308-800-0015-000-2 W-27
- Parcel Number 4308-800-0016-000-8 W-28
- Parcel Number 4308-800-0017-000-5 W-29
- Parcel Number 4308-800-0018-000-2 W-30
- Parcel Number 4308-800-0019-000-9 W-32
- Parcel Number 4308-800-0020-000-9 W-40

Conservation Tract, Conservation Tract 40, Wetland 27, Wetland 28, Wetland 29, Wetland 30, Wetland 32, and Wetland 40 of Tradition Plat No. 16, as Recorded in Plat Book 44, Page 12, Public Records of St. Lucie County, Florida.

Together with;

- Parcel Number 4309-507-0009-000-9 W-22
- Parcel Number 4309-507-0010-000-9 W-22A
- Parcel Number 4309-507-0011-000-6 W-23
- Parcel Number 4309-507-0012-000-3 W-24
- Parcel Number 4309-507-0013-000-0 W-24A
- Parcel Number 4309-507-0015-000-4 CT

Tracts Wetland W-22, Wetland W-22a, Wetland W-23, Wetland W-24, Wetland W-24a, and Conservation Tract of Tradition Plat No. 30, as Recorded in Plat Book 48, Page 12, Public Records Of St. Lucie County, Florida.

Together with;

Crosstown Tracts

- Parcel Number 3333-800-0001-000-5 OST-1
- Parcel Number 3333-800-0002-000-5 OST-2

Open Space Tract No. 1 and Open Space Tract No 2 according to Tradition Plat No. 32, as recorded in Plat Book 62, Page 5, Public Records of St. Lucie County, Florida

Sheet 10 of 19



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STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC
 Mattamy

QUIT CLAIM

DATE: 6/18/2018 DRAWN GLM

SCALE: N/A JOB No. 18-039

Together with;

Area North of Fire Station
Parcel Number 4310-600-0002-000-0

Tract O.S.T.-1 according to Tradition Plat No. 36, as recorded in Plat Book 49, Page 28, Public Records of St. Lucie County, Florida.

Together with;

Corner of Meeting Street & Village Pkwy
Parcel Number 4310-701-0002-000-0

Tract PR-1A according to Tradition Plat No. 43, as recorded in Plat Book 55, Page 34, Public Records of St. Lucie County, Florida.

Together with;

Westcliffe & Community Blvd. Area
Parcel Number 4304-704-0001-000-3

Tracts O.S.T. 4A, according to Tradition Plat No. 48, as recorded in Plat Book 55, Page 22, Public Records of St. Lucie County, Florida.

Together with;

Lakes of Tradition Phase I WMT's
Parcel Number 4309-700-0009-000-2 WMT-A6
Parcel Number 4309-700-0010-000-2 WMT-A7

Water Management Tract A6 and Water Management Tract A7, according to Tradition Plat No. 5, as recorded in Plat Book 42, Page 4, Public Records of St. Lucie County, Florida

Together with;

Lakes of Tradition Phase II WMT's
Parcel Number 4308-800-0011-000-3 WMT-A1
Parcel Number 4308-800-0012-000-0 WMT-A2

Water Management Tract A1 and Water Management Tract A2, according to Tradition Plat No. 16, as recorded in Plat Book 44, Page 12, Public Records of St. Lucie County, Florida

Together with;

Lakes of Tradition Phase III WMT (A345)
Parcel Number 4309-507-0014-000-7 WMT

Water Management Tract according to Tradition Plat No. 30, as recorded in Plat Book 48, Page 12, Public Records of St. Lucie County, Florida

Together with;



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Tradition Land Company LLC
Mattamy

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DATE: 6/18/2018	DRAWN GLM
SCALE: N/A	JOB No. 18-039

Estates of Tradition Phase I

- Parcel Number 4308-500-0011-000-2 WMT2
- Parcel Number 4308-500-0012-000-9 WMT3
- Parcel Number 4308-500-0013-000-6 WMT4
- Parcel Number 4308-500-0014-000-3 WMT5
- Parcel Number 4304-704-0002-000-0 WMT6

Water Management Tract 2, Water Management Tract 3, Water Management Tract 4, Water Management Tract 5 and Water Management Tract 6 according to Tradition Plat No. 15, as recorded in Plat Book 50, Page 2, Public Records of St. Lucie County, Florida
 Together with;

Pond 8C
 Parcel Number 4304-800-0001-000-8 WMT

Water Management Tract according to Tradition Plat No. 38, as recorded in Plat Book 53, Page 20, Public Records of St. Lucie County, Florida
 Together with;

North Bedford Spine Lake A9
 Parcel Number 4309-508-0007-000-8 WMT

Water Management Tract according to Tradition Plat No. 25, as recorded in Plat Book 50, Page 39, Public Records of St. Lucie County, Florida
 Together with;

South Bedford Spine Lake A14
 Parcel Number 4309-500-0018-000-4 WMT

Water Management Tract according to Tradition Plat No. 2, as recorded in Plat Book 42, Page 3, Public Records of St. Lucie County, Florida
 Together with;

Cam Run/Bark Park Lake A11/13
 Parcel Number 4309-506-0002-000-7 WMT

Water Management Tract according to Tradition Plat No. 21, as recorded in Plat Book 44, Page 27, Public Records of St. Lucie County, Florida
 Together with;

Lake Tradition Pond A12
 Parcel Number 4309-803-0003-000-6 WMT

Water Management Tract A12 according to Tradition Plat No. 17, as recorded in Plat Book 43, Page 22, Public Records of St. Lucie County, Florida
 Together with;

Pond A15, Bpond, Bcanal
 Parcel Number 4310-600-0001-000-3 WMT



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STATE OF FLORIDA CERTIFICATION No. LB 4286

**Tradition Land Company LLC
 Mattamy**

QUIT CLAIM

DATE: 6/18/2018 DRAWN GLM

SCALE: N/A JOB No. 18-039

Water Management Tract according to Tradition Plat No. 36, as recorded in Plat Book 49, Page 28, Public Records of St. Lucie County, Florida

Together with;

Charter School Pond L31A
Parcel Number 4308-710-0002-000-1 WMT

Water Management Tract according to Tradition Plat No. 70, as recorded in Plat Book 67, Page 31, Public Records of St. Lucie County, Florida

Together with;

POND L22C
Parcel Number 4308-501-0001-050-7

Being a parcel of land lying in a portion of TRADITION PLAT NO. 62, as recorded in Plat Book 60, Pages 22 through 23, Public Records of St. Lucie County, Florida, more particularly described as follows;

Commence at the Southwest corner of said TRADITION PLAT NO. 62; thence South 51°55'07" East, along the Southerly line of said TRADITION PLAT NO. 62, a distance of 323.46 feet to the POINT OF BEGINNING of the following described parcel;

And to an intersection with a non tangent curve concave to the East, having a radius of 70.00 feet, the chord of which bears North 01°34'47" West, 107.78 feet; thence Northerly along the arc of said curve, a distance of 123.00 feet through a central angle of 100°40'41" to a point of reverse curve to the left having a radius of 195.00 feet and a central angle of 43°07'25"; thence Northeasterly along the arc, a distance of 146.77 feet to a point of reverse curve to the right having a radius of 50.00 feet and a central angle of 56°23'34"; thence Northeasterly along the arc, a distance of 49.21 feet; thence North 66°40'02" East, a distance of 87.84 feet to a point of curve to the right having a radius of 70.00 feet and a central angle of 137°24'15"; thence Southeasterly along the arc a distance of 167.87 feet to a point of reverse curve to the left having a radius of 195.00 feet and a central angle of 97°12'53"; thence Southeasterly along the arc, a distance of 330.86 feet; thence South 73°08'36" East, a distance of 67.08 feet to a point of curve to the right having a radius of 50.00 feet and a central angle of 157°30'49"; thence Southerly along the arc a distance of 137.46 feet; thence South 05°38'43" East, a distance of 9.80 feet to the intersection with a non tangent curve concave to the South, having a radius of 440.00 feet, the chord of which bears South 73°15'24" West, 169.39 feet; thence Westerly along the arc of said curve, a distance of 170.45 feet through a central angle of 22°11'44" to the Southerly line of TRADITION PLAT NO. 62; thence North 51°55'07" West, along the Southerly line of said TRADITION PLAT NO. 62, a distance of 378.46 feet to the POINT OF BEGINNING.

