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C. PROJECT PROFESSIONALS

Applicant (Name or Company): Rio North Dixie, LLC;

Company Representative: Josh Simon

Address: 601 Heritage Dr, Suite #227

City: Jupiter, State: FL Zip: 33458

Phone: 561-575-6454 Email: joshsimon@flfholdings.com

Agent (Name or Company): Cotleur & Hearing

Company Representative: George Missimer

Address: 1934 Commerce Lane, Suite 1

City: Jupiter, State: FL Zip: 33458

Phone: 561-406-1008 Email: gmissimer@cotleur-hearing.com

Contract Purchaser (Name or Company): _____

Company Representative: _____

Address: _____

City: Jupiter, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Cotleur & Hearing

Company Representative: George Missimer

Address: 1934 Commerce Lane, Suite 1

City: Jupiter, State: FL Zip: 33458

Phone: 561-406-1008 Email: gmissimer@cotleur-hearing.com

Landscape Architect (Name or Company): Cotleur & Hearing

Company Representative: Donaldson Hearing

Address: 1934 Commerce Lane, Suite 1

City: Jupiter, State: FL Zip: 33458

Phone: 561-406-1002 Email: dhearing@cotleur-hearing.com

Surveyor (Name or Company): Geopoint Surveying, Inc.

Company Representative: Steven W. McMahon

Address: 4152 West Blue Heron Blvd, Suite 105

City: Riviera Beach, State: FL Zip: 33404

Phone: 561-444-2720 Email: stevem@geopointsurvey.com

Civil Engineer (Name or Company): Simmons and White

Company Representative: Greg Bolen, PE

Address: 2581 Metrocentre Blvd, Suite 3

City: West Palm Beach, State: FL Zip: 33407

Phone: 561-644-4312 Email: bolen@simmonsandwhite.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): Not Required

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): Charles Brock & Associates, Inc.

Company Representative: Cristian Oquendo

Address: 1770 Fennell Street

City: Maitland, State: FL Zip: 32751

Phone: 407-660-8900 x 260 Email: cristian@cbaarchitects.com

Attorney (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Environmental Planner (Name or Company): Aquatic Research Monitoring, Equipment and Dep

Company Representative: Jennifer Acevedo

Address: PO Box 1421

City: Stuart, State: FL Zip: 34995

Phone: 772-408-7421 Email: acevedojmr@gmail.com

Other Professional (Name or Company): Photometrics- RGD Consulting Engineers

Company Representative: Nate Davenport

Address: 2151 South Alt A1A, Suite 2000

City: Jupiter, State: FL Zip: 33477

Phone: 561-743-0165 X 102 Email: Nate.Davenport@rgdengineers.com

D. Certification by Professionals

Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)



This box must be check if the applicant waives the limitations.

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
Applicant Signature

March 8, 2022

Date

George Missimer
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: PALM BEACH

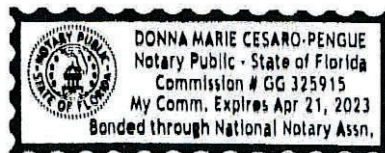
I hereby certify that the foregoing instrument was acknowledged before me this 9th day of MARCH, 20 22, by George Missimer.

He or She is personally known to me or ☒ has produced _____ as identification.

Donna Marie Cesaro-Pengue
Notary Public Signature

Printed name

STATE OF: _____ at-large





Martin County County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

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Digital Submittal Affidavit

I, George Missimer, attest that the electronic version included for the project Preserve at RIO Marine Village is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

[Signature]
Applicant Signature

8-31-22

Date

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: PALM BEACH

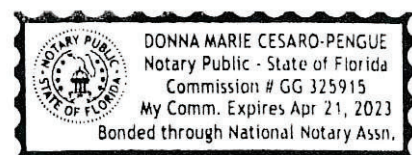
I hereby certify that the foregoing instrument was acknowledged before me this 31 day of AUGUST, 20 22, by GEORGE MISSIMER.

He or She is personally known to me or has produced _____ as identification.

