

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
(New E/W Paar Drive East and West)

THIS SPECIAL WARRANTY DEED is made and given as of the ___ day of _____, 2021, by **ACR ACQUISITION, LLC, a Delaware limited liability company**, having an address of 5300 W. Atlantic Ave, Suite 505, Delray Beach, FL 33484 and **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 (collectively, the "Grantor"), to and in favor of **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 "Grantee").

[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.

Grantee's acceptance of title to the Property subject to any condition, restriction, limitation or other matter of record, however, shall not be construed as a waiver by Grantee of its claim of exemption, as a government purchaser, to the enforcement of any such condition, restriction, limitation or other matter of record against Grantee pursuant to Ryan v. Manalapan, 414 So.2d 193 (Fla. 1982).

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.

[signatures follow on next page]

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

ACR ACQUISITION, LLC, a Delaware limited liability company

Signature of Witness 1

By: _____
Printed Name: _____
Its: Manager

Print Name of Witness 1

Signature of Witness 2

Print Name of Witness 2

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2021, by _____ as Manager of ACR ACQUISITION, LLC, a Delaware limited liability company, on behalf the company, who is personally known to me or has produced _____ as identification.

[Notary Seal]

Notary Public

Name typed, printed or stamped
My Commission Expires: _____

[signatures continue on next page]

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

Signature of Witness 1

Print Name of Witness 1

Signature of Witness 2

Print Name of Witness 2

By: _____

Printed Name: _____

Its: _____

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 SECTION 30, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND A PORTION OF BLOCK 1 OF THE PLAT OF THE ALAN WILSON GROVE AS RECORDED IN PLAT BOOK 12, PAGE 50 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY FLORIDA; THENCE, ALONG THE WEST LINE OF SAID SECTION 30, S.00°15'37"E., A DISTANCE OF 695.24 FEET; THENCE DEPARTING SAID WEST LINE, N.89°44'23"E., A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE S.45°03'57"E., A DISTANCE OF 49.33 FEET; THENCE S.89°52'17"E., A DISTANCE OF 4749.93 FEET; THENCE N.44°45'46"E., A DISTANCE OF 49.81 TO A POINT OF INTERSECTION WITH WEST LINE OF N/S "A" ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 802 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA; THENCE, ALONG SAID WEST LINE, S.00°36'15"E., A DISTANCE OF 220.02 FEET; THENCE, DEPARTING SAID WEST LINE, N.45°14'14"W., A DISTANCE OF 49.18 FEET; THENCE N.89°52'17"W., A DISTANCE OF 4751.25 FEET; THENCE S.44°56'03"W., A DISTANCE OF 49.67 FEET; THENCE N.00°15'37"W., A DISTANCE OF 220.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 725,539 SQUARE FEET/16.6561 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.

NOTES:

1. THIS SKETCH OF DESCRIPTION OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT 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.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
5. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
6. RECORDING INFORMATION SHOWN HEREON IS OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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 APRIL 05, 2021. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 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 3



