

When Recorded, Mail to:

First American Title Insurance Company
Attn: Michelle M. De Armas
13450 West Sunrise Boulevard, Suite 300
Sunrise, Florida 33323

Prepared By:

Barry E. Somerstein, Esq.
Greenspoon Marder LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301

Parcel ID:

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

QUIT CLAIM DEED

This QUIT CLAIM DEED made and executed the 29th day of June, 2018, by **TRADITION DEVELOPMENT COMPANY, LLC** and **TRADITION LAND COMPANY, LLC**, as their respective interests may appear, having an address of 4333 Edgewood Road, N.E., Cedar Rapids, Iowa 52499 ("Grantor") to **MATTAMY PALM BEACH LLC**, a Delaware limited liability company, whose address is 1500 Gateway Boulevard, Suite 212, Boynton Beach, Florida 33426 ("Grantee"):

Witnesseth: That Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, has granted, sold, and quitclaimed unto the Grantee all the right, title, interest, claim and demand which the Grantor has in and to the following described real property located in St. Lucie County, Florida ("Real Property") as follows:

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

To Have and to Hold, the same together with all and singular appurtenances thereunto belonging or pertaining, and all of the estate, right, title, interest and claim whatsoever of the Grantor's, either in law or in equity, to the only proper use, benefit and behoof of the Grantee and Grantee's assigns forever.

[SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, GRANTOR signed and sealed this deed on the 29th day of June, 2018.

Signed, sealed and delivered
In the presence of:

TRADITION DEVELOPMENT COMPANY, LLC, a Florida limited liability company.

Kelley Rene Rea
Signature
Printed Name Kelley Rene Rea

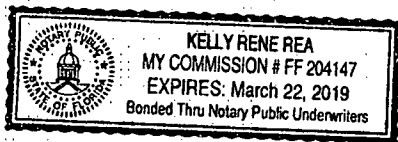
By: PSL ACQUISITIONS OPERATING, LLC,
its manager
By: David C. Feltman
David C. Feltman, Manager

Wade D. R.
Signature
Printed Name WADE DE REMER

STATE OF FLORIDA)
COUNTY OF Pinellas) SS:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by David C. Feltman, the manager of **PSL ACQUISITIONS OPERATING, LLC**, manager of **TRADITION DEVELOPMENT COMPANY, LLC**, freely and voluntarily under authority duly vested in him by said corporation. He is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of June, 2018.



Kelley Rene Rea
Notary Public, State of Florida at Large, typed,
printed or stamped name of Notary Public

My Commission Expires: 3/22/19

TRADITION LAND COMPANY, LLC, an Iowa
limited liability company

Signature Kelly Rene Rea
Printed Name Kelly Rene Rea

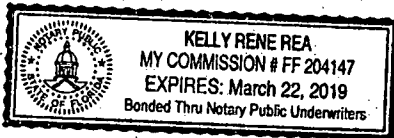
Signature WADE DE REMEL
Printed Name WADE DE REMEL

By: David C. Feltman
Printed Name: David C. Feltman
Title: ~~Manager~~ President

STATE OF FLORIDA)
COUNTY OF Pinellas) SS:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by David C. Feltman, the ~~Manager~~ of TRADITION LAND COMPANY, LLC, freely and voluntarily under authority duly vested in him by said corporation. He is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of June, 2018.



Kelly Rene Rea
Notary Public, State of Florida at Large, typed,
printed or stamped name of Notary Public

My Commission Expires: 3/22/19

EXHIBIT "A"
Legal Description

35188720.4
33451.0019

LEGAL DESCRIPTION

EXHIBIT "A"

All right title and interest of TRADITION LAND COMPANY, LLC, in and to any real property described as an Open Space Tract, Conservation Tract, Wetland Tract, or Water Management Tract within the TRADITION DEVELOPMENT OF REGIONAL IMPACT as described in City of Port St. Lucie Resolution 16-R25, as recorded in Official Records Book 3864, Pages 1840 through 1881, Public Records of St. Lucie County, Florida.

All right title and interest of TRADITION LAND COMPANY, LLC, in and to any real property described as an Open Space Tract, Conservation Tract, Wetland Tract, or Water Management Tract located in the SOUTHERN GROVE DEVELOPMENT OF REGIONAL IMPACT as described in City of Port St. Lucie Resolution 19-R95, as recorded in Official Records Book 3826, Pages 2235 through 2291, Public Records of St. Lucie County, Florida.

All right title and interest of TRADITION LAND COMPANY, LLC, HORIZONS ACQUISITION 5, LLC, HORIZONS ST. LUCIE DEVELOPMENT, LLC, TRADITION DEVELOPMENT COMPANY, LLC, TRADITION OUTLET, LLC, in and to any real property described as an Open Space Tract, Conservation Tract, Wetland Tract, or Water Management Tract within the TRADITION DEVELOPMENT OF REGIONAL IMPACT as described in City of Port St. Lucie Resolution 16-R25, as recorded in Official Records Book 3864, Pages 1840 through 1881, Public Records of St. Lucie County, Florida.

Together with;

Southern Grove Tracts west of Village Parkway

Parcel Number 4322-600-0002-000-7 CT7
 Parcel Number 4322-600-0014-000-4 BT7
 Parcel Number 4322-600-0003-000-4 CT8
 Parcel Number 4322-600-0015-000-1 BT8
 Parcel Number 4322-600-0004-000-1 CT9
 Parcel Number 4322-600-0016-000-8 BT9
 Parcel Number 4322-600-0005-000-8 CT10
 Parcel Number 4322-600-0017-000-5 BT10
 Parcel Number 4322-600-0006-000-5 CT11
 Parcel Number 4322-600-0018-000-2 BT11
 Parcel Number 4322-600-0007-000-2 CT14
 Parcel Number 4322-600-0008-000-9 BT14
 Parcel Number 4322-600-0008-000-9 CT15
 Parcel Number 4322-600-0009-000-6 CT16
 Parcel Number 4322-600-0010-000-6 CT16A
 Parcel Number 4322-600-0011-000-3 CT16B
 Parcel Number 4322-600-0012-000-0 CT17
 Parcel Number 4322-600-0013-000-7 CT18
 Parcel Number 4322-600-0001-000-0 WMT1

Conservation Tracts 7, 8, 9, 10, 11, Buffer Maintenance Tracts adjacent to Conservation Tracts 7, 8, 9, 10, 11, Conservation Tracts 14, 15, 16, 16a, 16b, 17, 18, and Water Management Tract No. 1, of SOUTHERN GROVE PLAT NO. 13, according to the plat thereof as recorded in Plat Book 74, Pages 10 through 19, Public Records of St. Lucie County, Florida

Together with;

Village Pointe Right of Way - Retail right of way west of Village Parkway

Parcel Number 4315-601-0009-000-7

Tract 4 of SOUTHERN GROVE PLAT NO. 11 according to the plat thereof, as recorded in Plat Book 70, Pages 15 through 21, Public Records of St. Lucie County, Florida

Sheet 1 of 19



CULPEPPER & TERPENING, INC

CONSULTING ENGINEERS | LAND SURVEYORS

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
 STATE OF FLORIDA CERTIFICATION No. 1B 4286

Tradition Land Company LLC
 Mattamy

QUIT CLAIM

DATE: 6/18/2018	DRAWN GLM
SCALE: N/A	JOB No. 18-039

Together with;

Crosstown Lake Parcel

Parcel Number 3334-701-0002-000-1

Parcel 1, according to, Tradition Plot No. 33; as recorded in Plot Book 62, Pages 3 & 4, of the public records, of St. Lucie County, Florida

Together with;

Crosstown Tracts

Parcel Number 3333-800-0006-000-0

Parcel Number 3333-800-0005-000-3

Tracts 2&3, according to, Tradition Plot No. 32; as recorded in Plot Book 62, Pages 5 through 9, of the public records, of St. Lucie County, Florida.

Together with;

Northern BCanal

Parcel Number 3333-800-0003-000-9

W.M.T - 1, according to, Tradition Plot No. 32; as recorded in Plot Book 62, Pages 5 through 9, of the public records, of St. Lucie County, Florida.

Together with;

Peacock Canal

Parcel Number 4304-111-0000-000-6 Partial

Parcel Number 3333-444-0001-000-3

Parcel Number 3334-332-0002-000-9

THE FOLLOWING DESCRIBED LAND:

(EASTERLY PORTION OF THE OL PEACOCK CANAL PARCEL)

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, AND SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 34, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 34, N89°59'07"E, A DISTANCE OF 1753.27 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-24 AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/25/58 AND REVISED 2/23/59; THENCE, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, N43°08'38"W, A DISTANCE OF 930.58 FEET TO THE SOUTHERLY TOP OF BANK OF THE O.L. PEACOCK CANAL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1648 AT PAGE 2879, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, ALONG SAID SOUTHERLY TOP OF BANK, THE FOLLOWING COURSES AND DISTANCES: S74°10'48"W, A DISTANCE OF 94.58 FEET; THENCE, N86°38'08"W, A DISTANCE OF 35.06 FEET; THENCE, N66°19'43"W, A DISTANCE OF 64.07 FEET; THENCE, S87°50'24"W, A DISTANCE OF 54.60 FEET; THENCE, S83°00'08"W, A DISTANCE OF 59.12 FEET; THENCE, N78°18'57"W, A DISTANCE OF 30.48 FEET; THENCE, N90°00'00"W, A DISTANCE OF 48.38 FEET; THENCE, S79°59'48"W, A DISTANCE OF 53.31 FEET; THENCE, S56°57'27"W, A DISTANCE OF 77.37 FEET; THENCE, S67°41'26"W, A DISTANCE OF 105.71 FEET; THENCE, S59°17'38"W, A DISTANCE OF 82.61 FEET; THENCE, S60°00'08"W, A DISTANCE OF 137.88 FEET; THENCE, S57°14'18"W, A DISTANCE OF 89.36 FEET; THENCE, S57°06'29"W, A DISTANCE OF 104.21 FEET; THENCE, S65°54'31"W, A DISTANCE OF 85.70 FEET; THENCE, S54°44'14"W, A DISTANCE OF 49.18 FEET; THENCE, S14°45'59"E, A DISTANCE OF 25.17 FEET; THENCE, S00°03'39"W, A DISTANCE OF 10.98 FEET; THENCE, N84°14'39"W, A DISTANCE OF 22.50 FEET; THENCE, S12°12'51"W, A DISTANCE OF 32.90 FEET; THENCE, S72°57'48"W, A DISTANCE OF 30.03 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1178, PAGE 2311, PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA; THENCE, N00°35'12"E ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 37.99 FEET;

