

DECLARATION OF UNITY OF CONTROL

THIS DECLARATION of Unity of Control ("Declaration") is made this 6 day of AUGUST 2025, by CEMAR REALTY, LLC, and 2854 MERA, LLC, (the "Declarants").

RECITALS

A. The Declarants are the owners of two separate properties in St. Lucie County, Florida, each such parcel more particularly described and singularly described by the legal descriptions as contained in **Exhibit A**, **Exhibit B**, and **Exhibit C** attached hereto (collectively the "Properties" and singularly as the "Property"), which Properties are intended to be developed as a single property.

B. Declarants are seeking approval from the City of Port St. Lucie (the "City") for P25-108, the Rezoning ("Approval" or "Rezoning") and the City is requiring the execution and recordation of this Agreement as a condition to the Approval and the issuance of permits.

C. It is the desire of the Declarants, in consideration for the receipt of said permits and as a condition of the Approval, to create this Unity of Control, unifying the above-described Properties so that the requirements of the City and the Approval will be satisfied.

D. The Declarants have agreed with the City of Port St. Lucie that, for the intended development of the Properties, the Declarants shall provide for mutual and reciprocal rights-of-way for the purpose of ingress and egress, parking, drainage and utilities of whatsoever nature located within the Properties, the enjoyment of which cross easements shall be shared by the respective parties owning any portion of either Property and their respective heirs, successors, assigns and successors in title to all or part of either Property and to tenants, lessees, agents, employees, guests and invitees of any owner of either Property or any portion thereof and guests and invitees of tenants and lessees legally occupying either Property.

E. The City has a health, safety, and welfare interest in safe and efficient traffic circulation on the road and driveway system and the establishment of common drainage and utilities through the establishment of this Unity of Control that covers the Properties.

F. The City is specifically intended to be a direct third-party beneficiary to this Declaration.

NOW, THEREFORE, in consideration of the grants and agreements herein made and in consideration of ten dollars (\$10.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarants hereby subject the Properties to the following restrictions:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.
2. Unified Control. All structures, uses and parking areas on the Properties are and will be part of a single unified planned development, regardless of ownership. In furtherance of the foregoing, the Properties shall be developed in accordance with a Future Site Plan, to be approved by the City of Port St. Lucie, and shall meet all building, zoning, and land development requirements as if they are one lot.

3. Easements. The Declarants hereby dedicate, grant, and establish for the benefit of the Properties, and the owners of any portion thereof (as well as their employees, agents, guests, invitees, mortgagees, tenants, lessees, subtenants, licensees, heirs, successors and assigns) the following reciprocal easements, covenants, conditions and restrictions:

- a. A non-exclusive easement for the right-of-way of pedestrians and vehicular ingress and egress over, on and across the areas within the Properties constituting driveways and roadways.
- b. A non-exclusive easement for the parking of vehicles over, on and across areas within the Properties constituting parking areas.
- c. A non-exclusive easement over, above and across the Properties for the discharge, drainage, use, detention and retention of storm water runoff pursuant to the approved drainage plans.
- d. A non-exclusive easement for the installation, operation and maintenance of utilities necessary to serve all portions of the Properties, including but not limited to, the right to install, maintain, use, repair and replace underground pipes, ducts, conduits and cables as necessary to transmit and distribute electricity, gas, water, sewer, cable television, drainage, telephone, lighting and other utilities and common public services under such present and future areas of the Properties constituting parking areas, driveways and roadways, and through the other portions of the Properties provided the same does not materially interfere with the use and enjoyment of any portion of the Properties.
- e. A non-exclusive easement for surface water management and drainage necessary to serve all portions of the Properties over, under and across such areas within the Properties constituting parking areas, driveways and roadways, provided the same does not materially interfere with the use and enjoyment of any portion of the Properties.
- f. A non-exclusive easement over such areas of the Properties reasonably necessary for the development of the improvements depicted on a future Site Plan: for (i) the construction of buildings and improvements as permitted by a future Site Plan; (ii) installation, use, maintenance, repair, replacement and removal of common construction improvements such as footings, supports and foundations; and (iii) attachment of buildings and building overhangs and other overhangs and projections encroaching upon either Property such as, by way of example, but not a limitation, marquees, canopies, lights, lighting devices, awnings, wing walls and the like to the extent set forth on a future Site Plan.
- g. The owners of the Properties shall provide for the perpetual operation and maintenance of all shared/common facilities, and improvements, which are not provided, operated or maintained at public expense.