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 04/05/21

DRAWN BY DLS

F.B./ PG. NONE

SCALE NONE

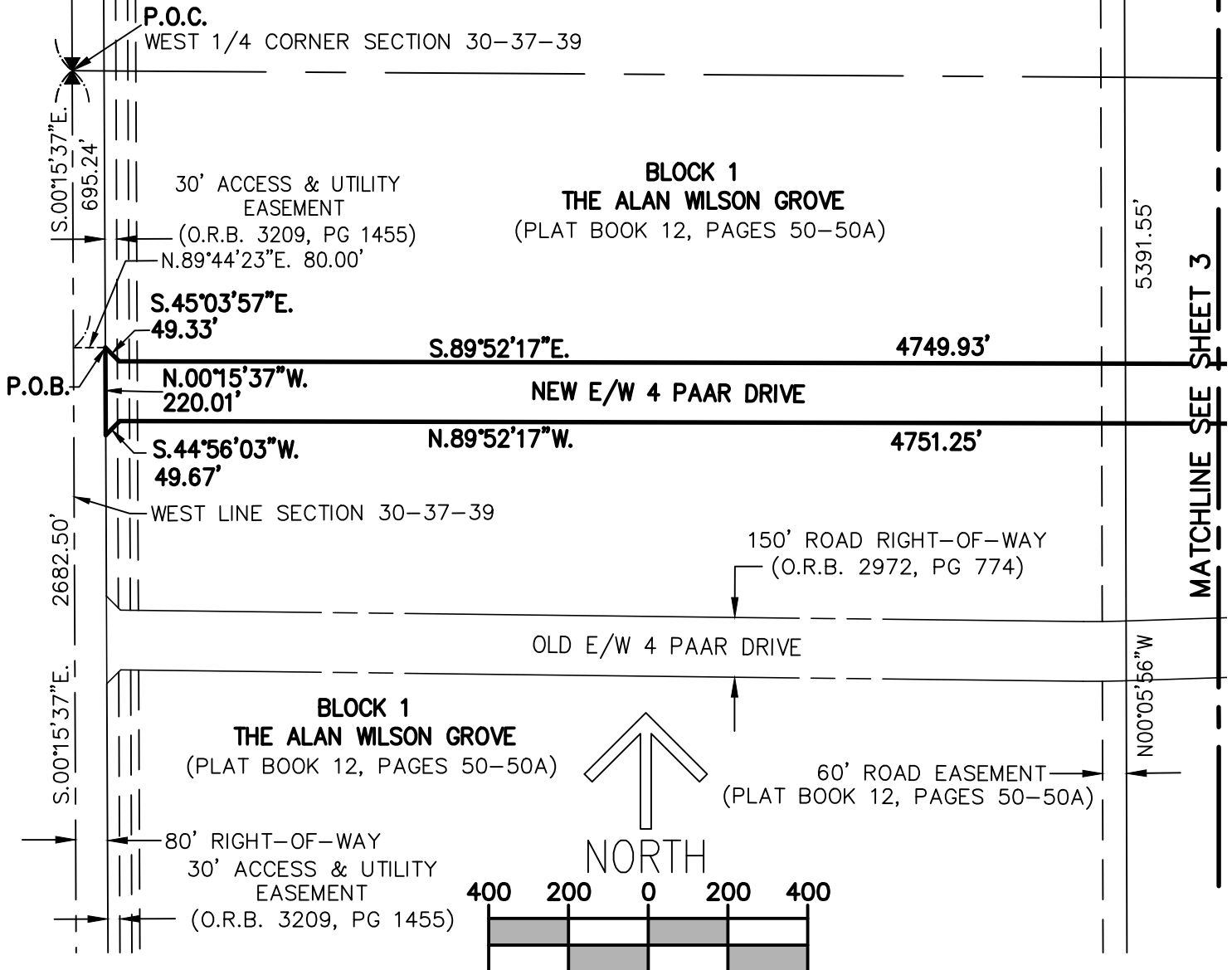
JOB NO. 4371-3 NEW4W

**WILSON GROVES
NEW E/W 4 PAAR DRIVE WEST
SKETCH AND DESCRIPTION**

EXHIBIT "A"

BLOCK 1
THE ALAN WILSON GROVE
(PLAT BOOK 12, PAGES 50-50A)

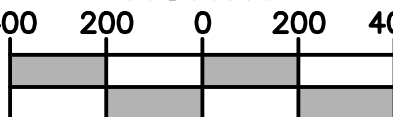
BLOCK 1
THE ALAN WILSON GROVE
(PLAT BOOK 12, PAGES 50-50A)



LEGEND AND ABBREVIATIONS:

- | | | |
|--------------------------------|--------------------------------|---------------------|
| Δ - DELTA (CENTRAL ANGLE) | PB - 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 RECORD BOOK | P.O.C. - POINT OF COMMENCEMENT | E/W - EAST/WEST |
| F.P.L. - FLORIDA POWER & LIGHT | | |