Sheet 2 of 19



CULPEPPER & TERPENING, INC

CONSULTING ENGINEERS | LAND SURVEYORS

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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com

STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC
Mattamy

QUIT CLAIM

DATE: 6/18/2018 DRAWN GLM

SCALE: N/A JOB No. 18-039

THENCE ALONG THE NORTHERLY BOUNDARY OF THE AFORESAID LANDS THE FOLLOWING COURSES AND DISTANCES:

S66°21'07"W, A DISTANCE OF 557.84 FEET; THENCE, S56°25'29"W, A DISTANCE OF 121.35 FEET; THENCE, S70°54'26"W, A DISTANCE OF 143.67 FEET; THENCE, S85°53'58"W, A DISTANCE OF 132.02 FEET; THENCE, S54°34'18"W, A DISTANCE OF 298.73 FEET; THENCE, S33°56'01"W, A DISTANCE OF 30.15 FEET; THENCE, S56°01'38"W, A DISTANCE OF 31.64 FEET; THENCE, N50°55'52"W, A DISTANCE OF 7.43 FEET; THENCE, S73°43'15"W, A DISTANCE OF 14.12 FEET; THENCE, S59°06'39"W, A DISTANCE OF 424.13 FEET; THENCE, S65°11'40"W, A DISTANCE OF 178.59 FEET; THENCE, S76°04'00"W A DISTANCE OF 1244.50 FEET; THENCE S74°04'46"W A DISTANCE OF 1709.22 FEET TO A POINT, CALLED POINT "A" FOR THIS DESCRIPTION, LOCATED THE FOLLOWING TWO COURSES AND DISTANCES FROM THE NORTHWEST CORNER OF LOT 375, TRADITION PLAT 28, RECORDED IN PLAT BOOK 45 AT PAGES 24 THROUGH 38 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; 1) THENCE N74°03'19"E ALONG THE NORTHERLY BOUNDS OF SAID LOT 375 AND CONTINUING ALONG THE NORTHERLY BOUNDS OF WATER MANAGEMENT TRACT 1 AS SHOWN ON SAID TRADITION PLAT NO. 28, A DISTANCE OF 182.96 FEET TO A POINT LOCATED S74°03'19"W A DISTANCE OF 50.00 FEET FROM THE CENTERLINE OF A 20' WIDE WATER MANAGEMENT EASEMENT SHOWN ON THE ABOVE MENTIONED TRADITION PLAT 28; 2) THENCE N15°45'29"W ALONG A LINE PARALLEL TO AND 50 FEET DISTANT WESTERLY FROM SAID CENTERLINE, A DISTANCE OF 62.54 FEET TO THE ABOVE DESCRIBED POINT "A"; THENCE N15°45'29"W A DISTANCE OF 56.92 FEET TO A POINT ON THE NORTHERLY BOUNDS OF O.L. PEACOCK CANAL PARCEL REFERRED TO ABOVE; THENCE RUN ALONG SAID NORTHERLY BOUNDS THE FOLLOWING COURSES AND DISTANCES; THENCE, N74°00'26"E, A DISTANCE OF 890.51 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS KNOWN AS THE PEACOCK CEMETERY PARCEL; THENCE, ALONG THE BOUNDARY OF SAID CEMETERY PARCEL THE FOLLOWING COURSES AND DISTANCES: N74°54'36"E, A DISTANCE OF 1079.51 FEET; THENCE, N76°11'52"E, A DISTANCE OF 819.19 FEET; THENCE, N62°44'35"E, A DISTANCE OF 967.89 FEET; THENCE, N43°58'20"E, A DISTANCE OF 57.59 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS KNOWN AS GROVE 2 AS RECORDED IN OFFICIAL RECORD BOOK 477, PAGE 560, PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG THE SOUTHERLY BOUNDARY OF SAID GROVE 2 THE FOLLOWING COURSES: N70°42'47"E, A DISTANCE OF 440.51 FEET; THENCE, N65°05'51"E, A DISTANCE OF 762.00 FEET TO THE SOUTHWESTERLY CORNER OF TRACT 2, GROVE 2 AS RECORDED IN OFFICIAL RECORD BOOK 823, PAGE 1743, PUBLIC RECORDS, ST LUCIE COUNTY, FLORIDA; THENCE, ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT 2, GROVE 2, THE FOLLOWING COURSES AND DISTANCES: N60°24'31"E, A DISTANCE OF 793.61 FEET; THENCE, S89°08'58"E, A DISTANCE OF 318.77 FEET TO THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-24; THENCE, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, S43°08'54"E, A DISTANCE OF 120.39 FEET TO THE POINT OF BEGINNING. CONTAINING 9.44 ACRES OF LAND, MORE OR LESS.

Parcel ID: 4304-124-0001-000-3

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST LUCIE COUNTY, FLORIDA AND BEING A PORTION OF THE LANDS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1745 AT PAGE 1819, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 375 AS SHOWN ON TRADITION PLAT NO. 28 AS RECORDED IN PLAT BOOK 45 AT PAGES 24 THROUGH 38, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND RUNNING THENCE N74°03'19"E ALONG THE NORTHERLY BOUNDS OF SAID LOT 375 AND CONTINUING ALONG THE NORTHERLY BOUNDS OF WATER MANAGEMENT TRACT 1 AS SHOWN ON SAID TRADITION PLAT NO. 28, A DISTANCE OF 182.96 FEET TO A POINT LOCATED S74°03'19"W A DISTANCE OF 50.00 FEET FROM THE CENTERLINE OF A 20' WIDE WATER MANAGEMENT EASEMENT SHOWN ON THE ABOVE MENTIONED TRADITION PLAT 28, THENCE N15°45'29"W ALONG A LINE PARALLEL TO AND 50 FEET DISTANT WESTERLY FROM SAID CENTERLINE, A DISTANCE OF 29.52 FEET TO A POINT ON THE NORTHERLY BOUNDS OF SAID TRADITION PLAT 28 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL:

THENCE N74°14'30"E ALONG SAID NORTHERLY BOUNDS A DISTANCE OF 1709.22 FEET; THENCE N76°04'00"E A DISTANCE OF 272.64 FEET TO A POINT ON THE WESTERLY BOUNDS OF OPEN SPACE TRACT NO. 1 AS SHOWN ON THE PLAT OF TRADITION PLAT NO. 32, RECORDED IN PLAT BOOK 62 AT PAGE 5, PUBLIC RECORDS OF SAID ST LUCIE COUNTY, FLORIDA; THENCE N13°56'00"W, ALONG SAID BOUNDS, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTHERLY BOUNDS OF THE O.L. PEACOCK CANAL PARCEL REFERRED TO ABOVE; THENCE ALONG SAID BOUNDS THE FOLLOWING TWO COURSES AND DISTANCES; 1) THENCE S76°04'00"W A DISTANCE OF 273.17 FEET; 2) THENCE S 74°14'31"W A DISTANCE OF 1709.22 FEET; THENCE 15°45'29"W A DISTANCE OF 33.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.50 ACRES OF LAND, MORE OR LESS.

Together with;

PARCEL ID: 4304-124-0001-000-3

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, AND SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Sheet 3 of 19



