

This instrument prepared by and after recording return to:
Steven R. Parson, Esq.
Shutts & Bowen LLP
525 Okeechobee Boulevard, Suite 1100
West Palm Beach, FL 33401
(561) 650-8557

ASSIGNMENT OF FOUNDER'S RIGHTS
(Tradition Commercial Charter)

29th THIS ASSIGNMENT OF FOUNDER'S RIGHTS (this "Assignment") is made as of the day of June, 2018 ("Effective Date"), from **TRADITION LAND COMPANY, LLC**, an Iowa limited liability company ("Assignor"), to **MATTAMY PALM BEACH LLC**, a Delaware limited liability company ("Assignee").

A. Pursuant to Assignment of Founder's Rights dated November 8, 2010, recorded in Official Records Book 3325, Page 1277 of the Public Records of St. Lucie County, Florida (the "Prior Assignment"), Assignor holds certain rights as "Founder" under the terms of the Commercial Charter for Tradition dated November 17, 2004 and recorded November 23, 2004 in Official Records Book 2098, Page 1697 of the Public Records of St. Lucie County, Florida (collectively, as amended, the "Charter").

B. The Charter governs certain aspects of that certain real property commonly known as Tradition, and as more particularly described in the Charter ("Initial Property"), and also provides that certain other real property may be subjected to the provisions of the Charter pursuant to the terms thereof and upon the consent of the Founder and the owner of said property ("Expansion Property") (collectively, the Initial Property and Expansion Property shall be known as the "Charter Property").

C. Simultaneously with the execution of this Assignment, Assignee has acquired certain property from Assignor legally described on Exhibit "A" attached hereto ("Assignee Property").

D. Assignor desires to assign to Assignee, without recourse or warranty except as stated in this Assignment, all rights of Assignor with respect to the Founder's rights and obligations under the Charter, pursuant to the terms of the Charter and in accordance with the terms and limitations of this Assignment.

NOW, THEREFORE, Assignor and Assignee, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby agree as follows:

1. The foregoing Recitals are true and correct and are incorporated herein by this reference.

2. Assignor hereby assigns, without recourse or warranty except as stated in this Assignment, all rights of Assignor as Founder under the Charter as of the Effective Date ("Assigned Founder's Rights").

3. Assignor represents and warrants to Assignee that, except as may be recorded in the Public Records of St. Lucie County, Florida prior to June 7th, 2018 being the effective date of the First American Title Insurance Company Title Commitment No. 1062 3973548 (“**Commitment Effective Date**”), based on the actual knowledge of David Feltman without investigation, Assignor has not and will not assign, either wholly or partially, any of its rights as Founder under the Charter (“**Specified Founder Rights**”) pertaining to the Assignee Property or the property described on Exhibit “B” attached hereto, which Specified Founder Rights could be recorded after the Commitment Effective Date and prior to recording of this Agreement.

4. As of the Effective Date, this Assignment shall be binding on Assignor, its successors and assigns, and shall inure to the benefit of Assignee, its successors and assigns. Assignee shall have the right freely to assign the rights under this Assignment as permitted under the Charter.

5. Assignee hereby assumes and agrees to perform after the Effective Date, all duties and obligations to be performed with respect to the Assigned Founder’s Rights arising from and after the Effective Date.

6. This Assignment may be executed in any number of counterparts, each of which shall be a duplicate original, but all of which taken together shall constitute one and the same instrument; any of the parties hereto may execute this Assignment by signing any such counterpart or counterparts.

7. This Assignment shall be construed in all respects in accordance with, and governed by the laws of the State of Florida.

8. This Assignment will be recorded in the Public Records of St. Lucie County, Florida.

[SIGNATURE PAGES TO FOLLOW.]

IN WITNESS WHEREOF, the parties hereto have caused this Assignment to be executed effective as of the date first set forth above.

Signed, sealed and delivered in the presence of:

ASSIGNOR:

TRADITION LAND COMPANY, LLC, an Iowa limited liability company,

Kelly Rene Rea
(Witness Signature)

By: David C. Feltman
David C. Feltman, President

Kelly Rene Rea
(Print Name)

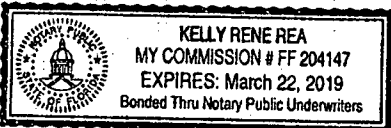
Waide D. R.
(Witness Signature)

WAIDE DE REMER
(Print Name)

STATE OF FLORIDA)
COUNTY OF Pinellas) ss:

The foregoing instrument was acknowledged before me this 20th day of June, 2018, by David C. Feltman, as President of Tradition Land Company, LLC, an Iowa limited liability company, on behalf of the company, who, [✓] is personally known to me or [] has produced a _____ as identification.

(SEAL)



Kelly Rene Rea
Notary Public
Kelly Rene Rea
Typed, printed or stamped name of Notary Public
My Commission Expires:

Signed, sealed and delivered
in the presence of:

Alex Lion-Do
(Witness Signature)

ALEX LION-DO
(Print Name)

Jennifer Thomas
(Witness Signature)

Jennifer Thomas
(Print Name)

ASSIGNEE:

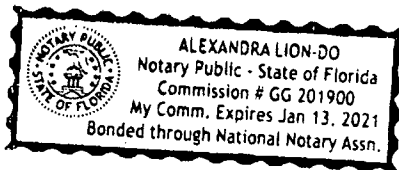
MATTAMY PALM BEACH LLC,
a Delaware limited liability company

By: Leslie C. Candes
Lara Swanson, Vice President,
Leslie C. Candes

STATE OF FLORIDA)
COUNTY OF ORANGE) ss:

The foregoing instrument was acknowledged before me this 27 day of June,
2018, by Leslie C. Candes, as Vice President of Mattamy Palm Beach LLC, a Delaware limited
liability company, on behalf of the company, who, [X] is personally known to me or
[] has produced a _____ as identification.

(SEAL)



Alexandra Lion-Do
Notary Public
ALEXANDRA LION-DO
Typed, printed or stamped name of Notary Public
My Commission Expires:

EXHIBIT A
ASSIGNEE PROPERTY

35188720.4
33451.0019

EXHIBIT "A-1"
DESCRIPTION OF WESTERN GROVE PROPERTY

A-1-1

WPBDOCS 9598635 2
35188720.4
33451.0019

LEGAL DESCRIPTION WESTERN GROVE TRACTS A & B

LEGAL DESCRIPTION WESTERN GROVE

PARCEL ID NUMBERS	4305-322-0002-000-1
4305-100-0000-000-5	4306-311-0000-000-6
4305-110-0000-000-6	4307-100-0000-000-1
4305-131-0001-000-8	4308-000-0000-000-7
4305-333-0001-000-8	4318-122-0001-000-0
4305-322-0001-000-4	

