

EXHIBIT "A"



LEGAL DESCRIPTION
ST. LUCIE WEST

A PORTION OF SECTIONS 23, 26 AND 35 AND ALL OF SECTIONS 24, 25 AND 36, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND PORTIONS OF SECTIONS 19, 30 AND 31, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ALL IN ST. LUCIE COUNTY, FLORIDA, PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 36 SOUTH, RANGE 39 EAST, THENCE RUN SOUTH 89°59'48" WEST A DISTANCE OF 460.96 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF I-95, ALSO KNOWN AS STATE ROAD 9, AND SHOWN ON RIGHT-OF-WAY MAP NO. SECTION 94001-2412, SHEET 4 OF 14; THENCE NORTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF SAID I-95 THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 23°34'44" EAST A DISTANCE OF 1,538.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 5,903.58 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 2,241.45 FEET THROUGH A CENTRAL ANGLE OF 21°45'14"; THENCE NORTH 01°49'30" EAST A DISTANCE OF 4,295.10 FEET; THENCE CONTINUE NORTH 01°49'30" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED I-95, A DISTANCE OF 3,396.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 11,633.16 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,750.36 FEET THROUGH A CENTRAL ANGLE OF 08°37'15" TO A POINT OF TANGENCY; THENCE NORTH 06°47'46" WEST A DISTANCE OF 1,054.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 11,285.16 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,338.58 FEET THROUGH A CENTRAL ANGLE OF 06°47'46" TO THE POINT OF TANGENCY; THENCE NORTH 00°00'00" EAST A DISTANCE OF 532.68 FEET TO THE INTERSECTION POINT OF SAID EASTERLY RIGHT-OF-WAY LINE OF I-95 AND THE NORTH SECTION LINE OF SECTION 23, TOWNSHIP 36 SOUTH, RANGE 39 EAST, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE PLAT OF PORT ST. LUCIE SECTION 44 AS RECORDED IN PLAT BOOK 16, PAGE 23, ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS: THENCE NORTH 89°22'57" EAST ALONG SAID SOUTH LINE OF THE PLAT OF PORT ST. LUCIE SECTION 44 AND THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 2,020.07 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 23; THENCE NORTH 89°46'24" EAST A DISTANCE OF 2,671.27 FEET TO THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 89°44'41" EAST CONTINUING ALONG THE SOUTH LINE OF SAID PLAT OF PORT ST. LUCIE SECTION 44 AND THE NORTH LINE OF SECTION 24, TOWNSHIP 36 SOUTH, RANGE 39 EAST, A DISTANCE OF 5,282.95 FEET TO THE NORTHEAST CORNER OF SAID SECTION 24; THENCE NORTH 89°43'32" EAST ALONG THE SAID SOUTH LINE

