



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

DEVELOPMENT REVIEW APPLICATION

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A. GENERAL INFORMATION

Type of Application: Zoning Change



Name or Title of Proposed Project: 456 South Ocean, LLC

Brief Project Description:

The applicant is hereby requesting a mandatory rezoning of the Property from the currently zoned Category "C", (A-1) Small Farms District, and Category "C", (A-2) Agricultural District, to a Category "A" (AR-5A) Agricultural Ranchette District.

Was a Pre-Application Held? ☐ YES/NO ☒ Pre-Application Meeting Date: _____

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: n/a

Previous Project Name if applicable: n/a

Parcel Control Number(s)

See Attached

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): 456 South Ocean, LLC

Company Representative: Jake Leone

Address: 221 Royal Poinciana Way, Suite 1

City: Palm Beach, State: FL Zip: 33480

Phone: 561-602-9726 Email: jake.leone@frisbiegroup.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): 456 South Ocean, LLC

Company Representative: Jake Leone

Address: 221 Royal Poinciana Way, Suite 1

City: Palm Beach, State: FL Zip: 33480

Phone: 561-602-9726 Email: jake.leone@frisbiegroup.com

Agent (Name or Company): Gunster

Company Representative: Robert S. Raynes, Jr.

Address: 800 SE Monterey Commons Blvd, Suite 200

City: Stuart, State: FL Zip: 34996

Phone: 772-288-1980 Email: rraynesjr@gunster.com

Contract Purchaser (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Civil Engineer (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): Gunster

Company Representative: Robert S. Raynes, Jr.

Address: 800 SE Monterey Commons Blvd., Suite 200

City: Stuart, State: FL Zip: 34996

Phone: _____ Email: r-raynesjr@gunster.com

Environmental Planner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): Gunster

Company Representative: Thomas R. Sawyer

Address: 800 SE Monterey Commons Blvd., Suite 200

City: Stuart, State: FL Zip: 34996

Phone: _____ Email: tsawyer@gunster.com

D. Completeness Sufficiency Review

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

E. Certification by Professionals

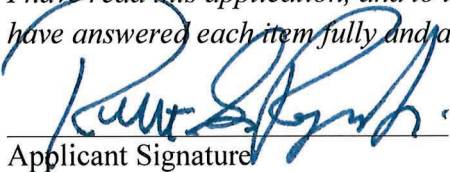
Section 10.5.F.6.h., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

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.


Applicant Signature

4/10/25
Date

Robert S. Raynes, Jr.

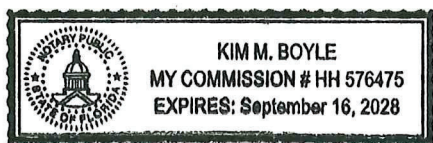
Printed Name

STATE OF FLORIDA

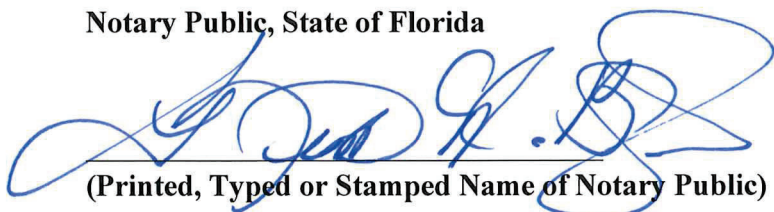
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10th day of April, 2025, by Robert S. Raynes, Jr., who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida


(Printed, Typed or Stamped Name of Notary Public)