BEING A PARCEL OF LAND LYING IN SECTIONS 5, 6, 7, 8, 17, AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY AND THE EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°08'55" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 156.89 FEET; THENCE SOUTH 00°01'15" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 2906.07 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE SOUTH 89°58'45" EAST, ALONG THE SOUTH LINE OF CROSSTOWN PARKWAY AS DEEDED FROM RESERVE HOMES LTD, L.P. TO CITY OF PORT ST. LUCIE, AS RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 4633.87 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2,158.00 FEET, THE CHORD OF WHICH BEARS SOUTH 00°03'13" WEST, 0.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 0.93 FEET THROUGH A CENTRAL ANGLE OF 00°01'28" TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1,690.00 FEET AND A CENTRAL ANGLE OF 03°25'08"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 100.84 FEET; THENCE NORTH 86°37'20" EAST, A DISTANCE OF 54.69 FEET; THENCE NORTH 53°38'02" EAST, A DISTANCE OF 11.25 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 501.54 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 12°20'03"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 215.27 FEET; THENCE NORTH 77°39'57" EAST, A DISTANCE OF 108.05 FEET; THENCE NORTH 73°41'12" EAST, A DISTANCE OF 447.38 FEET; THENCE NORTH 74°15'42" EAST, A DISTANCE OF 502.35 FEET; THENCE NORTH 74°29'48" EAST, A DISTANCE OF 493.07 FEET; THENCE NORTH 73°45'42" EAST, A DISTANCE OF 491.41 FEET; THENCE NORTH 74°31'50" EAST, A DISTANCE OF 526.42 FEET; THENCE NORTH 74°05'56" EAST, A DISTANCE OF 326.26 FEET TO THE WEST LINE OF A PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 3131, PAGE 1673, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 13°12'00" EAST, ALONG SAID WEST LINE, AND ALONG THE WEST LINE OF TRADITION PLAT NO. 35, AS RECORDED IN PLAT BOOK 52, PAGE 1, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 4,266.67 FEET TO THE NORTH LINE OF TRADITION PLAT NO. 62, AS RECORDED IN PLAT BOOK 60, PAGE 22, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID TRADITION PLAT NO. 62 THE FOLLOWING 3 COURSES AND DISTANCES; 1) THENCE SOUTH 81°33'53" WEST, A DISTANCE OF 621.46 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,130.00 FEET, A CENTRAL ANGLE OF 05°23'17"; 2) THENCE WESTERLY ALONG THE ARC A DISTANCE OF 106.26 FEET; THENCE NORTH 53°22'26" WEST, A DISTANCE OF 15.42 TO THE EASTERLY RIGHT-OF-WAY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612 OF SAID ST. LUCIE COUNTY PUBLIC RECORDS; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 760.00 FEET, CENTRAL ANGLE 2°03'38", ARC LENGTH OF 27.33 FEET; CHORD BEARING N1°53'40"W, A CHORD DISTANCE OF 27.33 FEET; THENCE S89°08'09"W, DEPARTING SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF SAID TRADITION PLAT 62; THENCE ALONG THE WESTERLY BOUNDS OF SAID PLAT THE FOLLOWING 4 COURSES AND DISTANCES; 1) SOUTHERLY ALONG A CURVE TO THE LEFT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 840.00 FEET, CENTRAL ANGLE 12°36'21", ARC LENGTH 184.81 FEET, CHORD BEARING S7°10'01"E, A CHORD DISTANCE OF 184.44 FEET TO POINT OF REVERSE CURVATURE; 2) SOUTHWESTERLY ALONG A CURVE TO THE RIGHT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 50.00 FEET, CENTRAL ANGLE 55°30'50", ARC LENGTH 48.45 FEET, CHORD BEARING S14°17'13"W, A CHORD DISTANCE OF 46.57 FEET TO A POINT OF REVERSE CURVATURE; 3) SOUTHWESTERLY ALONG A CURVE TO THE LEFT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 110.00 FEET, CENTRAL ANGLE 8°37'53", ARC LENGTH 16.57 FEET, CHORD BEARING S37°43'42"W, A CHORD DISTANCE OF 16.56 FEET TO A POINT OF REVERSE CURVATURE; 4) SOUTHWESTERLY ALONG A CURVE TO THE RIGHT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 50.00 FEET, CENTRAL ANGLE 51°19'04", ARC LENGTH 44.78 FEET, CHORD BEARING S59°04'17"W, A CHORD DISTANCE OF 43.30 FEET TO A POINT OF TANGENCY ON THE SOUTH LINE OF A PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 1178, PAGE 2311 AND OFFICIAL RECORDS BOOK 3274, PAGE 915, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE THE FOLLOWING 4 COURSES AND DISTANCES; THENCE SOUTH 84°43'49" WEST, A DISTANCE OF 174.38 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,100.00 FEET, A CENTRAL ANGLE OF 45°17'00"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 869.38 FEET; THENCE NORTH 49°59'11" WEST, A DISTANCE OF 1,546.87 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,200.00 FEET, A CENTRAL ANGLE OF 39°18'59"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 823.44 FEET; THENCE NORTH 89°18'10" WEST, A DISTANCE OF 401.19 FEET TO THE WEST LINE OF EXHIBIT A (POWERLINE ROAD), AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2651, PUBLIC RECORDS OF

Sheet 1 of 5



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 Florida LLC
 Tradition Land Company LLC