CULPEPPER & TERPENING, INC

CONSULTING ENGINEERS | LAND SURVEYORS

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com

STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC
Mattamy

QUIT CLAIM

DATE: 6/18/2018	DRAWN GLM
SCALE: N/A	JOB No. 18-039

BEGINNING AT THE NORTHEAST CORNER OF TRADITION PLAT NO. 32 AS RECORDED IN PLAT BOOK 62 AT PAGE 5, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA AND RUNNING THENCE ALONG THE NORTHERLY BOUNDS OF SAID PLAT THE FOLLOWING 9 COURSES AND DISTANCES; 1) THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT OF RADIUS 1638.69 FEET, CENTRAL ANGLE 15°12'07", AN ARC DISTANCE OF 434.78 FEET TO A POINT OF TANGENCY LOCATED SOUTH 70°52'22" WEST A DISTANCE OF 433.51 FEET FROM THE POINT LAST ABOVE DESCRIBED; 2) THENCE SOUTH 63°16'18" WEST A DISTANCE OF 438.47 FEET TO A POINT; 3) THENCE NORTH 71°43'42" WEST A DISTANCE OF 27.07 FEET TO A POINT; 4) THENCE NORTH 26°43'42" WEST A DISTANCE OF 18.86 FEET TO A POINT; 5) THENCE SOUTH 63°16'18" WEST A DISTANCE OF 120.00 FEET TO A POINT; 6) THENCE SOUTH 26°43'42" EAST A DISTANCE OF 18.86 FEET TO A POINT; 7) THENCE SOUTH 18°16'18" WEST A DISTANCE OF 27.07 FEET TO A POINT; 8) THENCE SOUTH 63°16'18" WEST A DISTANCE OF 700.88 FEET TO A POINT OF CURVATURE; 9) THENCE WESTERLY ALONG A CURVE TO THE RIGHT OF RADIUS 1315.11 FEET, CENTRAL ANGLE 6°23'30", AN ARC DISTANCE OF 146.71 FEET TO A POINT OF NON RADIAL INTERSECTION WITH THE SOUTHERLY LINE OF THE O.L. PEACOCK CANAL PARCEL RECORDED IN OFFICIAL RECORD BOOK 1648, PAGE 2879, PUBLIC RECORDS, ST LUCIE COUNTY, FLORIDA, WHICH POINT IS LOCATED SOUTH 66°28'04" WEST A DISTANCE OF 146.63 FEET FROM THE POINT LAST ABOVE DESCRIBED; THENCE DEPARTING THE BOUNDS OF SAID PLAT AND RUNNING ALONG THE SOUTHERLY BOUNDS OF THIS LAST MENTIONED CONVEYANCE THE FOLLOWING 11 COURSES AND DISTANCES; 1) THENCE NORTH 65 DEGREES 11 MINUTES 40 SECONDS EAST, A DISTANCE OF 170.04 FEET; 2) THENCE NORTH 59 DEGREES 06 MINUTES 39 SECONDS EAST, A DISTANCE OF 424.13 FEET; 3) THENCE NORTH 73 DEGREES 43 MINUTES 15 SECONDS EAST, A DISTANCE OF 14.12 FEET; 4) THENCE SOUTH 50 DEGREES 55 MINUTES 52 SECONDS EAST, A DISTANCE OF 7.43 FEET; 5) THENCE NORTH 56 DEGREES 01 MINUTES 38 SECONDS EAST, A DISTANCE OF 31.64 FEET; 6) THENCE NORTH 33 DEGREES 56 MINUTES 01 SECONDS EAST, A DISTANCE OF 30.15 FEET; 7) THENCE NORTH 54 DEGREES 34 MINUTES 18 SECONDS EAST, A DISTANCE OF 298.73 FEET; 8) THENCE NORTH 85 DEGREES 53 MINUTES 58 SECONDS EAST, A DISTANCE OF 132.02 FEET; 9) THENCE NORTH 70 DEGREES 54 MINUTES 26 SECONDS EAST, A DISTANCE OF 143.67 FEET; 10) THENCE NORTH 56 DEGREES 25 MINUTES 29 SECONDS EAST, A DISTANCE OF 121.35 FEET; 11) THENCE NORTH 66 DEGREES 21 MINUTES 07 SECONDS EAST A DISTANCE OF 557.84 FEET TO A POINT ON THE EAST LINE OF SECTION 33, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE SOUTH 00 DEGREES 35 MINUTES 12 SECONDS EAST ALONG SAID SECTION LINE A DISTANCE OF 67.31 FEET TO THE POINT OF BEGINNING. CONTAINING 1.33 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL ID: 4304-124-0001-000-3

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRADITION PLAT NO. 32 AS RECORDED IN PLAT BOOK 62 AT PAGE 5, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA AND RUNNING THENCE ALONG THE NORTHERLY BOUNDS OF SAID PLAT THE FOLLOWING 11 COURSES AND DISTANCES; 1) THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT OF RADIUS 1638.69 FEET, CENTRAL ANGLE 15°12'07", AN ARC DISTANCE OF 434.78 FEET TO A POINT OF TANGENCY LOCATED SOUTH 70°52'22" WEST A DISTANCE OF 433.51 FEET FROM THE POINT LAST ABOVE DESCRIBED; 2) THENCE SOUTH 63°16'18" WEST A DISTANCE OF 438.47 FEET TO A POINT; 3) THENCE NORTH 71°43'42" WEST A DISTANCE OF 27.07 FEET TO A POINT; 4) THENCE NORTH 26°43'42" WEST A DISTANCE OF 18.86 FEET TO A POINT; 5) THENCE SOUTH 63°16'18" WEST A DISTANCE OF 120.00 FEET TO A POINT; 6) THENCE SOUTH 26°43'42" EAST A DISTANCE OF 18.86 FEET TO A POINT; 7) THENCE SOUTH 18°16'18" WEST A DISTANCE OF 27.07 FEET TO A POINT; 8) THENCE SOUTH 63°16'18" WEST A DISTANCE OF 700.88 FEET TO A POINT OF CURVATURE; 9) THENCE WESTERLY ALONG A CURVE TO THE RIGHT OF RADIUS 1315.11 FEET, CENTRAL ANGLE 6°23'30", AN ARC DISTANCE OF 146.71 FEET TO A POINT OF NON RADIAL INTERSECTION WITH THE SOUTHERLY LINE OF THE O.L. PEACOCK CANAL PARCEL RECORDED IN OFFICIAL RECORD BOOK 1648, PAGE 2879, PUBLIC RECORDS, ST LUCIE COUNTY, FLORIDA, WHICH POINT IS LOCATED SOUTH 66°28'04" WEST A DISTANCE OF 146.63 FEET FROM THE POINT LAST ABOVE DESCRIBED; 10) THENCE SOUTH 65 DEGREES 11 MINUTES 48 SECONDS WEST A DISTANCE OF 8.55 FEET TO A POINT; 11) THENCE SOUTH 76 DEGREES 03 MINUTES 51 SECONDS WEST A DISTANCE OF 6.77 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING WESTERLY ALONG NORTHERLY BOUNDS OF SAID TRADITION PLAT 32 ALONG A CURVE TO THE RIGHT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 1315.00 FEET, CENTRAL ANGLE 11°28'18", ARC LENGTH 263.29 FEET, CHORD BEARING S76°03'51"W, A CHORD DISTANCE OF 262.85 FEET TO A POINT ON THE SOUTHERLY BOUNDS OF THE O.L. PEACOCK CANAL PARCEL REFERRED TO ABOVE; THENCE NORTH 76 DEGREES 03 MINUTES 51 SECONDS EAST, DEPARTING THE BOUNDS OF SAID PLAT AND RUNNING ALONG SAID BOUNDS OF THE O.L. PEACOCK CANAL PARCEL, A DISTANCE OF 262.85 FEET TO THE POINT OF BEGINNING. CONTAINING 0.026 ACRE OF LAND, MORE OR LESS.

THE TWO PARCELS DESCRIBED ABOVE HAVE A COMBINED AREA OF 1.356 ACRES, MORE OR LESS.

Together with;

CONSERVATION TRACT NO. 76 PARCEL ID ; 4308-312-0001-000-2

Sheet 4 of 19



CULPEPPER & TERPENING, INC

CONSULTING ENGINEERS | LAND SURVEYORS

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
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STATE OF FLORIDA CERTIFICATION No. 1B 4286

Tradition Land Company LLC
Mattamy

QUIT CLAIM

DATE: 6/18/2018 DRAWN GLM

SCALE: N/A JOB No. 18-039

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF TRADITION PLAT NO. 16 AS RECORDED IN PLAT BOOK 44, PAGES 12, 12A THROUGH 12J, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°06'55" WEST AS A BASIS OF BEARINGS ALONG THE WEST LINE OF SAID TRADITION PLAT NO. 16, A DISTANCE OF 2489.94 FEET TO THE SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 16; THENCE SOUTH 83°47'23" WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 924.08 FEET; THENCE SOUTH 18°32'38" WEST, A DISTANCE OF 53.26 FEET; THENCE SOUTH 26°27'22" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 18°32'38" WEST, A DISTANCE OF 400.72 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 590.92 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 06°54'10", AN ARC DISTANCE OF 71.19 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 78°21'31" EAST FROM THIS POINT); THENCE NORTH 71°19'33" WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 42.21 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF CONSERVATION TRACT 3 AS DESCRIBED IN DEED OF CONSERVATION EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 1485, PAGE 708, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE TRAVERSING SAID EASTERLY LINE BY THE FOLLOWING THREE (3) COURSES;

1. NORTH 11°24'07" EAST, A DISTANCE OF 156.51 FEET;
2. NORTH 14°02'38" WEST, A DISTANCE OF 439.20 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 200.00 FEET;
3. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°11'30", AN ARC DISTANCE OF 227.56 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 10°45'52" WEST FROM THIS POINT); THENCE NORTH 33°22'40" EAST ALONG SAID NON RADIAL LINE, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 96.50 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1595.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS NORTH 36°59'43" EAST FROM THIS POINT); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°45'50", AN ARC DISTANCE OF 1106.94 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 76°45'33" EAST FROM THIS POINT); THENCE SOUTH 79°56'57" WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 394.35 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID CONSERVATION TRACT 3; THENCE TRAVERSING SAID NORTHERLY LINE BY THE FOLLOWING TWO (2) COURSES;

1. SOUTH 80°50'18" WEST, A DISTANCE OF 311.82 FEET;
2. SOUTH 67°14'46" WEST, A DISTANCE OF 363.33 FEET;

THENCE NORTH 58°01'15" WEST DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 60.94 FEET; THENCE NORTH 76°45'58" WEST, A DISTANCE OF 32.93 FEET; THENCE NORTH 83°49'59" WEST, A DISTANCE OF 32.61 FEET; THENCE SOUTH 86°56'06" WEST, A DISTANCE OF 47.36 FEET; THENCE SOUTH 79°45'14" WEST, A DISTANCE OF 78.71 FEET; THENCE SOUTH 67°58'26" WEST, A DISTANCE OF 76.12 FEET; THENCE SOUTH 55°08'19" WEST, A DISTANCE OF 39.86 FEET; THENCE SOUTH 29°38'11" WEST, A DISTANCE OF 56.90 FEET; THENCE SOUTH 04°58'20" WEST, A DISTANCE OF 32.40 FEET; THENCE SOUTH 34°18'02" EAST, A DISTANCE OF 57.12 FEET; THENCE SOUTH 64°04'09" EAST, A DISTANCE OF 36.99 FEET; THENCE SOUTH 55°58'12" EAST, A DISTANCE OF 41.35 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID CONSERVATION TRACT 3; THENCE TRAVERSING SAID WESTERLY AND NORTHERLY LINE BY THE FOLLOWING THREE (3) COURSES;

1. SOUTH 25°42'03" WEST, A DISTANCE OF 708.70 FEET;
2. NORTH 90°00'00" WEST, A DISTANCE OF 479.11 FEET;
3. SOUTH 31°45'23" WEST, A DISTANCE OF 287.98 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THAT 200.00 FOOT FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA;

