

RESOLUTION \_\_-\_\_\_\_

**EXHIBIT "A"**

**LEGAL DESCRIPTION FOR THE RESERVE DRI**



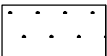

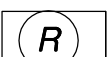
All that tract of parcel of land lying in Section 15, Township 36 South, Range 39 East, more particularly described as follows: All of said Section 15, lying southeasterly of the southeasterly right-of-way line of the Florida East Coast Railroad, less and except the west 1/2 of the southwest 1/4 of the southwest 1/4 of said section; and less the right-of-way for Florida Power and Light Company. Subject to any right, title or interest the north St. Lucie River Water Management District may have to or in canal No. 107, as per agreement recorded in O.R. Book 215, page 2091, Public Records of St. Lucie County, Florida, less and except the lands described and contained within the G.O. Team Industrial Park Unit One as per plat thereof recorded in Plat Book 23, Pages 31 and 32 of the Public Records of St. Lucie County, Florida, Less and except the lands described and contained in the G.O. Team Industrial Park Unit Two as per plat thereof recorded in Plat Book 24, Page 24 of the Public Records of St. Lucie County, Florida, less and except all right-of-way contained in the G.O. Team Industrial Park Unit three as per plat thereof recorded in Plat book 26, Page 2, Public Records of St. Lucie County, Florida.