GRAPHIC SCALE



THIS IS NOT A SURVEY

SHEET 2 OF 3



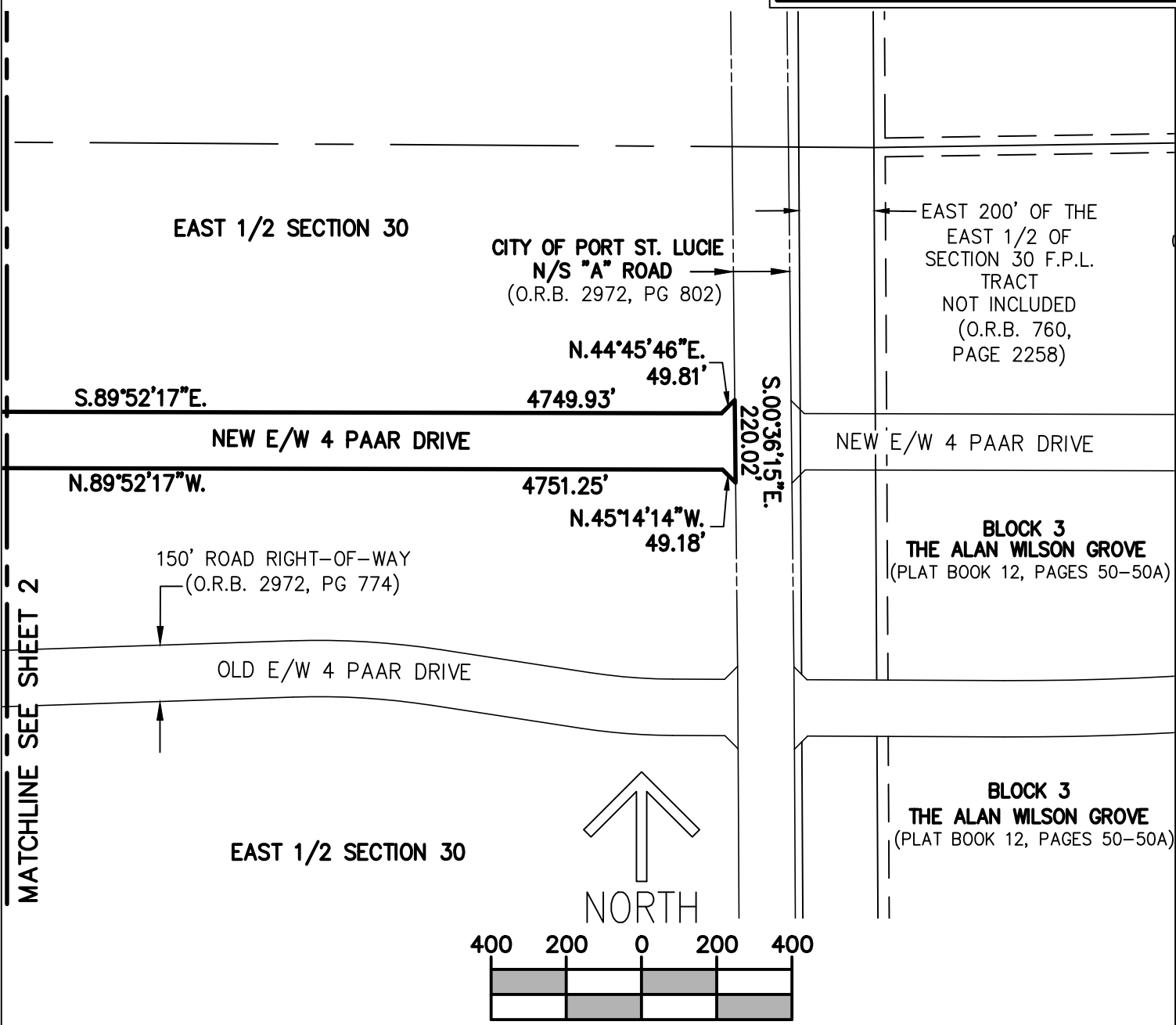
CAULFIELD & WHEELER, INC.

