

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Pulte Home Company, LLC
Company Representative: Aimee Carlson
Address: 1475 Centrepark Blvd., Suite 140
City: West Palm Beach, State: FL Zip: 33401
Phone: 561-268-5821 Email: aimee.carlson@pulte.com

Agent (Name or Company): HJA Design Studio, LLC
Company Representative: Todd Troxell
Address: 50 SE Ocean Blvd., Suite 101
City: Stuart, State: FL Zip: 34994
Phone: 772-678-7200 Email: ttroxell@hjadstudio.com

Contract Purchaser (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Land Planner (Name or Company): HJA Design Studio, LLC
Company Representative: Todd Troxell
Address: 50 SE Ocean Blvd., Suite 101
City: Stuart, State: FL Zip: 34994
Phone: 772-678-7200 Email: ttroxell@hjadstudio.com

Landscape Architect (Name or Company): HJA Design Studio, LLC
Company Representative: Todd Troxell
Address: 50 SE Ocean Blvd., Suite 101
City: Stuart, State: FL Zip: 34994
Phone: 772-678-7200 Email: ttroxell@hjadstudio.com

Surveyor (Name or Company): Caulfield & Wheeler, Inc.
Company Representative: Ronnie Furniss
Address: 240 NW Peacock Blvd, Suite 201
City: Port St. Lucie, State: FL Zip: 34986
Phone: 772-408-1920 Email: ronnie@cwassoc.com

Civil Engineer (Name or Company): Engineering, Design & Construction, Inc.
Company Representative: David Baggett
Address: 10250 SW Village Parkway, Suite 201
City: Port St. Lucie, State: FL Zip: 34987
Phone: (772) 462-2455 ext 113 Email: davidbaggett@edc-inc.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): O'Rourke Engineering
Company Representative: Susan O'Rourke
Address: 22 SE Seminole Street
City: Stuart, State: FL Zip: 34994
Phone: 772-781-7918 Email: seorourke@comcast.net

Architect (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Attorney (Name or Company): Gunster
Company Representative: Robert Raynes
Address: 800 SE Monterey Commons Blvd., Suite 200
City: Stuart, State: FL Zip: 34996
Phone: 772-288-1980 Email: rraynesjr@gunster.com

Environmental Planner (Name or Company): EW Consultants, Inc.
Company Representative: Ed Weinberg
Address: 1000 SE Monterey Commons Blvd., Suite 208
City: Stuart, State: FL Zip: 34996
Phone: 772-287-8771 Email: eweinberg@ewconsultants.com

Other Professional (Name or Company): _____
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
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 checked if the applicant waives the limitations.

F. 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.

[Handwritten Signature]
Applicant Signature

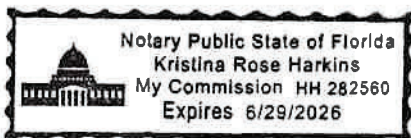
10-26-23
Date

TODD A. TROXELL
Printed Name

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 26th day of October, 2023, by Todd Troxell, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

[Handwritten Signature]

(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 www.martin.fl.us

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Digital Submittal Affidavit

I, Todd Troxell, attest that the electronic version included for the project 95 Riverside PUD / Pulte I-95 (Camellia) 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.

Todd Troxell
 Applicant Signature

10-27-23
 Date

STATE OF FLORIDA
 COUNTY OF MARTIN

The foregoing instrument was sworn to, affirmed, or acknowledged before me by means of physical presence or online notarization this 27th day of October, 2023, by Todd Troxell, who is personally known to me, or produced the following type of identification _____.

NOTARY PUBLIC SEAL

Notary Public, State of Florida



Kristina Rose Harkins

(Printed, Typed or Stamped Name of Notary Public)



March 13, 2024

Martin County Growth Management
2401 SE Monterey Road
Stuart, FL 34996

Aimee Carlson
Pulte Home Company, LLC
1475 Centrepark Blvd, Suite 140
West Palm Beach, FL 33401

RE: **95 Riverside PUD Phase IV Plat**

Please be advised that Pulte Home Company, LLC hereby authorizes HJA Design Studio, LLC to act as its agent relative to the above referenced project and approval process, and to submit any applications or related materials with respect thereto.

Sincerely,

Aimee Carlson
Pulte Home Company, LLC

By: Aimee Carlson Aimee Carlson Dir. of Land Dev. 3/13/24
Signature Print Name Title Date

STATE OF FL
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 13th day of March 2024 by Aimee Carlson as Dir. of Land Dev. a Michigan Limited Liability Company, on behalf of the company who is personally known to me.

(Notary Seal or Stamp) Signature Aimee Carlson
Notary Public-State of FL
Notary Public-State of FL
Print Name Nadia K. Lefevre
My Commission Expires 8/28/2026

95 Riverside PUD / Pulte I-95 (Camellia)
Project Narrative
October 26, 2023

Location & History:

The subject property is 12.40 Ac. and is a portion of an existing 24.96 Ac. Planned Unit Development known as “95 Riverside PUD” which is located on the north side of SW Kanner Hwy / SR 76, just east of the I-95 interchange.

The 95 Riverside PUD was originally approved in 1987 as a six-phase project with the last PUD amendment (8th amendment) approved in 2007. Only phases I, II, III A & B have been developed to date which include an existing sales center/ office, Chevron gas station, McDonalds, Cracker Barrel, and Marriot Hotel. The subject property was originally planned as phase IV, V, & VI with a range of commercial uses including a maximum of 158,900 sf of office, restaurant and bank uses. The property has sat vacant since the last development of the phase III B Marriot hotel which was constructed in 2008.

Subject Property – Proposal:

The applicant is proposing to construct a 98-unit single family townhouse community on the 12.40 Ac. subject property for a gross density of 7.90 DU/Ac. Currently, there are two submitted applications associated with this project which are still under review:

- Small-scale Comprehensive Plan Amendment to change the future land use designation from General Commercial to COR.
- 9th amendment to the PUD and Master Plan along with a Phase IV Final Site Plan



Recorded in Martin County, FL 12/13/2023 10:27 AM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$129.00 Deed Tax: \$45,465.00
 CFN#3049101 BK 3411 PG 330 PAGE 1 of 15

Prepared by:

Thomas U. Graner, Esq.
 Graner Platzek & Allison, P.A.
 1699 S. Federal Highway
 Boca Raton, FL 33432
 (561) 750-2445
 PCNs: 05-39-41-000-000-00130-4 and
 05-39-41-003-000-00020-4

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made on December 11, 2023, by **I-95 GROUP, LLC**, a Florida limited liability company, whose address is 1699 S. Federal Highway, Boca Raton, FL 33432 ("**Grantor**"), to **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, whose address is 1475 Centrepark Blvd, Suite 140, West Palm Beach, FL 33401 ("**Grantee**"). (Whenever used herein, the terms "Grantor" and "Grantee" include the parties to this instrument, and their successors and assigns).

