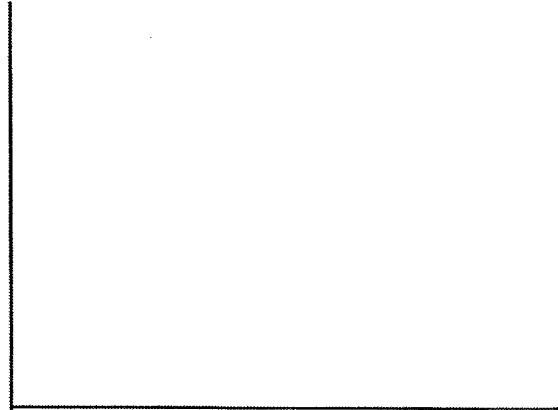


This instrument was prepared under the direction of:
City of Port St. Lucie City Attorney's Office
Prepared by and return to:
CITY OF PORT ST. LUCIE
Public Works Department
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, Florida 34984



(Space above this line reserved for recording office use only)

TEMPORARY BLANKET FLOWAGE EASEMENT
[Becker Road – Wilson Grove]

THIS EASEMENT, granted this 21st day of DECEMBER, 2023, by **ACR ACQUISITION, LLC, a Delaware limited liability company**, whose mailing address is 7111 Fairway Drive, Suite 210, Palm Beach Gardens, Florida 33418, as "Grantor," to the **CITY OF PORT ST. LUCIE, a Florida municipal corporation**, whose mailing address is 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984, as "Grantee."

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their respective heirs, legal representatives, successors and assigns.)

WITNESSETH:

Grantor, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby conveys, grants, bargains and sells unto the Grantee, a temporary easement for surface water drainage from the Becker Road right of way, on the following property located in St. Lucie County, Florida, to wit (the "**Easement Area**"):

See attached **Exhibit "A"**, legal description of Easement Area which is incorporated herein by reference. Subject to easements, restrictions, and reservations of record.

Grantor shall maintain the Easement Area at its sole cost and expense. In the event Grantor fails to maintain the Easement Area as required by applicable law, after thirty (30) days' written notice to Grantor, or such shorter period of time as necessary in the event of an emergency, Grantee shall have the right to maintain the Easement Area. This easement, or portions thereof, shall automatically terminate upon recording or dedication of permanent flowage easement(s), providing surface water drainage from Becker Road in favor of the City. A permanent easement must be in a form that Grantee has accepted and approved, and such approval shall not be unreasonably delayed or withheld. Upon request by Grantor, Grantee shall record a termination or partial termination, as applicable, of this easement in the Public Records of St. Lucie County.

TO HAVE AND TO HOLD the same unto the Grantee, together with the right to enforce the intended use stated herein. Grantor and Grantee are used for singular or plural, as the context requires. The easement granted herein shall constitute easements running with the land and shall

burden the land described above.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the date and year first above written.

WITNESSES:

ACR Acquisition, LLC, a
Delaware limited liability company

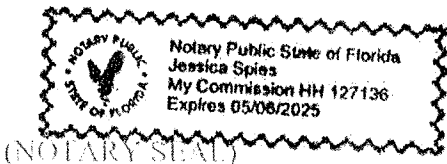
[Signature]
Destiny Morinvil
(Print Name)

By: [Signature]
Name: Horacio Moncada
Title: AUTHORIZED REPRESENTATIVE

[Signature]
ERSILIA MORENO
(Print Name)

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of August, 2023, by Horacio Moncada Authorized Rep of ACR Acquisition, LLC, a Delaware limited liability company on behalf of the company, who is personally known to me or has produced _____ as identification.



[Signature]
Notary public
Printed Name: Jessica Spies
My commission expires: 05/08/2025
Commission No.: HH127136

*** SIGNATURES CONTINUE ON FOLLOWING PAGE ***

Witnesses:

CITY OF PORT ST. LUCIE
a Florida municipal corporation

[Handwritten Signature]

Printed Name: Sharonde Cox

By: *[Handwritten Signature]*

Printed Name: Jesus Merejo

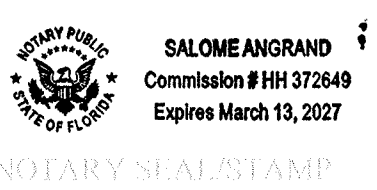
Title: City Manager

[Handwritten Signature]

Printed Name: Salome Angrand

STATE OF FLORIDA)
) ss
COUNTY OF ST. LUCIE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 21 day of December 2023, by Jesus Merejo as City Manager of the City of Port St. Lucie, and on behalf of the City of Port St. Lucie, who is [X] personally known to me, or who has [] produced the following identification _____.