	AIN	PCN	Address	Zoning	Acreage
1	59183	02-39-40-000-046-00000-3	UNASSIGNED	A-2	10.23
2	59185	02-39-40-000-047-00000-1	UNASSIGNED	A-2	7.81
3	59186	02-39-40-000-050-00000-5	UNASSIGNED	A-1; A-2	39.51
4	59402	11-39-40-000-002-00000-7	UNASSIGNED	A-2	535
5	59403	11-39-40-000-016-00000-7	UNASSIGNED	A-2	30
6	59404	11-39-40-000-016-00010-5	3655 SW 96TH ST, PALM CITY FL 34990	A-2	9.3
7	59406	12-39-40-000-000-00040-1	UNASSIGNED	A-1	17
8	59407	12-39-40-000-011-00000-6	3655 SW 96TH ST, PALM CITY FL 34990	A-2	46
9	38327	46-38-41-000-000-00011-4	UNASSIGNED	A-1; A-2	3.38
10	43856	55-38-41-000-001-00010-4	UNASSIGNED	A-1	32.41
11	43857	55-38-41-000-002-00010-2	UNASSIGNED	A-1	36
12	43858	55-38-41-000-003-00010-0	UNASSIGNED	A-1	36
13	43859	55-38-41-000-004-00010-8	UNASSIGNED	A-1	37
14	43860	55-38-41-000-005-00010-5	UNASSIGNED	A-1	25.5
15	43861	55-38-41-000-005-00040-9	UNASSIGNED	A-1	47.78
16	43862	55-38-41-000-006-00010-3	UNASSIGNED	A-1	80
17	43863	55-38-41-000-007-00010-1	UNASSIGNED	A-1	41.33
18	43866	55-38-41-000-008-00010-9	UNASSIGNED	A-1	79.12
19	43867	55-38-41-000-009-00010-7	UNASSIGNED	A-1	80
20	43868	55-38-41-000-010-00010-5	UNASSIGNED	A-1	80
21	43869	55-38-41-000-011-00010-3	UNASSIGNED	A-1	80
22	43870	55-38-41-000-012-00010-1	UNASSIGNED	A-1	80
23	43871	55-38-41-000-013-00010-9	UNASSIGNED	A-1	80
24	43872	55-38-41-000-014-00010-7	UNASSIGNED	A-1	40
25	43873	55-38-41-000-014-00030-3	UNASSIGNED	A-1	40
26	43876	55-38-41-000-016-00030-8	UNASSIGNED	A-1	40
27	43879	55-38-41-000-017-00030-6	UNASSIGNED	A-1	15.99
28	43880	55-38-41-000-017-00050-1	UNASSIGNED	A-1	3
29	43905	55-38-41-000-022-00010-0	UNASSIGNED	A-1	44.09
30	43906	55-38-41-000-022-00020-8	UNASSIGNED	A-1	5
31	43908	55-38-41-000-023-00010-8	UNASSIGNED	A-1	38.65
32	43909	55-38-41-000-023-00030-4	UNASSIGNED	A-1	40
33	43910	55-38-41-000-024-00010-6	UNASSIGNED	A-1	68.92
34	43912	55-38-41-000-025-00030-9	UNASSIGNED	A-1	4.57
35	43915	55-38-41-000-026-00030-7	UNASSIGNED	A-1	7.3
36	43916	55-38-41-000-026-00040-5	UNASSIGNED	A-1	19
37	43918	55-38-41-000-027-00030-5	UNASSIGNED	A-1	16.14
38	43919	55-38-41-000-027-00050-0	UNASSIGNED	A-1	17.2

Acreage Zoned Cat. C (A-1) Small Farms: 1,232.00
Acreage Zoned Cat. C (A-2) Agricultural Dist.: 638.34
Acreage Zoned A-1 and A-2: 42.89
Gross Acreage: 1,913.23

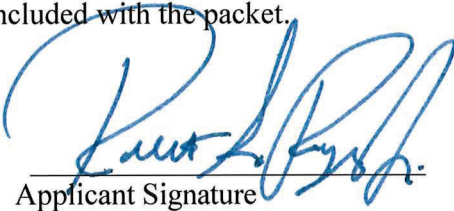


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Digital Submittal Affidavit

I, Robert S. Raynes, attest that the electronic version included for the project 456 South Ocean, LLC 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.

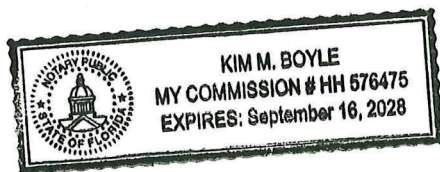

Applicant Signature

4/7/25
Date

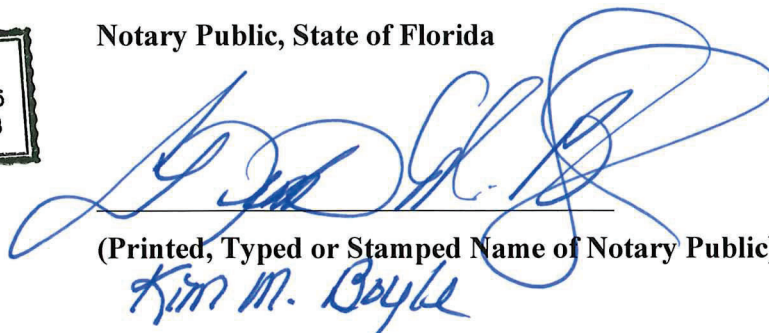
STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was sworn to, affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7th day of April, 2025, by Robert S. Raynes, JR., who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida


(Printed, Typed or Stamped Name of Notary Public)
Kim M. Boyle

Narrative

456 South Ocean LLC – Mandatory Rezoning

It is our pleasure to submit on behalf of the applicant, 456 South Ocean LLC, a Florida limited liability company, an application for a mandatory rezoning (“**Application**”). The subject property is approximately 1,913.59 acres in size and is located Northeast of the corner of SW Citrus Boulevard and SW 96th Street and runs just North of the St. Lucie Canal. The property consists of thirty-eight (38) parcel numbers reflected on **Exhibit A** enclosed with this transmittal (the “**Property**”).

