

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

_____[Space Above This Line For Recording Data]_____

SPECIAL WARRANTY DEED
(Portion of E/W Becker Road Abandonment West)

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

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

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

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

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

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

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

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property to Grantee; that Grantor specially warrants the title to the Property subject to the foregoing matters and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but no others.

[signature follows on next page]

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

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

Signature of Witness 1

By: _____

Printed Name: _____

Its: _____

Print Name of Witness 1

Signature of Witness 2

Print Name of Witness 2

State of Florida
County of _____

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

[Notary Seal]

Notary Public

Name typed, printed or stamped

My Commission Expires: _____

EXHIBIT "A"

Property

EXHIBIT "A"

DESCRIPTION:

BEING A PORTION OF SECTIONS 31 AND 32, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND A PORTION OF BLOCK 4 AND BLOCK 6, TRACT 2, THE ALAN WILSON GROVE, AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 50A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A PORTION OF THAT 150 FOOT RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 774 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31; THENCE ALONG THE WEST LINE OF SAID SECTION 31, N.00°03'37"W., A DISTANCE OF 164.06 FEET; THENCE LEAVING SAID WEST LINE, N.89°56'23"E., A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE S.44°45'12"E., A DISTANCE OF 49.78 FEET; THENCE S.89°45'12"E., A DISTANCE OF 1595.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 5150.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°31'41", A DISTANCE OF 137.35 FEET TO THE POINT OF TANGENCY; THENCE S.88°13'31"E., A DISTANCE OF 1364.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 5000.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°31'41", A DISTANCE OF 133.35 FEET TO THE POINT OF TANGENCY; THENCE S.89°45'12"E., A DISTANCE OF 1736.63 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT "A" AND TO A POINT OF INTERSECTION WITH THE WEST LINE OF FLORIDA POWER & LIGHT RIGHT-OF-WAY TRACT, AS RECORDED IN OFFICIAL RECORDS BOOK 760, PAGE 2258 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S.00°12'47"E., A DISTANCE OF 150.01 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, N.89°45'12"W., A DISTANCE OF 1737.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 5150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°31'41", A DISTANCE OF 137.35 FEET TO THE POINT OF TANGENCY; THENCE N.88°13'31"W., A DISTANCE OF 1364.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 5000.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°31'41", A DISTANCE OF 133.35 FEET TO THE POINT OF TANGENCY; THENCE N.89°45'12"W., A DISTANCE OF 1594.97 FEET; THENCE S.45°14'48"W., A DISTANCE OF 49.28 FEET; THENCE N.00°02'59"W., A DISTANCE OF 220.05 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT THE AFORESAID REFERENCE POINT "A"; THENCE S.89°45'12"E., A DISTANCE OF 200.01 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF FLORIDA POWER & LIGHT RIGHT-OF-WAY TRACT, AS RECORDED IN OFFICIAL RECORDS BOOK 760, PAGE 2258 OF SAID PUBLIC RECORDS AND TO THE POINT OF BEGINNING; THENCE S.89°45'12"E., A DISTANCE OF 300.61 FEET; THENCE S.00°14'47"W., A DISTANCE OF 150.00 FEET; THENCE N.89°45'12"W., A DISTANCE OF 299.41 FEET TO A POINT OF INTERSECTION WITH THE SAID EAST LINE OF FLORIDA POWER & LIGHT RIGHT-OF-WAY; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N.00°12'47"W., A DISTANCE OF 150.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 796,671 SQUARE FEET/18.2890 ACRES, MORE OR LESS.
SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JULY 19, 2021. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 4



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

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

DATE 7/19/21

DRAWN BY AS

F.B./ PG. NONE

SCALE NONE

JOB NO. 4371-3 EW5AW

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

EXHIBIT "A"

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N.00°28'07"W. ALONG THE EAST LINE OF BLOCK 8, THE ALAN WILSON GROVE, AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 50A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

LEGEND AND ABBREVIATIONS:

- | | | |
|--|--|---------------------|
| Δ - DELTA (CENTRAL ANGLE) | P.B. - PLAT BOOK | R - RADIUS |
| L - LENGTH | PG(S). - PAGE(S) | RB - RADIAL BEARING |
| L.B. - LICENSED BUSINESS | P.O.B. - POINT OF BEGINNING | R/W - RIGHT-OF-WAY |
| O.R.B. - OFFICIAL RECORDS BOOK | P.O.C. - POINT OF COMMENCEMENT | E/W - EAST/WEST |
| F.P.L. - FLORIDA POWER & LIGHT | REF. PT. - REFERENCE POINT | |
| 31-37-39 - SECTION 31, TOWNSHIP
37 SOUTH, RANGE 39 EAST | F.D.O.T. - FLORIDA DEPARTMENT OF
TRANSPORTATION | |

THIS IS NOT A SURVEY

SHEET 2 OF 4



CAULFIELD & WHEELER, INC.