St. Lucie West

2500 Midport Road, Suite 140, Port St. Lucie, Florida 33452 • (305) 335-7000

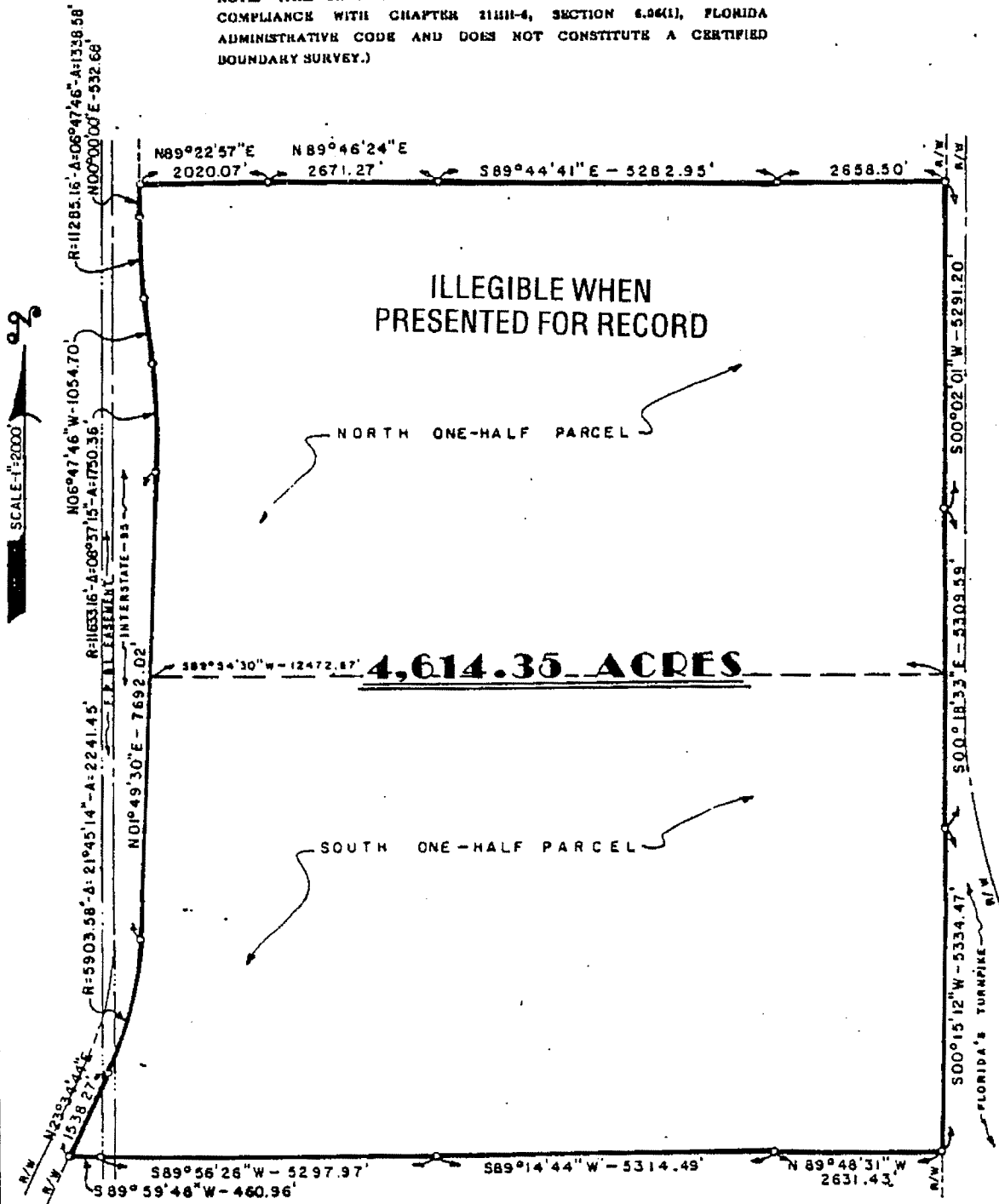
OF THE PLAT OF PORT ST. LUCIE SECTION 44 AND THE NORTH LINE OF SECTION 19, TOWNSHIP 36 SOUTH, RANGE 40 EAST, A DISTANCE OF 2,658.50 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 19 AND THE WESTERLY RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY, AS SHOWN ON THE FLORIDA STATE TURNPIKE AUTHORITY RIGHT-OF-WAY MAP OF SECTION 6, ST. LUCIE COUNTY, JOB AND CONTRACT NO. 6.3, SHEET 8 OF 12; THENCE SOUTHERLY ALONG THE NORTH/SOUTH ONE QUARTER (1/4) LINE OF SECTIONS 19 AND 30, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF SAID SUNSHINE STATE PARKWAY THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 00*02'01" WEST A DISTANCE OF 5,291.20 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 19; THENCE SOUTH 00*18'33" EAST A DISTANCE OF 2,768.11 FEET; THENCE CONTINUE TO RUN SOUTH 00*18'33" EAST ALONG THE SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 2,541.48 FEET TO THE SOUTH ONE-QUARTER (1/4) SECTION CORNER OF SECTION 30, TOWNSHIP 36 SOUTH, RANGE 40 EAST; THENCE SOUTH 00*15'12" WEST ALONG THE NORTH/SOUTH ONE-QUARTER (1/4) SECTION