The Property has a Future Land Use Designation of Agricultural Ranchette. There are currently two zoning districts covering the Property. One is (A-2) Agricultural District and the other is (A-1) Small Farms District. Both zoning districts are Category “C” zoning districts under the Martin County Land Development Regulations. The (A-2) Agricultural District is inconsistent with the existing Future Land Use Designation of Agricultural Ranchette. Therefore, a mandatory rezoning of the Property is required prior to any proposed development on the Property.

The applicant is hereby requesting a mandatory rezoning of the Property from the currently zoned Category “C”, (A-1) Small Farms District, and Category “C”, (A-2) Agricultural District, to a Category “A” (AR-5A) Agricultural Ranchette District. The Category “A” (AR-5A) is intended to implement the Comprehensive Growth Management Plan policies for lands designated Agricultural Ranchette on the Future Land Use Map of the Comprehensive Growth Management Plan. Accordingly, the proposed rezoning aligns with the uses and characteristics of the Future Land Use Designation of Agricultural Ranchette.

It should be noted that the minimum lot area for the (A-1) Small Farms District is two (2) acres and the minimum lot area for the (A-2) Agricultural District is not less than five (5) acres. Furthermore, much of the land adjacent to the Property has been developed as parcels of five (5) acres or less. Therefore, the (AR-5A) Agricultural Ranchette District, which requires a minimum lot area of not less than five (5) acres, is the most appropriate Category “A” Zoning District which implements the Future Land Use Designation of Agricultural Ranchette.

EXHIBIT "A"

	AIN	PCN	Address	Zoning	Acreage
1	59183	02-39-40-000-046-00000-3	UNASSIGNED	A-2	10.23
2	59185	02-39-40-000-047-00000-1	UNASSIGNED	A-2	7.81
3	59186	02-39-40-000-050-00000-5	UNASSIGNED	A-1; A-2	39.51
4	59402	11-39-40-000-002-00000-7	UNASSIGNED	A-2	535
5	59403	11-39-40-000-016-00000-7	UNASSIGNED	A-2	30
6	59404	11-39-40-000-016-00010-5	3655 SW 96TH ST, PALM CITY FL 34990	A-2	9.3
7	59406	12-39-40-000-000-00040-1	UNASSIGNED	A-1	17
8	59407	12-39-40-000-011-00000-6	3655 SW 96TH ST, PALM CITY FL 34990	A-2	46
9	38327	46-38-41-000-000-00011-4	UNASSIGNED	A-1; A-2	3.38
10	43856	55-38-41-000-001-00010-4	UNASSIGNED	A-1	32.41
11	43857	55-38-41-000-002-00010-2	UNASSIGNED	A-1	36
12	43858	55-38-41-000-003-00010-0	UNASSIGNED	A-1	36
13	43859	55-38-41-000-004-00010-8	UNASSIGNED	A-1	37
14	43860	55-38-41-000-005-00010-5	UNASSIGNED	A-1	25.5
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16	43862	55-38-41-000-006-00010-3	UNASSIGNED	A-1	80
17	43863	55-38-41-000-007-00010-1	UNASSIGNED	A-1	41.33
18	43866	55-38-41-000-008-00010-9	UNASSIGNED	A-1	79.12
19	43867	55-38-41-000-009-00010-7	UNASSIGNED	A-1	80
20	43868	55-38-41-000-010-00010-5	UNASSIGNED	A-1	80
21	43869	55-38-41-000-011-00010-3	UNASSIGNED	A-1	80
22	43870	55-38-41-000-012-00010-1	UNASSIGNED	A-1	80
23	43871	55-38-41-000-013-00010-9	UNASSIGNED	A-1	80
24	43872	55-38-41-000-014-00010-7	UNASSIGNED	A-1	40
25	43873	55-38-41-000-014-00030-3	UNASSIGNED	A-1	40
26	43876	55-38-41-000-016-00030-8	UNASSIGNED	A-1	40
27	43879	55-38-41-000-017-00030-6	UNASSIGNED	A-1	15.99
28	43880	55-38-41-000-017-00050-1	UNASSIGNED	A-1	3
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30	43906	55-38-41-000-022-00020-8	UNASSIGNED	A-1	5
31	43908	55-38-41-000-023-00010-8	UNASSIGNED	A-1	38.65
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37	43918	55-38-41-000-027-00030-5	UNASSIGNED	A-1	16.14
38	43919	55-38-41-000-027-00050-0	UNASSIGNED	A-1	17.2

Acreage Zoned Cat. C (A-1) Small Farms:	1,232.00
Acreage Zoned Cat. C (A-2) Agricultural Dist.:	638.34
Acreage Zoned A-1 and A-2:	42.89
Gross Acreage:	<u>1,913.23</u>

456 South Ocean LLC
221 Royal Poinciana, Suite 1
Palm Beach, FL 33480

February 18, 2025

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

Re: Limited Power of Attorney – Mandatory Rezoning of Property;
Property: See **Exhibit A** attached.