[Signature]
Notary Public Signature

Printed name

STATE OF: _____ at-large



The Preserve at Rio Major Master Site Plan Application

August 31, 2022

On behalf of Rio North Dixie, LLC, please find our attached application which consists of a request for approval of The Preserve at Rio Marine Village, Major Final Site Plan Application. This project site is comprised of 14.339 acres. The master site plan for The Preserve proposes a mix of building types and uses. The building types proposed in this master plan include the following:

Building Type	Buildings on Site	Units Per Building	Total Residential Units	Garage Parking Spaces
Type 4 Townhome	2	6	12	24
Type 6 Townhome	4	8	32	64
Type 8 Live Work	1	5	5	0
Type 2 Multi-Family	4	24	96	0
	11		145	88

For purposes of calculating density, there are 145 units total in this proposed mixed-use development. Therefore, the proposed density of this development is equal to 10.11 units per acre. The Commercial building types proposed in this development include one (1) live work building along Dixie Highway that has ground level space adjoining the sidewalk to accommodate business uses.

Acreage Breakdown

Parcels	Acres	FLU	Zoning District	CRA Regulating Plan
28-37-41-000-013-00290-9	5.77	CRA Center	Rio Redevelopment	General and Core Subdistricts
28-37-41-000-014-00300-5	6.46	CRA Center	Rio Redevelopment	General and Core Subdistricts
28-37-41-001-012-00010-9	2.49	CRA Center	Rio Redevelopment	General and Core Subdistricts
	14.339			

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

Parcels	FLU	Zoning District	CRA Plan	Regulating
To the North (across railroad)	Industrial	GI- General Industrial District	n/a	
To the East	CRA Center	Rio Redevelopment	General and Core Subdistricts	
To the South (across Dixie)	CRA Center and Commercial Waterfront	Rio Redevelopment	Core, Waterfront and Corridor Subdistricts	
To the West	CRA Center and Industrial	Rio Redevelopment	Industrial and Corridor Subdistricts	

Demonstration of Compliance with Martin County Land Development Regulations, Article 12, Redevelopment Code

Section 12.1.01. Purpose and Intent

This project was designed to incorporate a variety of opportunities for traditional neighborhood design and mixed residential and commercial uses in the Rio Community Redevelopment Area.

Section 12.1.01C. Comprehensive Plan

The Preserve at Rio Marine Village project has gone to great lengths to ensure that the development in the Rio CRA area complies with the Martin County Comprehensive Growth Management Plan.

Section 12.1.01E Form- Based Code

This project was designed with the form-based code design principles that foster predictable built results and a high-quality public realm by using physical form, rather than full separation of uses, as the primary organizing principle of the development.

Section 12.1.01.F Subdistricts

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

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 site will include walking paths, open greenspace areas that will allow the community to enjoy the waterfront views to the South. The proposed residential buildings are designed to provide housing for both young families as well as current Martin county residents that are looking to downsize to a simpler lifestyle. The mixed-use project will provide the community with an environment where they can work and play along the river.

General Subdistrict

The Preserve is more residential in scale and character, as Article 12 of the Land Development Regulations describes. The proposed master site plan is designed to provide a wide variety of housing, civic spaces and pedestrian- oriented businesses along Dixie Highway.

Section 12.1.02 Regulating Plan

Primary and Secondary Streets and Alleys

NE Dixie Highway, a Primary Street designated by the CRA Street Regulating Plan, provides access to The Preserve project to the south. NE Martin Avenue, another Primary Street designated by the CRA Street Regulating Plan, provides access along the eastern property line of the project, on land that is not included within the bounds of the project.

Required Commercial Frontage

While designing this project, we heeded the intent of Primary Streets within the CRA, which is to support businesses, civic uses and reinforce local character. We understand that these streets are designated as needing Commercial Frontage and shall be non-residential and open to the public at the ground level.

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 Preserve site plan, we have proposed one (1) live/work building, three (3) townhome buildings, and one (1) multi-

family building. In the General subdistrict areas of the proposed master plan, we have proposed three (3) townhome buildings and three (3) multi-family buildings to cater to the more residential in nature definition of this subdistrict.

Section 12.1.04. Development Standards

Height

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 consistent with Martin County requirements.

Density

The proposed density of this site plan is 10.11 units per acre. The calculation we used to determine gross residential density is as follows:

145 residential units/14.339 acres= 10.11 units per acre

Building Coverage-The calculation we employed when determining building coverage is the area measured from the building footprint of the ground floor of the principal structures on the lot. The total proposed Building Footprint is 97,139.77 SF.

Open Space- this project complies with the open space requirement of 20%. The total amount of open space required in The Preserve is 2.87 acres. The calculation used to determine the total amount of open space required on site is as follows:

624,650 SF(.20)= 124,930 SF, which is equal to 2.87 acres.