Containing 3.063 acres, more or less

Together with;

POND L23
Parcel Number 4308-501-0001-030-1

Being a parcel of land lying in a portion of TRADITION PLAT NO. 62, as recorded in Plat Book 60, Pages 22 through 23, Public Records of St. Lucie County, Florida, more particularly described as follows

Commence at the Southwest corner of TRADITION PLAT NO. 62, as recorded in Plat Book 60, Pages 22 through 23, Public Records of St. Lucie County, Florida; thence along the Westerly line of TRADITION PLAT NO. 62 the following 3 courses and distances, and to the beginning of a curve to the right, of which the radius point lies South 58°16'38" East, a radial distance of 870.00 feet; thence Northeasterly along the arc, through a central angle of 04°58'01", a distance of 75.42 feet; thence North 36°41'24" East, a distance of 106.79 feet to the intersection with a non tangent curve concave to the Northwest, having a radius of 940.00 feet, the chord of which bears North 30°48'24" East, 192.69 feet; thence Northeasterly along the arc of said curve, a distance of 193.03 feet through a central angle of 11°45'57" to the POINT OF BEGINNING of the following described parcel;

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STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC
Mattamy

QUIT CLAIM

DATE: 6/18/2018	DRAWN GLM
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SCALE: N/A	JOB No. 18-039
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Thence continue Northerly along said curve through a central angle of 28°10'14", a distance of 462.17 feet; thence North 03°14'49" West, a distance of 137.21 feet to a point of curve to the right having a radius of 50.00 feet and a central angle of 55°46'16"; thence Northeasterly along the arc a distance of 48.67 feet to a point of reverse curve to the left having a radius of 110.00 feet and a central angle of 19°44'44"; thence Northeasterly along the arc, a distance of 37.91 feet to a point of reverse curve to the right having a radius of 50.00 feet and a central angle of 50°14'14"; thence Northeasterly along the arc, a distance of 43.84 feet to a point of reverse curve to the left having a radius of 3,050.00 feet and a central angle of 01°27'04"; thence Easterly along the arc, a distance of 77.25 feet; thence North 81°33'53" East, a distance of 654.60 feet to a point of curve to the right having a radius of 1,105.00 feet and a central angle of 19°39'30"; thence Easterly along the arc a distance of 379.13 feet; thence South 78°46'37" East, a distance of 146.08 feet to a point of curve to the left having a radius of 1,550.00 feet and a central angle of 16°30'48"; thence Easterly along the arc a distance of 446.73 feet; thence South 05°17'24" East, a distance of 10.00 feet to the intersection with a non tangent curve concave to the North, having a radius of 1,560.00 feet, the chord of which bears North 83°35'45" East, 60.65 feet; thence Easterly along the arc of said curve, a distance of 60.65 feet through a central angle of 02°13'39" to a point of reverse curve to the right having a radius of 72.00 feet and a central angle of 43°32'37"; thence Easterly along the arc, a distance of 54.72 feet to a point of reverse curve to the left having a radius of 118.00 feet and a central angle of 11°20'29"; thence Southeasterly along the arc, a distance of 23.36 feet to a point of reverse curve to the right having a radius of 72.00 feet and a central angle of 52°07'01"; thence Southeasterly along the arc, a distance of 65.49 feet; thence South 13°11'55" East, a distance of 125.60 feet; thence South 76°30'19" West, a distance of 132.25 feet to the intersection with a non tangent curve concave to the Northwest, having a radius of 264.47 feet, the chord of which bears South 66°25'46" West, 153.53 feet; thence Southwesterly along the arc of said curve, a distance of 155.77 feet through a central angle of 33°44'47" to a point of reverse curve to the left having a radius of 1,212.71 feet and a central angle of 22°00'30"; thence Westerly along the arc, a distance of 465.82 feet to a point of reverse curve to the right having a radius of 924.04 feet and a central angle of 35°54'20"; thence Westerly along the arc, a distance of 579.07 feet to a point of reverse curve to the left having a radius of 433.00 feet and a central angle of 27°32'06"; thence Westerly along the arc, a distance of 208.09 feet; thence South 69°39'54" West, a distance of 213.68 feet to a point of curve to the right having a radius of 167.00 feet and a central angle of 26°20'46"; thence Westerly along the arc a distance of 76.79 feet to a point of reverse curve to the left having a radius of 360.00 feet and a central angle of 29°20'36"; thence Westerly along the arc, a distance of 184.37 feet; thence South 66°40'03" West, a distance of 129.86 feet to the POINT OF BEGINNING.

Containing 22.053 acres, more or less.

Together with;

Parcel Number 4315-504-0003-000-7 OST2
 Parcel Number 4315-502-0004-000-8 WMT2

OST-2 and Water Management Tract 2 of SOUTHERN GROVE PLAT NO. 8, according to the plat thereof as recorded in Plat Book 62, Pages 29 through 32, Public Records of St. Lucie County, Florida

Together with;

Parcel Number 4315-504-0002-000-0 OST2
 Parcel Number 4315-504-0004-000-4 WMT-1
 Parcel Number 4315-504-0005-000-1 WMT-2

Open Space Tract 2, Water Management Tracts 1 and 2, of SOUTHERN GROVE PLAT NO. 9, according to the plat thereof as recorded in Plat Book 68, Pages 16 through 19, Public Records of St. Lucie County, Florida

Together with;

Parcel Number 4322-600-0028-000-5 R-3

Tract R-3 of SOUTHERN GROVE PLAT NO. 13, according to the plat thereof as recorded in Plat Book 74, Pages 10 through 19, Public Records of St. Lucie County, Florida

Together with;

Parcel Number 4315-501-0003-000-8 WMT-2A

Sheet 14 of 19



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 STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC
 Mattamy

QUIT CLAIM

DATE: 6/18/2018	DRAWN: GLM
SCALE: N/A	JOB No. 18-039

Water Management Tract 2A, of SOUTHERN GROVE PLAT NO. 6, according to the plat thereof as recorded in Plat Book 59, Pages 33 through 35, Public Records of St. Lucie County, Florida;

Together with;

Parcel Number 4315-601-0002-000-8 WMT-1

Water Management Tract 1, of SOUTHERN GROVE PLAT NO. 11, according to the plat thereof, as recorded in Plat Book 70, Pages 15 through 21, Public Records of St. Lucie County, Florida;

Together with;

Parcel Number 4315-505-0001-000-6 WMT-1

Water Management Tract 1, of SOUTHERN GROVE PLAT NO. 14, according to the plat thereof, as recorded in Plat Book 71, Pages 35 through 42, Public Records of St. Lucie County, Florida;

Together with;

I-95 Strip

Parcel Number 4315-122-0001-010-4

Parcel Number 4322-111-0002-010-9

Parcel Number 4323-223-0001-010-9

Being a strip of land being 20.00 feet in width and being a portion of Sections 15, 22 and 23, Township 37 South, Range 39 East, St. Lucie County, Florida, and intended to be all of Parcel 1E as per the "Order Granting Petitioners Motion for Relief from Order of Taking and Amending Order of Taking" as recorded in Official Records Book 349, Page 90 in the Public Records of St. Lucie County, Florida and being more particularly described as follows:

Commence at the Northeast corner of Section 15, Township 37 South, Range 39 East thence N89 degrees 58' 15" W along the north line of said Section 15, a distance of 4091.26 feet; thence S 00 degrees 01' 45" W a distance of 100.00 feet to the South right-of-way line of Gatlin Boulevard and the West end of the limited access right-of-way in Interstate 95 (State Road No. 9) and the point of beginning of the following described parcel:

Thence S 89 degrees 58' 15" E a distance of 300.00 feet thence S 81 degrees 56' 34" E a distance of 518.84 feet; thence S 69 degrees 58' 48" E a distance of 281.95 feet thence S 62 degrees 20' 12" E a distance of 912.96 feet thence S 43 degrees 16' 30" E a distance of 595.06 feet; thence S 27 degrees 42' 53" E a distance of 595.06 feet; thence S 19 degrees 56' 04" E a distance of 1,199.30 feet; thence S 18 degrees 47' 20" E a distance of 2,565.89 feet to the beginning of a curve concave to the East having a radius of 24,729.33 feet; thence Southerly along the arc of said curve a distance of 1,325.57 feet through a central angle of 03 degrees 04' 16" to the west line of a 170.00 foot wide Florida Power & Light Easement; thence S 00 degrees 02' 34" W along said easement, a distance of 53.48 feet to the intersection with a non-tangent curve concave to the east, having a radius of 24,749.33 feet, the chord of which bears N 20 degrees 22' 55" W; thence Northerly along the arc of said curve, a distance of 1,376.26 feet through a central angle of 03 degrees 11' 10"; thence N 18 degrees 47' 20" W a distance of 2,565.69 feet; thence N 19 degrees 56' 04" W a distance of 1,197.74 feet; thence N 27 degrees 42' 53" W a distance of 590.07 feet; thence N 43 degrees 16' 30" W a distance of 276.75 feet; thence N 81 degrees 56' 34" W a distance of 515.34 feet; thence N 89 degrees 58' 15" W a distance of 318.00 feet; thence N 00 degrees 01' 45" E a distance of 20.00 feet; thence S 89 degrees 58' 15" E a distance of 20.00 feet to the point of beginning.

Said lands situate in St. Lucie County, Florida;

Subject to easements, restrictions, reservations, covenants, and rights-of-way of record.

Together with;

Bedford Park

Parcel ID: 4309-500-0007-000-4 P-5

Parcel ID: 4309-500-0008-000-1 P-6

Sheet 15 of 19



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STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC
 Mattamy

QUIT CLAIM

DATE: 6/18/2018 DRAWN GLM

SCALE: N/A JOB No. 18-039

Parcel ID: 4309-500-0013-000-9 OST-5

P-5, P-6, and OST -5 according to Tradition Plat No. 2, as recorded in Plat Book 42 Page 3, Public Records of St. Lucie County, Florida

Together with

Parcel Number 4309-501-0003-000-9 P-8
 Parcel Number 4309-501-0006-000-0 P-11

Tracts P-8 and P-11 according to Tradition Plat No. 3, as recorded in Plat Book 43, Page 4, Public Records of St. Lucie County, Florida.

Together with;

Parcel Number 4309-502-0003-000-2

Tract P-13 according to Tradition Plat No. 4, as recorded in Plat Book 43, Page 5, Public Records of St. Lucie County, Florida.

