

Martin County, Florida Growth Management Department DEVELOPMENT REVIEW DIVISION

2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

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A.	GENERAL INFORMATION Type of Application:	Revised Major M	Iaster & Final Si	te Plan	$\overline{}$
	Name or Title of Proposed Project	: Rio Marine Villa	age East		
	Brief Project Description: Please see attached narrative.				
	Was a Pre-Application Held?	YES/NOPre-A	application Mee	ting Date: <u>03/19/2020</u>	j
	Is there Previous Project Informat	tion?	YES/NO 🗸		
	Previous Project Number if applic	able: N/A	<u> </u>		
	Previous Project Name if applicab		ter (F/K/A Stuar	t Harbor)	
	Parcel Control Number(s) 27-37-41-025-001-00000-8				
В.	PROPERTY OWNER INFOR Owner (Name or Company): Rio S				
	Company Representative: Josh Simo				
	Address: 601 Heritage Dr, Suite #27				
	City: Jupiter		State: FL	Zip: 33458	=
	Phone: 561-575-6454		Email: joshsin	on@flfholdings.com	

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Rio South Dixi	e, LLC;	
Company Representative: Josh Simon		
Address: 601 Heritage Dr, Suite #277		
City: Jupiter	, State: FL	Zip: 33458
Phone: 561-575-6454		non@flfholdings.com
Agent (Name or Company): Cotleur & Hearing		
Company Representative: George Missimer		
Address: 1934 Commerce Lane #1		***
City: Jupiter	, State:FL	Zip: 33458
Phone: 561-406-1008	Email: gmissir	mer@colteur-hearing.com
Contract Purchaser (Name or Company):		
Company Representative:		
Address:		
City:	, State:	Zip:
Phone:	Email:	
Land Planner (Name or Company): Cotleur & Ho Company Representative: George Missimer Address: 1934 Commerce Lane, Suite #1	earing	
	, State: FL	Zip: 33458
Phone: 561-406-1008	Email: gmissin	ner@cotleur-hearing.com
Landscape Architect (Name or Company): <u>Cot</u>	tleur & Hearing	
Company Representative: Donaldson E. Hearing		
Address: 1934 Commerce Lane, Suite #1		
City: Jupiter	, State: <u>FL</u>	Zip; 33458
Phone: 561-747-6336	Email: dhearin	ng@cotleur-hearing.com
Surveyor (Name or Company): Geopoint		
Company Representative: Steven Mcmahon		
Address: 4152 West Blue Heron Blvd., Suite 105		
City: Riviera Beach	, State: FL	Zip: <u>33404</u>
Phone: 772-444-2720	Email: steveme	@geopointsurvey.com
Civil Engineer (Name or Company): Simmons a	and White	
Company Representative: Greg Bolen, PE		
Address: 2591 Metrocentre Blvd, Suite 3		
City: West Palm Beach	, State: FL	Zip: <u>33407</u>
Phone: 561-644-4312	Email: bolen@	simmonsandwhite.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): Sim	nmons and White	
Company Representative: Greg Bole, PE		
Address: 2591 Metrocentre Blvd, Suite 3		
City: West Palm Beach	, State: FL	Zip: 33407
Phone: 561-644-4312	Tanail, holen@	simmonsandwhite.com
Architect (Name or Company): Charles Bro	ck & Associates, Inc.	
Company Representative: Cristian Oquendo		
Address: 1770 Fennell Street	.,	
City: Maitland	, State: FL	Zip: 32751
Phone: 407-660-8900 x 260	Email: cristian@cbaard	
Attorney (Name or Company):		
Company Representative:		
		
Address:		7.
City:		
Phone:	Email:	
Environmental Planner (Name or Compan	y): Aquatic Research Monito	ring, Equiptment and Deployment
Company Representative: Jennifer Acevedo		
Address: PO Box 1421		
City: Stuart		Zip: 34995
Phone: 772-408-7421	Email: aceved	ojmr@gmail.com
Other Professional (Name or Company): F	Photometrics-Levinson PE	
Company Representative: Ronald Levinson		
Address: 530 South Federal Highway, Suite 4		
City: Lake Worth Beach	, State: FL	Zip: 33460
Phone: 561-379-5835		nPE@gmail.com
Luone: 001-010-0000	Email: levilled	ii Loginali.com

D. Completeness Sufficiency Review

Applications submitted for completeness/sufficiency review meetings held on Mondays, must be received by the Growth Management Department no later than 4 p.m. the previous Thursday or in the event of a holiday, 4 p.m. Wednesday. Applications received on Fridays will be scheduled for the following week.

Revised June 2022 Page 3 of 4

E. APPLICANT or AGENT CERTIFICATION

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.

George Missimer	March 8, 2022
Applicant Signature	Date
George Missimer	
Printed Name	
NOTARY AC	CKNOWLEDGMENT
STATE OF: FLORIDA	COUNTY OF: PALM BEACH
I hereby certify that the foregoing instrum	ent was acknowledged before me this 9th da
of <u>MARCH</u> , 20 32	
He or She is personally known to me o	r has produceda
identification.	
Donall Cesas Pengee	
Notary Public Signature	Printed name
STATE OF:	_ at-large
DONNA MARIE CESAR Notary Public - State Commission # GG My Comm. Expires Ai Bonded through National N	e of Florida 325915 pr 21, 2023

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1 JUPITER, FLORIDA • 33458 \$561.747.6336 \$\Bar{6}561.747.1377

Rio Marine Village, Phase I (East)

Major Final Site Plan Application

September 29, 2025

On behalf of Rio South Dixie, LLC, please accept this as our formal request for approval of the Rio Marine Village (Phase I-East) Non-PUD, Major Final Site Plan Application. Phase I (East) is comprised of 10.27 acres; 0.094 acres are proposed to be dedicated to Martin County, leaving a net 10.17 acres of development area. The final site plan for The Rio Marine Village Phase 1 (East) proposes a mix of building types and uses. The Eastern Final Site Plan proposes various residential building types including two types of live/work buildings, eight apartment buildings, one townhome building, and a marina clubhouse building. A total of 190 residential units are proposed in Phase I (East).

The proposed mixed-use development project within the RIO Community Redevelopment Area of Martin County is supported by all development requirements of the CRA, as well as the intent of the CRA. Throughout the planning process of the proposed development plan, the surrounding community has voiced their support for the project. Restoring the rundown marina, improving the infrastructure, and providing the community with public access to the waterfront are only a few of this project's great benefits. The Martin County Commission has approved a Master Site Plan application through Resolution 22-2.1. The proposed Major Final Site Plan application is consistent with the approved master plan.

The abutting properties Future Land Use designations, Zoning Districts and CRA Subdistricts are as follows:

Abutting Property	Future Land Use	CRA Subdistrict
To the North	CRA Center	Core
To the East	CRA Center and CRA Neighborhood	Core and Detatched-1
To the South	None (St. Lucie River)	None (St. Lucie River
To the West	CRA Center	Core

Rio Marine Village was designed to incorporate a variety of opportunities for traditional neighborhood design and mixed residential and commercial uses in the Rio Community Redevelopment Area (CRA). The Rio Marine Village project has gone to great lengths to ensure that the development in the Rio CRA complies with the Martin County Comprehensive Growth Management Plan. This project was designed with the form-based code design principles that foster predictable built results and a high-quality public realm by using a physical form, rather than total separation of uses, as the primary organizing principle of the development.

Site Plan:

The Proposed final site plan for RIO Marine Village Phase I (East) includes residential and non-residential uses as part of a thoughtful and high-quality mixed-use development within the heart of the RIO CRA. Phase I (East) is intended to be the first portion of the development to begin vertical construction, but it is the intent of the developer for the entire project (Phase I and II) to be constructed at one time.

A total of 190 residential units are proposed to be built within Phase I (East) of Rio Marine Village. That can be broken down into 8 Live Work Apartment Units, 4 Townhouse Units, and 178 Apartment Units. Approximately 7,703 SF of Retail & Service, General or Limited Impact space is proposed between the two live work buildings, an additional 5,497 SF of potential retail & Service, General or Limited Impact space is accounted for within Building M, which is the clubhouse building adjacent to the pool area.

Phase I (East) primarily contains the residential portions of the overall master plan for RIO marine Village. The development has been designed to be consistent with the goals and objectives of the comprehensive plan and the Community Redevelopment Area Zoning codes. The Florida Coastal architectural style of the architecture compliments the history of the RIO CRA and enhances the community for the surrounding residents. Consistent with the Master Plan approval, the site plan includes the extensive network of public access sidewalks and walking paths along the water frontage. Community green spaces and gathering areas promote the appreciation of the St. Lucie River and the outdoors as a whole.

There are two subdistricts of the CRA Regulating Plan located within the limits of the Rio Marine Village project, Core and Waterfront.

Waterfront Subdistrict

Marinas and working waterfronts define this subdistrict. The Rio CRA, Waterfront subdistrict also promotes a mixed-use waterfront environment with restaurants, entertainment, resorts, and residential uses. Several of these elements are designed to activate the waterfront while maintaining the goal of keeping the waterfront available for water-dependent, and water-related uses have been included in this project. Features such as this are achieved through the revitalization of two existing boat basins. These boat basins will heavily contribute to the activation of the waterfront by providing public access to the proposed waterfront restaurants, public boardwalk, and open-air green space. The proposed marine building is perpendicular to NE Dixie Hwy, facing a proposed project entrance. The location of the access point and the elevation of NE Dixie Hwy creates an open and expansive water view that features the naturally beautiful vistas of the St Lucie River. The marine buildings will provide space for marine uses that require a working waterfront environment but will be designed to encourage pedestrian window shopping. The mixed retail/industrial environment will cater to marine uses such as custom fabrication, boat repair/upgrades, electronics sales, custom rod manufacturers, and more.

Core Subdistrict

The project is designed in line with the intent to be a pedestrian-oriented center for surrounding

neighborhoods and the entire CRA. This is accomplished by carefully curating the mix of uses. The marina and commercial waterfront will make RIO Marine Village a destination for boaters, neighborhood pedestrians, and locals that want to experience waterfront activities. The site will include a waterfront park, walking paths, waterfront restaurants, and associated retail that will allow the community to enjoy the waterfront. The proposed residential units are designed to provide housing for young families and current Martin County residents looking to downsize to a simpler lifestyle, and all three-story buildings will include elevator access. The mixed-use and marine industrial uses will provide both daytime activities to help support the restaurants and provide the community with an environment where they can work and play along the river.

Primary and Secondary Streets and Alleys

NE Dixie Highway, a Primary Street designated by the CRA Street Regulating Plan, abuts the northern boundary of the Rio Marine Village. Three access points are proposed from NE Dixie Hwy along the north perimeter. The existing roundabout at the intersection of NE Dixie Hwy and NE Martin Ave is proposed to be relocated to the east about 300 feet. The intersection of Dixie and Martin Ave would then be reconfigured as a standard unsignalized intersection. The westernmost access point is also proposed as a round-about, providing a bookend to the development and signifying another arrival point. NE Martin Avenue, another Primary Street designated by the CRA Street Regulating Plan, provides access through the center of the project on land that is not included within the boundary of the project. The mixed-use and marine industrial uses will provide both daytime activities to help support the restaurants and provide the community with an environment where they can work and play along the river.

