

Prepared by and return to:  
Sachs Sax Caplan, P.L.  
6111 Broken Sound Parkway NW, Ste. 200  
Boca Raton, Florida 33487  
561-994-4499

[Space Above This Line For Recording Data]

**SPECIAL WARRANTY DEED**  
**(New E/W Becker Road East and West)**

**THIS SPECIAL WARRANTY DEED** is made and given as of the 13<sup>th</sup> day of October, 2021, by **ACR ACQUISITION, LLC, a Delaware limited liability company**, having an address of 5300 W. Atlantic Ave, Suite 505, Delray Beach, FL 33484 and **THE CITY OF PORT ST. LUCIE, a Florida municipal corporation**, having an address of 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984-5099 (collectively, the "Grantor"), to and in favor of **THE CITY OF PORT ST. LUCIE, a Florida municipal corporation**, having an address of 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984-5099 (the "Grantee").

[Whenever used herein the terms "Grantor" and "Grantee" include the parties to this instrument, together with their respective successors and assigns.]

**WITNESSETH**, that Grantor, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell, to Grantee and its successors and assigns, forever, the following described land lying, being, and situate in St. Lucie County, Florida (the "Property"), to wit:

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

**SUBJECT TO:** (a) taxes and assessments for the year 2021 and subsequent years not yet due or payable; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; (c) conditions, restrictions, limitations, easements and other matters of record, if any, but this reference shall not operate to reimpose any of the same; (d) rights of any parties in possession of the Property, if any; and (e) matters which would be disclosed by an accurate survey of the Property.

Grantee's acceptance of title to the Property subject to any condition, restriction, limitation or other matter of record, however, shall not be construed as a waiver by Grantee of its claim of exemption, as a government purchaser, to the enforcement of any such condition, restriction, limitation or other matter of record against Grantee pursuant to Ryan v. Manalapan, 414 So.2d 193 (Fla. 1982).

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** unto Grantee in fee simple forever.

**AND** Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property to Grantee;

that Grantor specially warrants the title to the Property subject to the foregoing matters and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but no others.

[signatures follow on next page]

In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

[Signature]  
Signature of Witness 1

HORACIO MONCADA  
Print Name of Witness 1

[Signature]  
Signature of Witness 2

Pamela Reimel  
Print Name of Witness 2

ACR ACQUISITION, LLC, a Delaware limited liability company

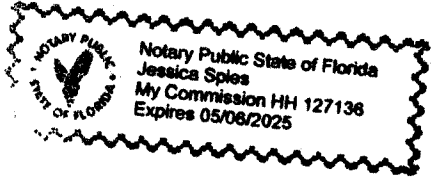
By: [Signature]  
Printed Name: Ramsey Akel  
Its: Manager AKIA Ramsey Akel

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20 day of AUGUST, 2021, by Ramsey Akel as Manager of ACR ACQUISITION, LLC, a Delaware limited liability company, on behalf the company, who is  personally known to me or has  produced \_\_\_\_\_ as identification.

[Notary Seal]

[Signature]  
Notary Public  
Jessica Spies  
Name typed, printed or stamped  
My Commission Expires: 05/06/2025



[signatures continue on next page]

THE CITY OF PORT ST. LUCIE, a Florida municipal corporation

[Signature]  
Signature of Witness 1

Elizabeth Heitz  
Print Name of Witness 1

By: [Signature]  
Printed Name: Russ Blackburn  
Its: City Manager

[Signature]  
Signature of Witness 2

Margaret Carland  
Print Name of Witness 2

State of Florida  
County of St. Lucie

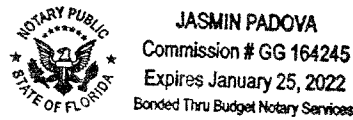
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 5 day of October, 2021, by Russ Blackburn as City Manager of THE CITY OF PORT ST. LUCIE, a Florida municipal corporation, on behalf the corporation, who is  personally known to me or has  produced \_\_\_\_\_ as identification.