4. Covenants Run with the Land. All of the covenants, easements and restrictions herein will be perpetual and will constitute covenants running with the land, will be binding upon any and all persons and entities, their respective successors in interests, assigns, heirs and personal representatives having or hereafter acquiring any right, title or interest in and to all or any portion of the Properties, and all benefits deriving therefrom will accrue to the benefit of all persons and entities, and their respective successors in interest, tenants, licensees, assigns, heirs and personal representatives having or hereafter acquiring any right, title or interest in all or any portion of the Properties.

5. Termination and Modification. This Declaration may not be terminated or modified in any way except by means of an instrument executed by the owners of the Properties after the prior written consent of the City

of Port St. Lucie. In the event a request is made in the future that this Unity of Control be terminated, should the Properties otherwise be in compliance with the City's comprehensive plan, zoning ordinances and the regulations of the City, the City shall, upon written request by the Owners, their successors or assigns, execute a recordable termination of this Unity of Control.

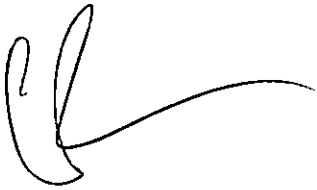
6. Owners' Restrictions. No owner of any portion of the Properties shall take or fail to take any action or do or fail to do anything which would, or have the effect of, impeding, obstructing, or preventing any other person or entity having rights under this Declaration from their full and complete use and enjoyment of the easements herein granted. Without limiting the generality of the foregoing, free and full access to, from and across all portions of the Properties which constitute parking areas, driveways, and roadways on a future Site Plan shall not be blocked, obstructed, or impeded.

7. Miscellaneous

- a. Each covenant in this Declaration is an independent and separate covenant. If any term or provision of this Declaration or the application thereof to any person or circumstance should to any extent be invalid or unenforceable, the remainder of this Declaration and application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable will not be affected thereby, and each term and provision of this Declaration will be valid and enforceable to the fullest extent permitted by law.
- b. This Declaration shall be recorded in the Public Records of St. Lucie County, Florida and shall run with the land as set forth herein.
- c. Failure of any party to insist upon or enforce its rights under this Declaration will not constitute a future waiver of such rights.
- d. This Declaration and the rights created hereby shall be paramount and superior to all leases, conveyances, transfers, assignments, contracts, mortgages, deeds of trust and other encumbrances affecting the Property after the date of recording this Declaration. Any persons acquiring possession to, title of, or interest in the Property or any portion thereof shall do so subject to this Declaration. Any transferee of any interest in any portion of the Property by any means whatsoever shall be deemed, by acceptance of such interest, to have agreed to be bound by all of the provisions of this Declaration.
- e. The City, as a third-party beneficiary to this Declaration, has the right to enforce the Declaration through legal, equitable or administrative proceedings.
- f. The venue for any legal action or legal proceeding regarding this Agreement shall be in St. Lucie County, Florida.

8. The Declarants agree to indemnify, defend, and hold harmless the City, its officials, officers, attorneys, consultants, agents and employees from and against all claims, damages, losses, and expenses, direct, indirect or consequential (including but not limited to fees and charges of attorneys and other professionals and court and/or arbitration costs) arising out of or resulting, in whole or in part, from the execution of this Declaration. Moreover, the Declarants agree that nothing in this indemnification and hold harmless provision shall be considered to increase or otherwise waive any limits of liability, or to waive any

immunity, as established by Florida Statutes, case law, or any other source of applicable governing law afforded to the City.

