

P19-140

Emerald Design Center - Buildings 1 & 2

TYPE	STATUS	BUILDING TYPE
SPMRA	IN REVIEW	COMM

ASSIGNED TO

Holly Price; John Kwasnicki; Michele Holler; Public Works Engineering

ADDRESS

1437, 1425, 1413 and 1401 NW Commerce Centre DR

SECTION	BLOCK	LOT
Gotmindpk	Reserve	5-8, Blk. C

LEGAL DESCRIPTION

Go Team Industrial park-Unit Three-Blk C lot 5, 6, 7 & 8

SITE LOCATION

NW Commerce Centre Parkway

PARCEL #

3315-703-0014-000-5	3315-703-0015-000-2	3315-703-0016-000-9	3315-703-0017-000-6
---------------------	---------------------	---------------------	---------------------

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
CS		CS	

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
6.6		

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

DESCRIBE REQUEST

Request is for revision to previously approved architectural elevations elements and color selections

Primary Contact Email

kiml@themilcorgroup.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Melissa	Corbett

Business Name

ADDRESS

725 SE Port St. Lucie Blvd, #104

CITY	STATE	ZIP
Port St. Lucie	FL	34984

EMAIL	PHONE
melissac@themilcorgroup.com	7722865744

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME
Jeremiah	Baron

ADDRESS

49 SW Flagler Ave

CITY	STATE	ZIP
Stuart	FL	34994

EMAIL	PHONE

jbaron@commercialrealestatellc.com

7722238850

PROJECT ARCHITECT/ENGINEER

FIRST NAME

Melissa

LAST NAME

Corbett

Business Name

The MilCor Group, Inc.

ADDRESS

725 SE Port St. Lucie Blvd, #104

CITY

Hobe Sound

STATE

FL

ZIP

34984

EMAIL

melissac@themilcorgroup.com

PHONE

7722238850

PROPERTY OWNER

Business Name

SLW Auto Vault LLC

ADDRESS

49 SW Flagler Ave, Suite 301

CITY

Stuart

STATE

FL

ZIP

34994

EMAIL

jbaron@commercialrealestatellc.com

PHONE

(772) 286-5744

Prepared by and return to:
James M. Painter, Esq.

James M. Painter, P.A.
1300 N. Federal Hwy, Suite 110
Boca Raton, FL 33432
561-368-7775
File-Number: **Ocean Creek-SLW**
Will Call No.:

Parcel Identification Nos. 3315-703-0017-000-6, 3315-703-0016-000-9, 3315-703-0015-000-2 and 3315-703-0014-000-5

Purchase Price: \$1,550,000.00

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 5th day of March, 2021 between **Ocean Creek Developments, Inc.**, a Florida corporation whose post office address is **1455 Cades Bay Avenue, Jupiter, FL 33458** of the County of Palm Beach, State of Florida, grantor*, and **SLW Auto Vault, LLC**, a Florida limited liability company whose post office address is **49 SW Flagler Avenue, Suite 301, Stuart, FL 34994** of the County of Martin, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida**, to-wit:

Lots 5, 6, 7 and 8, Block C, G.O. Team Industrial Park Unit Three, according to the Plat thereof, as recorded in Plat Book 26, Page 2, of the Public Records of St. Lucie County, Florida.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: SUZANNE RYAN
[Signature]
Witness Name: MARY MAHLANO

Ocean Creek Developments, Inc.

By: [Signature]
Liam Egan, President

(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of March, 2021 by Liam Egan, President of Ocean Creek Developments, Inc., on behalf of the corporation. He is personally known to me or has produced a driver's license as identification

[Notary Seal]

[Signature]
Notary Public

Printed Name: SUZANNE RYAN

My Commission Expires: 1-26-25



SUZANNE RYAN
Commission # HH 085194
Expires January 26, 2025
Bonded Thru Budget Notary Services

CERTIFICATE OF APPROVAL AND WAIVER OF RIGHT OF FIRST REFUSAL

THE UNDERSIGNED, in accordance with Section 2.3 of the Amended and Restated Covenants and Restrictions for Reserve Commerce Centre, recorded in Official Records Book 530, Page 1166, as amended, of the Public Records of St. Lucie County, hereby approves the sale of the following property:

Lots 5, 6, 7 and 8, Block C, G.O. Team Industrial Park Unit Three, according to the Plat thereof, as recorded in Plat Book 26, Page 2, of the Public Records of St. Lucie County, Florida

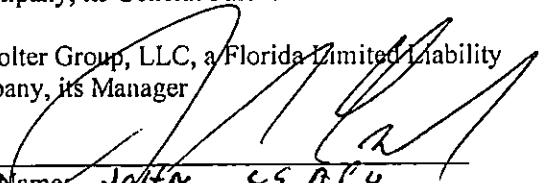
to SLW Auto Vault, LLC, a Florida limited liability company (the "Purchaser") and hereby waives its right of first refusal as to the sale/conveyance of the above described property to the Purchaser.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 5TH day of March, 2021.