The RIO Marine Village redevelopment project is positioned within an area of previously developed lands and existing/occupied properties. An established network of streets has influenced the organization of the building's development and positioning. Utilizing the existing street network of NE Stuart St., NE Bernard St., NE St. Lucie ter., and NE Martin Ave, a block network of development has been created. This further promotes the development guidelines within the Martin County RIO Community Redevelopment Area Land Development Regulations. Additionally, conforming to the existing infrastructure allows for more connectivity and sustainable design.

Required Commercial Frontage

While designing this project, the design team followed the intent of Primary Streets within the CRA to support businesses, civic uses and reinforce local character. It's understood that these streets are designated as Required Commercial Frontage and shall be non-residential and open to the public at the ground level. The frontages of the buildings along Dixie shall be shopfronts and arcades.

Section 12.1.03. Permitted Uses

This project complies with this section of code. All proposed building uses are allowed in the subdistrict it is proposed within. In the Core subdistrict areas of the Rio Marine Village final site plan, Live Work units, apartments, and restaurants are proposed. Apartments, townhomes, restaurants, Marine Industrial,

Mixed Use Office, and limited impact retail and services are proposed within the Waterfront subdistrict areas of the Rio Marine Village.

Section 12.1.04. Development Standards

<u>Height-</u> All proposed building heights comply with height standards, and no building height exceeds the 40' and 4-story height limit. Ceiling heights for this project were measured consistently with the County code requirements.

Density-

The Applicant acknowledges that the Martin County Comprehensive Growth Management Plan allows site plans with two or more underlying future land use designations to be developed with blended densities. The total maximum density of this final site plan (11.54 UPA) does not allow more residential units per acre to be approved than the maximum gross densities allowed by the individual future land use designations (12.5 UPA). Commercial Waterfront and CRA Center are the two future land use designations within this project's limits.

The permitted gross residential density in the Waterfront subdistrict allows for ten units per acre. The residential density proposed in the waterfront subdistrict for this project is 8.85 units per acre. Below is the calculation used to determine gross residential density:

94 residential units/10.87 waterfront subdistrict acres= 8.65 units per acre

The permitted gross residential density in the Core subdistrict is 15 units per acre, and the proposed residential density in the Core subdistrict for this project is 17.8 units per acre. There are 98 residential units located in the Core subdistrict of this project.

98 residential units/ 5.5 core subdistrict acres= 17.82 units per acre

The overall blended density of the project is 11.9 units per acre. Below is the calculation used to determine gross residential density:

192 residential units/ 16.63 acres of unsubmerged land within the boundary of this project= 11.54 units per acre.

The Applicant recognizes that the project can utilize blended densities to comply with development regulations. When calculating residential density, the total acreage of land submerged underwater was not included in the gross land acreage. Additionally, the Applicant is permitted to utilize adjacent ROW to calculate the permitted residential density. To determine the overall density permitted within RIO Marine Village, 0.43 acres of adjacent ROW were utilized in calculating the permitted residential density.

<u>Building Coverage-</u> The calculation utilized when determining building coverage is the horizontal area measured from the building footprint of the roofed area on the ground floor of the principal and accessory structures on the lot. The total Building lot coverage is 98,176 SF.

<u>Open Space-</u> This project will comply with the open space requirement of 20%. Total amount of open space required in the Rio Marine Village is 3.24 acres. The master plan provides 7.52 acres of open space, well exceeding the requirement.

Policy 18.5C.1 Shoreline Protection Zone

The Rio Marine Village satisfies the 25' landward from shoreline setback and is redeveloped in accordance with this policy. There was 50,692 SF of impervious ground coverage existing in the project site. An Existing Impervious Conditions Map and chart detailing the total impervious square footage in the project have been provided.

This project's total square footage of Shoreline Protection Zone is 78,908 SF. Proposed impervious surfaces do not exceed 40% of the SPZ area. Pervious walkways are provided within the Shoreline Protection Zone, as allowed by this policy, to provide public access to the water or connection between adjoining properties. Any development and redevelopment in the proposed project protect the shoreline mangroves, incorporate a living shoreline element and meet the minimum stormwater requirements for rate, quantity, quality, and timing of the discharge. We were diligent in ensuring that development and redevelopment do not contribute to shoreline erosion.

The Applicant proposes a pervious public boardwalk along more than 50% of the project's shoreline. This public space will front portions of the living shoreline and provide direct access to the beach for residents and visitors to enjoy.

Alternative Compliance

There are Alternative Compliance requests associated with this project, see attached PDF for details. The specific alternative compliance requests are detailed within a separate justification statement. All the requests are a direct result of the innovative design measures taken to create a development that fits within the unique property boundaries and the surrounding development. These alternative compliance requests are necessary to create a project that is consistent with the intent behind the design requirements listed within the RIO Community Redevelopment Area Land Development Regulations.

ALTERNATIVE COMPLIANCE							
REQUEST #	CODE	REQUIREMENT	REQUEST				
1	12, §12.3.05 FIGURE R- 5.04	Front Build-to-Zones shall have a minimum of 10' and a maximum of 25'. See figure R- 5.04.	Building I setback from N.E. Martin Avenue 84', deviation of 59' required.				

2	12, §12.1.04.7 d.	Sheds, exposed pumps, electrical meters, air conditioning compressors, clothes lines, antennas, satellite dishes, outdoor storage, and similar structures and uses shall not be located between the front of a building and a street.	4' wall screening and landscaping around all AC units on the property.
3	12, §12.3.09	Properties within Waterfront and Core subdistricts are required to plant one tree per 1,000 SF of Site Area.	374 trees are proposed a 66-tree deviation from the 440 required by the site area's square footage.
4	12, §12.3.09.7.a.ii	The side of a vehicular use area abutting a Detached, Detached Estate, Multifamily or Mobile Home that is not part of the subject development shall be planted with trees with a minimum height of 16 feet, 4-foot clear trunk, and four-inch DBH, at 25-foot intervals in a landscape area that is at least ten feet wide. The trees, landscaped buffer and the wall, fence or hedge may be reduced or eliminated with the written consent of the owner of the residential property, which shall be recorded in the public records.	An Alternative design is being proposed for the eastern buffer, reduced tree size specification, to comply with FPL's Right Tree / Right Place Guidelines. Minimum tree height required: The proposed minimum tree height is 12' with a 4' deviation from the requirement.

5	12, §12.1.05 Building types and frontage types	Frontage Type requirements, selection of a frontage type.	Building I does not comply with a frontage type listed within the CRA Code.
6	12, §12.3.05 FIGURE R- 5.07	Front Build-to-Zones shall be a minimum of 10' and a maximum of 25'.	 Building B proposed 7' front setback, a 3' deviation from the requirement. Building C has a proposed 9' front setback, a 1' deviation from the requirement.
7	12, §12.5.04 Development standards	Requires buildings with a Live/Work designation to have a minimum frontage buildout percentage of 70%.	The Applicant is requesting a front buildout of 50% deviation of 20% from the required 70%.
8	4, §4.1.664.c.	Not more than 30 percent of all trees shall be palms	The Applicant is requesting that 46% of the total trees planted on site are palms, a 16% deviation from the required 30%.

Conclusion

The applicant proposes redeveloping a portion of the RIO Community Redevelopment Area and bringing a high-quality and sustainable core to the CRA. The proposed plan fits with the intent of the RIO CRA and provides numerous public benefits as well as revitalizes a key portion of Martin County. Members of the surrounding community have been vocal in their desires for this area, and we have worked diligently to accommodate every one of their concerns. The proposed Phase I (East) final site plan includes a mixture of uses, but provides for enhanced pedestrian and community amenities. The proposed final site plan for RIO Marine Village Phase I (East) results from successfully implementing the RIO CRA Land Development Regulations and the community's desires.

Martin County Growth Management C/O Peter Walden 2401 SE Monterey Road Stuart, FL 34996

Re: LETTER OF AUTHORIZATION

To Whom It May Concern:

Please allow this letter to serve as authorization for Cotleur & Hearing and its staff to act as agents for the area owned by RIO SOUTH DIXIE LLC in The Rio Marine Village project, located to the south of the intersection of State Road 707, NE Dixie Highway, and NE Martin Avenue in the Rio CRA of Martin County, FL, for the purposes of obtaining approvals and permits from state and local government agencies regarding development applications, site plan, signage plan, subdivision plat, PUD, and other similarly related applications?

Authorized Person: Joshua Simon

FLF- ROSSROADS- RIO B MEMBER LLC

Title: Manager

STATE OF FLORIDA COUNTY OF POLYM BLOCK

who is personally known to me or has produced

as identification.

[NOTARIAL SEAL]

NOTARY PUBLIC, State of Florida

ALEXIA SACKA
Notary Public - State of Florida
Commission # GG 916324
My Comm. Expires Sep 24, 2023
Bonded through National Notary Assn.

Prepared by and return to:
Jeffrey S. Raynor
Jeck, Harris, Raynor & Jones, P.A.
790 Juno Ocean Walk, Suite 600
Juno Beach, FL 33408-1121
561-713-2094
File Number: 16156.05007
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 5th day of Change, 2019 between Elizabeth S. Zurich, a married person, individually and as Successor Trustee of the Declaration of Trust of Frederick P. Stein dated February 7, 1996; and Elizabeth S. Zurich, a married person, individually and as Successor Trustee of the Declaration of Trust of Garnette B. Stein dated February 7, 1996 whose post office address is 1112 NE St. Lucie Terrace, Jensen Beach, FL 34957, grantor, and RIO South Dixie, LLC, a Florida limited liability company whose post office address is 8985 S.E. Bridge Road, Hobe Sound, FL 33455, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida to-wit:

See attached Exhibit A

Property Identification Number: 33-37-41-000-014-00340-7;

Subject to comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; outstanding oil, gas and mineral rights of record without right of entry; unplatted public utility easements of record; provided this shall not serve to reimpose any of the foregoing; and taxes for years subsequent to December 31, 2018;

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida. Grantor's residence and homestead address is: 1112 NE St. Lucie Terrace, Jensen Beach, FL 34957.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kathyn Haudien Witness Name: Kathnyn H. Koudrey

Witness Name: WATTRE 6 WOOD

Elizabeth S. Zurich, individually and as Successor Trustee of the Declaration of Trust of Frederick P. Stein dated February 7, 1996

By: <u>Cligabeth S. Zurich</u>

Elizabeth S. Zurich, individually and as Successor Trustee of the Declaration of Trust of Garnette B. Stein dated February 7, 1996

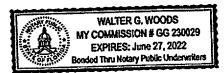
By: <u>Clisabeth S. Zurich</u>
Elizabeth S. Zurich

1112 NE St. Lucie Terrace, Jensen Beach, FL 34957

State of Florida
County of Palm Beach MARTIN

The foregoing instrument was acknowledged before me this 5th day of February, 2019 by Elizabeth S. Zurich, individually and as Successor Trustee of the Declaration of Trust of Frederick P. Stein dated February 7, 1996. She 2 is personally known or fx1 has produced a driver's license as identification.