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all of Grantor's right, title and interest in and to all of that certain real property situated in Martin County, Florida, legally described on **Exhibit A** attached hereto and made a part hereof (the "**Property**"), subject only to the standby fees, taxes and assessments by any taxing authority for the year 2024 and subsequent years, which are a lien, not yet due and payable;

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD, the same in fee simple forever;

AND the Grantor does hereby fully warrant and defend the title to said Property, subject to the Permitted Encumbrances attached hereto as **Exhibit B**, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against no others.

The Warranty Deed which conveyed a portion of the Property to Grantor on September 27, 2018, recorded on Official Records Book 3022, Page 744, Public Records of Martin County, Florida, unintentionally identified "I-95 Group, LLC" as the grantee of such instrument. Grantor hereby affirms this was a typographical error, and that "I-95 Group, LLC" was intended to mean "I-95 Group, LLC".

[SIGNATURE PAGE FOLLOWS]

Special Warranty Deed

4683579.v2

Executed this 11 day of December, 2023.

WITNESSES:

GRANTOR:

I-95 GROUP, LLC, a Florida limited liability company

By: I-95 DEVELOPMENT, LLC, a Florida limited liability company, its Manager


Printed Name Shannon Ivy Colon
Address 1699 S Federal Highway, Boca Raton, FL 33432

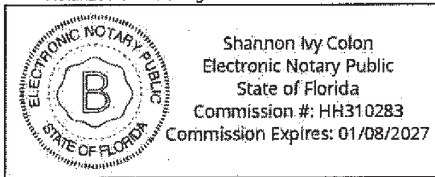
By: 
DAVID EDERER, Manager


Printed Name Kimberly Jordan
Address 12585 Flager Center BLVD Jacksonville, FL 32258

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of December, 2023, by David Ederer, Manager of I-95 DEVELOPMENT, LLC, Manager of I-95 GROUP, LLC, a Florida limited liability company, who is personally known to me or who has produced a driver license as identification.

Notarized online using audio-video communication




NOTARY PUBLIC:
State of Florida

My Commission Expires: **01/08/2027**

Special Warranty Deed

Exhibit A

Legal Description

PARCEL 1

BEING A PORTION OF GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BOUNDED ON THE NORTHEAST BY ST. LUCIE INLET FARMS ON THE NORTHEAST BY THE APPROXIMATE HIGH-WATER LINE (WEST BANK) ON THE SOUTH FORK OF THE ST. LUCIE RIVER, ON THE SOUTHEAST BY STATE ROAD NO. 76 AND IN THE SOUTHWEST BY STATE ROAD NO. 9 (I-95) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6, SAID POINT BEING THE NORTHEAST CORNER OF LOT 11 OF TROPICAL FRUIT FARMS SUBDIVISION RECORDED IN PLAT BOOK 3, PAGE 6 OF THE PUBLIC RECORDS OF MARTIN COUNTY, (FORMERLY PALM BEACH COUNTY), FLORIDA; THENCE NORTH 66 DEGREES 15 MINUTES 47 SECONDS EAST, ALONG THE SOUTH LINE OF GOVERNMENT LOT 6, A DISTANCE OF 1475.56 FEET TO A POINT OF INTERSECTION WITH CENTERLINE OF STATE ROAD NO. 76, AS NOW LAID OUT AND IN USE, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5729.58 FEET AND A CENTRAL ANGLE OF 06 DEGREES 35 MINUTES 50 SECONDS A RADIAL BEARING AT SAID POINT BEARS NORTH 52 DEGREES 51 MINUTES 50 SECONDS WEST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 659.71 FEET; THENCE NORTH 59 DEGREES 27 MINUTES 40 SECONDS WEST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 160.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP; SECTION 89095-2412, SHEETS 4 AND 8, DATED JUNE 15, 1982 SAID POINT ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5569.58 FEET AND A CENTRAL ANGLE OF 02 DEGREES 25 MINUTES 48 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 76, A DISTANCE OF 236.21 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF THE RIGHT-OF-WAY LINE OF ACCESS ROAD NO. 2 AS SHOWN ON SAID RIGHT-OF-WAY MAP SECTION 89095-1412; THENCE ALONG SAID RIGHT-OF-WAY LINE ACCESS ROAD NO. 2 THE FOLLOWING FIVE (5) COURSES NORTH 54 DEGREES 05 MINUTES 59 SECONDS WEST ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 81.54 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5530.58 FEET AND A CENTRAL ANGLE OF 04 DEGREES 17 MINUTES 48 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 414.74 FEET TO A POINT OF INTERSECTION WITH THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 3655.72 FEET AND A CENTRAL ANGLE OF 07 DEGREES 02 MINUTES 03 SECONDS A RADIAL BEARING AT SAID POINT BEARS NORTH 46 DEGREES 53 MINUTES 03 SECONDS WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1448.81 FEET TO A POINT OF COMPOUND CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 146.00 FEET AND A CENTRAL ANGLE OF 92 DEGREES 00 MINUTES 26 SECONDS; THENCE

SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 234.45 FEET; THENCE NORTH 37 DEGREES 50 MINUTES 34 SECONDS WEST ALONG THE TANGENT OF SAID CURVE, A DISTANCE OF 881.84 FEET TO A POINT OF INTERSECTION WITH THE SOUTHLINE OF ST. LUCIE INLET FARMS RECORDED IN PLAT BOOK 1, PAGE 98 OF THE PUBLIC RECORDS OF MARTIN COUNTY, (FORMERLY PALM BEACH COUNTY), FLORIDA; THENCE NORTH 66 DEGREES 03 MINUTES 36 SECONDS EAST ALONG SAID SOUTH LINE OF ST. LUCIE INLET FARMS, A DISTANCE OF 1469 FEET MORE OR LESS TO THE SOUTHWESTERLY APPROXIMATE HIGH WATER LINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER; THENCE MEANDERING SOUTHEASTERLY ALONG THE SAID APPROXIMATE HIGH WATER LINE TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 76; THENCE SOUTH 36 DEGREES 14 MINUTES 58 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 40 FEET, MORE OR LESS; THENCE SOUTH 30 DEGREES 32 MINUTES 20 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 382.70 FEET TO THE POINT OF BEGINNING.