[Notary Seal]

[Signature]

Notary Public

Name typed, printed or stamped  
My Commission Expires: 1/25/2022



**EXHIBIT "A"**

Property

**EXHIBIT "A"**

**DESCRIPTION:**

BEING A PORTION OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND A PORTION OF BLOCK 4, THE ALAN WILSON GROVE AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 50A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31; THENCE, ALONG THE WEST LINE OF SAID SECTION 31, N.00°03'37"W., A DISTANCE OF 1101.96 FEET; THENCE DEPARTING SAID WEST LINE, N.89°56'23"E., A DISTANCE OF 80.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 609 AND THE POINT OF BEGINNING; THENCE, DEPARTING SAID EAST LINE S.44°57'57"E., A DISTANCE OF 49.42 FEET; THENCE S.89°52'17"E., A DISTANCE OF 4759.39 FEET; THENCE N.44°57'25"E., A DISTANCE OF 49.65 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF N/S "A" ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 802 OF SAID PUBLIC RECORDS; THENCE, ALONG SAID WEST LINE, S.00°12'52"E., A DISTANCE OF 220.00 FEET; THENCE, DEPARTING SAID WEST LINE, N.45°02'35"W., A DISTANCE OF 49.35 FEET; THENCE N.89°52'17"W., A DISTANCE OF 4759.98 FEET; THENCE S.45°02'03"W., A DISTANCE OF 49.58 FEET TO A POINT OF INTERSECTION WITH SAID EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 609; THENCE, ALONG SAID EAST LINE, N.00°03'37"W., A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 726,902 SQUARE FEET/16.6874 ACRES, MORE OR LESS.  
 SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.  
 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

**NOTES:**


1. THIS SKETCH OF DESCRIPTION OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF N.00°28'07"W. ALONG THE EAST LINE OF BLOCK 8, THE ALAN WILSON GROVE, AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 50A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
5. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
6. RECORDING INFORMATION SHOWN HEREON IS OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON APRIL 05, 2021. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

**THIS IS NOT A SURVEY**

**SHEET 1 OF 3**



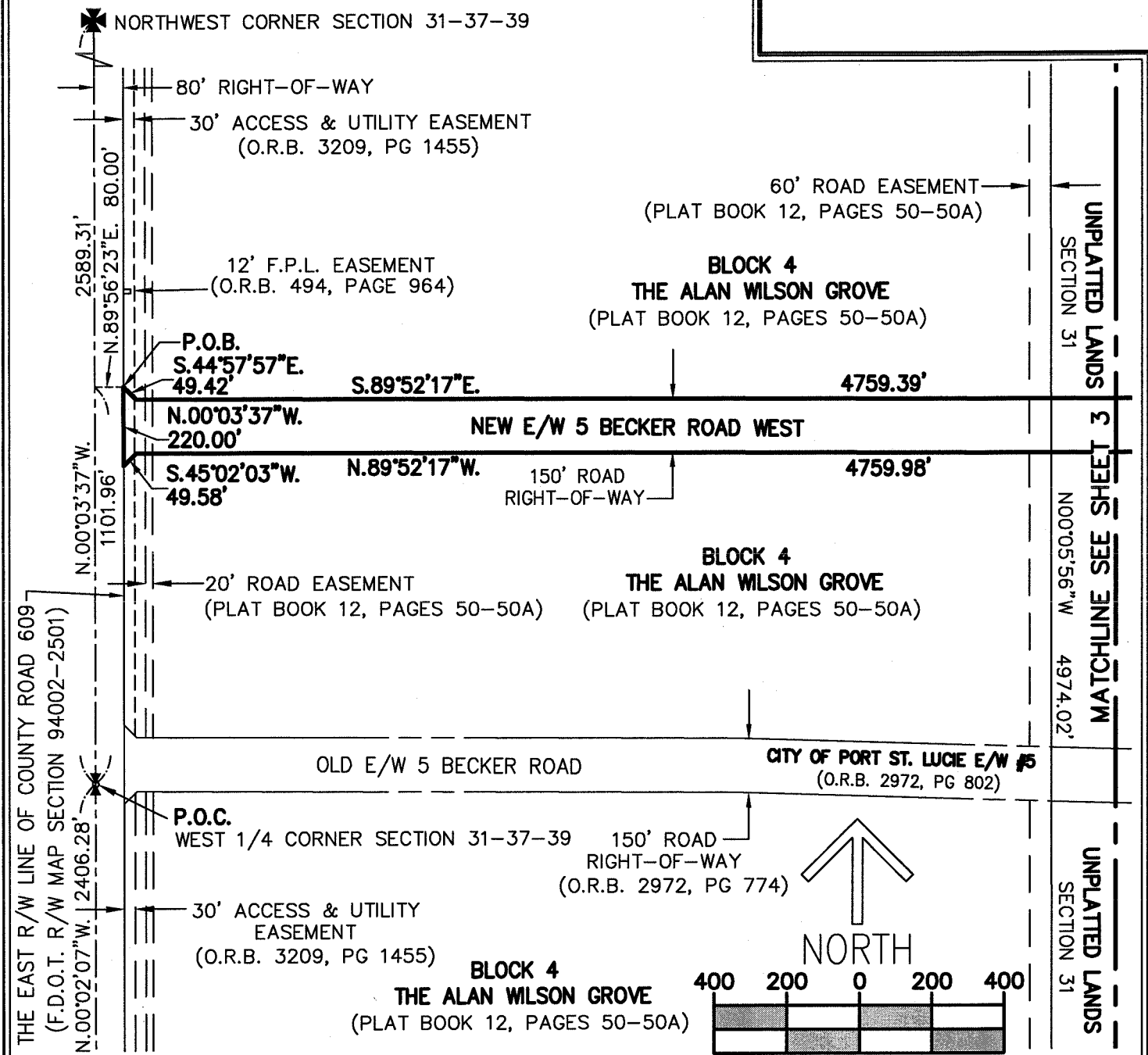
**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - LAND PLANNING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

