

This instrument was prepared by:

Eileen M. Kett, Esq.
Club Med Management Services, Inc.
6505 Blue Lagoon Drive,
Suite 225
Miami FL 33126

After recording return to:

First American Title Insurance Company
2425 E. Camelback Road, Ste 300
Phoenix, AZ 85016
Attention: Kristin Brown

TAX PARCEL ID. 3422-515-0001-000-3; 3422-515-0001-010-6;
3422-515-0002-000-0; 3422-540-0010-100-8; 3422-550-0001-000-2;
3422-550-0011-000-5; 3422-555-0001-000-7; 3422-565-0001-000-8;
4414-133-0002-000-6; 4414-133-0002-010-9; and 4423-210-0001-000-3

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), made and executed as of the 2 day of September __, 2022, by **SANDPIPER RESORT PROPERTIES, INC.**, a Florida corporation, whose address is c/o Club Med Management Services, Inc. 6505 Blue Lagoon Drive, Suite 225, Miami Florida 33126 (hereinafter referred to as the "Grantor") to **STORE CAPITAL ACQUISITIONS, LLC**, a Delaware limited liability company, whose address is 8377 E. Hartford Drive, Suite 100, Scottsdale, AZ 85255 (hereinafter referred to as the "Grantee");

WITNESSETH:

Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, grants, bargains, sells, and conveys, to Grantee and Grantee's successors and assigns forever, that certain parcel of land situate, lying and being in St. Lucie County, Florida, described on Exhibit A attached hereto and made a part hereof (hereinafter referred to as the "Property");

TOGETHER WITH all the tenements, hereditaments, and appurtenances belonging to the Property;

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

This conveyance is made subject to:

1. Taxes and assessments for the year 2022 and subsequent years, a lien not yet due and payable.
2. Public utilities, drainage easements and drainage right-of-way created by Plat of South Port St Lucie Unit Three, recorded in Plat Book 12, Page 4. As to Parcel A.
3. Public utilities and drainage easements created by Plat of South Port St. Lucie Unit Eight, recorded in Plat Book 14, Page 26. As to Parcel C.
4. Public utilities and drainage easements created by Plat of South Port St. Lucie Unit Ten, recorded in Plat Book 15, Page 2. As to Parcels G and H.
5. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions recorded in Official Records Book 178, Page 1100. , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). As to Parcel G.
6. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions recorded in Deed Book 263, Page 334 as amended in Official Records Book 208, Page 1403, as to Lots 1 and 2, Block 15 of SOUTH PORT ST. LUCIE, UNIT THREE, Plat Book 12, Page 4, being part of Parcel A, which includes a restriction limiting use of the lots to residential use only, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
7. Easement, granted from General Development Corp ("GDC") to General Development Utilities ("GDU"), recorded in Official Records Book 32, Page 129. As to Parcel A.
8. Easement, granted from GDC to GDU, recorded in Official Records Book 32, Page 130. As to Parcel A
9. Drainage Right of Way Dedication recorded in Official Records Book 168, Page 1161. As to Parcel A
10. Easement Agreement between GDC and Southern Bell Telephone and Telegraph Company recorded in Official Records Book 187, Page 1520. As to Parcel A
11. Resolution No. 72-2 of the Board of Trustees of the Internal Improvement Trust Fund, recorded in Official Records Book 201, Page 1676.
12. Easement granted to Florida Power & Light Company ("FPL") by instrument recorded in Official Records Book 298, Page 1003. As to Parcel A

13. Terms and conditions of the Utility and Irrigation Agreement between Tollman-Hundley SPB Company ("TH"), GDU and GDC recorded in Official Records Book 389, Page 1888.

14. Terms and conditions of the Master Utility Easement Agreement between TH and GDU recorded in Official Records Book 389, Page 1987, as affected by instruments recorded in Official Records Book 1141, Page 2395 and Official Records Book 2575, Page 172.

15. Assignment Agreement assigning the right to use platted easements from GDC to FPL recorded in Official Records Book 473, Page 1177 as amended in Official Records Book 804, Page 2796; Official Records Book 2820, Page 1535; Official Records Book 3040, Page 415; Official Records Book 3040, Page 790; Official Records Book 3040, Page 798; Official Records Book 3040, Page 806; Book 3040, Page 814; Official Records Book 3040, Page 823; Official Records Book 3040, Page 831; and Subordination of Utility Interests recorded in Official Records Book 3297, Page 2829.