LESS

BEING A PORTION OF GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6, SAID POINT BEING THE NORTHEAST CORNER OF LOT 11 OF TROPICAL FRUIT FARMS SUBDIVISION RECORDED IN PLAT BOOK 3, PAGE 6 OF THE PUBLIC RECORDS OF MARTIN COUNTY (FORMERLY PALM BEACH COUNTY), FLORIDA. THENCE NORTH 66 DEGREES 15 MINUTES 47 SECONDS EAST, ALONG THE SOUTH LINE OF GOVERNMENT LOT 6, A DISTANCE OF 1475.56 FEET TO THE POINT OF INTERSECTION WITH CENTERLINE OF STATE ROAD NO. 76, AS NOW LAID OUT AND IN USE. SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5729.58 FEET AND A CENTRAL ANGLE OF 06 DEGREES 35 MINUTES 50 SECONDS A RADIAL BEARING AT SAID POINT BEARS NORTH 52 DEGREES 51 MINUTES 50 SECONDS WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 659.71 FEET; THENCE NORTH 59 DEGREES 27 MINUTES 40 SECONDS WEST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 160.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 89095-2412, SHEETS 4 AND 8, DATED JUNE 15, 1982 SAID POINT ALSO BEING THE POINT OF BEGINNING, OF THIS DESCRIPTION AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5569.58 FEET AND A CENTRAL ANGLE OF 03 DEGREES 09 MINUTES 03 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 76, A DISTANCE OF 306.29 FEET; THENCE NORTH 54 DEGREES 05 MINUTES 59 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 15.12 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 5600.58 FEET AND A CENTRAL ANGLE OF 01 DEGREES 37 MINUTES 25 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 158.70 FEET; THENCE NORTH 55 DEGREES 56 MINUTES 08 SECONDS WEST A DISTANCE OF 183.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS

OF 117.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 27 MINUTES 24 SECONDS; THENCE SOUTHWESTERLY ALONG SAID ARC A DISTANCE OF 25.44 FEET; THENCE NORTH 46 DEGREES 37 MINUTES 36 SECONDS WEST A DISTANCE OF 38.26 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 106 DEGREES 20 MINUTES 05 SECONDS; THENCE WESTERLY ALONG SAID ARC, A DISTANCE OF 46.40 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE 09 DEGREES 09 MINUTES 36 SECONDS; THENCE SOUTHWESTERLY ALONG SAID ARC A DISTANCE OF 29.58 FEET; THENCE SOUTH 17 DEGREES 52 MINUTES 52 SECONDS WEST A DISTANCE 462.75 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 216.00 FEET, A CENTRAL ANGLE OF 32 DEGREES 16 MINUTES 08 SECONDS; THENCE SOUTHWESTERLY ALONG SAID ARC A DISTANCE OF 121.65 FEET; THENCE NORTH 39 DEGREES 51 MINUTES 00 SECONDS WEST, A DISTANCE OF 70.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 146.00 FEET, A CENTRAL ANGLE OF 92 DEGREES 00 MINUTES 26 SECONDS; THENCE NORTHWESTERLY ALONG SAID ARC A DISTANCE OF 234.45 FEET; THENCE NORTH 37 DEGREES 50 MINUTES 34 SECONDS WEST A DISTANCE OF 881.84 FEET; THENCE NORTH 66 DEGREES 03 MINUTES 36 SECONDS EAST, A DISTANCE OF 10.30 FEET; THENCE SOUTH 37 DEGREES 50 MINUTES 34 SECONDS EAST, A DISTANCE OF 879.36 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 136.00 FEET, A CENTRAL ANGLE OF 124 DEGREES 16 MINUTES 34 SECONDS; THENCE SOUTHEASTERLY ALONG SAID ARC, A DISTANCE OF 294.99 FEET; THENCE NORTH 17 DEGREES 52 MINUTES 52 SECONDS EAST, A DISTANCE OF 462.75 FEET TO A POINT ON A CURVE CONCAVE SOUTHEAST HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 14 DEGREES 58 MINUTES 33 SECONDS; THENCE NORTHEASTERLY ALONG SAID ARC, A DISTANCE OF 69.27 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS 25.00 FEET, A CENTRAL ANGLE 85 DEGREES 05 MINUTES 06 SECONDS; THENCE NORTHWARD ALONG SAID ARC A DISTANCE OF 37.13 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 640.67 FEET, A CENTRAL ANGLE OF 02 DEGREES 55 MINUTES 23 SECONDS; THENCE NORTHWESTERLY ALONG SAID ARC A DISTANCE OF 32.69 FEET; THENCE NORTH 34 DEGREES 50 MINUTES 56 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 690.57 FEET, A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 47 SECONDS, THENCE SOUTHEASTERLY ALONG SAID ARC A DISTANCE OF 43.75 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 75 DEGREES 41 MINUTES 55 SECONDS; THENCE EASTWARD ALONG SAID ARC, A DISTANCE OF 33.03 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 73 DEGREES 07 MINUTES 11 SECONDS; THENCE EASTERLY ALONG SAID ARC, A DISTANCE OF 338.19 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 189.29 FEET; THENCE NORTH 73 DEGREES 50 MINUTES 56 SECONDS WEST, A DISTANCE OF 5.03 FEET; THENCE NORTH 16 DEGREES 09 MINUTES 34 SECONDS EAST; A DISTANCE OF 43.00 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 95.24 FEET; THENCE SOUTH 59 DEGREES 27 MINUTES 40 SECONDS EAST; A DISTANCE OF 85.69 FEET; THENCE SOUTH 30 DEGREES 32 MINUTES 20 SECONDS WEST, A DISTANCE OF 106.06 FEET TO THE POINT OF BEGINNING.