Western Grove, St. Lucie County, Fl

DATE: 6/15/2018 DRAWN BKH

SCALE: N/A JOB No. 18-039

LEGAL DESCRIPTION

WESTERN GROVE

ST. LUCIE COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE THE FOLLOWING 3 COURSES AND DISTANCES; THENCE SOUTH 00°41'50" WEST, A DISTANCE OF 557.37 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,440.00 FEET, A CENTRAL ANGLE OF 18°08'36"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 455.99 FEET; THENCE SOUTH 18°50'26" WEST, A DISTANCE OF 800.66 FEET; THENCE SOUTH 70°06'36" EAST, A DISTANCE OF 540.99 FEET TO THE WEST LINE OF A 200.00 FOOT WIDE FLORIDA POWER AND LIGHT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°41'50" WEST, ALONG SAID WEST LINE, A DISTANCE OF 3,427.77 FEET; THENCE SOUTH 00°08'18" WEST, ALONG SAID WEST LINE, A DISTANCE OF 317.26 FEET TO THE NORTH LINE OF CONSERVATION TRACT 3, AS RECORDED IN OFFICIAL RECORDS BOOK 1485, PAGE 708, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY LINE OF CONSERVATION TRACT 3 THE FOLLOWING 24 COURSES AND DISTANCES; THENCE NORTH 31°45'23" EAST, A DISTANCE OF 287.98 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 479.11 FEET; THENCE NORTH 25°42'03" EAST, A DISTANCE OF 815.85 FEET; THENCE NORTH 67°14'46" EAST, A DISTANCE OF 611.45 FEET; THENCE NORTH 80°50'18" EAST, A DISTANCE OF 311.82 FEET; THENCE SOUTH 39°35'38" EAST, A DISTANCE OF 373.81 FEET; THENCE SOUTH 62°56'57" WEST, A DISTANCE OF 710.69 FEET; THENCE SOUTH 09°54'33" WEST, A DISTANCE OF 528.17 FEET; THENCE SOUTH 43°15'34" EAST, A DISTANCE OF 1.86 FEET; THENCE NORTH 89°57'05" EAST, A DISTANCE OF 1,118.66 FEET; THENCE NORTH 35°27'24" EAST, A DISTANCE OF 161.02 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 130°29'58"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 455.53 FEET; THENCE SOUTH 14°02'38" EAST, A DISTANCE OF 439.21 FEET; THENCE SOUTH 11°24'07" WEST, A DISTANCE OF 156.51 FEET; THENCE SOUTH 54°52'19" WEST, A DISTANCE OF 285.65 FEET; THENCE NORTH 87°53'08" WEST, A DISTANCE OF 303.75 FEET; THENCE NORTH 64°44'39" WEST, A DISTANCE OF 347.21 FEET; THENCE NORTH 38°28'42" WEST, A DISTANCE OF 244.24 FEET; THENCE SOUTH 61°48'44" WEST, A DISTANCE OF 265.08 FEET; THENCE SOUTH 26°55'17" EAST, A DISTANCE OF 157.56 FEET; THENCE SOUTH 04°24'55" WEST, A DISTANCE OF 302.92 FEET; THENCE SOUTH 51°49'41" EAST, A DISTANCE OF 294.23 FEET; THENCE SOUTH 28°06'28" EAST, A DISTANCE OF 898.96 FEET TO THE NORTH LINE OF CONSERVATION TRACT 1, AS RECORDED IN OFFICIAL RECORDS BOOK 1485, PAGE 708, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY AND WESTERLY LINE OF CONSERVATION TRACT 1 THE FOLLOWING 5 COURSES AND DISTANCES; THENCE SOUTH 72°37'52" WEST, A DISTANCE OF 619.63 FEET; THENCE SOUTH 18°11'57" WEST, A DISTANCE OF 269.91 FEET; THENCE SOUTH 01°51'59" EAST, A DISTANCE OF 146.75 FEET; THENCE SOUTH 32°55'06" EAST, A DISTANCE OF 1,128.20 FEET; THENCE SOUTH 49°21'19" EAST, A DISTANCE OF 380.65 FEET TO THE NORTH RIGHT-OF-WAY LINE OF E/W # 1, AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 829, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°50'39" WEST, ALONG SAID NORTH LINE OF E/W # 1 AND THE NORTH LINE OF PARCEL 2 OF RIVERLAND GROVE, A DISTANCE OF 2,230.58 FEET TO THE POINT OF BEGINNING OF CONSERVATION TRACT 2, AS SHOWN IN OFFICIAL RECORDS BOOK 1485, PAGE 708, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINE OF CONSERVATION TRACT 2 THE FOLLOWING 24 COURSES AND DISTANCES; THENCE NORTH 16°14'32" EAST, A DISTANCE OF 312.22 FEET; THENCE NORTH 60°39'52" EAST, A DISTANCE OF 69.34 FEET; THENCE NORTH 70°31'49" EAST, A DISTANCE OF 130.24 FEET; THENCE NORTH 46°25'24" EAST, A DISTANCE OF 54.76 FEET; THENCE NORTH 32°01'44" EAST, A DISTANCE OF 35.62 FEET; THENCE NORTH 08°45'15" EAST, A DISTANCE OF 49.65 FEET; THENCE NORTH 10°37'45" WEST, A DISTANCE OF 61.45 FEET; THENCE NORTH 24°33'27" WEST, A DISTANCE OF 95.46 FEET; THENCE NORTH 09°05'54" WEST, A DISTANCE OF 95.57 FEET; THENCE NORTH 20°34'23" WEST, A DISTANCE OF 64.51 FEET; THENCE NORTH 45°12'39" WEST, A DISTANCE OF 167.70 FEET; THENCE NORTH 59°18'14" WEST, A DISTANCE OF 151.59 FEET; THENCE NORTH 88°01'37" WEST, A DISTANCE OF 54.82 FEET; THENCE SOUTH 74°52'40" WEST, A DISTANCE OF 305.26 FEET; THENCE NORTH 70°03'54" WEST, A DISTANCE OF 245.26 FEET; THENCE SOUTH 76°25'53" WEST, A DISTANCE OF 232.03 FEET; THENCE NORTH 35°37'28" WEST, A DISTANCE OF 365.49 FEET; THENCE NORTH 64°00'05" WEST, A DISTANCE OF 104.96 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 614.79 FEET; THENCE SOUTH 15°45'52" WEST, A DISTANCE OF 524.60 FEET; THENCE SOUTH 29°27'50" EAST, A DISTANCE OF 150.74 FEET; THENCE SOUTH 63°02'12" EAST, A DISTANCE OF 200.44 FEET; THENCE NORTH 89°59'49" EAST, A DISTANCE OF 311.47 FEET; THENCE SOUTH 57°38'10" EAST, A DISTANCE OF 1,042.53 FEET TO THE NORTH RIGHT-OF-WAY LINE OF E/W # 1, AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 829, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°50'39" WEST, ALONG SAID NORTH LINE OF E/W # 1 AND THE NORTH LINE OF PARCEL 2 OF RIVERLAND GROVE, A DISTANCE OF 5063.33 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 609 (RANGELINE ROAD) A 150.00 FOOT WIDE RIGHT-OF-WAY; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 609 (RANGELINE ROAD) THE FOLLOWING 6 COURSES AND DISTANCES; THENCE NORTH 00°00'21" EAST, A DISTANCE OF 1,040.46 FEET; THENCE NORTH 00°01'22" WEST, A DISTANCE OF 2,608.92 FEET; THENCE NORTH 85°42'58" EAST, A DISTANCE OF 74.89 FEET; THENCE NORTH 02°05'08" WEST, A DISTANCE OF 5,257.15 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 5,654.58 FEET, A CENTRAL ANGLE OF 02°06'23"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 207.88 FEET; THENCE NORTH 00°01'15" EAST, A DISTANCE OF 2,337.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,771.478 ACRES, MORE OR LESS.

Sheet 2 of 5



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 Florida LLC
 Tradition Land Company LLC

Western Grove, St. Lucie County, Fl

DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. 18-039

LEGAL DESCRIPTION
WESTERN GROVE

TOGETHER WITH PARCEL 1 Parcel ID: 4305-322-0002-000-1

A PARCEL OF LAND LYING IN SECTIONS 5 AND 6, 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 WESTERN GROVE PLAT NO. 2 ALLAPATTAH SUBSTATION, AS RECORDED IN PLAT BOOK 58, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N89°58'45"W A DISTANCE OF 50.00 FEET; THENCE N00°01'15"E A DISTANCE OF 60.00 FEET; THENCE S89°58'45"E A DISTANCE OF 4633.87 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

AND THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 89°56'03" EAST, A RADIAL DISTANCE OF 2,158.00 FEET AND HAVING A CHORD BEARING OF SOUTH 00°03'12" WEST, 0.93 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°01'28", A DISTANCE OF 0.93 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1,690.00 FEET AND A CENTRAL ANGLE OF 03°25'08"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 100.84 FEET; THENCE NORTH 86°37'20" EAST, A DISTANCE OF 54.69 FEET; THENCE NORTH 53°38'02" EAST, A DISTANCE OF 11.25 FEET; THENCE EAST, A DISTANCE OF 501.54 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 11°43'53"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 204.75 FEET; THENCE NORTH 55°36'44" EAST, A DISTANCE OF 125.02 FEET; THENCE NORTH 89°58'45" WEST, A DISTANCE OF 874.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.684 ACRES, MORE OR LESS.