16. Easement granted to FPL by instrument recorded in Official Records Book 869, Page 2542. As to Parcel A.

17. Sovereignty Submerged Land Lease Renewal recorded in Official Records Book 680, Page 1700 as affected by Assignment of Sovereignty Submerged Lands Lease recorded in Official Records Book 753, Page 1353; as affected by Assumption of Sovereignty Submerged Lands Lease recorded in Official Records Book 753, Page 1361; Official Records Book 884, Page 2923, Official Records Book 884, Page 2931; Official Records Book 930, Page 2912; Sovereignty Submerged Land Lease Renewal recorded in Official Records Book 930, Page 2912; Sovereignty Submerged Land Lease Renewal and Modification to Add Co-Lessee recorded in Official Records Book 1349, Page 2769; Sovereignty Lands Lease Modification recorded in Official Records Book 1690, Page 1924; Sovereign Submerged Lands Easement recorded in Official Records Book 2619, Page 1360; as affected by Sovereign Submerged Land Easement Modification recorded in Official Records Book 2887, Page 1597; and Sovereignty Lands Lease Modification recorded in Official Records Book 2818, Page 1299.

18. Grant of Non-Exclusive Easement, granted from GDC to the City of Port St. Lucie and TH, recorded in Official Records Book 689, Page 527. As to Parcel A.

19. Terms and conditions of the Developer Water and Sewer Construction and Service Agreement between Village Properties of Sandpiper, Inc, a Florida corporation and St. Lucie County, a political subdivision of the state of Florida recorded in Official Records Book 755, Page 2564.

20. Easement, granted from Village Properties of Sandpiper Co to St. Lucie County, recorded in Official Records Book 869, Page 2530. As to Parcel A.

21. Easement, granted from Village Properties of Sandpiper Co to St. Lucie County, recorded in Official Records Book 869, Page 2533. As to Parcel A.

22. Easement Deed, granted from Village Properties of Sandpiper Co to St. Lucie County, recorded in Official Records Book 869, Page 2535. As to Parcel A.

23. Right of Way Easement, granted from Village Properties of Sandpiper Co to Southern Bell, recorded in Official Records Book 869, Page 2538. As to Parcel A.

24. Easement Deed, granted from Village Properties of Sandpiper Co to St. Lucie County, recorded in Official Records Book 869, Page 2545. As to Parcel A.

25. Easement granted to FPL by instrument recorded in Official Records Book 869, Page 2547. As to Parcel A.

26. Agreement appointing Sandpiper Bay Homeowner's Association, Inc. as the committee to review and approve the plans and location of all buildings or other structures to be erected recorded in Official Records Book 759, Page 2616 and Procedures and Guidelines for Fences recorded in Official Records Book 891, Page 2346. As to Parcels A, E, F, G, and H.

27. Grant of Easement, granted from Sandpiper Resort Properties, Inc. to Comcast of Florida/Georgia LLC, recorded in Official Records Book 3199, Page 432.

28. Access and Flow Easement, granted from Sandpiper Resort Properties, Inc to City of Port St. Lucie, recorded in Official Records Book 3368, Page 995. As to Parcels A and B

29. Terms and conditions of Maintenance Area (Number Two) Ingress and Egress, Utility and Drainage Easement Agreement by and between GDC and Tollman-Hundley SPB Company, recorded December 15, 1982 in Official Records Book 389, Page 2016. As to Parcel C.


Grantor covenants that at the time of delivery of this deed, except as described above, the Property is free of any encumbrances made by Grantor, and Grantor specially warrants the title to the Property, and will defend it against lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.


[Signature on Next Page]

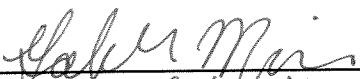
Grantor has caused this instrument to be duly executed as of the date set forth above.