[Notary Seal]



Millettities

HOME LUDIC

Printed Name:

WALTER 6. WOODS

My Commission Expires:

June 27, 2022

State of Florida County of Palm Beach MARTIN

The foregoing instrument was acknowledged before me this 54c day of February, 2019 by Elizabeth S. Zurich, individually and as Successor Trustee of the Declaration of Trust of Garnette B. Stein dated February 7, 1996. She K is personally known or EXI has produced a driver's license as identification.

[Notary Seal]

WALTER G. WOODS
MY COMMISSION # GG 230029
EXPIRES: June 27, 2022
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name:

WALTER G. WOODS

My Commission Expires:

Jane 27, 2022

EXHIBIT A, LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING OVER A PORTION OF LOT 14, GLUTSCH'S SUBDIVISION OF SECTION 33, TOWNSHIP 37 SOUTH, RANGE 41 EAST, RECORDED IN PLAT BOOK 1, PAGE 151, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND RECORDED IN PLAT BOOK 1, PAGE 213, OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT 14, AND THE CENTERLINE OF BERNARD AVENUE (NOW BREVARD AVENUE) AS SHOWN ON THE PLAT OF RIO ST. LUCIE TERRACE RECORDED IN PLAT BOOK I, PAGE 14 B, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; PROCEED SOUTH 03°17'20" EAST, ALONG SAID EAST LINE, A DISTANCE OF 100.22 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE SOUTH 03°17'20" EAST, ALONG SAID EAST LINE, A DISTANCE OF 321.62 FEET TO THE MEAN HIGH WATER LINE OF THE ST. LUCIE RIVER PRIOR TO THE CONSTRUCTION OF A BOAT CHANNEL AND BOAT BASIN; THENCE SOUTHEASTERLY ALONG SAID MEAN HIGH WATER LINE, DEPARTING SAID EAST LINE, A DISTANCE OF 169.10 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY EXTENSION OF THE FACE OF AN EXISTING BULKHEAD; THENCE NORTH 06°17'06" WEST, DEPARTING SAID MEAN HIGH WATER LINE, AND ALONG SAID SOUTHERLY EXTENSION, AND THE FACE OF SAID BULKHEAD, AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 352.00 FEET, MORE OR LESS: THENCE SOUTH 89°29'20" EAST, DEPARTING SAID NORTHERLY EXTENSION, A DISTANCE OF 89.69 FEET TO A POINT ON A LINE 25.00 FEET WEST OF, AND PARALLEL WITH, THE WEST LINE OF THE "LILLY FRIPP" PARCEL AS DESCRIBED IN DEED BOOK 52, PAGE 100; THENCE NORTH 06°45'00" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 34.49 FEET; THENCE SOUTH 89°29'20" EAST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 89.22 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH INGRESS-EGRESS EASEMENT DATED JULY 11, 2002, RECORDED JULY 16, 2002, IN OFFICIAL RECORD BOOK 1663, PAGE 732, OF THE PUBLIC RECORDS, MARTIN COUNTY, FLORIDA.



THIS INSTRUMENT WAS PREPARED BY AND, AFTER RECORDING, RETURN TO:
Jin Liu, Esquire
Carlton Fields Jorden Burt, P.A.
4221 West Boy Scout Boulevard, Suite 1000
Tampa, Florida 33607
(813) 223-7000

Parcel Nos.: 27-37-41-025-001-00000-80000; 33-37-41-000-014-00310-30000; 33-37-41-000-014-00320-10000

SPECIAL WARRANTY DEED

SFI MARINA STUART TRS LLC, a Delaware limited liability company ("Grantor"), for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto RIO South Dixie, LLC, a Florida limited liability company ("Grantee"), the tracts or parcels of land located in Martin County, Florida, described in Exhibit A (the "Land"), together with: (a) all improvements located thereon, but expressly excluding improvements and structures owned by any tenant, bailee or other third party; (b) all right, title and interest of Grantor, if any, in and to the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto; and (c) all right, title and interest of Grantor, if any, in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining the Land and all riparian and littoral rights, air rights, vegetation minerals, oil, gas, water or water stock related to the Land and all lands lying in the bed of any body of water abutting, included in the legal description of or adjoining the Land (such land and interests are hereinafter collectively referred to as the "Property").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to all easements, restrictions, reservations and covenants now of record and further subject to all matters that a current, accurate survey of the Property would show, together with all of the exceptions set forth on the Title Commitment obtained by Grantee (collectively, "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, subject to the Permitted Exceptions.

Grantee's address is: 8985 S.E. Bridge Road, Hobe Sound, FL 33455.

EXECUTED as of January <u>22</u> , 2019.	SFI MARINA STUART TRS LLC, a Delaware limited liability company
(Signature Witness #1) By 19 (Print Name Witness #1)	By: Mary-Beth C. Roselle Title: Senior Vice President
(Signature Witness #2) Steve Chazan (Print Name Witness #2)	
by Mary-Beth C. Roselle, as Senior Vice Pr	ledged before me this 17 day of January, 2019, resident of SFI MARINA STUART TRS LLC, a f of said company. She kis personally known to
me or [_] produced as identification a	driver's license.
My Commission Expires:	(Signature)
(AFFIX NOTARY SEAL)	Name:
Jesus Rosado Notary Public, State of New York No. 01RO6242246 Qualified in Bronx County Commission Expires May 31, 20	(Legibly Printed) Notary Public State of
	(Commission Number, if any)

Exhibit "A"

Legal Description - RIO South Dixie, LLC

PARCEL "A"

Parcel 1

Intentionally Omitted.

Parcel 2

A parcel of land, being a portion of Lot 14 of Glutsch's Subdivision of Section 33, Township 37 South, Range 41 East, according to the Plat thereof as recorded in Plat Book 1, Page 151, of the Public Records of St Lucie (now Martin) County, Florida, more particularly described as follows:

COMMENCE at the intersection of the South right-of-way line of Dixie Highway and the centerline of Martin Boulevard as shown on the Plat of Rio St. Lucie Terrace Subdivision, Plat Book 1, Page 14B, of the Public Records of said Martin County; thence North 89°30'58" West, along said South right-of-way line, a distance of 267.17 feet, being a point on a line parallel with and 15 feet West of the East line of said Lot 14; thence South 03°17'20" East, along said line, a distance of 200.43 feet to the POINT OF BEGINNING; thence continue South 03°17'20" East, along said line, a distance of 213.40 feet; thence North 89°29'20" West, departing said line, a distance of 59.79 feet to a point on the West line of the "Lillie Fripp" parcel, as recorded in Deed Book 52, Page 100, of the Public Records of St. Lucie (now Martin) County; thence North 06°45'00" West, along said West line, a distance of 214.62 feet; thence South 89°30'58" East, along a line parallel with the South right-of-way line of Dixie Highway and 200 feet Southerly thereof, a distance of 72.77 feet to the POINT OF BEGINNING.

TOGETHER WITH Parcel "A"

A parcel of land, being a portion of Lot 14 of Glutsch's Subdivision of Section 33, Township 37 South, Range 41 East, according to the Plat thereof, as recorded in Plat Book 1, Page 151, of the Public Records of St Lucie (now Martin) County, Florida, more particularly described as follows:

COMMENCE at the intersection of the South right-of-way line of Dixie Highway and the centerline of Martin Boulevard as shown on the Plat of Rio St. Lucie Terrace Subdivision, Plat Book 1 Page 14B, of the Public Records of said County; thence North 89°30'58" West, along said South right-of-way line, a distance of 252.14 feet to a point on the West line of the Plat of Rio St. Lucie Terrace, as recorded in Plat Book 1, Page 14B, Public Records of said County, and a point on the East line of said Glutsch's Subdivision and the POINT OF BEGINNING; thence South 03°17'20" East, along said East and West lines, a distance of 591.28 feet; thence North 89°29'20" West, departing said East and West line, a distance of 89.22 feet to a point on a line 25.00 feet West of, and parallel with, the West line of the "Lillie Fripp" parcel as described in Deed Book 52, page 100, Public Records of said County; thence North 06°45'00" West, along said parallel line, a distance of 178.48 feet; thence South 89°29'20" East, departing said parallel line, a distance of 84.99 feet to a point on a line 15.00 feet West of, and parallel with, the East line of Lot 14, said Glutsch's Subdivision; thence North 03°17'20" West, along said parallel line, a distance of 413.83 feet to a point on said South right-of-way line of said Dixie Highway; thence South 89°30'58" East, departing said parallel line, a distance of 15.03 feet to the POINT OF BEGINNING.

Parcel 3 (Marine Parcel)

A parcel of land, being a portion of Lot 14 of Glutsch's Subdivision of Section 33, Township 37 South, Range 41 East, according to the plat thereof, as recorded in Plat Book 1, Page 151, of the Public Records of St. Lucie (now Martin) County, Florida, more particularly described as follows:

COMMENCE at the Intersection of the South right-of-way line of Dixie Highway and the centerline of Martin Boulevard as shown on the Plat of Rio St. Lucie Terrace Subdivision, Plat Book 1, Page 14B, of the Public Records of said Martin County, thence North 89°30'58" West, along said South right-of-way line, a distance of 352.14 feet to the POINT OF BEGINNING; thence South 06°45'00" East, a distance of 416.22 feet; thence North 89°29'20" West, a

distance of 25.20 feet to a point on a line 25 feet Westerly of, and parallel with, the West line of the "Lillie Fripp" parcel; thence South 06°45 '00" East, along said parallel line, a distance of 212.97 feet; thence North 89°29'20" West, a distance of 89.69 feet to a point on a line being the Northerly extension of the face of an existing bulkhead; thence South 06°17'06" East along said Northerly extension, said face of bulkhead and the Southerly extension thereof a distance of 352 feet more or less to a point on the mean high water line of the St. Lucie River prior to construction of a boat channel and basin; thence Westerly along said mean high water line, a distance of 60 feet more or less to a point on a line parallel with, and 175 feet East of the West line of, said Lot 14; the following 3 courses are common to that certain parcel of land as described in Deed Book 21, Pages 320 and 366, Public Records of Martin County, Florida; thence North 00°35'59" East, along said parallel line, a distance of 296 feet more or less; thence North 89°09'16" West, a distance of 159.00 feet to a point on a line parallel with, and 16 feet East of, the West line of said Lot 14; thence North 00°35'59" East, along said parallel line, a distance of 708.85 feet to a point on said South right-of-way line; thence South 89°30'58" East, along said South right-of-way line, a distance of 201.07 feet to the POINT OF BEGINNING.