LINE OF SAID SECTION 31 AND ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 5,334.47 FEET TO THE SOUTH ONE-QUARTER (1/4) SECTION CORNER OF SAID SECTION 31 AND THE NORTH LINE OF THE PLAT OF PORT ST. LUCIE SECTION 9, AS RECORDED IN PLAT BOOK 12, PAGE 39, ST. LUCIE COUNTY PUBLIC RECORDS; THENCE NORTH 89*48'31" WEST ALONG THE SOUTH LINE OF SAID SECTION 31 AND THE NORTH LINE OF SAID PLAT OF PORT ST. LUCIE SECTION 9, A DISTANCE OF 2,631.43 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 31. THENCE SOUTH 89*44'44" WEST ALONG THE SOUTH LINE OF SECTION 36, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND THE NORTH LINE OF THE PLAT OF PORT ST. LUCIE SECTION 8, AS RECORDED IN PLAT BOOK 12, PAGE 38, ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 5,314.49 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE SOUTH 89*56'26" WEST ALONG THE SOUTH LINE OF SECTION 35, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND THE NORTH LINE OF THE PLAT OF PORT ST. LUCIE SECTION 20, AS RECORDED IN PLAT BOOK 13, PAGE 21, ST. LUCIE COUNTY PUBLIC RECORDS, A DISTANCE OF 5,297.97 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 35 AND THE POINT OF BEGINNING. CONTAINING 4,614.35 ACRES.