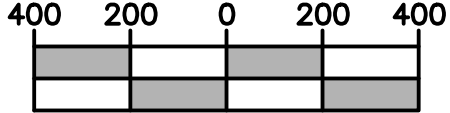
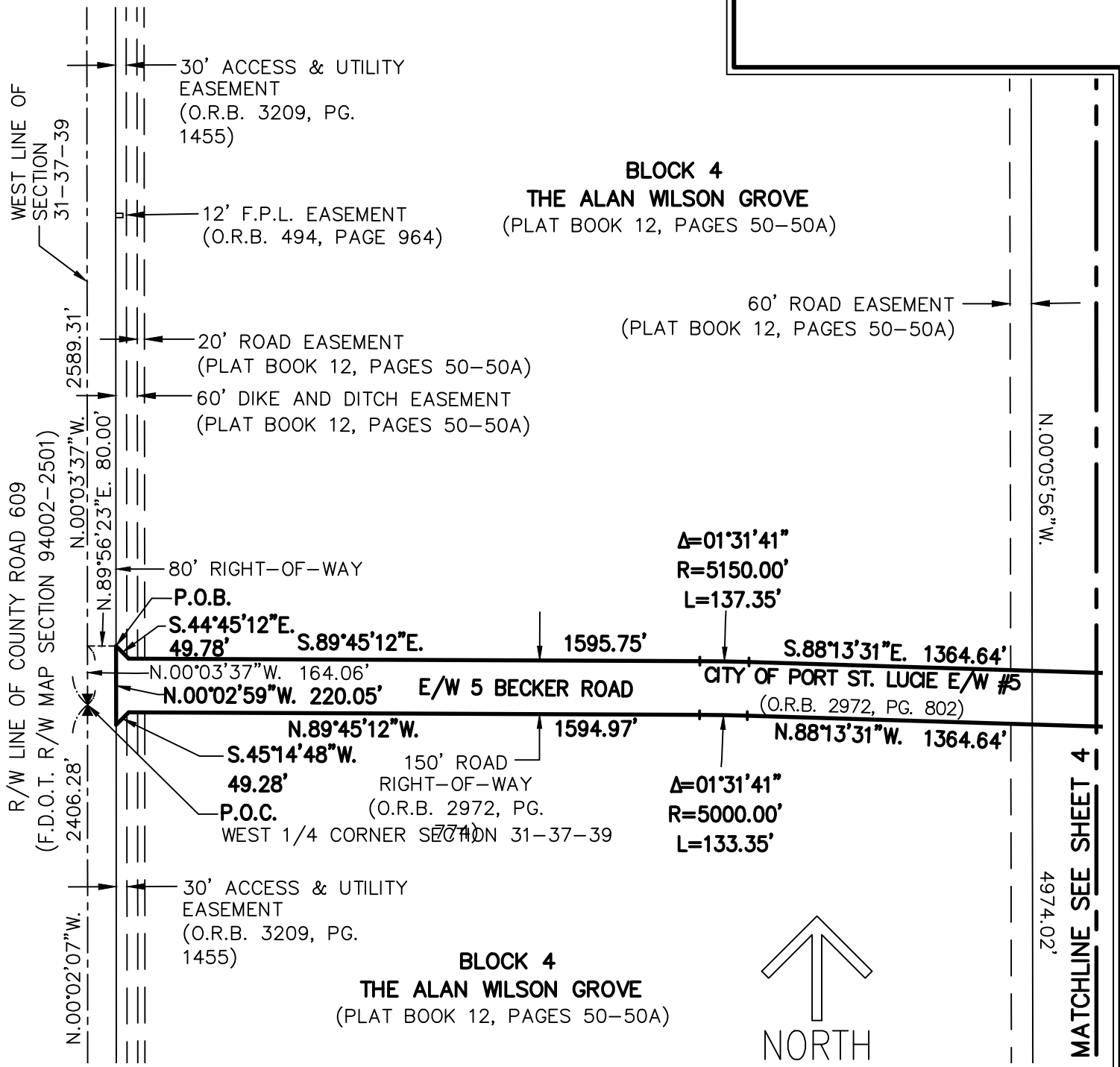
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