Signed, sealed and delivered
in the presence of:

SANDPIPER RESORT PROPERTIES, INC.,
a Florida corporation


Printed Name: ALEXANDRE LAULHE

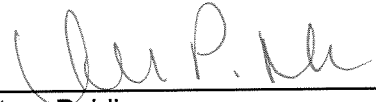
By: 
Name: Eileen M Kett
Title: SVP

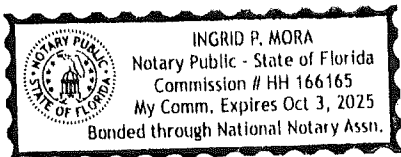

Printed Name: Gabriela Medina

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization this 31st day of August 2022 by Eileen M. Kett
of **SANDPIPER RESORT PROPERTIES, INC.**, a Florida corporation, who is
personally known to me or who has produced n/a. as identification and
who did (did not) take an oath.

(Notarial Seal)


Notary Public
Ingrid P. Mora
Printed Name



My Commission Number: HH166165
My Commission Expires: Oct 3, 2025

EXHIBIT "A"

Address: 4500 SE Pine Valley Street, Port St Lucie, FL 34952

Legal Description:
PARCEL A:

SINNERS GOLF COURSE AT PORT ST. LUCIE, FLORIDA. (HOTEL AND GOLF COURSE)

A PARCEL OF LAND LYING WITHIN SECTIONS 14 AND 23, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 23, AS SHOWN ON SHEET 2 OF 2 OF THE PLAT OF SOUTH PORT ST. LUCIE UNIT ONE, AS RECORDED IN PLAT BOOK 12, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 79°10'18" EAST ALONG THE CENTERLINE OF MITCHELL AVENUE FOR 339.91 FEET, TO A POINT INTERSECTING AND LOCATED ON THE CENTERLINE OF MORNINGSIDE BOULEVARD; THENCE SOUTH 10°49'42" EAST ALONG THE CENTERLINE OF MORNINGSIDE BOULEVARD FOR 10.01 FEET; THENCE NORTH 79°10'18" EAST TO THE SOUTHEAST PROPERTY CORNER OF LOT 52, BLOCK 6 OF SAID UNIT ONE ALSO BEING ON THE PLAT LIMITS OF SAID UNIT ONE AND THE PLAT LIMITS OF PLAT CALLED RIVER VISTA AS SHOWN ON SHEET 2 OF 2 OF THE PLAT OF RIVER VISTA, AS RECORDED IN PLAT BOOK 13, PAGE 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 175.00 FEET, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 10°49'42" EAST, ALONG THE BACK LOT LINES OF BLOCK ONE OF SAID PLAT OF RIVER VISTA FOR A DISTANCE OF 1005.00 FEET TO THE SOUTHEAST PROPERTY CORNER OF LOT 10, BLOCK 1 OF THE PLAT OF RIVER VISTA; THENCE SOUTH 79°10'18" WEST, ALONG THE SOUTH PROPERTY LINE OF AFORESAID LOT 10, FOR A DISTANCE OF 125.00 FEET TO A POINT LOCATED ON THE EAST RIGHT OF WAY LINE OF MORNINGSIDE BOULEVARD; THENCE CONTINUING SOUTH 10°49'42" EAST ALONG AFORESAID RIGHT OF WAY A DISTANCE OF 176.28 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 380.00 FEET AND A CENTRAL ANGLE OF 62°35'10", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 415.09 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 42°07'17" EAST, A DISTANCE OF 394.76 FEET TO THE CURVE'S END; THENCE SOUTH 33°31'24" WEST, A DISTANCE OF 103.54 FEET; THENCE SOUTH 14°08'50" WEST, A DISTANCE OF 35.15 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 22°15'58", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS SOUTH 39°28'59" EAST, A DISTANCE OF 77.72 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 50°36'58" EAST, A DISTANCE OF 77.24 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 22°30'27" WEST, A DISTANCE OF 288.72 FEET, ALONG THE EAST PLAT LIMITS OF SAID PLAT OF THE VILLAS OF SANDPIPER BAY UNIT ONE TO A POINT LYING IN THE WATERS EDGE OF KITCHING COVE; THENCE SOUTH 74°35'24" EAST, A DISTANCE OF 31.65 FEET, TO A POINT ON THE SOUTHWEST CORNER OF AND PARALLEL WITH THE SOUTH FACE OF A CONCRETE SEAWALL; THENCE CONTINUE SOUTH 74°35'24" EAST PARALLEL WITH AND ALONG SAID SOUTH FACE OF CONCRETE SEAWALL FOR A DISTANCE OF 244.72 FEET TO A POINT ON THE SOUTHEAST CORNER OF SAID SEAWALL; THENCE NORTH 17°37'59" EAST, A DISTANCE OF 12.30 FEET TO THE END OF SAID SEAWALL AND THE BEGINNING OF A TIE

