

Martin County, Florida Growth Management Department DEVELOPMENT REVIEW DIVISION

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

DEVELOPMENT REVIEW APPLICATION

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Α.	GENERAL INFORMATION Type of Application:	Revised PUD Fin	nal Site PLan	~
	Name or Title of Proposed Project	: Three Lakes Go	lf Club PUD, Phase	3 Revised Final Site Plan
	Brief Project Description: See project narrative			
	Was a Pre-Application Held?	YES/NO Pre-A	Application Meetin	g Date:
	Is there Previous Project Information		YES/NO	
	Previous Project Number if applic	able: B115)	
	Previous Project Name if applicab	le:		
	Parcel Control Number(s) 14-39-40-000-000-00010-3			
В.	PROPERTY OWNER INFOR		o, LLC	
	Company Representative: Michael			
	Address: 501 Fern Street			
	City; West Palm Beach		State: FL	Zip: <u>33401</u>
	Phone: 631-622-9474		Email: MLoughr	ran@Related.com

Revised June 022 Page 1 of 4

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Same as owner		
Company Representative:		
Address:		
City:	_, State:	Zip:
Phone:		
Agent (Name or Company): Lucido & Associates		
Company Representative: Morris A. Crady		
Address: 701 SE Ocean Blvd	77	2 100 1
City: Stuart	_, State: FL	Zip: 34994
Phone: 772-220-2100	Email: mcra	dy@lucidodesign.com
Contract Purchaser (Name or Company): N/A Company Representative:		
Address:	State:	Zip:
Phone:		
Thone.		
Land Planner (Name or Company): Same as agent		
Company Representative:		
Address:		
City:	, State:	Zip:
Phone:		
Samo	ac agent	
Landscape Architect (Name or Company): Same		
Company Representative:		
Address:	Ct. t	7:
City:	, State:	Zip:
Phone:	Email:	
Surveyor (Name or Company): N/A		
Company Representative:		
Address:		
City:	, State:	Zip:
Phone:		
A HOME!	-	
Civil Engineer (Name or Company): Kimley-Horn		
Company Representative: Mike Spruce		
Address: 477 South Rosemary Ave., Suite 215		
City: West Palm Beach	_, State: FL	Zip: <u>33401</u>
Phone: 561-404-7248	Email: Mike.	Spruce@kimley-horn.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company):	
Company Representative:		
Address:		
City:	, State:	Zip:
Phone:	- 44.0	
Architect (Name or Company): Hart H	lowerton	
Company Representative: A. James Tinso	on	
Address: 10 East 40th Street		
City: New York	, State: NY	Zip: 10016
Phone: 212-683-5631		werton.com
Attorney (Name or Company): Gunste	er	
Company Representative: Bob Raynes		
Address: 890 SE Monterey Commons Boule	evard, Suite 208	
City: Stuart	, State: FL	Zip: <u>34996</u>
Phone: 772-287-9771	E:1. RRayne	sJr@gunster.com
Environmental Planner (Name or Co	mpany): N/A	
Company Representative:		
Address:		
City:	, State:	Zip:
Phone:	- 11	
Other Professional (Name or Compa	ns/)•	
` _		
Company Representative:		
Address:	C4-4	7in:
City:		
Phone:	Email:	

D. Completeness Sufficiency Review

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

E. Certification by Professionals

Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing a development application that has been certified by a professional listed in F.S. § 403.0877. F.S., the County shall not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. If the applicant states in writing that the request for additional information is not authorized by ordinance, rule, 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.

F. APPLICANT or AGENT CERTIFICATION

APPLICANT OF AGENT CERTIFICATION	
I have read this application, and to the extent that I have answered each item fully and accurately. Applicant Signature	Date
Morris A. Crady Printed Name	
TATE OF FLORIDA	

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was [sworn to, affirmed, or Facknowledged b	efore me by means
The second secon	nline notarization this <u>S</u> day of <u>Jun</u>	
Morris A. Coady	_, who is Epersonally known to me, or □ pro	duced the following
type of identification		·

NOTARY PUBLIC SEAL

Notary Public State of Florida Linda H Brady My Commission HH 371878 Expires 3/10/2027 Notary Public, State of Florida

