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M. LANNING FOX (Retired)

GEORGE W. BUSH, JR. (1964-2019)

RECEIVED

AUG 11 2025

**GROWTH MANAGEMENT
DEPARTMENT**

August 8, 2025

Paul Schilling
Growth Management Director
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, Florida 34994

Re: Release of Unity of Title; I-Town Rail & Commerce LLC

Dear Paul:

Please find this letter on behalf of I-Town Rail & Commerce LLC requesting the release of the Unity of Title affecting the subject property described in that certain Standard Development Order for a Revised Final Site Plan recorded on March 17, 2005, in Official Records Book 1992, Page 1595, of the Public Records of Martin County, Florida ("Development Order"). The property subject to this Development Order, and the Unity of Title attached thereto, is now located within the municipal boundaries of the Village of Indiantown.

At the time the Development Order was approved, and the Unity of Title put in place, the subject property was part of the unincorporated Martin County and subject to the jurisdiction and regulations of Martin County. When the Village of Indiantown was incorporated in December 2017, the subject property was annexed into the initial boundaries of the Village and became subject to the jurisdiction of the Village of Indiantown.

The current property owner is working with the Village of Indiantown in furtherance of the ongoing operations on the property and the future development thereof. Since the subject property is no longer under the jurisdiction of the unincorporated Martin County, the Unity of Title and development approvals are, and should be, under the regulations of the Village of Indiantown and not Martin County.

Because the property owner is uncertain as to whether or not the Unity of Title is still applicable since the property is now part of the Village of Indiantown, the property owner is requesting that the Unity of Title be released by the Martin County Board of County Commissioners to avoid any current or future title objections or similar issues.

Included with this request is a copy of the Development Order, a location map, a map showing the

Request for Release of Unity of Title – I-Town Rail & Commerce
August 8, 2025
Page 2 of 2

boundaries of the Village of Indiantown and an aerial of the subject property.

Please let me know if there are any questions or if you need further information to process this request. If there is a fee for this request, please let me know and we will have that payment processed. Following staff's review of this request we would appreciate being placed on the next available Martin County Board of County Commissioners' agenda to consider this request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tyson Waters', with a stylized flourish at the end.

Tyson Waters, Esq.

Enclosures



This Instrument Prepared By and Return To:
Robinson & Cole LLP
1055 Washington Boulevard
Stamford, CT 06901
Attn: Steven L. Elbaum, Esq.

Tax Parcel ID Number: 26-39-38-001-000-00010-0

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED; made and entered into as of the 28 day of December, 2017, by LOUIS DREYFUS COMPANY CITRUS INC., a Delaware corporation, formerly known as LOUIS DREYFUS CITRUS INC. (the "Grantor"), with an address of 355 South 9th Street, Winter Garden, Florida 34787, to NAG PROPERTIES, LLC, a Florida limited liability company (the "Grantee"), whose address is 1121 Digiorgio Road, Fort Pierce, Florida 34982.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Four Million Nine Hundred Thousand and 00/100 Dollars (\$4,900,000.00), the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Martin, State of Florida, as more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property").

To have and to hold the Property in fee simple forever.

And the said Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, and has good right, full power, and lawful authority to sell and convey said land, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against no others, and subject to those items listed on Exhibit "B" attached hereto and made a part hereof, it not being the intent hereto to reimpose the same.

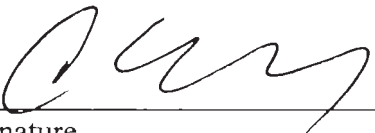
[NEXT PAGE IS THE SIGNATURE PAGE; THE REMAINDER OF THIS PAGE IS
INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

Signed, Sealed and Delivered by
the Grantor in the Presence of:

GRANTOR:

**LOUIS DREYFUS COMPANY CITRUS
INC., FORMERLY KNOWN AS LOUIS
DREYFUS CITRUS INC.,**
a Delaware corporation



Signature

Cozeta Solloway

Print Name



Signature

Marlene Kearns

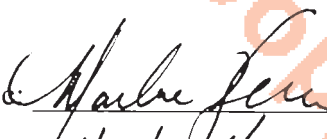
Print Name

By: _____
Name: Adrian G. Isman
Title: Vice President

STATE OF CONNECTICUT)
) ss: Wilton
COUNTY OF FAIRFIELD)

The foregoing instrument was acknowledged before me this 20th day of December, 2017, by Adrian G. Isman, as Vice President, of LOUIS DREYFUS COMPANY CITRUS INC., a corporation organized under the laws of the State of Delaware, on behalf of said corporation, who is personally known to me.



Notary Public: 

Printed Name: Marlene Kearns

My Commission Expires: _____
MARLENE KEARNS
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES JULY 31, 2022

EXHIBIT "A"**Legal Description**

The land referred to herein below is situated in the County of Martin, State of Florida, and is described as follows:

PARCEL 1:

A PARCEL OF LAND LYING AND BEING IN SECTION 26 AND 35, TOWNSHIP 39, SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT 100 FEET SOUTHWESTERLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE SEABOARD COAST LINE RAILROAD COMPANY'S MAIN TRACK, SAID POINT BEING ON THE EAST LINE OF SECTION 35 AND THE SOUTHERLY RIGHT OF WAY LINE OF THE SEABOARD COAST LINE RAILROAD; THENCE RUN NORTH 53 DEGREES 39 MINUTES 15 SECONDS WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID RAILROAD FOR A DISTANCE OF 4,200 FEET TO THE NORTHWEST CORNER OF THE FLORIDA STEEL CORPORATION PROPERTY AS RECORDED IN OFFICIAL RECORDS BOOK 324, PAGES 2207 AND 2220, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS; THENCE PROCEED NORTH 53 DEGREES 39 MINUTES 15 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 250 FEET TO A POINT; THENCE PROCEED SOUTH 36 DEGREES 20 MINUTES 45 SECONDS WEST ALONG A LINE PARALLEL TO, AND 250 FEET WEST OF THE WEST LINE OF SAID FLORIDA STEEL CORPORATION PROPERTY FOR A DISTANCE OF 662.39 FEET TO THE POINT OF INTERSECTION WITH SAID LINE AND THE SOUTH LINE OF SECTION 26, SAID POINT ALSO BEING 1,353.93 FEET NORTH 89 DEGREES 57 MINUTES 49 SECONDS EAST OF THE SOUTHWEST CORNER OF THE SAID SECTION 26; THENCE CONTINUED SOUTH 36 DEGREES 20 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 37.61 FEET TO THE POINT OR PLACE OF BEGINNING OF THE DESCRIPTION; (1) THENCE PROCEED NORTH 53 DEGREES 39 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 51.05 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 26 AND SAID POINT BEING 1,290.53 FEET NORTH 89 DEGREES 57 MINUTES 49 SECONDS EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 26, THENCE CONTINUE NORTH 53 DEGREES 39 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 1,577.45 FEET TO A POINT; (2) THENCE PROCEED NORTH 36 DEGREES 20 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 700 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID RAILROAD; (3) THENCE PROCEED SOUTH 53 DEGREES 39 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 1,628.50 FEET TO A POINT; (4) THENCE PROCEED SOUTH 36 DEGREES 20 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 700 FEET TO THE POINT OR PLACE OF BEGINNING;

PARCEL 2:

A PARCEL OF LAND LYING AND BEING IN SECTION 26, 27, 34 AND 35, TOWNSHIP 39 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT 100 FEET SOUTHWESTERLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE SEABOARD COAST LINE RAILROAD COMPANY'S MAIN TRACK, SAID POINT BEING ON THE EAST LINE OF SECTION 35 AND THE SOUTHERLY RIGHT OF WAY LINE OF THE SEABOARD COAST LINE RAILROAD; THENCE NORTH 53 DEGREES 39 MINUTES 15 SECONDS WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID RAILROAD FOR A DISTANCE OF 4,200 FEET TO THE NORTHWEST CORNER OF THE FLORIDA STEEL CORPORATION PROPERTY AS RECORDED IN OFFICIAL RECORD BOOK 324, PAGES 2207 AND 2220, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS; THENCE PROCEED NORTH 53 DEGREES 39 MINUTES 15 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 250 FEET TO A POINT; THENCE PROCEED SOUTH 36 DEGREES 20 MINUTES 45 SECONDS WEST ALONG A LINE PARALLEL TO, AND 250 FEET WEST OF, THE WEST LINE OF SAID FLORIDA STEEL CORPORATION PROPERTY FOR A DISTANCE OF 662.39 FEET TO THE POINT OF INTERSECTION WITH SAID