Together with;

Parcel Number 4309-504-0002-000-1

Tract PR-7 according to Tradition Plat No. 7, as recorded in Plat Book 44, Page 7, Public Records of St. Lucie County, Florida.

Together with;

Parcel Number 4304-501-0002-000-7

Tract PR-10 of Tradition Plat No. 12, as recorded in Plat Book 44, Page 3, Public Records of St. Lucie County, Florida.

Together with;

Parcel Number 4309-803-0001-000-2

Tracts PR-1 according to Tradition Plat No. 17, as recorded in Plat Book 43, Page 22, Public Records of St. Lucie County, Florida.

Together with;

Parcel Number 4309-803-0004-000-3

Tract OST-1 according to Tradition Plat No. 17, as recorded in Plat Book 43, Page 22, Public Records of St. Lucie County, Florida.

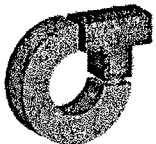
Together with;

Parcel Number 4309-803-0004-000-3 OST1
 Parcel Number 4309-803-0005-000-0 TP1
 Parcel Number 4309-803-0006-000-7 TP2

Tracts OST-1, Towncenter Park 1 and Towncenter Park 2 according to Tradition Plat No. 17, as recorded in Plat Book 43, Page 22, Public Records of St. Lucie County, Florida.

Together with;

Sheet 16 of 19



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Tradition Land Company LLC
 Mattamy

QUIT CLAIM

DATE: 6/18/2018 DRAWN GLM

SCALE: N/A JOB No. 18-039

Parcel Number 4308-701-0001-000-6

Tract O.S.T.-1 according to Tradition Plat No. 24, as recorded in Plat Book 62, Page 15, Public Records of St. Lucie County, Florida.

Together with;

Parcel Number 4310-603-0002-000-9

Tracts PR-56A according to Tradition Plat No. 56, as recorded in Plat Book 58, Page 30, Public Records of St. Lucie County, Florida. [± 0.04 acres]

Together with;

Corporate Park

Parcel Number 4310-601-0002-000-3 R-39

Parcel Number 4310-601-0003-000-0 R-39A

Tracts R-39 and R-39A according to Tradition Plat No. 39 - Corporate Park, as recorded in Plat Book 53, Page 26, Public Records of St. Lucie County, Florida.

Together with;

Parcel Number 4310-603-0001-000-2

Tract PR-56 of Tradition Plat No. 56, as recorded in Plat Book 58, Page 30, Public Records of St. Lucie County, Florida.

Together with;

The Landing

Parcel Number 4310-602-0002-000-6

Tract R-41, according to Tradition Plat No. 41, as recorded in Plat Book 53, Page 32, Public Records of St. Lucie County, Florida.

Together with;

SG Master POA

Parcel Number 4315-501-0002-000-1

Open Space Tract 1, according to Southern Grove Plat No. 6, according to the plat thereof as recorded in Plat Book 59, Pages 33 through 35, Public Records of St. Lucie County, Florida;

Less POA sale of 0.225 ac to Mini Golf

A PORTION OF OPEN SPACE TRACT-1, SOUTHERN GROVE PLAT NO. 6, AS RECORDED IN PLAT BOOK 59, PAGE 33, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



CULPEPPER & TERPENING, INC

CONSULTING ENGINEERS | LAND SURVEYORS

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com

STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC
Mattamy

QUIT CLAIM

DATE: 6/18/2018 DRAWN GLM

SCALE: N/A JOB No. 18-039

BEGIN AT A POINT ON A CURVE (SAID POINT BEING THE NON-TANGENT INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, A 150.00-FOOT-WIDE RIGHT-OF-WAY, AND THE NORTH LINE OF SAID LOT 1), CONCAVE TO THE EAST, HAVING A RADIUS OF 1507.00 FEET, AND FROM WHICH A RADIAL LINE BEARS N87°58'06"E; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°01'54" AN ARC DISTANCE OF 53.44 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE N00°00'00"W, A DISTANCE OF 94.53 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT ON A NON-TANGENT CURVE (SAID POINT BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID VILLAGE PARKWAY AND THE SOUTHERLY LIMITS OF A 30.00 FOOT WIDE INGRESS/EGRESS EASEMENT, RECORDED IN PLAT BOOK 59, PAGES 33-35), CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 110.00 FEET AND FROM WHICH A RADIAL LINE BEARS N20°25'27"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°52'31", AN ARC DISTANCE OF 51.60 FEET TO THE POINT OF TANGENCY; THENCE N84°08'50"E, A DISTANCE OF 9.69 FEET TO THE WEST LINE OF WATER MANAGEMENT TRACT-2A OF SOUTHERN GROVE PLAT NO. 6 AS RECORDED IN PLAT BOOK 59, PAGES 33-35; THENCE S18°38'06"E, A DISTANCE OF 29.34 FEET ALONG SAID WEST LINE OF WATER MANAGEMENT TRACT 2A TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET, AND FROM WHICH A RADIAL LINE BEARS N71°21'54"E; THENCE CONTINUE SOUTHEASTERLY ALONG SAID WESTERLY LINE OF SAID WATER MANAGEMENT TRACT 2A, THROUGH THE ARC OF SAID CURVE AT A CENTRAL ANGLE OF 33°08'03", AN ARC DISTANCE OF 57.83 FEET TO THE POINT OF TANGENCY ON THE NORTHERLY LINE OF SAID LOT 1; THENCE S60°24'56"W, ALONG SAID NORTH LINE OF LOT 1, A DISTANCE OF 125.92 FEET BACK TO THE POINT OF BEGINNING.

CONTAINS 0.224 ACRES (9,771 SF), MORE OR LESS.

Together with;

Parcel Number 4315-601-0001000-1

Open Space Tract 1, according to Southern Grove Plat No. 11 according to the plat thereof, as recorded in Plat Book 70, Pages 15 through 21, Public Records of St. Lucie County, Florida;

Together with;

Westcliffe Estates HOA

Parcel Number 4304-704-0003-000-7 PT-1

Parcel Number 4304-704-0004-000-4 PT-2

Tracts Parking Tract-1, And Parking Tract-2, according to Tradition Plat No. 48, as recorded in Plat Book 55, Page 22, Public Records of St. Lucie County, Florida.

Together with;

Parcel Number 4304-111-0001-000-3

Parcel 1

Being a parcel of land lying in a portion of Section 4, Township 37 South, Range 39 East, St. Lucie County, Florida, more particularly described as follows;

Begin at the Northwest corner of Tract 1, according to the plat of TRADITION PLAT NO. 32, as recorded in Plat Book 62, Page 5, Public Records of St. Lucie County, Florida; thence South 18°16'18" West, a distance of 35.36 feet to the Easterly right-of-way of Fairgreen Road (a 100.00 foot wide right-of-way); thence North 26°43'42" West, along the Easterly right-of-way of Fairgreen Road, a distance of 8.39 feet; thence North 18°16'18" East, a distance of 23.50 feet to the Southerly right-of-way of Crosstown Parkway (a 150.00 foot wide right-of-way); thence North 63°16'18" East, along the Southerly right-of-way of Crosstown Parkway, a distance of 8.39 feet to the POINT OF BEGINNING.

Containing 174.49 square feet, more or less.

Sheet 18 of 19



CULPEPPER & TERPENING, INC

CONSULTING ENGINEERS | LAND SURVEYORS

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 151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
 STATE OF FLORIDA CERTIFICATION No. 1 B 4286

Tradition Land Company LLC

Mattamy

QUIT CLAIM

DATE: 6/18/2018	DRAWN GLM
SCALE: N/A	JOB No. 18-039

Parcel 2

Being a parcel of land lying in a portion of Section 4, Township 37 South, Range 39 East, St. Lucie County, Florida, more particularly described as follows, more particularly described as follows;

Commence at the Northwest corner of Tract 1, according to the plat of TRADITION PLAT NO. 32, as recorded in Plat Book 62, Page 5, Public Records of St. Lucie County, Florida; thence South 63°16'18" West, along the Southerly right-of-way of Crosstown Parkway (a 150.00 foot wide right-of-way), a distance of 141.61 feet to the POINT OF BEGINNING of the following described parcel;

Thence South 71°43'42" East, a distance of 23.50 feet to the Westerly right-of-way of Fairgreen Road (a 100.00 foot wide right-of-way); thence South 26°43'42" East, along the Westerly right-of-way of Fairgreen Road, a distance of 8.39 feet; thence North 71°43'42" West, a distance of 35.36 feet to the Southerly right-of-way of Crosstown Parkway, thence North 63°16'18" East, along the Southerly right-of-way of Crosstown Parkway a distance of 8.39 feet to the POINT OF BEGINNING.

Containing 174.49 square feet, more or less.

Together with;

Tract PR-1 of SOUTHERN GROVE PLAT NO. 6, according to the plat thereof as recorded in Plat Book 59, Pages 33 through 35, Public Records of St. Lucie County, Florida. Containing 2.439 acres of land, more or less.

Together with;

Tract B, of SOUTHERN GROVE PLAT NO. 14, according to the plat thereof as recorded in Plat Book 71, Pages 35 through 42, Public Records of St. Lucie County, Florida. Containing 3.238 acres of land, more or less.

Together with;

TND 23: Vesting: Certificate of Title in Book 3274, Page 91
Tracts R-56, of TRADITION PLAT NO. 56, as recorded in Plat Book 58, Page 30, Public Records of St. Lucie County, Florida.