A handwritten signature in black ink, consisting of a stylized 'C' followed by a long horizontal stroke that curves slightly upwards at the end.

CONSENT OF LENDER OF PROPERTY DESCRIBED IN EXHIBIT "A"

The undersigned ("Lender"), being the present holder of that certain Mortgage Deed and Security Agreement dated and recorded on 3/4/15 in the public records of St. Lucie County, Florida in O.R. Book 5217 and Page 302 (the "Mortgage") affecting the real property of Cemar Realty, LLC hereby consents to the Declaration of Unity of Control ("Declaration").

Lender is executing this document solely to provide its consent to the Declaration as lender only and not as an agent, joint venture or partner of any of the other parties hereto. The consent granted herein is expressly limited to the Declaration and shall not be deemed a consent to or as a waiver of any conditions or requirements in the mortgage or any other documents pertaining to the loan held by lender.

Dated: 8-6-2025

Witness

Isabel Cepeda
Print Name

Witness

Allison Gabriel
Print Name

STATE OF Florida
COUNTY
OF Orange

The foregoing instrument was acknowledged before me this 6 day of AUGUST, 2025 by _____, who is the _____ of _____, (who is personally known to me) or who has produced _____ as identification.

Lender

By: _____

Name: Cesar Ramirez

Title: MANAGING PARTNER

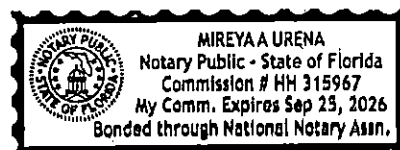
Signature of Notary Public

Mireya Urena

Printed name of Notary Public

Mireya Urena

Commission Number



CONSENT OF LENDER OF PROPERTY DESCRIBED IN EXHIBIT "B"

The undersigned ("Lender"), being the present holder of that certain Mortgage Deed and Security Agreement dated and recorded on 02/16 in the public records of St. Lucie County, Florida, in O.R. Book 3921 and Page 2649 (the "Mortgage") affecting the real property of CENNA LARRY, LLC hereby consents to the Declaration of Unity of Control ("Declaration").

Lender is executing this document solely to provide its consent to the Declaration as lender only and not as an agent, joint venture or partner of any of the other parties hereto. The consent granted herein is expressly limited to the Declaration and shall not be deemed a consent to or as a waiver of any conditions or requirements in the mortgage or any other documents pertaining to the loan held by lender.

Dated: 8-6-2025

[Signature]

Witness

Karla Capada

Print Name

Allison Gabriel

Witness

Allison Gabriel

Print Name

STATE OF Florida
COUNTY
OF Orange

The foregoing instrument was acknowledged before me this 6 day of AUGUST 2025 by _____, who is the _____ of _____, (who) is personally known to me or who has produced _____ as identification.

Lender

By: [Signature]

Name: CENNA LARRY, LLC

Title: MANAGING PARTNER

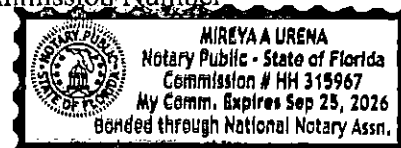
Signature of Notary Public

Mireya Urena

Printed name of Notary Public

Mireya Urena

Commission Number



IN WITNESS WHEREOF, this instrument is executed on the day and year first above written.