THENCE TRAVERSING SAID WESTERLY LINE BY THE FOLLOWING FOUR (4) COURSES;

1. NORTH 00°08'18" EAST, A DISTANCE OF 317.26 FEET;
2. NORTH 00°41'50" EAST, A DISTANCE OF 182.32 FEET;
3. CONTINUE NORTH 00°41'50" EAST, A DISTANCE OF 2067.50 FEET;
4. CONTINUE NORTH 00°41'50" EAST, A DISTANCE OF 1177.95 FEET;

Sheet 5 of 19



CULPEPPER & TERPENING, INC

CONSULTING ENGINEERS | LAND SURVEYORS

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-5497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC
Mattamy

QUIT CLAIM

DATE: 6/18/2018	DRAWN GLM
SCALE: N/A	JOB No. 18-039

THENCE SOUTH 70°06'36" EAST DEPARTING SAID WESTERLY LINE; A DISTANCE OF 211.77 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID 200.00 FOOT FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE SOUTH 00°41'50" WEST ALONG SAID EAST LINE, A DISTANCE OF 398.23 FEET; THENCE SOUTH 89°18'10" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 296.19 FEET; THENCE NORTH 00°41'50" EAST, A DISTANCE OF 294.40 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 6880.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 20°41'46" WEST FROM THIS POINT); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°32'45", AN ARC DISTANCE OF 425.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 65°45'29" EAST, A DISTANCE OF 320.53 FEET; THENCE SOUTH 19°53'24" WEST, A DISTANCE OF 5.46 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 58.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°21'28", AN ARC DISTANCE OF 51.99 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°52'15", AN ARC DISTANCE OF 210.72 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 58.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°58'20", AN ARC DISTANCE OF 52.61 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1465.00 FEET; THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 14°27'44", AN ARC DISTANCE OF 369.79 FEET TO THE BEGINNING OF A NON RADIAL LINE; THENCE SOUTH 15°36'58" EAST ALONG SAID LINE A DISTANCE OF 388.79 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 65°16'22" EAST, A DISTANCE OF 136.07 FEET; THENCE SOUTH 02°47'34" WEST, A DISTANCE OF 310.37 FEET; THENCE NORTH 83°30'02" WEST, A DISTANCE OF 143.24 FEET; THENCE NORTH 27°49'27" WEST, A DISTANCE OF 58.50 FEET; THENCE NORTH 61°45'01" WEST, A DISTANCE OF 90.81 FEET; THENCE NORTH 63°46'41" WEST, A DISTANCE OF 112.20 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 116.10 FEET; THENCE NORTH 69°31'11" EAST, A DISTANCE OF 258.12 FEET TO THE POINT OF BEGINNING. CONTAINING 2.16 ACRES OF LAND, MORE OR LESS.

Together with:

CONSERVATION TRACT NO. 77 PARCEL ID: 4307-411-0001-000-3

BEING A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF TRADITION PLAT NO. 16 AS RECORDED IN PLAT BOOK 44, PAGES 12, 12A THRU 12J, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°06'55" WEST AS A BASIS OF BEARINGS ALONG THE WEST LINE OF SAID TRADITION PLAT NO. 16, A DISTANCE OF 2489.94 FEET TO THE SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 16; THENCE SOUTH 83°47'23" WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 924.08 FEET; THENCE SOUTH 18°32'38" WEST, A DISTANCE OF 53.26 FEET; THENCE SOUTH 26°27'22" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 18°32'38" WEST, A DISTANCE OF 400.72 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 590.92 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°54'10", AN ARC DISTANCE OF 71.19 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 78°21'31" EAST FROM THIS POINT); THENCE NORTH 71°19'33" WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 42.21 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF CONSERVATION TRACT 3 AS DESCRIBED IN DEED OF CONSERVATION EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 1485, PAGE 708, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE TRAVERSING SAID EASTERLY LINE BY THE FOLLOWING THREE (3) COURSES;

1. NORTH 11°24'07" EAST, A DISTANCE OF 156.51 FEET;
2. NORTH 14°02'38" WEST, A DISTANCE OF 439.20 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 200.00 FEET;
3. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 65°11'30", AN ARC DISTANCE OF 227.56 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 10°45'52" WEST FROM THIS POINT);

THENCE NORTH 33°22'40" EAST ALONG SAID NON RADIAL LINE, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 96.50 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1595.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS NORTH 36°59'43" EAST FROM THIS POINT);

Sheet 6 of 19



CULPEPPER & TERPENING, INC

CONSULTING ENGINEERS | LAND SURVEYORS

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STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC Mattamy

QUIT CLAIM

DATE: 6/18/2018	DRAWN GLM
SCALE: N/A	JOB No. 18-039

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 39°45'50", AN ARC DISTANCE OF 1106.94 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 76°45'33" EAST FROM THIS POINT); THENCE SOUTH 79°56'57" WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 394.35 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID CONSERVATION TRACT 3; THENCE TRAVERSING SAID NORTHERLY LINE BY THE FOLLOWING TWO (2) COURSES;

1. SOUTH 80°50'18" WEST, A DISTANCE OF 311.82 FEET;
2. SOUTH 67°14'46" WEST, A DISTANCE OF 363.33 FEET;

THENCE NORTH 58°01'15" WEST DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 60.94 FEET; THENCE NORTH 76°45'58" WEST, A DISTANCE OF 32.93 FEET; THENCE NORTH 83°49'59" WEST, A DISTANCE OF 32.61 FEET; THENCE SOUTH 86°56'06" WEST, A DISTANCE OF 47.36 FEET; THENCE SOUTH 79°45'14" WEST, A DISTANCE OF 78.71 FEET; THENCE SOUTH 67°58'26" WEST, A DISTANCE OF 76.12 FEET; THENCE SOUTH 55°08'19" WEST, A DISTANCE OF 39.86 FEET; THENCE SOUTH 29°38'11" WEST, A DISTANCE OF 56.90 FEET; THENCE SOUTH 04°58'20" WEST, A DISTANCE OF 32.40 FEET; THENCE SOUTH 34°18'02" EAST, A DISTANCE OF 57.12 FEET; THENCE SOUTH 64°04'09" EAST, A DISTANCE OF 36.99 FEET; THENCE SOUTH 55°58'12" EAST, A DISTANCE OF 41.35 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID CONSERVATION TRACT 3; THENCE TRAVERSING SAID WESTERLY AND NORTHERLY LINE BY THE FOLLOWING THREE (3) COURSES;

1. SOUTH 25°42'03" WEST, A DISTANCE OF 708.40 FEET;
2. NORTH 90°00'00" WEST, A DISTANCE OF 479.11 FEET;
3. SOUTH 31°45'23" WEST, A DISTANCE OF 287.98 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THAT 200.00 FOOT FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA;

THENCE TRAVERSING SAID WESTERLY LINE BY THE FOLLOWING THREE (3) COURSES;

1. NORTH 00°08'18" EAST, A DISTANCE OF 317.26 FEET;
2. NORTH 00°41'50" EAST, A DISTANCE OF 182.32 FEET;
3. CONTINUE NORTH 00°41'50" EAST, A DISTANCE OF 2067.50 FEET;

THENCE SOUTH 84°51'05" EAST, A DISTANCE OF 219.28 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 30°00'49" EAST, A DISTANCE OF 186.58 FEET; THENCE SOUTH 44°20'21" EAST, A DISTANCE OF 111.17 FEET; THENCE SOUTH 56°03'36" EAST, A DISTANCE OF 185.32 FEET; THENCE SOUTH 12°42'26" EAST, A DISTANCE OF 139.52 FEET; THENCE SOUTH 79°33'59" WEST, A DISTANCE OF 168.62 FEET; THENCE NORTH 51°37'58" WEST, A DISTANCE OF 198.62 FEET; THENCE NORTH 72°28'59" WEST, A DISTANCE OF 112.04 FEET; THENCE NORTH 25°27'48" WEST, A DISTANCE OF 1.65 FEET; THENCE SOUTH 87°29'36" WEST, A DISTANCE OF 144.76 FEET; THENCE NORTH 03°53'12" WEST, A DISTANCE OF 59.30 FEET TO A POINT OF INTERSECTION WITH SAID WESTERLY LINE OF THAT 200.00 FOOT FLORIDA POWER & LIGHT COMPANY EASEMENT; THENCE NORTH 00°41'50" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 271.05 FEET; THENCE NORTH 82°30'06" EAST DEPARTING SAID WESTERLY LINE, A DISTANCE OF 220.88 FEET TO THE POINT OF BEGINNING. CONTAINING 3.68 ACRES OF LAND, MORE OR LESS.