LINE AND THE SOUTH LINE OF SECTION 26, SAID POINT ALSO BEING 1,353.93 FEET NORTH 89 DEGREES 57 MINUTES 49 SECONDS EAST OF THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE CONTINUE SOUTH 36 DEGREES 20 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 37.61 FEET TO THE POINT OR PLACE OF BEGINNING OF THIS DESCRIPTION; (1) THENCE PROCEED NORTH 53 DEGREES 39 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 51.05 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 26 AND SAID POINT BEING 1,290.53 FEET NORTH 89 DEGREES 57 MINUTES 49 SECONDS EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE CONTINUE NORTH 53 DEGREES 39 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 1,577.45 FEET TO A POINT; (2) THENCE PROCEED SOUTH 36 DEGREES 20 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 33.12 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 26, SAID POINT BEING 909.03 FEET NORTH 00 DEGREES 01 MINUTES 15 SECONDS EAST OF THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE CONTINUE SOUTH 36 DEGREES 20 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 1,266.88 FEET TO A POINT; (3) THENCE PROCEED SOUTH 53 DEGREES 39 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 1,878.50 FEET TO A POINT; (4) THENCE PROCEED NORTH 36 DEGREES 20 MINUTES 45 SECONDS EAST ALONG THE WEST LINE OF THE FLORIDA STEEL CORPORATION PROPERTY FOR A DISTANCE OF 911 FEET TO A POINT; (5) THENCE PROCEED NORTH 53 DEGREES 39 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 250 FEET TO A POINT; (6) THENCE PROCEED NORTH 36 DEGREES 20 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 389 FEET TO THE POINT OR PLACE OF BEGINNING.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PARCELS 1 AND 2:

A PARCEL OF LAND LYING IN SECTION 26 AND 27, TOWNSHIP 39 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 27;

THENCE BEAR NORTH 00 DEGREES 01 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF SECTION 27, A DISTANCE OF 909.03 FEET TO A POINT IN THE WEST LINE OF CAULKINS INDIANTOWN CITRUS CO., AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE PROCEED NORTH 36 DEGREES 20 MINUTES 45 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 733.12 FEET TO A POINT ON A LINE 100.00 FEET SOUTHWEST OF, AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF THE C.S.X. RAILROAD MAIN TRACT;

THENCE SOUTH 53 DEGREES 39 MINUTES 15 SECONDS EAST ALONG A LINE PARALLEL TO SAID CENTERLINE, A DISTANCE OF 75.00 FEET;

THENCE SOUTH 36 DEGREES 20 MINUTES 45 SECONDS WEST, A DISTANCE OF 1339.00 FEET;

THENCE SOUTH 66 DEGREES 19 MINUTES 39 SECONDS WEST, A DISTANCE OF 150.08 FEET;

THENCE NORTH 36 DEGREES 20 MINUTES 45 SECONDS EAST, A DISTANCE OF 735.88 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

PARCEL 3:

A PARCEL OF LAND LYING AND BEING IN SECTION 26 AND 35, TOWNSHIP 39 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT 100 FEET SOUTHWESTERLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE SEABOARD COAST LINE RAILROAD COMPANY'S MAIN TRACK, SAID POINT BEING ON THE EAST LINE OF SECTION 35 AND THE SOUTHERLY RIGHT OF WAY LINE OF THE SEABOARD COAST LINE RAILROAD; THENCE RUN NORTH 53 DEGREES 39 MINUTES 15 SECONDS WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID RAILROAD FOR DISTANCE OF 4, 200 FEET TO THE NORTHWEST CORNER OF THE FLORIDA STEEL CORPORATION PROPERTY AS RECORDED IN OFFICIAL RECORD BOOK 325, PAGES 2207 AND 2220, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS; THENCE PROCEED NORTH 53 DEGREES 39 MINUTES 15 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 250 FEET TO A POINT; THENCE

PROCEED SOUTH 36 DEGREES 20 MINUTES 45 SECONDS WEST ALONG A LINE PARALLEL TO, AND 250 FEET WEST OF, THE WEST LINE OF SAID FLORIDA STEEL CORPORATION PROPERTY FOR A DISTANCE OF 662.39 FEET TO THE POINT OF INTERSECTION WITH SAID LINE AND THE SOUTH LINE OF SECTION 26, SAID POINT ALSO BEING 1,353.93 FEET NORTH 89 DEGREES 57 MINUTES 49 SECONDS EAST OF THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE CONTINUE SOUTH 36 DEGREES 20 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 37.61 FEET TO THE POINT OR PLACE OF BEGINNING OF THIS DESCRIPTION; (1) THENCE PROCEED NORTH 53 DEGREES 39 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 200 FEET TO A POINT ON THE WEST LINE OF FLORIDA STEEL CORPORATION PROPERTY; (2) THENCE PROCEED NORTH 36 DEGREES 20 MINUTES 45 SECONDS EAST ALONG THE WEST LINE OF THE FLORIDA STEEL CORPORATION PROPERTY FOR A DISTANCE OF 221.81 FEET TO THE POINT OF INTERSECTION WITH SAID LINE AND THE SOUTH LINE OF SECTION 26, SAID POINT BEING 1,664.46 FEET NORTH 89 DEGREES 57 MINUTES 49 SECONDS EAST OF THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE CONTINUE NORTH 36 DEGREES 20 MINUTES 45 SECONDS EAST ALONG THE WEST LINE OF THE FLORIDA STEEL CORPORATION PROPERTY FOR A DISTANCE OF 478.19 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE SEABOARD COAST LINE RAILROAD; (3) THENCE PROCEED NORTH 53 DEGREES 39 MINUTES 15 SECONDS WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID RAILROAD FOR A DISTANCE OF 250 FEET TO A POINT; (4) THENCE PROCEED SOUTH 36 DEGREES 20 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 700 FEET TO THE POINT OR PLACE OF BEGINNING;

PARCEL 4:

A PARCEL OF LAND LYING AND BEING IN SECTION 35, TOWNSHIP 39 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT 100 FEET SOUTHWESTERLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE SEABOARD COAST LINE RAILROAD COMPANY'S MAIN TRACK, SAID POINT BEING ON THE EAST LINE OF SECTION 35 AND THE SOUTHERLY RIGHT OF WAY LINE OF THE SEABOARD COAST LINE RAILROAD; THENCE RUN NORTH 53 DEGREES 39 MINUTES 15 SECONDS WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID RAILROAD FOR A DISTANCE OF 4, 200 FEET TO THE NORTHWEST CORNER OF THE FLORIDA STEEL CORPORATION PROPERTY AS RECORDED IN OFFICIAL RECORD BOOK 324, PAGES 2207 AND 2220, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS; THENCE PROCEED NORTH 53 DEGREES 39 MINUTES 15 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 250 FEET TO A POINT; THENCE PROCEED SOUTH 36 DEGREES 20 MINUTES 45 SECONDS WEST ALONG A LINE PARALLEL TO, AND 250 FEET WEST OF, THE WEST LINE OF SAID FLORIDA STEEL CORPORATION PROPERTY FOR A DISTANCE OF 662.39 FEET TO THE POINT OF INTERSECTION WITH SAID LINE AND THE SOUTH LINE OF SECTION 26, SAID POINT ALSO BEING 1,353.93 FEET NORTH 89 DEGREES 57 MINUTES 49 SECONDS

EAST OF THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE CONTINUE SOUTH 36 DEGREES 20 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 37.61 FEET TO THE POINT OR PLACE OF BEGINNING OF THIS DESCRIPTION; (1) THENCE PROCEED SOUTH 53 DEGREES 39 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 250 FEET TO A POINT ON THE WEST LINE OF FLORIDA STEEL CORPORATION PROPERTY; (2) THENCE PROCEED SOUTH 36 DEGREES 20 MINUTES 45 SECONDS WEST ALONG THE WEST LINE OF THE FLORIDA STEEL CORPORATION PROPERTY FOR A DISTANCE OF 389 FEET TO THE POINT; (3) THENCE PROCEED NORTH 53 DEGREES 39 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 250 FEET TO A POINT; (4) THENCE PROCEED NORTH 36 DEGREES 20 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 389 FEET TO THE POINT OR PLACE OF BEGINNING;