**WILSON GROVES  
 NEW E/W 5 BECKER ROAD WEST  
 SKETCH AND DESCRIPTION**

DAVID P. LINDLEY  
 REGISTERED LAND  
 SURVEYOR NO. 5005  
 STATE OF FLORIDA  
 L.B. 3591

|           |              |
|-----------|--------------|
| DATE      | 04/05/21     |
| DRAWN BY  | DLS          |
| F.B./ PG. | NONE         |
| SCALE     | NONE         |
| JOB NO.   | 4371-3 NEW5W |

**EXHIBIT "A"**



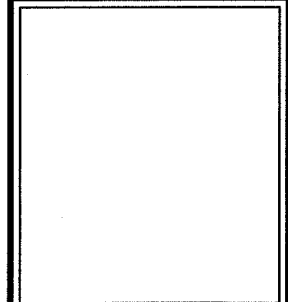
UNPLATTED LANDS SECTION 31  
 UNPLATTED LANDS SECTION 31  
 UNPLATTED LANDS SECTION 31

THE EAST R/W LINE OF COUNTY ROAD 609  
 (F.D.O.T. R/W MAP SECTION 94002-2501)

**LEGEND AND ABBREVIATIONS:**

- |  |                                |                     |
|--|--------------------------------|---------------------|
| △ - DELTA (CENTRAL ANGLE)                  | PB - PLAT BOOK                 | R - RADIUS          |
| F.D.O.T. - FLORIDA DEPARTMENT OF TRANSPORT | PG(S) - PAGE(S)                | RB - RADIAL BEARING |
| L.B. - LICENSED BUSINESS                   | P.O.B. - POINT OF BEGINNING    | R/W - RIGHT-OF-WAY  |
| O.R.B. - OFFICIAL RECORD BOOK              | P.O.C. - POINT OF COMMENCEMENT | E/W - EAST/WEST     |
| F.P.L. - FLORIDA POWER & LIGHT             |                                | L - LENGTH          |