Together with;

CONSERVATION TRACT NO. 80 PARCEL ID: 4307-444-0001-000-5

BEING A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF TRADITION PLAT NO. 16 AS RECORDED IN PLAT BOOK 44, PAGES 12, 12A THRU 12J, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°06'55" WEST AS A BASIS OF BEARINGS ALONG THE WEST LINE OF SAID TRADITION PLAT NO. 16, A DISTANCE OF 2489.94 FEET TO THE SOUTHWEST CORNER OF SAID TRADITION PLAT NO. 16; THENCE SOUTH 83°47'23" WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 924.08 FEET; THENCE SOUTH 18°32'38" WEST, A DISTANCE OF 53.26 FEET;

Sheet 7 of 19



CULPEPPER & TERPENING, INC

CONSULTING ENGINEERS | LAND SURVEYORS

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STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC
Mattamy

QUIT CLAIM

DATE: 6/18/2018	DRAWN GLM
SCALE: N/A	JOB No. 18-039

THENCE SOUTH 26°27'22" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 18°32'38" WEST, A DISTANCE OF 400.72 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 590.92 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°54'10", AN ARC DISTANCE OF 71.19 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 78°21'31" EAST FROM THIS POINT); THENCE NORTH 71°19'33" WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 42.21 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF CONSERVATION TRACT 3 AS DESCRIBED IN DEED OF CONSERVATION EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 1485, PAGE 708, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE TRAVERSING SAID EASTERLY LINE BY THE FOLLOWING THREE (3) COURSES;

1. NORTH 11°24'07" EAST, A DISTANCE OF 156.51 FEET;
2. NORTH 14°02'38" WEST, A DISTANCE OF 439.20 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 200.00 FEET;
3. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°11'30", AN ARC DISTANCE OF 227.56 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 10°45'52" WEST FROM THIS POINT);

THENCE NORTH 33°22'40" EAST ALONG SAID NON RADIAL LINE, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 96.50 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1595.00 FEET (THE RADIUS POINT OF SAID CURVE BEARS NORTH 36°59'43" EAST FROM THIS POINT); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 39°45'50", AN ARC DISTANCE OF 1106.94 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 76°45'33" EAST FROM THIS POINT); THENCE SOUTH 79°56'57" WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 394.35 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID CONSERVATION TRACT 3; THENCE TRAVERSING SAID NORTHERLY LINE BY THE FOLLOWING TWO (2) COURSES;

1. SOUTH 80°50'18" WEST, A DISTANCE OF 311.82 FEET;
2. SOUTH 67°14'46" WEST, A DISTANCE OF 363.33 FEET;

THENCE NORTH 58°01'15" WEST DEPARTING SAID NORTHERLY LINE, A DISTANCE OF 60.94 FEET; THENCE NORTH 76°45'58" WEST, A DISTANCE OF 32.93 FEET; THENCE NORTH 83°49'59" WEST, A DISTANCE OF 32.61 FEET; THENCE SOUTH 86°56'06" WEST, A DISTANCE OF 47.36 FEET; THENCE SOUTH 79°45'14" WEST, A DISTANCE OF 78.71 FEET; THENCE SOUTH 67°58'26" WEST, A DISTANCE OF 76.12 FEET; THENCE SOUTH 55°08'19" WEST, A DISTANCE OF 39.86 FEET; THENCE SOUTH 29°38'11" WEST, A DISTANCE OF 56.90 FEET; THENCE SOUTH 04°58'20" WEST, A DISTANCE OF 32.40 FEET; THENCE SOUTH 34°18'02" EAST, A DISTANCE OF 57.12 FEET; THENCE SOUTH 64°04'09" EAST, A DISTANCE OF 36.99 FEET; THENCE SOUTH 55°58'12" EAST, A DISTANCE OF 41.35 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID CONSERVATION TRACT 3; THENCE TRAVERSING SAID WESTERLY AND NORTHERLY LINE BY THE FOLLOWING THREE (3) COURSES;

1. SOUTH 25°42'03" WEST, A DISTANCE OF 708.40 FEET;
2. NORTH 90°00'00" WEST, A DISTANCE OF 479.11 FEET;
3. SOUTH 31°45'23" WEST, A DISTANCE OF 287.98 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THAT 200.00 FOOT FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA;

THENCE TRAVERSING SAID WESTERLY LINE BY THE FOLLOWING TWO (2) COURSES;

1. NORTH 00°08'18" EAST, A DISTANCE OF 317.26 FEET;
2. NORTH 00°41'50" EAST, A DISTANCE OF 182.32 FEET

THENCE SOUTH 89°18'10" EAST, A DISTANCE OF 11.43 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°21'43" WEST, A DISTANCE OF 182.19 FEET; THENCE NORTH 82°43'10" EAST, A DISTANCE OF 179.94 FEET; THENCE SOUTH 06°46'24" EAST, A DISTANCE OF 281.68 FEET; THENCE NORTH 70°27'37" WEST, A DISTANCE OF 223.43 FEET TO THE POINT OF BEGINNING. CONTAINING 1.02 ACRES, MORE OR LESS.

Sheet 8 of 19



CULPEPPER & TERPENING, INC

CONSULTING ENGINEERS | LAND SURVEYORS

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STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC
Mattamy

QUIT CLAIM

DATE: 6/18/2018	DRAWN GLM
SCALE: N/A	JOB No. 18-039

Together with;

CONSERVATION TRACT 1

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE POINT OF BEGINNING OF CONSERVATION TRACT 1, AS DESCRIBED BY DEED RECORDED IN IN OFFICIAL RECORDS BOOK 1485 AT PAGE 708, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; RUNNING THENCE ALONG THE SOUTHERLY, WESTERLY, NORTHERLY AND EASTERLY BOUNDS OF SAID CONSERVATION TRACT 1 THE FOLLOWING 17 COURSES AND DISTANCES; 1) NORTH 89°50'39" WEST, A DISTANCE OF 1370.06 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL; 2) THENCE NORTH 49°21'19" WEST, DEPARTING THE AFORESAID SOUTHERLY BOUNDS, BEING ALSO THE NORTHERLY LINE OF A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO METROPOLITAN LIFE INSURANCE COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 477 AT PAGES 560 THROUGH 566, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 380.65 FEET; 3) THENCE NORTH 32°55'06" WEST, A DISTANCE OF 1128.20 FEET; 4) THENCE NORTH 01°51'59" WEST, A DISTANCE OF 146.75 FEET; 5) THENCE NORTH 18°11'57" EAST, A DISTANCE OF 269.91 FEET; 6) THENCE NORTH 72°37'52" EAST, A DISTANCE OF 842.29 FEET; 7) THENCE SOUTH 81°51'17" EAST, A DISTANCE OF 219.32 FEET; 8) THENCE SOUTH 60°18'28" EAST, A DISTANCE OF 256.66 FEET; 9) THENCE SOUTH 50°43'10" EAST, A DISTANCE OF 506.72 FEET; 10) THENCE NORTH 35°37'43" EAST, A DISTANCE OF 696.32 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 165.00 FEET AND A CENTRAL ANGLE OF 179°19'39"; 11) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 516.43 FEET TO THE CURVES END; 12) THENCE SOUTH 34°57'21" WEST, A DISTANCE OF 520.57 FEET; 13) THENCE SOUTH 54°00'59" WEST, A DISTANCE OF 148.44 FEET; 14) THENCE SOUTH 11°14'16" WEST, A DISTANCE OF 517.94 FEET; 15) THENCE SOUTH 44°00'02" EAST, A DISTANCE OF 365.37 FEET; 16) THENCE SOUTH 20°28'22" EAST, A DISTANCE OF 365.30 FEET; 17) THENCE SOUTH 08°49'46" EAST, A DISTANCE OF 124.09 FEET TO THE AFORESAID NORTHERLY LINE OF THE PARCEL DESCRIBED IN THE SPECIAL WARRANTY DEED TO METROPOLITAN LIFE INSURANCE COMPANY BY DEED REFERRED TO ABOVE AND THE POINT OF BEGINNING. CONTAINING 71.31 ACRES OF LAND, MORE OR LESS.

Together with;

CONSERVATION TRACT 2

A PARCEL OF LAND LYING IN SECTION 17 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE POINT OF BEGINNING OF CONSERVATION TRACT 2, AS DESCRIBED BY DEED RECORDED IN IN OFFICIAL RECORDS BOOK 1485 AT PAGE 708, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINE OF SAID CONSERVATION TRACT 2 THE FOLLOWING 24 COURSES AND DISTANCES; 1) THENCE NORTH 16°14'32" EAST, A DISTANCE OF 312.22 FEET; 2) THENCE NORTH 60°39'52" EAST, A DISTANCE OF 69.34 FEET; 3) THENCE NORTH 70°31'49" EAST, A DISTANCE OF 130.24 FEET; 4) THENCE NORTH 46°25'24" EAST, A DISTANCE OF 54.76 FEET; 5) THENCE NORTH 32°01'44" EAST, A DISTANCE OF 35.62 FEET; 6) THENCE NORTH 08°45'15" EAST, A DISTANCE OF 49.65 FEET; 7) THENCE NORTH 10°37'45" WEST, A DISTANCE OF 61.45 FEET; 8) THENCE NORTH 24°33'27" WEST, A DISTANCE OF 95.46 FEET; 9) THENCE NORTH 09°05'54" WEST, A DISTANCE OF 95.57 FEET; 10) THENCE NORTH 20°34'23" WEST, A DISTANCE OF 64.51 FEET; 11) THENCE NORTH 45°12'39" WEST, A DISTANCE OF 167.70 FEET; 12) THENCE NORTH 59°18'14" WEST, A DISTANCE OF 151.59 FEET; 13) THENCE NORTH 88°01'37" WEST, A DISTANCE OF 54.82 FEET; 14) THENCE SOUTH 74°52'40" WEST, A DISTANCE OF 305.26 FEET; 15) THENCE NORTH 70°03'54" WEST, A DISTANCE OF 245.26 FEET; 16) THENCE SOUTH 76°25'53" WEST, A DISTANCE OF 232.03 FEET; 17) THENCE NORTH 35°37'28" WEST, A DISTANCE OF 365.49 FEET; 18) THENCE NORTH 64°00'05" WEST, A DISTANCE OF 104.96 FEET; 19) THENCE NORTH 90°00'00" WEST, A DISTANCE OF 614.79 FEET; 20) THENCE SOUTH 15°45'52" WEST, A DISTANCE OF 524.60 FEET; 21) THENCE SOUTH 29°27'50" EAST, A DISTANCE OF 150.74 FEET; 22) THENCE SOUTH 63°02'12" EAST, A DISTANCE OF 200.44 FEET; 23) THENCE NORTH 89°59'49" EAST, A DISTANCE OF 311.47 FEET; 24) THENCE SOUTH 57°38'10" EAST, A DISTANCE OF 1,042.53 FEET TO THE NORTH LINE PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO METROPOLITAN LIFE INSURANCE COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 477 AT PAGES 560 THROUGH 566, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA, THENCE S89°50'39"E ALONG SAID NORTHERLY LINE A DISTANCE OF 426.75 FEET TO THE POINT OF BEGINNING. CONTAINING 36.16 ACRES OF LAND, MORE OR LESS.