[Handwritten Signature]
Signature of Notary Public

Name: Salome Angrand

Notary Public, State of Florida
My Commission expires 3/13/2027

Exhibit "A"
Legal Description of Easement Area

DESCRIPTION FLOWAGE EASEMENT PART #1:

A PORTION OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND A PORTION OF BLOCK 4, OF THE PLAT OF THE ALAN WILSON GROVE AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 50A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING SHOWN AS UE #2 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF NEW E/W #5 BECKER ROAD WEST AS RECORDED IN OFFICIAL RECORD BOOK 4704, PAGE 661 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 44°57'25" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID NEW E/W BECKER ROAD WEST, A DISTANCE OF 49.65 FEET; THENCE CONTINUE NORTH 89°52'17" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID NEW E/W BECKER ROAD WEST, A DISTANCE OF 1122.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°52'17" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°07'43" EAST, (DEPARTING FROM SAID NORTH LINE), A DISTANCE OF 7.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 85° 12' 26", HAVING A RADIUS OF 60.00 FEET, HAVING AN ARC DISTANCE OF 89.23 FEET, AND WHOSE LONG CHORD BEARS NORTH 40° 05' 13" WEST FOR A DISTANCE OF 81.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18° 53' 26", HAVING A RADIUS OF 60.00 FEET, HAVING AN ARC DISTANCE OF 19.78 FEET, AND WHOSE LONG CHORD BEARS NORTH 07° 11' 09" EAST FOR A DISTANCE OF 19.69 FEET; THENCE NORTH 89°26'32" WEST, A DISTANCE OF 791.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26° 37' 00", HAVING A RADIUS OF 48.00 FEET, HAVING AN ARC DISTANCE OF 22.30 FEET, AND WHOSE LONG CHORD BEARS SOUTH 17° 59' 07" WEST FOR A DISTANCE OF 22.10 FEET; THENCE SOUTH 46°08'16" EAST, A DISTANCE OF 2.62 FEET; THENCE SOUTH 00°12'52" EAST, A DISTANCE OF 71.75 FEET; THENCE NORTH 89°52'17" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°12'52" WEST, A DISTANCE OF 56.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 28° 45' 37", HAVING A RADIUS OF 48.00 FEET, HAVING AN ARC DISTANCE OF 24.09 FEET, AND WHOSE LONG CHORD BEARS SOUTH 75° 47' 41" WEST FOR A DISTANCE OF 23.84 FEET; THENCE NORTH 89°49'30" WEST, A DISTANCE OF 5.61 FEET; THENCE SOUTH 11°05'57" EAST, A DISTANCE OF 51.39 FEET; THENCE NORTH 89°52'17" WEST, A DISTANCE OF 20.39 FEET; THENCE NORTH 11°05'57" WEST, A DISTANCE OF 51.40 FEET; THENCE NORTH 89°49'30" WEST, A DISTANCE OF 44.42 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 87° 07' 22", HAVING A RADIUS OF 48.00 FEET, HAVING AN ARC DISTANCE OF 72.99 FEET; THENCE NORTH 89°21'32" WEST, A DISTANCE OF 682.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25° 25' 42", HAVING A RADIUS OF 66.00 FEET, HAVING AN ARC DISTANCE OF 29.29 FEET, AND WHOSE LONG CHORD BEARS SOUTH 10° 24' 53" EAST FOR A DISTANCE OF 29.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 93° 10' 34", HAVING A RADIUS OF 66.00 FEET, HAVING AN ARC DISTANCE OF 107.33 FEET, AND WHOSE LONG CHORD BEARS SOUTH 44° 32' 45" WEST FOR A DISTANCE OF 95.89 FEET; THENCE SOUTH 36°39'14" WEST, A DISTANCE OF 6.39 FEET; THENCE NORTH 89°52'17" WEST, A DISTANCE OF 24.89 FEET; THENCE NORTH 36°39'14" EAST, A DISTANCE OF 9.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 75° 27' 05", HAVING A RADIUS OF 60.00 FEET, HAVING AN ARC DISTANCE OF 86.91 FEET, AND WHOSE LONG CHORD BEARS