LESS AND EXCEPT FROM THE ABOVE PARCELS OF PROPERTY THE FOLLOWING DESCRIBED PROPERTY

WHICH WAS CONVEYED TO INDIANTOWN COGENERATION, L.P., A DELAWARE LIMITED PARTNERSHIP, BY SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 981, PAGE 2098, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

A PARCEL OF LAND LYING IN SECTIONS 26, AND 35, TOWNSHIP 39 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE BEAR SOUTH 0 DEGREES 28 MINUTES 26 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 659.66 FEET TO A POINT IN A LINE 2100.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF THE C.S.X. RAILROAD; THENCE SOUTH 53 DEGREES 39 MINUTES 15 SECONDS EAST ALONG A LINE PARALLEL TO SAID CENTERLINE, A DISTANCE OF 927.78 FEET TO A POINT ON THE EASTERLY TOP OF BANK OF AN EXISTING DRAINAGE DITCH AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE PROCEED NORTH 36 DEGREES 32 MINUTES 24 SECONDS EAST ALONG SAID EASTERLY TOP OF BANK AND PROCEED NORTH 36 DEGREES 32 MINUTES 24 SECONDS EAST ALONG SAID EASTERLY TOP OF BANK AND THE PROJECTION THEREOF, A DISTANCE OF 2000.01 FEET TO A POINT IN A LINE 100.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF THE AFORESAID C.S.X. RAILROAD; THENCE SOUTH 53 DEGREES 39 MINUTES 15 SECONDS EAST ALONG A LINE PARALLEL TO SAID CENTERLINE, A DISTANCE OF 18.93 FEET TO A POINT IN THE WEST LINE OF FLORIDA STEEL CORPORATION PROPERTY; THENCE SOUTH 36 DEGREES 20 MINUTES 45 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 2000.00 FEET; THENCE NORTH 53 DEGREES 39 MINUTES 15 SECONDS WEST, A DISTANCE OF 25.70 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

EXHIBIT "B"**PERMITTED ENCUMBRANCES**

1. Taxes and assessments for the year 2018 and all subsequent years.
2. All tax payments, municipal liens, charges and assessments coming due on and after the date hereof.
3. Sewer use charges becoming due and payable hereafter.
4. Water use charges as may be due and payable hereafter.
5. Any minerals or mineral rights leased, granted or retained by prior owners without right of entry.
6. The Storage and License Agreement by and between Grantor and Cook Manufacturing Group, Inc.
7. Restrictions contained in Deeds recorded in Official Records Book 356, Page 1990 [as corrected in Official Records Book 376, Page 2540], Official Records Book 356, Page 2005 [as corrected in Official Records Book 376, Page 2554], Official Records Book 376, Page 2566, and Official Records Book 376, Page 2578.
8. Easement for driveway purposes, recorded in Book 380, Page 2005.
9. Easement granted to Florida Power & Light Company by instrument recorded in Book 635, Page 555 as amended in Official Records Book 981, Page 2118.
10. Easement granted to Florida Power & Light Company by instrument recorded in Book 927, Page 256.
11. Easement granted to Florida Power & Light Company by instrument recorded in Book 2503, Page 272.
12. Easement granted to Florida Power & Light Company by instrument recorded in Book 2673, Page 1989.
13. Resolution Number 01-11.38 regarding master site plan approval recorded in Official Records Book 1641, Page 500, as amended in Official Records Book 1819, Page 138.
14. Standard Development Order regarding final site plan approval recorded in Official Records Book 1819, Page 145.
15. Standard Development Order regarding revised final site plan approval recorded in Official Records Book 1992, Page 1595.

16. That Unity of Title included within that Standard Development Order regarding revised final site plan approval recorded in Official Records Book 1992, Page 1595.
17. Standard Development Order regarding final master plan approval recorded in Official Records Book 1992, Page 1626.
18. Rights of ingress and egress of the railroad to access to the rail corridor.
19. All applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority.
20. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the Property, and any adverse claim to all or part of the Property that is or was previously under water.
21. All other agreements and easements of record.
22. Encroachments, encumbrances, violations, variations and adverse circumstances, if any, affecting the title disclosed by that certain Boundary Survey, dated as of December 19, 2017, prepared for NAG Properties LLC, Indiantown, Florida by Watson / Killane Survey and Mapping, Inc.

L14000058702

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

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H22000329388AD04

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To: Division of Corporations
Fax Number : (850)617-6383

From: W. Scott Turnbull, Esquire
Account Name : CRARY, BUCHANAN, BOWDISH, ET AL
Account Number : 876424801425
Phone : (772)233-4602
Fax Number : (772)398-8122

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: tumbull@crarybuchanan.com

LLC AMND/RESTATE/CORRECT OR M/MG RESIGN
NAG PROPERTIES, LLC

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SECRETARY OF STATE
FALL ADJUTANT GENERAL

2022 SEP 22 PM 3:56

APPROVED
AND
FILED

SEP 23 2022

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(((H22000329388 3)))
**ARTICLES OF AMENDMENT
 TO
 ARTICLES OF ORGANIZATION
 OF**

NAG Properties, LLC

(Name of the Limited Liability Company as it now appears on our records.)
 (A Florida Limited Liability Company)

The Articles of Organization for this Limited Liability Company were filed on 04/10/2014 and assigned
 Florida document number L14000058702.

This amendment is submitted to amend the following:

A. If amending name, enter the new name of the limited liability company here:

I-Town Rail & Commerce, LLC

The new name must be distinguishable and contain the words "Limited Liability Company," the designation "LLC" or the abbreviation "L.L.C."

Enter new principal offices address, if applicable:

N/A

(Principal office address MUST BE A STREET ADDRESS)

Enter new mailing address, if applicable:

N/A

(Mailing address MAY BE A POST OFFICE BOX)

B. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:

Name of New Registered Agent:

N/A

New Registered Office Address:

Enter Florida street address

, Florida

City

2022 SEP 22 PM 3:56
 FILED
 TALLAHASSEE, FLORIDA
 SECRETARY OF STATE

APPROVED
 AND
 FILED

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.

If Changing Registered Agent, Signature of New Registered Agent

(((H22000329388 3)))

If amending Authorized Person(s) authorized to manage, enter the title, name, and address of each person being added or removed from our records:

MGR = Manager

AMBR = Authorized Member

<u>Title</u>	<u>Name</u>	<u>Address</u>	<u>Type of Action</u>
N/A	N/A	N/A	<input type="checkbox"/> Add
			<input type="checkbox"/> Remove
			<input type="checkbox"/> Change
			<input type="checkbox"/> Add
			<input type="checkbox"/> Remove
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			<input type="checkbox"/> Change

(((H22000329388 3)))

((H22000329388 3)))

D. If amending any other information, enter change(s) here: (Attach additional sheets, if necessary.)

N/A

E. Effective date, if other than the date of filing: N/A (optional)

(If an effective date is listed, the date must be specific and cannot be prior to date of filing or more than 90 days after filing.) Pursuant to 605.0207 (3)(b)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

If the record specifies a delayed effective date, but not an effective time, at 12:01 a.m. on the earlier of: (b) The 90th day after the record is filed.