(Printed, Typed or Stamped Name of Notary Public)



Martin County Florida Growth Management Department DEVELOPMENT REVIEW DIVISION

2401 SE Monterey Road, Stuart, FL 34996

772-288-5495 <u>www.martin.fl.us</u>

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Digital Submittal Affidavit

I, Morris A. Crady , attest that the electronic version included for the	
project Three Lakes Golf Club PUD, Phase 3 Revised Final Site Plan 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.	
Applicant Signature Date	
STATE OF FLORIDA COUNTY OF MARTIN	
The foregoing instrument was \square sworn to, \square affirmed, or \square acknowledged before me by mea	ans
of physical presence or online notarization this 5 day of 5.	by
Moiro A. Cracy, who is personally known to me, or produced	the
following type of identification	Ā
NOTARY PUBLIC SEAL Notary Public, State of Florida	
Notary Public State of State	
Notary Public State of Florida Linda H Brady My Commission HH 371878 Expires 3/10/2027 Notary Public State of Florida Linda H Brady My Commission HH 371878 Expires 3/10/2027	
(Printed, Typed or Stamped Name of Notary Public)	



PROJECT NARRATIVE Three Lakes Golf Club PUD (AKA Apogee)

Phase 3 Revised Final Site Plan

June 4, 2025

PROPERTY LOCATION

The 1,216-acre (+/-) subject property is located on both sides of Kanner Highway, north of Bridge Road, approximately one mile west of I-95 in unincorporated Martin County, Florida. The project area includes an approximately 500-acre parcel west of Kanner Highway along the St. Lucie Canal (also known as the C-44 Canal or Okeechobee Waterway) and approximately 700-acres east of Kanner Highway.

SURROUNDING PROPERTY CHARACTERISTICS

The property is immediately adjacent to similar lands that also retain the Agricultural and Rural Lifestyle future land use designation. The west parcel is separated from the St. Lucie Canal waterfront by approximately 350 feet of canal right-of-way that is under the jurisdiction of the Army Corps of Engineers. The northeast corner of the property (along the Kanner Highway frontage) is immediately adjacent to the South Florida Gateway Industrial Park, which is within a Free-Standing Urban Service District.

BY-RIGHT GOLF COURSE APPROVAL

On **September 27, 2022**, the Board of County Commissioners approved a "by-right" major final site plan application for the construction of two 18-hole golf courses, i.e. "West Course" on the west side of Kanner Highway and the "South Course" on east side of Kanner Highway, along with practice facilities, maintenance facilities, golf shelters and the use of an existing single-family home as a temporary clubhouse for the owners and guests in accordance with the existing AG-20A zoning district requirements.

On **June 6, 2023**, the Board of County Commissioners approved a revised final site plan application that included the construction of the permanent "west" clubhouse and 14 golf cottages on the west side of Kanner Highway.

APPROVED PUD MASTER SITE PLAN AND PHASING PLAN

On **February 20, 2024**, the Board of County Commissioners adopted the Comprehensive Plan land use amendment from Agricultural land use to Rural Lifestyle and approved the Three Lakes Golf Club PUD Zoning Agreement and Phasing Plan. The approved Master Site Plan and Phasing Plan acknowledged the approval of the by-right final site plan as **"Phase 1"** of the PUD and created 3 additional Phases.

The land use change to Rural Lifestyle and creation of the PUD were necessary to eliminate reliance on individual wells and septic tanks systems and allow connection to Martin County water and sewer lines that are located adjacent to the subject property.

As shown on the PUD master site plan, the change in land use to Rural Lifestyle also allows the construction of the expanded golf clubhouse and related facilities, training and practice facilities, private recreation amenities and up to 54 golf cottages (up to 324 rooms) that will be owned and operated by the

golf club for use by members and guests. No residential units or parcels will be constructed for sale or lease.

In accordance with the Rural Lifestyle policies and the PUD Master Site Plan Zoning Agreement, the project provides more than 95% open space including golf course areas, native landscape buffer areas, lakes, upland and wetland preserve areas, and required wetland buffer preserve areas that will be restored and managed in perpetuity pursuant to the approved Preserve Area Management Plan.