JUNE 22, 1987

PROPERTY DESCRIPTION

ST. LUCIE WEST

NOTE: (THIS SKETCH OF PROPERTY DESCRIPTION IS PREPARED IN COMPLIANCE WITH CHAPTER 21811-4, SECTION 6.06(1), FLORIDA ADMINISTRATIVE CODE AND DOES NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY.)

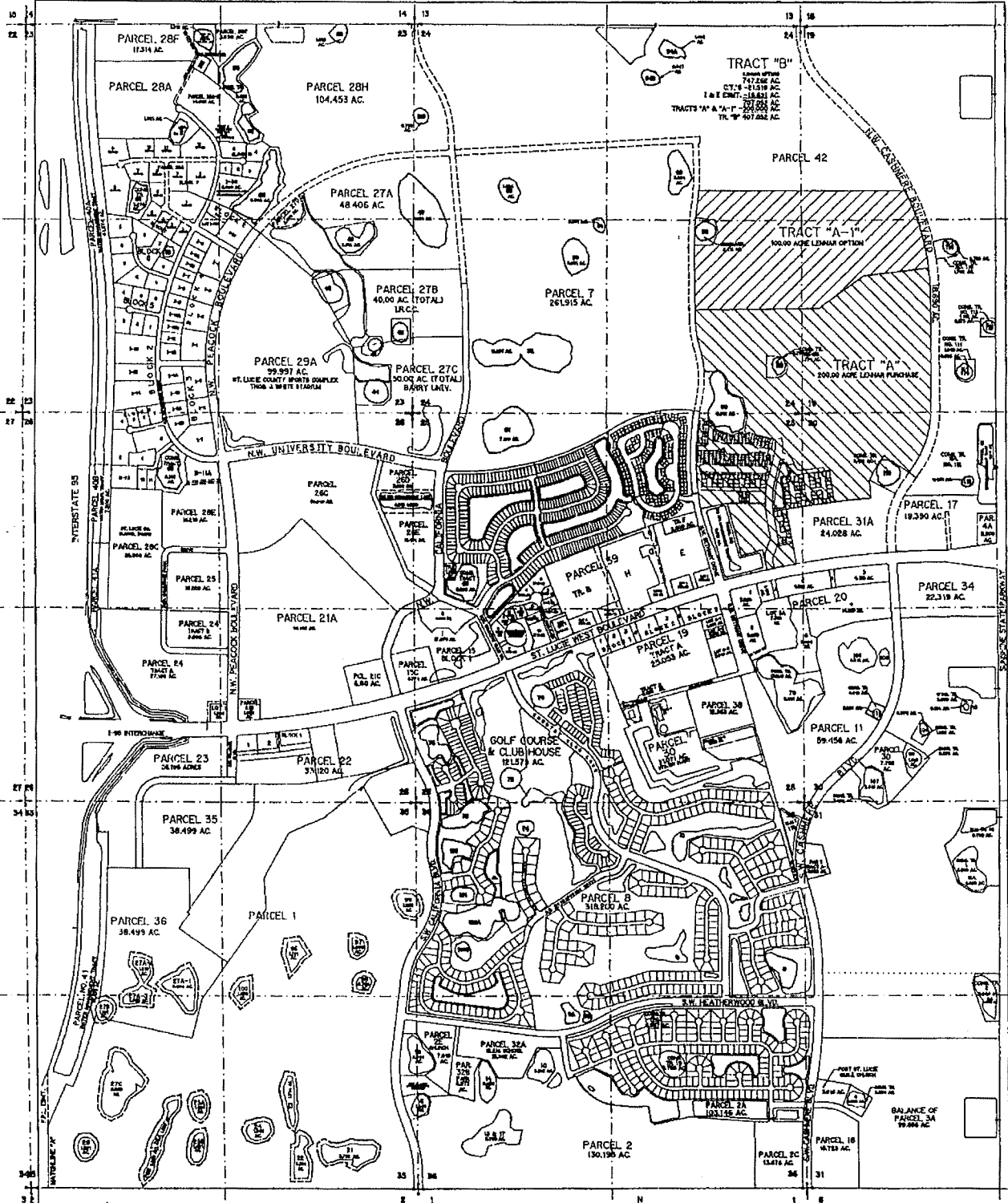


St. Lucie West

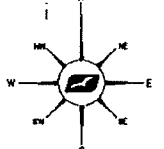
Thos. J. White
Development Corporation

DRAWN BY: *Ray*
DATE: *9-9-86*
REVISED:
FILE NO.:

EXHIBIT "B"



ILLEGIBLE WHEN
PRESENTED FOR RECORD



SCALE: 1" = 600'

FILE NO. 100-3
SHEET 1 OF 1



St. Lucie West
Thos. J. White
Development Corporation
900 N. PALM BLVD - SUITE 4
PORT ST. LUCIE, FLORIDA 34956