LINE; THENCE LANDWARD OF THE WATERS EDGE OF KITCHING COVE AND THE NORTH FORK OF ST. LUCIE RIVER CONTINUE ALONG THE TIE LINE SOUTH 76°25'42" EAST, A DISTANCE OF 50.83 FEET; THENCE SOUTH 73°51'41" EAST, A DISTANCE OF 115.04 FEET; THENCE SOUTH 69°22'15" EAST, A DISTANCE OF 107.15 FEET; THENCE SOUTH 65°26'15" EAST, A DISTANCE OF 82.89 FEET; THENCE SOUTH 53°35'53" EAST, A DISTANCE OF 224.80 FEET; THENCE NORTH 34°43'37" EAST, A DISTANCE OF 135.73 FEET; THENCE NORTH 57°43'37" EAST, A DISTANCE OF 141.73 FEET; THENCE SOUTH 87°16'23" EAST, A DISTANCE OF 119.35 FEET; THENCE SOUTH 38°16'23" EAST, A DISTANCE OF 146.96 FEET; THENCE SOUTH 05°27'19" EAST, A DISTANCE OF 120.73 FEET; THENCE SOUTH 50°32'41" WEST, A DISTANCE OF 102.70 FEET; THENCE SOUTH 14°32'41" WEST, A DISTANCE OF 120.77 FEET; THENCE SOUTH 45°27'19" EAST, A DISTANCE OF 188.35 FEET; THENCE SOUTH 21°54'46" EAST, A DISTANCE OF 341.21 FEET; THENCE NORTH 46°45'16" EAST, A DISTANCE OF 543.57 FEET; THENCE NORTH 55°23'47" EAST, A DISTANCE OF 145.60 FEET; THENCE NORTH 04°08'44" WEST, A DISTANCE OF 176.94 FEET; THENCE NORTH 41°51'16" EAST, A DISTANCE OF 85.00 FEET; THENCE NORTH 57°51'16" EAST, A DISTANCE OF 239.90 FEET; THENCE NORTH 73°37'37" EAST, A DISTANCE OF 144.43 FEET; TO A POINT LYING ON THE WEST PLAT LIMITS OF THE PLAT OF VILLAS OF SANDPIPER BAY UNIT TWO AS SHOWN ON SHEET 3 OF 4 OF SAID PLAT AS RECORDED IN PLAT BOOK 17, PAGES 14, 14A AND 14B OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING THE END OF THE TIE LINE; THENCE CONTINUING ALONG SAID PLAT LIMITS NORTH 11°40'00" EAST, A DISTANCE OF 155.00 FEET; THENCE NORTH 28°40'00" EAST, A DISTANCE OF 130.00 FEET; THENCE NORTH 07°20'00" WEST, A DISTANCE OF 130.00 FEET; THENCE NORTH 45°20'00" WEST, A DISTANCE OF 99.61 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1070.04 FEET AND A CENTRAL ANGLE OF 39°58'56", AND WHICH LIES ON THE SOUTHERLY AND EASTERLY UNRECORDED RIGHT-OF-WAY LINE OF PINE VALLEY STREET AS SHOWN ON SAID PLAT OF VILLAS OF SANDPIPER BAY UNIT TWO; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS SOUTH 41°48'57" WEST, A DISTANCE OF 746.70 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 61°48'25" WEST, A DISTANCE OF 731.64 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 08°12'07" WEST, A DISTANCE OF 100.00 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 215.00 FEET AND A CENTRAL ANGLE OF 62°39'42", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS NORTH 62°33'07" EAST, A DISTANCE OF 235.14 FEET SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 31°13'17" EAST, A DISTANCE OF 223.59 FEET TO A POINT OF TANGENCY LYING ON THE WEST RIGHT OF WAY LINE OF MONTE VISTA STREET AS SHOWN ON SHEET 1 OF 1 OF THE PLAT OF SOUTH PORT ST. LUCIE UNIT THREE, AS RECORDED IN PLAT BOOK 12, PAGE 4 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE NORTH 00°06'34" WEST, A DISTANCE OF 107.67 FEET; THENCE SOUTH 89°53'26" WEST, A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER OF LOT 3, BLOCK 15 OF SAID UNIT THREE; THENCE NORTH 00°06'34" WEST, A DISTANCE OF 877.33 FEET ALONG THE WEST LINE OF SAID BLOCK 15 TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 566.79 FEET; THENCE NORTHERLY AND NORTHWESTERLY FOR 202.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°25'12" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 928.69 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS NORTH 69°28'14" EAST; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY FOR 580.95 FEET