Declarant as to Property Described in Exhibit "A" and Exhibit "B":

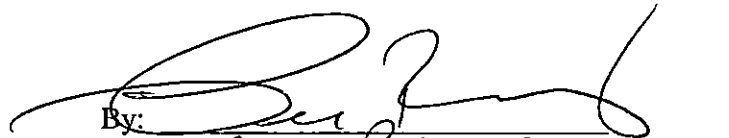
Signed, sealed, and delivered in the presence of:



Witness
Carlos Capata
 Print Name



Witness
Allison Gabriel
 Print Name

By: 
 Name: Cesar Ramirez
 Title: MANAGING PARTNER

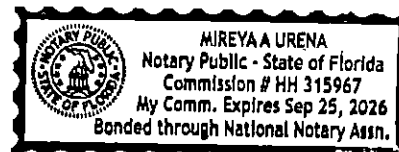
STATE OF Florida
 COUNTY
 OF Orange

The foregoing instrument was acknowledged before me this 6 day of AUGUST 2025 by _____, who is the _____ of _____, (who is personally known to me) or who has produced _____ as identification.

Signature of Notary Public
Mireya Urena

Printed name of Notary Public
Mireya Urena

Commission Number



CONSENT OF LENDER OF PROPERTY DESCRIBED IN EXHIBIT "C"

The undersigned ("Lender"), being the present holder of that certain Mortgage Deed and Security Agreement dated and recorded on 8/6/18 in the public records of St. Lucie County, Florida in O.R. Book 4165 and Page 2687 (the "Mortgage") affecting the real property of 2854 MEIA, LLC hereby consents to the Declaration of Unity of Control ("Declaration").

Lender is executing this document solely to provide its consent to the Declaration as lender only and not as an agent, joint venture or partner of any of the other parties hereto. The consent granted herein is expressly limited to the Declaration and shall not be deemed a consent to or as a waiver of any conditions or requirements in the mortgage or any other documents pertaining to the loan held by lender.

Dated: 8-6-2025

[Signature]

Witness

Kato Calda
Print Name

Allison Gabriel
Witness

Allison Gabriel
Print Name

STATE OF Florida
COUNTY
OF ORANGE

The foregoing instrument was acknowledged before me this 6 day of AUGUST, 2025 by _____, who is the _____ of _____, (who is personally known to me) or who has produced _____ as identification.

Lender

By: [Signature]

Name: CESAR RAMIREZ

Title: MANAGING PARTNER

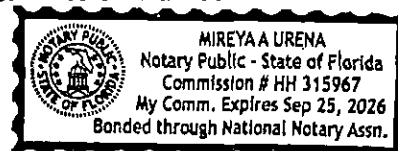
Signature of Notary Public

Mireya Urena

Printed name of Notary Public

Mireya Urena

Commission Number



Declarant as to Property Described in
Exhibit "C":

By: [Signature]
Name: Cesar Ramirez
Title: MANAGING PARTNER

Witness
[Signature]
Print Name

Alison Gabriel
Witness
Allison Gabriel
Print Name

STATE OF Florida
COUNTY
OF Orange

The foregoing instrument was acknowledged before me this 6 day of AUGUST 2025 by [Signature], who is the [Signature] of [Signature], (who is personally known to me) or who has produced [Signature] as identification.

Signature of Notary Public
Mireya Urena

Printed name of Notary Public
Mireya Urena

Commission Number

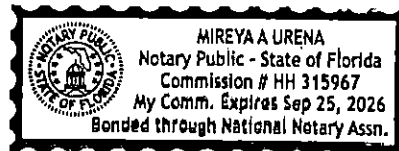


EXHIBIT A
Legal Description

Lot 1, Block 1501, of Port St. Lucie Section Sixteen, according to the Plat thereof, as recorded in Plat Book 13, Pages 7, 7A through 7C, of the Public Records of St. Lucie County, Florida.

EXHBIT B
Legal Description

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and Tract "C", Block 1501, PORT ST. LUCIE SECTION SIXTEEN, according to the map or plat thereof as recorded in Plat Book 13, Page(s) 7, 7A, 7B and 7C, Public Records of St. Lucie County, Florida.