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
NEW E/W 4 PAAR DRIVE WEST
SKETCH AND DESCRIPTION**

DATE	04/05/21
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	1"=400'
JOB NO.	4371-3 NEW4W

EXHIBIT "A"

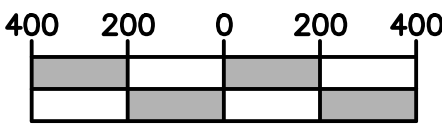


MATCHLINE SEE SHEET 2

EAST 200' OF THE EAST 1/2 OF SECTION 30 F.P.L. TRACT NOT INCLUDED (O.R.B. 760, PAGE 2258)

BLOCK 3 THE ALAN WILSON GROVE (PLAT BOOK 12, PAGES 50-50A)

BLOCK 3 THE ALAN WILSON GROVE (PLAT BOOK 12, PAGES 50-50A)



LEGEND AND ABBREVIATIONS:

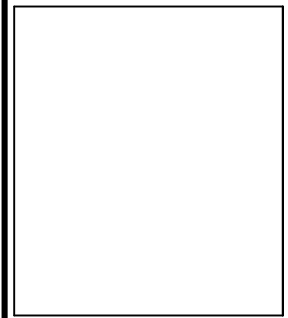
- | | | |
|--------------------------------|--------------------------------|---------------------|
| △ - DELTA (CENTRAL ANGLE) | PB - PLAT BOOK | R - RADIUS |
| L - LENGTH | PG(S) - PAGE(S) | RB - RADIAL BEARING |
| L.B. - LICENSED BUSINESS | P.O.B. - POINT OF BEGINNING | R/W - RIGHT-OF-WAY |
| O.R.B. - OFFICIAL RECORD BOOK | P.O.C. - POINT OF COMMENCEMENT | E/W - EAST/WEST |
| F.P.L. - FLORIDA POWER & LIGHT | | |

THIS IS NOT A SURVEY

SHEET 3 OF 3

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
 NEW E/W 4 PAAR DRIVE WEST
 SKETCH AND DESCRIPTION**



DATE	04/05/21
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	1"=400'
JOB NO.	4371-3 NEW4W

EXHIBIT "A"

DESCRIPTION:

BEING A PORTION OF SECTIONS 29 AND 30, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND A PORTION OF BLOCK 3 AND BLOCK 9 OF THE PLAT OF THE ALAN WILSON GROVE, AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 50A AND A PORTION OF THAT 150 FOOT RIGHT-OF-WAY OF OLD E/W #4 PAAR DRIVE, 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 SECTION 30, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE, ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 30, S.89°38'41"E., A DISTANCE OF 5273.57 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SECTION 30; THENCE ALONG SAID EAST LINE, S.00°17'58"E., A DISTANCE OF 708.59 FEET TO THE POINT OF BEGINNING; THENCE S.89°52'17"E., A DISTANCE OF 3234.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2206.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°10'32", A DISTANCE OF 1046.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2056.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°18'20", A DISTANCE OF 979.83 FEET; THENCE N.44°26'11"E., A DISTANCE OF 49.43 FEET; THENCE S.00°28'37"E., A DISTANCE OF 220.01 FEET; THENCE N.45°15'27"W., A DISTANCE OF 49.31 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2206.00 FEET FROM WHICH A RADIAL LINE BEARS N.00°02'17"W.; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°20'32", A DISTANCE OF 1052.73 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2056.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°10'33", A DISTANCE OF 975.17 FEET TO THE POINT OF TANGENCY; THENCE N.89°52'17"W., A DISTANCE OF 3233.28 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT "A" AND TO A POINT OF INTERSECTION WITH THE AFORESAID EAST LINE OF SECTION 30; THENCE, ALONG SAID EAST LINE, N.00°17'58"W., A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT THE AFORESAID REFERENCE POINT "A"; THENCE S.86°31'19"W., A DISTANCE OF 200.31 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF FLORIDA POWER & LIGHT RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 760, PAGE 2258 OF SAID PUBLIC RECORDS AND TO THE POINT OF BEGINNING; THENCE S.44°45'46"W., A DISTANCE OF 32.10 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF N/S "A" ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 774 OF SAID PUBLIC RECORDS; THENCE, ALONG SAID EAST LINE, N.00°36'15"W., A DISTANCE OF 220.02 FEET; THENCE S.45°14'14"E., A DISTANCE OF 33.83 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID WEST LINE OF FLORIDA POWER & LIGHT RIGHT-OF-WAY; THENCE, ALONG SAID WEST LINE, S.00°17'58"E., A DISTANCE OF 173.39 FEET TO THE POINT OF BEGINNING.