Dear Mr. Schilling:

As the owner of the property reflected on Exhibit A attached, please consider this correspondence formal authorization for Gunster, Yoakley & Stewart, P.A. ("Gunster"), to represent 456 South Ocean LLC, a Florida limited liability company, as applicant (Applicant"), for the sole and limited purpose of applying for and pursuing a mandatory rezoning of the property reflected on Exhibit A currently zoned Category "C" (A-2) Agricultural District, from said Category "C" (A-2) Agricultural District to Category "A" (AR-5A) Agricultural Ranchette District, coupled with the rezoning of the property reflected on Exhibit A currently zoned Category "C", (A-1) Small Farms to said Category "A" (AR-5A) Agricultural Ranchette District, and filing all required applications, speaking with Martin County staff, as well as speaking at public meetings, and signing all documentation relating to the referenced rezoning application. All acts carried out by Gunster, or their employees, on our behalf will have the same effect as acts of our own.

The Martin County Property Appraiser's account identification numbers, together with their parcel control numbers for the property, which is subject to this Limited Power of Attorney, are set forth on Exhibit A attached.

This authorization is valid until further written notice from 456 South Ocean LLC, a Florida limited liability company.

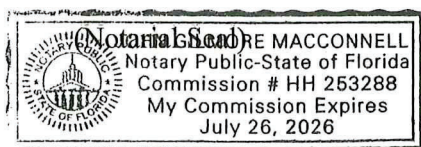
Sincerely,
456 South Ocean LLC, a Florida
limited liability company

By: [Signature]
Name: David Frisbie
Title: Manager

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of February, 2025, by David Frisbie, as Manager of 456 South Ocean LLC, a Florida limited liability company, who is ☒ is personally known to me or ☐ has produced _____ as identification.



[Signature]
NOTARY PUBLIC
My Commission Expires: July 26, 2026

EXHIBIT A
PROPERTY

	AIN	PCN	Address	Zoning
1	59183	02-39-40-000-046-00000-3	UNASSIGNED	A-2
2	59185	02-39-40-000-047-00000-1	UNASSIGNED	A-2
3	59186	02-39-40-000-050-00000-5	UNASSIGNED	A-1; A-2
4	59402	11-39-40-000-002-00000-7	UNASSIGNED	A-2
5	59403	11-39-40-000-016-00000-7	UNASSIGNED	A-2
6	59404	11-39-40-000-016-00010-5	3655 SW 96TH ST, PALM CITY FL 34990	A-2
7	59406	12-39-40-000-000-00040-1	UNASSIGNED	A-1
8	59407	12-39-40-000-011-00000-6	3655 SW 96TH ST, PALM CITY FL 34990	A-2
9	38327	46-38-41-000-000-00011-4	UNASSIGNED	A-1; A-2
10	43856	55-38-41-000-001-00010-4	UNASSIGNED	A-1
11	43857	55-38-41-000-002-00010-2	UNASSIGNED	A-1
12	43858	55-38-41-000-003-00010-0	UNASSIGNED	A-1
13	43859	55-38-41-000-004-00010-8	UNASSIGNED	A-1
14	43860	55-38-41-000-005-00010-5	UNASSIGNED	A-1
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16	43862	55-38-41-000-006-00010-3	UNASSIGNED	A-1
17	43863	55-38-41-000-007-00010-1	UNASSIGNED	A-1, PS
18	43866	55-38-41-000-008-00010-9	UNASSIGNED	A-1, PS
19	43867	55-38-41-000-009-00010-7	UNASSIGNED	A-1
20	43868	55-38-41-000-010-00010-5	UNASSIGNED	A-1
21	43869	55-38-41-000-011-00010-3	UNASSIGNED	A-1
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26	43876	55-38-41-000-016-00030-8	UNASSIGNED	A-1
27	43879	55-38-41-000-017-00030-6	UNASSIGNED	A-1, PS
28	43880	55-38-41-000-017-00050-1	UNASSIGNED	A-1
29	43905	55-38-41-000-022-00010-0	UNASSIGNED	A-1
30	43906	55-38-41-000-022-00020-8	UNASSIGNED	A-1
31	43908	55-38-41-000-023-00010-8	UNASSIGNED	A-1
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33	43910	55-38-41-000-024-00010-6	UNASSIGNED	A-1
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35	43915	55-38-41-000-026-00030-7	UNASSIGNED	A-1
36	43916	55-38-41-000-026-00040-5	UNASSIGNED	A-1
37	43918	55-38-41-000-027-00030-5	UNASSIGNED	A-1
38	43919	55-38-41-000-027-00050-0	UNASSIGNED	A-1