RESERVE HOMES LTD., L.P., a Delaware Limited Partnership

By: Kolter Property Development, LLC, a Delaware Limited Liability Company, its General Partner


By: The Kolter Group, LLC, a Florida Limited Liability Company, its Manager

By: 
Print Name: John Csapo
Title: AUTHORIZED SIGNATORY

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 5 day of March, 2021, by John Csapo, as AUTHORIZED SIGNATORY of The Kolter Group, LLC, a Florida limited liability company, manager of Kolter Property Development, LLC, a Delaware limited liability company, general partner of Reserve Homes Ltd., L.P., a Delaware limited partnership, on behalf of the partnership, who is () personally known to me or () produced a driver's license as identification.




NOTARY PUBLIC
Denise K Yates
(Print Name)

SLW Auto Vault LLC
49 SW Flagler Avenue, Suite 301
Stuart, FL 34994

AGENT CONSENT FORM


Project Name: SLW Auto Vault (FKA Emerald Design Center)


Parcel ID: 3315-703-0015-000-2, 3315-703-0014-000-5, 3315-703-0016-000-9
3315-703-0017-000-6


BEFORE ME THIS DAY PERSONALLY APPEARED Jeremiah Baron,
WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to The MilCor Group, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

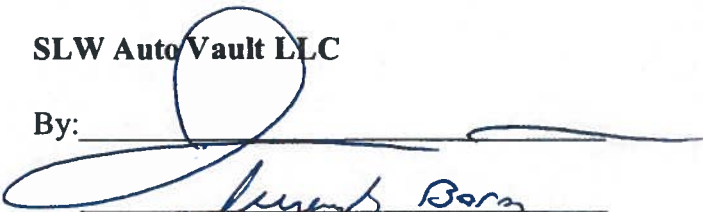
FURTHER AFFIANT SAYETH NOT.

Witnesses:


Melissa G Corbett
Print Name


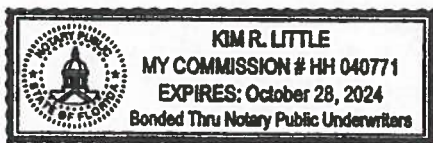
Zachary Linn
Print Name


Zac Larsen
Print Name

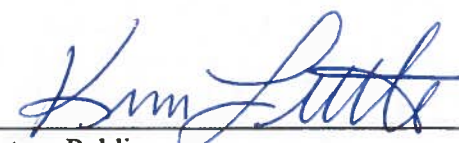
SLW Auto Vault LLC
By: 

Jeremiah Baron
Print Name

The foregoing instrument was acknowledged before me this 20 day of April, 2021, by Jeremiah Baron who is personally known to me () or who has produced _____ as identification and who did () or did not () take an oath.



Notary Stamp



Notary Public

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L21000087791
FILED 8:00 AM
February 23, 2021
Sec. Of State
wlawrence

Article I

The name of the Limited Liability Company is:
SLW AUTO VAULT LLC

Article II

The street address of the principal office of the Limited Liability Company is:
49 SW FLAGLER AVENUE
SUITE 301
STUART, FL. 34994

The mailing address of the Limited Liability Company is:
49 SW FLAGLER AVENUE
SUITE 301
STUART, FL. 34994

Article III

The name and Florida street address of the registered agent is:
MATTHEW D KOBLEGARD
49 SW FLAGLER AVENUE
SUITE 301
STUART, FL. 34994

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: MATTHEW KOBLEGARD

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
JEREMIAH BARON
49 SW FLAGLER AVE STE 301
STUART, FL. 34994

Title: AR
MATTHEW KOBLEGARD
49 SW FLAGLER AVE STE 301
STUART, FL. 34994

L21000087791
FILED 8:00 AM
February 23, 2021
Sec. Of State
wlawrence

Article V

The effective date for this Limited Liability Company shall be:

02/23/2021

Signature of member or an authorized representative

Electronic Signature: MATTHEW KOBLEGARD

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.