Sheet 9 of 19



CULPEPPER & TERPENING, INC

CONSULTING ENGINEERS | LAND SURVEYORS

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com

STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC
Mattamy

QUIT CLAIM

DATE: 6/18/2018 DRAWN GLM

SCALE: N/A JOB No. 18-039

Together with;

Lakes of Tradition Tracts

Parcel Number 4309-700-0014-000-0 D-1
 Parcel Number 4309-700-0015-000-7 D-2
 Parcel Number 4309-700-0016-000-4 D-3
 Parcel Number 4309-700-0017-000-1 D-4
 Parcel Number 4309-700-0018-000-8 D-5
 Parcel Number 4309-700-0008-000-5 UT
 Parcel Number 4309-700-0011-000-9 W-47
 Parcel Number 4309-700-0012-000-6 W-49
 Parcel Number 4309-700-0013-000-3 W-54

Tracts D-1, D-2, D-3, D-4, and D-5, UPLAND TRACT, WETLAND W-47, WETLAND W-49, and WETLAND W-54, according to Tradition Plat No. 5 as recorded in Plat Book 42, Pages 04, 4A-4I Public Records of St. Lucie County, Florida.

Together with;

Parcel Number 4308-800-0013-000-7 CT
 Parcel Number 4308-800-0014-000-4 CT40
 Parcel Number 4308-800-0015-000-2 W-27
 Parcel Number 4308-800-0016-000-8 W-28
 Parcel Number 4308-800-0017-000-5 W-29
 Parcel Number 4308-800-0018-000-2 W-30
 Parcel Number 4308-800-0019-000-9 W-32
 Parcel Number 4308-800-0020-000-9 W-40

Conservation Tract, Conservation Tract 40, Wetland 27, Wetland 28, Wetland 29, Wetland 30, Wetland 32, and Wetland 40 of Tradition Plat No. 16, as Recorded in Plat Book 44, Page 12, Public Records of St. Lucie County, Florida.

Together with;

Parcel Number 4309-507-0009-000-9 W-22
 Parcel Number 4309-507-0010-000-9 W-22A
 Parcel Number 4309-507-0011-000-6 W-23
 Parcel Number 4309-507-0012-000-3 W-24
 Parcel Number 4309-507-0013-000-0 W-24A
 Parcel Number 4309-507-0015-000-4 CT

Tracts Wetland W-22, Wetland W-22a, Wetland W-23, Wetland W-24, Wetland W-24a, and Conservation Tract of Tradition Plat No. 30, as Recorded in Plat Book 48, Page 12, Public Records Of St. Lucie County, Florida.

Together with;

Crosstown Tracts

Parcel Number 3333-800-0001-000-5 OST-1
 Parcel Number 3333-800-0002-000-5 OST-2

Open Space Tract No. 1 and Open Space Tract No 2 according to Tradition Plat No. 32, as recorded in Plat Book 62, Page 5, Public Records of St. Lucie County, Florida

Sheet 10 of 19



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STATE OF FLORIDA CERTIFICATION No. 1B 4286

**Tradition Land Company LLC
 Mattamy**

QUIT CLAIM

DATE: 6/18/2018 DRAWN GLM

SCALE: N/A JOB No. 18-039

Together with;

Area North of Fire Station

Parcel Number 4310-600-0002-000-0

Tract O.S.T.-1 according to Tradition Plat No. 36, as recorded in Plat Book 49, Page 28, Public Records of St. Lucie County, Florida.

Together with;

Corner of Meeting Street & Village Pkwy

Parcel Number 4310-701-0002-000-0

Tract PR-1A according to Tradition Plat No. 43, as recorded in Plat Book 55, Page 34, Public Records of St. Lucie County, Florida.

Together with;

Westcliffe & Community Blvd. Area

Parcel Number 4304-704-0001-000-3

Tracts O.S.T. 4A, according to Tradition Plat No. 48, as recorded in Plat Book 55, Page 22, Public Records of St. Lucie County, Florida.

Together with;

Lakes of Tradition Phase I WMT's

Parcel Number 4309-700-0009-000-2 WMT-A6

Parcel Number 4309-700-0010-000-2 WMT-A7

Water Management Tract A6 and Water Management Tract A7, according to Tradition Plat No. 5, as recorded in Plat Book 42, Page 4, Public Records of St. Lucie County, Florida

Together with;

Lakes of Tradition Phase II WMT's

Parcel Number 4308-800-0011-000-3 WMT-A1

Parcel Number 4308-800-0012-000-0 WMT-A2

Water Management Tract A1 and Water Management Tract A2, according to Tradition Plat No. 16, as recorded in Plat Book 44, Page 12, Public Records of St. Lucie County, Florida

Together with;

Lakes of Tradition Phase III WMT (A345)

Parcel Number 4309-507-0014-000-7 WMT

Water Management Tract according to Tradition Plat No. 30, as recorded in Plat Book 48, Page 12, Public Records of St. Lucie County, Florida

Together with;

Sheet 11 of 19



CULPEPPER & TERPENING, INC

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STATE OF FLORIDA CERTIFICATION No. LB-4286

Tradition Land Company LLC
Mattamy

QUIT CLAIM

DATE: 6/18/2018	DRAWN GLM
SCALE: N/A	JOB No. 18-039

Estates of Tradition Phase I

Parcel Number 4308-500-0011-000-2 WMT2

Parcel Number 4308-500-0012-000-9 WMT3

Parcel Number 4308-500-0013-000-6 WMT4

Parcel Number 4308-500-0014-000-3 WMT5

Parcel Number 4304-704-0002-000-0 WMT6

Water Management Tract 2, Water Management Tract 3, Water Management Tract 4, Water Management Tract 5 and Water Management Tract 6 according to Tradition Plot No. 15, as recorded in Plat Book 50, Page 2, Public Records of St. Lucie County, Florida

Together with;

Pond 8C

Parcel Number 4304-800-0001-000-8 WMT

Water Management Tract according to Tradition Plot No. 38, as recorded in Plat Book 53, Page 20, Public Records of St. Lucie County, Florida

Together with;

North Bedford Spine Lake A9

Parcel Number 4309-508-0007-000-8 WMT

Water Management Tract according to Tradition Plot No. 25, as recorded in Plat Book 50, Page 39, Public Records of St. Lucie County, Florida

Together with;

South Bedford Spine Lake A14

Parcel Number 4309-500-0018-000-4 WMT

Water Management Tract according to Tradition Plot No. 2, as recorded in Plat Book 42, Page 3, Public Records of St. Lucie County, Florida

Together with;

Corn Run/Bark Park Lake A11/13

Parcel Number 4309-506-0002-000-7 WMT

Water Management Tract according to Tradition Plot No. 21, as recorded in Plat Book 44, Page 27, Public Records of St. Lucie County, Florida

Together with;

Lake Tradition Pond A12

Parcel Number 4309-803-0003-000-6 WMT

Water Management Tract A12 according to Tradition Plot No. 17, as recorded in Plat Book 43, Page 22, Public Records of St. Lucie County, Florida

Together with;

Pond A15, Bpond, BCanal

Parcel Number 4310-600-0001-000-3 WMT

Sheet 12 of 19

**CULPEPPER & TERPENING, INC**

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STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC
Mattamy

QUIT CLAIM

DATE: 6/18/2018 DRAWN GLM

SCALE: N/A JOB No. 18-039

Water Management Tract according to Tradition Plat No. 36, as recorded in Plat Book 49, Page 28, Public Records of St. Lucie County, Florida

Together with;

Charter School Pond L31A

Parcel Number 4308-710-0002-000-1 WMT

Water Management Tract according to Tradition Plat No. 70, as recorded in Plat Book 67, Page 31, Public Records of St. Lucie County, Florida

Together with;

POND L22C

Parcel Number 4308-501-0001-050-7

Being a parcel of land lying in a portion of TRADITION PLAT NO. 62, as recorded in Plat Book 60, Pages 22 through 23, Public Records of St. Lucie County, Florida, more particularly described as follows;

Commence at the Southwest corner of said TRADITION PLAT NO. 62; thence South 51°55'07" East, along the Southerly line of said TRADITION PLAT NO. 62, a distance of 323.46 feet to the POINT OF BEGINNING of the following described parcel;

And to an intersection with a non tangent curve concave to the East, having a radius of 70.00 feet, the chord of which bears North 01°34'47" West, 107.78 feet; thence Northerly along the arc of said curve, a distance of 123.00 feet through a central angle of 100°40'41" to a point of reverse curve to the left having a radius of 195.00 feet and a central angle of 43°07'25"; thence Northeasterly along the arc, a distance of 146.77 feet to a point of reverse curve to the right having a radius of 50.00 feet and a central angle of 56°23'34"; thence Northeasterly along the arc, a distance of 49.21 feet; thence North 66°40'02" East, a distance of 87.84 feet to a point of curve to the right having a radius of 70.00 feet and a central angle of 137°24'15"; thence Southeasterly along the arc a distance of 167.87 feet to a point of reverse curve to the left having a radius of 195.00 feet and a central angle of 97°12'53"; thence Southeasterly along the arc, a distance of 330.86 feet; thence South 73°08'36" East, a distance of 67.08 feet to a point of curve to the right having a radius of 50.00 feet and a central angle of 157°30'49"; thence Southerly along the arc a distance of 137.46 feet; thence South 05°38'43" East, a distance of 9.80 feet to the intersection with a non tangent curve concave to the South, having a radius of 440.00 feet, the chord of which bears South 73°15'24" West, 169.39 feet; thence Westerly along the arc of said curve, a distance of 170.45 feet through a central angle of 22°11'44" to the Southerly line of TRADITION PLAT NO. 62; thence North 51°55'07" West, along the Southerly line of said TRADITION PLAT NO. 62, a distance of 378.46 feet to the POINT OF BEGINNING.