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**EXHIBIT “B”**

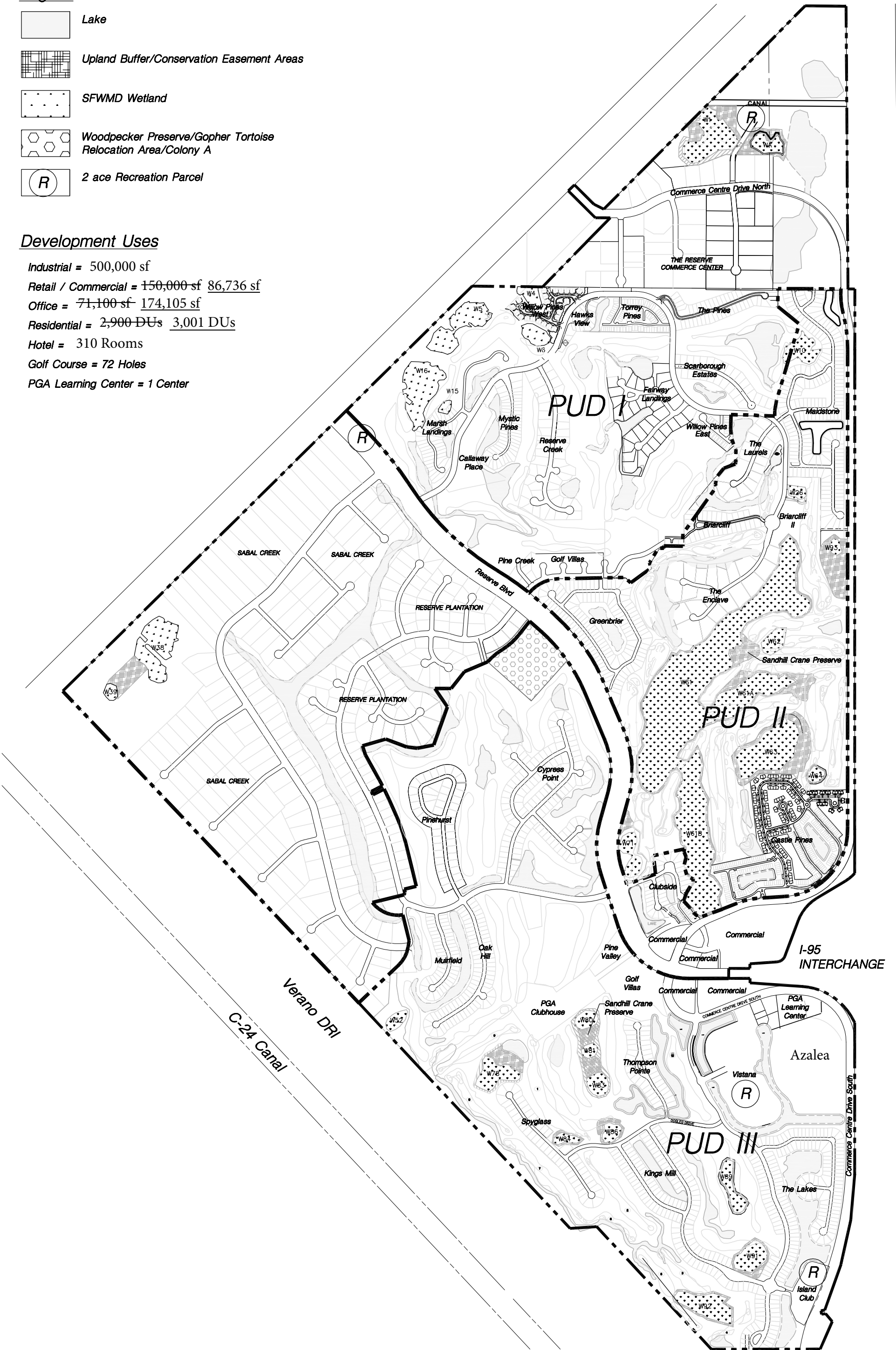
**RESERVE DRI MASTER PLAN MAP H**

**Legend**

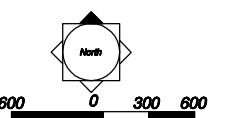
-  Lake
-  Upland Buffer/Conservation Easement Areas
-  SFWMD Wetland
-  Woodpecker Preserve/Gopher Tortoise Relocation Area/Colony A
-  2 ace Recreation Parcel

**Development Uses**

- Industrial = 500,000 sf
- Retail / Commercial = 150,000 sf 86,736 sf
- Office = 71,100 sf 174,105 sf
- Residential = 2,900 DUs 3,001 DUs
- Hotel = 310 Rooms
- Golf Course = 72 Holes
- PGA Learning Center = 1 Center



**Reserve DRI**  
 St. Lucie County, City of Port St. Lucie  
 Map H Revised May 9, 2022



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**EXHIBIT “C”**

**UPLAND HABITAT AREAS  
FOR THE RESERVE**

He. Homes - Upland Areas

PROPOSED / UNDED  
EXHIBIT "C"

St. Lucie County

Common Areas/Open Space 4980 Acres

50% of Area Upland Habitat (850 ac)

Conservation Areas 47.30 Acres  
(Already subject to Conservation Easements or plat dedication for Upland purposes)

Microsited Areas 2.10 Acres  
(Commercial)

St. Lucie County Total Upland: 99.20 Acres

City of Port St. Lucie

Microsited Areas 2140 Acres  
(Commercial)