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

DATE	7/19/21
DRAWN BY	AS
F.B./ PG.	NONE
SCALE	NONE
JOB NO.	4371-3 EW5AW

EXHIBIT "A"



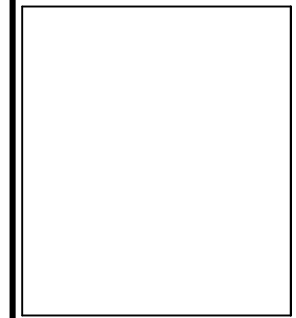
1" = 400'
(IN FEET)

THIS IS NOT A SURVEY

SHEET 3 OF 4

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

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



DATE	7/19/21
DRAWN BY	AS
F.B./ PG.	N/A
SCALE	1"=400'
JOB NO.	4371-3 EW5AW

MATCHLINE SEE SHEET 4

EXHIBIT "A"

MATCHLINE SEE SHEET 3

UNPLATTED LANDS
SECTION 31

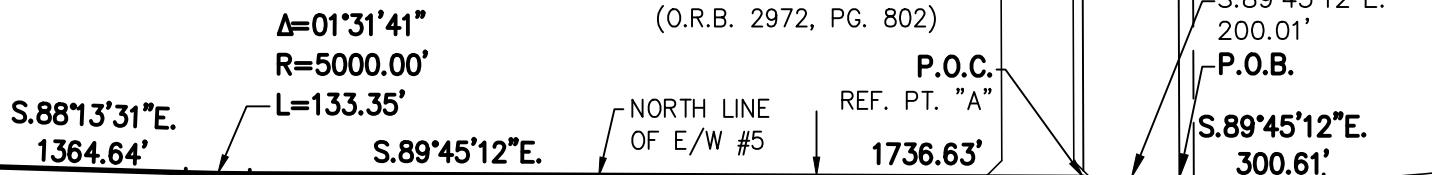
EAST 200' OF THE EAST
1/2 OF SECTION 31
F.P.L. TRACT NOT INCLUDED
(O.R.B. 760, PAGE 2258)

CITY OF PORT ST. LUCIE
N/S "A" ROAD
150' ROAD
RIGHT-OF-WAY
(O.R.B. 2972, PG. 802)

F.P.L. R/W TRACT
(O.R.B. 760,
PAGE 2258)

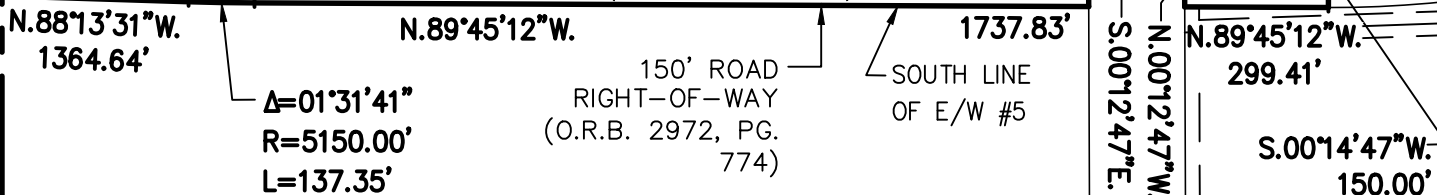
BLOCK 6
TRACT 2

30' ROAD
EASEMENT
(PLAT BOOK 12,
PAGES 50-50A)



E/W 5 BECKER ROAD

CITY OF PORT ST. LUCIE E/W #5
(O.R.B. 2972, PG. 802)

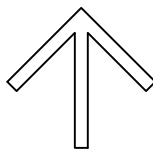


UNPLATTED LANDS
SECTION 31

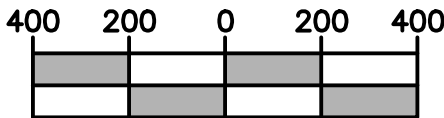
S.00°12'47"E. 150.01'

N.89°45'12"W. 299.41'
S.00°14'47"W. 150.00'

BLOCK 6
TRACT 4



NORTH



1" = 400'
(IN FEET)

THIS IS NOT A SURVEY

SHEET 4 OF 4



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

DATE 7/19/21

DRAWN BY AS

F.B./ PG. N/A

SCALE 1"=400'

JOB NO. 4371-3 EW5AW