AND LESS

4683579.v2

Special Warranty Deed

BEING A PORTION OF GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6, SAID POINT BEING THE NORTHEAST CORNER OF LOT 11 OF TROPICAL FRUIT FARMS SUBDIVISION RECORDED IN PLAT BOOK 3, PAGE 6 OF THE PUBLIC RECORDS OF MARTIN COUNTY (FORMERLY PALM BEACH COUNTY), FLORIDA. THENCE NORTH 66 DEGREES 15 MINUTES 47 SECONDS EAST, ALONG THE SOUTH LINE OF GOVERNMENT LOT 6, A DISTANCE OF 1475.56 FEET TO A POINT OF INTERSECTION WITH CENTERLINE OF STATE ROAD NO. 76, AS NOW LAID OUT AND IN USE, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5729.58 FEET AND A CENTRAL ANGLE OF 06 DEGREES 35 MINUTES 50 SECONDS A RADIAL BEARING AT SAID POINT BEARS NORTH 52 DEGREES 51 MINUTES 50 SECONDS WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 659.71 FEET; THENCE NORTH 59 DEGREES 27 MINUTES 40 SECONDS WEST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE; A DISTANCE OF 160.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 89095-2412, SHEETS 4 AND 8, DATED JUNE 15, 1982 SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 5569.58 FEET AND A CENTRAL ANGLE OF 03 DEGREES 09 MINUTES 03 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 76, A DISTANCE OF 306.29 FEET; THENCE NORTH 54 DEGREES 05 MINUTES 59 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 15.12 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 5600.58 FEET AND A CENTRAL ANGLE OF 01 DEGREES 37 MINUTES 25 SECONDS, TANGENT BEARING SOUTH 36 DEGREES 36 MINUTES 59 SECONDS WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 158.70 FEET TO A SOUTHEAST CORNER OF PLAT I OF NINETY FIVE RIVERSIDE, P.U.D. AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 55 DEGREES 56 MINUTES 08 SECONDS WEST, ALONG A NONRADIAL LINE A DISTANCE OF 183.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 117.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 27 MINUTES 24 SECONDS, A TANGENT BEARING OF NORTH 45 DEGREES 59 MINUTES 24 SECONDS EAST; THENCE SOUTHWESTERLY ALONG SAID ARC A DISTANCE OF 25.44 FEET; THENCE NORTH 46 DEGREES 37 MINUTES 26 SECONDS WEST A DISTANCE OF 38.26 FEET TO A POINT ON A CURVE . CONCAVE TO THE SOUTH HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 106 DEGREES 20 MINUTES 05 SECONDS: THENCE WESTERLY ALONG SAID ARC, A DISTANCE OF 46.40 FEET TO A POINT ON A CURVE, BEING THE EASTERLY RIGHT-OF-WAY LINE OF S.W. LOST RIVER ROAD, AS RECORDED ON SAID PLAT I OF NINETY FIVE RIVERSIDE, P.U.D., SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE 09 DEGREES 09 MINUTES 36 SECONDS; THENCE SOUTHWESTERLY ALONG SAID ARC AND THE SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 29.58 FEET; THENCE SOUTH 17 DEGREES 52 MINUTES 52 SECONDS WEST A DISTANCE 462.75 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 216.00 FEET, A CENTRAL ANGLE OF 32 DEGREES 16 MINUTES 08 SECONDS,

Special Warranty Deed

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THENCE SOUTHWESTERLY ALONG SAID ARC A DISTANCE OF 121.65 FEET, TO THE POINT OF INTERSECTION OF THE RIGHT OF WAY OF SAID S.W. LOST RIVER ROAD AND STATE ROAD 76, SAID POINT ALSO BEING THE BEGINNING OF A CURVE WHICH IS COINCIDENTALLY TANGENTIAL TO THE PREVIOUSLY DESCRIBED CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3725.72 FEET, AND A CENTRAL ANGLE OF 07 DEGREES 03 MINUTES 42 SECONDS; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE WEST RIGHT-OF-WAY OF SAID STATE ROAD 76 A DISTANCE OF 459.19 FEET, TO THE BEGINNING OF A COMPOUND CURVE, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 5600.58 FEET, AND A CENTRAL ANGLE OF 01 DEGREES 58 MINUTES 31 SECONDS; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE WEST RIGHT-OF-WAY OF SAID STATE ROAD 76 A DISTANCE OF 193.07 FEET, TO THE POINT OF BEGINNING.

AND LESS

BEING A PARCEL OF LAND SITUATE IN GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA AND AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PERMANENT REFERENCE MONUMENT MARKING THE INTERSECTION OF THE NEW SOUTH LINE OF THE HANSON GRANT, SAID LINE BEING THE SOUTH LINE OF ST. LUCIE INLET FARMS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 88 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTH WEST LOST RIVER ROAD AS SHOWN ON PLAT I OF NINETY-FIVE RIVERSIDE PUB RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 37 DEGREES 50 MINUTES 34 SECONDS EAST, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE; A DISTANCE OF 621.81 FEET TO THE POINT OF BEGINNING; THENCE NORTH 52 DEGREES 09 MINUTES 26 SECONDS EAST, A DISTANCE OF 313.95 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 175.24 FEET; THENCE SOUTH 55 DEGREES 56 MINUTES 07 SECONDS EAST, A DISTANCE OF 51.00 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 13.50 FEET; THENCE SOUTH 55 DEGREES 56 MINUTES 08 SECONDS EAST A DISTANCE OF 75.47 FEET; THENCE SOUTH 17 DEGREES 52 MINUTES 51 SECONDS WEST, A DISTANCE OF 23.43 FEET; THENCE SOUTH 72 DEGREES 07 MINUTES 09 SECONDS EAST, A DISTANCE OF 74.50 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF S.W. LOST RIVER ROAD; THENCE SOUTH 17 DEGREES 52 MINUTES 52 SECONDS WEST, ALONG SAID S.W. LOST RIVER ROAD, A DISTANCE OF 414.65 FEET, TO A CURVE TO THE RIGHT HAVING A RADIUS OF 136.00 FEET AND A CENTRAL ANGLE OF 124 DEGREES 16 MINUTES 34 SECONDS; THENCE ALONG SAID CURVE A DISTANCE OF 294.99 FEET; THENCE CONTINUING ALONG THE RIGHT-OF-WAY LINE OF LOST RIVER ROAD, NORTH 37 DEGREES 50 MINUTES 34 SECONDS WEST, A DISTANCE OF 257.50 FEET TO THE POINT OF BEGINNING.