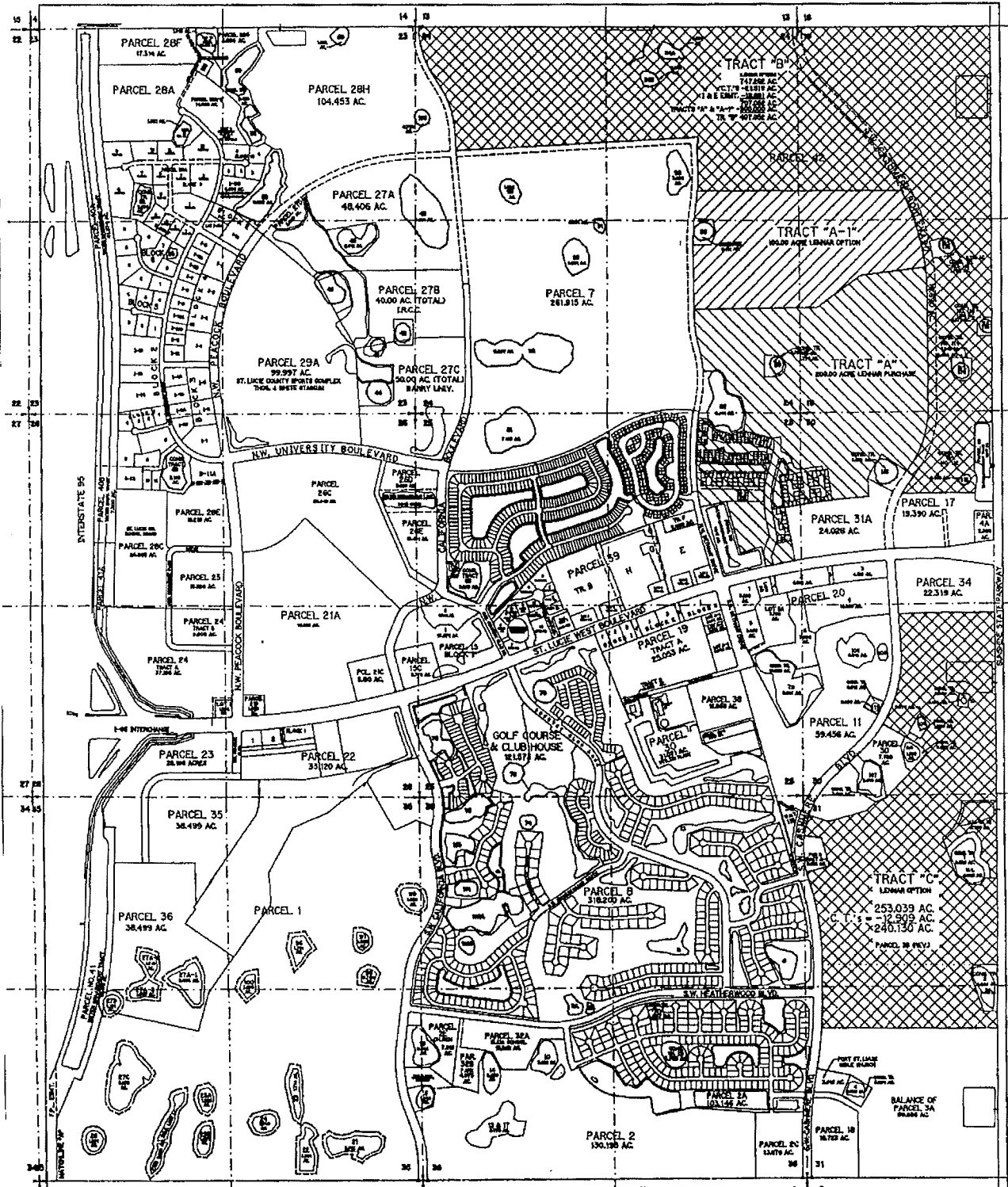
DATE: FEBRUARY 13, 1993
SCALE: 1" = 600'
FILE: DW-1992.DWG
DRAWN BY: ESH

NO.	REVISION	DATE	BY
1	ISSUED FOR RECORD	2-23-93	ESH

ST. LUCIE WEST
DECEMBER 31, 1992
LAND INVENTORY MAP



EXHIBIT "C"