CONTAINING 800,156 SQUARE FEET/18.3691 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 07, 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 5



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	7/07/2021
DRAWN BY	AS
F.B./ PG.	NONE
SCALE	NONE
JOB NO.	4371-NEW EW#4 PAAR E3

WILSON GROVES
NEW E/W #4 PAAR DRIVE EAST
SKETCH AND DESCRIPTION

EXHIBIT "A"

NOTES:

1. THIS SKETCH OF DESCRIPTION OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT 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.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
5. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
6. RECORDING INFORMATION SHOWN HEREON IS OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

LEGEND AND ABBREVIATIONS:

△ - DELTA (CENTRAL ANGLE)	PB - 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 RECORD BOOK	P.O.C. - POINT OF COMMENCEMENT	E/W - EAST/WEST
F.P.L. - FLORIDA POWER & LIGHT	REF. PT. - REFERENCE POINT	

THIS IS NOT A SURVEY

SHEET 2 OF 5



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 7/07/2021

DRAWN BY AS

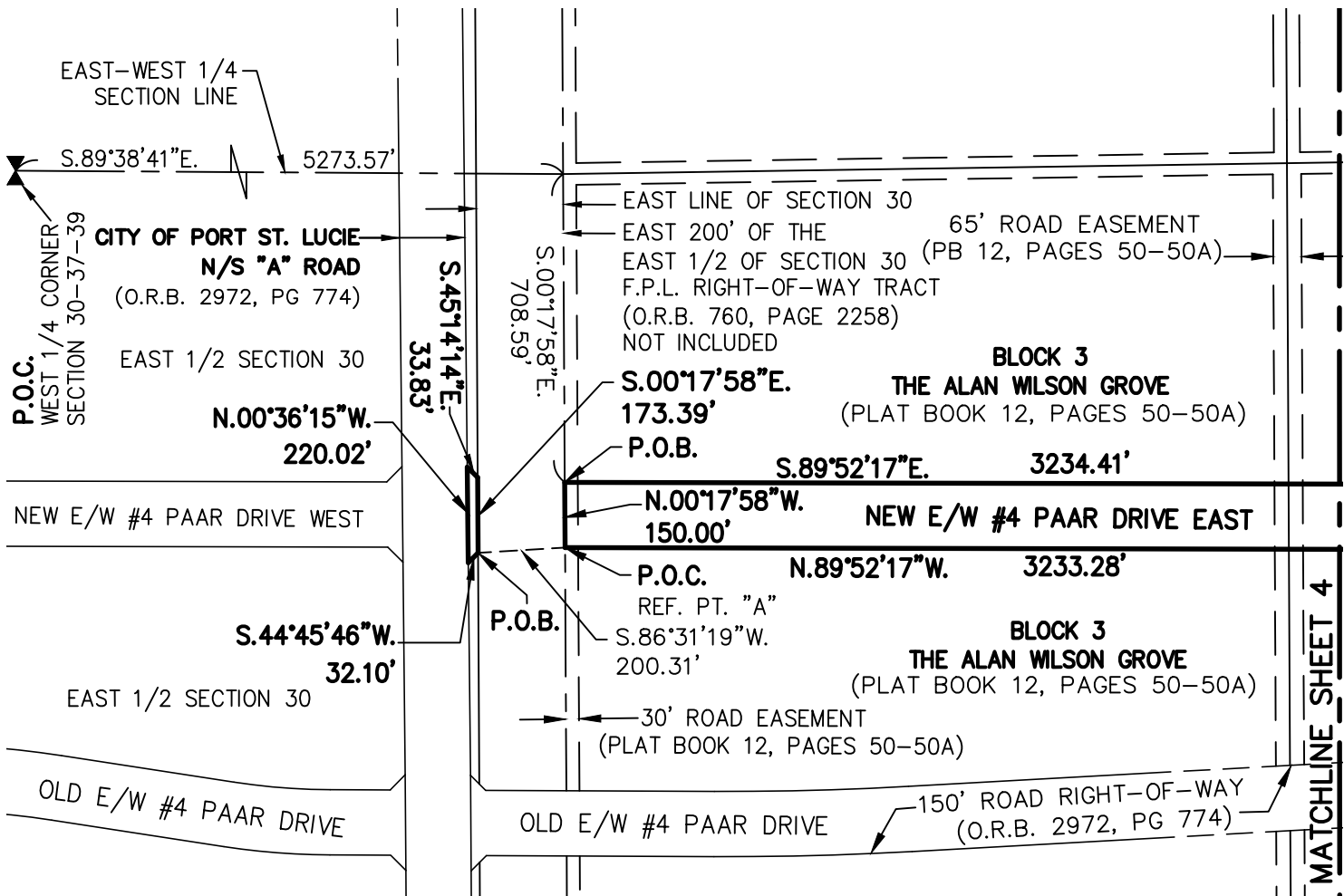
F.B./ PG. NONE

SCALE NONE

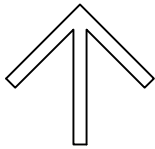
JOB NO. 4371-NEW EW#4 PAAR E3

WILSON GROVES
NEW E/W #4 PAAR DRIVE EAST
SKETCH AND DESCRIPTION

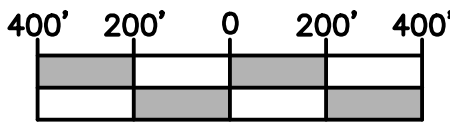
EXHIBIT "A"



MATCHLINE SHEET 4



NORTH

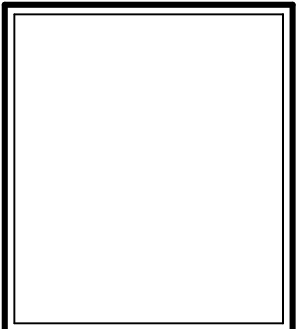


1" = 400'