AND LESS

BEING A PARCEL OF LAND SITUATE IN GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA AND AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PERMANENT REFERENCE MONUMENT MARKING THE INTERSECTION OF THE NEW SOUTH LINE OF THE HANSON GRANT, SAID LINE BEING THE SOUTH LINE OF ST. LUCIE INLET FARMS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 98 OF THE PUBLIC RECORDS OF MARTIN COUNTY, (FORMERLY PALM BEACH COUNTY), FLORIDA WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTHWEST LOST RIVER ROAD AS SHOWN ON PLAT I OF NINETY FIVE RIVERSIDE P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 37 DEGREES 52 MINUTES 12 SECONDS EAST, (BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND BASED ON MARTIN COUNTY GPS CONTROL POINTS, GS 23 (6X6 CONCRETE MONUMENT, NORTHING 1007149-217 - EASTING 894323.132), AND GS 35 (6X6 CONCRETE MONUMENT, NORTHING 1028406.596 - EASTING 889859.33 1), AND WITPORT (10 FOOT METAL ROD IN SLEEVE, NORTHING 1035092.423 - EASTING 908282.549) ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 621.86 FEET TO A POINT ON THE NORTH LINE OF PLAT III OF NINETY FIVE RIVERSIDE P.U.D., AS RECORDED IN PLAT BOOK 13, PAGE 77, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PLAT FOR THE NEXT FOUR (4) COURSES, NORTH 52 DEGREES 07 MINUTES 48 SECONDS EAST, A DISTANCE OF 313.95 FEET; THENCE NORTH 34 DEGREES 02 MINUTES 14 SECONDS EAST, A DISTANCE OF 175.24 FEET; THENCE SOUTH 55 DEGREES 57 MINUTES 45 SECONDS EAST, A DISTANCE OF 51.00 FEET; THENCE - NORTH 34 DEGREES 02 MINUTES 14 SECONDS EAST, A DISTANCE OF 24.07 FEET; THENCE NORTH 23 DEGREES 58 MINUTES 02 SECONDS WEST, A DISTANCE OF 88.35 FEET; THENCE SOUTH 66 DEGREES 01 MINUTES 58 SECONDS WEST, A DISTANCE OF 202.01 FEET; THENCE NORTH 48 DEGREES 54 MINUTES 41 SECONDS WEST, A DISTANCE OF 42.31 FEET; THENCE NORTH 23 DEGREES 58 MINUTES 02 SECONDS WEST, A DISTANCE OF 307.13 FEET; THENCE NORTH 66 DEGREES 01 MINUTES 58 SECONDS EAST A DISTANCE OF 1032.53 FEET TO A POINT ON THE WESTERLY MEAN HIGH WATER LINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER THENCE ALONG SAID MEAN HIGH WATER LINE NORTH 44 DEGREES 52 MINUTES 46 SECONDS WEST A DISTANCE OF 34.26 FEET TO A POINT ON SAID NEW SOUTH LINE OF THE HANSON GRANT AND SAID SOUTH LINE OF ST. LUCIE INLET FARMS SUBDIVISION; THENCE SOUTH 66 DEGREES 01 MINUTES 58 SECONDS WEST ALONG SAID NEW SOUTH LINE OF THE HANSON GRANT AND SAID SOUTH LINE OF ST. LUCIE INLET FARMS SUBDIVISION; A DISTANCE OF 1450.67 FEET TO THE POINT OF BEGINNING

AND LESS

BEING A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PERMANENT REFERENCE MONUMENT MARKING THE INTERSECTION OF THE NEW SOUTH LINE OF THE HANSON GRANT, SAID LINE BEING THE SOUTH LINE OF ST. LUCIE INLET FARMS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 98 OF THE PUBLIC RECORDS OF MARTIN COUNTY, (FORMERLY PALM BEACH COUNTY), FLORIDA, WITH THE NORTHEAST RIGHT -OF- WAY LINE OF SOUTH WEST LOST RIVER ROAD AS SHOWN ON PLAT I OF NINETY-FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 12, PAGE 42. OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

THENCE SOUTH 37 DEGREES 50 MINUTES 34 SECONDS, EAST, ALONG SAID NORTHEAST RIGHT -OF- WAY LINE, A DISTANCE OF 621.86 FEET TO A POINT ON THE NORTH LINE OF PLAT III OF NINETY-FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 13, PAGE 77, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PLAT FOR THE NEXT SEVEN (7) COURSES, NORTH 52 DEGREES 09 MINUTES 26 SECONDS EAST, A DISTANCE OF 313.95 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 175.24 FEET; THENCE SOUTH 55 DEGREES 56 MINUTES 07 SECONDS EAST, A DISTANCE OF 51.00 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 13.50 FEET; THENCE SOUTH 55 DEGREES 56 MINUTES 08 SECONDS EAST, A DISTANCE OF 75.47 FEET; THENCE SOUTH 17 DEGREES 52 MINUTES 51 SECONDS WEST, A DISTANCE OF 23.43 FEET; THENCE SOUTH 72 DEGREES 07 MINUTES 09 SECONDS EAST, A DISTANCE OF 74.50 FEET TO THE NORTHWESTERLY RIGHT -OF -WAY LINE OF S. W. LOST RIVER ROAD; THENCE NORTH 17 DEGREES 52 MINUTES 52 SECONDS EAST, ALONG SAID S.W. LOST RIVER ROAD, A DISTANCE OF 48.11 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET, A CHORD BEARING OF SOUTH 25 DEGREES 22 MINUTES 09 SECONDS WEST AND A CENTRAL ANGLE OF 14 DEGREES 58 MINUTES 33 SECONDS; THENCE ALONG SAID CURVE A DISTANCE OF 69.27 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 09 DEGREES 41 MINUTES 08 SECONDS EAST AND A CENTRAL ANGLE OF 85 DEGREES 05 MINUTES 06 SECONDS; THENCE ALONG SAID CURVE A DISTANCE OF 37.13 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 640.67 FEET, A CHORD BEARING OF SOUTH 53 DEGREES 41 MINUTES 22 SECONDS WEST, AND A CENTRAL ANGLE OF 02 DEGREES 55 MINUTES 23 SECONDS ; THENCE ALONG SAID CURVE A DISTANCE OF 32.69 FEET TO THE BEGINNING OF A NON-RADIAL LINE; THENCE ALONG SAID LINE NORTH 34 DEGREES 50 MINUTES 56 SECONDS EAST, A DISTANCE OF 50.00 FEET, TO THE BEGINNING OF A NON-RADIAL CURVE BEING CONCAVE TO THE WEST, A CHORD BEARING OF NORTH 53 DEGREES 20 MINUTES 11 SECONDS WEST, HAVING A RADIUS OF 690.67 FEET AND A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 47 SECONDS; THENCE EASTERLY ALONG SAID CURVE A DISTANCE OF 43.75 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 89 DEGREES 22 MINUTES 14 SECONDS EAST, AND A CENTRAL ANGLE OF 75 DEGREES 41 MINUTES 55 SECONDS; THENCE ALONG SAID CURVE A DISTANCE OF 33.03 FEET TO A POINT ON THE NORTHERLY RIGHT -OF- WAY LINE OF S. W. LOST RIVER ROAD; SAID POINT BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET, A CHORD BEARING OF NORTH 89 DEGREES 20 MINUTES 24 SECONDS EAST, AND A CENTRAL ANGLE OF 73 DEGREES 07 MINUTES 11 SECONDS; THENCE ALONG SAID CURVE A DISTANCE OF 338.19 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2 AS SHOWN ON PLAT I OF NINETY-FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY LINE OF S. W. LOST RIVER ROAD ALONG SAID LOT 2 FOR THE NEXT FIVE COURSES, (5) NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 189.29 FEET; THENCE NORTH 73 DEGREES 50 MINUTES 26 SECONDS WEST, A DISTANCE OF 5.03 FEET; THENCE NORTH 16 DEGREES 09 MINUTES 34 SECONDS EAST, A DISTANCE OF 43.00 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 95.24 FEET; THENCE SOUTH 59 DEGREES 27 MINUTES 40 SECONDS EAST, A DISTANCE OF 85.69 FEET TO A POINT ON THE NORTHERLY