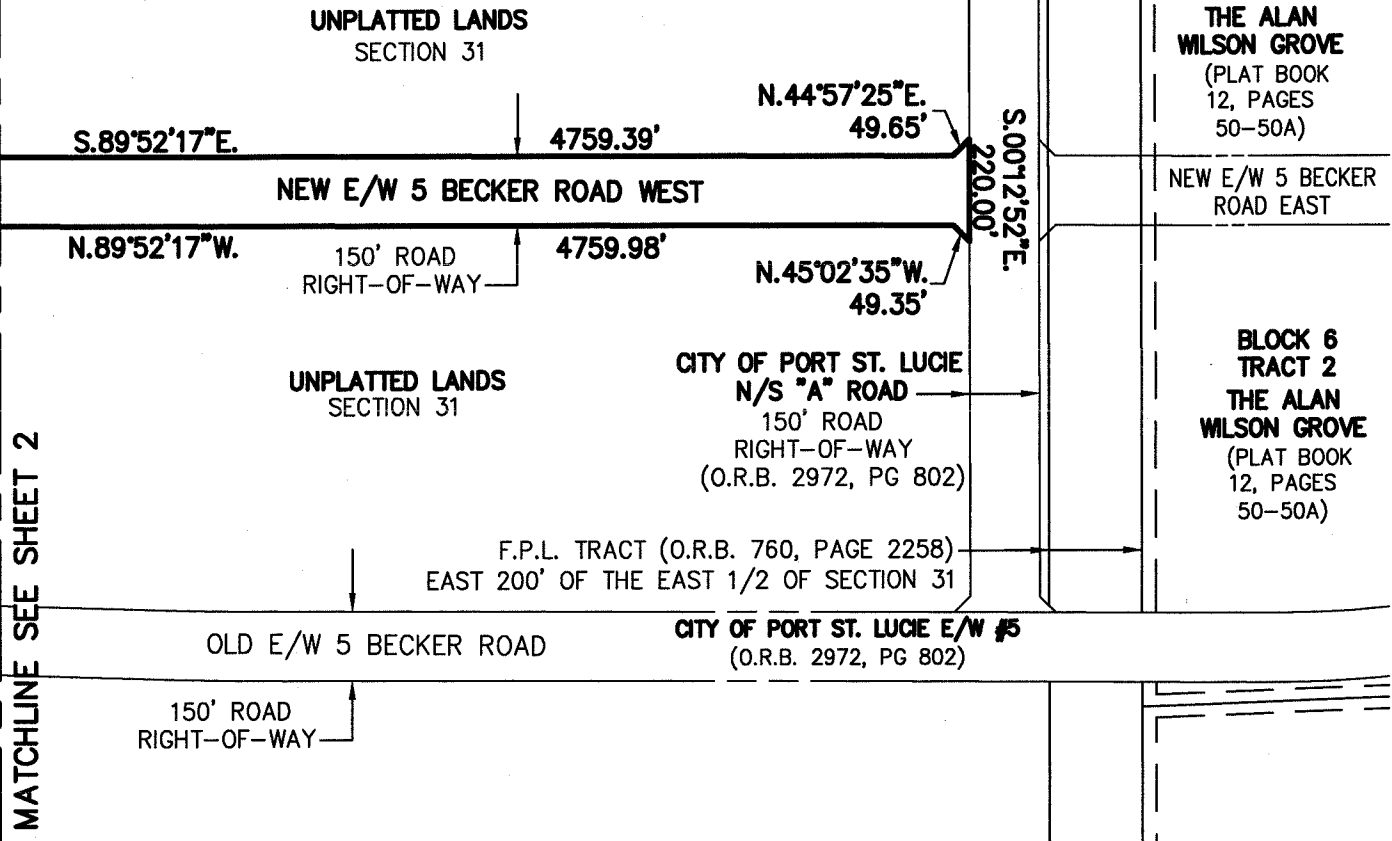
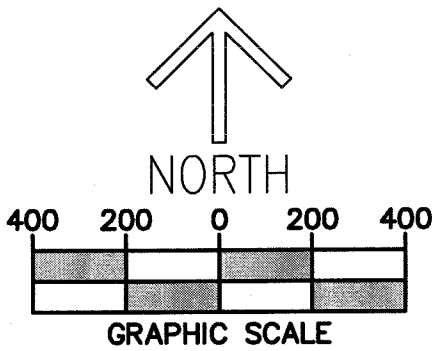
**CAULFIELD & WHEELER, INC.**  
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 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452



|           |              |
|-----------|--------------|
| DATE      | 04/05/21     |
| DRAWN BY  | DLS          |
| F.B./ PG. | N/A          |
| SCALE     | 1"=400'      |
| JOB NO.   | 4371-3 NEW5W |