Preserve Areas (Note 1) 99.40 Acres

Verano Off-site (Note 2) 110 Acres

City of Port St. Lucie Total Upland: 13180 Acres

Total Upland Preserved: 231.00 Acres

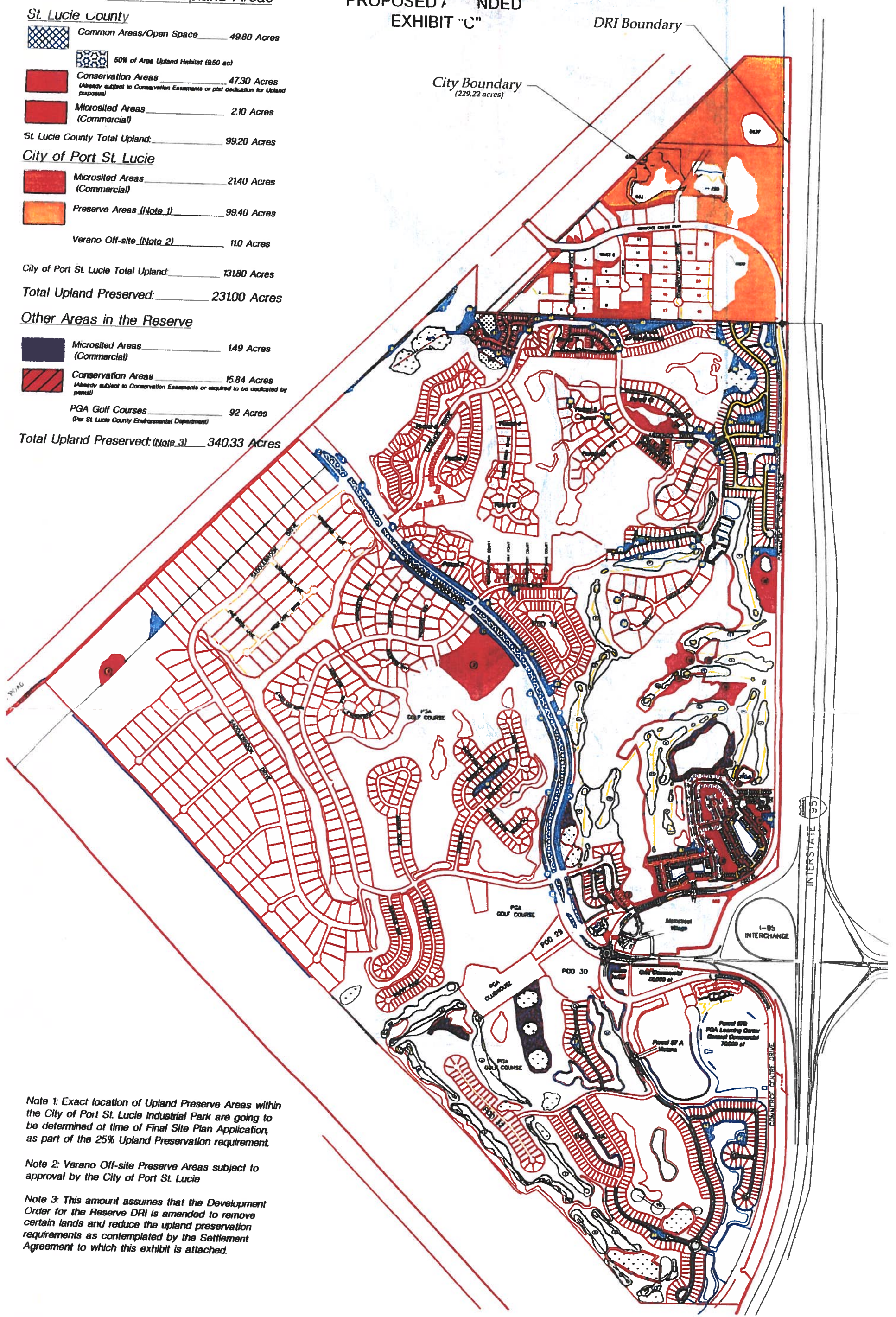
Other Areas in the Reserve

Microsited Areas 149 Acres  
(Commercial)

Conservation Areas 15.84 Acres  
(Already subject to Conservation Easements or required to be dedicated by plat)

PGA Golf Courses 92 Acres  
(Per St. Lucie County Environmental Department)

Total Upland Preserved: (Note 3) 340.33 Acres



Note 1: Exact location of Upland Preserve Areas within the City of Port St. Lucie Industrial Park are going to be determined at time of Final Site Plan Application, as part of the 25% Upland Preservation requirement.

Note 2: Verano Off-site Preserve Areas subject to approval by the City of Port St. Lucie

Note 3: This amount assumes that the Development Order for the Reserve DRI is amended to remove certain lands and reduce the upland preservation requirements as contemplated by the Settlement Agreement to which this exhibit is attached.

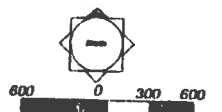


Landscape Design  
Associates  
7410 S US Hwy 1, Suite 103  
Port St. Lucie, FL 34952  
772-871-5816 ph  
772-871-8905 fax

Reserve  
St. Lucie County  
Upland Map Exhibit C

January 17, 2007

Sheet 1 of 1



RESOLUTION \_\_-\_\_\_\_

**EXHIBIT “D”**

**CONSOLODATED TRAFFIC STUDY**

(STUDY ON FILE WITH THE CITY OF PORT ST. LUCIE  
PLANNING AND ZONING DIRECTOR)

(DATED SEPTEMBER 2011)

RESOLUTION \_\_-\_\_\_\_

**EXHIBIT “E”**

**LAND DONATION MAP**



# EXHIBIT E

## LAND DONATION LOCATION MAP

THE RESERVE DRI INDUSTRIAL PARK

CITY OF PORT ST. LUCIE, FLORIDA

OCTOBER 27, 2011