TOGETHER WITH PARCEL 2 (WETLAND 81) Parcel ID: 4308-331-0001-000-1

BEING 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 TRACT 1, ACCORDING TO TRADITION PLAT NO. 70, AS RECORDED IN PLAT BOOK 67, PAGE 31, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 80°50'18" WEST, A DISTANCE OF 311.82 FEET; THENCE SOUTH 67°14'46" WEST, A DISTANCE OF 363.33 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE CONTINUE SOUTH 67°14'46" WEST, A DISTANCE OF 248.12 FEET; THENCE SOUTH 25°42'03" WEST, A DISTANCE OF 107.45 FEET; THENCE NORTH 55°58'12" WEST, A DISTANCE OF 41.35 FEET; THENCE NORTH 64°04'09" WEST, A DISTANCE OF 36.99 FEET; THENCE NORTH 34°18'02" WEST, A DISTANCE OF 57.12 FEET; THENCE NORTH 04°58'20" EAST, A DISTANCE OF 32.40 FEET; THENCE NORTH 29°38'11" EAST, A DISTANCE OF 56.90 FEET; THENCE NORTH 55°08'19" EAST, A DISTANCE OF 39.86 FEET; THENCE NORTH 67°58'26" EAST, A DISTANCE OF 76.12 FEET; THENCE NORTH 79°45'14" EAST, A DISTANCE OF 78.71 FEET; THENCE NORTH 86°56'06" EAST, A DISTANCE OF 47.36 FEET; THENCE SOUTH 83°49'59" EAST, A DISTANCE OF 32.61 FEET; THENCE SOUTH 76°45'58" EAST, A DISTANCE OF 32.93 FEET; THENCE SOUTH 58°01'15" EAST, A DISTANCE OF 60.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.923 ACRES, MORE OR LESS.

LESS AND EXCEPT PARCEL 3

BEING A PARCEL OF LAND LYING IN SECTIONS 5 AND 6, 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 WESTERN GROVE PLAT NO. 2 ALLAPATTAH SUBSTATION, AS RECORDED IN PLAT BOOK 58, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N89°58'45"W A DISTANCE OF 50.00 FEET; THENCE N00°01'15"E A DISTANCE OF 60.00 FEET; THENCE S89°58'45"E A DISTANCE OF 5508.49 FEET; THENCE S55°36'44"W A DISTANCE OF 125.02 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

Sheet 3 of 5



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 Florida LLC
Tradition Land Company LLC

Western Grove, St. Lucie County, Fl

DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. 18-039

LEGAL DESCRIPTION
WESTERN GROVE

THENCE SOUTH 49°13'04" EAST, A DISTANCE OF 69.74 FEET; THENCE NORTH 74°03'19" EAST, A DISTANCE OF 2,864.71 FEET; THENCE NORTH 13°12'00" WEST, A DISTANCE OF 46.01 FEET; THENCE SOUTH 74°05'56" WEST, A DISTANCE OF 326.26 FEET; THENCE SOUTH 74°31'50" WEST, A DISTANCE OF 526.42 FEET; THENCE SOUTH 73°45'42" WEST, A DISTANCE OF 491.41 FEET; THENCE SOUTH 74°29'48" WEST, A DISTANCE OF 493.07 FEET; THENCE SOUTH 74°15'42" WEST, A DISTANCE OF 502.35 FEET; THENCE SOUTH 73°41'12" WEST, A DISTANCE OF 447.38 FEET; THENCE SOUTH 77°39'57" WEST, A DISTANCE OF 108.05 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 00°36'10"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 10.52 FEET TO THE POINT OF BEGINNING. ALSO LESSING OUT THAT PORTION OF EXHIBIT A, AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612, THAT LIES IN THE ABOVE DESCRIBED PARCEL.

CONTAINING 3.318 ACRES, MORE OR LESS.

LESS AND EXCEPT: Parcel ID: 4306-700-0001-000-7
FLORIDA POWER AND LIGHT ALLAPATTAH SUBSTATION, AS RECORDED IN PLAT BOOK 58, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (CONTAINING 2.491 ACRES, MORE OR LESS).

ALSO LESS AND EXCEPT: Parcel ID: 4308-501-0001-020-8
FERNLAKE DRIVE, AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612, EXHIBIT B (CONTAINING 8.358 ACRES, MORE OR LESS).

ALSO LESS AND EXCEPT: Parcel ID: 4306-111-0001-000-9 Parcel ID: 4306-144-0001-000-1
POWERLINE ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612, EXHIBIT C AND OFFICIAL RECORDS BOOK 3071, PAGE 2651, EXHIBIT C (CONTAINING 40.982 ACRES, MORE OR LESS).

TRACT C Parcel ID: 4308-000-0000-000-7

BEING 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;

BEGIN AT THE NORTHEAST CORNER OF THE PLAT OF TRADITION PLAT NO. 58, AS RECORDED IN PLAT BOOK 59, PAGE 21, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY LINE OF SAID TRADITION PLAT NO. 58 THE FOLLOWING 7 COURSES AND DISTANCES; THENCE NORTH 89°53'05" WEST, A DISTANCE OF 194.96 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 70°02'04"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 61.12 FEET; THENCE NORTH 19°51'01" WEST, A DISTANCE OF 224.93 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 83°40'24"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 292.08 FEET; THENCE SOUTH 76°28'35" WEST, A DISTANCE OF 669.95 FEET; THENCE SOUTH 07°29'09" EAST, A DISTANCE OF 209.34 FEET; THENCE SOUTH 47°13'42" WEST, A DISTANCE OF 508.14 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TRADITION PARKWAY (A 130.00 FOOT WIDE RIGHT-OF-WAY) AND TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,465.00 FEET, THE CHORD OF WHICH BEARS NORTH 24°41'40" WEST, 443.56 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 445.27 FEET THROUGH A CENTRAL ANGLE OF 17°24'52" TO THE SOUTHWEST CORNER OF TRACT A, ACCORDING TO THE PLAT OF TRADITION PLAT NO. 68, AS RECORDED IN PLAT BOOK 66, PAGE 37, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY, EASTERLY, AND NORTHERLY LINE OF SAID TRACT A THE FOLLOWING 7 COURSES AND DISTANCES; THENCE NORTH 74°00'46" EAST, A DISTANCE OF 60.76 FEET; THENCE NORTH 21°07'28" EAST, A DISTANCE OF 100.75 FEET; THENCE NORTH 30°08'54" EAST, A DISTANCE OF 78.00 FEET; THENCE NORTH 14°10'47" WEST, A DISTANCE OF 112.39 FEET; THENCE NORTH 71°42'41" WEST, A DISTANCE OF 90.85 FEET; THENCE NORTH 51°27'29" WEST, A DISTANCE OF 76.73 FEET; THENCE SOUTH 88°24'58" WEST, A DISTANCE OF 16.19 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TRADITION PARKWAY (A 130.00 FOOT WIDE RIGHT-OF-WAY); THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID TRADITION PARKWAY THE FOLLOWING 6 COURSES AND DISTANCES; AND TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,465.00 FEET, THE CHORD OF WHICH BEARS NORTH 00°47'31" WEST, 40.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.50 FEET THROUGH A CENTRAL ANGLE OF 01°35'02"; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 182.47 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,595.00 FEET, A CENTRAL ANGLE OF 09°38'59"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 268.63 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 47°50'06"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 41.74 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 21°42'43"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 49.26 FEET TO A

Sheet 4 of 5



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 Florida LLC
Tradition Land Company LLC