Dated September 22, 2022

Gary L Hendry

Signature of a member or authorized representative of a member

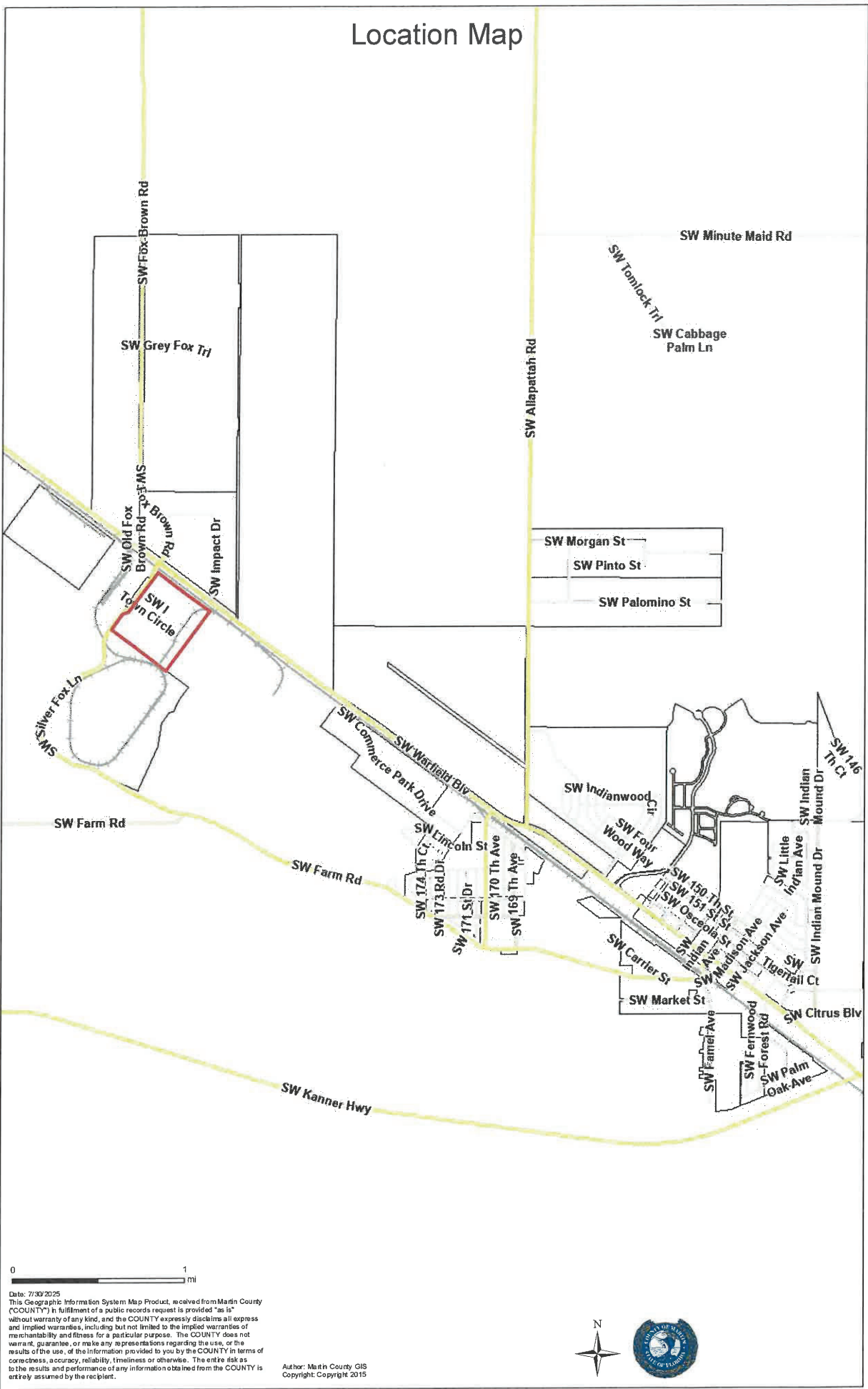
Gary L. Hendry

Typed or printed name of signee

Filing Fee: \$25.00

((H22000329388 3)))

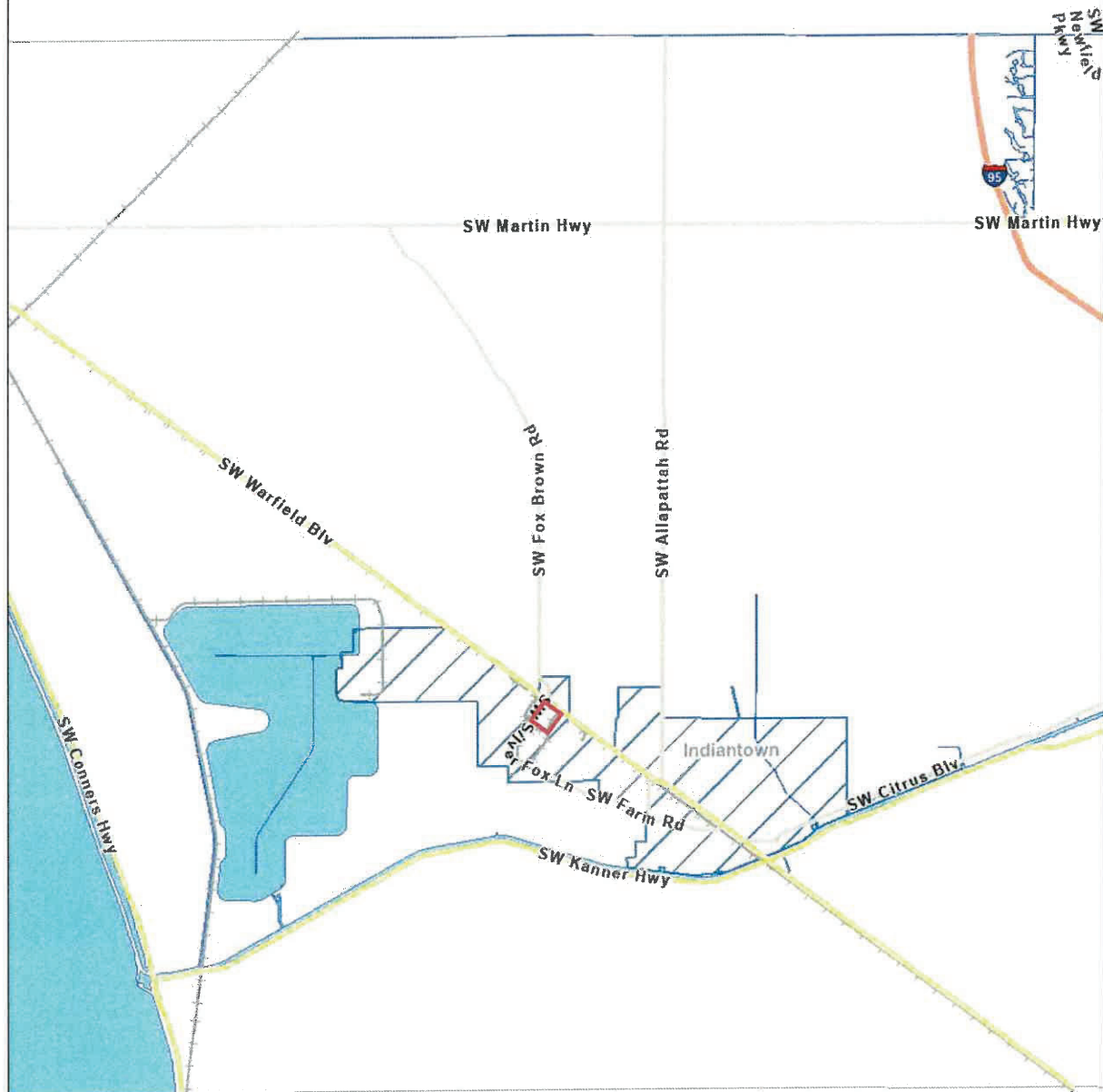
Location Map



Date: 7/30/2025
 This Geographic Information System Map Product, received from Martin County (COUNTY) in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties 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 correctness, 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.