Containing 3.063 acres, more or less

Together with;

POND L23

Parcel Number 4308-501-0001-030-1

Being a parcel of land lying in a portion of TRADITION PLAT NO. 62, as recorded in Plat Book 60, Pages 22 through 23, Public Records of St. Lucie County, Florida, more particularly described as follows

Commence at the Southwest corner of TRADITION PLAT NO. 62, as recorded in Plat Book 60, Pages 22 through 23, Public Records of St. Lucie County, Florida; thence along the Westerly line of TRADITION PLAT NO. 62 the following 3 courses and distances, and to the beginning of a curve to the right, of which the radius point lies South 58°16'38" East, a radial distance of 870.00 feet; thence Northeasterly along the arc, through a central angle of 04°58'01", a distance of 75.42 feet; thence North 36°41'24" East, a distance of 106.79 feet to the intersection with a non tangent curve concave to the Northwest, having a radius of 940.00 feet, the chord of which bears North 30°48'24" East, 192.69 feet; thence Northeasterly along the arc of said curve, a distance of 193.03 feet through a central angle of 11°45'57" to the POINT OF BEGINNING of the following described parcel;

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STATE OF FLORIDA CERTIFICATION No. 1B 4286

Tradition Land Company LLC
Mattamy

QUIT CLAIM

DATE: 6/18/2018 DRAWN GLM

SCALE: N/A JOB No. 18-039

Thence continue Northerly along said curve through a central angle of 28°10'14", a distance of 462.17 feet; thence North 03°14'49" West, a distance of 137.21 feet to a point of curve to the right having a radius of 50.00 feet and a central angle of 55°46'16"; thence Northeasterly along the arc a distance of 48.67 feet to a point of reverse curve to the left having a radius of 110.00 feet and a central angle of 19°44'44"; thence Northeasterly along the arc, a distance of 37.91 feet to a point of reverse curve to the right having a radius of 50.00 feet and a central angle of 50°14'14"; thence Northeasterly along the arc, a distance of 43.84 feet to a point of reverse curve to the left having a radius of 3,050.00 feet and a central angle of 01°27'04"; thence Easterly along the arc, a distance of 77.25 feet; thence North 81°33'53" East, a distance of 654.60 feet to a point of curve to the right having a radius of 1,105.00 feet and a central angle of 19°39'30"; thence Easterly along the arc a distance of 379.13 feet; thence South 78°46'37" East, a distance of 146.08 feet to a point of curve to the left having a radius of 1,550.00 feet and a central angle of 16°30'48"; thence Easterly along the arc a distance of 446.73 feet; thence South 05°17'24" East, a distance of 10.00 feet to the intersection with a non tangent curve concave to the North, having a radius of 1,560.00 feet, the chord of which bears North 83°35'45" East, 60.65 feet; thence Easterly along the arc of said curve, a distance of 60.65 feet through a central angle of 02°13'39" to a point of reverse curve to the right having a radius of 72.00 feet and a central angle of 43°32'37"; thence Easterly along the arc, a distance of 54.72 feet to a point of reverse curve to the left having a radius of 118.00 feet and a central angle of 11°20'29"; thence Southeasterly along the arc, a distance of 23.36 feet to a point of reverse curve to the right having a radius of 72.00 feet and a central angle of 52°07'01"; thence Southeasterly along the arc, a distance of 65.49 feet; thence South 13°11'55" East, a distance of 125.60 feet; thence South 76°30'19" West, a distance of 132.25 feet to the intersection with a non tangent curve concave to the Northwest, having a radius of 264.47 feet, the chord of which bears South 66°25'46" West, 153.53 feet; thence Southwesterly along the arc of said curve, a distance of 155.77 feet through a central angle of 33°44'47" to a point of reverse curve to the left having a radius of 1,212.71 feet and a central angle of 22°00'30"; thence Westerly along the arc, a distance of 465.82 feet to a point of reverse curve to the right having a radius of 924.04 feet and a central angle of 35°54'20"; thence Westerly along the arc, a distance of 579.07 feet to a point of reverse curve to the left having a radius of 433.00 feet and a central angle of 27°32'06"; thence Westerly along the arc, a distance of 208.09 feet; thence South 69°39'54" West, a distance of 213.68 feet to a point of curve to the right having a radius of 167.00 feet and a central angle of 26°20'46"; thence Westerly along the arc a distance of 76.79 feet to a point of reverse curve to the left having a radius of 360.00 feet and a central angle of 29°20'36"; thence Westerly along the arc, a distance of 184.37 feet; thence South 66°40'03" West, a distance of 129.86 feet to the POINT OF BEGINNING.

Containing 22.053 acres, more or less.

Together with;

Parcel Number 4315-504-0003-000-7 OST2

Parcel Number 4315-502-0004-000-8 WMT2

OST-2 and Water Management Tract 2 of SOUTHERN GROVE PLAT NO. 8, according to the plat thereof as recorded in Plat Book 62, Pages 29 through 32, Public Records of St. Lucie County, Florida

Together with;

Parcel Number 4315-504-0002-000-0 OST2

Parcel Number 4315-504-0004-000-4 WMT-1

Parcel Number 4315-504-0005-000-1 WMT-2

Open Space Tract 2, Water Management Tracts 1 and 2, of SOUTHERN GROVE PLAT NO. 9, according to the plat thereof as recorded in Plat Book 68, Pages 16 through 19, Public Records of St. Lucie County, Florida

Together with;

Parcel Number 4322-600-0028-000-5 R-3

Tract R-3 of SOUTHERN GROVE PLAT NO. 13, according to the plat thereof as recorded in Plat Book 74, Pages 10 through 19, Public Records of St. Lucie County, Florida

Together with;

Parcel Number 4315-501-0003-000-8 WMT-2A

Sheet 14 of 19



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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC Mattamy

QUIT CLAIM

DATE: 6/18/2018	DRAWN GLM
SCALE: N/A	JOB No. 18-039

Water Management Tract 2A, of SOUTHERN GROVE PLAT NO. 6, according to the plat thereof as recorded in Plat Book 59, Pages 33 through 35, Public Records of St. Lucie County, Florida;

Together with;

Parcel Number 4315-601-0002-000-8 WMT-1

Water Management Tract 1, of SOUTHERN GROVE PLAT NO. 11, according to the plat thereof, as recorded in Plat Book 70, Pages 15 through 21, Public Records of St. Lucie County, Florida;

Together with;

Parcel Number 4315-505-0001-000-6 WMT-1

Water Management Tract 1, of SOUTHERN GROVE PLAT NO. 14, according to the plat thereof, as recorded in Plat Book 71, Pages 35 through 42, Public Records of St. Lucie County, Florida;

Together with;

I-95 Strip

Parcel Number 4315-122-0001-010-4

Parcel Number 4322-111-0002-010-9

Parcel Number 4323-223-0001-010-9

Being a strip of land being 20.00 feet in width and being a portion of Sections 15, 22 and 23, Township 37 South, Range 39 East, St. Lucie County, Florida, and intended to be all of Parcel 1E as per the "Order Granting Petitioners Motion for Relief from Order of Taking and Amending Order of Taking" as recorded in Official Records Book 349, Page 90 in the Public Records of St. Lucie County, Florida and being more particularly described as follows:

Commence at the Northeast corner of Section 15, Township 37 South, Range 39 East thence N89 degrees 58' 15" W, along the north line of said Section 15, a distance of 4091.26 feet; thence S 00 degrees 01' 45" W a distance of 100.00 feet to the South right-of-way line of Gatlin Boulevard and the West end of the limited access right-of-way in Interstate 95 (State Road No. 9) and the point of beginning of the following described parcel:

Thence S 89 degrees 58' 15" E a distance of 300.00 feet thence S 81 degrees 56' 34" E a distance of 518.84 feet; thence S 69 degrees 58' 48" E a distance of 281.95 feet thence S 62 degrees 20' 12" E a distance of 912.96 feet thence S 43 degrees 16' 30" E a distance of 595.06 feet; thence S 27 degrees 42' 53" E a distance of 595.06 feet; thence S 19 degrees 56' 04" E a distance of 1,199.30 feet; thence S 18 degrees 47' 20" E a distance of 2,565.89 feet to the beginning of a curve concave to the East having a radius of 24,729.33 feet; thence Southerly along the arc of said curve a distance of 1,325.57 feet through a central angle of 03 degrees 04' 16" to the west line of a 170.00 foot wide Florida Power & Light Easement; thence S 00 degrees 02' 34" W along said easement, a distance of 53.48 feet to the intersection with a non-tangent curve concave to the east, having a radius of 24,749.33 feet, the chord of which bears N 20 degrees 22' 55" W; thence Northerly along the arc of said curve, a distance of 1,376.26 feet through a central angle of 03 degrees 11' 10"; thence N 18 degrees 47' 20" W a distance of 2,565.69 feet; thence N 19 degrees 56' 04" W a distance of 1,197.74 feet; thence N 27 degrees 42' 53" W a distance of 590.07 feet; thence N 43 degrees 16' 30" W a distance of 276.75 feet; thence N 81 degrees 56' 34" W a distance of 515.34 feet; thence N 89 degrees 58' 15" W a distance of 318.00 feet; thence N 00 degrees 01' 45" E a distance of 20.00 feet; thence S 89 degrees 58' 15" E a distance of 20.00 feet to the point of beginning.

Said lands situate in St. Lucie County, Florida;

Subject to easements, restrictions, reservations, covenants, and rights-of-way of record.

Together with;

Bedford Park

Parcel ID: 4309-500-0007-000-4 P-5

Parcel ID: 4309-500-0008-000-1 P-6

Sheet 15 of 19



CULPEPPER & TERPENING, INC

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STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC
Mattamy

QUIT CLAIM

DATE: 6/18/2018	DRAWN GLM
SCALE: N/A	JOB No. 18-039

Parcel ID: 4309-500-0013-000-9 OST-5

P-5, P-6, and OST -5 according to Tradition Plat No. 2, as recorded in Plat Book 42 Page 3, Public Records of St. Lucie County, Florida

Together with

Parcel Number 4309-501-0003-000-9 P-8

Parcel Number 4309-501-0006-000-0 P-11

Tracts P-8 and P-11 according to Tradition Plat No. 3, as recorded in Plat Book 43, Page 4, Public Records of St. Lucie County, Florida.