Western Grove, St. Lucie County, Fl

DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. 18-039

LEGAL DESCRIPTION
WESTERN GROVE

POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 56°42'14"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 49.48 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF FERNLAKE DRIVE (A 80.00 FOOT WIDE RIGHT-OF-WAY); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FERNLAKE DRIVE THE FOLLOWING 3 COURSES AND DISTANCES, AND TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 930.00 FEET AND A CENTRAL ANGLE OF 54°51'10"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 890.35 FEET; THENCE NORTH 18°19'28" EAST, A DISTANCE OF 61.04 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 870.01 FEET, A CENTRAL ANGLE OF 13°23'54"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 203.45 FEET TO THE SOUTHWESTERLY CORNER OF TRADITION PLAT NO. 62, AS RECORDED IN PLAT BOOK 60, PAGE 22, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID TRADITION PLAT NO. 62 THE FOLLOWING 3 COURSES AND DISTANCES; THENCE SOUTH 51°55'07" EAST, A DISTANCE OF 701.92 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 NORTH 75°57'08" EAST, 209.81 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 211.85 FEET THROUGH A CENTRAL ANGLE OF 27°35'12"; THENCE NORTH 89°44'44" EAST, A DISTANCE OF 277.08 FEET TO THE NORTHWEST CORNER OF TRADITION PLAT NO. 16, AS RECORDED IN PLAT BOOK 44, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°06'55" WEST, ALONG THE WEST LINE OF SAID TRADITION PLAT NO. 16, A DISTANCE OF 1,493.94 FEET TO THE POINT OF BEGINNING. CONTAINING 54.548 ACRES, MORE OR LESS.

CONTAINING 1,773.484 ACRES (TOTAL NET), MORE OR LESS.

TOGETHER WITH:

- All of Parcel ID: 4305-110-0000-000-6
- A portion of Parcel ID: 4304-124-0001-000-3
- A portion of Parcel ID: 4304-111-0000-000-6

A PARCEL OF LAND LYING IN SECTIONS 4 AND 5, 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 THE PLAT LAST ABOVE MENTIONED AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE S74°14'30"W ALONG THE NORTHERLY BOUNDS OF SAID TRADITION PLAT 18 A DISTANCE OF 816.16 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S74°14'30"W A DISTANCE OF 18.57 FEET TO A POINT ON THE SOUTHERLY BOUNDS OF LANDS DESCRIBED BY DEED FIRST ABOVE MENTIONED; THENCE S13°37'52"W ALONG SAID BOUNDS A DISTANCE OF 14.03 FEET; THENCE S74°03'19"W, STILL ALONG SAID SOUTHERLY BOUNDS, A DISTANCE OF 5341.55 FEET TO A POINT ON THE NORTHERLY BOUNDS OF THE SO-CALLED WESTERN GROVE PARCEL; THENCE ALONG THE NORTHERLY BOUNDS THEREOF THE FOLLOWING TWO COURSES AND DISTANCES; 1) N49°13'04"W A DISTANCE OF 69.74 FEET; 2) N55°36'44"E A DISTANCE OF 125.02 FEET TO A POINT ON THE NORTHERLY BOUNDS OF THE O.L. PEACOCK CANAL AS DESCRIBED BY DEED FIRST ABOVE MENTIONED; THENCE ALONG SAID NORTHERLY BOUNDS THE FOLLOWING 4 COURSES AND DISTANCES; 1) N74°05'51"E A DISTANCE OF 4714.77 FEET; 2) N74°35'02"E A DISTANCE OF 620.60 FEET; 3) N34°54'59"E A DISTANCE OF 16.17 FEET; 4) N74°00'26"E A DISTANCE OF 755.08 FEET; THENCE S15°45'29"E, PARALLEL TO AND 50' DISTANT WESTERLY FROM THE CENTERLINE OF THE 20 FEET WIDE WATER MANAGEMENT EASEMENT REFERRED TO ABOVE, A DISTANCE OF 89.94 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT EXHIBIT "A" AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 3071 AT PAGE 2612, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA. CONTAINING 13.24 ACRES OF LAND, MORE OR LESS.

TOTAL AREA OF ALL WESTERN GROVE PARCELS CONTAIN 1786.724 ACRES OF LAND, MORE OR LESS.

Sheet 5 of 5



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 Florida LLC
Tradition Land Company LLC

Western Grove, St. Lucie County, Fl

DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. 18-039

EXHIBIT "A-2"
SOUTHERN GROVE PROPERTY

A-2-1

WPBDOCS 9598635 2
35188720.4
33451.0019

LEGAL DESCRIPTION

SOUTHERN GROVE

TOGETHER WITH: Parcel ID: 4322-231-0002-000-5

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, AND BEING A PORTION OF THE PLAT OF SOUTHERN GROVE PLAT NUMBER 3 AS RECORDED IN PLAT BOOK NUMBER 61 AT PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF PARCEL 24 OF THE ABOVE MENTIONED SOUTHERN GROVE PLAT NO. 3, THENCE N 90°00'00" E 75.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 90°00'00" E 648.81 FEET TO A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 4,950 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1210.08 FEET, THENCE N 75°59'37" E 561.12 FEET TO THE WESTERLY RIGHT-OF-WAY OF VILLAGE PARKWAY AND A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 4,925 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.00 FEET, THENCE S 75°59'37" W 561.12 FEET TO A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 5,050 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1234.52 FEET, THENCE S 90°00'00" W 648.97 FEET, THENCE N 00°05'34" E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING- LESS THAT PART FOR RELOCATED E/W NO. 2 ROAD RIGHT-OF-WAY AS IN OFFICIAL RECORDS BOOK 3935 AT PAGE 2995, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY.

CONTAINING 4.21 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-700-0025-000-9 (PARCEL 24)
 Parcel ID: 4315-700-0030-000-7 (PARCEL 28)
 Parcel ID: 4315-700-0032-000-1 (PARCEL 29)

BEING ALL OF PARCELS 24, 28 AND 29 ACCORDING TO SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PART FOR COMMUNITY BOULEVARD AND UTILITY SITE 1 AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 3935 AT PAGE 2995.

PARCEL 24 CONTAINS 130.570 ACRES OF LAND, MORE OR LESS.
 PARCEL 28 CONTAINS 436.727 ACRES OF LAND, MORE OR LESS.
 PARCEL 29 CONTAINS 386.544 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-700-0001-000-5

BEING ALL OF UTILITY SITE 1 AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NUMBER 3, RECORDED IN PLAT BOOK 61 AT PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (0.50 AC) (OR 3935-2984)

CONTAINING 0.50 ACRE OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-700-0007-000-7 (CONSERVATION TRACT 3)
 Parcel ID: 4315-700-0016-000-3 (CONSERVATION TRACT 12)

BEING ALL OF CONSERVATION TRACTS 3 AND 12 AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NUMBER 3, RECORDED IN PLAT BOOK 61 AT PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONSERVATION TRACT 3 CONTAINS 1.071 ACRE OF LAND, MORE OR LESS.
 CONSERVATION TRACT 12 CONTAINS 41.300 ACRES OF LAND, MORE OR LESS.