TOGETHER WITH (Office Parcel)

A parcel of land, being a portion of Lot 14 of Glutsch's Subdivision of Section 33, Township 37 South, Range 41 East, according to the plat thereof, as recorded in Plat Book 1, Page 151, of the Public Records of St. Lucie (now Martin) County, Florida, more particularly described as follows:

COMMENCE at the intersection of the South right-of-way line of Dixie Highway and the centerline of Martin Boulevard as shown on the Plat of Rio St. Lucie Terrace Subdivision, Plat Book 1, Page 14B, of the Public Records of said Martin County; thence North 89°30'58" West along said South right-of-way line a distance of 267.17 feet to the POINT OF BEGINNING, being a point on a line parallel with, and 15 feet West of, the East line of said Lot 14; thence South 03°17'20" East, along said line, a distance of 200.43 feet; thence North 89°30'58" West, along a line parallel with the South right-of-way line of Dixie Highway and 200 feet Southerly thereof, a distance of 72.77 feet to a point on the Westerly line of the "Lillie Fripp" parcel, as recorded in Deed Book 52, Page 100, of the Public Records of said Martin County; thence North 06°45'00" West, along said Westerly line, a distance of 201.60 feet to a point on said South right-of-way line, thence South 89°30'58" East, along said South right-of-way line, a distance of 84.97 feet to the POINT OF BEGINNING.

PARCEL "B"

Parcel 1

All those certain plots, pieces or parcels of land, with the buildings and improvements thereon erected, situate, lying and being in Jensen Beach, the County of Martin County, and the State of Florida, being more particularly described:

All of the lots in Blocks 4 and 5 and all of that part of Block 3 of Rio St. Lucie Terrace Addition No. 1, according to the Plat thereof, as recorded in Plat Book 1, Page 56, Public Records of Martin County, Florida, lying Northerly of the following described line:

COMMENCE at an iron bar found on the West line of Section 34, Township 37 South, Range 41 East, said iron bar being South 00°13'00" East, 640 feet from the Northwest corner of said Section 34, and also being North 00°13'00" West, 100 feet from a concrete monument on said West line, said monument also being at the Southwest corner of Block 3 of Rio St. Lucie Terrace Addition No. 1, according to the Plat thereof recorded in Plat Book 1, Page 56, Public Records of Martin County, Florida; thence along said West line of Section 34, North 00°13'00" West, 83.10 feet; thence due East 20.00 feet to the POINT OF BEGINNING; thence continue due East 101.24 feet; thence due South 61.12 feet; thence due East 143.89 feet, more or less, to the East boundary line of Rio St. Lucie Terrace Addition No. 1 as shown on the Plat thereof, as recorded in Plat Book 1, Page 56, of the Public Records of Martin County, Florida.

<u>TOGETHER WITH</u> an easement in common with others for ingress and egress over the following described parcel, to-wit:

The West 20 feet of the North 842.32 feet of Section 34, Township 37 South, Range 41 East, Martin County, Florida; SUBJECT TO right-of-way for State Road 707.

TOGETHER WITH a utility easement in common with others over, across, under and upon the West 6 feet of the East 12 feet of that certain property conveyed to Frank Malocsay and Velma Malocsay, his wife, as described in Warranty

Deed dated April 22, 1977, recorded in Official Records Book 418, Page 2079, Public Records of Martin County, Florida.

TOGETHER WITH the abandoned portion of Stuart Avenue lying between Blocks 4 and 5, and the abandoned portion of Bernard Avenue lying between Blocks 3 and 4, and that portion of the unmarked street lying between the East boundary line of the subdivision and the property conveyed above, all according to the Plat of Rio St. Lucie Terrace Addition No. 1, as recorded in Plat Book 1, Page 56, Public Records of Martin County, Florida.

<u>TOGETHER WITH</u> a portion of Block 3, including those portions of abandoned rights-of-way therein Rio St. Lucie Terrace Addition No. 1, as recorded in Plat Book 1, Page 56, Public Records of Martin County, Florida, more particularly described as follows:

COMMENCE at the Northwest corner of Section 34, Township 37 South, Range 41 East; thence South 00°08'11" East, along the West line of said Section 34, 740.20 feet to a 3" x 3" shell concrete monument, said point being the Southwest corner of Block 3; thence South 00°11'00" West, 72.35 feet; thence South 89°50'33" East, 20.44 feet; thence South 89°50'33" East, 244.76 feet; thence North 00°05'40" West, 179.11 feet to the POINT OF BEGINNING; thence continue North 00°05'40" West, 16.64 feet; thence North 89°55'00" West, 42.31 feet; thence South 68°28'22" East, 45.52 feet to the POINT OF BEGINNING.

Parcel 2

That portion of the following described parcel which lies West of the West line of Lot 3, Block 3, Rio St. Lucie Terrace Addition No. 1, according to the Plat thereof, as recorded in Plat Book 1, Page 56, Public Records of Martin County, Florida, to wit:

A portion of Lots 1 through 10, inclusive, Block 3, and the unnamed alleyway lying East of said Lot 1 of Rio St. Lucie Terrace Addition No. 1, according to the Plat thereof, as recorded in Plat Book 1, Page 56, of the Public Records of Martin County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of Section 34, Township 37 South, Range 41 East; thence South 00°13'00" West, along the West line of said Section 34, a distance of 539.51 feet to the Northwest corner of said Block 3 and the POINT OF BEGINNING; thence continue South 00°13'00" East, a distance of 17.87 feet; thence North 89°55'16" East, a distance of 101.17 feet; thence South 00°04'51" East, a distance of 61.04 feet; thence North 89°56'16" East, a distance of 101.65 feet; thence South 68°11 '00" East, a distance of 44.59 feet; thence North 00°13'00" West, a distance of 95.43 feet; thence South 89°57'09" West, a distance of 264.00 feet to the POINT OF BEGINNING.

Parcel 3

The West 20 feet of the North 842.32 feet of Section 34, Township 37 South, Range 41 East, Martin County, Florida; LESS the right-of-way for State Road 707 and LESS that portion of said West 20 feet of the North 842.32 feet conveyed to Chef's International, Inc., recorded in Official Records Book 504, Page 2290.

LESS AND EXCEPT that portion of the above-described property lying within the twenty (20)-foot alleyway which divides Block 5 of Rio St. Lucie Terrace Addition No. 1, according to the Plat thereof, recorded in Plat Book 1, Page 56, Martin County, Florida Public Records.

Parcel 4

All of Grantor's right, title, claim or interest, if any, in and to that twenty (20)-foot alley which divides Block 5 of Rio St. Lucie Terrace Addition No. 1, according to the Plat thereof, recorded in Plat Book 1, Page 56, Martin County, Florida Public Records.

PARCEL "C"

Parcel 1

Being a portion of Blocks 2 and 3, including those portions of abandoned Rights-of-Way therein, Rio-St. Lucie Terrace Addition No. 1, as recorded in Plat Book 1, Page 56, Public Records of Martin County, Florida, more particularly described as follows:

COMMENCE at the Northwest corner of Section 34, Township 37 South, Range 41 East; thence South 00°08'11" East, along the West line of said Section 34, 740.20 feet, to a 3" x 3" shell concrete monument, said point being the Southwest corner of said Block 3; thence South 00°11'00" West, 72.35 feet; thence South 89°50'33" East, 20.44 feet to the POINT OF BEGINNING; thence South 89°50'33" East, 244.76 feet; thence North 00°05'40" West, 195.75 feet; thence North 89°55'00" West, 132.02 feet; thence South 00°07'02" West, 40.00 feet; thence North 89°57'36" West, 112.74 feet; thence South 00°08'11" East, 155.35 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM, however, that portion thereof described as follows:

COMMENCE at the Northwest corner of Section 34, Township 37 South, Range 41 East; thence South 00°08'11" East, along the West line of said Section 34, 740.20 feet to a 3" x 3" shell concrete monument, said point being the Southwest corner of Block 3; thence South 00°11'00" West, 72.35 feet; thence South 89°50'33" East, 20.44 feet; thence South 89°50'33" East, 244.76 feet; thence North 00°05'40" West, 179.11 feet to the POINT OF BEGINNING; thence continue North 00°05'40" West, 16.64 feet; thence North 89°55'00" West, 42.31 feet; thence South 68°28'22" East, 45.52 feet to the POINT OF BEGINNING.

TOGETHER WITH an easement for parking and ingress and egress in common with others over the following described property, to-wit:

The South 30 feet of the North 842.32 feet of the West 264.4 feet, Section 34, Township 37 South, Range 41 East, Martin County, Florida.

<u>TOGETHER WITH</u> an easement in common with others for ingress and egress over the following described parcel, to-wit:

The West 20 feet of the North 842.32 feet, Section 34, Township 37 South, Range 41 East, Martin County, Florida SUBJECT TO right-of-way for State Road 707.

Parcel 2

Lots 1 through 9, Block 18; all of Lots 10, 11, 12, Lots 13, 14, 15, LESS the North 25.00 feet thereof; Lot 16, LESS the West 19.00 feet of the North 25.00 feet, all in Block 1; including that portion of River Boulevard lying between Block 1 and Block 18;

<u>TOGETHER WITH</u> an easement for ingress and egress over the South 44.00 feet of the East 6.00 feet of Lot 1, Block 1; all being part of "Rio-St. Lucie Terrace", as shown on the Plat thereof, recorded in Plat Book 1, Page 14B, Public Records of Martin County, Florida.

<u>AND</u>

Blocks 1 and 2, "Rio-St. Lucie Terrace, Addition No. 1", Plat Book 1, Page 56, Public Records of Martin County, Florida, LESS that portion more particularly described as follows:

Being a portion of Blocks 2 and 3, including those portions of abandoned Rights-of-Way therein, Rio-St. Lucie Terrace Addition No. 1, as recorded in Plat Book 1, Page 56, Public Records of Martin County, Florida, more particularly described as follows:

COMMENCE at the Northwest corner of Section 34, Township 37 South, Range 41 East; thence South 00°08'11" East, along the West line of said Section 34, 740.20 feet, to a 3" x 3" shell concrete monument, said point being the Southwest corner of said Block 3; thence South 00°11 '00" West, 72.35 feet; thence South 89°50'33" East, 20.44 feet to the POINT OF BEGINNING; thence South 89°50'33" East, 244.76 feet; thence North 00°05'40" West, 195.75 feet; thence North 89°55'00" West, 132.02 feet; thence South 00°07'02" West, 40.00 feet; thence North 89°57'36" West, 112.74 feet; thence South 00°08'11" East, 155.35 feet to the POINT OF BEGINNING.

AND

INCLUDING that portion of River Boulevard lying between Block 1 and 2, and that certain unmarked street lying East of River Boulevard and Blocks 1 and 2, "Rio-St. Lucie Terrace Addition No. 1," according to Plat thereof, filed July 19, 1926, and recorded in Plat Book 1, Page 56, Martin County, Florida, Public Records, including any extension of said street into submerged land.

<u>INCLUDING</u> all those lands lying between the existing bulkhead shown on Mathers & Associates survey dated September 25, 1980, No. 242-01, and the Southerly boundary of Rio-St. Lucie Terrace Addition No. 1, per Plat Book 1, Page 56, and the Southerly boundary of Rio-St. Lucie Terrace, per Plat Book 1, Page 14B, Public Records of Martin County, Florida, meaning and intending to include those submerged lands conveyed by instrument recorded in Official Records Book 164, Page 194, mapped and recorded in Plat Book 4, Page 40, Public Records of Martin County, Florida.