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°50'31" TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 175.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 19°58'53" WEST; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY FOR 489.22 FEET ALONG SAID CURVE THROUGH A CENTRAL OF 160°10'20", TO A RADIAL LINE OF SAID CURVE WHICH BEARS NORTH 00°09'13" EAST; THENCE ON THE PROLONGATION OF SAID RADIAL FOR 5.86 FEET; THENCE NORTH 00°01'48" WEST FOR 337.94 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 235.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY FOR 369.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO A LINE TANGENT WHICH BEARS NORTH 89°58'12" EAST; THENCE ON THE PROLONGATION OF SAID TANGENT FOR 20.00 FEET TO THE NORTHWESTERLY CORNER OF TRACT "A", BLOCK 181 OF THE PLAT OF SOUTH PORT ST. LUCIE UNIT 13, AS RECORDED IN PLAT BOOK 16, PAGE 22 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID PROLONGATION FOR 375.00 FEET; THENCE NORTH 00°01'48" EAST FOR 45.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 235.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY FOR 100.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°28'13" TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 158 OF THE PLAT OF SOUTH PORT ST. LUCIE UNIT SEVEN AS RECORDED IN PLAT BOOK 14, PAGE 24, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID CURVE 165.37 FEET, THROUGH A CENTRAL ANGLE 40°19'10" TO A LINE TANGENT WHICH BEARS NORTH 64°45'35" EAST, THENCE ON THE PROLONGATION OF SAID LINE TANGENT FOR 243.44 FEET ALONG THE BACK PROPERTY LINE OF BLOCK 158 OF UNIT SEVEN TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 345.00 FEET; THENCE NORTHEASTERLY FOR 361.59 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°03'00" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2155.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS NORTH 85°17'25" WEST; THENCE NORTHERLY AND NORTHEASTERLY FOR 761.11 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°14'10" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 320.36 FEET; A RADIAL LINE THROUGH SAID BEGINNING OF COMPOUND CURVE BEARS NORTH 65°03'15" WEST; THENCE NORTHEASTERLY FOR 152.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°14'31" TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1577.14 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 52°04'32" WEST; THENCE NORTHWESTERLY FOR 394.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°20'28" TO A RADIAL LINE OF SAID CURVE WHICH BEARS NORTH 37°44'04" EAST ; THENCE ON THE PROLONGATION OF SAID RADIAL FOR 125.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1702.14 FEET, AFORESAID COURSE ALSO BEING THE WESTERLY PROPERTY LINE OF LOT 21, BLOCK 158 OF SAID UNIT SEVEN AND LYING ON THE LIMITS OF SAID UNIT; AFORESAID COURSE ALSO LYING ON THE LIMITS OF THE PLAT OF SOUTH PORT ST. LUCIE UNIT NINE AS SHOWN IN PLAT BOOK 14, PAGE 27A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTHWESTERLY FOR 324.40 FEET ALONG SAID CURVE AND THE SOUTH RIGHT-OF-WAY LINE OF WESTMORELAND BOULEVARD THROUGH A CENTRAL ANGLE OF 10°55'11" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1787.03 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS SOUTH 26°48'53" WEST, THENCE NORTHWESTERLY 135.06 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°19'49" TO A NON-RADIAL LINE WHICH BEARS SOUTH 36°07'15" WEST; THENCE ALONG