Recorded in Martin County, FL 4/21/2022 3:53 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$52.50 Deed Tax: \$360,360.00
CFN#2955799 BK 3308 PG 732 PAGE 1 of 6

Prepared by and Return To:
Jennifer Rinderknecht
Trident Title, a division of LandCastle Title Group,
LLC
3825 PGA Boulevard, Suite 201
Palm Beach Gardens, FL 33410

Order No.: PG582203045

APN/Parcel ID(s): 02-39-40-000-046-00000-3
02-39-40-000-047-00000-1
02-39-40-000-050-00000-5
11-39-40-000-002-00000-7
11-39-40-000-016-00000-7
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55-38-41-000-026-00040-5
55-38-41-000-027-00030-5
55-38-41-000-027-00050-0
02-39-40-000-047-00000-1

WARRANTY DEED

(continued)

WARRANTY DEED

THIS WARRANTY DEED dated April 19, 2022, by Brevard-Harbor Edge, LLC, a Florida limited liability company, hereinafter called the grantor, to 456 South Ocean LLC, a Florida Limited Liability Company, whose post office address is 221 Royal Poinciana Way, Suite 1, Palm Beach, FL 33480, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Martin, State of Florida, to wit:

A PARCEL OF LAND LYING IN:

- A) PALM CITY FARMS, SECTION 2, TOWNSHIP 39 SOUTH, RANGE 40 EAST, PER PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA
- B) TROPICAL FRUIT FARMS, SECTION 11 & 12, TOWNSHIP 39 SOUTH, RANGE 40 EAST, PER PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA
- C) GOVERNMENT LOT 6, SECTION 12, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA
- D) ST LUCIE INLET FARMS, PER PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA
- E) A PORTION OF LOT 11, OF THE HANSON GRANT ACCORDING TO THE COMMISSIONER'S SUBDIVISION THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 11, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11, THENCE NORTH 00°14'09" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°40'44" EAST, 50.00 FEET TO THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF STATE ROAD 76"A" AND THE EAST RIGHT OF WAY LINE OF STATE ROAD 76"A", SAID POINT BEING ON A LINE THAT IS 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, AND ON A LINE THAT IS 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION II, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 00°14'09" EAST ALONG SAID PARALLEL LINE AND EAST RIGHT OF WAY LINE, 2592.08 FEET TO A POINT ON A LINE THAT IS 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11 AND THE EAST RIGHT OF WAY LINE OF STATE ROAD 76"A"; THENCE NORTH 00°10'14" EAST ALONG SAID PARALLEL LINE AND EAST RIGHT OF WAY LINE, 2648.89 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 11 AND THE SOUTH LINE OF SAID PALM CITY FARMS; THENCE SOUTH 89°28'52" EAST ALONG THE SOUTH LINE OF PALM CITY FARMS AND THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 2590.64 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 11; THENCE CONTINUE SOUTH 89°28'52" EAST ALONG SAID SOUTH LINE OF PALM CITY FARMS AND THE NORTH LINE OF

WARRANTY DEED

(continued)