**WILSON GROVES**  
**NEW E/W 5 BECKER ROAD WEST**  
**SKETCH AND DESCRIPTION**

EXHIBIT "A"



**LEGEND AND ABBREVIATIONS:**

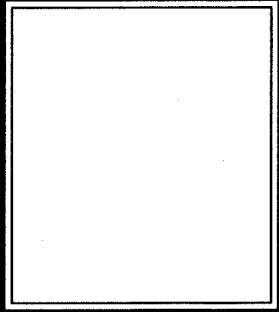
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|--|--------------------------------|---------------------|
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| L - LENGTH                                 | PG(S) - PAGE(S)                | RB - RADIAL BEARING |
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| O.R.B. - OFFICIAL RECORD BOOK              | P.O.C. - POINT OF COMMENCEMENT | E/W - EAST/WEST     |
| F.P.L. - FLORIDA POWER & LIGHT             |                                |                     |
| F.D.O.T. - FLORIDA DEPARTMENT OF TRANSPORT |                                |                     |

THIS IS NOT A SURVEY

SHEET 3 OF 3

CAULFIELD & WHEELER, INC.  
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**WILSON GROVES**  
**NEW E/W 5 BECKER ROAD WEST**  
**SKETCH AND DESCRIPTION**



|           |              |
|-----------|--------------|
| DATE      | 04/05/21     |
| DRAWN BY  | DLS          |
| F.B./ PG. | N/A          |
| SCALE     | 1"=400'      |
| JOB NO.   | 4371-3 NEW5W |



**EXHIBIT "A"**

**DESCRIPTION:**

BEING A PORTION OF SECTIONS 31 AND 32, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND A PORTION OF BLOCK 6 TRACT 2, BLOCK 6 TRACT 3, BLOCK 7 AND BLOCK 8 OF THE PLAT OF THE ALAN WILSON GROVE AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 50A AND A PORTION OF THAT 150 FOOT RIGHT-OF-WAY OF OLD E/W #5 BECKER ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 774 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE, ALONG THE EAST LINE OF SAID SECTION 31, S.00°12'47"E., A DISTANCE OF 1480.06 FEET TO THE POINT OF BEGINNING; THENCE S.89°52'17"E., A DISTANCE OF 2491.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2206.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°29'21", A DISTANCE OF 1520.41 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2056.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°31'35", A DISTANCE OF 1418.36 FEET; THENCE N.44°48'41"E., A DISTANCE OF 49.11 FEET; THENCE S.00°28'07"E., A DISTANCE OF 219.81 FEET; THENCE N.45°12'38"W., A DISTANCE OF 49.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2206.00 FEET FROM WHICH A RADIAL LINE BEARS N.00°02'52"E.; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°34'12", A DISTANCE OF 1523.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2056.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°29'21", A DISTANCE OF 1417.03 FEET TO THE POINT OF TANGENCY; THENCE N.89°52'17"W., A DISTANCE OF 2490.97 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT "A" AND TO A POINT OF INTERSECTION WITH THE AFORESAID EAST LINE OF SECTION 31; THENCE, ALONG SAID EAST LINE, N.00°12'47"W., A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

**TOGETHER WITH:**

COMMENCE AT THE AFORESAID REFERENCE POINT "A"; THENCE S.85°43'47"W., A DISTANCE OF 200.50 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF FLORIDA POWER & LIGHT RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 760, PAGE 2258 OF SAID PUBLIC RECORDS AND TO THE POINT OF BEGINNING; THENCE S.44°57'25"W., A DISTANCE OF 27.97 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF N/S "A" ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 774 OF SAID PUBLIC RECORDS; THENCE, ALONG SAID EAST LINE, N.00°12'52"W., A DISTANCE OF 220.00 FEET; THENCE S.45°02'35"E., A DISTANCE OF 28.14 FEET TO A POINT OF INTERSECTION WITH THE SAID WEST LINE OF FLORIDA POWER & LIGHT RIGHT-OF-WAY; THENCE, ALONG SAID WEST LINE, S.00°12'47"E., A DISTANCE OF 180.34 FEET TO THE POINT OF BEGINNING.