Together with;

Parcel Number 4309-502-0003-000-2

Tract P-13 according to Tradition Plat No. 4, as recorded in Plat Book 43, Page 5, Public Records of St. Lucie County, Florida.

Together with;

Parcel Number 4309-504-0002-000-1

Tract PR-7 according to Tradition Plat No. 7, as recorded in Plat Book 44, Page 7, Public Records of St. Lucie County, Florida.

Together with;

Parcel Number 4304-501-0002-000-7

Tract PR-10 of Tradition Plat No. 12, as recorded in Plat Book 44, Page 3, Public Records of St. Lucie County, Florida.

Together with;

Parcel Number 4309-803-0001-000-2

Tracts PR-1 according to Tradition Plat No. 17, as recorded in Plat Book 43, Page 22, Public Records of St. Lucie County, Florida.

Together with;

Parcel Number 4309-803-0004-000-3

Tract OST-1 according to Tradition Plat No. 17, as recorded in Plat Book 43, Page 22, Public Records of St. Lucie County, Florida.

Together with;

Parcel Number 4309-803-0004-000-3 OST1

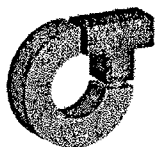
Parcel Number 4309-803-0005-000-0 TP1

Parcel Number 4309-803-0006-000-7 TP2

Tracts OST-1, Towncenter Park 1 and Towncenter Park 2 according to Tradition Plat No. 17, as recorded in Plat Book 43, Page 22, Public Records of St. Lucie County, Florida.

Together with;

Sheet 16 of 19



CULPEPPER & TERPENING, INC

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Tradition Land Company LLC
Mattamy

QUIT CLAIM

DATE: 6/18/2018 DRAWN GLM

SCALE: N/A JOB No. 18-039

Parcel Number 4308-701-0001-000-6

Tract O.S.T.-1 according to Tradition Plot No. 24, as recorded in Plat Book 62, Page 15, Public Records of St. Lucie County, Florida.

Together with;

Parcel Number 4310-603-0002-000-9

Tracts PR-56A according to Tradition Plot No. 56, as recorded in Plat Book 58, Page 30, Public Records of St. Lucie County, Florida. [± 0.04 acres]

Together with;

Corporate Park

Parcel Number 4310-601-0002-000-3 R-39

Parcel Number 4310-601-0003-000-0 R-39A

Tracts R-39 and R-39A according to Tradition Plot No. 39 - Corporate Park, as recorded in Plat Book 53, Page 26, Public Records of St. Lucie County, Florida.

Together with;

Parcel Number 4310-603-0001-000-2

Tract PR-56 of Tradition Plot No. 56, as recorded in Plat Book 58, Page 30, Public Records of St. Lucie County, Florida.

Together with;

The Landing

Parcel Number 4310-602-0002-000-6

Tract R-41, according to Tradition Plot No. 41, as recorded in Plat Book 53, Page 32, Public Records of St. Lucie County, Florida.

Together with;

SG Master POA

Parcel Number 4315-501-0002-000-1

Open Space Tract 1, according to Southern Grove Plat No. 6, according to the plat thereof as recorded in Plat Book 59, Pages 33 through 35, Public Records of St. Lucie County, Florida;

Less POA sale of 0.225 ac to Mini Golf

A PORTION OF OPEN SPACE TRACT-1, SOUTHERN GROVE PLAT NO. 6, AS RECORDED IN PLAT BOOK 59, PAGE 33, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CULPEPPER & TERPENING, INC

CONSULTING ENGINEERS | LAND SURVEYORS

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com

STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Land Company LLC
Mattamy

QUIT CLAIM

DATE: 6/18/2018	DRAWN GLM
SCALE: N/A	JOB No. 18-039

BEGIN AT A POINT ON A CURVE (SAID POINT BEING THE NON-TANGENT INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, A 150.00-FOOT-WIDE RIGHT-OF-WAY, AND THE NORTH LINE OF SAID LOT 1), CONCAVE TO THE EAST, HAVING A RADIUS OF 1507.00 FEET, AND FROM WHICH A RADIAL LINE BEARS N87°58'06"E; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°01'54" AN ARC DISTANCE OF 53.44 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE N00°00'00"W, A DISTANCE OF 94.53 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT ON A NON-TANGENT CURVE (SAID POINT BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID VILLAGE PARKWAY AND THE SOUTHERLY LIMITS OF A 30.00 FOOT WIDE INGRESS/EGRESS EASEMENT, RECORDED IN PLAT BOOK 59, PAGES 33-35), CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 110.00 FEET AND FROM WHICH A RADIAL LINE BEARS N20°25'27"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°52'31", AN ARC DISTANCE OF 51.60 FEET TO THE POINT OF TANGENCY; THENCE N84°08'50"E, A DISTANCE OF 9.69 FEET TO THE WEST LINE OF WATER MANAGEMENT TRACT-2A OF SOUTHERN GROVE PLAT NO. 6 AS RECORDED IN PLAT BOOK 59, PAGES 33-35; THENCE S18°38'06"E, A DISTANCE OF 29.34 FEET ALONG SAID WEST LINE OF WATER MANAGEMENT TRACT 2A TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 100.00 FEET, AND FROM WHICH A RADIAL LINE BEARS N71°21'54"E; THENCE CONTINUE SOUTHEASTERLY ALONG SAID WESTERLY LINE OF SAID WATER MANAGEMENT TRACT 2A, THROUGH THE ARC OF SAID CURVE AT A CENTRAL ANGLE OF 33°08'03", AN ARC DISTANCE OF 57.83 FEET TO THE POINT OF TANGENCY ON THE NORTHERLY LINE OF SAID LOT 1; THENCE S60°24'56"W, ALONG SAID NORTH LINE OF LOT 1, A DISTANCE OF 125.92 FEET BACK TO THE POINT OF BEGINNING.

CONTAINS 0.224 ACRES (9,771 SF), MORE OR LESS.

Together with;

Parcel Number 4315-601-0001000-1

Open Space Tract 1, according to Southern Grove Plat No. 11 according to the plat thereof, as recorded in Plat Book 70, Pages 15 through 21, Public Records of St. Lucie County, Florida;

Together with;

Westcliffe Estates HOA

Parcel Number 4304-704-0003-000-7 PT-1

Parcel Number 4304-704-0004-000-4 PT-2

Tracts Parking Tract-1, And Parking Tract-2, according to Tradition Plat No. 48, as recorded in Plat Book 55, Page 22, Public Records of St. Lucie County, Florida.

Together with;

Parcel Number 4304-111-0001-000-3

Parcel 1

Being a parcel of land lying in a portion of Section 4, Township 37 South, Range 39 East, St. Lucie County, Florida, more particularly described as follows;

Begin at the Northwest corner of Tract 1, according to the plat of TRADITION PLAT NO. 32, as recorded in Plat Book 62, Page 5, Public Records of St. Lucie County, Florida; thence South 18°16'18" West, a distance of 35.36 feet to the Easterly right-of-way of Fairgreen Road (a 100.00 foot wide right-of-way); thence North 26°43'42" West, along the Easterly right-of-way of Fairgreen Road, a distance of 8.39 feet; thence North 18°16'18" East, a distance of 23.50 feet to the Southerly right-of-way of Crosstown Parkway (a 150.00 foot wide right-of-way); thence North 63°16'18" East, along the Southerly right-of-way of Crosstown Parkway, a distance of 8.39 feet to the POINT OF BEGINNING.

Containing 174.49 square feet, more or less.

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STATE OF FLORIDA CERTIFICATION No. 1 B 4286

Tradition Land Company LLC
Mattamy

QUIT CLAIM

DATE: 6/18/2018	DRAWN GLM
SCALE: N/A	JOB No. 18-039

Parcel 2

Being a parcel of land lying in a portion of Section 4, Township 37 South, Range 39 East, St. Lucie County, Florida, more particularly described as follows, more particularly described as follows;

Commence at the Northwest corner of Tract 1, according to the plat of TRADITION PLAT NO. 32, as recorded in Plat Book 62, Page 5, Public Records of St. Lucie County, Florida; thence South 63°16'18" West, along the Southerly right-of-way of Crosstown Parkway (a 150.00 foot wide right-of-way), a distance of 141.61 feet to the POINT OF BEGINNING of the following described parcel;

Thence South 71°43'42" East, a distance of 23.50 feet to the Westerly right-of-way of Fairgreen Road (a 100.00 foot wide right-of-way); thence South 26°43'42" East, along the Westerly right-of-way of Fairgreen Road, a distance of 8.39 feet; thence North 71°43'42" West, a distance of 35.36 feet to the Southerly right-of-way of Crosstown Parkway, thence North 63°16'18" East, along the Southerly right-of-way of Crosstown Parkway a distance of 8.39 feet to the POINT OF BEGINNING.

Containing 174.49 square feet, more or less.

Together with;

Tract PR-1 of SOUTHERN GROVE PLAT NO. 6, according to the plat thereof as recorded in Plat Book 59, Pages 33 through 35, Public Records of St. Lucie County, Florida. Containing 2.439 acres of land, more or less.

Together with;

Tract B, of SOUTHERN GROVE PLAT NO. 14, according to the plat thereof as recorded in Plat Book 71, Pages 35 through 42, Public Records of St. Lucie County, Florida. Containing 3.238 acres of land, more or less.

Together with;

TND 23: Vesting: Certificate of Title in Book 3274, Page 91
Tracts R-56, of TRADITION PLAT NO. 56, as recorded in Plat Book 58, Page 30, Public Records of St. Lucie County, Florida.
(LESS that portion thereof Re-platted into TRADITION PLAT NOS. 59 and 66, being that portion sold in Book 2967, Page 2272; also LESS OR 2984-2288 (30' portion).

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