(LESS that portion thereof Re-platted into TRADITION PLAT NOS. 59 and 66, being that portion sold in Book 2967, Page 2272; also LESS OR 2984-2288 (30' portion).



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STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC
Mattamy

QUIT CLAIM

DATE: 6/18/2018 DRAWN GLM

SCALE: N/A JOB No. 18-039

Prepared by and return to:
Greenspoon Marder, P.A.
200 East Broward Blvd., Suite 1800
Fort Lauderdale, FL 33301
Attn: Barry E. Somerstein, Esq.
Tax Account No.: 4310-603-0007-000-4
[LIST ALL TAX ACCOUNT NOS.]

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, made and executed as of the 29th day of June, 2018, by **TRADITION LAND COMPANY, LLC**, an Iowa limited liability company ("Grantor"), whose address is 10490 SW Village Center Drive, Port St. Lucie, Florida 34987, to and in favor of **MATTAMY PALM BEACH LLC**, a Delaware limited liability company ("Grantee"), whose address is 1500 Gateway Boulevard, Suite 212, Boynton Beach, Florida 33426.

WITNESSETH:

That the Grantor for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee all of Grantor's right, title and interest in and to those certain pieces, parcels or tracts of land situated in St. Lucie County, Florida more particularly described as follows, to wit:

SEE EXHIBIT "A-1," "A-2" and "A-3" ATTACHED HERETO

(hereinafter referred to as the "**Property**");

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Property in fee simple forever.

AND Grantor does hereby covenant with and warrant to the Grantee that it has good right and lawful authority to sell and convey the Property; and that it will defend the title to the Property, against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

THE conveyance made herein, however, is expressly made **SUBJECT TO** (i) those matters described on **Exhibit "B"** attached hereto ("**Permitted Exceptions**"), however this reference shall not operate to reimpose same, and (ii) the Property is also subject to the restrictions and covenants running with the land applicable to the Property as set forth on **Exhibit "C"** attached hereto ("**Deed Restrictions**").

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

TRADITION LAND COMPANY, LLC, an Iowa limited liability company

Kelly Rene Rea

Name: Kelly Rene Rea

Waide De Remer

Name: WAIDE DE REMER

By: [Signature]

Name: David C. Feltman

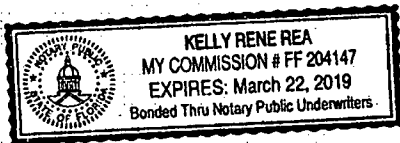
Title: President

STATE OF Florida

COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 21st day of June, 2018 by David C. Feltman, as President of Tradition Land Company, LLC, an Iowa limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

(NOTARY SEAL)



Kelly Rene Rea

Notary Public Signature

Kelly Rene Rea

(Name typed, printed or stamped)

Commission No.: FF 204147

My Commission Expires: 3/22/2019

EXHIBIT "A-1"
DESCRIPTION OF WESTERN GROVE PROPERTY

A-1-1

WPBDOCS 9598635 2
35188720.4
33451.0019

LEGAL DESCRIPTION WESTERN GROVE TRACTS A & B

LEGAL DESCRIPTION WESTERN GROVE

PARCEL ID NUMBERS	4305-322-0002-000-1
4305-100-0000-000-5	4306-311-0000-000-6
4305-110-0000-000-6	4307-100-0000-000-1
4305-131-0001-000-8	4308-000-0000-000-7
4305-333-0001-000-8	4318-122-0001-000-0
4305-322-0001-000-4	

BEING 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 INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY AND THE EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°08'55" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 156.89 FEET; THENCE SOUTH 00°01'15" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 2906.07 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE SOUTH 89°58'45" EAST, ALONG THE SOUTH LINE OF CROSSTOWN PARKWAY AS DEEDED FROM RESERVE HOMES LTD, L.P. TO CITY OF PORT ST. LUCIE, AS RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 4633.87 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2,158.00 FEET, THE CHORD OF WHICH BEARS SOUTH 00°03'13" WEST, 0.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 0.93 FEET THROUGH A CENTRAL ANGLE OF 00°01'28" TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1,690.00 FEET AND A CENTRAL ANGLE OF 03°25'08"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 100.84 FEET; THENCE NORTH 86°37'20" EAST, A DISTANCE OF 54.69 FEET; THENCE NORTH 53°38'02" EAST, A DISTANCE OF 11.25 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 501.54 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 12°20'03"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 215.27 FEET; THENCE NORTH 77°39'57" EAST, A DISTANCE OF 108.05 FEET; THENCE NORTH 73°41'12" EAST, A DISTANCE OF 447.38 FEET; THENCE NORTH 74°15'42" EAST, A DISTANCE OF 502.35 FEET; THENCE NORTH 74°29'48" EAST, A DISTANCE OF 493.07 FEET; THENCE NORTH 73°45'42" EAST, A DISTANCE OF 491.41 FEET; THENCE NORTH 74°31'50" EAST, A DISTANCE OF 526.42 FEET; THENCE NORTH 74°05'56" EAST, A DISTANCE OF 326.26 FEET TO THE WEST LINE OF A PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 3131, PAGE 1673, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 13°12'00" EAST, ALONG SAID WEST LINE, AND ALONG THE WEST LINE OF TRADITION PLAT NO. 35, AS RECORDED IN PLAT BOOK 52, PAGE 1, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 4,266.67 FEET TO THE NORTH LINE OF TRADITION PLAT NO. 62, AS RECORDED IN PLAT BOOK 60, PAGE 22, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID TRADITION PLAT NO. 62 THE FOLLOWING 3 COURSES AND DISTANCES; 1) THENCE SOUTH 81°33'53" WEST, A DISTANCE OF 621.46 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,130.00 FEET, A CENTRAL ANGLE OF 05°23'17"; 2) THENCE WESTERLY ALONG THE ARC A DISTANCE OF 106.26 FEET; THENCE NORTH 53°22'26" WEST, A DISTANCE OF 15.42 TO THE EASTERLY RIGHT-OF-WAY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612 OF SAID ST. LUCIE COUNTY PUBLIC RECORDS; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 760.00 FEET, CENTRAL ANGLE 2°03'38", ARC LENGTH OF 27.33 FEET; CHORD BEARING N1°53'40"W, A CHORD DISTANCE OF 27.33 FEET; THENCE S89°08'09"W, DEPARTING SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF SAID TRADITION PLAT 62; THENCE ALONG THE WESTERLY BOUNDS OF SAID PLAT THE FOLLOWING 4 COURSES AND DISTANCES; 1) SOUTHERLY ALONG A CURVE TO THE LEFT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 840.00 FEET, CENTRAL ANGLE 12°36'21", ARC LENGTH 184.81 FEET, CHORD BEARING S7°10'01"E, A CHORD DISTANCE OF 184.44 FEET TO POINT OF REVERSE CURVATURE; 2) SOUTHWESTERLY ALONG A CURVE TO THE RIGHT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 50.00 FEET, CENTRAL ANGLE 55°30'50", ARC LENGTH 48.45 FEET, CHORD BEARING S14°17'13"W, A CHORD DISTANCE OF 46.57 FEET TO A POINT OF REVERSE CURVATURE; 3) SOUTHWESTERLY ALONG A CURVE TO THE LEFT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 110.00 FEET, CENTRAL ANGLE 8°37'53", ARC LENGTH 16.57 FEET, CHORD BEARING S37°43'42"W, A CHORD DISTANCE OF 16.56 FEET TO A POINT OF REVERSE CURVATURE; 4) SOUTHWESTERLY ALONG A CURVE TO THE RIGHT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 50.00 FEET, CENTRAL ANGLE 51°19'04", ARC LENGTH 44.78 FEET, CHORD BEARING S59°04'17"W, A CHORD DISTANCE OF 43.30 FEET TO A POINT OF TANGENCY ON THE SOUTH LINE OF A PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 1178, PAGE 2311 AND OFFICIAL RECORDS BOOK 3274, PAGE 915, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE THE FOLLOWING 4 COURSES AND DISTANCES; THENCE SOUTH 84°43'49" WEST, A DISTANCE OF 174.38 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,100.00 FEET, A CENTRAL ANGLE OF 45°17'00"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 869.38 FEET; THENCE NORTH 49°59'11" WEST, A DISTANCE OF 1,546.87 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,200.00 FEET, A CENTRAL ANGLE OF 39°18'59"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 823.44 FEET; THENCE NORTH 89°18'10" WEST, A DISTANCE OF 401.19 FEET TO THE WEST LINE OF EXHIBIT A (POWERLINE ROAD), AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2651, PUBLIC RECORDS OF



CULPEPPER & TERPENING, INC
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 STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Florida LLC	
Tradition Land Company LLC	
Western Grove, St. Lucie County, Fl	
DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. 18-039