More than 170 acres of lakes will be constructed to manage storm water from the project site and to intercept water from the St. Lucie Canal (C-44) that would normally be discharged into the South Fork of the St. Lucie River. The canal water will be stored on site and used for irrigation of the golf courses. Based on the amount of open space, all irrigation and storm water will be retained on site and filtered through ground surface penetration and/or expansive lake littoral zones designed to provide water quality treatment and habitat for native wildlife.

All jurisdictional wetlands have been protected by a 50' wide upland preserve buffer. An additional 25' setback is provided between the golf course use and the preserve areas to ensure no negative impacts to the preserve area by prohibiting turfgrass, irrigation, fertilizer or pesticide use within the 25' setback.

On **June 18, 2024**, the County Commission approved the **Phase 2** Final Site Plan that included the construction of additional golf cottages on the west side of Kanner Highway, the construction of the 3rd 18-hole golf course, i.e. "North Course", the construction of the golf performance center and the construction of the golf maintenance facility on the east side of Kanner Highway.

On **October 22 2024**, the County Commission approved the First PUD Amendment to the PUD Agreement and the **Phase 3** Final Site Plan that included the following elements that are currently under construction:

- Additional golf cottages on the east and west side of Kanner Highway for a total of 54 buildings with 280 bedrooms;
- Private bridge (SW Apogee Drive) over Kanner Highway;
- Golf clubhouse on the east side of Kanner Highway;
- Helipad on east side of Kanner Highway;
- 12-hole short course on the west side of Kanner Highway; and
- Racquet club and the pool/spa/fitness center on the west side of Kanner Highway.

All phases within the PUD have obtained final site plan approval except Phase 4, which consists of employee housing.

PROPOSED PHASE 3 REVISED FINAL SITE PLAN

By way of this revised Phase 3 final site plan, the applicant is requesting to...

- Relocate approved, unbuilt golf cottages within the existing Phase 3 development area;
- Expand Lake 13 near the east clubhouse parking field; and
- Relocate recreation amenities within existing Phase 3 development footprint.

Specifically, the current approved Phase 3 final site plan reflects 48 cottages and 262 bedrooms including 7 cottages and 22 bedrooms in Phase 1 (Cottage Pod B). An additional 6 cottages and 18 bedrooms were approved in Cottage Pod B (also Phase 1) for a total of 54 cottages and 280 bedrooms approved to date.

The revised Phase 3 final site plan reflects 45 cottages with 262 bedrooms in Phase 3 along with the 6 cottages and 18 bedrooms approved in Phase 1 for a total of 51 cottages and 280 bedrooms.

In effect, by adding some 8-bedroom cottages, the number of approved cottages is being reduced from 54 to 51 while retaining the same number of bedrooms (280).

The proposed changes do not increase the number of cottages or bedrooms, as originally approved, or impact the required open space or approved preserve areas. The proposed changes do not affect utility services or have any impact on the PUD conditions of approval or public benefits.

Except for the expansion of Lake 13 near the east clubhouse where golf cottages were previously approved, the proposed Phase 3 revisions have no impact on the approved stormwater management plan.

Three Lakes Golf Club, LLC 501 Fern Street West Palm Beach, FL 33401

June 5, 2025

Paul Schilling, Director Martin County Growth Management Department 2401 S.E. Monterey Road Stuart, FL 34996

Re: Three Lakes Golf Club PUD, Phase 3 – Application for Revised Final Site Plan

Dear Mr. Schilling:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent Three Lakes Golf Club, LLC, a Delaware limited liability company, as the applicants for the above referenced project.

Sincerely,

THREE LAKES GOLF CLUB, LLC, a Delaware limited liability company

By: Ka	Katube		
Name:	Katherine Block		
Title:	Vice President		

STATE OF Flueic COUNTY OF PAUL REACH

The foregoing was acknowledged before me by means of physical presence or [] online notarization, this 4 day of June , 2025, by Katherine Block, Vice President of Three Lakes Golf Club, LLC, a Delaware limited liability company. He / She | is personally known to me or [] has produced as identification.