The total proposed open space is 7.66 Acres. Complete site data is provided on the final site plan.

Building and Parking Placement- This project complies with frontage and setback requirements set forth in this section of code. We utilized the definition of frontage is equal to the percentage of the total width of a lot minus the required setbacks which is required to be occupied by the

primary façade of a building. We understand that building frontage requirements are established for each building type.

This project complies with the requirement that the primary facades are intended to be parallel to the right of way and located in accordance with the minimum and maximum front setbacks of the Subdistrict or permitted building type.

This project also complies with the corner lot primary façade requirement. On corner lots within this project, the primary façade extends to the corner of provides civic open space. The setbacks in this project have been measured from the property line.

Shielding from Street- This project was designed to ensure a pleasant visual experience for all the future residents and visitors by shielding any unsightly maintenance equipment, antennas, satellite dishes and other similar structures from the right of way.

Gates and Guardhouses- This project does not propose any private gated communities.

Building Length- The applicant acknowledges that buildings are designed to ensure that no building is longer than 200 feet without a street, alley, or paseo providing through access to another street, alley or paseo.

Section 12.1.05. Building Types and Frontages

The applicant acknowledges that building types are required in the Rio Redevelopment Zoning Districts and that building types do not prescribe use or architectural style.

Townhouse- There are six (6) townhome buildings proposed in The Preserve. Each townhome unit is designed with an attached garage on the ground level, facing an alley.

Shopfront Live/Work Building- Shopfront buildings are required along CRA designated primary roadways. CR 707, Dixie Hwy, which is a CRA designated primary roadway, runs along the southern property line of the proposed development. The proposed live/work building along Dixie Hwy has been designed as the shopfront type, with the ground-floor space immediately adjoining the sidewalk to accommodate the first-floor business use and utilizing large windows

that face the sidewalk.

Frontage Types- The applicant acknowledges that building frontage types are required in certain redevelopment zoning districts and have designed the buildings to accommodate these standards and regulations.

Section 12.1.06 Street Standards

Intent- The intent of the proposed street design in The Preserve is to provide for traditional neighborhood streets that achieve the transportation, environmental, aesthetic, economic, safety and maintenance objectives of Martin County. The streets are intended to expand options for vehicular, pedestrian, and bicycle access through an integrated network of narrow streets that promote calmed traffic and on-street parking.

Street Layout Principles- The street layout principles of Article 12 were utilized in the design of the proposed streets in this project. The intent of the proposed development is to exhibit a high degree of overall connectivity, to be easily traversed and to provide for shady on street parking. Cul-de-sacs are not proposed in this development.

Description of Street Sizes- Table 12-8 was referred to when designing the street types that would be most appropriate for The Preserve at Rio Marine Village.

New Streets- Table 12-8 was referred to when designing the street types that would be most appropriate for The Preserve at Rio Marine Village.

Existing Streets- The street design standards of this section were incorporated into the construction and reconstruction design of streets in the greatest extent possible. Existing conditions, including right of way constraints that may require adjustments to these standards, have been considered when designing the streets. There are several entrances to this development. Along NE Dixie Highway, there are two ingress/egress points and one exit only driveway. Similarly, guests and visitors can enter the development via NE Olive Street. The existing right of way width for NE Charlotte Street is 40'. The Applicant has designed the connection to NE Charlotte Street to be 50' wide and the sidewalks will continue outside the

ROW at the point the proposed street connects to the existing NE Charlotte Street ROW. The proposed street connection to NE Olive Avenue is also 50'.

Block Standards- New block perimeters have been designed not to exceed 2,000'.

Gates and guardhouses- There are no private gated communities proposed in The Preserve at Rio Marine Village. It is understood that the prohibition of private gated communities does not preclude gates that control access to a single parking lot.

Stormwater and Landscape-The Stormwater Design Toolkit has been used, whenever feasible, in the design of filtration strategies for the proposed development.

Section 12.1.07. Parking Standards

Parking Rates- This proposed development provides adequate parking in regards to the minimum parking rates provided in table 12-9.1 of Article 12. It is understood that Section 4.624, Division 14, Article 4 does not apply in CRA Zoning districts where modified in Table 12-9.1.

- Other dwelling types, which include apartments, townhomes and live work provide, on average more than the 1 space per unit that is required.