RIGHT-OF-WAY LINE OF STATE ROAD 76 (S. W. KANNER HIGHWAY); THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 30 DEGREES 32 MINUTES 20 SECONDS EAST, A DISTANCE OF 206.48 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE NORTH 30 DEGREES 32 MINUTES 20 SECONDS EAST, A DISTANCE OF 82.53 FEET MORE OR LESS TO A POINT ON THE WESTERLY MEAN HIGH WATER LINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER; THENCE ALONG SAID WESTERLY MEAN HIGH WATER LINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER AS APPROXIMATED BY THE FOLLOWING FOUR (4) COURSES, NORTH 58 DEGREES 27 MINUTES 07 SECONDS WEST, A DISTANCE OF 47.37 FEET; THENCE SOUTH 88 DEGREES 29 MINUTES 07 SECONDS WEST, A DISTANCE OF 47.11 FEET; THENCE NORTH 81 DEGREES 39 MINUTES 42 SECONDS WEST, A DISTANCE OF 52.90 FEET; THENCE NORTH 73 DEGREES 21 MINUTES 57 SECONDS WEST, A DISTANCE OF 52.01 FEET; THENCE SOUTH 16 DEGREES 38 MINUTES 03 SECONDS WEST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 73 DEGREES 21 MINUTES 57 SECONDS EAST, A DISTANCE OF 175.07 FEET; TO THE POINT OF BEGINNING.

AND LESS

A PARCEL OF LAND 10 FEET WIDE FOR THE PURPOSE OF PEDESTRIAN ACCESS, LYING IN GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PERMANENT REFERENCE MONUMENT MARKING THE INTERSECTION OF THE NEW SOUTH LINE OF THE HANSON GRANT, SAID LINE BEING THE SOUTH LINE OF ST. LUCIE INLET FARMS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 98 OF THE PUBLIC RECORDS OF MARTIN COUNTY, (FORMERLY PALM BEACH COUNTY), FLORIDA, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTH WEST LOST RIVER ROAD AS SHOWN ON PLAT I OF NINETY FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 12, PAGE 42 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 37 DEGREES 50 MINUTES 34 SECONDS, EAST, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE (BEARINGS SHOWN HEREON ARE REFERENCED TO THE RIGHT-OF-WAY FOR ACCESS ROAD NO.2, BEARING SOUTH 37 DEGREES 50 MINUTES 34 SECONDS EAST, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 89095-1412), A DISTANCE OF 621.86 FEET TO THE POINT ON THE NORTH LINE OF PLAT III OF NINETY-FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 13, PAGE 77, OF THE PUBIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PLAT FOR THE NEXT SEVEN (7) COURSES, NORTH 52 DEGREES 09 MINUTES 26 SECONDS EAST, A DISTANCE OF 313.95 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 175.24 FEET; THENCE SOUTH 55 DEGREES 56 MINUTES 07 SECONDS EAST, A DISTANCE OF 51.00 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 13.50 FEET; THENCE SOUTH 55 DEGREES 56 MINUTES 08 SECONDS EAST, A DISTANCE OF 75.47 FEET; THENCE SOUTH 17 DEGREES 52 MINUTES 51 SECONDS WEST, A DISTANCE OF 23.43 FEET THENCE SOUTH 72 DEGREES-07 MINUTES 09 SECONDS EAST, A DISTANCE OF 74.50 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF S. W. LOST RIVER ROAD; THENCE NORTH 17 DEGREES 52 MINUTES 52 SECONDS EAST, ALONG SAID S .W. LOST RIVER ROAD, A DISTANCE OF 48.11 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET,, A CHORD BEARING OF SOUTH 25 DEGREES 22 MINUTES 09 SECONDS WEST AND A CENTRAL ANGLE OF 14 DEGREES 58 MINUTES 33 SECONDS THENCE ALONG SAID CURVE A DISTANCE OF 69.27 FEET TO THE BEGINNING