Author: Martin County GIS
 Copyright: Copyright 2015

Municipal Boundaries



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mi

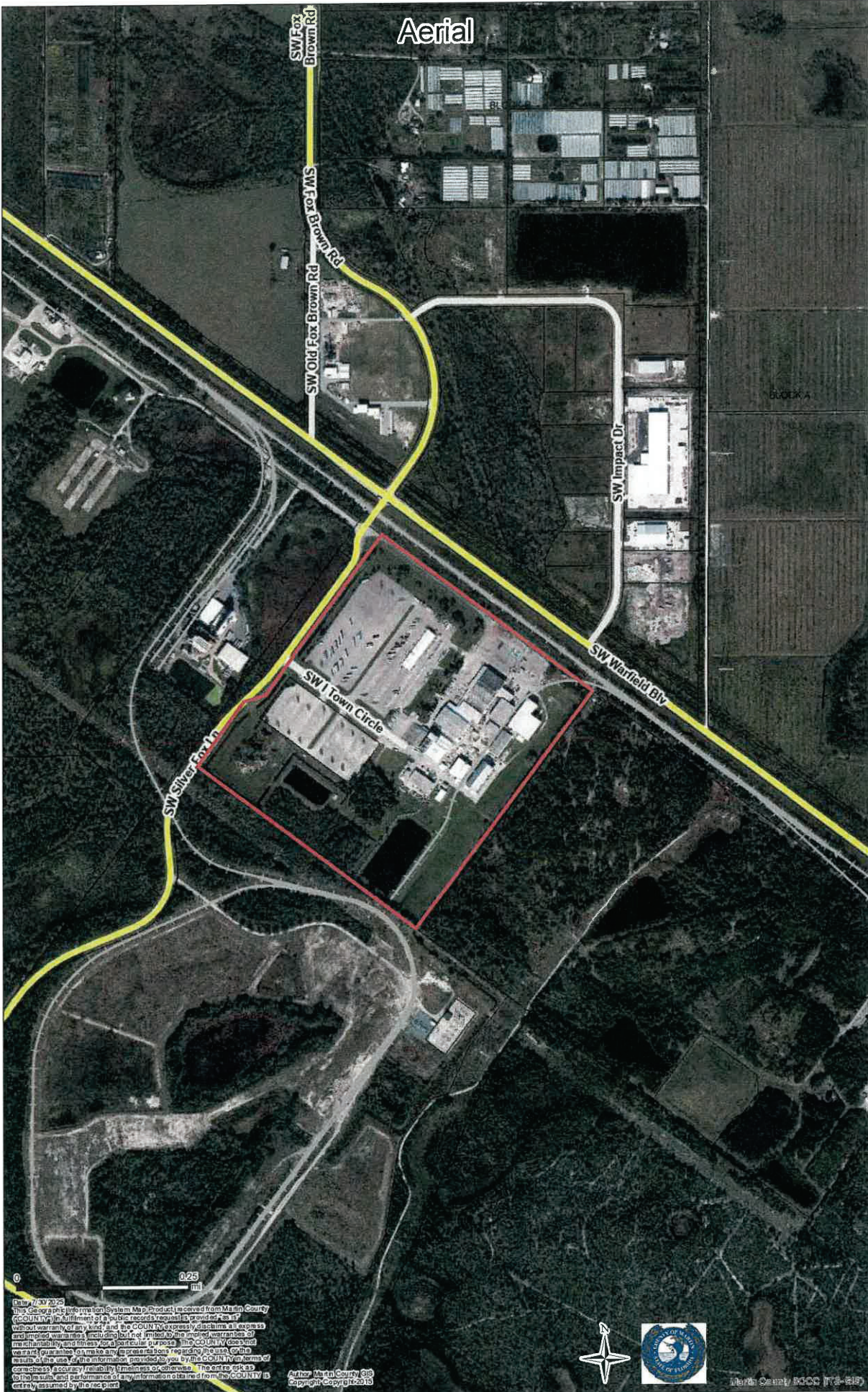
Date: 7/30/2025

This Geographic Information System Map Product, received from Marion County (COUNTY) in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties 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 correctness, 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.

Author: Marion County GIS
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Aerial



Date: 7/30/2025
This Geographic Information System Map Product is received from Marion County (COUNTY) in fulfillment of a public record request. It is provided "as is" without warranty of any kind and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, give, or make any representation or warranty about the accuracy, reliability, timeliness, or otherwise of the information provided by the COUNTY. The user assumes all liability for the results and performance of any information obtained from the COUNTY is entirely assumed by the user.

Author: Marion County, 2025
Copyright: Copyright 2025



Marion County, INDC 173-110

01376024

99 JUN 25 AM 9:55

RETURN TO:
Growth Management Department
2401 SE Monterey Road
Stuart, Florida 34996

UNITY OF TITLE

In consideration of the issuance of a Permit the Caulkins Indiantown Citrus Company as "Owner(s)" for the construction of Caulkins Bulk Tank Storage (TankFarm#6) in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict the use of lands described in Exhibit "A" attached hereto in the following manner:

1. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot or parcel of land.
2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs and assigns until such time as the same may be released in writing by the Board of County Commissioners.
3. The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.

Signed, acknowledged and notarized on this 9th day of June, 1998

ATTEST:

"OWNER"

Sign: [Signature]
Print: FRANCIS BERGER
Title: ENGINEER

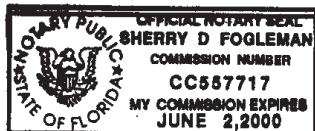
CAULKINS INDIANTOWN CITRUS CO.
Print Name of Corporation Above

Sign: [Signature]
Print: Jimmie Washington
Title: Superintendent

By: [Signature]
Name Printed: MICHEL HAMON
Title: President & CEO
Address: 15950 SW KANER HIGHWAY
INDIANTOWN FLORIDA 34956

STATE OF FLORIDA)
COUNTY OF MARTIN)

The foregoing instrument was acknowledged before me this 9th day of JUNE, 1998, by MICHEL HAMON (name of officer or agent and title) of CAULKINS INDIANTOWN CITRUS COMPANY, (name of corporation) a FLORIDA, (state or place of incorporation) corporation, on behalf of the corporation. He or she (☒) is personally known to me or (☐) has produced _____ as identification and did (☒) did not (☐) take an oath.



NOTARY PUBLIC
[Signature]
Name Printed: Sherry D. Fogleman
State of Florida at Large
My Commission Expires:

Note: If corporate seal is applied, only one witness is required; if not, 2 witnesses are required.

EXHIBIT A

Caulkins Indiantown Citrus Company

LEGAL DESCRIPTION

PARCEL A

A parcel of land lying and being in Section 26 and 35, Township 39 South, Range 38 East, Martin County, Florida and being more particularly described as follows:

Commence at a point 100.00 feet Southwesterly, measured at right angles from the center line of the Seaboard Coast Line Railroad Company's main track. Said point being on the East line of Section 35 and the Southerly Right-of-Way line of the Seaboard Coast Line Railroad; thence run North 53°39'15" West along the Southerly Right-of-Way line of said railroad for a distance of 4200.00 feet to the Northwest corner of the Florida Steel Corporation property, as recorded in Official Records Book 324, Page 2207 and 2220, Martin County, Florida Public Records; thence proceed North 53°39'15" West along said Southerly Right-of-Way line, for a distance of 250.00 feet to a point; thence proceed South 36°20'45" West along a line parallel to and 250.00 feet West of the West line of said Florida Steel Corporation property for a distance of 662.39 feet to the point of intersection with said line and the South line of said Section 26. Said point also being 1353.93 feet North 89°57'49" East of the Southwest corner of said Section 26; thence continue South 36°20'45" West, for a distance of 37.61 feet to the point or place of beginning of the description, (1) thence proceed North 53°19'15" West, for a distance of 51.05 feet to a point on the South line of said Section 26 and said point being 1290.53 feet North 89°57'49" East from the Southwest corner of said Section 26; thence continue North 53°39'15" West, for a distance of 1577.45 feet to a point, (2) thence proceed North 36°20'45" East, for a distance of 700.00 feet to a point on the Southerly Right-of-Way line of said railroad, (3) thence proceed South 53°39'15" East, for a distance of 1628.50 feet to a point, (4) thence proceed South 36°20'45" West, for a distance of 700.00 feet to the point or place of beginning.

Said parcel of land containing 1,139,950 square feet or 26.17 acres, more or less.

PARCEL B

A parcel of land lying and being in Section 26, 27, 34 and 35, Township 39 South, Range 38 East, Martin County, Florida and being more particularly described as follows:

Commence at a point 100.00 feet Southwesterly, measured at right angles from the center line of the Seaboard Coast Line Railroad Company's main track. Said point being on the East line of Section 35 and the Southerly Right-of-Way line of the Seaboard Coast Line Railroad; thence run North 53°39'15" West along the Southerly Right-of-Way line of said railroad for a distance of 4200.00 feet to the Northwest corner of the Florida Steel Corporation property, as recorded in Official Records Book 324, Page 2207 and 2220, Martin County, Florida Public Records; thence proceed North 53°39'15" West along said Southerly Right-of-Way line, for a distance of 250.00 feet to a point; thence proceed South 36°20'45" West along a line parallel to and 250.00 feet West of the West line of said Florida Steel Corporation property for a distance of 662.39 feet to the point of intersection with said line and the South line of said Section 26. Said point also being 1353.93 feet North 89°57'49" East of the Southwest corner of said Section 26; thence continue South 36°20'45" West, for a distance of 37.61 feet to the point or place of beginning of the description, (1) thence proceed North 53°39'15" West, for a distance of 51.05 feet to a point in the South line of said Section 26 and said point being 1290.53 feet North 89°57'49" East from the Southwest corner of said Section 26; thence continue North 53°39'15" West, for a distance of 1577.45 feet to a point, (2) thence proceed South 36°20'45" West, for a distance of 33.12 feet to a point in the West line of said Section 26, said point being 909.03 feet North 00°01'15" East of the Southwest corner of said Section 26, thence continue South 36°20'45" West, for a distance of 1266.88 feet to a point, (3) thence proceed South 53°39'15" East, for a distance of 1878.50 feet to a point, (4) thence proceed North 36°20'45" East along the West line of the Florida Steel Corporation property, for a distance of 911.00 feet to a point, (5) thence proceed North 53°39'15" West, for a distance of 250.00 feet to a point, (6) thence proceed North 36°20'45" East, for a distance of 389.00 feet to the point or place of beginning.