The total parking requirement for this master plan is 159 parking spaces. This plan provides for 291 parking spaces.

Loading Standards- It is understood that the loading standards in section 4.626.4 Division 14, Article 4 do not apply in this project.

Parking Design Standards- The proposed parking in this project was designed according to Section 4.627, Division 14, Article 4. The standard parking stall measures 18' in length with 2' overhang and 10' in width.

On Street Parking- It is understood that on-street parking within the public right of way along Dixie Hwy can be counted towards on-site parking requirements.

Bicycle and Pedestrian Standards- Bike racks and benches are provided in accordance with Table 12-9.2 Minimum Bicycle Parking & Pedestrian Amenity.

Pedestrian Access- The development was designed to provide safe opportunities for alternative modes of transportation by connecting with existing and future pedestrian/ bicycle ways.

Structural or Vegetative Shading- It is understood that the final site plan is required to provide for the incorporation of structural and vegetative shading at intervals no greater than 70' throughout the vehicular use areas.

Bicycle and Pedestrian Amenities- The required bicycle racks will be provided within acceptable distances to public customer entrances in buildings throughout the development, on the final site plan.

Demonstration of Compliance with Martin County Land Development Regulation, Article 12, Division 3, Rio Community Development Code

The Preserve at Rio Marine Village master plan was designed to revitalize Rio and attract residents, to become a desired destination for visitors and vacationers as well as provide a beautiful setting for the enthusiastic and driven residents of Rio to conduct business while maintaining and improving the colorful architecture and history of Rio.

Section 12.3.04. Development Standards; Table R-5 Development Standards in Rio Subdistricts

All development proposed in this master plan is new development, and were designed to comply with the development standards detailed in Table R-5.

Section 12.3.09. Landscape Standards

The Preserve at Rio Marine Village has been designed to accommodate landscaping exceeding the minimum requirements of the code. Native landscape is proposed throughout the project site and provides for a sustainable community and a beautiful aesthetic.

Demonstration of Compliance with Martin County Land Development Regulations, Article 4, Division 2- Uplands Protection

Section 4.33- Preservation of Native Upland Habitat

4.33.A Implementation of minimum preserve requirements

(2) Increased conservation of native habitats which are determined to be endangered, unique, or rare in Martin County, or regionally rare is required by this division. On sites where endangered, unique, or rare native upland habitat exists, up to 25% of the total upland area shall be preserved in endangered, unique or rare native upland habitat, in a clustered fashion where possible, in a manner that is consistent with a reasonable use of the property- The property was assessed and natural habitat delineations were completed in June of 2020 in two separate sections. The first assessment determined that parcels 28-37-41-000-013-00290-9 and 28-37-41-000-014-00300-5 (a total of 11.843 acres) are approximately 85% vegetated, an area which is equal to 10.06 acres of upland area. This area consists mainly of upland scrub, which is considered a rare and unique type habitat in Martin County. According to the calculation in the subject section of code, 25% of the upland 12.65 acre area should be delineated for preserve area on the project site. 14.34 acres (total site area) minus 1.69 acres (existing surface waters) equals 12.65 acres (total uplands). 12.65 acres times 25 percent equals 3.16 acres of rare, unique scrub habitat required to be preserved.

Demonstration of Compliance with Martin County Comprehensive Growth Management Plan, Chapter 18, Community Redevelopment

Section 18.2- Current Conditions

The goal of the County to facilitate the revitalization, restoration and strengthening of the CRA town centers and neighborhoods is achieved through this proposed development. The Preserve at Rio Marine Village encourages a compact, walkable, small-town urban form that

graciously opens up the natural beauty that Rio has to offer, to residents and visitors.

Policy 18.1E.5

The applicant acknowledges that landscaped areas need to serve as integral components of a community stormwater treatment system.

Policy 18.1E.7.

The dry detention areas in this development are intended to be utilized as public open space, as this policy describes.

Policy 18.2A.1 Quality of life

1. Pedestrian and bicycle links between commercial and residential areas
2. Accommodates small businesses and home-based businesses
3. Provides diverse housing types to increase economic and social integration
4. Encourages vibrant, compact development
5. Provides for local, small-scale employment, shopping and civic opportunities
6. Attains a small town urban form with well connected, walkable streets, on-street parking, small parking lots, public open spaces, community facilities, and high quality buildings of similar scale area related to each other in form and proportion

Objective 18.4A. Neighborhood and Building Design.