LEGAL DESCRIPTION

WESTERN GROVE

ST. LUCIE COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE THE FOLLOWING 3 COURSES AND DISTANCES; THENCE SOUTH 00°41'50" WEST, A DISTANCE OF 557.37 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,440.00 FEET, A CENTRAL ANGLE OF 18°08'36"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 455.99 FEET; THENCE SOUTH 18°50'26" WEST, A DISTANCE OF 800.66 FEET; THENCE SOUTH 70°06'36" EAST, A DISTANCE OF 540.99 FEET TO THE WEST LINE OF A 200.00 FOOT WIDE FLORIDA POWER AND LIGHT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°41'50" WEST, ALONG SAID WEST LINE, A DISTANCE OF 3,427.77 FEET; THENCE SOUTH 00°08'18" WEST, ALONG SAID WEST LINE, A DISTANCE OF 317.26 FEET TO THE NORTH LINE OF CONSERVATION TRACT 3, AS RECORDED IN OFFICIAL RECORDS BOOK 1485, PAGE 708, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY LINE OF CONSERVATION TRACT 3 THE FOLLOWING 24 COURSES AND DISTANCES; THENCE NORTH 31°45'23" EAST, A DISTANCE OF 287.98 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 479.11 FEET; THENCE NORTH 25°42'03" EAST, A DISTANCE OF 815.85 FEET; THENCE NORTH 67°14'46" EAST, A DISTANCE OF 611.45 FEET; THENCE NORTH 80°50'18" EAST, A DISTANCE OF 311.82 FEET; THENCE SOUTH 39°35'38" EAST, A DISTANCE OF 373.81 FEET; THENCE SOUTH 62°56'57" WEST, A DISTANCE OF 710.69 FEET; THENCE SOUTH 09°54'33" WEST, A DISTANCE OF 528.17 FEET; THENCE SOUTH 43°15'34" EAST, A DISTANCE OF 1.86 FEET; THENCE NORTH 89°57'05" EAST, A DISTANCE OF 1,118.66 FEET; THENCE NORTH 35°27'24" EAST, A DISTANCE OF 161.02 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 130°29'58"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 455.53 FEET; THENCE SOUTH 14°02'38" EAST, A DISTANCE OF 439.21 FEET; THENCE SOUTH 11°24'07" WEST, A DISTANCE OF 156.51 FEET; THENCE SOUTH 54°52'19" WEST, A DISTANCE OF 285.65 FEET; THENCE NORTH 87°53'08" WEST, A DISTANCE OF 303.75 FEET; THENCE NORTH 64°44'39" WEST, A DISTANCE OF 347.21 FEET; THENCE NORTH 38°28'42" WEST, A DISTANCE OF 244.24 FEET; THENCE SOUTH 61°48'44" WEST, A DISTANCE OF 265.08 FEET; THENCE SOUTH 26°55'17" EAST, A DISTANCE OF 157.56 FEET; THENCE SOUTH 04°24'55" WEST, A DISTANCE OF 302.92 FEET; THENCE SOUTH 51°49'41" EAST, A DISTANCE OF 294.23 FEET; THENCE SOUTH 28°06'28" EAST, A DISTANCE OF 898.96 FEET TO THE NORTH LINE OF CONSERVATION TRACT 1, AS RECORDED IN OFFICIAL RECORDS BOOK 1485, PAGE 708, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY AND WESTERLY LINE OF CONSERVATION TRACT 1 THE FOLLOWING 5 COURSES AND DISTANCES; THENCE SOUTH 72°37'52" WEST, A DISTANCE OF 619.63 FEET; THENCE SOUTH 18°11'57" WEST, A DISTANCE OF 269.91 FEET; THENCE SOUTH 01°51'59" EAST, A DISTANCE OF 146.75 FEET; THENCE SOUTH 32°55'06" EAST, A DISTANCE OF 1,128.20 FEET; THENCE SOUTH 49°21'19" EAST, A DISTANCE OF 380.65 FEET TO THE NORTH RIGHT-OF-WAY LINE OF E/W # 1, AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 829, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°50'39" WEST, ALONG SAID NORTH LINE OF E/W # 1 AND THE NORTH LINE OF PARCEL 2 OF RIVERLAND GROVE, A DISTANCE OF 2,230.58 FEET TO THE POINT OF BEGINNING OF CONSERVATION TRACT 2, AS SHOWN IN OFFICIAL RECORDS BOOK 1485, PAGE 708, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINE OF CONSERVATION TRACT 2 THE FOLLOWING 24 COURSES AND DISTANCES; THENCE NORTH 16°14'32" EAST, A DISTANCE OF 312.22 FEET; THENCE NORTH 60°39'52" EAST, A DISTANCE OF 69.34 FEET; THENCE NORTH 70°31'49" EAST, A DISTANCE OF 130.24 FEET; THENCE NORTH 46°25'24" EAST, A DISTANCE OF 54.76 FEET; THENCE NORTH 32°01'44" EAST, A DISTANCE OF 35.62 FEET; THENCE NORTH 08°45'15" EAST, A DISTANCE OF 49.65 FEET; THENCE NORTH 10°37'45" WEST, A DISTANCE OF 61.45 FEET; THENCE NORTH 24°33'27" WEST, A DISTANCE OF 95.46 FEET; THENCE NORTH 09°05'54" WEST, A DISTANCE OF 95.57 FEET; THENCE NORTH 20°34'23" WEST, A DISTANCE OF 64.51 FEET; THENCE NORTH 45°12'39" WEST, A DISTANCE OF 167.70 FEET; THENCE NORTH 59°18'14" WEST, A DISTANCE OF 151.59 FEET; THENCE NORTH 88°01'37" WEST, A DISTANCE OF 54.82 FEET; THENCE SOUTH 74°52'40" WEST, A DISTANCE OF 305.26 FEET; THENCE NORTH 70°03'54" WEST, A DISTANCE OF 245.26 FEET; THENCE SOUTH 76°25'53" WEST, A DISTANCE OF 232.03 FEET; THENCE NORTH 35°37'28" WEST, A DISTANCE OF 365.49 FEET; THENCE NORTH 64°00'05" WEST, A DISTANCE OF 104.96 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 614.79 FEET; THENCE SOUTH 15°45'52" WEST, A DISTANCE OF 524.60 FEET; THENCE SOUTH 29°27'50" EAST, A DISTANCE OF 150.74 FEET; THENCE SOUTH 63°02'12" EAST, A DISTANCE OF 200.44 FEET; THENCE NORTH 89°59'49" EAST, A DISTANCE OF 311.47 FEET; THENCE SOUTH 57°38'10" EAST, A DISTANCE OF 1,042.53 FEET TO THE NORTH RIGHT-OF-WAY LINE OF E/W # 1, AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 829, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°50'39" WEST, ALONG SAID NORTH LINE OF E/W # 1 AND THE NORTH LINE OF PARCEL 2 OF RIVERLAND GROVE, A DISTANCE OF 5063.33 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 609 (RANGELINE ROAD) A 150.00 FOOT WIDE RIGHT-OF-WAY; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 609 (RANGELINE ROAD) THE FOLLOWING 6 COURSES AND DISTANCES; THENCE NORTH 00°00'21" EAST, A DISTANCE OF 1,040.46 FEET; THENCE NORTH 00°01'22" WEST, A DISTANCE OF 2,608.92 FEET; THENCE NORTH 85°42'58" EAST, A DISTANCE OF 74.89 FEET; THENCE NORTH 02°05'08" WEST, A DISTANCE OF 5,257.15 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 5,654.58 FEET, A CENTRAL ANGLE OF 02°06'23"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 207.88 FEET; THENCE NORTH 00°01'15" EAST, A DISTANCE OF 2,337.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,771.478 ACRES, MORE OR LESS.

Sheet 2 of 5



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STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Florida LLC
Tradition Land Company LLC

Western Grove, St. Lucie County, Fl

DATE: 6/15/2018	DRAWN BKH
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SCALE: N/A	JOB No. 18-039
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LEGAL DESCRIPTION

WESTERN GROVE

TOGETHER WITH PARCEL 1 Parcel ID: 4305-322-0002-000-1

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

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF WESTERN GROVE PLAT NO. 2 ALLAPATTAH SUBSTATION, AS RECORDED IN PLAT BOOK 58, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N89°58'45"W A DISTANCE OF 50.00 FEET; THENCE N00°01'15"E A DISTANCE OF 60.00 FEET; THENCE S89°58'45"E A DISTANCE OF 4633.87 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

AND THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 89°56'03" EAST, A RADIAL DISTANCE OF 2,158.00 FEET AND HAVING A CHORD BEARING OF SOUTH 00°03'12" WEST, 0.93 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°01'28", A DISTANCE OF 0.93 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1,690.00 FEET AND A CENTRAL ANGLE OF 03°25'08"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 100.84 FEET; THENCE NORTH 86°37'20" EAST, A DISTANCE OF 54.69 FEET; THENCE NORTH 53°38'02" EAST, A DISTANCE OF 11.25 FEET; THENCE EAST, A DISTANCE OF 501.54 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 11°43'53"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 204.75 FEET; THENCE NORTH 55°36'44" EAST, A DISTANCE OF 125.02 FEET; THENCE NORTH 89°58'45" WEST, A DISTANCE OF 874.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.684 ACRES, MORE OR LESS.