ILLEGIBLE WHEN PRESENTED FOR RECORD

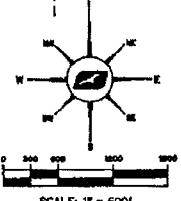
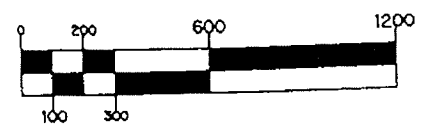
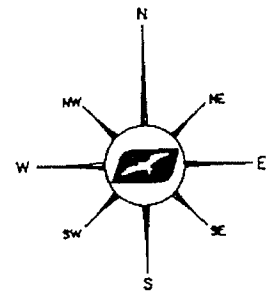
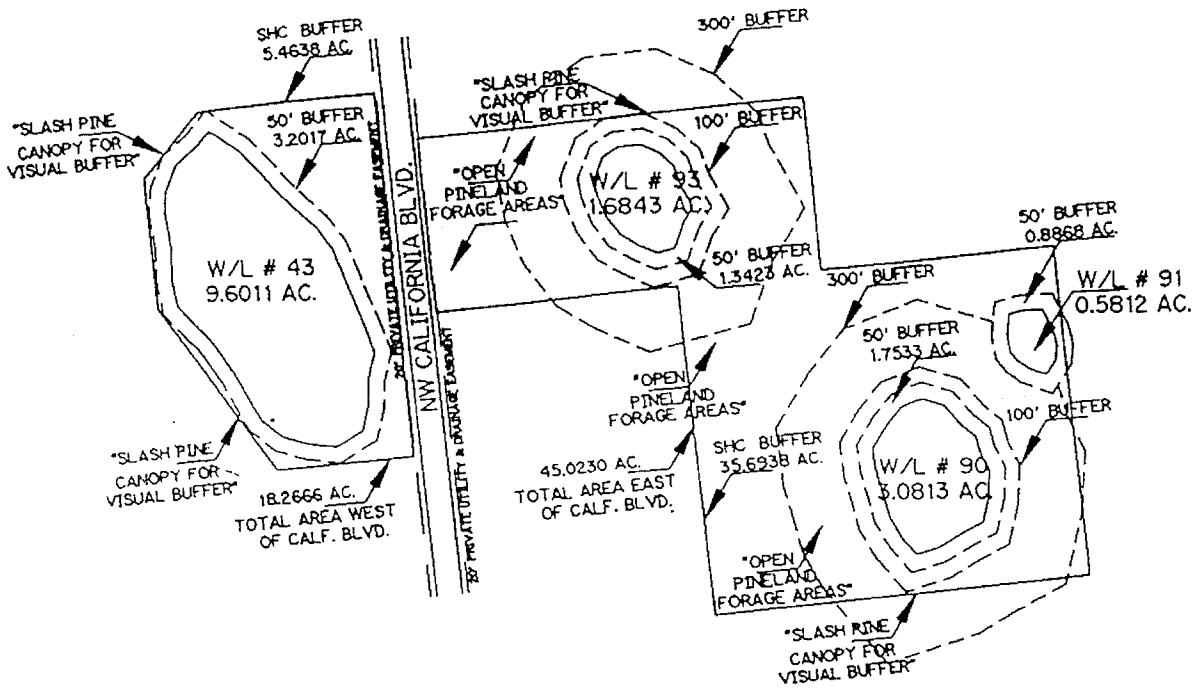


EXHIBIT "SHC-1"



GRAPHIC SCALE: 1" = 600'


FILE NO.	1	 St. Lucie West Development Corp. (A Florida corporation) 880 N.W. PEACOCK BLVD. - SUITE 3 ST. LUCIE WEST, FLORIDA 34908-2215	DATE: APRIL 4, 1987 SCALE: 1" = 100' FILE: WET/WH/CL/200 DRAWN BY: EAD	NO.	REV.	BY	DATE
	1						

EXHIBIT "SHC-1"
 CONDITION NUMBER 16
 ST. LUCIE WEST DEVELOPMENT ORD.

55

Exhibit "D"

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.



LEGEND

- RL LOW DENSITY RESIDENTIAL
- RM MEDIUM DENSITY RESIDENTIAL
- RH HIGH DENSITY RESIDENTIAL
- CG COMMERCIAL GENERAL
- CS COMMERCIAL SERVICE
- CH COMMERCIAL HIGHWAY
- LI LIGHT INDUSTRIAL
- U UTILITY
- OSR OPEN SPACE RECREATION
- OSC OPEN SPACE CONSERVATION
- OSP OPEN SPACE PRESERVATION

1 OF 1

18-412

R.J. KENNEDY, P.E. (OATE)
 #562718
 10250 SW VILLAGE PARKWAY - SUITE 201
 PORT SAINT LUCIE, FL 34987
 772-462-2455

Exhibit "D"
ST. LUCIE WEST DRI
MAP "H"