NORTH 35° 25' 35" WEST FOR A DISTANCE OF 80.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 47° 52' 27", HAVING A RADIUS OF 60.00 FEET, HAVING AN ARC DISTANCE OF 55.15 FEET, AND WHOSE LONG CHORD BEARS NORTH 21° 53' 56" EAST FOR A DISTANCE OF 53.56 FEET; THENCE NORTH 00°04'23" WEST, A DISTANCE OF 30.44 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90° 26' 14", HAVING A RADIUS OF 46.20 FEET, HAVING AN ARC DISTANCE OF 72.92 FEET; THENCE SOUTH 89°38'09" EAST, A DISTANCE OF 747.24 FEET; THENCE NORTH 00°02'06" EAST, A DISTANCE OF 608.21 FEET; THENCE NORTH 00°42'59" WEST, A DISTANCE OF 384.80 FEET; THENCE NORTH 01°27'49" WEST, A DISTANCE OF 240.49 FEET; THENCE NORTH 88°32'11" EAST, A DISTANCE OF 166.00 FEET; THENCE SOUTH 01°27'49" EAST, A DISTANCE OF 424.86 FEET; THENCE SOUTH 00°42'51" EAST, A DISTANCE OF 21.73 FEET; THENCE SOUTH 00°00'27" WEST, A DISTANCE OF 793.06 FEET; THENCE SOUTH 89°11'46" EAST, A DISTANCE OF 854.21 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89° 32' 31", HAVING A RADIUS OF 46.20 FEET, HAVING AN ARC DISTANCE OF 72.20 FEET; THENCE SOUTH 00°20'46" WEST, A DISTANCE OF 29.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 42° 11' 59", HAVING A RADIUS OF 60.00 FEET, HAVING AN ARC DISTANCE OF 44.19 FEET, AND WHOSE LONG CHORD BEARS SOUTH 18° 35' 00" EAST FOR A DISTANCE OF 43.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 85° 12' 26", HAVING A RADIUS OF 60.00 FEET, HAVING AN ARC DISTANCE OF 89.23 FEET, AND WHOSE LONG CHORD BEARS SOUTH 40° 20' 39" WEST FOR A DISTANCE OF 81.23 FEET; THENCE SOUTH 00°07'43" WEST, A DISTANCE OF 7.10 FEET TO THE POINT OF BEGINNING. CONTAINING 9.619 ACRES, MORE OR LESS.

DESCRIPTION FLOWAGE EASEMENT PART #2:

A PORTION OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND A PORTION OF BLOCKS 4, 6, 7 AND 8 OF THE PLAT OF THE ALAN WILSON GROVE AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 50A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING SHOWN AS UE #2 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF NEW E/W #5 BECKER ROAD WEST AS RECORDED IN OFFICIAL RECORD BOOK 4704, PAGE 661 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 45°02'35" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID NEW E/W BECKER ROAD WEST, A DISTANCE OF 49.35 FEET; THENCE CONTINUE NORTH 89°52'17" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID NEW E/W BECKER ROAD WEST, A DISTANCE OF 1988.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°12'52" EAST, (DEPARTING FROM SAID SOUTH LINE), A DISTANCE OF 8.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 83° 53' 15", HAVING A RADIUS OF 67.00 FEET, HAVING AN ARC DISTANCE OF 98.10 FEET, AND WHOSE LONG CHORD BEARS SOUTH 41° 48' 54" EAST FOR A DISTANCE OF 89.57 FEET; THENCE SOUTH 00°07'43" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90° 00' 00", HAVING A RADIUS OF 67.00 FEET, HAVING AN ARC DISTANCE OF 105.24 FEET; THENCE NORTH 89°52'17" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 41° 40' 41", HAVING A RADIUS OF 67.00 FEET, HAVING AN ARC DISTANCE OF 48.74 FEET; THENCE NORTH 89°57'41" WEST, A DISTANCE OF 102.74 FEET; THENCE SOUTH 00°17'06" EAST, A DISTANCE OF 116.00 FEET; THENCE SOUTH 89°42'54" WEST, A DISTANCE OF 18.30 FEET; THENCE SOUTH 00°06'24" EAST, A DISTANCE OF 692.58 FEET; THENCE SOUTH 00°03'42" EAST, A DISTANCE OF 50.87 FEET; THENCE NORTH 89°53'36" EAST, A DISTANCE OF 39.17 FEET; THENCE SOUTH 89°26'45" EAST, A DISTANCE OF 2323.96 FEET; THENCE SOUTH 89°04'44" EAST, A DISTANCE OF 120.02 FEET; THENCE NORTH 88°35'43" EAST, A DISTANCE OF