The Preserve at Rio Marine Village was designed to provide for the preservation of natural vistas. An uninterrupted vista to the St. Lucie River has been maintained through the middle of the development. This vista brings residents closer to this beautiful resource in Martin County. Additionally, by allowing views from Dixie Hwy, travelers will benefit from the vista.

Policy 18.4A.1. Design Principles

This master plan was designed in accordance with the design principles set forth in this policy. The Preserve at Rio Marine Village is a mixed-use development that is functionally integrated to encourage shared vehicular and pedestrian access and parking areas. The residential component of this project is designed in a way that encourages residents to live, work and shop in the same neighborhood. The proposed uses in this development are mutually

supportive and compatible with the scale of neighborhood development. There is clustered living, working, shopping and other activities that serves the local population and helps to create a self contained neighborhood, in combination with The Rio Marine Village, located across the street. This development is designed primarily for pedestrians and secondarily for vehicles. This is accomplished by utilizing yield street and alley street types.

Policy 18.4B.1 Roadway Design

The roadway design in the proposed development exhibits a high degree of connectivity. There are no gated roads or cul-de-sacs.

Policy 18.4B.2 Roadway Landscaping

Landscaping in the roadways of this project are designed to detain and treat stormwater through utilization of green infrastructure to the greatest extent possible.

Policy 18.5A.1. Connectivity of Open Spaces with Pedestrian Ways

This project integrates pedestrian and bicycle connectivity throughout the public spaces to satisfy this policy of the Comprehensive Plan.

Policy 18.5A.2. Impervious areas counting toward open space

In the proposed Preserve at Rio Marine Village project, there are several public gathering spaces. Some of these gathering spaces, contain impervious area. It is appreciated that this policy allows for those such impervious area locations to be credited toward the required open space.

Policy 18.5D.1

We acknowledge and appreciate that this project is located within Martin County's CRA Transportation Concurrency Exception Areas and that a Traffic Analysis was not required.

July 24, 2020

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 Coteleur & Hearing and its staff to act as agents for the area owned by RIO NORTH DIXIE LLC in The Preserve at Rio Marine Village project, located to the west 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.

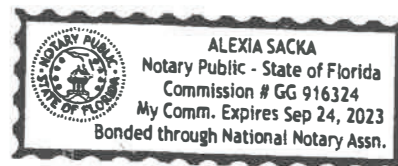
Authorized Person: Joshua Simon
FLF- CROSSROADS- RIO B MEMBER LLC
Title: Manager

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of
☒ physical presence or ☐ online notarization this 27 day of July, 2020, by
Joshua Simon who is personally known to me or has produced
11 as identification.

[NOTARIAL
SEAL]

Alexia Sacka
NOTARY PUBLIC, State of Florida





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

Parcel Nos.: 28-37-41-000-013-00290-90000; 28-37-41-000-014-00300-50000

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 North 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 South, Florida 33455.

EXECUTED as of January 22, 2019.SFI MARINA STUART TRS LLC,
a Delaware limited liability companyBright Miles
(Signature Witness #1)Bright Miles
(Print Name Witness #1)Steve Chazan
(Signature Witness #2)Steve Chazan
(Print Name Witness #2)By: Mary Beth C. RoselleName: Mary Beth C. Roselle
Title: Senior Vice PresidentSTATE OF New York
COUNTY OF New York

The foregoing instrument was acknowledged before me this 17 day of January, 2019, by Mary-Beth C. Roselle, as Senior Vice President of SFI MARINA STUART TRS LLC, a Delaware limited liability company, on behalf of said company. She ☒ is personally known to me or ☐ produced as identification a _____ driver's license.

My Commission Expires:

(AFFIX NOTARY SEAL)

Jesus Rosado
Notary Public, State of New York
No. 01RO6242246
Qualified in Bronx County
Commission Expires May 31, 20 19

[Signature]
(Signature)Name: _____
(Legibly Printed)

Notary Public State of _____

(Commission Number, if any)

Exhibit "A"
Legal Description – RIO North Dixie, LLC

Parcel 1

The East one-half of Lot 13, GLUTSCH'S SUBDIVISION, in Section 28, Township 37 South, Range 41 East, according to the Plat thereof, filed March 29, 1904, recorded in Plat Book 1, Page 151, Public Records of Brevard County, Florida, and re-recorded in Plat Book 1, Page 213, Public Records of St. Lucie (now Martin) County, Florida. LESS AND EXCEPT road right of way for Old Dixie Highway.