SAID SECTION 11, A DISTANCE OF 660.00 FEET TO THE SOUTHEAST CORNER OF TRACT 61 AS SHOWN ON SAID PLAT OF PALM CITY FARMS; THENCE NORTH 00°03'12" EAST ALONG THE EAST LINE OF SAID TRACT 61, A DISTANCE OF 241.97 FEET; THENCE ALONG THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2978, PAGE 280 OF THE PUBLIC RECORDS OF MARTIN COUNTY THE FOLLOWING FIVE (5) COURSES; THENCE SOUTH 89°59'56" EAST, 345.18 FEET; THENCE NORTH 12°41'46" EAST, 118.65 FEET; THENCE NORTH 04°00'56" EAST, 389.03 FEET; THENCE NORTH 24°02'49" EAST, 124.44 FEET; THENCE NORTH 54°01'42" WEST, 413.94 FEET MORE OR LESS TO THE CENTERLINE OF SULLIVAN'S DITCH (HOG CREEK); THENCE NORTH 66°01'34" EAST ALONG SAID CENTERLINE LINE, 662.98 FEET TO A POINT ON THE NORTH LINE OF TRACT 50 OF SAID PLAT OF PALM CITY FARMS; THENCE SOUTH 89°53'55" EAST ALONG SAID NORTH LINE, 570.54 FEET TO A POINT ON THE EAST LINE OF SAID PLAT OF PALM CITY FARMS; THENCE NORTH 23°55'19" WEST ALONG SAID EAST LINE, 4198.43 FEET TO A POINT ON THE NORTH LINE OF SAID PLAT OF ST LUCIE INLET FARMS; THENCE NORTH 65°55'57" EAST ALONG SAID NORTH LINE, 3883.75 FEET; THENCE NORTH 66°00'55" EAST CONTINUING ALONG SAID NORTH LINE, 3577.76 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE 60 FOOT WIDE COUNTY ROAD RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 311, PAGE 462 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 39°35'07" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE 4.34 FEET TO A POINT ON A LINE THAT IS 60.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 11, HANSON GRANT; THENCE NORTH 24°15'29" WEST ALONG SAID PARALLEL LINE AND SAID EASTERLY RIGHT OF WAY LINE, 425.19 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 95 AS RECORDED IN OFFICIAL RECORD BOOK 590, PAGE 2424, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 11285.16 FEET AND A CENTRAL ANGLE OF 03°05'08", SAID POINT ALSO HAVING A RADIAL BEARING OF SOUTH 04°19'22" WEST; THENCE SOUTHEAST ALONG THE ARC OF SAID CURVE 607.75 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING SIX (6) COURSES; THENCE SOUTH 07°24'30" WEST ALONG A RADIAL LINE, 80.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 11205.16 FEET AND A CENTRAL ANGLE OF 03°30'00" THENCE SOUTHEAST ALONG THE ARC OF SAID CURVE 684.48 FEET TO A POINT ON A RADIAL LINE; THENCE NORTH 10°54'30" EAST ALONG SAID RADIAL LINE, 80.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 11285.16 FEET AND A CENTRAL ANGLE OF 02°30'00"; THENCE SOUTHEAST ALONG THE ARC OF SAID CURVE 492.41 FEET TO A POINT ON A NON TANGENT LINE; THENCE SOUTH 72°18'58" EAST ALONG SAID NON TANGENT LINE, 492.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 11259.16 FEET AND A CENTRAL ANGLE OF 04°36'42" THENCE ALONG THE ARC OF SAID CURVE 906.25 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 91 (SUNSHINE STATE PARKWAY, A 300 FOOT RIGHT OF WAY); THENCE SOUTH 31°33'27" EAST ALONG SAID RIGHT OF WAY, 2505.96 FEET TO A POINT ON THE SOUTH LINE OF TRACT 6, BLOCK 27 OF SAID PLAT OF ST LUCIE INLET FARMS; THENCE SOUTH 66°01'21" WEST ALONG THE SOUTH LINE OF TRACTS 5 AND 6 OF SAID PLAT OF ST LUCIE INLET FARMS, 591.65 FEET TO THE POINT OF INTERSECTION WITH THE NORTH TOP OF BANK OF THE ST LUCIE CANAL; THENCE ALONG THE NORTH TOP OF BANK THE FOLLOWING THREE (3) COURSES; THENCE SOUTH 84°38'58" WEST, 182.71 FEET; THENCE SOUTH 80°57'12" WEST, 273.24 FEET; THENCE SOUTH 67°21'23" WEST, 169.95 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 5, BLOCK 27; THENCE NORTH 23°17'15" WEST ALONG SAID WEST LINE, 527.51 FEET TO THE NORTHEAST CORNER OF TRACT 8, BLOCK 22 OF SAID PLAT; THENCE SOUTH 66°02'09" WEST ALONG THE NORTH LINE OF TRACTS 6, 7 AND 8, BLOCK 22 OF SAID PLAT, 1979.76 FEET TO THE

WARRANTY DEED

(continued)