SAID NON-RADIAL LINE AND ALONG THE BACK PROPERTY LINES OF BLOCK 164 OF SAID UNIT NINE FOR 93.85 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 56.91 FEET; THENCE SOUTHWESTERLY FOR 18.93 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°03'29" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1334.14 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF SAID COMPOUND CURVE BEARS NORTH 72°56'14" WEST, THENCE SOUTHWESTERLY AND SOUTHERLY FOR 287.85 FEET THROUGH A CENTRAL ANGLE OF 12°21'43" TO A LINE TANGENT WHICH BEARS SOUTH 04°42'03" WEST, THENCE ALONG SAID TANGENT FOR 638.13 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 235.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY FOR 369.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO A LINE TANGENT WHICH BEARS NORTH 85°17'57" WEST; THENCE ALONG SAID TANGENT FOR 444.99 FEET; THENCE NORTH 75°35'01" WEST FOR 83.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, ALSO LYING ON THE LIMITS OF SOUTH PORT ST. LUCIE UNIT TWO AS SHOWN ON SHEET 1 OF 1 OF THE PLAT OF SAID UNIT AS RECORDED IN PLAT BOOK 12, PAGES 3 AND 45 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HAVING A RADIUS OF 337.00 FEET ; THENCE SOUTHWESTERLY ALONG SAID LIMITS AND THE EAST RIGHT-OF-WAY LINE OF TREASURE ISLAND ROAD OF SAID UNIT FOR 64.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°00'38" TO A LINE TANGENT WHICH BEARS SOUTH 25°25'37" WEST; THENCE ALONG SAID TANGENT FOR 180.74 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 337.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY FOR 366.46 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°18'15" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 107.30 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS SOUTH 02°16'08" EAST; THENCE SOUTHWESTERLY FOR 66.15 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°19'18" TO A RADIAL LINE OF SAID CURVE WHICH BEARS SOUTH 37°35'27" EAST, THENCE ALONG SAID RADIAL FOR 127.61 FEET THE NORTHEAST CORNER OF LOT 1, BLOCK 11 OF SAID UNIT TWO; THENCE SOUTH 23°02'22" WEST, ALONG THE BACK PROPERTY LINES OF BLOCK 11, FOR 472.28 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 319.15 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY FOR 167.81 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°07'36" TO A NON-TANGENT LINE WHICH BEARS SOUTH 57°36'59" WEST; THENCE ALONG SAID NON-TANGENT LINE FOR 84.16 FEET; THENCE SOUTH 10°28'35" EAST FOR 163.86 FEET; THENCE SOUTH 00°57'34" WEST FOR 609.67 FEET; THENCE SOUTH 11°13'51" EAST FOR 63.05 FEET; THENCE SOUTH 14°07'45" EAST FOR 190.49 FEET; THENCE SOUTH 36°48'01" WEST FOR 190.49 FEET; THENCE SOUTH 87°43'47" WEST FOR 190.49 FEET TO THE SOUTHEAST CORNER OF LOT 36, BLOCK 10 OF SAID UNIT TWO; THENCE NORTH 41°20'27" WEST ALONG THE BACK PROPERTY LINES OF BLOCK 10 FOR 190.49 FEET; THENCE NORTH 09°35'19" EAST FOR 160.00 FEET; THENCE NORTH 20°09'23" EAST FOR 100.42 FEET; THENCE NORTH 00°57'34" EAST FOR 530.30 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 711.42 FEET; THENCE NORTHERLY AND NORTHWESTERLY FOR 163.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°10'04" TO A LINE TANGENT WHICH BEARS NORTH 12°12'30" WEST; THENCE ALONG SAID TANGENT FOR 670.28 FEET; THENCE NORTH 16°05'41" WEST FOR 251.42 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 255.00 FEET; THENCE NORTHWESTERLY, NORTHERLY NORTHEASTERLY FOR 620.18 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 139°20'54" TO A LINE TANGENT WHICH BEARS SOUTH 56°44'48" EAST, THENCE