Parcel 2

That part of Lot 14, lying North of the centerline of State Road A1A, sometimes identified as State Road 707 and Dixie Highway, GLUTSCH'S SUBDIVISION of lands in the South one-half of the Southeast Quarter of Section 28, Township 37 South, Range 41 East, according to the Plat thereof, recorded in Plat Book 1, Page 151, Public Records of Brevard (now Martin) County, Florida, and also in Plat Book 1, Page 213, Public Records of St. Lucie (now Martin) County, Florida.

EXCEPTING THEREFROM, however, the following described parcel:

BEGINNING at a point on the East line of said Lot 14, at a point 30 feet North of the centerline of State Road A1A, as measured on the perpendicular, (said centerline being the South line of said Section 28); thence run North 04°02'36" West, along the East line of said Lot 14, a distance of 370.78 feet; thence run South 89°40' West, a distance 35.07 feet; thence run South 04°02'36" West*, a distance of 220.22 feet; thence run North 89°40" East, a distance of 10.02 feet; thence run South 04°02'36" East, a distance of 150.30 feet to the Northerly right-of-way line of State Road A1A, said right-of-way line being 30 feet North of the South line of Section 28, as aforesaid; thence run North 89°40' East, along said right-of-way line a distance of 25.05 feet to the POINT OF BEGINNING.

***Scrivener's error – believed to be South 04°02'36" East**



Prepared by and return to:

Tyson J. Waters, Esq.
Fox McCluskey Bush Robison, PLLC
3461 SE Willoughby Boulevard
Stuart, Florida 34994
(772) 287-4444
File Number: HA290S08

_____|Space Above This Line For Recording Data|_____

Warranty Deed

This Warranty Deed made this 17 day of November 2020, between **Habitat for Humanity of Martin County, Inc.**, a Florida not for profit corporation, also known as Habitat for Humanity Martin County, Inc., a Florida not for profit corporation, whose post office address is 2090 NW Federal Highway, Stuart, Florida 34994 ("Grantor"), and **RIO North Dixie, LLC**, a Florida limited liability company, whose post office address is 8985 SE Bridge Road, Hobe Sound, Florida 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, hereby grants, bargains, conveys and sells to said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Martin County, Florida**, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Parcel Identification Number: 28-37-41-001-012-00010-9

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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, 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 our presence:

Habitat for Humanity of Martin County, Inc., a Florida not for profit corporation, also referred to as Habitat for Humanity Martin County, Inc.

Print Name: MARGOT R. Grate
Witness #1

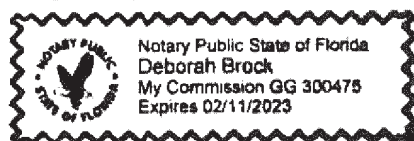
Print Name: Sonia P. Snyder
Witness #2

By: Dennis L. Fadden
Its: President

State of Florida)
County of Martin)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 17 day of November, 2020, by Dennis L. Fadden, as President of Habitat for Humanity of Martin County, Inc., a Florida not for profit corporation, on behalf of said corporation, who ☒ is personally known to me or who ☐ has produced _____ as identification.

[Notary Seal]



Notary Public
Printed Name: Deborah Brock
My Commission expires: 11-17-2020 DB
02-11-2023

Exhibit "A"
Legal Description

Parcel 1:

Lots 1 through 12, inclusive, and Lots 15 through 20, inclusive, Block 12, and Lots 1 through 19, inclusive, Block 13, RIO ST. LUCIE TERRACE, according to the Plat thereof, recorded in Plat Book 1, Page 14B, of the Public Records of Martin County, Florida, including that unnamed alley running through the center of Block 13, RIO ST. LUCIE TERRACE, according to the Plat thereof, recorded in Plat Book 1, Page 14B, of the Public Records of Martin County, Florida, as per the abandonment of same by the Board of County Commissioners of Martin County, Florida, by Resolution No. 86-6-16 dated June 10, 1986, recorded in Official Records Book 678, Page 2614, of the Public Records of Martin County, Florida; and

Parcel 2:

BEGINNING at a point on the East line of Lot 14, GLUTSCH'S SUBDIVISION of lands in the South one-half (S ½) of the Southeast one-quarter (SE ¼) of Section 28, Township 37 South, Range 41 East, according to the Plat thereof, recorded in Plat Book 1, Page 151, of the Public Records of Brevard (now Martin) County, Florida, at a point 30 feet North of the centerline of State Road A-1-A, as measured on the perpendicular (said centerline being the South line of Section 28); thence North 04°02'36" West, along the East line of said Lot 14, a distance of 370.78 feet; thence South 89°40'00" West, a distance of 35.07 feet; thence South 04°02'36" East, a distance of 220.22 feet; thence North 89°40'00" East, a distance of 10.02 feet; thence South 04°02'36" East, a distance of 150.30 feet to the Northerly right-of-way line of State Road A-1-A (now known as County Road 707), said right-of-way line being 30 feet North of the South line of said Section 28, as aforesaid; thence North 89°40'00" East, along said right-of-way line a distance of 25.05 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the following described real property conveyed by Habitat for Humanity Martin County, Inc., a Florida not for profit corporation, to Martin County, a political subdivision of the State of Florida, and accepted pursuant to Resolution No. 15-3.10, pursuant to that Warranty Deed recorded August 24, 2017, in Official Records Book 2945, Page 728, of the Public Records of Martin County, Florida:

A parcel of land lying in Section 28, Township 37 South, Range 41 East, Martin County, Florida, more particularly described as follows:

COMMENCE at the Southeast corner of aforementioned Section 28; thence South 89°51'31" West, along the South line of said Section 28, also being the centerline of N.E. Dixie Highway (County Road 707), a distance of 250.00 feet to a point; thence North 00°07'51" East, departing said centerline, a distance of 30.00 feet to a point on the North Right-of-Way line of N.E. Dixie Highway and the West Right-of-Way line of N.E. Martin Avenue, also being the POINT OF BEGINNING; thence South 89°51'31" West, a distance of 253.93 feet along said North Right-of-Way line to a point; thence North 03°50'36" West, a distance of 5.01 feet; thence North 89°48'28" East, a distance of 27.11 feet; thence North 48°22'14" East, a distance of 9.36 feet; thence South 89°38'45" East, a distance of 19.74 feet; thence South 45°04'22" East, a distance of 8.36 feet; thence North 89°54'48" East, a distance of 145.77 feet; thence North 58°08'55" East, a distance of 57.28 feet to the West Right-of-Way line of N.E. Martin Avenue, thence South 00°07'51" East, along said line, a distance of 35.10 feet to the POINT OF BEGINNING.

TOGETHER WITH all right, title and interest of Seller in and to all improvements situated on or under the Property, if any, together with all easements, rights-of-way, privileges, tenements, development rights, development and impact fees paid to governmental authorities, hereditaments and appurtenances appertaining to the Property and belonging to Seller and inuring to the benefit of the Property together with the interest of Seller, if any, in and to any land lying in the bed of any highway, street, road, avenue, abutting or adjoining the Property.

Certification of Property Ownership

The undersigned, Rio North Dixie LLC, a Florida Limited Liability Company ("Rio North"), hereby certifies that the property of parcels (28-37-41-000-013-00290-9) and (28-37-41-000-014-00300-5) was purchased by, and title was transferred to, Rio North on January 17, 2019 ("Transfer Date") as evidenced by that certain Warranty Deed recorded in the Public Records of Martin County, Florida Records Book 3037, Page 2303. Rio North also certifies that the property of parcel (28-37-41-001-012-00010-9) was purchased by, and title was transferred to, Rio North on November 17, 2020 ("Transfer Date") as evidenced by that certain Warranty Deed recorded in the Public Records of Martin County, Florida Records Book 3175, Page 1494.