THIS IS NOT A SURVEY

SHEET 3 OF 5

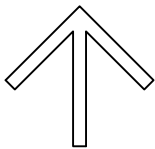
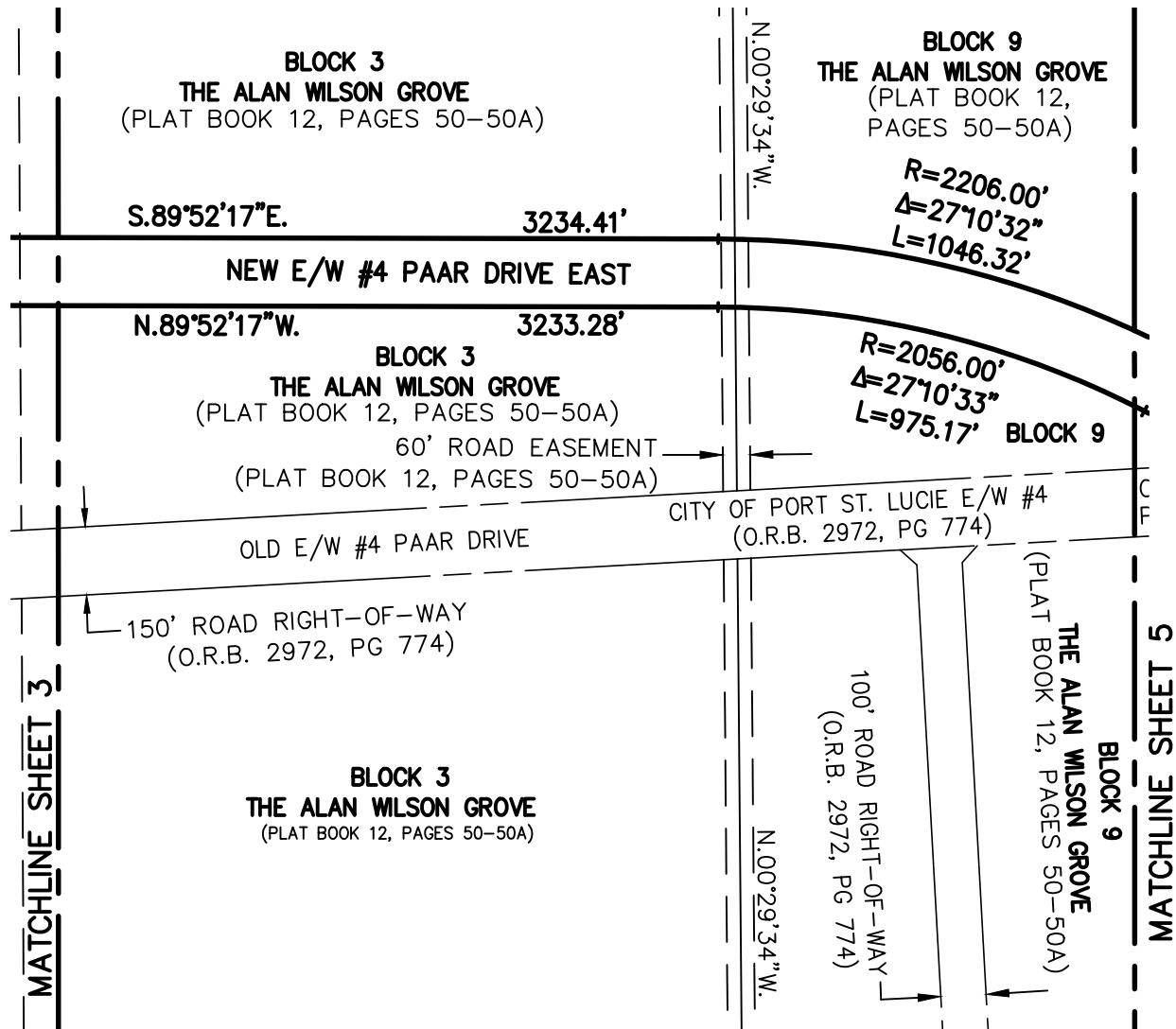
CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
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 BOCA RATON, FLORIDA 33434
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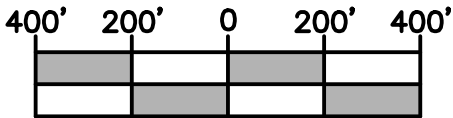
DATE	7/07/2021
DRAWN BY	AS
F.B./ PG.	N/A
SCALE	1"=400'
JOB NO.	4371-NEW EW#4 PAAR E3

WILSON GROVES
NEW E/W #4 PAAR DRIVE EAST
SKETCH AND DESCRIPTION

EXHIBIT "A"



NORTH



1" = 400'