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-cng.com
 STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Florida LLC
 Tradition Land Company LLC

Mattamy Parcels

DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. 18-039

LEGAL DESCRIPTION
SOUTHERN GROVE

TOGETHER WITH: Parcel ID: 4315-500-0008-000-0

BEING ALL OF PARCEL 1, ACCORDING TO SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56, PAGE 18, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL;

FROM THE NORTHEAST CORNER OF SAID PARCEL 1 RUNNING THENCE TO A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1657.00 FEET, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1031.85 FEET, THENCE S 60° 57' 01" E 68.14 FEET TO THE POINT OF BEGINNING; THENCE S 60° 57' 01" E 140.00 FEET, THENCE S 74° 02' 59" W 42.43 FEET, THENCE N 60° 57' 01" W 80.00 FEET, THENCE N 15° 57' 01" W 42.43 FEET TO THE POINT OF BEGINNING. CONTAINING 0.076 ACRE OF LAND, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL;

EXHIBIT B AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 3071 AT PAGE 2591, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 0.004 ACRE OF LAND, MORE OR LESS

OVERALL PARCEL CONTAINS 60.681 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-500-0006-000-6 (CONSERVATION TRACT 10)
Parcel ID: 4315-500-0007-000-3 (CONSERVATION TRACT 21)

BEING ALL OF CONSERVATION TRACTS 10 AND 21, ACCORDING TO SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56, PAGE 18, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONSERVATION TRACT 10 CONTAINS 0.943 ACRES OF LAND, MORE OR LESS.
CONSERVATION TRACT 21 CONTAINS 5.064 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4322-600-0020-000-9 (PARCEL 25A)
Parcel ID: 4322-600-0023-000-0 (PARCEL 25D)
Parcel ID: 4322-600-0027-000-8 (PARCEL 27D)

BEING ALL OF PARCELS 25A, 25D AND 27D ACCORDING TO SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 25A CONTAINS 28.766 ACRES OF LAND, MORE OR LESS.
PARCEL 25D CONTAINS 15.573 ACRES OF LAND, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL FROM THE ABOVE MENTIONED PARCEL 27D;

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 27D AND RUNNING THENCE ALONG THE BOUNDS THEREOF THE FOLLOWING 6 COURSES AND DISTANCES; 1) N4°13'26"E A DISTANCE OF 635.29 FEET; 2) S89°14'41"E A DISTANCE OF 596.05 FEET; 3) N3°14'21"E A DISTANCE OF 87.14 FEET; 4) S81°49'52"E A DISTANCE OF 217.07 FEET; 5) S75°35'46"E A DISTANCE OF 2.83 FEET; 6) S57°00'52"E A DISTANCE OF 172.59 FEET TO A POINT ON THE WESTERLY LINE OF A 60 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 97 AT PAGE 505, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°02'34"W ALONG SAID WESTERLY BOUNDS A DISTANCE OF 596.94 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF E/W 4 R/W (PARR DRIVE) AS SHOWN ON THE ABOVE MENTIONED PLAT OF SOUTHERN GROVE PLAT NO. 13; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING 2 COURSES AND DISTANCES; 1) N89°59'43"W A DISTANCE OF 772.26 FEET TO A POINT OF CURVATURE; 2) WESTERLY ALONG A CURVE TO THE RIGHT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 2925.00 FEET, CENTRAL ANGLE 4°39'19" AN ARC LENGTH OF 237.65 FEET TO THE POINT OF BEGINNING. CONTAINING 14.825 ACRES OF LAND, MORE OR LESS.

THE PORTION OF PARCEL 27D DESCRIBED HEREIN CONTAINS 30.864 ACRES OF LAND, MORE OR LESS.

Sheet 2 of 3



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. 113 4286

Tradition Florida LLC
Tradition Land Company LLC

Mattamy Parcels

DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. 18-039

LEGAL DESCRIPTION

SOUTHERN GROVE

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL;

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF VILLAGE PARKWAY AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 2899 AT PAGE 2933 (EXHIBIT "A"), PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA, WHICH POINT IS THE MOST NORTHERLY CORNER OF PARCEL 3 AS DESCRIBED IN THE ABOVE MENTIONED DEED AND RUNNING THENCE N25°57'22"W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 1204.05 FEET TO THE SOUTHWEST CORNER OF A UTILITY SITE AS RECORDED IN OFFICIAL RECORDS BOOK 3935 AT PAGE 2995, SAID PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N64°02'38"E, DEPARTING SAID RIGHT-OF-WAY AND RUNNING ALONG THE SOUTHERLY LINE OF THE PARCEL LAST ABOVE MENTIONED AND CONTINUE ON THE SAME COURSE, A TOTAL DISTANCE OF 654.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE CONTAINING THE FOLLOWING ELEMENTS; RADIUS 171.25 FEET, CENTRAL ANGLE 104°16'41", ARC LENGTH 311.67 FEET, CHORD BEARING S54°21'56"E, A CHORD DISTANCE OF 270.40 FEET TO THE BEGINNING OF A NON-TANGENT LINE; THENCE S26°39'19"E ALONG SAID LINE A DISTANCE OF 732.16 FEET; THENCE S30°11'31"E A DISTANCE OF 200.00 FEET TO A POINT ON THE NORTHERLY BOUNDS OF E/W 3 RIGHT-OF-WAY AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 2418 AT PAGE 2680 (EXHIBIT "E"), PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S59°48'29"W ALONG THE NORTHERLY BOUNDS THEREOF A DISTANCE OF 784.24 FEET TO THE MOST EASTERLY CORNER OF PARCEL 3 REFERRED TO ABOVE; THENCE N72°56'17"W ALONG THE NORTHERLY BOUNDS OF SAID PARCEL 3 A DISTANCE OF 34.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.66 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-609-0001-000-5

BEING ALL OF WATER MANAGEMENT TRACT 1, ACCORDING TO SOUTHERN GROVE PLAT NO. 18, AS RECORDED IN PLAT BOOK 73, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 10.872 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-609-0001-000-5

BEING ALL OF OPEN SPACE TRACT 1, ACCORDING TO SOUTHERN GROVE PLAT NO. 18, AS RECORDED IN PLAT BOOK 73, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 1.06 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-610-0001-000-9

BEING ALL OF TRACT 1, ACCORDING TO SOUTHERN GROVE PLAT NO. 21, AS RECORDED IN PLAT BOOK 75, PAGES 1-3, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 37.30 ACRES OF LAND, MORE OR LESS.

THE TOTAL AREA OF ALL SOUTHERN GROVE PARCELS DESCRIBED HEREIN IS 1213.705 ACRES OF LAND, MORE OR LESS.

Sheet 3 of 3



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 Florida LLC
 Tradition Land Company LLC

Mattamy Parcels

DATE: 6/15/2018	DRAWN: BKH
SCALE: N/A	JOB No. 18-039

EXHIBIT A-3
TRADITION PROPERTY

LEGAL DESCRIPTION
TRADITION

TOGETHER WITH: Parcel ID: 4309-803-0008-000-1

BEING ALL OF PARCEL A, ACCORDING TO TRADITION PLAT 17, AS RECORDED IN PLAT BOOK 43, PAGES 22, 22A-22F, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 8.573 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 3333-800-0004-000-6

BEING ALL OF TRACT 1, ACCORDING TO TRADITION PLAT 32, AS RECORDED IN PLAT BOOK 62, PAGES 5-9, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 9.20 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4308-501-0001-000-2