TOGETHER WITH AND SUBJECT TO an easement in common with others for ingress and egress over the following described parcel, to-wit:

The West 20 feet of the North 842.32 feet, Section 34, Township 37 South, Range 41 East, Martin County, Florida; SUBJECT TO right-of-way State Road 707.

Parcel 3

COMMENCE at the Northeast corner of Section 33, Township 37 South, Range 41 East, Martin County, Florida; thence South along the East line of said Section 33, a distance of 760,80 feet to the POINT OF BEGINNING; said point being on the centerline of St. Lucie Avenue, as shown on the Plat of Rio St. Lucie Terrace, as recorded in Plat Book 1, Page 14B, Public Records of Martin County, Florida; thence South 89°43'45" West, along said centerline of St. Lucie Avenue a distance of 75 feet to a Southerly projection of the East line of Lot 13, Block 2, of said Plat of Rio St. Lucie Terrace, thence North along last said projection line a distance of 20 feet to the Southeast corner of said Lot 13, Block 2; thence continue North along the East line of said Lot 13, a distance of 100 feet to the Northeast corner of said Lot 13; thence South 89°43'45" West, along the North line of Lots 13 and 9 of said Block 2, a distance of 125 feet to the Northwest corner of said Lot 9, Block 2; thence South along the West line of said, Block 2, a distance of 100 feet to the Southwest corner of said Block 2; thence continue South a distance of 40 feet to the Northwest corner of Block 1 of said Plat of Rio St. Lucie Terrace; thence South 89°43'45" West along the Westerly extension of the North line of said Block 1, a distance of 35 feet; thence South along a line 10 feet West of and parallel to the centerline of Martin Boulevard to the waters of St. Lucie River; thence Southeasterly along said waters to the intersection with centerline of Martin Boulevard.; thence North along said centerline to a point on the Westerly extension of the South line of Lot 9, Block 1, of said Subdivision; thence North 89°43'45" East, along said line a distance of 25 feet to the Southwest corner of Lot 9 of said Block 1; thence continue North 89°43'45" East, along the South line of said Lot 9, a distance of 100 feet to the Southeast corner of said Lot 9; thence continue North 89º43'45" East, along the South line of the Northerly 25 feet of Lots 13, 14, 15 and 16, of said Block 1, being also 6 feet West of the East line of said Section 33; thence North a distance of 25 feet to the South line of Lot 1 of said Block 1; thence North 89°43'45" East, a distance of 6 feet to the Southeast corner of Lot I, Block I, also being the East line of said Section 33; thence North along the East line of said Block 1, a distance of 100 feet to the Northeast corner of said Block 1; thence North along the East line of said Section 33, a distance of 20 feet to the POINT OF BEGINNING.

<u>AND</u>

Lots 14, 15 and 16, TOGETHER WITH the North one-half of abandoned St. Lucie Avenue adjacent to and South of Lots 14, 15 and 16, Block 2, Rio St. Lucie Terrace, according to the Plat thereof, recorded in Plat Book 1, Page 14B, Martin County, Florida, Public Records.

PARCEL "D"

Intentionally Omitted.

PARCEL "F"

COMMENCE at an iron bar found on the West line of Section 34, Township 37 South, Range 41 East, said iron bar being South 00°13'00" East, 640 feet from the Northwest corner of said Section 34 and also being North 00°13'00"

West, 100.00 feet from a concrete monument on said West line, said monument also being at the Southwest corner of Block 3, of the Plat entitled "Rio St. Lucie Terrace Addition No. 1", dated July 19, 1926, and recorded in Plat Book 1, Page 56, Public Records of Martin County, Florida; thence along said West line of Section 34, South 00°13'00" East, 18.02 feet; thence due East 20.00 feet to the POINT OF BEGINNING; thence continue due East 112.74 feet; thence due North 40.00 feet; thence due West 11.87 feet; thence due North 61.12 feet; thence due West 101.24 feet; thence South 00°13'00" East, 101.12 feet to the POINT OF BEGINNING; said land lying and being in Martin County, Florida.

PARCEL "G"

Parcel 1

Lots 1, 2, 3 and 4, Block 3, Rio St. Lucie Terrace, according to the Map or Plat thereof, as recorded in Plat Book 1, Page 14-B, Public Records of Martin County, Florida.

Parcel 2

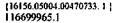
Lots 13, 14, 15 and 16, Block 3, Rio St. Lucie Terrace, according to the Map or Plat thereof, as recorded in Plat Book 1, Page 14-B, Public Records of Martin County, Florida.

Parcel 3

Lots 1 through 8, inclusive, and Lots 13 through 16, inclusive, Block 4, Rio St. Lucie Terrace, according to the Plat thereof, as recorded in Plat Book 1, Page 14B, Public Records of Martin County, Florida.

<u>TOGETHER WITH</u> that portion of the alleyway that lies between Lots 1 through 8, and Lots 9 through 16, Block 4, as shown on the Plat of Rio St. Lucie Terrace Subdivision, recorded in Plat Book 1, Page 14B, Martin County, Florida, Public Records.

LESS AND EXCEPT from Parcels "B", "C", "F", & "G", conveyed to Martin County, in Receiver's Right-of-way Deed, recorded April 21, 2010, in Official Records Book 2448, Page 2256, Public Records of Martin County, Florida.



Prepared by and return to:
Jeffrey S. Raynor, Vice President
Jeck, Harris, Raynor & Jones, P.A.
790 Juno Ocean Walk, Suite 600
Juno Beach, FL 33408-1121
561-713-2094
File Number: 16156.05008

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 5½ day of February, 2019 between Richard P. Zurich and Elizabeth S. Zurich, husband and wife whose post office address is 1112 NE St. Lucie Terrace, Jensen Beach, FL 34957, grantor, and RIO South Dixie, LLC, a Florida limited liability company whose post office address is 8985 S.E. Bridge Road, Hobe Sound, FL 33455, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida to-wit:

See attached Exhibit A;

Property Identification Number: 28-37-41-001-017-00011-7;

Subject to comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; outstanding oil, gas and mineral rights of record without right of entry; unplatted public utility easements of record; provided this shall not serve to reimpose any of the foregoing; and taxes for years subsequent to December 31, 2018;

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

In '	Witness	Whereof.	erantor has l	hereunto set g	rantor's hand	l and seal t	the day ar	ıd year	first above	written.
------	---------	----------	---------------	----------------	---------------	--------------	------------	---------	-------------	----------

Signed, sealed and delivered in our presence:

Witness Name: Kathown H. Cowd reep

Witness Name: WALTER G. WOODS

MeN/UCC Richard P. Zurich

Elizabeth S. Aurich Seal; Elizabeth S. Zurich

State of Florida

County of Palm Beach MARTIN

The foregoing instrument was acknowledged before me this 5th day of February, 2019 by Richard P. Zurich and Elizabeth S. Zurich, who is are personally known or Extra produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name:

WALTER 6. WOODS

My Commission Expires:

Jane 27 2022

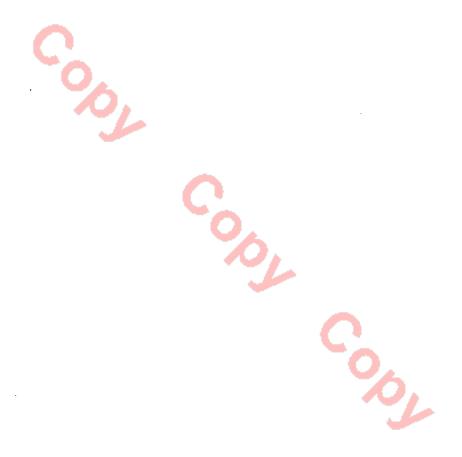
WALTER G. WOODS
MY COMMISSION # GG 230029
EXPIRES: June 27, 2022
Bonded Thru Notary Public Underwriters

EXHIBIT A

The West 15 feet of Lots 1 through 8, inclusive, and all of Lots 9 through 13, inclusive, Block 17, RiO ST. LUCIE TERRACE, according to the Plat thereof recorded in Plat Book 1, Page 14B, of the Public Records of Martin County, Florida.

TOGETHER WITH a tract of submerged land described as follows:

The West 21 feet of Lot 14, and all of Lots 15 and 16, Block 18, RIO ST. LUCIE TERRACE, according to the Plat thereof, recorded in Plat Book 1, Page 14B, of the Public Records of Martin County, Florida.



Prepared by and return to: Jeffrey S. Raynor, Vice President Jeck, Harris, Raynor & Jones, P.A. 790 Juno Ocean Walk, Suite 600 Juno Beach, FL 33408-1121 561-713-2094

File Number: 16156.05009

This document is being re-recorded to evidence execution by the Notary Public which was missing on the Warranty Deed recorded at O.R. Book 3040, Page 2258, Public Records of Martin County, Florida, upon which full documentary stamp tax was properly paid.

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 24 day of ______, 2019 between Mark J. Grove and Crystal M. Grove, husband and wife, whose post office address is 6272 SW Banks Street, Palm City, FL 34990, grantor, and RIO South Dixie, LLC, a Florida limited liability company whose post office address is 8985 S.E. Bridge Road, Hobe Sound, FL 33455, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida to-wit:

Lots 1 through 8, inclusive (less the West 15 feet thereof), Block 17, and the West 15 feet of closed Martin Boulevard from St. Lucie Avenue South, RIO ST. LUCIE TERRACE, as recorded in Plat Book 1, Page 14 B, of the Public Records of Martin County, Florida.

Together with a tract of submerged land described as follows: The West 21 feet of Lot 10; all of Lots 11, 12, 13 and 14 (less the West 21 feet), Block 18, RIO ST. LUCIE TERRACE, as recorded in Plat Book 1, Page 14 B, of the Public Records of Martin County, Florida;

Property Identification Number: 28-37-41-001-017-00010-8;

Subject to comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; outstanding oil, gas and mineral rights of record without right of entry; unplatted public utility easements of record; provided this shall not serve to reimpose any of the foregoing; and taxes for years subsequent to December 31, 2018;

Crystal M. Grove ("Crystal") is joining in and executing this Deed for the sole purpose of agreeing to release and convey any homestead interest she may have or claim to have in and to said land as a result of her marriage to Mark J. Grove ("Mark"), the sole owner of the land, and Crystal disclaims any ownership interest in said land and acknowledges said land is a non-marital asset purchased before meeting Mark.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

DoubleTime®

Signed, sealed and delivered in our presence:	
Witness Name: Mcood Witness Name: Angelam Wood Witness Name: Angelam Wood	Mark J. Grove (Seal)
	Crystal M. Grove (Seal)
	6272 SW Banks Street, Palm City, FL 34990
State of Florida County of Palm Beach The foregoing instrument was acknowledged before me this Crystal M. Grove who [_] are personally known or [X] have personally Seal]	day of John John John John John John John John

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Prepared by and return to:

Richard D. Percic, Esquire Jeck, Harris, Raynor & Jones, P.A. 790 Juno Ocean Walk, Suite 600 Juno Beach, FL 33408-1121

Telephone: (561) 713-2094

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed is made this 15 day of September, 2020, between Sharlene Anne Levy, also known as Sharlene A. Levy, as Personal Representative of the Estate of Robert M. Kulback, also known as Robert Michael Kulback, Deceased, whose post office address is 13355 Sioux Trail, Carmel, IN 46033, "Grantor", and RIO South Dixie, LLC, a Florida limited liability company, whose post office address is 601 Heritage Drive, Suite 227, Jupiter, FL 33458, "Grantee":

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, limited liability companies, trusts and trustees)

Witnesseth, that Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in **Martin**, Florida, to-wit (the "**Property**"):

Lots 6, 7, 8, 12, 13, and 14, Block 16, RIO ST. LUCIE TERRACE, according to the Plat thereof, recorded in Plat Book 1, Page 14-B, of the Public Records of Martin County, Florida.