THIS IS NOT A SURVEY

SHEET 4 OF 5



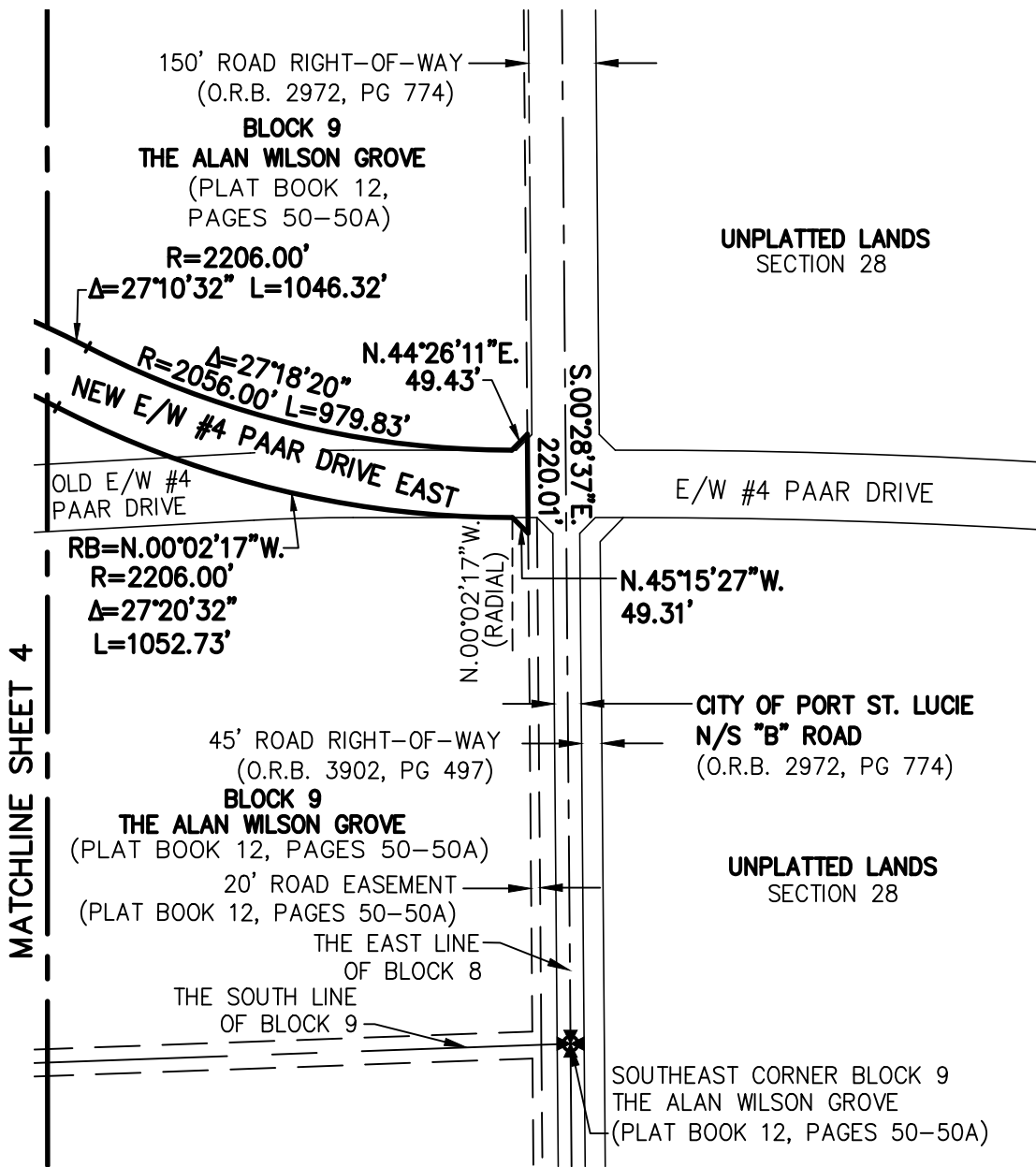
CAULFIELD & WHEELER, INC.

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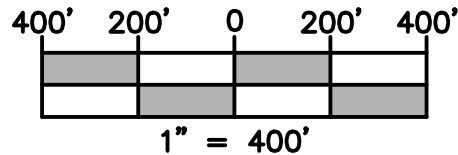
WILSON GROVES
 NEW E/W #4 PAAR DRIVE EAST
 SKETCH AND DESCRIPTION

DATE	7/07/2021
DRAWN BY	AS
F.B./ PG.	N/A
SCALE	1"=400'
JOB NO.	4371-NEW E/W#4 PAAR E3

EXHIBIT "A"



MATCHLINE SHEET 4



THIS IS NOT A SURVEY

SHEET 5 OF 5



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
NEW E/W #4 PAAR DRIVE EAST
SKETCH AND DESCRIPTION

DATE 7/07/2021

DRAWN BY AS

F.B./ PG. N/A

SCALE 1"=400'

JOB NO. 4371-NEW EW#4 PAAR E3