

PREPARED BY:

**Cynthia C. Spall, Esquire
Gunster, Yoakley & Stewart, P. A.
777 S. Flagler Drive. Suite 500 East
West Palm Beach, Florida 33401**

Property I. D. No. 4306-100-000-000/8

QUIT CLAIM DEED

THIS INDENTURE, executed the 15th day of February, 2005, by RESERVE HOMES LTD., L.P., a Delaware limited partnership (hereinafter referred to as the "Grantor"), having an address at 1601 Forum Place, Suite 805, West Palm Beach, Florida 33401, to the CITY OF PORT ST. LUCIE, a political subdivision of the State of Florida, having an address of 121 S.W. Port St. Lucie Blvd., Port St. Lucie, Florida 34984 (hereinafter referred to as the "Grantee").

WITNESSETH:

The Grantor, for and in consideration of the sum of \$10.00 in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, and to their legal representatives, successors and assigns forever, all the right, title, interest, claim and demand which Grantor has in and to that certain real property (the "Property") situate in St. Lucie County, Florida, more particularly described on Exhibit "A" attached hereto.

RESERVING UNTO Grantor the right to use the land as a commercial citrus grove, related harvesting, and handling of citrus crops until such time as Grantee commences construction of the contemplated road on the Property.

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

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

[EXECUTION PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has executed this instrument and set its seal on the day and year first above written.

Signed, sealed and delivered in the presence of:

RESERVE HOMES LTD., L.P., a Delaware limited partnership

Print Name: *Scott G Morton*

By: Kolter Property Development, L.L.C., a Delaware limited liability company, its general partner

Print Name: *Nicole E Angelakos*

By: *[Signature]*
Printed Name: John C Csapo
Manager

STATE OF FLORIDA)
) ss.
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 15 day of February, 2005, by John C. Csapo, as Manager of Kolter Property Development, L.L.C., a Delaware limited liability company, the General Partner of Reserve Homes, Ltd., L.P., a Delaware limited partnership, on behalf of said company and partnership. The above-named individual is personally known to me or [] has produced the following identification _____

(Notary Seal)

Nicole E Angelakos
NOTARY PUBLIC
Print Name: *NICOLE E. Angelakos*
Commission Number: *DD 0295071*
My commission expires: *3/23/06*



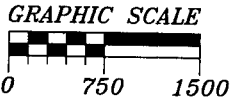


EXHIBIT "A"

POINT OF COMMENCEMENT

INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FORT PIERCE CUT-OFF" TRACK AS SHOWN ON PAGES V., 3D/6 AND V. 3D/7, DATED FEBRUARY 1, 1950 WITH TRACT CORRECT REVISION DATED APRIL 28, 1967 AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-24

WEST LINE OF SECTION 29, TOWNSHIP 36 SOUTH, RANGE 39 EAST

N.E. CORNER OF SECTION 31

NORTH LINE OF SECTION 31

$\Delta = 16^{\circ}00'49''$
 $R = 22,918.00'$
 $L = 6405.36'$
 $CH = N82^{\circ}00'50''E$
 $6384.50'$

54.04 ACRES ±

FLORIDA EAST COAST RAILWAY SOUTHEASTERLY RIGHT-OF-WAY

SOUTHEASTERLY RIGHT-OF-WAY LINE

EAST RIGHT-OF-WAY LINE STATE ROAD S-609

THIS IS NOT A SURVEY
 (SUBJECT TO FIELD SURVEY)

POINT OF BEGINNING

$S00^{\circ}08'55''E$ 156.89'
 $S00^{\circ}01'15''W$ 2756.07'
 $N00^{\circ}01'15''E$ 150.00'



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Scale: 1"=1500'	SKETCH & LEGAL		
Sheet 1 OF 2	WEST VIRGINIA EXTENSION		
Computed: NAB	Date: 12/27/2004	P: /03-0082/SURVEY/SKETCH/CDD PARCELS REV. NOV. 16, 2004/WEST VA. EXT. 12-1-2004-ORIG.DWG	Project No. 03-0082
Checked: LLB			