Said parcel of land containing 2,344,800 square feet or 53.83 acres, more or less.

PARCEL C

A parcel of land lying and being in Section 26 and 35, Township 39 South, Range 38 East, Martin County, Florida and being more particularly described as follows:

Commence at a point 100.00 feet Southwesterly, measured at right angles from the center line of the Seaboard Coast Line Railroad Company's main track. Said point being on the East line of Section 35 and the Southerly Right-of-Way line of the Seaboard Coast Line Railroad; thence run North 53°39'15" West along the Southerly Right-of-Way line of said railroad for a distance of 4200.00 feet to the Northwest corner of the Florida Steel Corporation property, as recorded in Official Records Book 324, Page 2207 and 2220, Martin County, Florida Public Records; thence proceed North 53°39'15" West along said Southerly Right-of-Way line, for a distance of 250.00 feet to a point; thence proceed South 36°20'45" West along a line parallel to and 250.00 feet West of the West line of said Florida Steel Corporation property for a distance of 662.39 feet to the point of intersection with said line and the South line of said Section 26. Said point also being 1353.93 feet North 89°57'49" East of the Southwest corner of said Section 26; thence continue South 36°20'45" West, for a distance of 37.61 feet to the point or place of beginning of the description, (1) thence proceed South 53°39'15" East, for a distance of 250.00 feet to a point on the West line of the Florida Steel Corporation property, (2) thence proceed North 36°20'45" East along the West line of the Florida Steel Corporation property, for a distance of 221.81 feet to the point of intersection with said line and the South line of Section 26, said point being 1664.46 feet North 89°57'49" East of the Southwest corner of said Section 26; thence continue North 36°20'45" East along the West line of the Florida Steel Corporation property, for a distance of 478.19 feet to a point on the Southerly Right-of-Way line of the Seaboard Coast Line railroad, (3) thence proceed North 53°39'15" West along the Southerly Right-of-Way line of said railroad, for a distance of 250.00 feet to a point, (4) thence proceed South 36°20'45" West, for a distance of 700.00 feet to the point or place of beginning.

Said parcel of land containing 175,000 square feet or 4.02 acres, more or less.

PARCEL D

A parcel of land lying and being in Section 35, Township 39 South, Range 38 East, Martin County, Florida and being more particularly described as follows:

Commence at a point 100.00 feet Southwesterly, measured at right angles from the center line of the Seaboard Coast Line Railroad Company's main track. Said point being on the East line of Section 35 and the Southerly Right-of-Way line of the Seaboard Coast Line Railroad; thence run North 53°39'15" West along the Southerly Right-of-Way line of said railroad for a distance of 4200.00 feet to the Northwest corner of the Florida Steel Corporation property, as recorded in Official Records Book 324, Page 2207 and 2220, Martin County, Florida Public Records; thence proceed North 53°39'15" West along said Southerly Right-of-Way line, for a distance of 250.00 feet to a point; thence proceed South 36°20'45" West along a line parallel to and 250.00 feet West of the West line of said Florida Steel Corporation property for a distance of 662.39 feet to the point of intersection with said line and the South line of said Section 26. Said point also being 1353.93 feet North 89°57'49" East of the Southwest corner of said Section 26; thence continue South 36°20'45" West, for a distance of 37.61 feet to the point or place of beginning of the description, (1) thence proceed South 53°39'15" East, for a distance of 250.00 feet to a point on the West line of the Florida Steel Corporation property, (2) thence proceed South 36°20'45" West along the West line of the Florida Steel Corporation property, for a distance of 389.00 feet to a point, (3) thence proceed North 53°39'15" West, for a distance of 250.00 feet to a point, (4) thence proceed North 36°20'45" East, for a distance of 389.00 feet to the point or place of beginning.

Said parcel of land containing 97,250 square feet or 2.23 acres, more or less.

LESS AND EXCEPT FROM PARCELS A & B THE FOLLOWING:


A parcel of land lying and being in Sections 26 and 27, Township 39 South, Range 38 East, Martin County, Florida and being more particularly described as follows:

Commence at the Southeast corner of said Section 27; thence bear North 00°01'15" East along the East line of Section 27, a distance of 909.03 feet to a point in the West line of Caulkins Indiantown Citrus Co. and the Point of Beginning of the herein described parcel of land; thence proceed North 36°20'45" East along said West line, a distance of 733.12 feet to a point on a line 100.00 feet Southwest of, as measured at right angles to the centerline of C.S.X. Railroad main track; thence South 53°39'15" East along a line parallel to said centerline, a distance of 75.00 feet; thence South 36°20'45" West, a distance of 1339.00 feet; thence South 66°19'39" West, a distance of 150.08 feet; thence North 36°20'45" East, a distance of 735.88 feet to the Point of Beginning of the herein described parcel of land.

Said parcel containing 2.417 acres.

Total Area - 83.83 acres

Parcel Control No. 263938001000000100000


INSTR # 1822900
OR BK 01992 PG 1595
RECORDED 03/17/2005 10:50:48 AM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
RECORDED BY C Burkey

Prepared By:
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

[blank space above reserved for recording information]

**MARTIN COUNTY, FLORIDA
STANDARD DEVELOPMENT ORDER**

**REGARDING REVISED FINAL SITE PLAN APPROVAL
FOR LOUIS DREYFUS CITRUS, INC.
WITH A CERTIFICATE OF PUBLIC FACILITIES RESERVATION**

WHEREAS, Louis Dreyfus Citrus, Inc., submitted an application for standard development revised final site plan approval for Louis Dreyfus Citrus, hereinafter, Louis Dreyfus Citrus, on lands described in Exhibit A, attached hereto; and

WHEREAS, pursuant to Section 10.3.A LDR, Martin County Code, final action on standard development applications shall be taken by the County Administrator or his/her designee; and

WHEREAS, the County Administrator has delegated final action on standard development applications to the Growth Management Director.

**NOW, THEREFORE, THE GROWTH MANAGEMENT DIRECTOR
HEREBY DETERMINES THAT:**

A. The revised final site plan for Louis Dreyfus Citrus, a copy of which has been reduced and attached hereto as Exhibit B, is approved. Development of Louis Dreyfus Citrus, shall be in accordance with the approved final site plan.

B. No permits for construction or development activity shall be issued until all required documents, plans and fees are received and approved as required by Section 10.9, LDR, Martin County Code.

C. Failure to submit the required documents, plans and fees as required by Section 10.9, LDR, Martin County Code, shall render the final site plan approval null and void.

D. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Reservation as set forth in Section 5.32.D., Land Development Regulations, Martin County Code. Payment of appropriate fees shall be paid at the time of building permit issuance pursuant to Section 5.32.D.4.c.(3).

E. Building permits must be obtained within one year of final site plan approval. Development of the entire project, including infrastructure and vertical construction, must be completed within two (2) years of final site plan approval. No rights to obtain development orders are herein conveyed beyond the two (2) year reservation period except as permitted in Section 5.32.D.8., LDR, Martin County Code. All remaining impact fees and capital facility charges shall be paid in full within sixty (60) days of an approval of a requested extension pursuant to Section 5.32.D.4.c.(3), LDR, Martin County Code.

F. This development order shall be recorded in the public records of Martin County. A copy shall be forwarded to the applicant by the Growth Management Department subsequent to recording.

DATED THIS 18th DAY OF January, 2005.

