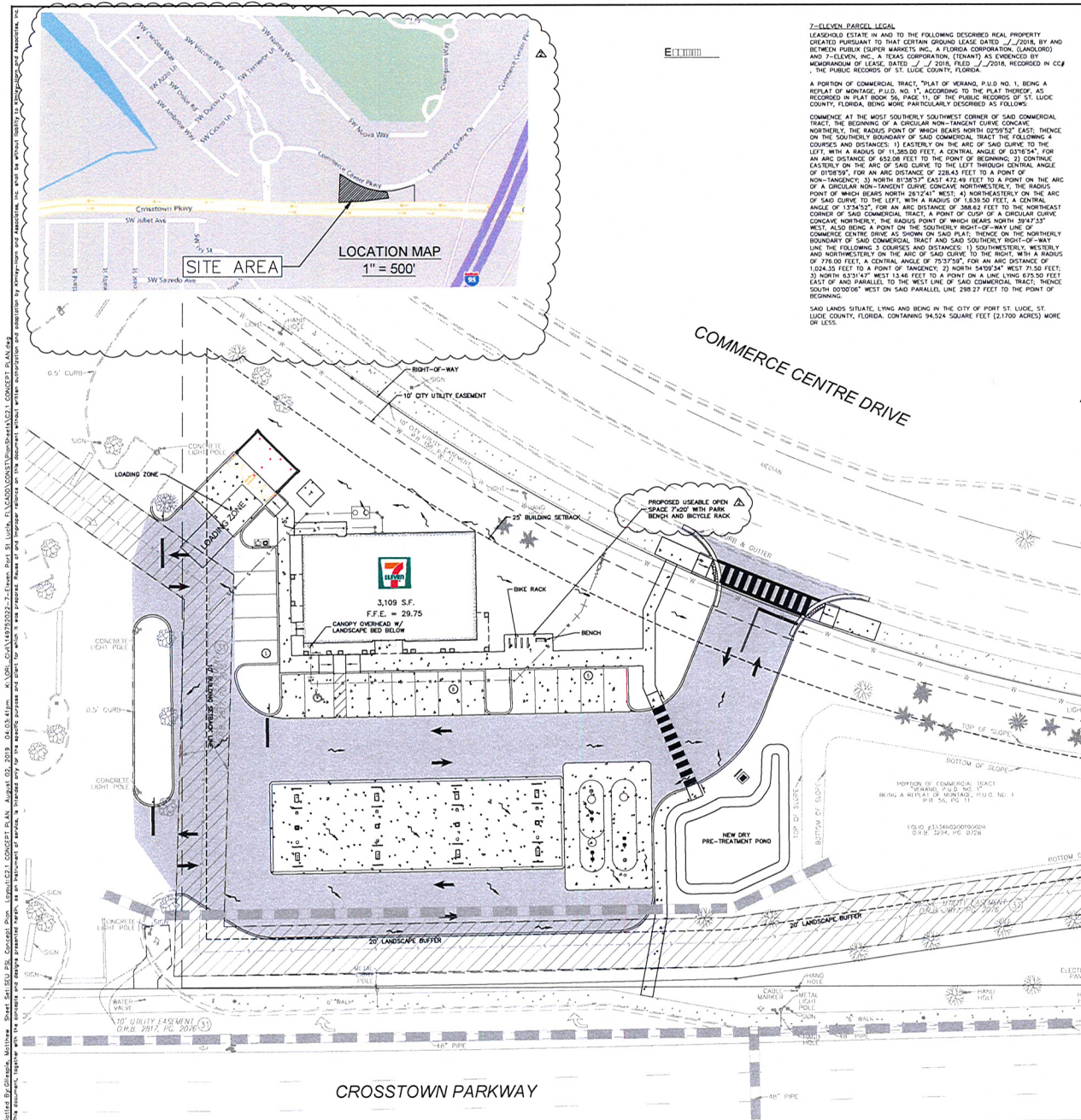




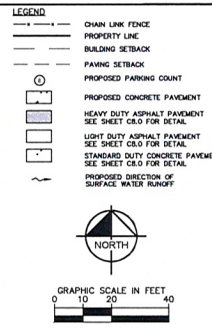
7-ELEVEN PARCEL LEGAL
LEASEHOLD ESTATE IN AND TO THE FOLLOWING DESCRIBED REAL PROPERTY
CREATED PURSUANT TO THAT CERTAIN GRANTOR LEASE DATED 1/2/2018, BY AND
BETWEEN PUBLIC GROUP MARKETS INC., A FLORIDA CORPORATION, (LANDLORD)
AND 7-ELEVEN, INC., A TEXAS CORPORATION, (TENANT) AS EVIDENCED BY
MEMORANDUM OF LEASE, DATED 1/2/2018, FILED 1/2/2018, RECORDS IN CCL
7, THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