Special Warranty Deed

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OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 09 DEGREES 41 MINUTES 08 SECONDS EAST AND A CENTRAL ANGLE OF 85 DEGREES 05 MINUTES 06 SECONDS; THENCE ALONG SAID CURVE A DISTANCE OF 37.13 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 640.67 FEET A CHORD BEARING OF SOUTH 53 DEGREES 41 MINUTES 22 SECONDS WEST AND A CENTRAL ANGLE OF 02 DEGREES 55 MINUTES 23 SECONDS; THENCE ALONG SAID CURVE A DISTANCE OF 32.69 FEET TO THE BEGINNING OF A NON-RADIAL LINE; THENCE ALONG SAID LINE NORTH 34 DEGREES 50 MINUTES 56 SECONDS EAST, A DISTANCE OF 50.00 FEET, TO THE BEGINNING OF A NON-RADIAL CURVE BEING CONCAVE TO THE WEST, TO WEST A CHORD BEARING OF NORTH 53 DEGREES 20 MINUTES 11 SECONDS WEST, HAVING A RADIUS OF 690.67 FEET AND A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 47 SECONDS; THENCE EASTERLY ALONG SAID CURVE A DISTANCE OF 43.75 FEET TO . THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 89 DEGREES 22 MINUTES 14 SECONDS EAST, AND A CENTRAL ANGLE OF 75 DEGREES 41 MINUTES 55 SECONDS: THENCE ALONG SAID CURVE A DISTANCE OF 33.03 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF S. W. LOST RIVER ROAD; SAID POINT BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET, A CHORD BEARING OF NORTH 89 DEGREES 20 MINUTES 24 SECONDS EAST, AND A CENTRAL ANGLE OF 73 DEGREES 07 MINUTES 11 SECONDS; THENCE ALONG SAID CURVE A DISTANCE OF 338.19 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2 AS SHOWN ON PLAT I OF NINETY FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY LINE OF S. W. LOST RIVER ROAD ALONG SAID LOT 2 FOR THE NEXT FIVE (5) COURSES, NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 189.29 FEET; THENCE NORTH 73 DEGREES 50 MINUTES 26 SECONDS WEST, A DISTANCE OF 5.03 FEET; THENCE NORTH 16 DEGREES 09 MINUTES 34 SECONDS EAST, A DISTANCE OF 43.00 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 95.24 FEET THENCE SOUTH 59 DEGREES 27 MINUTES 40 SECONDS EAST, A DISTANCE OF 85.69 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 (S. W. KANNER HIGHWAY) AND THE POINT OF BEGINNING; THENCE NORTH 30 DEGREES 32 MINUTES 20 SECONDS EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF S.R. 76 (KANNER HIGHWAY) A DISTANCE OF 206.48 FEET; THENCE NORTH 73 DEGREES 21 MINUTES 57 SECONDS WEST A DISTANCE OF 10.30 FEET: THENCE SOUTH 30 DEGREES 32 MINUTES 20 SECONDS WEST A DISTANCE OF 204.01 FEET; THENCE SOUTH 59 DEGREES 27 MINUTES 40 SECONDS EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PARCEL OF LAND 10 FEET IN WIDTH FOR PEDESTRIAN ACCESS, LYING IN LOT 2. PLAT 1 OF NINETY-FIVE RIVERSIDE P.U.D. AS RECORDED IN PLAT BOOK 12, PAGE 42, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2: THENCE SOUTH 30 DEGREES 32 MINUTES 20 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 76 (KANNER HIGHWAY) A DISTANCE 99.99 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY FOR STATE ROAD NO. 76 (KANNER HIGHWAY) NORTH 59 DEGREES 22 MINUTE 40 SECONDS WEST A DISTANCE OF 10.00 FEET; THENCE NORTH 30

DEGREES 32 MINUTES 20 SECONDS EAST ALONG A LINE 10 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY FOR STATE ROAD NO. 76 (KANNER HIGHWAY) A DISTANCE OF 99.98 FEET; THENCE SOUTH 59 DEGREES 27 MINUTES 40 SECONDS EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A PARCEL OF LAND 10 FEET WIDE LYING IN GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PERMANENT REFERENCE MONUMENT MARKING THE INTERSECTION OF THE NEW SOUTH LINE OF THE HANSON GRANT, SAID LINE BEING THE SOUTH LINE OF ST. LUCIE INLET FARMS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 98 OF THE PUBLIC RECORDS OF MARTIN COUNTY, (FORMERLY PALM BEACH COUNTY), FLORIDA, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTH WEST LOST RIVER ROAD AS SHOWN ON PLAT I OF NINETY FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 12, PAGE 42 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 37 DEGREES 50 MINUTES 34 SECONDS, EAST, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE (BEARINGS SHOWN HEREON ARE REFERENCED TO THE RIGHT-OF-WAY FOR ACCESS ROAD NO.2, BEARING SOUTH 37 DEGREES 50 MINUTES 34 SECONDS EAST, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 89095-1412), A DISTANCE OF 621.86 FEET TO THE POINT ON THE NORTH LINE OF PLAT III OF NINETY-FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 13, PAGE 77, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PLAT FOR THE NEXT SEVEN (7) COURSES, NORTH 52 DEGREES 09 MINUTES 26 SECONDS EAST, A DISTANCE OF 313.95 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 175.24 FEET; THENCE SOUTH 55 DEGREES 56 MINUTES 07 SECONDS EAST, A DISTANCE OF 51.00 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 13.50 FEET; THENCE SOUTH 55 DEGREES 56 MINUTES 08 SECONDS EAST, A DISTANCE OF 75.47 FEET; THENCE SOUTH 17 DEGREES 52 MINUTES 51 SECONDS WEST, A DISTANCE OF 23.43 FEET THENCE SOUTH 72 DEGREES-07 MINUTES 09 SECONDS EAST, A DISTANCE OF 74.50 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF S. W. LOST RIVER ROAD; THENCE NORTH 17 DEGREES 52 MINUTES 52 SECONDS EAST, ALONG SAID S. W. LOST RIVER ROAD, A DISTANCE OF 48.11 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET,, A CHORD BEARING OF SOUTH 25 DEGREES 22 MINUTES 09 SECONDS WEST AND A CENTRAL ANGLE OF 14 DEGREES 58 MINUTES 33 SECONDS THENCE ALONG SAID CURVE A DISTANCE OF 69.27 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 09 DEGREES 41 MINUTES 08 SECONDS EAST AND A CENTRAL ANGLE OF 85 DEGREES 05 MINUTES 06 SECONDS; THENCE ALONG SAID CURVE A DISTANCE OF 37.13 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 640.67 FEET A CHORD BEARING OF SOUTH 53 DEGREES 41 MINUTES 22 SECONDS WEST AND A CENTRAL ANGLE OF 02 DEGREES 55 MINUTES 23 SECONDS; THENCE ALONG SAID CURVE A DISTANCE OF 32.69 FEET TO THE BEGINNING OF A NON-RADIAL LINE; THENCE ALONG SAID LINE NORTH 34 DEGREES 50 MINUTES 56 SECONDS EAST, A DISTANCE OF 50.00 FEET, TO THE BEGINNING OF A NON-RADIAL CURVE BEING CONCAVE TO THE WEST, TO WEST A CHORD BEARING OF NORTH 53 DEGREES 20 MINUTES 11 SECONDS