(Notarial Seal)

My Commission Expires:

ACTIVE:19829084.1

This instrument was prepared by and should be returned to:

Adam I. Bregman, Esq. Shutts & Bowen LLP 525 Okeechobee Blvd, Suite 1100 West Palm Beach, Florida 33401

Parcel Identification Number(s): 24-39-40-000-001-00020-8 19-39-41-000-002-00000-8 18-39-41-000-006-00060-8

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of August 23, 2021, by ROBERT V. KENNA, individually and as Trustee of the Robert V. Kenna Trust of 1990 dated February 14, 1990, as amended ("Grantor"), with an address at 3535 SW Kanner Highway, Stuart, FL 34997, to THREE LAKES GOLF CLUB, LLC, a Delaware limited liability company ("Grantee"), with an address at c/o Shutts & Bowen LLP, 525 Okeechobee Blvd., Suite 1100, West Palm Beach, Florida 33401, Attention: Adam I. Bregman, Esq.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee and Grantee's successors and assigns forever, the real property situate, lying, and being in Martin County, Florida, and legally described in **Exhibit "A"** attached hereto (the "**Property**").

TOGETHER WITH all improvements, easements, tenements, hereditaments, and appurtenances belonging or in anyways appertaining to the Property.

SUBJECT TO real property taxes and assessments for the year 2021 and subsequent years; applicable zoning and land use laws, ordinances, regulations, restrictions, and other requirements imposed by governmental authorities; and applicable covenants, conditions, restrictions, reservations, easements, and agreements of record, but nothing herein shall be deemed to reimpose any such matters.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

The Property is not the homestead of Grantor, nor is it contiguous to the homestead property of the Grantor. The Grantor's homestead address is 3535 SW Kanner Highway, Stuart, FL 34997.

[SIGNATURE PAGE FOLLOWS]

written. Signed, sealed, and delivered in the **GRANTOR:** presence of: Print Name: ROBERT V. KENNA, individually and as CONG 149 Trustee of the Robert V. Kenna Trust of 1990 dated February 14, 1990, as amended Print name: The foregoing instrument was acknowledged before me by means of physical presence or \Box online notarization, this 20th day of August, 2021, by ROBERT V. KENNA, individually and as Trustee of the Robert V. Kenna Trust of 1990 dated February 14, 1990, as amended, who □ is personally I linver Clearte known to me or has produced identification. ADAM SELIGMAN Notary Public – State of Florida Commission # GG 195534 My Comm. Expires May 5, 2022 Bonded through National Notary Assn. Print Name: Notary Public, State of My Commission Number:

My Commission Expires:

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above

[OFFICIAL NOTARIAL SEAL]

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

That portion of Sections 23 and 24, Township 39 South, Range 40 East, Martin County, Florida, lying South and East of the right-of-way of State Road 76, LESS 60.00 acres more particularly described as follows to wit: Begin at the Southwest corner of said Section 24, also being a point in the North right-of-way line of State (now County) Road 708, based on Warranty Deed, as shown in Deed Book 55, Page 327; thence run North 89 degrees 45 minutes 40 seconds East, along the South line of Section 24 and the North right-of-way line of said State (now County) Road 708, a distance of 2,008.76 feet; thence run North 00 degrees 14 minutes 20 seconds West, a distance of 2,068.96 feet to a point in the Southeasterly right-of-way line of State Road 76; thence run South 50 degrees 11 minutes 38 seconds West, along said Southeasterly right-of-way line of State Road 76, a distance of 2,540.92 feet to the beginning of a curve concave to the Northwest, having a radius of 3,250.36 feet; thence Southwesterly along the arc of said curve through a central angle of 14 degrees 59 minutes 52 seconds, a distance of 850.82 feet to the intersection with the South line of State (now County) Road 708; thence North 89 degrees 45 minutes 40 seconds East, along said South line of said Section 23 and the North right-of-way line of said State (now County) Road 708, a distance of 668.92 feet to the Point of Beginning, containing 60.00 acres more or less.

PARCEL 2:

The West 53.57 feet of Tract 2, all of Tract 3, all of Tract 4 lying East of the right-of-way of State Road 76 (Kanner Highway), all of Tracts 5 and 6 and the West 53.57 feet of Tract 7, the West 53.57 feet of Tract 10, all of Tracts 11, 12, 13 and 14 and the West 53.57 feet of Tract 15 in Section 19 Township 39 South, Range 41 East, of Tropical Fruit Farms, according to the plat thereof recorded in Palm Beach (now Martin) County, Florida in Plat Book 3, Pages 5 and 6.