TRADITION PLAT NO. 62 (PLAT BOOK 60-22) THAT PART OF SAID SUBDIVISION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRADITION PLAT NUMBER 62 REFERRED TO ABOVE, THENCE S 11° 13' 04" E 30.00 FEET TO A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1300.00 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 10.00 FEET, THENCE S 12° 58' 52" E 129.50 FEET TO CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 32.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 35.58 FEET TO A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 108.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 12.56 FEET TO A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 182.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 129.09 FEET TO CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1450.00 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 417.90 FEET, THENCE N 78° 46' 37" W 146.08 FEET TO CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1205.00 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 413.44 FEET, THENCE S 81° 33' 53" W 654.60 FEET TO CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2950.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 70.91 FEET TO CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 45.78 FEET TO CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 110.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 47.79 FEET TO CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.95 FEET TO CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 760.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 139.01 FEET, THENCE S 53° 22' 26" E 15.42 FT TO CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 130.00 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 106.26 FEET, THENCE N 81° 33' 53" E 708.20 FEET TO A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1430.00 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 490.64 FEET, THENCE S 78° 46' 37" E 112.72 FEET TO CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1270.00 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 497.42 FEET TO THE POINT OF BEGINNING. CONTAINING 9.98 ACRES OF LAND. (OFFICIAL RECORDS BOOK 3274-915)

THE TOTAL AREA OF ALL TRADITION PARCELS DESCRIBED HEREIN IS 27.753 ACRES OF LAND, MORE OR LESS.

Sheet 1 of 1



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 Florida LLC
Tradition Land Company LLC

Mattamy Parcels

DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. 18-039

EXHIBIT **B**
SUBJECT PROPERTY

CITY OF PORT ST. LUCIE
SOUTHERN GROVE

BEING ALL OF LOTS 2, 4, 5, ACCORDING TO SOUTHERN GROVE PLAT NO. 14, AS RECORDED IN PLAT BOOK 71, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Parcel ID: 4315-505-0006-000-1 (LOT 2)
Parcel ID: 4315-505-0008-000-5 (LOT 4)
Parcel ID: 4315-505-0009-000-2 (LOT 5)

LOT 2 CONTAINS 7.551 ACRES OF LAND, MORE OR LESS.
LOT 4 CONTAINS 9.753 ACRES OF LAND, MORE OR LESS.
LOT 5 CONTAINS 6.644 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-505-0007-000-8

BEING A PORTION OF LOT 3, SOUTHERN GROVE PLAT NO. 14, AS RECORDED IN PLAT BOOK 71 AT PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE S79°27'11"W, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 121.25 FEET; THENCE DEPART SAID SOUTH LINE N18°47'20"W, A DISTANCE OF 311.58 FEET; TO A POINT ON THE SOUTH LINE OF " RELOCATED UTILITY SITE 3-A" AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 14; THENCE N79°27'11"E, ALONG SAID SOUTH LINE, A DISTANCE OF 121.25 FEET TO THE EAST LINE OF SAID LOT 3; THENCE S18°47'20"E, ALONG SAID EAST LINE OF LOT 3, A DISTANCE OF 311.58 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 0.858 ACRE OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-505-0010-000-2

BEING ALL OF LOT 6, SOUTHERN GROVE PLAT NO. 14, AS RECORDED IN PLAT BOOK 71 AT PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL; Parcel ID: 4315-505-0007-010-1

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, SAID SOUTHERN GROVE PLAT NO. 14; THENCE N79°27'11"E, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 1,636.39 FEET; THENCE DEPART SAID SOUTH LINE, S18°47'20"E, A DISTANCE OF 523.95 FEET; THENCE S71°12'40"W, A DISTANCE OF 1,632.82 FEET TO

A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N75°41'28"E, A RADIAL DISTANCE OF 2,000.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°35'06", A DISTANCE OF 125.14 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,000.00 FEET AND A CENTRAL ANGLE OF 13°41'39"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 478.02 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,480.18 FEET AND A CENTRAL ANGLE OF 03°38'39"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 157.75 FEET BACK TO THE POINT OF BEGINNING. CONTAINING 23.68 ACRES OF LAND, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL; Parcel ID: 4315-505-0010-010-5

BEING A UTILITY SITE LYING IN A PORTION OF LOT 6, ACCORDING TO THE PLAT OF SOUTHERN GROVE PLAT NO. 14, AS RECORDED IN PLAT BOOK 71, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 89°33'50" WEST, ALONG THE NORTH RIGHT-OF-WAY OF E/W 3 R/W (A 150.00 FOOT WIDE RIGHT-OF-WAY), A DISTANCE OF 605.49 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE CONTINUE SOUTH 89°33'50" WEST, ALONG SAID NORTH RIGHT-OF-WAY OF E/W 3 R/W, A DISTANCE OF 147.82 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 147.34 FEET; THENCE NORTH 89°33'50" EAST, A DISTANCE OF 147.82 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 147.34 FEET TO THE NORTH RIGHT-OF-WAY OF E/W 3 R/W AND THE POINT OF BEGINNING. CONTAINING 0.500 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL; Parcel ID: 4315-505-0010-020-8

BEING A UTILITY SITE LYING IN A PORTION OF LOT 6, ACCORDING TO THE PLAT OF SOUTHERN GROVE PLAT NO. 14, AS RECORDED IN PLAT BOOK 71, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 25°57'22" WEST, ALONG THE EASTERLY RIGHT-OF-WAY OF VILLAGE PARKWAY (A 150.00 FOOT WIDE RIGHT-OF-WAY), A DISTANCE OF 1204.23 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE CONTINUE NORTH 25°57'22" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY OF VILLAGE PARKWAY, A DISTANCE OF 147.58 FEET; THENCE NORTH 64°03'05" EAST, A DISTANCE OF 147.58 FEET; THENCE SOUTH 25°57'22" EAST, A

DISTANCE OF 147.58 FEET; THENCE SOUTH 64°03'05" WEST, A DISTANCE OF 147.58 FEET TO THE EASTERLY RIGHT-OF-WAY OF VILLAGE PARKWAY AND THE POINT OF BEGINNING. CONTAINING 0.500 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL;

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF VILLAGE PARKWAY AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 2899 AT PAGE 2933 (EXHIBIT "A"), PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA, WHICH POINT IS THE MOST NORTHERLY CORNER OF PARCEL 3 AS DESCRIBED IN THE ABOVE MENTIONED DEED AND RUNNING THENCE N25°57'22"W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 1204.05 FEET TO THE SOUTHWEST CORNER OF A UTILITY SITE AS RECORDED IN OFFICIAL RECORDS BOOK 3935 AT PAGE 2995, SAID PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N64°02'38"E, DEPARTING SAID RIGHT-OF-WAY AND RUNNING ALONG THE SOUTHERLY LINE OF THE PARCEL LAST ABOVE MENTIONED AND CONTINUE ON THE SAME COURSE, A TOTAL DISTANCE OF 654.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE CONTAINING THE FOLLOWING ELEMENTS; RADIUS 171.25 FEET, CENTRAL ANGLE 104°16'41", ARC LENGTH 311.67 FEET, CHORD BEARING S54°21'56"E, A CHORD DISTANCE OF 270.40 FEET TO THE BEGINNING OF A NON-TANGENT LINE; THENCE S26°39'19"E ALONG SAID LINE A DISTANCE OF 732.16 FEET; THENCE S30°11'31"E A DISTANCE OF 200.00 FEET TO A POINT ON THE NORTHERLY BOUNDS OF E/W 3 RIGHT-OF-WAY AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 2418 AT PAGE 2680 (EXHIBIT "E"), PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S59°48'29"W ALONG THE NORTHERLY BOUNDS THEREOF A DISTANCE OF 784.24 FEET TO THE MOST EASTERLY CORNER OF PARCEL 3 REFERRED TO ABOVE; THENCE N72°56'17"W ALONG THE NORTHERLY BOUNDS OF SAID PARCEL 3 A DISTANCE OF 34.11 FEET TO THE POINT OF BEGINNING. CONTAINING 21.66 ACRES OF LAND, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL;