LESS AND EXCEPT THE FOLLOWING PARCELS:

A PORTION OF TRACT "C", BLOCK 1501, PORT ST. LUCIE SECTION 16, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 7, 7A-7C, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF A SOUTHERLY PROLONGATION OF THE WESTERLY RIGHT-OF-WAY LINE OF PORT ST. LUCIE BOULEVARD, WITH AN EASTERLY PROLOGATION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAVAGE BOULEVARD. RIGHT-OF-WAY LINES ARE AS SHOWN ON SAID PLAT OF PORT ST. LUCIE 16, THENCE NORTH 71 DEGREES 03 MINUTES 20 SECONDS WEST, A DISTANCE OF 238.69 FEET; THENCE NORTH 18 DEGREES 56 MINUTES 40 SECONDS EAST, A DISNANCE OF 202.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 18 DEGREES 56 MINUTES 40 SECONDS EAST, A DISTANCE OF 185.51 FEET; THENCE SOUTH 71 DEGREES 03 MINUTES 20 SECONDS EAST, A DISTANCE OF 175.64 FEET; TEHNCE NORTH 71 DEGREES 03 MINUTES 20 SECONDS WEST, A DISTANCE OF 246.60 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS

LOT A, WESTPORT BURGER KING, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 26, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND FURTHER EXCEPTING;

A PORTION OF LOT 13 AND TRACT C, BLOCK 1501, PORT ST. LUCIE SECTION SIXTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 7, 7A-7C, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF A SOUTHERLY PROLONGATION OF THE WESTERLY RIGHT-OF-WAY LINE OF PORT ST. LUCIE BOULEVARD, WITH AN EASTERLY PROLONGATION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAVAGE BOULEVARD. RIGHT-OF-WAY LINES ARE AS SHOWN ON SAID PLAT OF PORT ST. LUCIE SECTION 16; THENCE NORTH 21 DEGREES 10'38" EAST, A DISTANCE OF 662.86 FEET, TO THE POINT OF BEGINNING OF

SAID OUTPARCEL. THENCE NORTH 71 DEGREES 03'20" WEST, A DISTANCE OF 163.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 55.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 102.24 FEET THROUGH A CENTRAL ANGLE OF 106 DEGREES 30'21" TO A POINT OF TANGENCY; THENCE NORTH 35 DEGREES 27'01" WEST, ALONG A LINE NON-RADIAL TO THE HEREINAFTER DESCRIBED CURVE, A DISTANCE OF 98.19 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AVIATION AVENUE, ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVINO A RADIUS OF 595.27 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.76 FEET THROUGH A CENTRAL ANGLE OF 02 DEGREES 40'20" TO A POINT ON A RADIAL LINE; THENCE SOUTH 35 DEGREES 01'39" WEST, ALONG SAID RADIAL LINE,

A DISTANCE OF 125.00 FEET TO A POINT ON A CURVE CONCENTRIC WITH AFORESAID CURVE, HAVING A RADIUS OF 720.27 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 174.11 FEET, THROUGH A CENTRAL ANGLE OF 13 DEGREES 51'01" TO A POINT OF TANGENCY; THENCE SOUTH 68 DEGREES 49'22" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PORT ST. LUCIE BOULEVARD; THENCE SOUTH 21 DEGREES 10'38" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 7.75 FEET TO THE POINT OF BEGINNING.

AND FURTHER EXCEPTING;