ALONG SAID TANGENT FOR 473.16 FEET; THENCE SOUTH 19°58'34" EAST FOR 50.97 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 167.30 FEET, ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY OF TREASURE ISLAND ROAD; THENCE EASTERLY FOR 51.70 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°42'25" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 277.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS NORTH 02°16'08" WEST, THENCE NORTHEASTERLY AND NORTHERLY FOR 301.21 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°18'15" TO A LINE TANGENT WHICH BEARS NORTH 25°25'37" EAST, THENCE ALONG SAID TANGENT FOR 180.74 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 277.00 FEET; THENCE NORTHERLY FOR 53.23 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°00'38" TO A RADIAL LINE OF SAID CURVE WHICH BEARS NORTH 75°35'01" WEST; SAID LINE BEING THE SOUTH PROPERTY LINE OF LOT 24, BLOCK 7 AND THE LIMITS OF PLAT OF SOUTH PORT ST. LUCIE UNIT ONE AS SHOWN ON SHEET 2 OF 2 OF PLAT BOOK 12, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG SAID RADIAL FOR 125.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 152.00 FEET; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE BACK PROPERTY LINES OF BLOCK 7 FOR 169.44 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°52'12" TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 29°33'11", AN ARC DISTANCE OF 528.69 FEET; THENCE NORTH 19°54'02" WEST, FOR 418.24 FEET; THENCE WEST FOR 85.47 FEET, THENCE NORTH 09°04'02" EAST FOR 403.71 FEET; THENCE NORTH 02°25'00" WEST FOR 55.92 FEET; THENCE NORTH 49°28'15" WEST FOR 65.67 FEET; THENCE NORTH 66°00'12" WEST FOR 121.40 FEET; THENCE SOUTH 54°04'00" WEST FOR 50.00 FEET; THENCE SOUTH 29°08'01" EAST FOR 30.03 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE WEST WHOSE RADIUS BEARS SOUTH 38°34'30" WEST FROM THE LAST DESCRIBED POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF 83°10'17", AN ARC DISTANCE OF 370.16 FEET; THENCE SOUTH 32°09'53" WEST, FOR 94.05 FEET; THENCE SOUTH 17°34'22" WEST FOR 52.33 FEET; THENCE SOUTH 79°38'56" WEST FOR 186.10 FEET; THENCE NORTH 88°28'19" WEST FOR 131.28 FEET; THENCE SOUTH 29°00'22" WEST FOR 80.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 642.59 FEET, A CENTRAL ANGLE OF 21°20'57", AN ARC DISTANCE OF 239.44 FEET TO A POINT OF REVERSE CURVATURE CONCAVE TO THE SOUTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1087.94 FEET, A CENTRAL ANGLE OF 51°52'18", AN ARC DISTANCE OF 984.95 FEET; THENCE SOUTH 02°55'01" WEST FOR 181.57 FEET; THENCE SOUTH 00°14'25" EAST FOR 1425.00 FEET; THENCE SOUTH 02°54'55" EAST FOR 73.19 FEET; THENCE SOUTH 10°49'42" EAST FOR 215.32 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

A) LESS AND EXCEPT A STRIP OF LAND OF LAND DESCRIBED IN ST. LUCIE COUNTY OFFICIAL RECORD BOOK 382, PAGE 333.

B) A ONE FOOT STRIP OF LAND LYING IMMEDIATELY ADJACENT TO THE SOUTH LINE OF LOT 14, BLOCK 164, SOUTH PORT ST. LUCIE UNIT NINE, AS RECORDED IN PLAT BOOK 14, PAGE 27A, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY.

C) LESS AND EXCEPT A STRIP OF LAND DESCRIBED IN ST. LUCIE COUNTY OFFICIAL RECORD BOOK 208, PAGE 1132.

PARCEL "B"