TOGETHER WITH PARCEL 2 (WETLAND 81) Parcel ID: 4308-331-0001-000-1

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

COMMENCE AT THE NORTHWEST CORNER OF TRACT 1, ACCORDING TO TRADITION PLAT NO. 70, AS RECORDED IN PLAT BOOK 67, PAGE 31, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 80°50'18" WEST, A DISTANCE OF 311.82 FEET; THENCE SOUTH 67°14'46" WEST, A DISTANCE OF 363.33 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE CONTINUE SOUTH 67°14'46" WEST, A DISTANCE OF 248.12 FEET; THENCE SOUTH 25°42'03" WEST, A DISTANCE OF 107.45 FEET; THENCE NORTH 55°58'12" WEST, A DISTANCE OF 41.35 FEET; THENCE NORTH 64°04'09" WEST, A DISTANCE OF 36.99 FEET; THENCE NORTH 34°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 56.90 FEET; THENCE NORTH 55°08'19" EAST, A DISTANCE OF 39.86 FEET; THENCE NORTH 67°58'26" EAST, A DISTANCE OF 76.12 FEET; THENCE NORTH 79°45'14" EAST, A DISTANCE OF 78.71 FEET; THENCE NORTH 86°56'06" EAST, A DISTANCE OF 47.36 FEET; THENCE SOUTH 83°49'59" EAST, A DISTANCE OF 32.61 FEET; THENCE SOUTH 76°45'58" EAST, A DISTANCE OF 32.93 FEET; THENCE SOUTH 58°01'15" EAST, A DISTANCE OF 60.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.923 ACRES, MORE OR LESS.

LESS AND EXCEPT PARCEL 3

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

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF WESTERN GROVE PLAT NO. 2 ALLAPATTAH SUBSTATION, AS RECORDED IN PLAT BOOK 58, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N89°58'45"W A DISTANCE OF 50.00 FEET; THENCE N00°01'15"E A DISTANCE OF 60.00 FEET; THENCE S89°58'45"E A DISTANCE OF 5508.49 FEET; THENCE S55°36'44"W A DISTANCE OF 125.02 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

Sheet 3 of 5



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 STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Florida LLC
 Tradition Land Company LLC

Western Grove, St. Lucie County, Fl

DATE: 6/15/2018 DRAWN BKH

SCALE: N/A JOB No. 18-039

LEGAL DESCRIPTION

WESTERN GROVE

THENCE SOUTH 49°13'04" EAST, A DISTANCE OF 69.74 FEET; THENCE NORTH 74°03'19" EAST, A DISTANCE OF 2,864.71 FEET; THENCE NORTH 13°12'00" WEST, A DISTANCE OF 46.01 FEET; THENCE SOUTH 74°05'56" WEST, A DISTANCE OF 326.26 FEET; THENCE SOUTH 74°31'50" WEST, A DISTANCE OF 526.42 FEET; THENCE SOUTH 73°45'42" WEST, A DISTANCE OF 491.41 FEET; THENCE SOUTH 74°29'48" WEST, A DISTANCE OF 493.07 FEET; THENCE SOUTH 74°15'42" WEST, A DISTANCE OF 502.35 FEET; THENCE SOUTH 73°41'12" WEST, A DISTANCE OF 447.38 FEET; THENCE SOUTH 77°39'57" WEST, A DISTANCE OF 108.05 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 00°36'10"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 10.52 FEET TO THE POINT OF BEGINNING. ALSO LESSING OUT THAT PORTION OF EXHIBIT A, AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612, THAT LIES IN THE ABOVE DESCRIBED PARCEL.

CONTAINING 3.318 ACRES, MORE OR LESS.

LESS AND EXCEPT: Parcel ID: 4306-700-0001-000-7
 FLORIDA POWER AND LIGHT ALLAPATTAH SUBSTATION, AS RECORDED IN PLAT BOOK 58, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (CONTAINING 2.491 ACRES, MORE OR LESS).

ALSO LESS AND EXCEPT: Parcel ID: 4308-501-0001-020-8
 FERNLAKE DRIVE, AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612, EXHIBIT B (CONTAINING 8.358 ACRES, MORE OR LESS).

ALSO LESS AND EXCEPT: Parcel ID: 4306-111-0001-000-9 Parcel ID: 4306-144-0001-000-1
 POWERLINE ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612, EXHIBIT C AND OFFICIAL RECORDS BOOK 3071, PAGE 2651, EXHIBIT C (CONTAINING 40.982 ACRES, MORE OR LESS).

TRACT C Parcel ID: 4308-000-0000-000-7

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

BEGIN AT THE NORTHEAST CORNER OF THE PLAT OF TRADITION PLAT NO. 58, AS RECORDED IN PLAT BOOK 59, PAGE 21, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY LINE OF SAID TRADITION PLAT NO. 58 THE FOLLOWING 7 COURSES AND DISTANCES; THENCE NORTH 89°53'05" WEST, A DISTANCE OF 194.96 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 70°02'04"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 61.12 FEET; THENCE NORTH 19°51'01" WEST, A DISTANCE OF 224.93 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 83°40'24"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 292.08 FEET; THENCE SOUTH 76°28'35" WEST, A DISTANCE OF 669.95 FEET; THENCE SOUTH 07°29'09" EAST, A DISTANCE OF 209.34 FEET; THENCE SOUTH 47°13'42" WEST, A DISTANCE OF 508.14 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TRADITION PARKWAY (A 130.00 FOOT WIDE RIGHT-OF-WAY) AND TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,465.00 FEET, THE CHORD OF WHICH BEARS NORTH 24°41'40" WEST, 443.56 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 445.27 FEET THROUGH A CENTRAL ANGLE OF 17°24'52" TO THE SOUTHWEST CORNER OF TRACT A, ACCORDING TO THE PLAT OF TRADITION PLAT NO. 68, AS RECORDED IN PLAT BOOK 66, PAGE 37, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY, EASTERLY, AND NORTHERLY LINE OF SAID TRACT A THE FOLLOWING 7 COURSES AND DISTANCES; THENCE NORTH 74°00'46" EAST, A DISTANCE OF 60.76 FEET; THENCE NORTH 21°07'28" EAST, A DISTANCE OF 100.75 FEET; THENCE NORTH 30°08'54" EAST, A DISTANCE OF 78.00 FEET; THENCE NORTH 14°10'47" WEST, A DISTANCE OF 112.39 FEET; THENCE NORTH 71°42'41" WEST, A DISTANCE OF 90.85 FEET; THENCE NORTH 51°27'29" WEST, A DISTANCE OF 76.73 FEET; THENCE SOUTH 88°24'58" WEST, A DISTANCE OF 16.19 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TRADITION PARKWAY (A 130.00 FOOT WIDE RIGHT-OF-WAY); THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID TRADITION PARKWAY THE FOLLOWING 6 COURSES AND DISTANCES; AND TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,465.00 FEET, THE CHORD OF WHICH BEARS NORTH 00°47'31" WEST, 40.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.50 FEET THROUGH A CENTRAL ANGLE OF 01°35'02"; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 182.47 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,595.00 FEET, A CENTRAL ANGLE OF 09°38'59"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 268.63 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 47°50'06"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 41.74 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 21°42'43"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 49.26 FEET TO A

Sheet 4 of 5



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 STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Florida LLC
 Tradition Land Company LLC

Western Grove, St. Lucie County, Fl

DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. 18-039

LEGAL DESCRIPTION
WESTERN GROVE

POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 56°42'14"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 49.48 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF FERNLAKE DRIVE (A 80.00 FOOT WIDE RIGHT-OF-WAY); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FERNLAKE DRIVE THE FOLLOWING 3 COURSES AND DISTANCES, AND TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 930.00 FEET AND A CENTRAL ANGLE OF 54°51'10"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 890.35 FEET; THENCE NORTH 18°19'28" EAST, A DISTANCE OF 61.04 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 870.01 FEET, A CENTRAL ANGLE OF 13°23'54"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 203.45 FEET TO THE SOUTHWESTERLY CORNER OF TRADITION PLAT NO. 62, AS RECORDED IN PLAT BOOK 60, PAGE 22, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID TRADITION PLAT NO. 62 THE FOLLOWING 3 COURSES AND DISTANCES; THENCE SOUTH 51°55'07" EAST, A DISTANCE OF 701.92 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 440.00 FEET, THE CHORD OF WHICH BEARS NORTH 75°57'08" EAST, 209.81 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 211.85 FEET THROUGH A CENTRAL ANGLE OF 27°35'12"; THENCE NORTH 89°44'44" EAST, A DISTANCE OF 277.08 FEET TO THE NORTHWEST CORNER OF TRADITION PLAT NO. 16, AS RECORDED IN PLAT BOOK 44, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°06'55" WEST, ALONG THE WEST LINE OF SAID TRADITION PLAT NO. 16, A DISTANCE OF 1,493.94 FEET TO THE POINT OF BEGINNING. CONTAINING 54.548 ACRES, MORE OR LESS.

CONTAINING 1,773.484 ACRES (TOTAL NET), MORE OR LESS.