NORTHWEST CORNER OF SAID TRACT 6; THENCE SOUTH 23°16'13" EAST, 659.91 FEET TO THE SOUTHEAST CORNER OF TRACT 5, BLOCK 22 OF SAID PLAT; THENCE SOUTH 66°10'54" WEST ALONG THE SOUTH LINE OF SAID TRACT 5, BLOCK 22, A DISTANCE OF 657.65 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 5; THENCE NORTH 23°31'05" WEST ALONG THE WEST LINE OF TRACTS 4 AND 5, BLOCK 22 OF SAID PLAT, 1317.52 FEET TO THE NORTHEAST CORNER OF TRACT 1, BLOCK 15 OF SAID PLAT OF ST LUCIE INLET FARMS; THENCE SOUTH 65°59'08" WEST ALONG THE NORTH LINE OF TRACTS 1, 2, 3 AND 4, BLOCK 15 OF SAID PLAT, 2634.90 FEET TO THE NORTHWEST CORNER OF SAID TRACT 4, BLOCK 15; THENCE SOUTH 23°37'44" EAST ALONG THE WEST LINE OF TRACTS 4 AND 5, BLOCK 15 OF SAID PLAT, 1316.52 FEET TO THE SOUTHWEST CORNER OF TRACT 5, BLOCK 15 OF SAID PLAT; THENCE NORTH 65°49'57" EAST ALONG THE SOUTH LINE OF TRACTS 5 AND 6, BLOCK 15 OF SAID PLAT, 1317.13 FEET TO THE NORTHEAST CORNER OF TRACT 3, BLOCK 16 OF SAID PLAT; THENCE SOUTH 23°22'42" EAST ALONG THE EAST LINE OF TRACTS 3 AND 6, BLOCK 16 AND THE EAST LINE OF TRACT 3, BLOCK 17 OF SAID PLAT OF ST LUCIE INLET FARMS, 1487.78 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE ST LUCIE CANAL AS RECORDED IN PLAT BOOK 2, PAGE 35 AND DEED BOOK 10, PAGE 588, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES; THENCE SOUTH 31°14'38" WEST, 4343.34 FEET; THENCE SOUTH 65°54'39" WEST, 129.56 FEET; THENCE SOUTH 31°14'30" WEST, 3751.13 FEET; THENCE SOUTH 89°42'59" EAST, 319.73 FEET; THENCE SOUTH 31°14'43" WEST, 710.14 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 76"A" SAID POINT ALSO BEING ON A LINE THAT IS 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA; THENCE NORTH 89°37'52" WEST ALONG SAID RIGHT OF WAY AND PARALLEL LINE, 180.69 FEET TO THE POINT OF INTERSECTION OF A LINE THAT IS 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 11, THENCE NORTH 89°40'46" WEST ALONG SAID RIGHT OF WAY AND PARALLEL LINE, 2642.12 FEET TO THE POINT OF INTERSECTION OF A LINE THAT IS 50.00 NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 89°40'44" WEST ALONG SAID RIGHT OF WAY AND PARALLEL LINE, 2593.91 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

THE MARTIN COUNTY PUBLIC USE RIGHT OF WAY AS RECORDED IN OFFICIAL RECORD BOOK 1063, PAGE 2451 AND OFFICIAL RECORD BOOK 590, PAGE 2424, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

LESS AND EXCEPT THE FOLLOWING RIGHT OF WAYS AS SHOW ON ST. LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

THE NORTH 15.00 FEET OF THE 30.00 FOOT OF RIGHT OF WAY ABUTTING TRACTS 7 AND 8, BLOCK 23; THE SOUTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACT 2, BLOCK 22; THE SOUTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACTS 1, 2 AND 3, BLOCK 23; THE SOUTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACT 4, BLOCK 26; THE NORTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACT 5, BLOCK 26; THE WEST 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACTS 1 AND 8, BLOCK 23; THE EAST 15.00 OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACTS 4 AND 5, BLOCK 26; THE NORTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY

WARRANTY DEED

(continued)

ABUTTING TRACTS 7 AND 8; BLOCK 3; THE SOUTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACTS 1 AND 2, BLOCK 4; THE NORTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACTS 5, 6 AND 7; BLOCK 10, AND THAT PORTION OF TRACT 8, BLOCK 10 FROM THE WESTERN BOUNDARY OF SAID TRACT 8 TO THE EAST END OF HOG CREEK DITCH WHERE IT TURNS TO A SOUTHEAST DIRECTION IN BLOCK 10; AND THE SOUTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACTS 2, 3 AND 4, BLOCK 9 AND THE SOUTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING THAT PORTION OF TRACT 1, BLOCK 9 FROM THE WESTERN BOUNDARY OF SAID TRACT 1 TO THE EAST END OF HOG CREEK DITCH WHERE IT TURNS TO A SOUTHEAST DIRECTION IN BLOCK 9.

LESS AND EXCEPT THE FOLLOWING:

A PORTION OF THAT CERTAIN 60.00 FOOT COUNTRY ROAD RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 311, PAGE 462, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ACROSS PORTIONS OF TRACTS 3 AND 6, BLOCK 24, ACROSS THE EASTERLY 60.00 FEET OF TRACTS 3 AND 6, BLOCK 23, AND ACROSS THE EASTERLY 60.00 FEET OF TRACT 3, BLOCK 22, ALL THE ABOVE RIGHT OF WAY LYING IN ST. LUCIE INLET FARMS, RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH:

Tracts 46 and 47, Block 2, according to the plat of Palm City Farms as recorded in Plat Book 6, Page 42, Public Records of Palm Beach (now Martin) County, Florida.
Together with the North 15.00 feet of the abandoned 30.00 foot road right of way along the south line of said Tracts 46 and 47.