PARCEL 3:

The South 331.62 feet of Tract 6 lying East of the right-of-way of State Road 76, the West 53.57 feet of the South 331.62 feet of Tract 7, the West 53.57 feet of Tract 10, all of Tract 11, those portions of Tract 12 and 13 lying East of State Road 76, all of Tract 14 and the West 53.57 feet of Tract 15 in Section 18, Township 39 South, Range 41 East, of the plat of Tropical Fruit Farms, according to the plat thereof recorded in Palm Beach (now Martin) County, Florida in Plat Book 3, Pages 5 and 6.

PARCEL 4:

Any part of Tracts 3 and 4, and the West 53.57 of Tract 2 in Section 30, Township 39 South, Range 41 East, of Tropical Fruit Farms, according to the plat thereof recorded in Palm Beach (now Martin) County, Florida in Plat Book 3, Pages 5 and 6, that lies Northerly of State (now County) Road 708.

PARCEL 5:

Being a parcel of land in Sections 23 and 24, Township 39 South, Range 40 East, Martin County, Florida, lying South and East of the Southeasterly right-of-way line of State Road 76 and North of the Northerly right-of-way line of State Road 708, being more particularly described as follows:

Begin at the Southwest corner of said Section 24, thence run North 89 degrees 45 minutes 40 seconds East, along the South line of said Section 24, a distance of 2008.76 feet (said line also being the Northerly right-of-way line of State Road 708 as recorded in Deed Book 55, Page 327); thence North 00 degrees 14 minutes 20 seconds West, a distance of 2,068.96 feet to the intersection with the Southeasterly right-of-way line of State Road 76; thence South 50 degrees 11 minutes 38 seconds West, along said Southeasterly right-of-way line of State Road 76, a distance of 2540.92 feet, to the Point of Curvature of a curve concave to the Northwest having a radius of 3250.36 feet; thence along the arc of said curve a distance of 850.82 feet through a central angle of 14 degrees 59 minutes 52 seconds to the intersection with the South line of Section 23 (said line also being the Northerly right-of-way line of State of Road 708; thence North 89 degrees 45 minutes 40" East, along the South line of Section 23, a distance of 668.92 feet to the Point of Beginning, containing 60.00 acres, more or less.

This instrument was prepared by and should be returned to:

Adam I. Bregman, Esq.
Shutts & Bowen LLP
525 Okeechobee Blvd, Suite 1100
West Palm Beach, Florida 33401

Parcel Identification Number(s): 14-39-40-000-000-00010-3; 23-39-40-000-000-00010-4; 24-39-40-000-000-00010-2; 26-39-40-000-000-00010-7

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of August 23, 2021, by ROBERT V. KENNA, a married man, joined by his wife, ODETTE MARIE BENDECK, each with an address at 3535 SW Kanner Highway, Stuart, FL 34997, GALE KOZLOFF, individually and as Trustee of the Susan Kenna Trust created by the Robert Kenna Childrens' Trust Agreement dated December 30, 1985, with an address at 1825 S Prairie Avenue, Chicago, IL 60616, and GALE KOZLOFF, individually and as Trustee of the Michael Vincent Kenna Trust created by the Robert Kenna Childrens' Trust Agreement dated December 30, 1985, with an address at 1825 S Prairie Avenue, Chicago, IL 60616 (each a "Grantor" and, collectively, the "Grantors"), to THREE LAKES GOLF CLUB, LLC, a Delaware limited liability company, with an address at c/o Shutts & Bowen LLP, 525 Okeechobee Blvd., Suite 1100, West Palm Beach, Florida 33401, Attention: Adam I. Bregman, Esq. ("Grantee")

WITNESSETH:

That Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee and Grantee's successors and assigns forever, the real property situate, lying, and being in Martin County, Florida, and legally described in **Exhibit "A"** attached hereto (the "**Property**").

TOGETHER WITH all improvements, easements, tenements, hereditaments, and appurtenances belonging or in anyways appertaining to the Property.