BEING A PORTION OF LOT 6, ACCORDING TO SOUTHERN GROVE PLAT NO. 14, AS RECORDED IN PLAT BOOK 71, AT PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT WMT-1, SAID SOUTHERN GROVE PLAT NO. 14; THENCE S73°58'33"W, A DISTANCE OF 547.61 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TRACT R-1, VILLAGE PARKWAY (150' WIDE) ACCORDING TO SOUTHERN GROVE PLAT NO. 3, RECORDED IN PLAT BOOK 61 AT PAGE 17, SAID PUBLIC RECORDS; THENCE N27°21'00"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 101.99 FEET; THENCE DEPART SAID RIGHT-OF-WAY LINE, N73°58'33"E, A DISTANCE OF 695.13 FEET; THENCE N16°01'27"W, A DISTANCE OF 196.13 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,000.00 FEET AND A CENTRAL ANGLE OF 01°42'55"; THENCE

NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 59.88 FEET TO A POINT OF NON TANGENCY; THENCE N71°12'40"E, A DISTANCE OF 100.32 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N75°55'39"E, A RADIAL DISTANCE OF 1,900.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°57'06", A DISTANCE OF 64.72 FEET TO THE END OF SAID CURVE; THENCE S16°01'27"E, A DISTANCE OF 396.13 FEET; THENCE S73°58'33"W, A DISTANCE OF 100.00 FEET; THENCE N16°01'27"W, A DISTANCE OF 100.00 FEET; THENCE S73°58'33"W, A DISTANCE OF 127.49 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 114,354.85 SQUARE FEET OR 2.625 ACRES, MORE OR LESS.

THE PORTION OF LOT 6 HEREIN DESCRIBED IS 370.562 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-505-0004-000-7

THAT PART FOR UTILITY SITE 4 ACCORDING TO THE PLAT OF SOUTHERN GROVE PLAT 14 AS RECORDED IN PLAT BOOK 71 AT PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ALSO DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 2418 AT PAGE 2705, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 0.50 ACRE OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-505-0013-000-3 (CONSERVATION TRACT 4)

Parcel ID: 4315-505-0014-000-0 (CONSERVATION TRACT 5)

ALL OF CONSERVATION TRACTS NOS. 4 AND 5 ACCORDING TO SOUTHERN GROVE PLAT 14 AS RECORDED IN PLAT BOOK 71 AT PAGE 35, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

CONSERVATION TRACT 4 CONTAINS 0.861 ACRES OF LAND, MORE OR LESS.
CONSERVATION TRACT 5 CONTAINS 0.577 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-700-0034-000-5

BEING ALL OF PARCEL 31 ACCORDING TO SOUTHERN GROVE PLAT NO. 3 AS RECORDED IN PLAT BOOK 61 AT PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 413,462 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-700-0033-000-8

BEING ALL OF PARCEL 30 ACCORDING TO SOUTHERN GROVE PLAT NO. 3 AS RECORDED IN PLAT BOOK 61 AT PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 298.369 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-700-0010-000-1

BEING ALL OF CONSERVATION TRACT 6 ACCORDING TO SOUTHERN GROVE PLAT NO. 3 AS RECORDED IN PLAT BOOK 61 AT PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 0.419 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-700-0017-000-0

ALL OF CONSERVATION TRACT NO. 13 ACCORDING TO SOUTHERN GROVE PLAT 3 AS RECORDED IN PLAT BOOK 61 AT PAGE 17, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

CONTAINING 3.968 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-700-0024-000-2

ALL OF THE INDIAN MOUND SITE ACCORDING TO SOUTHERN GROVE PLAT 3 AS RECORDED IN PLAT BOOK 61 AT PAGE 17, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA. CONTAINING 0.368 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4322-600-0021-000-6

BEING ALL OF PARCEL 25B ACCORDING TO SOUTHERN GROVE PLAT NO. 13 AS RECORDED IN PLAT BOOK 74 AT PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 47.515 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4322-600-0027-000-8 (PARCEL 27D)

A PORTION OF PARCEL 27D ACCORDING TO SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 27D AND RUNNING THENCE ALONG THE BOUNDS THEREOF THE FOLLOWING 6 COURSES AND DISTANCES; 1) N4°13'26"E A DISTANCE OF 635.29 FEET; 2) S89°14'41"E A DISTANCE OF 596.05 FEET; 3) N3°14'21"E A DISTANCE OF 87.14 FEET; 4) S81°49'52"E A DISTANCE OF 217.07 FEET; 5) S75°35'46"E A DISTANCE OF 2.83 FEET; 6) S57°00'52"E A DISTANCE OF 172.59 FEET TO A POINT ON THE WESTERLY LINE OF A 60 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 97 AT PAGE 505, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°02'34"W ALONG SAID WESTERLY BOUNDS A DISTANCE OF 596.94 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF E/W 4 R/W (PARR DRIVE) AS SHOWN ON THE ABOVE MENTIONED PLAT OF SOUTHERN GROVE PLAT

NO. 13; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING 2 COURSES AND DISTANCES; 1) N89°59'43"W A DISTANCE OF 772.26 FEET TO A POINT OF CURVATURE; 2) WESTERLY ALONG A CURVE TO THE RIGHT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 2925.00 FEET, CENTRAL ANGLE 4°39'19" AN ARC LENGTH OF 237.65 FEET TO THE POINT OF BEGINNING. CONTAINING 14.825 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-502-0005-000-5

BEING ALL OF PARCEL 1 ACCORDING TO SOUTHERN GROVE PLAT NO. 8 AS RECORDED IN PLAT BOOK 62 AT PAGE 29, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 1.39 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-502-0006-000-2

BEING ALL OF PARCEL 2 ACCORDING TO SOUTHERN GROVE PLAT NO. 8 AS RECORDED IN PLAT BOOK 62 AT PAGE 29, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 1.61 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-502-0003-000-1

BEING ALL OF WATER MANAGEMENT TRACT NO. 1 ACCORDING TO SOUTHERN GROVE PLAT NO. 8 AS RECORDED IN PLAT BOOK 62 AT PAGE 29, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 9.61 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-502-0007-000-9

BEING ALL OF PARCEL 3 ACCORDING TO SOUTHERN GROVE PLAT NO. 8 AS RECORDED IN PLAT BOOK 62 AT PAGE 29, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 5.26 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-502-0009-000-3

BEING ALL OF PARCEL 5 ACCORDING TO SOUTHERN GROVE PLAT NO. 8 AS RECORDED IN PLAT BOOK 62 AT PAGE 29, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 8.36 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-506-0001-000-9

BEING ALL OF TRACT C ACCORDING TO SOUTHERN GROVE PLAT NO. 20 AS RECORDED IN PLAT BOOK 73 AT PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 20.969 ACRES OF LAND, MORE OR LESS.

THE TOTAL COMBINED AREA OF ALL PARCELS DESCRIBED HEREIN IS 1223.271 ACRES OF LAND, MORE OR LESS.