POINT OF BEGINNING BEING THE BEGINNING OF THE AFOREMENTIONED TIE LINE ALSO BEING THE NORTHEAST CORNER OF THE SEAWALL; THENCE LANDWARD OF THE WATERS EDGE OF KITCHING COVE AND THE NORTH PORT OF THE ST. LUCIE RIVER CONTINUE ALONG SAID TIE LINE SOUTH 76°25'42" EAST FOR A DISTANCE OF 50.83 FEET; THENCE CONTINUING SOUTH 73°51'41" EAST FOR A DISTANCE OF 115.04 FEET; THENCE SOUTH 69°22'15" EAST FOR A DISTANCE OF 107.15 FEET; THENCE SOUTH 65°26'15" EAST FOR A DISTANCE OF 82.89 FEET; THENCE SOUTH 53°35'53" EAST FOR A DISTANCE OF 224.80 FEET; THENCE NORTH 34°43'37" EAST FOR A DISTANCE OF 135.73 FEET; THENCE NORTH 57°43'37" EAST FOR A DISTANCE OF 141.73 FEET; THENCE SOUTH 87°16'23" EAST FOR A DISTANCE OF 119.35 FEET; THENCE SOUTH 38°16'23" EAST FOR A DISTANCE OF 146.96 FEET; THENCE SOUTH 05°27'19" EAST FOR A DISTANCE OF 120.73 FEET; THENCE SOUTH 50°32'41" WEST FOR A DISTANCE OF 102.70 FEET; THENCE SOUTH 14°32'41" WEST FOR A DISTANCE OF 120.77 FEET; THENCE SOUTH 45°27'19" EAST FOR A DISTANCE OF 188.35 FEET; THENCE SOUTH 21°54'46" EAST FOR A DISTANCE OF 341.21 FEET; THENCE NORTH 46°45'16" EAST FOR A DISTANCE OF 543.57 FEET; THENCE NORTH 55°23'47" EAST FOR A DISTANCE OF 145.60 FEET; THENCE NORTH 04°06'44" WEST FOR A DISTANCE OF 176.94 FEET; THENCE NORTH 41°51'16" EAST FOR A DISTANCE OF 85.00 FEET; THENCE NORTH 57°51'16" EAST FOR A DISTANCE OF 239.90 FEET; THENCE NORTH 73°37'37" EAST FOR A DISTANCE OF 144.43 FEET; TO A POINT LYING ON THE WEST PLAT LIMITS OF AFOREMENTIONED PLAT OF VILLAS OF SANDPIPER BAY UNIT TWO; THENCE CONTINUING ALONG SAID LIMITS SOUTH 51°21'25" EAST FOR A DISTANCE OF 36.01 FEET; THENCE SOUTH FOR DISTANCE OF 370.00 FEET; THENCE SOUTH 74°53'47" WEST ALONG A LINE LYING WATERWARD OF THE WATERS EDGE FOR A DISTANCE OF 517.19 FEET; THENCE CONTINUING ALONG SAID WATERWARD LINE SOUTH 46°45'16" WEST FOR A DISTANCE OF 661.78 FEET; THENCE NORTH 23°14'14" WEST FOR A DISTANCE OF 563.40 FEET; THENCE NORTH 53°15'17" WEST FOR A DISTANCE OF 640.91 FEET; THENCE NORTH 65°23'43" WEST FOR A DISTANCE OF 333.68 FEET; TO THE SOUTHEAST CORNER OF SAID SEAWALL; THENCE NORTH 17°37'59" EAST ALONG THE FACE OF THE SEAWALL FOR A DISTANCE OF 12.30 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SAID PARCEL SITUATE, LYING AND BEING IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PARCEL C:

GOLF COURSE MAINTENANCE COMPOUND

DESCRIPTION OF A PORTION OF TRACT "J" SITUATE IN SECTION 13, TOWNSHIP 37 SOUTH, RANGE 40 EAST, OF THE PLAT OF SOUTH PORT ST. LUCIE UNIT EIGHT, PLAT BOOK 14, PAGE 26C OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID PORTION ALSO LYING IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF SUNSHINE AVENUE AND THE EAST SECTION LINE OF SECTION 14, TOWNSHIP 37 SOUTH, REFLECTED ON THE FIRST RE-PLAT OF SOUTH PORT ST. LUCIE UNIT TEN, PLAT BOOK 16, PAGE 38 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S 89°38' 56" EAST FOR A DISTANCE OF 203.50 FEET, THENCE N 00°21'04" EAST FOR A DISTANCE OF 19.00 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING N 00°21'04" EAST FOR A DISTANCE OF 201.15 FEET; THENCE S 89°41'55" EAST FOR A DISTANCE OF 302.08 FEET THROUGH SAID TRACT "J" AND THE BACK LOT LINES OF BLOCK 137 OF SAID UNIT EIGHT; THENCE S 00°21'04" WEST FOR A DISTANCE OF 201.41 FEET. THENCE N 89°38'56" WEST FOR A DISTANCE OF 302.03 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL E:

TRACT "A" OF BLOCK 181, SOUTH PORT ST. LUCIE UNIT 13, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, AT PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL F:

TRACT "A" OF BLOCK 169, SOUTH PORT ST. LUCIE UNIT 11, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, AT PAGE 15, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL G:

TRACT "A" OF BLOCK 165, SOUTH PORT ST. LUCIE UNIT 10, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, AT PAGE 2, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL H:

LOT 4 OF BLOCK 166, SOUTH PORT ST. LUCIE UNIT 10, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, AT PAGE 2, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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