Tax Identification Numbers: 28-37-41-001-016-00060-90000; and 28-37-41-001-016-00120-70000.

The Property is being conveyed by Grantor: (a) pursuant to that Order Authorizing Sale of Property dated July 28, 2020, recorded July 30, 2020, in Official Records Book 3146, Page 2331, of the Public Records of Martin County, Florida; and (b) free and clear of any personal representative's lien.

Subject to: (a) comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; (b) restrictions and matters appearing on the Plat or otherwise common to the subdivision; (c) outstanding oil, gas and mineral rights of record without right of entry; (d) unplatted public utility easements of record; and (e) taxes for the year of closing and subsequent years.

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

To Have and to Hold, the same in fee simple forever.

And Grantor hereby covenants with said Grantee that: (a) Grantor is lawfully seized of the Property in fee simple; (b) Grantor has good right and lawful authority to sell and convey the Property; (c) Grantor hereby fully warrants title to the Property and will defend the same against the lawful claims of all persons whomsoever; and (d) the Property is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

| Signature of Witness #1 |
| Printed Name of Witness #2 |
| Signature of Witness #2 |
| Signature of Witness #2 |
| Printed Name of Witness #2 |

Sharlene Anne Levy, also known as Sharlene A. Levy, as Personal Representative of the Estate of Robert M. Kulback, also known as Robert Michael Kulback, Deceased

Address:

13355 Sioux Trail Carmel, IN 46033

STATE OF INDIANA COUNTY OF HAMILTON

The foregoing Warranty Deed was acknowledged before me by means of [v] physical presence or [] online notarization, this 5 day of September, 2020, by Sharlene Anne Levy, also known as Sharlene A. Levy, as Personal Representative of the Estate of Robert M. Kulback, also known as Robert Michael Kulback, Deceased, who [] is personally known to me or [v] produced a driver's license as identification.

[Notary

Amanda S. Sorrell
Notary Public - State of Indiana
Commission Number: 0688531
My Commission Expires: 7/26/2024

Notary Public

Printed Name:

My Commission Expires:

Page 2 of 2

Certification of Property Ownership

The undersigned, Rio South Dixie LLC, a Florida Limited Liability Company ("Rio South"), hereby certifies that the property described on Exhibit "A" attached hereto ("Property") was purchased by, and title was transferred to, Rio South on January 22, 2019 ("Transfer Date") as evidenced by that certain Warranty Deed recorded in the Public Records of Martin County, Florida Records Book 3037, Page 2309.

Rio South, hereby certifies that the property described on Exhibit "B" attached hereto ("Property") was purchased by, and title was transferred to, Rio South on February 5, 2019 ("Transfer Date") as evidenced by that certain Warranty Deed recorded in the Public Records of Martin County, Florida Book 3040, Page 2199.

Rio South, hereby certifies that the property described on Exhibit "C" attached hereto ("Property") was purchased by, and title was transferred to, Rio South on February 5, 2019 ("Transfer Date") as evidenced by that certain Warranty Deed recorded in the Public Records of Martin County, Florida Book 3040, Page 2216.

Rio South, hereby certifies that the property described on Exhibit "D" attached hereto ("Property") was purchased by, and title was transferred to, Rio South on January 24, 2019 ("Transfer Date") as evidenced by that certain Warranty Deed recorded in the Public Records of Martin County, Florida Book 3041, Page 0609.

Rio South, hereby certifies that the property described on Exhibit "E" attached hereto ("Property") was purchased by, and title was transferred to, Rio South on September 15, 2020 ("Transfer Date") as evidenced by that certain Warranty Deed recorded in the Public Records of Martin County, Florida Book 3158, Page 2608.

Rio South further certifies that, since the Transfer Dates, Rio South has not sold, conveyed or otherwise transferred its interest in the Property or any portion thereof.

[Continued on following page]

By affixing its signature hereto, the undersigned hereby certifies that the foregoing is a true and complete statement.

RIO SOUTH:

Rio South Dixie, LLC, a Florida Limited Liability Company

By: FLF-CROSSROADS-RIO B MEMBER LLC,

a Florida Limited Liability Company

Its: Manager

Josh Simon

Its: Manager

STATE OF FLORIDA **COUNTY OF MARTIN**

The foregoing certification was sworn to, subscribed and acknowledged before	me by
means of physical presence or online notarization this day of Oxfor	<u>) </u>
2020, by Josh Simon, who is personally known to me or produced a driver's lie	cense as
identification.	
[NOTARY SEAL]	2
Notary Public- State of	f Florida
Alexia Sacka	
ALEXIA SACKA Notary Public - State of Florida Printe	ed Name
Commission # GG 916324 My Comm. Expires Sep 24, 2023	

My Comm. Expires Sep 24, 2023 Bonded through National Notary Assn.

My Commission Expires

EXHIBIT A

PARCEL NUMBERS:

- 33-37-41-000-014-00320-1
- 33-37-41-000-014-00310-3
- 27-37-41-025-001-00000-8

Gener	General Information	Propert	Property Location Map	lap
Parcel #	333741000014003201			· · · · · · · · · · · · · · · · · · ·
Owner Name:	RIO SOUTH DIXIE LLC	-		
Owner Address:	8985 SE BRIDGE RD HOBE SOUND, FL 33455	+		
Site Address:	1050 NE DIXÍE HWY JENSEN BEACH, FL 34957- 6209			To the second
Storm Surge Evacuation Zone:	AB	N p		
Flood Zone:	VE,AE,X			
Base Flood Elevation:	7,5,N/A' NAVD			
FIRM Panel:	12085C0153H,12085C0151H		推荐	
Urban Service District:	Primary	建		
Municipality:	Unincorporated Martin County	7	10	
ISO-PPC Rating:	3			
Subdivision infill	Yes		and.	7
Building Design Wind Speed	ind Speed	くてい異様に		
Occupancy Category	140	Electio	Election Information	u
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Occupancy category II:	160	the Martin County Supervisor of Elections at 772-288-	oervisor of Election	piedse contac ns at 772-288-
Occupancy Category 170	170	5637 Notes Brosingt		
	700	Commission District		
L Coll Pac L TTOWAY	Land Ose	Commissioner	Doug Smith	772-788-5400
rivore: Land Use In frequently, please ve	FINOTE: Land Use Information can change frequently, please verify with the <u>Martin County.</u>	Clerk of Circuit Court:	_	772-288-5576
Growth Management	Growth Management Department at 772-288-5495	County Shariff	William Soydor	0002-066-666
Zoning:	Kio Kedevelopment Zoning District	Property Appraiser:	Laurel Kelly	772-288-5608
Zoning Details:	N/A	School	laurie 1 Gavlord	772-219-1200
Future Landuse	COMM. WATERFRONT	Superintendent:	noise of allega	\neg
Landuse Details:	N/A	Supervisor of Elections:	Vicki Davis	772-288-5637
Commun		Tay Collector.	Ruth	772-788-5600
Zoning Overlay			Pietruszewski	2000 000 277
Zone:	N/A	Utilities	Utilities & Solid Waste	te
Mixed Use Areas:	N/A	Service: Utility:		Availability: Phone:
4	Schools	Water: Martin County Utilities	y Yes	772-221- 1434
school information o School District syster	School Information obtained from the <u>Martin County</u> School District system. If there are any questions,	Martin County	>	772-221-
please contact the M 772-219-1200	please contact the Martin County School District at 772-219-1200	Utilities Collection:	Monday	1434
Elementary School:	Felix A. Williams Elementary		Monday and Thursday	sday
Middle School:	Stuart Middle School		Print	
- 1	Jensen Beach High School			

Disclaimes: The Geographic Information System map produce, received from Natrin Country, ("COUNTY") is provided as sis' without warranty of any kind, and the COUNTY expressed implied warranties, including but not limited to the implied warranties and implied warranties, including but not limited to the inspired of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of concrettness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient. Please contact the responsible Martin County Department for specific determinations.

20unty County LtX LtX 5495	Hection information obtained from the Martin County Supervisor of Elections at 772-288-5400 Clerk of Circuit Count; Timmann 1772-288-5576 County Sheriff.
Address: RIO SOUTH DIXIE LLC Address: R985 SE BRIDGE RD Address: HOBE SOUND, FL 33455 Jress: , Surge ion Zone:	In Smith 772-288 olyn 772-288 ol
Address: 8985 SE BRIDGE RD Address: HOBE SOUND, FL 33455 Jress: , Surge Jon Zone:	Information To read the property of the prope
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COMM. WATERFRONT:: N/A	Laurel Kelly 772-288-5608
V/N	aurie J. Gaylord 772-219-1200
Community Redevelopment	Vicki Davis 772-288-5637
CRA; Rio	
Zoning Overlay N/A Tax Collector:	Pietruszewski 772-288-5600
Mixed Use Areas: N/A Utilities &	Solid Waste
Schools	Availability: Phone:
School information obtained from the Martin County Water: Martin County Chool District system of there are any questions	Yes 772-221-
please contact the Martin County School District at 772-219-1200	Yes 772-221-
Elementary School: Felix A. Williams Elementary Recycle Collection:	Monday
J:	F
High School: Jensen Beach High School	Monday and Inursday

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William Snyder Laurie J. Gaylord Vicki Davis Ruth Pletruszewski Rydh Availability Yes Monday Monday Print	frequently, please ve	erify with the Martin County	Clerk of Circuit Court:	Carolyn Timmann	772-288-5576
Laurie Kelly Laurie J. Gaylord Vicki Davis Ruth Pietruszewski Ryaliability Yes Yes Monday and Thurs Print		Rio Redevelopment Zonina	County Sheriff:	William Snyder	772-220-7000
Vicki Davis Vicki Davis Ruth Ruth Availability Yes Yes Monday and Thurs Print	Zoning:	District	Property Appraiser:	Laurel Kelly	772-288-5608
Wicki Davis Ruth Pietruszewski R Solid Wast Availability Yes Yes Monday and Thurs Print	Zoning Details:	N/A	School	Laurie J. Gaylord	772-219-1200
Ruth Pietruszewski R Solid Wast Availability Yes Monday Monday and Thurs Print	Future Landuse	COMM. WATERFRONT, CRA	Superintendent:		
& Solid Wast & Solid Wast Availability Yes Younday Monday and Thurs Print	Landuse Details:	Ord. 1120	Elections:	VICKI Davis	//2-288-563/
& Solid Waste Availability: Yes Yonday and Thursd	Communit	ty Redevelopment		Ruth	772-288-5600
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Yes Younday Monday and Thursdi		× 12	Service: Otility:		y. FIIOHE.
Yes Monday and Thursd		Schools			1434
Monday And Thursd Print	School information o	thained from the Martin County			772-221-
please contact the Martin County School District at 772-219-1200 Elementary School: Stuart Middle School Middle School: Jensen Beach High School: Jensen Beach High School Streated: Auror of 28th 2020 1:47 PM	School District syster	m. If there are any questions,			1434
Elementary School: Felix A. Williams Elementary Middle School: Stuart Middle School High School: Jensen Beach High School Created: Aurust 28th 2020 1:47 PM	please contact the M	lartin County School District at		Monday	7.1
	Flementary School	Felix A Williams Elementary		Monday and Indi	suay
High School: Jensen Beach High School	Middle School:	Stuart Middle School		Print	
Craated Aurust 28th 2020 1:47 PM	High School:	Jensen Beach High School			
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EXHIBIT B