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

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

RIO NORTH:
Rio North Dixie, LLC,
a Florida Limited Liability Company

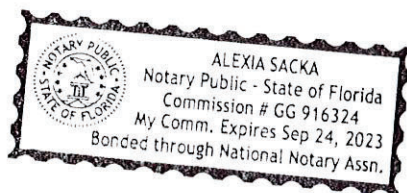
By: FLF-CROSSROADS-RIO B MEMBER LLC,
a Florida Limited Liability Company
Its: Manager

By: _____
Josh Simon
Its: Manager

STATE OF FLORIDA
COUNTY OF Palm Beach

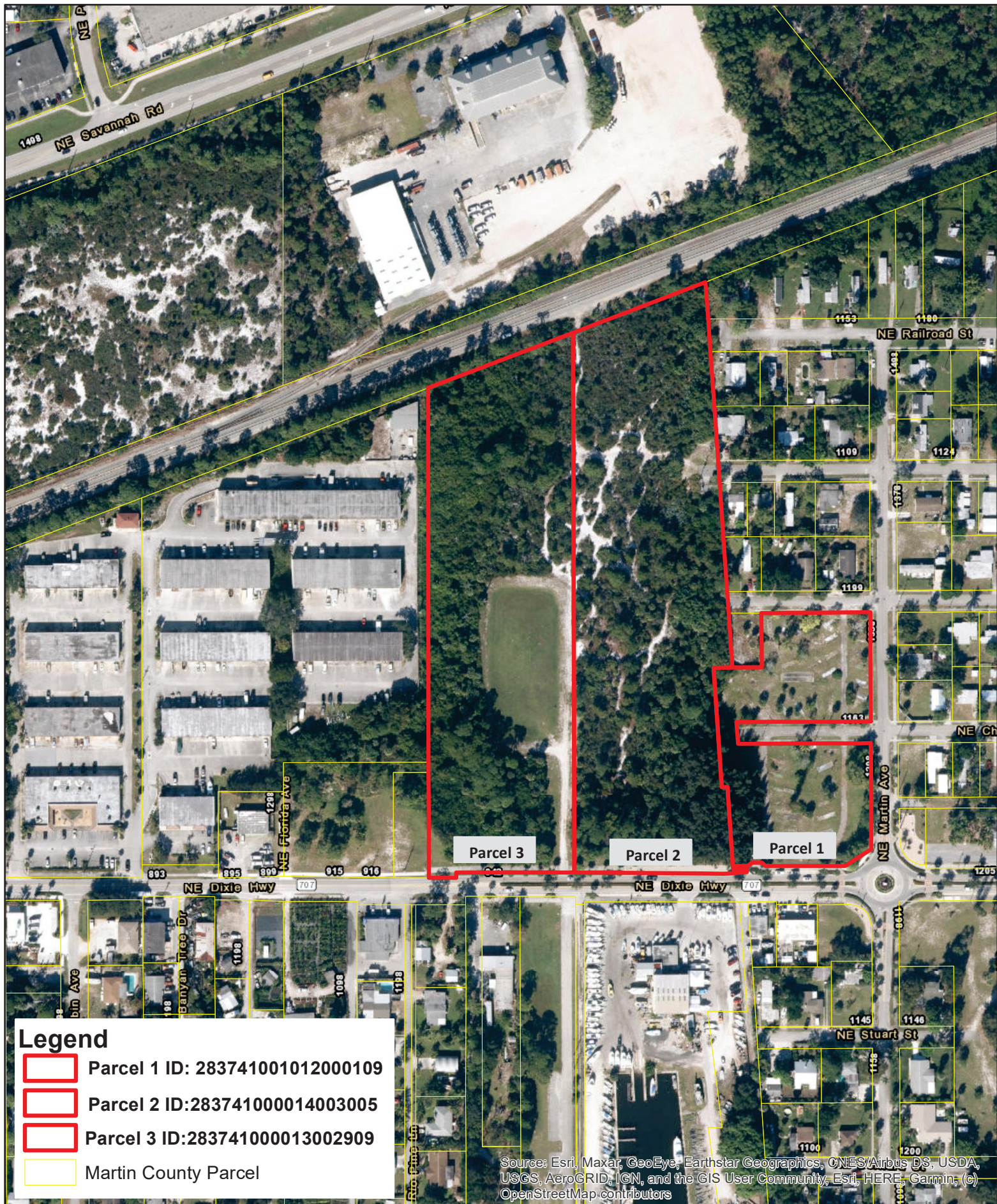
The foregoing certification was sworn to, subscribed and acknowledged before me by means of ☒ physical presence or ___ online notarization this 10th day of December, 2020, by Josh Simon, who is ☒ personally known to me or ___ produced a driver's license as identification.

[NOTARY SEAL]



Notary Public- State of Florida
Alexia Sacka
Printed Name
Alexia Sacka
My Commission Expires

09-24-2023



The Preserve at Rio, Location Map

Martin County, FL



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