CONTAINING 825,060 SQUARE FEET/18.9408 ACRES, MORE OR LESS.  
 SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.  
 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JULY 07, 2021. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

**THIS IS NOT A SURVEY**

**SHEET 1 OF 4**



**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - LAND PLANNING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

**WILSON GROVES**  
**NEW E/W #5 BECKER ROAD EAST**  
**SKETCH AND DESCRIPTION**

DAVID P. LINDLEY  
 REGISTERED LAND  
 SURVEYOR NO. 5005  
 STATE OF FLORIDA  
 L.B. 3591

|           |                   |
|-----------|-------------------|
| DATE      | 7/07/2021         |
| DRAWN BY  | AS                |
| F.B./ PG. | NONE              |
| SCALE     | NONE              |
| JOB NO.   | 4371-NEW BECKER E |

**EXHIBIT "A"**

**NOTES:**


1. THIS SKETCH OF DESCRIPTION OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF N.00°28'07"W. ALONG THE EAST LINE OF BLOCK 8, THE ALAN WILSON GROVE, AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 50A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
5. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
6. RECORDING INFORMATION SHOWN HEREON IS OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

**LEGEND AND ABBREVIATIONS:**

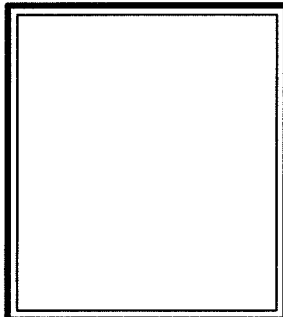
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|--------------------------------|--------------------------------|---------------------|
| △ - DELTA (CENTRAL ANGLE)      | PB - PLAT BOOK                 | R - RADIUS          |
| L - LENGTH                     | PG(S) - PAGE(S)                | RB - RADIAL BEARING |
| L.B. - LICENSED BUSINESS       | P.O.B. - POINT OF BEGINNING    | R/W - RIGHT-OF-WAY  |
| O.R.B. - OFFICIAL RECORD BOOK  | P.O.C. - POINT OF COMMENCEMENT | E/W - EAST/WEST     |
| F.P.L. - FLORIDA POWER & LIGHT | REF. PT. - REFERENCE POINT     |                     |