159.99 FEET; THENCE NORTH 87°56'04" EAST, A DISTANCE OF 1544.06 FEET; THENCE NORTH 88°02'40" EAST, A DISTANCE OF 1239.15 FEET; THENCE NORTH 01°44'58" WEST, A DISTANCE OF 20.30 FEET; THENCE NORTH 88°15'02" EAST, A DISTANCE OF 387.69 FEET; THENCE NORTH 00°23'18" WEST, A DISTANCE OF 527.95 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24° 52' 07", HAVING A RADIUS OF 76.37 FEET, HAVING AN ARC DISTANCE OF 33.15 FEET; THENCE NORTH 25°11'11" EAST, A DISTANCE OF 24.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 41° 38' 36", HAVING A RADIUS OF 67.00 FEET, HAVING AN ARC DISTANCE OF 48.70 FEET, AND WHOSE LONG CHORD BEARS NORTH 04° 12' 59" EAST FOR A DISTANCE OF 47.63 FEET; THENCE NORTH 25°02'17" EAST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 83° 34' 22", HAVING A RADIUS OF 67.00 FEET, HAVING AN ARC DISTANCE OF 97.73 FEET; THENCE NORTH 25°02'17" EAST, A DISTANCE OF 11.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00° 33' 26", HAVING A RADIUS OF 2056.00 FEET, HAVING AN ARC DISTANCE OF 20.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 64° 55' 06" EAST FOR A DISTANCE OF 20.00 FEET; THENCE SOUTH 25°02'17" WEST, A DISTANCE OF 11.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 83° 34' 22", HAVING A RADIUS OF 67.00 FEET, HAVING AN ARC DISTANCE OF 97.73 FEET, AND WHOSE LONG CHORD BEARS SOUTH 16° 44' 54" EAST FOR A DISTANCE OF 89.29 FEET; THENCE SOUTH 25°02'17" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 41° 38' 36", HAVING A RADIUS OF 67.00 FEET, HAVING AN ARC DISTANCE OF 48.70 FEET; THENCE SOUTH 24°53'24" WEST, A DISTANCE OF 17.54 FEET; THENCE SOUTH 00°41'01" EAST, A DISTANCE OF 551.86 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 88° 32' 59", HAVING A RADIUS OF 76.66 FEET, HAVING AN ARC DISTANCE OF 118.48 FEET; THENCE SOUTH 87°56'50" WEST, A DISTANCE OF 418.64 FEET; THENCE NORTH 02°03'10" WEST, A DISTANCE OF 20.30 FEET; THENCE SOUTH 88°02'40" WEST, A DISTANCE OF 1239.02 FEET; THENCE SOUTH 87°56'04" WEST, A DISTANCE OF 1544.40 FEET; THENCE SOUTH 88°35'43" WEST, A DISTANCE OF 161.81 FEET; THENCE NORTH 89°04'44" WEST, A DISTANCE OF 121.21 FEET; THENCE NORTH 89°26'45" WEST, A DISTANCE OF 2323.33 FEET; THENCE SOUTH 89°53'36" WEST, A DISTANCE OF 38.81 FEET; THENCE SOUTH 00°05'25" EAST, A DISTANCE OF 2262.58 FEET; THENCE SOUTH 89°54'35" WEST, A DISTANCE OF 70.00 FEET; THENCE NORTH 00°05'25" WEST, A DISTANCE OF 2292.57 FEET; THENCE NORTH 00°06'24" WEST, A DISTANCE OF 692.50 FEET; THENCE NORTH 89°58'23" WEST, A DISTANCE OF 18.30 FEET; THENCE NORTH 00°01'37" EAST, A DISTANCE OF 171.59 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90° 13' 32", HAVING A RADIUS OF 50.40 FEET, HAVING AN ARC DISTANCE OF 79.37 FEET; THENCE SOUTH 89°44'51" EAST, A DISTANCE OF 158.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34° 54' 58", HAVING A RADIUS OF 67.00 FEET, HAVING AN ARC DISTANCE OF 40.83 FEET, AND WHOSE LONG CHORD BEARS NORTH 65° 55' 43" EAST FOR A DISTANCE OF 40.20 FEET; THENCE NORTH 00°12'52" WEST, A DISTANCE OF 8.84 FEET; THENCE SOUTH 89°52'17" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. CONTAINING 17.670 ACRES, MORE OR LESS. SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