A PORTION OF COMMERCIAL TRACT, PLAT OF VERANO, P.L.D. NO. 1, BEING A
REPLAT OF MONTAGE, P.L.D. NO. 17, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 56, PAGE 11, OF THE PUBLIC RECORDS OF ST. LUCIE
COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID COMMERCIAL
TRACT, THE BEGINNING OF A CIRCULAR NON-TANGENT CURVE CONCAVE
NORTHERLY, THE BEGINNING OF WHICH BEARS NORTH 02°52'32" EAST; THENCE
ON THE SOUTHERLY BOUNDARY OF SAID COMMERCIAL TRACT THE FOLLOWING 4
COURSES AND DISTANCES: 1) EASTLY ON THE ARC OF SAID CURVE TO THE
LEFT, WITH A RADIUS OF 11,385.00 FEET, A CENTRAL ANGLE OF 02°16'54", FOR
AN ARC DISTANCE OF 632.08 FEET TO THE POINT OF BEGINNING; 2) CONTRA
EASTLY ON THE ARC OF SAID CURVE TO THE LEFT THROUGH CENTRAL ANGLE
OF 02°16'54", FOR AN ARC DISTANCE OF 228.43 FEET TO A POINT OF
NON-TANGENCY; 3) NORTH 87°58'57" EAST 472.49 FEET TO A POINT ON THE ARC
OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHEASTERLY, THE RADIUS
POINT OF WHICH BEARS NORTH 28°12'41" WEST; 4) NORTHEASTERLY ON THE ARC
OF SAID CURVE TO THE LEFT, WITH A RADIUS OF 1,839.50 FEET, A CENTRAL
ANGLE OF 17°34'57", FOR AN ARC DISTANCE OF 386.62 FEET TO THE NORTHEAST
CORNER OF SAID COMMERCIAL TRACT, A POINT OF CURVE OF A CIRCULAR CURVE
CONCAVE NORTHERLY, THE RADIUS POINT OF WHICH BEARS NORTH 39°47'33"
WEST, ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF
COMMERCIAL TRACT AS SHOWN ON SAID PLAT; THENCE ON THE NORTHERLY
BOUNDARY OF SAID COMMERCIAL TRACT AND SAID SOUTHERLY RIGHT-OF-WAY
LINE THE FOLLOWING 3 COURSES AND DISTANCES: 1) SOUTHWESTERLY, WESTERLY
AND NORTHEASTERLY ON THE ARC OF SAID CURVE TO THE RIGHT, WITH A RADIUS
OF 778.00 FEET, A CENTRAL ANGLE OF 79°37'59", FOR AN ARC DISTANCE OF
1,204.33 FEET TO A POINT OF TANGENCY; 2) NORTH 54°04'54" WEST 71.50 FEET;
3) NORTH 87°57'47" WEST 134.50 FEET TO A POINT ON A LINE LYING 625.50 FEET
EAST OF AND PARALLEL TO THE WEST LINE OF SAID COMMERCIAL TRACT; THENCE
SOUTH 00°00'00" WEST ON SAID PARALLEL LINE 28.27 FEET TO THE POINT OF
BEGINNING.

SAID LANDS SITuate, LYING AND BEING IN THE CITY OF PORT ST. LUCIE, ST.
LUCIE COUNTY, FLORIDA, CONTAINING 94,524 SQUARE FEET (2.1700 ACRES) MORE
OR LESS.