**THIS IS NOT A SURVEY**

**SHEET 2 OF 4**



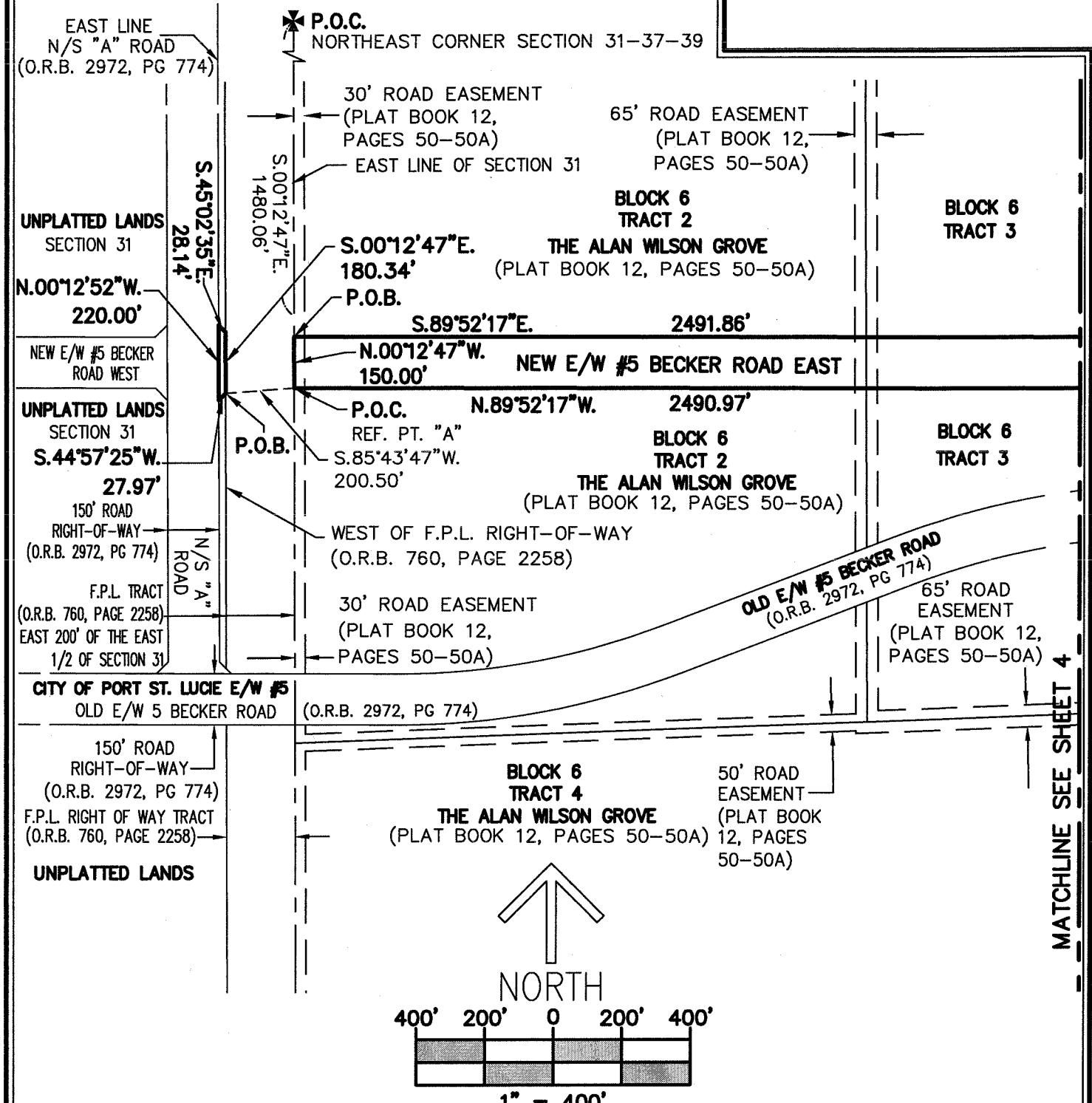
**CAULFIELD & WHEELER, INC.**  
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 PHONE (561)-392-1991 / FAX (561)-750-1452



|           |                   |
|-----------|-------------------|
| DATE      | 7/07/2021         |
| DRAWN BY  | AS                |
| F.B./ PG. | NONE              |
| SCALE     | NONE              |
| JOB NO.   | 4371-NEW BECKER E |