DESCRIPTION FLOWAGE EASEMENT PART #3:

A PORTION OF BLOCKS 6 AND 8 OF THE PLAT OF THE ALAN WILSON GROVE AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 50A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING SHOWN AS UE #2 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF NEW E/W #5 BECKER ROAD EAST AS RECORDED IN OFFICIAL RECORD BOOK 4704, PAGE 661 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°52'17" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID NEW E/W BECKER ROAD EAST, A DISTANCE OF 45.55 FEET TO THE POINT

OF BEGINNING; THENCE NORTH 00°07'43" EAST, (DEPARTING FROM SAID NORTH LINE), A DISTANCE OF 10.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 57° 06' 33", HAVING A RADIUS OF 57.00 FEET, HAVING AN ARC DISTANCE OF 56.81 FEET, AND WHOSE LONG CHORD BEARS NORTH 53° 45' 22" WEST FOR A DISTANCE OF 54.49 FEET; THENCE NORTH 00°12'47" WEST, A DISTANCE OF 53.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11° 32' 52", HAVING A RADIUS OF 57.00 FEET, HAVING AN ARC DISTANCE OF 11.49 FEET, AND WHOSE LONG CHORD BEARS NORTH 30° 28' 42" EAST FOR A DISTANCE OF 11.47 FEET; THENCE NORTH 00°01'06" EAST, A DISTANCE OF 19.91 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 87° 38' 53", HAVING A RADIUS OF 46.08 FEET, HAVING AN ARC DISTANCE OF 70.49 FEET; THENCE NORTH 87°39'59" EAST, A DISTANCE OF 2081.30 FEET; THENCE NORTH 87°46'53" EAST, A DISTANCE OF 1086.36 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12° 31' 05", HAVING A RADIUS OF 52.68 FEET, HAVING AN ARC DISTANCE OF 11.51 FEET; THENCE SOUTH 79°42'03" EAST, A DISTANCE OF 247.28 FEET; THENCE NORTH 10°25'11" EAST, A DISTANCE OF 356.39 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45° 48' 21", HAVING A RADIUS OF 410.00 FEET, HAVING AN ARC DISTANCE OF 327.78 FEET; THENCE NORTH 56°13'32" EAST, A DISTANCE OF 423.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17° 49' 45", HAVING A RADIUS OF 1110.00 FEET, HAVING AN ARC DISTANCE OF 345.41 FEET, AND WHOSE LONG CHORD BEARS SOUTH 16° 46' 51" EAST FOR A DISTANCE OF 344.01 FEET; THENCE SOUTH 89°31'53" WEST, A DISTANCE OF 225.37 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 83° 55' 41", HAVING A RADIUS OF 245.00 FEET, HAVING AN ARC DISTANCE OF 358.88 FEET; THENCE SOUTH 05°36'12" WEST, A DISTANCE OF 355.95 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36° 27' 10", HAVING A RADIUS OF 30.00 FEET, HAVING AN ARC DISTANCE OF 19.09 FEET TO THE BEGINNING OF REVERSE CURVATURE OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 252° 54' 19", HAVING A RADIUS OF 200.00 FEET, HAVING AN ARC DISTANCE OF 882.81 FEET TO THE BEGINNING OF REVERSE CURVATURE OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36° 27' 10", HAVING A RADIUS OF 30.00 FEET, HAVING AN ARC DISTANCE OF 19.09 FEET; THENCE NORTH 05°36'12" EAST, A DISTANCE OF 277.50 FEET; THENCE NORTH 89°31'53" EAST, A DISTANCE OF 138.16 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89° 59' 55", HAVING A RADIUS OF 30.00 FEET, HAVING AN ARC DISTANCE OF 47.12 FEET; THENCE SOUTH 00°28'12" EAST, A DISTANCE OF 333.73 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 124.07 FEET; THENCE SOUTH 65°59'14" EAST, A DISTANCE OF 79.27 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 66° 35' 21", HAVING A RADIUS OF 30.00 FEET, HAVING AN ARC DISTANCE OF 34.87 FEET, AND WHOSE LONG CHORD BEARS NORTH 56° 14' 12" EAST FOR A DISTANCE OF 32.94 FEET; THENCE NORTH 89°31'53" EAST, A DISTANCE OF 63.36 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19° 32' 24", HAVING A RADIUS OF 179.00 FEET, HAVING AN ARC DISTANCE OF 61.05 FEET; THENCE SOUTH 70°55'43" EAST, A DISTANCE OF 8.25 FEET; THENCE SOUTH 00°28'12" EAST, A DISTANCE OF 194.59 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21° 49' 36", HAVING A RADIUS OF 875.00 FEET, HAVING AN ARC DISTANCE OF 333.33 FEET; THENCE SOUTH 21°21'14" WEST, A DISTANCE OF 185.94 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 109° 01' 40", HAVING A RADIUS OF 30.00 FEET, HAVING AN ARC DISTANCE OF 57.09 FEET; THENCE NORTH 49°36'56" WEST, A DISTANCE OF 56.80 FEET; THENCE SOUTH 43°47'30" WEST, A DISTANCE OF 138.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00° 34' 34", HAVING A RADIUS OF 2056.00 FEET, HAVING AN ARC DISTANCE OF 20.67 FEET, AND WHOSE LONG CHORD BEARS NORTH 60° 49' 02" WEST FOR A DISTANCE OF 20.67 FEET; THENCE NORTH 43°47'30" EAST, A DISTANCE OF 142.30 FEET; THENCE NORTH 49°36'56" WEST, A DISTANCE OF 65.40 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL

ANGLE OF 81° 39' 34", HAVING A RADIUS OF 50.00 FEET, HAVING AN ARC DISTANCE OF 71.26 FEET TO THE BEGINNING OF REVERSE CURVATURE OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14° 44' 29", HAVING A RADIUS OF 1138.00 FEET, HAVING AN ARC DISTANCE OF 292.79 FEET, AND WHOSE LONG CHORD BEARS NORTH 24° 40' 24" EAST FOR A DISTANCE OF 291.99 FEET TO THE POINT OF A COMPOUND CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22° 55' 55", HAVING A RADIUS OF 308.00 FEET, HAVING AN ARC DISTANCE OF 123.27 FEET; THENCE NORTH 05°37'46" WEST, A DISTANCE OF 67.70 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11° 25' 58", HAVING A RADIUS OF 192.00 FEET, HAVING AN ARC DISTANCE OF 38.31 FEET TO THE POINT OF REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01° 31' 36", HAVING A RADIUS OF 1098.00 FEET, HAVING AN ARC DISTANCE OF 29.25 FEET; THENCE NORTH 65°59'14" WEST, A DISTANCE OF 80.57 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 120.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01° 59' 48", HAVING A RADIUS OF 902.00 FEET, HAVING AN ARC DISTANCE OF 31.43 FEET, AND WHOSE LONG CHORD BEARS SOUTH 04° 07' 07" WEST FOR A DISTANCE OF 31.43 FEET TO THE POINT OF A COMPOUND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29° 45' 11", HAVING A RADIUS OF 192.00 FEET, HAVING AN ARC DISTANCE OF 99.70 FEET TO THE BEGINNING OF REVERSE CURVATURE OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17° 49' 02", HAVING A RADIUS OF 308.36 FEET, HAVING AN ARC DISTANCE OF 95.89 FEET TO THE BEGINNING OF REVERSE CURVATURE OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03° 21' 57", HAVING A RADIUS OF 862.00 FEET, HAVING AN ARC DISTANCE OF 50.64 FEET TO THE POINT OF A COMPOUND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 102° 43' 51", HAVING A RADIUS OF 220.00 FEET, HAVING AN ARC DISTANCE OF 394.46 FEET TO THE BEGINNING OF REVERSE CURVATURE OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01° 12' 23", HAVING A RADIUS OF 2274.00 FEET, HAVING AN ARC DISTANCE OF 47.88 FEET; THENCE SOUTH 32°05'55" WEST, A DISTANCE OF 68.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00° 31' 10", HAVING A RADIUS OF 2206.00 FEET, HAVING AN ARC DISTANCE OF 20.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 57° 51' 50" WEST FOR A DISTANCE OF 20.00 FEET; THENCE NORTH 32°05'55" EAST, A DISTANCE OF 68.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 06° 33' 22", HAVING A RADIUS OF 2274.00 FEET, HAVING AN ARC DISTANCE OF 260.21 FEET, AND WHOSE LONG CHORD BEARS NORTH 61° 25' 48" WEST FOR A DISTANCE OF 260.06 FEET; THENCE SOUTH 25°02'17" WEST, A DISTANCE OF 68.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00° 31' 10", HAVING A RADIUS OF 2206.00 FEET, HAVING AN ARC DISTANCE OF 20.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 64° 55' 16" WEST FOR A DISTANCE OF 20.00 FEET; THENCE NORTH 25°02'17" EAST, A DISTANCE OF 68.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00° 32' 10", HAVING A RADIUS OF 2274.00 FEET, HAVING AN ARC DISTANCE OF 21.28 FEET, AND WHOSE LONG CHORD BEARS NORTH 65° 28' 48" WEST FOR A DISTANCE OF 21.28 FEET TO THE POINT OF A COMPOUND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 76° 10' 05", HAVING A RADIUS OF 30.00 FEET, HAVING AN ARC DISTANCE OF 39.88 FEET; THENCE NORTH 10°25'11" EAST, A DISTANCE OF 252.98 FEET; THENCE NORTH 79°27'34" WEST, A DISTANCE OF 241.63 FEET; THENCE SOUTH 87°53'12" WEST, A DISTANCE OF 1032.65 FEET; THENCE SOUTH 00°16'47" WEST, A DISTANCE OF 28.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43° 00' 44", HAVING A RADIUS OF 63.00 FEET, HAVING AN ARC DISTANCE OF 47.29 FEET, AND WHOSE LONG CHORD BEARS SOUTH 21° 22' 39" EAST FOR A DISTANCE OF 46.19 FEET; THENCE SOUTH 00°07'43" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 83° 09' 46", HAVING A RADIUS OF 63.00 FEET, HAVING AN ARC DISTANCE OF 91.44 FEET; THENCE SOUTH 00°07'43" WEST, A DISTANCE OF 15.57 FEET; THENCE NORTH 89°52'17" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°07'43" EAST, A DISTANCE OF 15.57 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE

RIGHT THROUGH A CENTRAL ANGLE OF $83^{\circ} 09' 46''$, HAVING A RADIUS OF 63.00 FEET, HAVING AN ARC DISTANCE OF 91.44 FEET, AND WHOSE LONG CHORD BEARS NORTH $41^{\circ} 27' 10''$ WEST FOR A DISTANCE OF 91.44 FEET; THENCE NORTH $00^{\circ} 07' 43''$ EAST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $43^{\circ} 00' 44''$, HAVING A RADIUS OF 63.00 FEET, HAVING AN ARC DISTANCE OF 47.29 FEET, AND WHOSE LONG CHORD BEARS NORTH $21^{\circ} 38' 05''$ EAST FOR A DISTANCE OF 46.19 FEET; THENCE NORTH $00^{\circ} 01' 21''$ WEST, A DISTANCE OF 24.54 FEET; THENCE SOUTH $87^{\circ} 58' 17''$ WEST, A DISTANCE OF 1970.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $04^{\circ} 52' 31''$, HAVING A RADIUS OF 57.00 FEET, HAVING AN ARC DISTANCE OF 4.85 FEET, AND WHOSE LONG CHORD BEARS SOUTH $02^{\circ} 18' 32''$ WEST FOR A DISTANCE OF 4.85 FEET; THENCE SOUTH $00^{\circ} 07' 43''$ WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $82^{\circ} 26' 21''$, HAVING A RADIUS OF 57.00 FEET, HAVING AN ARC DISTANCE OF 82.01 FEET; THENCE SOUTH $00^{\circ} 07' 43''$ WEST, A DISTANCE OF 10.12 FEET; THENCE NORTH $89^{\circ} 52' 17''$ WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. CONTAINING 22.879 ACRES, MORE OR LESS. SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PARTS 1,2 and 3 together equal a total of 50.168 Acres