PORT ST. LUCIE

FLORIDA

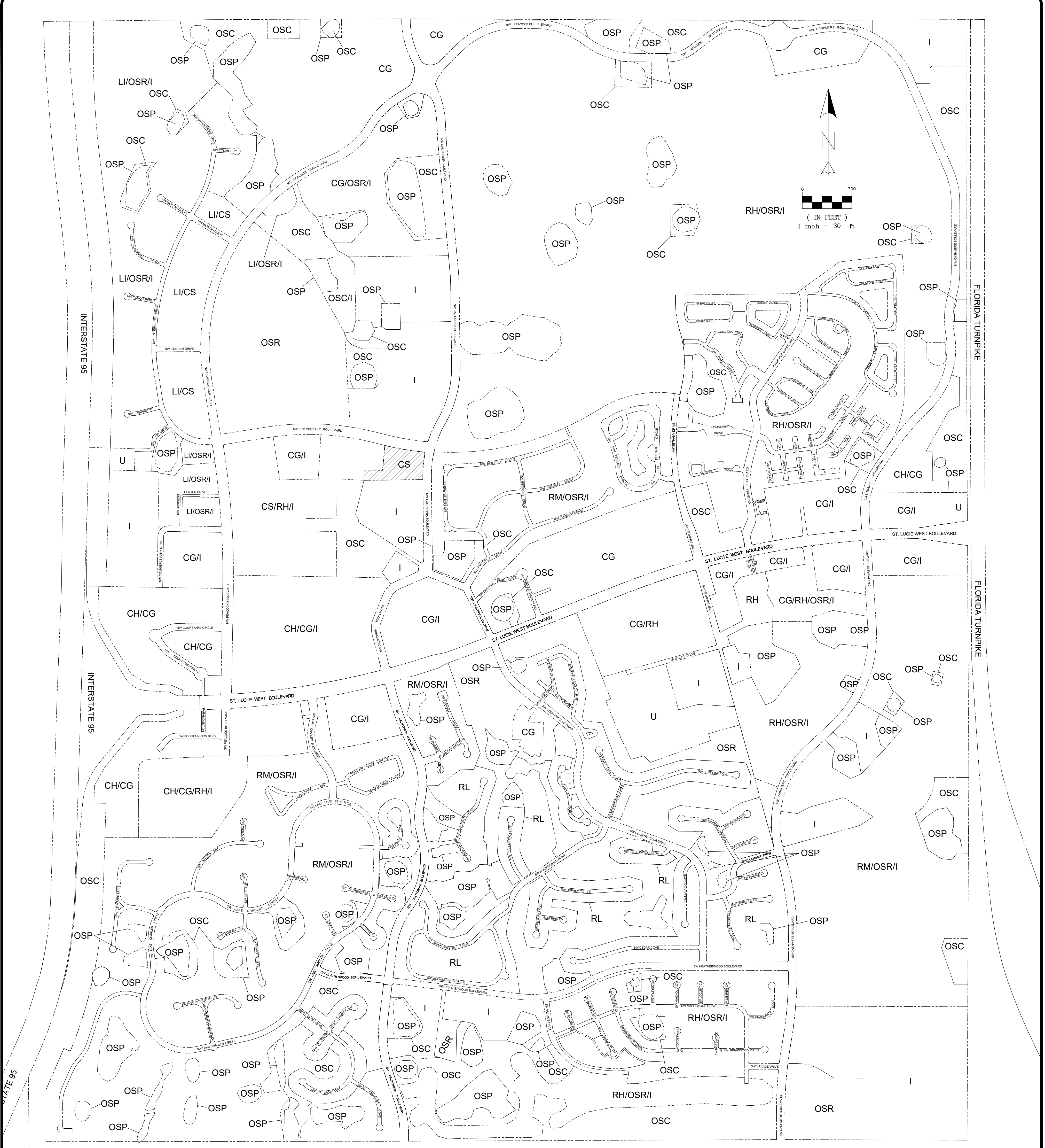
DATE	REVISION COMMENTS

VER
 DESIGNED BY
 VER
 DRAWN BY
 18-412-dri-exhibit.dwg
 FILENAME
 DRI EXHIBIT
 LAYOUT
 AS SHOWN
 SCALE
 08MAR19
 DATE

REGISTERED PROFESSIONAL ENGINEER
 ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
 www.edc-inc.com

F.P.E. CERTIFICATE OF AUTHORIZATION #088
 E.B. CERTIFICATE OF AUTHORIZATION #088

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.