TOGETHER WITH:

All of Parcel ID: 4305-110-0000-000-6
 A portion of Parcel ID: 4304-124-0001-000-3
 A portion of Parcel ID: 4304-111-0000-000-6

A PARCEL OF LAND LYING IN SECTIONS 4 AND 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST LUCIE COUNTY, FLORIDA AND BEING A PORTION OF THE LANDS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1745 AT PAGE 1819, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF LOT 375 AS SHOWN ON TRADITION PLAT NO. 28 AS RECORDED IN PLAT BOOK 45 AT PAGES 24 THROUGH 38, PUBLIC RECORDS OF ST, LUCIE COUNTY, FLORIDA AND RUNNING THENCE N74°03'19"E ALONG THE NORTHERLY BOUNDS OF SAID LOT 375 AND CONTINUING ALONG THE NORTHERLY BOUNDS OF WATER MANAGEMENT TRACT 1 AS SHOWN ON SAID TRADITION PLAT NO. 28, A DISTANCE OF 182.96 FEET TO A POINT LOCATED S74°03'19"W A DISTANCE OF 50.00 FEET FROM THE CENTERLINE OF A 20 WIDE WATER MANAGEMENT EASEMENT SHOWN ON THE ABOVE MENTIONED TRADITION PLAT 28; THENCE N15°45'29"W ALONG A LINE PARALLEL TO AND 50 FEET DISTANT WESTERLY FROM SAID CENTERLINE, A DISTANCE OF 29.52 FEET TO A POINT ON THE NORTHERLY BOUNDS OF THE PLAT LAST ABOVE MENTIONED AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE S74°14'30"W ALONG THE NORTHERLY BOUNDS OF SAID TRADITION PLAT 18 A DISTANCE OF 816.16 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S74°14'30"W A DISTANCE OF 18.57 FEET TO A POINT ON THE SOUTHERLY BOUNDS OF LANDS DESCRIBED BY DEED FIRST ABOVE MENTIONED; THENCE S13°37'52"W ALONG SAID BOUNDS A DISTANCE OF 14.03 FEET; THENCE S74°03'19"W, STILL ALONG SAID SOUTHERLY BOUNDS, A DISTANCE OF 5341.55 FEET TO A POINT ON THE NORTHERLY BOUNDS OF THE SO-CALLED WESTERN GROVE PARCEL; THENCE ALONG THE NORTHERLY BOUNDS THEREOF THE FOLLOWING TWO COURSES AND DISTANCES; 1) N49°13'04"W A DISTANCE OF 69.74 FEET; 2) N55°36'44"E A DISTANCE OF 125.02 FEET TO A POINT ON THE NORTHERLY BOUNDS OF THE O.L. PEACOCK CANAL AS DESCRIBED BY DEED FIRST ABOVE MENTIONED; THENCE ALONG SAID NORTHERLY BOUNDS THE FOLLOWING 4 COURSES AND DISTANCES; 1) N74°05'51"E A DISTANCE OF 4714.77 FEET; 2) N74°35'02"E A DISTANCE OF 620.60 FEET; 3) N34°54'59"E A DISTANCE OF 16.17 FEET; 4) N74°00'26"E A DISTANCE OF 755.08 FEET; THENCE S15°45'29"E, PARALLEL TO AND 50' DISTANT WESTERLY FROM THE CENTERLINE OF THE 20 FEET WIDE WATER MANAGEMENT EASEMENT REFERRED TO ABOVE, A DISTANCE OF 89.94 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT EXHIBIT "A" AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 3071 AT PAGE 2612, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA. CONTAINING 13.24 ACRES OF LAND, MORE OR LESS.

TOTAL AREA OF ALL WESTERN GROVE PARCELS CONTAIN 1786.724 ACRES OF LAND, MORE OR LESS.



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DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. 18-039

EXHIBIT "A-2"
SOUTHERN GROVE PROPERTY

WPBDOCS 9598635 2
35188720.4
33451.0019

A-2-1

LEGAL DESCRIPTION

SOUTHERN GROVE

TOGETHER WITH: Parcel ID: 4322-231-0002-000-5

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, AND BEING A PORTION OF THE PLAT OF SOUTHERN GROVE PLAT NUMBER 3 AS RECORDED IN PLAT BOOK NUMBER 61 AT PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

FROM THE SOUTHWEST CORNER OF PARCEL 24 OF THE ABOVE MENTIONED SOUTHERN GROVE PLAT NO. 3, THENCE N 90°00'00" E 75.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 90°00'00" E 648.81 FEET TO A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 4,950 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1210.08 FEET, THENCE N 75°59'37" E 561.12 FEET TO THE WESTERLY RIGHT-OF-WAY OF VILLAGE PARKWAY AND A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 4,925 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.00 FEET, THENCE S 75°59'37" W 561.12 FEET TO A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 5,050 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1234.52 FEET, THENCE S 90°00'00" W 648.97 FEET, THENCE N 00°05'34" E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING— LESS THAT PART FOR RELOCATED E/W NO. 2 ROAD RIGHT-OF-WAY AS IN OFFICIAL RECORDS BOOK 3935 AT PAGE 2995, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY.

CONTAINING 4.21 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-700-0025-000-9 (PARCEL 24)
 Parcel ID: 4315-700-0030-000-7 (PARCEL 28)
 Parcel ID: 4315-700-0032-000-1 (PARCEL 29)

BEING ALL OF PARCELS 24, 28 AND 29 ACCORDING TO SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PART FOR COMMUNITY BOULEVARD AND UTILITY SITE 1 AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 3935 AT PAGE 2995.

PARCEL 24 CONTAINS 130.570 ACRES OF LAND, MORE OR LESS.
 PARCEL 28 CONTAINS 436.727 ACRES OF LAND, MORE OR LESS.
 PARCEL 29 CONTAINS 386.544 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-700-0001-000-5

BEING ALL OF UTILITY SITE 1 AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NUMBER 3, RECORDED IN PLAT BOOK 61 AT PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (0.50 AC) (OR 3935-2984)

CONTAINING 0.50 ACRE OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-700-0007-000-7 (CONSERVATION TRACT 3)
 Parcel ID: 4315-700-0016-000-3 (CONSERVATION TRACT 12)

BEING ALL OF CONSERVATION TRACTS 3 AND 12 AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NUMBER 3, RECORDED IN PLAT BOOK 61 AT PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONSERVATION TRACT 3 CONTAINS 1.071 ACRE OF LAND, MORE OR LESS.
 CONSERVATION TRACT 12 CONTAINS 41.300 ACRES OF LAND, MORE OR LESS.

Sheet 1 of 3



CULPEPPER & TERPENING, INC

CONSULTING ENGINEERS | LAND SURVEYORS

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
 STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Florida LLC Tradition Land Company LLC

Mattamy Parcels

DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. 18-039

LEGAL DESCRIPTION
SOUTHERN GROVE

TOGETHER WITH: Parcel ID: 4315-500-0008-000-0

BEING ALL OF PARCEL 1, ACCORDING TO SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56, PAGE 18, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL;

FROM THE NORTHEAST CORNER OF SAID PARCEL 1 RUNNING THENCE TO A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1657.00 FEET, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1031.85 FEET, THENCE S 60° 57' 01" E 68.14 FEET TO THE POINT OF BEGINNING; THENCE S 60° 57' 01" E 140.00 FEET, THENCE S 74° 02' 59" W 42.43 FEET, THENCE N 60° 57' 01" W 80.00 FEET, THENCE N 15° 57' 01" W 42.43 FEET TO THE POINT OF BEGINNING. CONTAINING 0.076 ACRE OF LAND, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL;

EXHIBIT B AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 3071 AT PAGE 2591, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 0.004 ACRE OF LAND, MORE OR LESS

OVERALL PARCEL CONTAINS 60.681 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-500-0006-000-6 (CONSERVATION TRACT 10)
Parcel ID: 4315-500-0007-000-3 (CONSERVATION TRACT 21)

BEING ALL OF CONSERVATION TRACTS 10 AND 21, ACCORDING TO SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56, PAGE 18, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONSERVATION TRACT 10 CONTAINS 0.943 ACRES OF LAND, MORE OR LESS.
CONSERVATION TRACT 21 CONTAINS 5.064 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4322-600-0020-000-9 (PARCEL 25A)
Parcel ID: 4322-600-0023-000-0 (PARCEL 25D)
Parcel ID: 4322-600-0027-000-8 (PARCEL 27D)

BEING ALL OF PARCELS 25A, 25D AND 27D ACCORDING TO SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 25A CONTAINS 28.766 ACRES OF LAND, MORE OR LESS.
PARCEL 25D CONTAINS 15.573 ACRES OF LAND, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL FROM THE ABOVE MENTIONED PARCEL 27D;

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 27D AND RUNNING THENCE ALONG THE BOUNDS THEREOF THE FOLLOWING 6 COURSES AND DISTANCES; 1) N4°13'26"E A DISTANCE OF 635.29 FEET; 2) S89°14'41"E A DISTANCE OF 596.05 FEET; 3) N3°14'21"E A DISTANCE OF 87.14 FEET; 4) S81°49'52"E A DISTANCE OF 217.07 FEET; 5) S75°35'46"E A DISTANCE OF 2.83 FEET; 6) S57°00'52"E A DISTANCE OF 172.59 FEET TO A POINT ON THE WESTERLY LINE OF A 60 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 97 AT PAGE 505, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°02'34"W ALONG SAID WESTERLY BOUNDS A DISTANCE OF 596.94 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF E/W 4 R/W (PARR DRIVE) AS SHOWN ON THE ABOVE MENTIONED PLAT OF SOUTHERN GROVE PLAT NO. 13; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING 2 COURSES AND DISTANCES; 1) N89°59'43"W A DISTANCE OF 772.26 FEET TO A POINT OF CURVATURE; 2) WESTERLY ALONG A CURVE TO THE RIGHT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 2925.00 FEET, CENTRAL ANGLE 4°39'19" AN ARC LENGTH OF 237.65 FEET TO THE POINT OF BEGINNING. CONTAINING 14.825 ACRES OF LAND, MORE OR LESS.

THE PORTION OF PARCEL 27D DESCRIBED HEREIN CONTAINS 30.864 ACRES OF LAND, MORE OR LESS.