A PORTION OF LOT 2 AND TRACT "C", BLOCK 1501, PORT ST. LUCIE SECTION SIXTEEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE(S) 7, 7A THROUGH 7C, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF A SOUTHERLY PROLONGATION OF THE WESTERLY RIGHT-OF-WAY LINE OF PORT ST. LUCIE BOULEVARD, WITH AN EASTERLY PROLONGATION OF THE NORTHERLY RIGHT-OF-WAY OF SAVAGE BOULEVARD, BOTH RIGHT-OF-WAY LINES ARE AS SHOWN ON SAID PLAT OF PORT ST. LUCIE SECTION SIXTEEN, THENCE NORTH 71 DEGREES 03'20" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAVAGE BOULEVARD, A DISTANCE OF 250.00 FEET; THENCE CONTINUE NORTH 71 DEGREES 03'20" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY OF SAVAGE BOULEVARD A DISTANCE OF 25.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 71 DEGREES 03'20" WEST, A DISTANCE OF 146.84 FEET; THENCE NORTH 18 DEGREES 56'40" EAST ALONG THE EAST LINE OF LOT 1, BLOCK 1501, A DISTANCE OF 93.00 FEET; THENCE NORTH 71 DEGREES 03'20" WEST ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1501, A DISTANCE OF 125.00 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BRIGHTON STREET; THENCE NORTH 18 DEGREES 56'40" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 66.00 FEET; THENCE SOUTH 71 DEGREES 03'20" EAST, A DISTANCE OF 278.04 FEET; THENCE SOUTH 21 DEGREES 10'38" WEST, A DISTANCE OF 159.12 FEET TO THE POINT OF BEGINNING.

AND FURTHER EXCEPTING;

A PORTION OF TRACT "C", BLOCK 1501 OF PORT ST. LUCIE SECTION SIXTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 7 AND 7A THROUGH 7C OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF A SOUTHERLY PROLONGATION OF THE WESTERLY RIGHT-OF-WAY LINE OF PORT ST. LUCIE BOULEVARD, WITH AN EASTERLY PROLONGATION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAVAGE BOULEVARD, BOTH RIGHT-OF-WAY LINES ARE AS SHOWN ON SAID PLAT OF PORT ST. LUCIE SECTION SIXTEEN. THENCE NORTH 71 DEGREES 03' 20" WEST, ALONG SAID EASTERLY PROLONGATION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAVAGE BOULEVARD, A DISTANCE OF 24.04 FEET TO A POINT OF CURVATURE OF A CURVE TO BE DESCRIBED LATER AND THE POINT OF BEGINNING; THENCE NORTH 71 DEGREES 03'20" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 225.96 FEET; THENCE NORTH 21 DEGREES 10' 38" EAST, A DISTANCE OF 203.00 FEET; THENCE SOUTH 71 DEGREES 03'20" EAST, A DISTANCE OF 250.00 FEET, TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF PORT ST. LUCIE BOULEVARD; THENCE SOUTH 21 DEGREES 10'38" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 178.96 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A

RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, 38.30 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87 DEGREES 46'02", TO THE POINT OF BEGINNING.

EXHIBIT C
Legal Description

A PORTION OF LOT 2 AND TRACT 'C', BLOCK 1501, PORT ST. LUCIE SECTION SIXTEEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE(S) 7, 7A THROUGH 7C, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF A SOUTHERLY PROLONGATION OF THE WESTERLY RIGHT-OF-WAY LINE OF PORT ST. LUCIE BOULEVARD, WITH AN EASTERLY PROLONGATION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAVAGE BOULEVARD, BOTH RIGHT-OF-WAY LINES ARE AS SHOWN ON SAID PLAT OF PORT ST. LUCIE SECTION SIXTEEN, THENCE N71°03'20"W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAVAGE BOULEVARD, A DISTANCE OF 250.00 FEET; THENCE CONTINUE N71°03'20"W, ALONG THE NORTHERLY RIGHT-OF-WAY OF SAVAGE BOULEVARD A DISTANCE OF 25.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE N71°03'20"W, A DISTANCE OF 146.84 FEET; THENCE N18°56'40"E ALONG THE SOUTH LINE OF LOT 1, BLOCK 1501, A DISTANCE OF 93.00 FEET; THENCE N71°03'20"W ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1501, A DISTANCE OF 125.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BRIGHTON STREET; THENCE N18°56'40"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 66.00 FEET; THENCE S71°03'20"E, A DISTANCE OF 278.04 FEET; THENCE S21°10'38"W, A DISTANCE OF 159.12 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.