WEST, HAVING A RADIUS OF 690.67 FEET AND A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 47 SECONDS; THENCE EASTERLY ALONG SAID CURVE A DISTANCE OF 43.75 FEET TO . THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 89 DEGREES 22 MINUTES 14 SECONDS EAST, AND A CENTRAL ANGLE OF 75 DEGREES 41 MINUTES 55 SECONDS; THENCE ALONG SAID CURVE A DISTANCE OF 33.03 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF S. W. LOST RIVER ROAD; SAID POINT BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET, A CHORD BEARING OF NORTH 89 DEGREES 20 MINUTES 24 SECONDS EAST, AND A CENTRAL ANGLE OF 73 DEGREES 07 MINUTES 11 SECONDS; THENCE ALONG SAID CURVE A DISTANCE OF 338.19 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2 AS SHOWN ON PLAT 1 OF NINETY FIVE RIVERSIDE PUD, AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY LINE OF S. W. LOST RIVER ROAD ALONG SAID LOT 2 FOR THE NEXT FIVE (5) COURSES, NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 189.29 FEET; THENCE NORTH 73 DEGREES 50 MINUTES 26 SECONDS WEST, A DISTANCE OF 5.03 FEET; THENCE NORTH 16 DEGREES 09 MINUTES 34 SECONDS EAST, A DISTANCE OF 43.00 FEET; THENCE NORTH 34 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 95.24 FEET THENCE SOUTH 59 DEGREES 27 MINUTES 40 SECONDS EAST, A DISTANCE OF 85.69 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 (S. W. KANNER HIGHWAY) AND THE POINT OF BEGINNING; THENCE NORTH 30 DEGREES 32 MINUTES 20 SECONDS EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF S.R. 76 (KANNER HIGHWAY) A DISTANCE OF 206.48 FEET; THENCE NORTH 73 DEGREES 21 MINUTES 57 SECONDS WEST A DISTANCE OF 10.30 FEET; THENCE SOUTH 30 DEGREES 32 MINUTES 20 SECONDS WEST A DISTANCE OF 204.01 FEET; THENCE SOUTH 59 DEGREES 27 MINUTES 40 SECONDS EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

LOT 2, PLAT 1 OF NINETY FIVE RIVERSIDE P.U.D., ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 42, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

Exhibit B

Permitted Exceptions

AS TO PARCELS 1 & 2:

1. Declaration of Covenants, Conditions and Restrictions of Ninety Five Riverside recorded in Official Records Book 857, Page 1409, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions of Ninety Five Riverside recorded in Official Records Book 1059, Page 1771, and by Amendment to Second Declaration of Covenants, Conditions and Restrictions of Ninety Five Riverside recorded in Official Records Book 1840, Page 531, all of the Public Records of Martin County, Florida.
2. Interim Water System Agreement Ninety-Five Riverside PUD (c) as recorded in Official Records Book 858, Page 2280, of the Public Records of Martin County, Florida.
3. Interim Water System Agreement Ninety-Five Riverside PUD (c) as recorded in Official Records Book 858, Page 2285, of the Public Records of Martin County, Florida.
4. Sovereignty Submerged Land Lease Agreement with the Trustees of the Internal Improvement Fund of the State of Florida recorded in Official Records Book 1097, Page 655 and renewals recorded in Official Records Book 1401, Page 1012; Official Records Book 1888, Page 1858 and Official Records Book 2456, Page 2311, all of the Public Records of Martin County, Florida.
5. Access Easement as contained in Resolution recorded in Official Records Book 1840, Page 544, along with Pedestrian Easement recorded in Official Records Book 1840, Page 553, all of the Public Records of Martin County, Florida.
- ~~6.~~ Easement recorded in Official Records Book 1126, Page 1945, as affected by Easement granted to Ninety Five Riverside Property Owners Association, Inc. contained in Termination and Grant of Easement recorded in Official Records Book 2243, Page 372, all of the Public Records of Martin County, Florida.

AS TO PARCEL 3:

7. Interim Water System Agreement Ninety-Five Riverside PUD (c) as recorded in Official Records Book 858, Page 2280, of the Public Records of Martin County, Florida.
8. Interim Water System Agreement Ninety-Five Riverside PUD (c) as recorded in Official Records Book 858, Page 2285, of the Public Records of Martin County, Florida.
9. Access Easement as contained in Resolution recorded in Official Records Book 1840, Page 537, of the Public Records of Martin County, Florida.
10. Access Easement as contained in Resolution recorded in Official Records Book 1840, Page 544, along with Pedestrian Easement recorded in Official Records Book 1840, Page 553, all of the Public Records of Martin County, Florida.
- ~~11.~~ Easement recorded in Official Records Book 1126, Page 1945, as affected by Easement granted to Ninety Five Riverside Property Owners Association, Inc. contained in Termination and Grant of

Special Warranty Deed

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Easement recorded in Official Records Book 2243, Page 372, all of the Public Records of Martin County, Florida.

12. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of PLAT 1 OF NINETY FIVE RIVERSIDE P.U.D., recorded in Plat Book 12, Page 42.
13. Declaration of Restrictions recorded in Official Records Book 864, Page 2079, of the Public Records of Martin County, Florida.
14. Utility Easement Agreement recorded in Official Records Book 1156, Page 2077, of the Public Records of Martin County, Florida. (Parcels 1 & 2).
15. As to all parcels, survey by Caulfield & Wheeler, Inc., field date of September 29, 2021, and dated October 7, 2021, and updated November 15, 2021 as Job # 9611:
 - a. As to Parcel 3, Asphalt, curbs and parking improvements within the 10' Drainage Easement, and into Access Easement (recorded in O.R. Book 1840 Page 537) as shown on Sheet 3 of the survey;
 - b. Overhead wires and power pole within Parcel 3, but not located withing any recorded easement.