SITE DEVELOPMENT DATA FOR PREVIOUSLY APPROVED PUBLIX			
EXISTING ZONING	PUD (PLANNED URBAN DEVELOPMENT)		
LAND USE DESIGNATION	CU		
TOTAL AREA	8.64 AC. 376,358 SF		
TOTAL BUILDING (PHASE 1)	46,031 SF (12.23%)		
TOTAL IMPERVIOUS AREA	4.44 AC. 193,387 SF (50.38%)		
BUILDINGS	46,037 SF		
PAVEMENT, CONCRETE, PARKING	147,360 SF		
TOTAL PAVEMENT AREA	4.20 AC. 182,871 SF (48.62%)		
PARKING REQUIRED (15P/200 SF, INCL 7 HC)	230 SPACES		
PARKING PROVIDED	230 SPACES		
BUILDING SETBACKS			
FRONT	25'		
SIDE TO PL	10'		
SIDE TO R/W	25'		
REAR	20'		
PROPOSED USES:			
MAXIMUM BUILDING HEIGHT:	50 FEET		
PROPOSED BUILDING HEIGHT:	8.35 FEET		
SITE DEVELOPMENT DATA FOR 7-ELEVEN & PUBLIX			
EXISTING ZONING	PUD (PLANNED URBAN DEVELOPMENT)		
LAND USE DESIGNATION	CU		
TOTAL AREA	8.64 AC. 376,358 SF		
TOTAL BUILDINGS (COMBINED)	48,140 SF (13.06%)		
TOTAL IMPERVIOUS AREA	5.24 AC. 228,293 SF (60.65%)		
BUILDINGS	48,136 SF		
PAVEMENT, CONCRETE, PARKING	179,159 SF		
TOTAL PAVEMENT AREA	3.40 AC. 148,063 SF (39.35%)		
PARKING REQUIRED (15P/200 SF, INCL 1 HC)	246 SPACES		
PARKING PROVIDED	247 SPACES		
BUILDING SETBACKS			
FRONT	25' 130'		
SIDE TO PL	10' 54'		
SIDE TO R/W	25' 94'		
REAR	20' 58'		
PROPOSED USES:			
MAXIMUM BUILDING HEIGHT:	7-11 GAS STATION / PUBLIX-GROCERY		
PROPOSED BUILDING HEIGHT:	8.35 FEET (7-ELEVEN)		
USEABLE OPEN SPACE			
REQUIRED			
0.05X SITE AREA (2.17 AC) =	47.3 SF		
PROVIDED (7 X 30') =	140 SF		
BUILDING COVERAGE			
PROPOSED C-STORE AREA	3,109 SF		
F.A.R. (3,109 SF/94,525 SF)	0.033		
MAX F.A.R.	0.25		
REQUIRED PARKING			
1 SPACE PER 200 SF OF BLDG:	16 SPACES		
F (3,109/200)			
HANDICAP SPACES:	1 SPACE		
PER 1 TO 25 TOTAL SPACES			
TOTAL PARKING SPACES REQUIRED	17 SPACES		
PROVIDED PARKING			
REGULAR SPACES:	17 SPACES		
FUELING POSITIONS:	16 SPACES		
HANDICAP SPACES:	1 SPACE		
TOTAL SPACES PROVIDED	34 SPACES		
LOADING ZONE			
REQUIRED SPACES:	1 SPACE		
PROVIDED SPACES:	1 SPACE		
LANDSCAPE BUFFERS			
FRONT:	20 FT	24 FT	
SIDE (NORTH PROP. LINE):	20 FT	25 FT	
SIDE (SOUTH PROP. LINE):	20 FT	20 FT	
REAR:	20 FT	20 FT	
LAND COVERAGE CALCULATIONS (7-ELEVEN ONLY)			
GROSS SITE AREA	2.17 AC.	94,543 SF	100%
IMPERVIOUS AREA	0.80 AC.	34,988 SF	36.9%
BUILDING COVERAGE (TOTAL)	0.07 AC.	3,109 SF	3.3%
PAVEMENT & SIDEWALK COVERAGE	0.13 AC.	5,789 SF	5.5%
PERVIOUS AREA	1.37 AC.	59,617 SF	63.1%
DRAINAGE NOTE:			
THIS PROJECT WILL PROVIDE 2" OF PRETREATMENT OVER THE FUEL CANOPY AND FUEL TANK AREAS. RUNOFF FROM THE HAZARDOUS SPILL AREAS (FUEL PUMPS/TANKS) WILL BE ROUTED TO THE NEW PRE-TREATMENT POND AND THEN INTO THE EXISTING "EAST POND" OF THE VERANO DEVELOPMENT. OTHER RUNOFF AREAS FROM THE PROJECT WILL DISCHARGE TO THE "EAST POND". TREATMENT HAS ALREADY BEEN PROVIDED BY THE EXISTING DRY POND. A MAJOR PERMIT MODIFICATION WILL BE REQUIRED THROUGH SPURD.			
TRAFFIC NOTE:			
THE SITE WILL GENERATE APPROXIMATELY 841 AVG. DAILY TRIPS AND 56 PEAK HOUR TRIPS (BASED ON THE ITE TRIP GENERATION MANUAL, 1975 EDITION, THE LAND USE CODES 945).			
SIGNAGE NOTE:			
1. ALL SIGNAGE MUST BE CONSISTENT WITH THE VERANO MASTER SIGN PROGRAM.			



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