P:\03-0082\SURVEY\SKETCH\CDD PARCELS REV. NOV. 16, 2004\WVAEXT-REV12-27-04.dwg SHEET 1 OF 3 2/7/2005 11:48:36 AM brian.k.lrehl,inc

LEGAL DESCRIPTION

LEGAL DESCRIPTION WEST VIRGINIA EXTENSION

A PARCEL OF LAND LYING IN SECTION 4, 5 AND 6; TOWNSHIP 37 SOUTH; RANGE 39 EAST; ST. LUCIE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY CO. "FORT PIERCE CUT-OFF" TRACK AS SHOWN ON PAGES V. 3D/6 AND V. 3D/7, DATED FEBRUARY 1, 1950 WITH TRACT CORRECT REVISION DATED 4/28/67 AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-24; THENCE RUN SOUTH 44°46'01" WEST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY CO. 5069.40 FEET TO THE WEST LINE OF SECTION 29, TOWNSHIP 36 SOUTH RANGE 39 EAST; THENCE SOUTH 04°13'20" EAST, ALONG SAID WEST LINE 258.80 FEET TO THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE SOUTH 89°40'25" WEST, ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 312.03 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY CO.; THENCE SOUTH 44°46'01" WEST, ALONG SAID RIGHT-OF-WAY LINE 7402.57 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP DATED 11/5/64 AND REVISED JANUARY 1965; THENCE SOUTH 00°08'55" EAST ALONG SAID RIGHT-OF-WAY LINE 156.89 FEET; THENCE SOUTH 00°01'15" WEST ALONG SAID RIGHT-OF-WAY LINE 2756.07 FEET TO THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING RUN THENCE SOUTH 89°58'45" EAST 2278.50 FEET TO A POINT OF CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHERLY; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE WITH A RADIUS OF 22918.00 FEET, THROUGH A CENTRAL ANGLE OF 16°00'49", FOR AN ARC DISTANCE OF 6405.36 FEET, THE CHORD OF SAID ARC BEING NORTH 82°00'50" EAST 6384.50 FEET; THENCE NORTH 74°00'26" EAST 3830.74 FEET; THENCE SOUTH 38°44'47" WEST 258.82 FEET; THENCE SOUTH 74°00'26" WEST 1625.09 FEET; THENCE SOUTH 34°54'59" WEST 16.17 FEET; THENCE SOUTH 74°35'02" WEST 625.46 FEET; THENCE SOUTH 74°05'51" WEST 4614.88 FEET; THENCE NORTH 89°58'45" WEST 5508.95 FEET TO SAID EAST RIGHT-OF-WAY OF STATE ROAD S-609; THENCE NORTH 00°01'15" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 54.04 ACRES MORE OR LESS.

BEARING BASE

THE NORTHERLY RIGHT-OF-WAY LINE OF CANAL C-24 IS TAKEN TO BEAR N43° 08'36" E AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

SURVEYOR AND MAPPER'S SIGNATURE

1. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.

LELAND L. BURTON, PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA NO. 2400

THIS IS NOT A SURVEY (SUBJECT TO FIELD SURVEY)



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Scale: N/A

Sheet 2 OF 2

Computed: NAB

Checked: LLB

SKETCH & LEGAL

WEST VIRGINIA EXTENSION

Date
12/27/2004

P: /03-0082/SURVEY/SKETCH/
CDD PARCELS REV. NOV. 16, 2004/WEST
VA. EXT. 12-1-2004-ORIG.DWG

Project No.
03-0082

P:\03-0082\Survey\Sketch\CDD PARCELS REVISED NOV. 16, 2004\WVAEXT-REV12-27-04.dwg, SHEET 3 OF 3, 2/7/2005 11:48:24 AM, brian-k. lbfh inc.