Nicki van Vonno

NICKI van VONNO, DIRECTOR OF
GROWTH MANAGEMENT DEPARTMENT

LEGAL DESCRIPTION

PARCEL CONTROL NUMBER: 26-39-38-001-000-00010.00000

PROPERTY ADDRESS: 19100 SW Warfield Boulevard, Indiantown, Florida 34956

PARCEL A

A parcel of land lying and being in Section 26 and 35, Township 39 South, Range 38 East, Martin County, Florida and being more particularly described as follows:

Commence at a point 100.00 feet Southwesterly, measured at right angles from the center line of the Seaboard Coast Line Railroad Company's main track. Said point being on the East line of Section 35 and the Southerly Right-of-Way line of the Seaboard Coast Line Railroad; thence run North 53°39'15" West along the Southerly Right-of-Way line of said railroad for a distance of 4200.00 feet to the Northwest corner of the Florida Steel Corporation property, as recorded in Official Records Book 324, Page 2207 and 2220, Martin County, Florida Public Records; thence proceed North 53°39'15" West along said Southerly Right-of-Way line, for a distance of 250.00 feet to a point; thence proceed South 36°20'45" West along a line parallel to and 250.00 feet West of the West line of said Florida Steel Corporation property for a distance of 662.39 feet to the point of intersection with said line and the South line of said Section 26. Said point also being 1353.93 feet North 89°57'49" East of the Southwest corner of said Section 26; thence continue South 36°20'45" West, for a distance of 37.61 feet to the point or place of beginning of the description, (1) thence proceed North 53°39'15" West, for a distance of 51.05 feet to a point on the South line of said Section 26 and said point being 1290.53 feet North 89°57'49" East from the Southwest corner of said Section 26; thence continue North 53°39'15" West, for a distance of 1577.45 feet to a point, (2) thence proceed North 36°20'45" East, for a distance of 700.00 feet to a point on the Southerly Right-of-Way line of said railroad, (3) thence proceed South 53°39'15" East, for a distance of 1628.50 feet to a point, (4) thence proceed South 36°20'45" West, for a distance of 700.00 to the point or place of beginning.

Said parcel of land containing 1,139,950 square feet or 26.17 acres, more or less.

OR BK 01992 PG 1597

LEGAL DESCRIPTION CONTINUED

PARCEL B

A parcel of land lying and being in Section 26, 27, 34 and 35, Township 39 South, Range 38 East, Martin County, Florida and being more particularly described as follows:

Commence at a point 100.00 feet Southwesterly, measured at right angles from the center line of the Seaboard Coast Line Railroad Company's main track. Said point being on the East line of Section 35 and the Southerly Right-of-Way line of the Seaboard Coast Line Railroad; thence run North 53°39'15" West along the Southerly Right-of-Way line of said railroad for a distance of 4200.00 feet to the Northwest corner of the Florida Steel Corporation property, as recorded in Official Records Book 324, Page 2207 and 2220, Martin County, Florida Public Records; thence proceed North 53°39'15" West along said Southerly Right-of-Way line, for a distance of 250.00 feet to a point; thence proceed South 36°20'45" West along a line parallel to and 250.00 feet West of the West line of said Florida Steel Corporation property for a distance of 662.39 feet to the point of intersection with said line and the South line of said Section 26. Said point also being 1353.93 feet North 89°57'49" East of the Southwest corner of said Section 26; thence continue South 36°20'45" West, for a distance of 37.61 feet to the point or place of beginning of the description, (1) thence proceed North 53°39'15" West, for a distance of 51.05 feet to a point in the South line of said Section 26 and said point being 1290.53 feet North 89°57'49" East from the Southwest corner of said Section 26; thence continue North 53°39'15" West, for a distance of 1577.45 feet to a point, (2) thence proceed South 36°20'45" West, for a distance of 33.12 feet to a point in the West line of said Section 26, said point being 909.03 feet North 00°01'15" East of the Southwest corner of said Section 26, thence continue South 36°20'45" West, for a distance of 1266.88 feet to a point, (3) thence proceed South 53°39'15" East, for a distance of 1878.50 feet to a point, (4) thence proceed North 36°20'45" East along the West line of the Florida Steel Corporation property, for a distance of 911.00 feet to a point, (5) thence proceed North 53°39'15" West, for a distance of 250.00 feet to a point, (6) thence proceed North 36°20'45" East, for a distance of 389.00 feet to the point or place of beginning.

Said parcel of land containing 2,344,800 square feet or 53.83 acres, more or less.

OR BK 01992 PG 1598

LEGAL DESCRIPTION CONTINUED

PARCEL C

A parcel of land lying and being in Section 26 and 35, Township 39 South, Range 38 East, Martin County, Florida and being more particularly described as follows:

Commence at a point 100.00 feet Southwesterly, measured at right angles from the center line of the Seaboard Coast Line Railroad Company's main track. Said point being on the East line of Section 35 and the Southerly Right-of-Way line of the Seaboard Coast Line Railroad; thence run North 53°39'15" West along the Southerly Right-of-Way line of said railroad for a distance of 4200.00 feet to the Northwest corner of the Florida Steel Corporation property, as recorded in Official Records Book 324, Page 2207 and 2220, Martin County, Florida Public Records; thence proceed North 53°39'15" West along said Southerly Right-of-Way line, for a distance of 250.00 feet to a point; thence proceed South 36°20'45" West along a line parallel to and 250.00 feet West of the West line of said Florida Steel Corporation property for a distance of 662.39 feet to the point of intersection with said line and the South line of said Section 26. Said point also being 1353.93 feet North 89°57'49" East of the Southwest corner of said Section 26; thence continue South 36°20'45" West, for a distance of 37.61 feet to the point or place of beginning of the description, (1) thence proceed South 53°39'15" East, for a distance of 250.00 feet to a point on the West line of the Florida Steel Corporation property, (2) thence proceed North 36°20'45" East along the West line of the Florida Steel Corporation property, for a distance of 221.81 feet to the point of intersection with said line and the South line of Section 26, said point being 1664.46 feet North 89°57'49" East of the Southwest corner of said Section 26; thence continue North 36°20'45" East along the West line of the Florida Steel Corporation property, for a distance of 478.19 feet to a point on the Southerly Right-of-Way line of the Seaboard Coast Line railroad, (3) thence proceed North 53°39'15" West along the Southerly Right-of-Way line of said railroad, for a distance of 250.00 feet to a point, (4) thence proceed South 36°20'45" West, for a distance of 700.00 feet to the point or place of beginning.

Said parcel of land containing 175,000 square feet or 4.02 acres, more or less.

DR BK 01992 PG 1599

LEGAL DESCRIPTION CONTINUED

PARCEL D

A parcel of land lying and being in Section 35, Township 39 South, Range 38 East, Martin County, Florida and being more particularly described as follows:

Commence at a point 100.00 feet Southwesterly, measured at right angles from the center line of the Seaboard Coast Line Railroad Company's main track. Said point being on the East line of Section 35 and the Southerly Right-of-Way line of the Seaboard Coast Line Railroad; thence run North 53°39'15" West along the Southerly Right-of-Way line of said railroad for a distance of 4200.00 feet to the Northwest corner of the Florida Steel Corporation property, as recorded in Official Records Book 324, Page 2207 and 2220, Martin County, Florida Public Records; thence proceed North 53°39'15" West along said Southerly Right-of-Way line, for a distance of 250.00 feet to a point; thence proceed South 36°20'45" West along a line parallel to and 250.00 feet West of the West line of said Florida Steel Corporation property for a distance of 662.39 feet to the point of intersection with said line and the South line of said Section 26. Said point also being 1353.93 feet North 89°57'49" East of the Southwest corner of said Section 26; thence continue South 36°20'45" West, for a distance of 37.61 feet to the point or place of beginning of the description, (1) thence proceed South 53°39'15" East, for a distance of 250.00 feet to a point on the West line of the Florida Steel Corporation property, (2) thence proceed South 36°20'45" West along the West line of the Florida Steel Corporation property, for a distance of 389.00 feet to a point, (3) thence proceed North 53°39'15" West, for a distance of 250.00 feet to a point, (4) thence proceed North 36°20'45" East, for a distance of 389.00 feet to the point or place of beginning.

Said parcel of land containing 97,250 square feet or 2.23 acres, more or less.