LEGEND

- RL LOW DENSITY RESIDENTIAL
- RM MEDIUM DENSITY RESIDENTIAL
- RH HIGH DENSITY RESIDENTIAL
- CG COMMERCIAL GENERAL
- CS COMMERCIAL SERVICE
- CH COMMERCIAL HIGHWAY
- LI LIGHT INDUSTRIAL
- U UTILITY
- OSR OPEN SPACE RECREATION
- OSC OPEN SPACE CONSERVATION
- OSP OPEN SPACE PRESERVATION

1 OF 1	18-412	<p>R. J. KENNEDY, P.E. (DATE) #562718 10250 SW VILLAGE PARKWAY - SUITE 201 PORT ST. LUCIE, FL 34987 772-462-2455</p>	<p>ST. LUCIE WEST MAP "H" D.R.I. EXHIBIT PORT ST. LUCIE FLORIDA</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DATE</td> <td style="width: 50%;">REVISION COMMENTS</td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	DATE	REVISION COMMENTS			<p>VER DESIGNED BY VER DRAWN BY 20-252-dri-exhibit.dwg FILENAME DRI EXHIBIT LAYOUT AS SHOWN SCALE 06MAR19 DATE</p>	<p>F.B.E. CERTIFICATE OF AUTHORIZATION 8935 L.B. CERTIFICATE OF AUTHORIZATION 8938 www.edc-inc.com 10250 VILLAGE PARKWAY SUITE 201 PORT ST. LUCIE, FL 34987 772-462-2455</p>
DATE	REVISION COMMENTS									

EXHIBIT E

APPROVED DRI DEVELOPMENT PLAN

Residential	7,523 dwelling units	2,490 acres
Hotel / Motel	800 rooms	45 acres
Office	1,293,088 square feet	212 acres
Commercial / Retail	2,125,287 square feet	325 acres
Industrial	2,499,528 square feet	230 acres
Post-secondary Schools	5,000 FTE students	
Stadium	5,000 seats	
Town Center	0 square feet	
Movie Theater	3,218 seats	14 acres
RV Park	525 spaces	85 acres

EXHIBIT F

St. Lucie West DRI - Trip Conversion Matrix

Total Buildout PM Peak Hour
ITE Trip Generation, 10th Ed

To			Single Family Residential Unit	Multi-family Residential Unit	Hotel	1000 sqft Office	1000 sqft Commercial Retail	1000 sqft Industrial	Movie Theater Seats	RV Park Units
From	ITE Code	PM New Trip Rate								
Single Family Residential Unit	210	1	1	1.49	1.64	0.70	0.24	1.20	2.78	2.04
Multi-family Residential Unit	220	0.67	0.67	1	1.10	0.47	0.16	0.81	1.86	1.37
Hotel	310	0.61	0.61	0.91	1	0.43	0.14	0.73	1.69	1.24
1000 sqft Office	710	1.42	1.42	2.12	2.33	1	0.34	1.71	3.94	2.90
1000 sqft Commercial Retail	820	4.21	4.21	6.28	6.90	2.96	1	5.07	11.69	8.59
1000 sqft Industrial	110	0.83	0.83	1.24	1.36	0.58	0.20	1	2.31	1.69
Movie Theater Seats	444	0.36	0.36	0.54	0.59	0.25	0.09	0.43	1	0.73
RV Park Units	240	0.49	0.49	0.73	0.80	0.35	0.12	0.59	1.36	1

Example: 5 Single Family Units -> Industrial Sqft

Conversion Unit 1.20

5 SF Unit x 1.20 = 6

6 x 1000 SQFT Industrial = 6,000 SQFT Industrial Space

Trips

Land Use	DO*	Minimum	Maximum
Single Family Residential Unit	7,523	5642	9404
Hotel	800	600	1000
1000 sqft Office	1293	970	1616
1000 sqft Commercial Retail	2125	1594	2657
1000 sqft Industrial	2500	1875	3124
Movie Theater Seats	3218	2414	4023
RV Park Units	525	394	656

* Amounts are referenced to Exhibit E(Approved Development) from the St. Lucie West DRI