PARCEL NUMBER:

• 33-37-41-000-014-00340-7

Froperty Location Ma Heatin Information obtained from the Martin County Supervisor of Election Fire Precinct In missioner: Rod Circuit Court: In missioner: Rod Circuit Court: In mann Thy Sheriff: Rod Martin County Collector: Collector: Collector: Collector: Martin County Ruth Pietruszewski Otilities Collection: Martin County No Martin County No Print Pri	Martin	1 County Property	ty Information	tion Lookup	dn
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defress: Denotes Donny, FL 334957- Barlet: Denotes Den	Owner Address:	8985 SE BRIDGE RD	+		le •
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Service Primary Property	Storm Surge	AB			
Flood tion: Flood	Evacuation zone:	X.AE	.09	非	
Panel: 12085C0153H 1 Service Primary tc: plaility: Unincorporated Martin County gio plotsrict: District 1 PC Rating: 3 vision infill res ability: Unincorporated Martin County pol Service Primary ancy Category 140 d IV: Land Use Rive Acevelopment Zoning gio betails: N/A Bistrict Commission District: A Commission District: Doug Smith County Sheriff: Doug Smith School District A School Sheriff: Doug Smith School: District County Sheriff: Doug Smith School: Felix A. Williams Elementary Trash Collector: Martin County Shool District at Recycle Collection: Monday and Thurs School: Strart Middle School	Base Flood	N/A,5' NAVD	500		19 16 P
Service Primary ct: Sipality: Subject: District: District 1 District 2 District 2 District 2 District 3 District 3 District 3 District 3 District 3 District 4 District 3 District 4 District 3 District 4 District 4 District 6 District 6 District 7 Distr	FIRM Panel:	12085C0153H	M S	The state of the s	
District: District 1 District Distric	Urban Service District:	Primary			1559
Pic Rating: Substrict: District 1 Pic Rating: Substrict: District 1 Pic Rating: Substrict: District 1 Fig Design Wind Speed A IV: Land Use Information obtained from the IV Supervisor of Election information obtained from the Martin County Supervisor of Election information obtained from the Martin County Supervisor of Election information obtained from the Martin County Supervisor of Election information obtained from the Martin County Supervisor of Election information obtained from the Martin County Supervisor of Election information obtained from the Martin County Supervisor of Election information obtained from the Martin County Supervisor of Election information obtained from the Martin County School District at School: School: Stuart Middle School Supervisor Of Election information obtained from the Martin County Supervisor of Election information obtained from the Martin County School: Felix A. Williams Elementary Trash Collection: Monday and Thurs School: Stuart Middle School	Municipality:	Unincorporated Martin County			-1-
Proceedings 3 Procession 1	Taxing District:	District 1		7	
Pesting Peed Perceion Information obtained from the Marian County Street	ISO-PPC Rating:	33			
ing Design Wind Speed Dancy Category 140 Dancy Category 150 Dancy Category 170 Dancy Category 170 Dancy Category Dancy Sheriff: Dancy Sheriff: Dancy Caroly Dancy Sheriff: Dancy Sheriff: Dancy Sheriff: Dancy Caroly Dancy Car	Subdivision infill applicability:	Yes			C STATE OF THE OWNER, OR STATE OF THE OWNER, O
Election information obtained from the Martin County Supervisor of Election information obtained from the Martin County Supervisor of Election the Martin County Sheriff: Land Use Information can change entity, please verify with the Martin County Percinct count; place of Commission District:	Building Design W	ind Speed	1		
bancy Category 160 bancy Category 160 bancy Category 170 d IV: Land Use Land	Occupancy Category I:		Election information of	on Information the Notation	n Martin County
bancy Category 170	Occupancy Category II:	160	GIS system. If there a the Martin County Sup	re any questions, ervisor of Election	please contact
E: Land Use information can change entity, please verify with the Martin County please verify with the Martin County please verify with the Martin County Sheriff: Commissioner:	Occupancy Category	170	5637 Voter Precinct	4	
E: Land Use information can change ently, please verify with the Martin County please verify with please verify with the Martin County please verify with please verified		701	Commission District:		
e Land use worly with the Martin County. Clerk of Circuit Court: Timmann Energy, please verify with the Martin County Sheriff: Timmann District County Sheriff: Milliams School: Schoo	L	Land Use	Commissioner:	Doug Smith	772-288-5400
9: Rockevelopment Zoning Property Appraiser: Laurie Relly School District Community Redevelopment Soning Botails: N/A Community Redevelopment Soning Goverlay N/A Schools School: Strong S	*NOTE: Land Use int frequently, please ve	formation can change erify with the <u>Martin County</u>	Clerk of Circuit Court:		772-288-5576
9: District School 9 Details: N/A School Ise Details: N/A School District at School: School: Struct Middle School Ise Details: Laurle Jealine Jeanine Jea	Growth Managemen	Rio Redevelopment Zoning	County Sheriff:	William Snyder	772-220-7000
School Superintendent:	Zoning:	District	Property Appraiser:	Laurel Kelly	772-288-5608
Gommunity Redevelopment Supervisor of Elections: Vicki Davis Community Redevelopment Tax Collector: Ruth Pietruszewski g Overlay N/A Tax Collector: Ruth Pietruszewski g Overlay N/A Service: Utility: Availability J District system. If there are any questions, or contact the Martin County School District at contact the Martin County School District at School: Sewer: Utilities No 1:9-1200 Recycle Collection: Monday and Thurs Print School: Stuth Pietruszewski No	Zoning Details:	N/A	School Superintendent:	Laurie J. Gaylord	772-219-1200
Community Redevelopment Elections: g Overlay Rio g Overlay N/A Use Areas: N/A Schools Sever: Information obtained from the Martin County Water: Information obtained from the Martin County Sever: Information obtained from the Martin County Sever: Inflities Martin County Sever: Utilities Sever: Utilities Inflities No Recycle Collection: Monday and Thurs Eschool: Stuth Monday and Thurs Eschool: Stuth Monday and Thurs	Landuse Details:	N/A	Supervisor of	Vicki Davis	772-288-5637
g Overlay N/A Use Areas: N/A Schools School: Rio Otilities & Solid Wast Figurezewski Otilities & Solid Wast Service: Utility: Water: Utilities & Solid Wast NAA Natin County Sewer: Utilities Water: Utilities Availability Yes Water: Utilities No Recycle Collection: Monday and Thurs Print	Communit	ty Redevelopment	Elections:	4:14 1:14	
Use Areas: N/A N/A Service: Utility: Schools Viliaties School Waster: Utilities Availability: School District system: If there are any questions, e contact the Martin County School District at contact the Martin County School District at School: Felix A. Williams Elementary School: Stuart Middle School Trash Collection: Monday and Thursday Print	1 1	Rio	Tax Collector:	Pietruszewski	772-288-5600
Use Areas: N/A Schools Schools Schools Schools Schools School	Zoning Overlay	N/A	Utilities	& Solid Was	te
Water: Martin County Yes Sewer: Utilities Recycle Collection: Monday Trash Collection: Monday and Thursday	Mixed Use Areas:	N/A	Service: Utility:	Availability	y: Phone:
Sewer: Martin County No Recycle Collection: Monday and Thursd		Schools			772-221-
Recycle Collection: Monday Trash Collection: Monday and Thursd	School information o	obtained from the Martin County. To there are any questions.	T =		772-221-
Felix A. Williams Elementary Trash Collection: Stuart Middle School	please contact the M 772-219-1200	lartin County School District at	Sewel · Utilities Recycle Collection:	londay	1434
Stuart Middle School	Elementary School:	Felix A. Williams Elementary	Trash Collection:	Monday and Thurs	sday
	Middle School:	Stuart Middle School		Print	
High School: Jensen Beach High School	High School:	Jensen Beach High School			
marting and a second se	כו כתיכתו המתחום	TO COLOUR PURPLE A COLO 1.00 Modify Colour ("COLINTY") is ensuided "as is" without warrants	To be the second of Charles of Charles		ALM 100 off Page Fair 1 and 3

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EXHIBIT C

PARCEL NUMBER:

• 28-37-41-001-017-00011-7

Martin	n County Property	8 9	Information Lookup	dn
Gener	General Information	Propert	Property Location Map	dı
Parcel #	283741001017000117	を記している。	148 1491/201 2081	Ber
Owner Name:	RIO SOUTH DIXIE LLC	- C		
Owner Address:	8985 SE BRIDGE RD HOBE SOUND, FL 33455			
Site Address:	1112 NE ST LUCIE TER JENSEN BEACH, FL 34957- 6274	0750		
Storm Surge Evacuation Zone:	AB	2)	6 01	
Flood Zone:	VE,X,AE			N. I
Base Flood Elevation:	7,N/A,5' NAVD	ether		10017
FIRM Panel:	12085C0153H	58		100 E
Urban Service District:	Primary		N STATE OF	
Municipality:	Unincorporated Martin County			W
Taxing District:	District 1	19.14	Te sa tra so at	N. P.
ISO-PPC Rating:	3	10,50		
Subdivision infill applicability:	Yes			E
Building Design Wind Speed	find Speed			
Occupancy Category	140	Election Information Election information obtained from the Martin County	Election Information	artin County
Occupancy Category	160	GIS system. If there are any questions, please contact the Martin County Supervisor of Elections at 772-288-	ire any questions, pervisor of Elections	please contact s at 772-288-
Occupancy Category 170	170	5637		
III and IV:		Voter Precinct	t -	
	Land Use	Commission District:	٦	1
*NOTE: Land Use inf	*NOTE: Land Use information can change	Commissioner:	nith	772-288-5400
frequently, please ve	frequently, please verify with the <u>Martin County.</u> Growth Management Department at 772-288-5495	Clerk of Circuit Court:	Carolyn Timmann	772-288-5576
	Rio Redevelopment Zonina	County Sheriff:	der	772-220-7000
Zoning:	District	Property Appraiser:	Laurel Kelly	772-288-5608
Zoning Details:	N/A	School Superintendent:	Laurie J. Gaylord	772-219-1200
Future Landuse	Ord. 1120	Supervisor of	Vicki Davis	777-788-5637
Commini	Community Redevelopment	Elections:	VICNI CAVIS	1000 007 7//
CRA:	Rio	Tax Collector:	Ruth Pietruszewski	772-288-5600
Zoning Overlay	N/A	Utilities	Utilities & Solid Waste	te
Zone: Mixed Use Areas:	N/A	Service: Utility:	Availability: Phone:	/: Phone:
	Schools	Water: Martin County	y Yes	772-221-
School information c	School information obtained from the Martin County.	\neg		772-221-
School District syste please contact the M	<u>School District</u> system. If there are any questions, please contact the Martin County School District at	Sewer: Utilities	No	1434
772-219-1200		Recycle Collection:	Monday	
Elementary School:		Trash Collection:	Monday and Thursday	sday
Middle School:	Stuart Middle School		Print	
High School: pensen beach rig Created: August , 28th, 2020 1:50 PM	yensen beach riigh school 8th, 2020 1:50 PM			