LESS AND EXCEPT FROM PARCELS A & B THE FOLLOWING:

A parcel of land lying and being in Sections 26 and 27, Township 39 South, Range 38 East, Martin County, Florida and being more particularly described as follows:

Commence at the Southeast corner of said Section 27; thence bear North 00°01'15" East along the East line of Section 27, a distance of 909.03 feet to a point in the West line of Caulkins Indiantown Citrus Co. and the Point of Beginning of the herein described parcel of land; thence proceed North 36°20'45" East along said West line, a distance of 733.12 feet to a point on a line 100.00 feet Southwest of, as measured at right angles to the centerline of C.S.X. Railroad main track; thence South 53°39'15" East along a line parallel to said centerline, a distance of 75.00 feet; thence South 36°20'45" West, a distance of 1339.00 feet; thence South 66°19'39" West, a distance of 150.08 feet; thence North 36°20'45" East, a distance of 735.88 feet to the Point of Beginning of the herein described parcel of land.

Said parcel containing 2.42 acres, more or less.

LESS AND EXCEPT from Parcels B, C and D, the following:

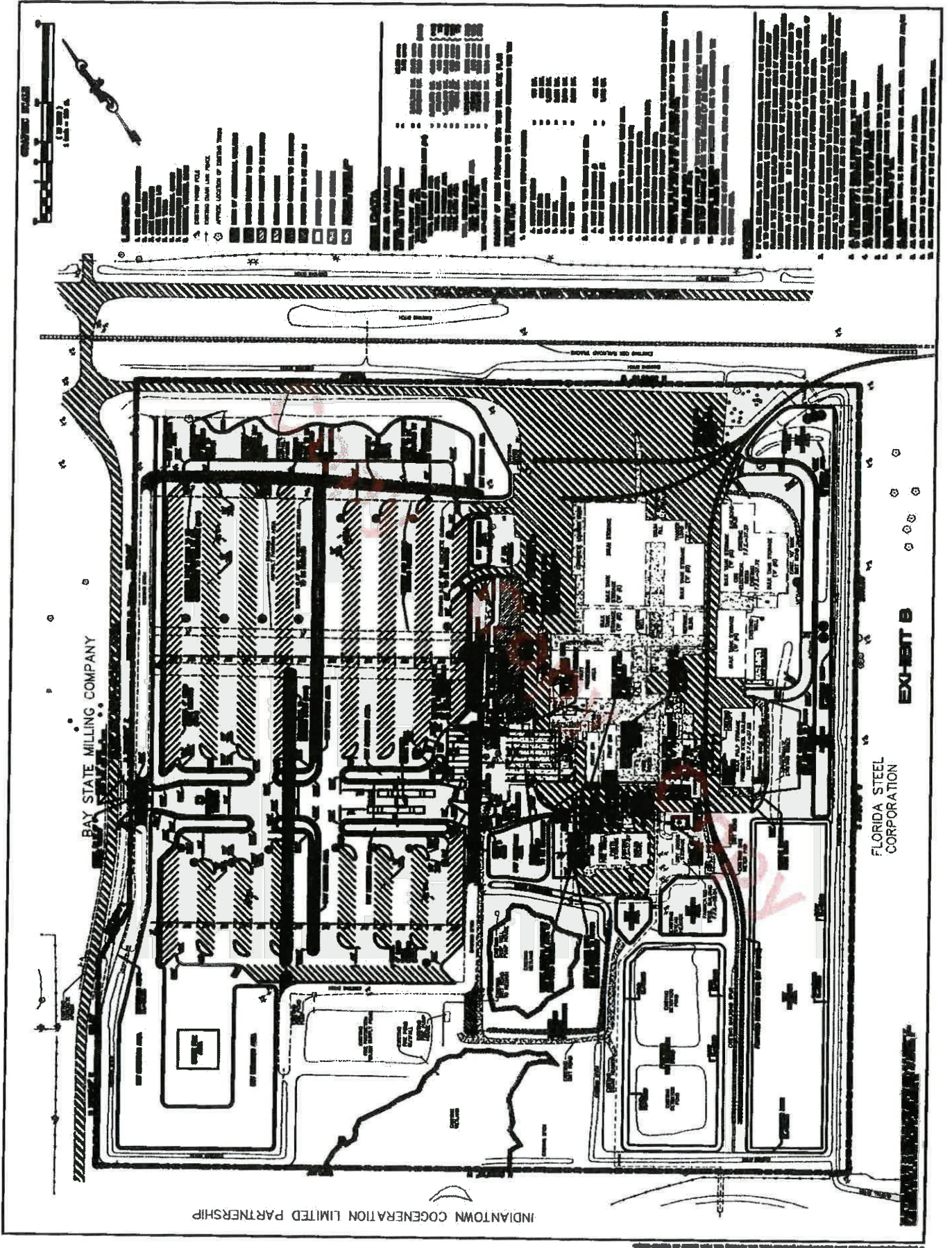
A parcel of land lying and being in Sections 26 and 35, Township 39 South, Range 38 East, Martin County, Florida and being more particularly described as follows:

Commence at the Northwest corner of said Section 35, thence bear South 0°28'26" West along the West line of said Section 35, a distance of 659.66 feet to a point in a line 2100.00 feet Southwesterly of, as measured at right angles to, the centerline of the CSX Railroad; thence South 53°39'15" East along a line parallel to said centerline, a distance of 927.78 feet to a point on the Easterly top of bank of an existing drainage ditch and the Point of Beginning of the herein described parcel of land; thence proceed North 36°32'24" East along said Easterly top of bank and the projection thereof, a distance of 2000.01 feet to a point in a line 100.00 feet Southwesterly of, as measured at right angles to, the centerline of aforesaid CSX Railroad; thence South 53°39'15" East along a line parallel to said centerline, a distance of 18.93 feet to a point in the West line of Florida Steel corporation property; thence South 36°20'45" West along said West line, a distance of 2000.00 feet; thence North 53°39'15" West, a distance of 25.70 feet to the Point of Beginning of the herein described parcel of land.

Said parcel contains 1.02 acres, more or less.

EXHIBIT A

OR BK 01992 PG 1600



CRPECH
ENGINEERS, INC.

NO.	DATE	DESCRIPTION
1	10-1-81	1. INITIAL DESIGN
2	10-1-81	2. PRELIMINARY DESIGN
3	10-1-81	3. FINAL DESIGN
4	10-1-81	4. CONSTRUCTION
5	10-1-81	5. OPERATION

LOUIS DRYWELL SYSTEMS INC.
PAVED SITE PLAN

NO.	DATE	DESCRIPTION
1	10-1-81	1. INITIAL DESIGN
2	10-1-81	2. PRELIMINARY DESIGN
3	10-1-81	3. FINAL DESIGN
4	10-1-81	4. CONSTRUCTION
5	10-1-81	5. OPERATION

RETURN TO:
Martin County
Planning and Development Services
2401 SE Monterey Road
Stuart, Florida 34996

UNITY OF TITLE

In consideration of the issuance of a permit to Louis Dreyfus Citrus, Inc
as "Owner(s)" for the construction of Site Development-Please refer to Final Site Plan Approval for Louis Dreyfus Dated January 18 2005
in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict the use of lands described in Exhibit "A" attached hereto in the following manner:

1. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot or parcel of land.
2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs and assigns until such time as the same may be released in writing by the Board of County Commissioners.
3. The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.

Signed, acknowledged and notarized on this 9 day of February

WITNESSES:

Sign: Brenda King

Print Name: Brenda King

Sign: Wendy Carver

Print Name: Wendy Carver

"OWNER"

Name of Corporation

Louis Dreyfus Citrus, Inc

By: Peter Hahn

Print Name: Peter Hahn

Title: Vice President

Address: 355 S. 9th Street

Winter Garden FL 34777-0399

ATTEST Suzanne M. Campbell

Print Name: Suzanne M. Campbell

Secretary

STATE OF FLORIDA

COUNTY OF MARTIN

The foregoing Unity of Title was acknowledged before me this 9 day of February
by Peter Hahn, Vice President (Name of officer/agent and title) of
Louis Dreyfus Citrus, Inc. (name of corporation), a Delaware
(state or place of incorporation) corporation, on behalf of the corporation. He or she ☒ is personally known to
me or ☐ has produced _____ as identification.

NOTARY PUBLIC

Stephanie E. Blake

Name Printed:

State of FLORIDA at Large

My Commission Expires: December 22, 2007



Stephanie E. Blake
MY COMMISSION # DD255417 EXPIRES
December 22, 2007
BONDED THRU TROY FARM INSURANCE, INC.

Note: Florida Statutes requires one of the following: corporate officer's signature attested by the corporate secretary and corporate seal applied; or, corporate officer's signature and corporate seal applied and one witness; or, corporate officer's signature and two (2) witnesses.