

This instrument prepared by (and after recording
should be returned to):
Riverland/Kennedy II, LLC
1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, Florida 33323
Attn: Clayton M. Ratliff, Esq.

(Space Reserved for Clerk of Court)

QUITCLAIM DEED

THIS QUITCLAIM DEED is made and given this 10th day of ~~March~~ ^{AUGUST}, 2016 by CITY OF PORT ST. LUCIE, a Florida municipal corporation, having an address of 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida 34984-5099 (the "Grantor") to RIVERLAND/KENNEDY II, LLC, a Florida limited liability company, having an address of 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323 (the "Grantee"). Wherever used herein, the terms "Grantor" and "Grantee" shall include the parties to this instrument and their respective successors and assigns.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 (\$10.00) Dollars paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quitclaim unto Grantee, forever, all the right, title, interest, claim and demand which Grantor has in and to the following described property located in St. Lucie County, Florida (the "Property"), to wit:

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

THIS CONVEYANCE is made subject to the following: (a) real estate taxes and assessments for the year 2016 and subsequent years not yet due or payable; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authorities, including, without limitation, all building, zoning, land use and environmental laws, ordinances, codes and regulations; (c) matters which would be disclosed by an accurate survey of the Property; and (d) easements, covenants, conditions, restrictions, reservations, limitations and other matters of record, if any, but this reference shall not operate to reimpose same.

GRANTEE ACKNOWLEDGES AND AGREES that the Property is being conveyed unto Grantee in its "AS-IS, WHERE-IS" condition with all faults and defects, latent and patent, and without any warranties or representations, either express or implied, of any kind, nature or type whatsoever from Grantor.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or in equity, to the only proper use, benefit and behoof of Grantee.

[Signatures and Acknowledgements Appear on the Following Page]

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

CITY OF PORT ST. LUCIE, a Florida municipal
corporation

CJA
Name: Christina Ayres
Kimberly A. Sala
Name: Kimberly A. Sala

By: [Signature]
Print Name: GREGORY J. DRAVEC
Title: MAYOR

STATE OF FLORIDA)

COUNTY OF ST. LUCIE)

The foregoing instrument was acknowledged before me this 10th day of August, 2016 by Gregory J. Dravec, as Mayor of CITY OF PORT ST. LUCIE, a Florida municipal corporation, on behalf of the corporation. He/She (☒) is personally known to me or () has produced _____ as identification.



[Signature]
Notary Public
Name: Betty Bollinger
My Commission Expires: 1-11-18

EXHIBIT "A"

Legal Description of the Property

[See attached two (2) pages]

THIS IS NOT A SURVEY**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN SECTIONS 21, AND 28, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 557, PAGE 676, PUBLIC RECORDS OF ST. LUCIE COUNTY; THENCE S00°04'31"W, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 557, PAGE 676, A DISTANCE OF 6640.79 FEET; THENCE N89°54'26"W A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING;

THENCE N53°36'07"W A DISTANCE OF 43.44 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 7,926.97 FEET, THE CHORD OF WHICH BEARS S86°58'28"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2594.71 FEET THROUGH A CENTRAL ANGLE OF 18°45'16" TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 12,150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 2656.90 FEET, THROUGH A CENTRAL ANGLE OF 12°31'45"; THENCE N89°52'25"W A DISTANCE OF 25.47 FEET; THENCE S45°07'35"W A DISTANCE OF 48.98 FEET; THENCE N00°28'42"W A DISTANCE OF 220.02 FEET; THENCE S44°52'25"E A DISTANCE OF 50.03 FEET; THENCE S89°52'25"E A DISTANCE OF 27.05 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 12,000.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 2624.10 FEET THROUGH A CENTRAL ANGLE OF 12°31'45" TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 8,076.97 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 2627.28 FEET, THROUGH A CENTRAL ANGLE OF 18°38'14"; THENCE N51°14'04"E A DISTANCE OF 44.94 FEET; THENCE S00°04'31"W A DISTANCE OF 204.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.466 ACRES, MORE OR LESS.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

THOMAS P. KIERNAN
Professional Surveyor & Mapper
Florida Certificate No. 6199

DATE

E/W #3

Sheet 1 of 2

LEGAL DESCRIPTION

File: 14-172s&d
E/W #3
Date: 10-20-15

Tech: GLM



CULPEPPER & TERPENING, INC

CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 FAX 772-464-9497
www.ct-eng.com

STATE OF FLORIDA CERTIFICATION No. LB 4286