**WILSON GROVES**  
**NEW E/W #5 BECKER ROAD EAST**  
**SKETCH AND DESCRIPTION**

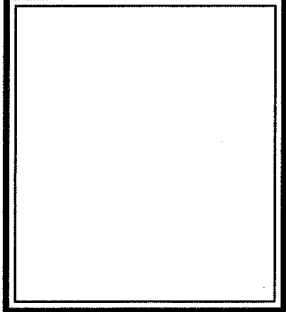
**EXHIBIT "A"**



THIS IS NOT A SURVEY

SHEET 3 OF 4

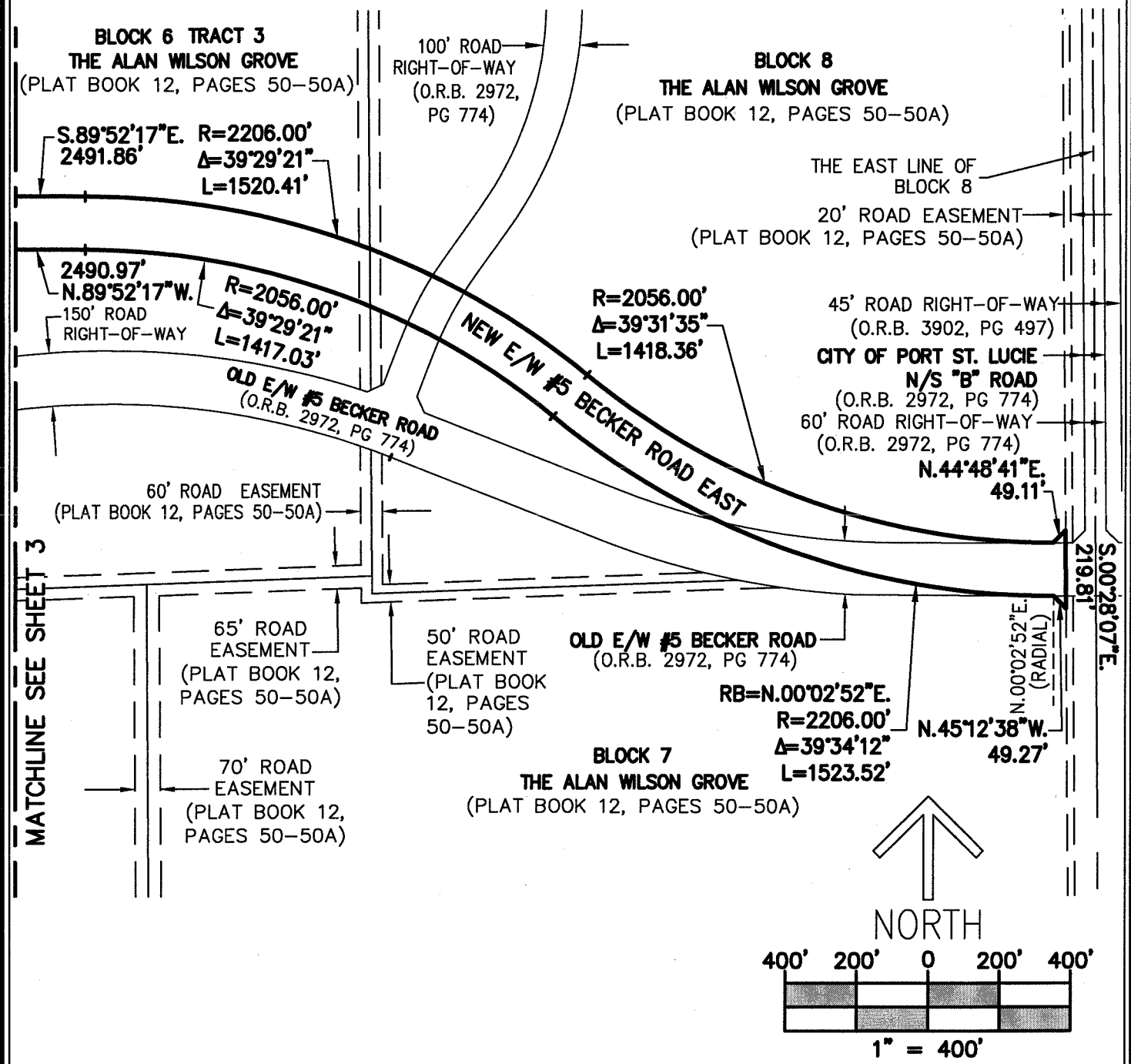
**CAULFIELD & WHEELER, INC.**  
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 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452



|           |                      |
|-----------|----------------------|
| DATE      | 7/07/2021            |
| DRAWN BY  | AS                   |
| F.B./ PG. | N/A                  |
| SCALE     | 1"=400'              |
| JOB NO.   | NO.4371-NEW BECKER E |

**WILSON GROVES**  
**NEW E/W #5 BECKER ROAD EAST**  
**SKETCH AND DESCRIPTION**

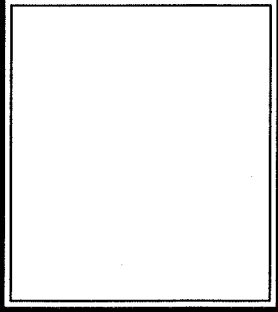
EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 4 OF 4

**CAULFIELD & WHEELER, INC.**  
  
 CIVIL ENGINEERING - LAND PLANNING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
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 PHONE (561)-392-1991 / FAX (561)-750-1452



|           |                   |
|-----------|-------------------|
| DATE      | 7/07/2021         |
| DRAWN BY  | AS                |
| F.B./ PG. | N/A               |
| SCALE     | 1"=400'           |
| JOB NO.   | 4371-NEW BECKER E |

**WILSON GROVES**  
**NEW E/W #5 BECKER ROAD EAST**  
**SKETCH AND DESCRIPTION**