SUBJECT TO real property taxes and assessments for the year 2021 and subsequent years; applicable zoning and land use laws, ordinances, regulations, restrictions, and other requirements imposed by governmental authorities; and applicable covenants, conditions, restrictions, reservations, easements, and agreements of record, but nothing herein shall be deemed to reimpose any such matters.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantors hereby covenant with Grantee that Grantors are lawfully seized of the Property in fee simple; that Grantors have good right and lawful authority to sell and convey the Property; and that Grantors hereby specially warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under each Grantor, but not otherwise.

The Property is not the homestead of, nor is it contiguous to the homestead property of, any of the Grantors other than Robert V. Kenna.

IN WITNESS WHEREOF, Grantor has exwritten.	xecuted this Deed as of the day and year first above
Signed, sealed, and delivered in the presence of:	GRANTOR
	/h
Print Name:	ROBERT V. KENNA
CONCETTA SANFRATEILO	
Print name: Addm Seligman	
	Mit Waix Sudel
Print Name:	ODETTE MARIE BENDECK
Concetty Spy frontello	
Print name: Norm To 15 smon	
STATE OF florida	
COUNTY OF Many	
The foregoing instrument was acknowledge	ed before me by means of \square physical presence or \square
online notarization/this / day of August, 202	21, by ROBERT V. KENNA, who I is personally
known to me or I has produced FL Driver	11 (and as
identification	
ADAM SELIGMAN Notary Public – State of Florida	
Commission # GG 195534 My Comm. Expires May 5, 2022	Distant and the second
Bonded through National Notary Assn.	Print Name:
	Notary Public, State of
[OFFICIAL NOTARIAL SEAL]	My Commission Number: My Commission Expires:
	My Commission Expires
STATE OF florida	
) ss:	/
COUNTY OF Martin	
The foregoing instrument was acknowledge	ed before me by means of D physical presence or D
online notarization this 20 hday of August 20	21 by ODETTE MARIE BENDECK , who \square is
personally known to me or has produced	Opposite WARIE BENDECK, WIIO III
identification.	as
Addition of the second	
ADAM SELIGMAN	
Notary Public – State of Florida Commission # GG 195534	Print Name:
My Comm. Expires May 5, 2022 Bonded through National Notary Assn.	Notary Public, State of
Sandad through Mational Motary Assn.	My Commission Number:
[OFFICIAL NOTARIAL SEAL]	My Commission Evnires

Signed, sealed, and delivered in the presence of:	
Print Name: MARK Kuzlust	GALE KOZLOFF, individually and as Trustee of the Michael Vincent Kenna Trust created by
Print name: LARA KOZLOFF	the Robert Kenna Childrens' Trust Agreement dated December 30, 1985
STATE OF WINDIS) ss:	
online notarization, this <u>>0</u> day of August, 2021, by (the Michael Vincent Kenna Trust created by the Robert k	
MEI YU Official Seal Notary Public - State of Illinois	Print Name: Me Y M
My Commission Expires Oct 5, 2023 [OFFICIAL NOTARIAL SEAL]	Notary Public, State of

Signed, sealed, and delivered in the		
presence of:		
Print Name: Mark Kozloff	GALE KOZLOFF, individually and as Trustee of the Susan Kenna Trust created by the Robert Kenna Childrens' Trust Agreement dated	
Han E Kby Print Name: LACA KOZLOFF	December 30, 1985	
STATE OF ZMinois) ss:		
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this play of August, 2021, by GALE KOZLOFF, individually and as Trustee of the Susan Kenna Trust created by the Robert Kenna Childrens' Trust Agreement dated December 30, 1985, who is personally known to me or has produced of the Susan Kenna Childrens' Trust Agreement dated December 30, 1985, who is personally known to me or has produced of the Susan Kenna Childrens' Trust Agreement dated December 30, 1985, who is personally known to me or has produced of the Susan Kenna Childrens' Trust Agreement dated December 30, 1985, who is personally known to me or has produced of the Susan Kenna Childrens' Trust Agreement dated December 30, 1985, who is personally known to me or has produced of the Susan Kenna Childrens' Trust Agreement dated December 30, 1985, who is personally known to me or has produced of the Susan Kenna Childrens' Trust Agreement dated December 30, 1985, who is personally known to me or has produced of the Susan Kenna Childrens' Trust Agreement dated December 30, 1985, who is personally known to me or has produced of the Susan Kenna Childrens' Trust Agreement dated December 30, 1985, who is personally known to me or has produced of the Susan Kenna Childrens' trust Agreement dated December 30, 1985, who is personally known to me or has produced of the Susan Kenna Childrens' trust Agreement dated December 30, 1985, who is personally known to me or has produced of the Susan Kenna Childrens' trust Agreement dated December 30, 1985, who is personally known to me or has produced of the Susan Kenna Childrens' trust Agreement dated December 30, 1985, who is personally known to me or has produced of the Susan Kenna Childrens' trust Agreement dated December 30, 1985, who is personally known to me or has produced of the Susan Kenna Childrens' trust Agreement dated December 30, 1985, who is personally known to me or has personally known to me or has personally known to me or has personally known to me or ha		
MEI YU Official Seal Notary Public - State of Illinois My Commission Expires Oct 5, 2023	Print Name: My	
[OFFICIAL NOTARIAL SEAL]	My Commission Expires: 0 45. 2023	