[Created: August, 28th, 2020 1:50 PM]

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EXHIBIT D

PARCEL NUMBER:

• 28-37-41-001-017-00010-8

Gener	General Information	Propert	Property Location Map	ар
Parcel #	283741001017000108	THE PARTY OF THE P	THE STREET	
Owner Name:	RIO SOUTH DIXIE LLC			
Owner Address:	8985 SE BRIDGE RD HOBE SOUND, FL 33455			
Site Address:	1020 NE ST LUCIE TER JENSEN BEACH, FL 34957			
Storm Surge Evacuation Zone:	AB			
Flood Zone:	VE,X,AE	in the second		
Base Flood Elevation:	7,N/A,5' NAVD	die de		
FIRM Panel:	12085C0153H		in the state of th	
Urban Service District:	Primary			
Municipality:	Unincorporated Martin County	1931	展という	
Taxing District:	District 1		d d	#
ISO-PPC Rating:	7			
applicability:	Yes	1	5	1
Building Design Wind Speed	ind Speed		TA.	
Occupancy Category I:	140	Electio	Election Information	u u
Occupancy Category	160	Election information obtained from the Martin County GIS system. If there are any questions, please contact	btained from the I	Martin County please contac
Occupancy Category	170	the Martin County Supervisor of Elections at 772-288- 5637	pervisor of Election	<u>s</u> at 772-288-
	land Use	Voter Precinct	4	
ANOTE: I and I lea inf	*NOTE: 1 and 11so information can change	Commission District:	1	
requently, please ve	requently, please verify with the Martin County	Commissioner:	Doug Smith	772-288-5400
Growth Management	Growth Management Department at 772-288-5495	Clerk of Circuit Court:	Timmann	772-288-5576
Zoning:	Kio Kedevelopment Zoning District	County Sheriff:	William Snyder	772-220-7000
Zoning Details:	N/A	Property Appraiser:	Laurel Kelly	772-288-5608
Future Landuse	CRA CENTER	School Superintendent:	Laurie J. Gaylord	772-219-1200
Communit	Community Redevelopment	Supervisor of	Vicki Davis	772-288-5637
CRA:	Rio	-100013.	Ruth	000
Zoning Overlay	N/A	Tax Collector:	Pietruszewski	//2-288-5600
Zone:	V N	Utilities	Utilities & Solid Waste	ite
Alixen Ose Alicas.	14/A	Service: Utility:	Availabilit	Availability: Phone:
School information o	School information obtained from the Martin County	Water: Martin County Utilities		772-221- 1434
school District system blease contact the M 772-219-1200	SCHOOL DISUITE Systems, in their energy questions, please contact the Martin County School District at 772-219-1200	Sewer: Martin County Utilities	.y No	772-221- 1434
:looq	Felix A. Williams Elementary	.: 	Monday	
	Stuart Middle School	Trash Collection:	Monday and Thursday	sday
High School	Jensen Beach High School		Print	
100100				

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EXHIBIT E

PARCEL NUMBER:

- 28-37-41-001-016-00120-7
- 28-37-41-001-016-00060-9

Martin County Property Information Lookup

General Information

283741001016001207

Owner Name: **RIO SOUTH DIXIE LLC** 8985 SE BRIDGE RD

Owner Address: HOBE SOUND, FL 33455

1111 NE ST LUCIE TER

Site Address: JENSEN BEACH, FL 34957-

6275

Storm Surge

Е Evacuation Zone:

Flood Zone - BFE: X - N/A' NAVD FIRM Panel: 12085C0153H

Urban Service

District:

Parcel #

Primary

Municipality: Unincorporated Martin County

13

Taxing District: District 1

ISO-PPC Rating:

Subdivision infill

Yes applicability:

Development Residential Fire Sprinklers Not

Imposed Conditions: Required

Building Design Wind Speed

Occupancy Category 140, 160, 170

I,II,III/IV:

Land Use

Land Use information can change frequently, please verify with the Martin County Growth Management

Department at 772-288-5495 Rio Redevelopment Zonina

Zoning: District Zoning Details: Ord. 1121

Future Landuse CRA CENTER

Landuse Details: CPA 19-23, Ord. 1120

Community Redevelopment

CRA: Rio CRA Regulating Core Plan:

Schools

School information obtained from the Martin County

School District system, 772-219-1200

Elementary School: Felix A. Williams Elementary Middle School: Stuart Middle School

High School: Jensen Beach High School

Created: March , 8th, 2022 10:59 AM

Property Location Map



Election Information Voter Precinct

Commission District: Commissioner: Doug Smith 772-288-5400 Clerk of Circuit Carolyn 772-288-5576 Court: Timmann County Sheriff: William Snyder 772-220-7000 Property Appraiser: Jenny Fields 772-288-5608 School John D. Millay, 772-219-1200 Superintendent: Ph.D. Supervisor of Vicki Davis 772-288-5637 Elections: Ruth Tax Collector: 772-288-5600 Pietruszewski

Utilities & Solid Waste

	otilities &	Sulla Ma	SIC
Service:	Utility:	Availability:	Phone:
Water:	Martin County Utilities	Yes	772-221-1434
Sewer:	Martin County Utilities	No	772-221-1434

Recycle Collection: Recycle Tuesday

Trash Collection: Garbage Tuesday and Friday

Yard Waste Yard Waste Wednesday Collection:

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Martin County Property Information Lookup

General Information

283741001016000609

Owner Name: RIO SOUTH DIXIE LLC 8985 SE BRIDGE RD Owner Address:

HOBE SOUND, FL 33455

1040 NE MARTIN AVE JENSEN BEACH, FL 34957-

6214

Storm Surge

Site Address:

Evacuation Zone:

Flood Zone - BFE: X - N/A' NAVD FIRM Panel: 12085C0153H

Urban Service

District:

Parcel #

Primary

Municipality: Unincorporated Martin County

Taxing District: District 1

ISO-PPC Rating: 3

Subdivision infill

Yes applicability:

Development Residential Fire Sprinklers Not

Imposed Conditions: Required

Building Design Wind Speed

Occupancy Category 140, 160, 170 I,II,III/IV:

Land Use

Land Use information can change frequently, please verify with the Martin County Growth Management Department at 772-288-5495

Rio Redevelopment Zoning Zoning: District

Zoning Details: Ord. 1121 Future Landuse CRA CENTER

Landuse Details: CPA 19-23, Ord. 1120

Community Redevelopment

CRA: Rio CRA Regulating Core Plan:

Schools

School information obtained from the Martin County

School District system, 772-219-1200 Elementary School: Felix A. Williams Elementary

Middle School: Stuart Middle School High School: Jensen Beach High School

Created: March , 8th, 2022 11:01 AM

Property Location Map



Voter Precinct	4		
Commission District:		1	
Commissioner:	Doug Smith	772-288-5400	
Clerk of Circuit Court:	Carolyn Timmann	772-288-5576	
County Sheriff:	William Snyder Jenny Fields	772-220-7000 772-288-5608 772-219-1200	
Property Appraiser:			
School Superintendent:	John D. Millay, Ph.D.		
Supervisor of Elections:	Vicki Davis	772-288-5637	
Tax Collector:	Ruth	772-288-5600	

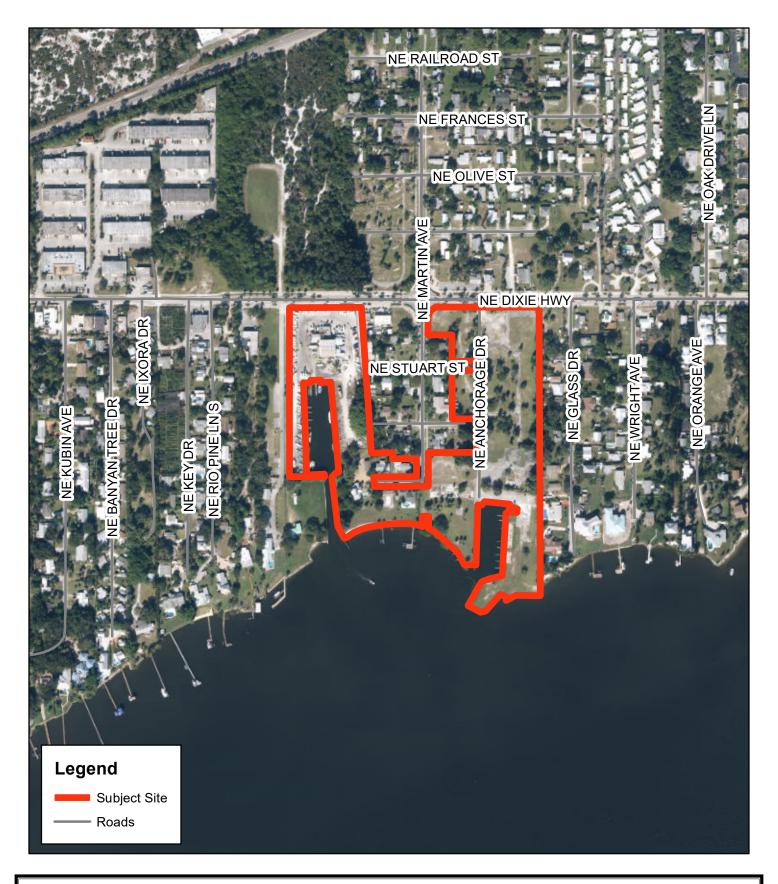
Utilities & Solid Waste

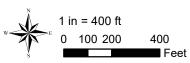
Pietruszewski

Service:	Utility:		Availability:	Phone:	
Water:	Martin Co Utilities	unty	Yes	772-221-1434	
Sewer:	Martin County Utilities		No	772-221-1434	
Recycle Collection:		Rec	Recycle Tuesday		
Trash Col	lection:	Gar	bage Tuesda	y and Friday	
Vard Wac	to				

Yard Waste Yard Waste Wednesday Collection:

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Map Document: (F:\Projects Active\20-0101 FLF - Rio\Maps and Graphics\ ArcMap_Projects\PDFs\Marine Village\6-1-21 Maps) 6/2/2021 -- 1:30:00 PM WS

Rio Marine Village Aerial Location Map

Martin County, FL



1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458 561.747.6336 · 561.747.1377