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Tradition Florida LLC
Tradition Land Company LLC

Mattamy Parcels

DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. 18-039

LEGAL DESCRIPTION

SOUTHERN GROVE

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL;

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF VILLAGE PARKWAY AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 2899 AT PAGE 2933 (EXHIBIT "A"), PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA, WHICH POINT IS THE MOST NORTHERLY CORNER OF PARCEL 3 AS DESCRIBED IN THE ABOVE MENTIONED DEED AND RUNNING THENCE N25°57'22"W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 1204.05 FEET TO THE SOUTHWEST CORNER OF A UTILITY SITE AS RECORDED IN OFFICIAL RECORDS BOOK 3935 AT PAGE 2995, SAID PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N64°02'38"E, DEPARTING SAID RIGHT-OF-WAY AND RUNNING ALONG THE SOUTHERLY LINE OF THE PARCEL LAST ABOVE MENTIONED AND CONTINUE ON THE SAME COURSE, A TOTAL DISTANCE OF 654.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE CONTAINING THE FOLLOWING ELEMENTS; RADIUS 171.25 FEET, CENTRAL ANGLE 104°16'41", ARC LENGTH 311.67 FEET, CHORD BEARING S54°21'56"E, A CHORD DISTANCE OF 270.40 FEET TO THE BEGINNING OF A NON-TANGENT LINE; THENCE S26°39'19"E ALONG SAID LINE A DISTANCE OF 732.16 FEET; THENCE S30°11'31"E A DISTANCE OF 200.00 FEET TO A POINT ON THE NORTHERLY BOUNDS OF E/W 3 RIGHT-OF-WAY AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 2418 AT PAGE 2680 (EXHIBIT "E"), PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S59°48'29"W ALONG THE NORTHERLY BOUNDS THEREOF A DISTANCE OF 784.24 FEET TO THE MOST EASTERLY CORNER OF PARCEL 3 REFERRED TO ABOVE; THENCE N72°56'17"W ALONG THE NORTHERLY BOUNDS OF SAID PARCEL 3 A DISTANCE OF 34.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.66 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-609-0001-000-5

BEING ALL OF WATER MANAGEMENT TRACT 1, ACCORDING TO SOUTHERN GROVE PLAT NO. 18, AS RECORDED IN PLAT BOOK 73, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 10.872 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-609-0001-000-5

BEING ALL OF OPEN SPACE TRACT 1, ACCORDING TO SOUTHERN GROVE PLAT NO. 18, AS RECORDED IN PLAT BOOK 73, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 1.06 ACRES OF LAND, MORE OR LESS.

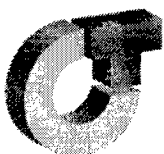
TOGETHER WITH: Parcel ID: 4315-610-0001-000-9

BEING ALL OF TRACT 1, ACCORDING TO SOUTHERN GROVE PLAT NO. 21, AS RECORDED IN PLAT BOOK 75, PAGES 1-3, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 37.30 ACRES OF LAND, MORE OR LESS.

THE TOTAL AREA OF ALL SOUTHERN GROVE PARCELS DESCRIBED HEREIN IS 1213.705 ACRES OF LAND, MORE OR LESS.

Sheet 3 of 3



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 Tradition Land Company LLC

Mattamy Parcels

DATE: 6/15/2018	DRAWN: BKH
SCALE: N/A	JOB No. 18-039

EXHIBIT A-3
TRADITION PROPERTY

WPBDOCS 9598635 2
35188720.4
33451.0019

A-3-1

LEGAL DESCRIPTION
TRADITION

TOGETHER WITH: Parcel ID: 4309-803-0008-000-1

BEING ALL OF PARCEL A, ACCORDING TO TRADITION PLAT 17, AS RECORDED IN PLAT BOOK 43, PAGES 22, 22A-22F, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 8.573 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 3333-800-0004-000-6

BEING ALL OF TRACT 1, ACCORDING TO TRADITION PLAT 32, AS RECORDED IN PLAT BOOK 62, PAGES 5-9, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 9.20 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4308-501-0001-000-2

TRADITION PLAT NO. 62 (PLAT BOOK 60-22) THAT PART OF SAID SUBDIVISION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRADITION PLAT NUMBER 62 REFERRED TO ABOVE, THENCE S 11° 13' 04" E 30.00 FEET TO A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1300.00 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 10.00 FEET, THENCE S 12° 58' 52" E 129.50 FEET TO CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 32.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 35.58 FEET TO A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 108.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 12.56 FEET TO A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 182.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 129.09 FEET TO CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1450.00 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 417.90 FEET, THENCE N 78° 46' 37" W 146.08 FEET TO CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1205.00 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 413.44 FEET, THENCE S 81° 33' 53" W 654.60 FEET TO CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2950.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 70.91 FEET TO CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 45.78 FEET TO CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 110.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 47.79 FEET TO CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.95 FEET TO CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 760.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 139.01 FEET, THENCE S 53° 22' 26" E 15.42 FT TO CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 130.00 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 106.26 FEET, THENCE N 81° 33' 53" E 708.20 FEET TO A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1430.00 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 490.64 FEET, THENCE S 78° 46' 37" E 112.72 FEET TO CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1270.00 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 497.42 FEET TO THE POINT OF BEGINNING. CONTAINING 9.98 ACRES OF LAND. (OFFICIAL RECORDS BOOK 3274-915)

THE TOTAL AREA OF ALL TRADITION PARCELS DESCRIBED HEREIN IS 27.753 ACRES OF LAND, MORE OR LESS.

Sheet 1 of 1



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EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments, including, but not limited to, any assessments of property owner associations and assessments and liens imposed by any governmental authority, the community development districts and special association districts which may impose and levy taxes and assessments on the Property for the year 2018 and all subsequent years which are not yet due and payable.
2. Zoning restrictions and prohibitions imposed by governmental authority, including, but not limited to, plats, site plans and/or any other governmental approvals or regulations pertaining to the Property.
3. Easements, restrictions and all other matters of record.
4. Facts which an accurate survey would show.
5. Rights of any parties in possession.
6. Any matter created by Grantee or through the Grantee.

EXHIBIT "C"**DEED RESTRICTIONS**

The following restrictions, covenants and provisions shall be deemed a part of the conveyance described in the Special Warranty Deed to which these Deed Restrictions are attached and shall be deemed covenants running with the land applicable to the Property described in such Special Warranty Deed ("**Property**"). These restrictions are for the benefit of the City of Port St. Lucie, Florida ("**City**") and any waiver or amendment to the restrictions in this Exhibit "C" shall require the written consent of the City.

Grantor and Grantee acknowledge that there shall be no improvements constructed upon the Property conveyed by Grantor, other than the "Proposed Uses", as hereinafter defined, without the written consent of the City.

"**Proposed Uses**" shall mean (unless otherwise approved in writing by the City) the Property may only be used for (i) not more than 4,000 units of residential density and not more than 220,000 square feet of available retail/office square footage within the Western Grove DRI Amended and Restated Development Order contemplated under City of Port St. Lucie Resolution 16-R24 recorded in Official Records Book 3864, Page 1792 of the Public Records of St. Lucie County, Florida ("**Western Grove DRI**") with respect to the portion of the Property described on Exhibit "A-1" ("**Western Grove Property**"), (ii) not more than 2,010 units of single-family dwelling units, not more than 808 units of multi-family dwelling units and not more than 576 apartment units, not more than 895,940 retail/office square feet on parcels SG-4, SG-5 and SG-7, not more than 240 hotel rooms on parcel SG-5, and not more than 123,449 square feet of retail/commercial square footage on CDD-1 Commercial Property, all within the portions of the Property more particularly described on Exhibit "A-2" ("**Southern Grove Property**") which are located within the Southern Grove DRI Amended and Restated Development Order contemplated under City of Port St. Lucie Resolution 15-R95 recorded in Official Records Book 3826, Page 2235 of the Public Records of St. Lucie County, Florida ("**Southern Grove DRI**"), and (iii) not more than 20 single-family dwelling units, not more than 130 multi-family dwelling units of residential density and not more than 90,000 square feet of retail square footage on the portion of the Property set forth on Exhibit "A-3" attached hereto and made a part hereof ("**Tradition Property**") which is subject to the Tradition DRI Amended and Restated Development Order as contemplated in City of Port St. Lucie Resolution 16-R25 recorded in Official Records Book 1840, Page 1881 of the Public Records of St. Lucie County, Florida ("**Tradition DRI**"); provided, however, without the written consent of the City, the owner of the various portions of the Property shall have the right to shift the uses set forth above as permitted under the conversion matrix set forth in (a) the Southern Grove DRI as to the Southern Grove Property, (b) as permitted under the Tradition DRI as to the Tradition Property, and (c) in the Western Grove Property as permitted under the Western Grove DRI.

In advance of any portion of the Property being developed, as evidenced by the submission of a site plan application or land development permit application with respect thereto, Grantee agrees that the portion of the Property being developed shall then be submitted to and encumbered by one of the following Charters, as applicable, to wit: (i) Commercial Charter For Tradition recorded in Official Records Book 2098, Page 1697 of the Public Records of St. Lucie

County, Florida, as amended from time to time, as to any non-residential uses intended to be developed on the portions of the Property, and (ii) the Community Charter For Tradition recorded in Official Records Book 1700, Page 868 of the Public Records of St. Lucie County, Florida, as amended from time to time, as to any residential uses intended to be developed on the portions of the Property ("Charters").

Except with the City of Port St. Lucie, Florida's written consent, the restrictions and covenants set forth in this **Exhibit C** shall be covenants running with the land for a period ending on a date which is twenty-one (21) years after the death of the last surviving lineal descendant of Queen Elizabeth, the queen of England.