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 6:

That part of Section 14, lying East of the Easterly right-of-way line of the St. Lucie Canal, as shown on Sheet 7, Plat Book 2, Page 35; that part of the Northeast Quarter and the Northwest Quarter of Section 23 lying East of the Easterly right-of-way line of the St. Lucie Canal; the North 65.90 feet of that part of the Southwest Quarter of Section 23 lying East of the Easterly right-of-way line of the St. Lucie Canal; and the North 65.90 feet of the West 350 feet of the Southeast Quarter of Section 23, all in Township 39 South, Range 40 East, Martin County, Florida.

Together with the easement for ingress, egress and travel to and from State Road No. 76 and the lands described above, said easement being over, across, in and upon the West 100 feet of the SE 1/4, less the West 350 feet thereof, of Section 23, and that part of the NE 1/4 of Section 26, less the West 350 feet thereof, lying North of State Road No. 76, Township 39 South, Range 40 East, granted by Easement Grant dated January 21, 1975, from Susan Phipps Cochran, also known as Susan P. Cochran, and formerly known as Susan P. Santangelo to Palm Beach Trust Company and John Eugene Phipps, as Executors of the Will of Michael G. Phipps, deceased, recorded in Official Records Book 382, Page 1330, Public Records of Martin County, Florida.

PARCEL 7:

That part of the Southeast Quarter of Section 23, Less the West 350 feet thereof, lying North and West of State Road No. 76; that part of the Southwest Quarter of Section 24 lying North and West of State Road No. 76, LESS the following described parcel:

Begin at a concrete monument located at the point where the Northwesterly right-of-way line of State Road 76 intersects the Southerly boundary line of Tract 6, Section 24, Township 39 South, Range 40 East, Tropical Fruit Farms, Plat Book 3, Page 6, Public Records of Palm Beach (now Martin) County, Florida, thence run South 89 degrees 47 minutes 37 seconds West, along said Southerly line of Tract 6, a distance of 1021.35 feet to a concrete monument, thence run South 00 degrees 12 minutes 23 seconds East, a distance of 40 feet; thence run North 89 degrees 47 minutes 37 seconds East, a distance of 973.29 feet of said Northwesterly right-of-way line of State Road 76; thence run North 50 degrees 01 minutes 32 seconds East, along said right-of-way line a distance of 62.53 feet to the Point of Beginning.

PARCEL 8:

That part of the Northeast Quarter of Section 26, Less the West 350 feet thereof, lying and North and West of State Road No. 76; all in Township 39 South, Range 40 East, Martin County, Florida.

To the best of my knowledge and belief, there has been no transfer of the subject property since the Special Warranty Deeds for Three Lakes Golf Club, LLC, a Delaware limited liability company, was recorded in the Martin County Public Records.

DATED THIS 5 DAY OF June, 2025.

Morris A. Crady

STATE OF FLORIDA COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [x] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS ______ DAY OF _______, 2025 BY MORRIS A. CRADY, WHO [x] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED ______ AS IDENTIFICATION.

Notary Public State of Florida Linda H Brady My Commission HH 371878 Expires 3/10/2027

MY COMMISSION EXPIRES:

Location Map