LESS AND EXCEPT ANY PORTION OF THE PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2840, PAGE 1892, WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3004, PAGE 1909 AND WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3004, PAGE 1912.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

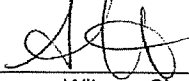
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:



Witness Signature

Alexandra Hernandez

Print Name

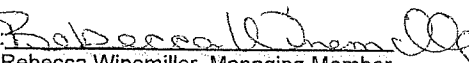


Witness Signature

Paul Krasker

Print Name

Brevard-Harbor Edge, LLC, a Florida limited liability company

BY: 

Rebecca Winemiller, Managing Member

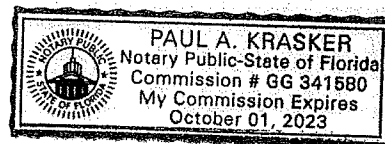
Address: 6140 Dovecote Lane
Memphis, TN 38120

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 19th day of April, 2022, by Rebecca Winemiller, as Managing Member of Brevard-Harbor Edge, LLC, a Florida limited liability company, to me known to be the person(s) described in or who has/have produced _____ as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.



NOTARY PUBLIC
My Commission Expires:



CERTIFICATION OF NON-TRANSFER OF PROPERTY

The undersigned, Robert S. Raynes, Jr., the attorney agent under limited power of attorney from **456 South Ocean, LLC, a Florida limited liability company**, hereby certifies that as of the date of the Warranty Deed recorded April 21, 2022 in Official Records Book 3308, page 732, Martin County, Florida public records, that no transfer of the property described below has occurred.

Property:

A PARCEL OF LAND LYING IN:

- A) PALM CITY FARMS, SECTION 2, TOWNSHIP 39 SOUTH, RANGE 40 EAST, PER PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA
- B) TROPICAL FRUIT FARMS, SECTION 11 & 12, TOWNSHIP 39 SOUTH, RANGE 40 EAST, PER PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA
- C) GOVERNMENT LOT 6, SECTION 12, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA
- D) ST LUCIE INLET FARMS, PER PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA
- E) A PORTION OF LOT 11, OF THE HANSON GRANT ACCORDING TO THE COMMISSIONER'S SUBDIVISION THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 11, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11, THENCE NORTH 00°14'09" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°40'44" EAST, 50.00 FEET TO THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF STATE ROAD 76"A" AND THE EAST RIGHT OF WAY LINE OF STATE ROAD 76"A", SAID POINT BEING ON A LINE THAT IS 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, AND ON A LINE THAT IS 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION II, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 00°14'09" EAST ALONG SAID PARALLEL LINE AND EAST RIGHT OF WAY LINE, 2592.08 FEET TO A POINT ON A LINE THAT IS 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11 AND THE EAST RIGHT OF WAY LINE OF STATE ROAD 76"A"; THENCE NORTH 00°10'14" EAST ALONG SAID PARALLEL LINE AND EAST RIGHT OF WAY LINE, 2648.89 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 11 AND THE SOUTH LINE OF SAID PALM CITY FARMS; THENCE SOUTH 89°28'52" EAST ALONG THE SOUTH LINE OF PALM CITY FARMS AND THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 2590.64 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 11; THENCE CONTINUE SOUTH 89°28'52" EAST ALONG SAID SOUTH LINE OF PALM CITY FARMS AND THE NORTH LINE OF SAID SECTION 11, A DISTANCE OF 660.00 FEET TO THE SOUTHEAST CORNER OF TRACT 61 AS SHOWN ON SAID PLAT OF PALM CITY FARMS; THENCE NORTH 00°03'12" EAST ALONG THE EAST LINE OF SAID TRACT 61, A DISTANCE OF 241.97 FEET; THENCE ALONG THE EAST LINE OF A

PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2978, PAGE 280 OF THE PUBLIC RECORDS OF MARTIN COUNTY THE FOLLOWING FIVE (5) COURSES; THENCE SOUTH 89°59'56" EAST, 345.18 FEET; THENCE NORTH 12°41'46" EAST, 118.65 FEET; THENCE NORTH 04°00'56" EAST, 389.03 FEET; THENCE NORTH 24°02'49" EAST, 124.44 FEET; THENCE NORTH 54°01'42" WEST, 413.94 FEET MORE OR LESS TO THE CENTERLINE OF SULIVAN'S DITCH (HOG CREEK); THENCE NORTH 66°01'34" EAST ALONG SAID CENTERLINE LINE, 662.98 FEET TO A POINT ON THE NORTH LINE OF TRACT 50 OF SAID PLAT OF PALM CITY FARMS; THENCE SOUTH 89°53'55" EAST ALONG SAID NORTH LINE, 570.54 FEET TO A POINT ON THE EAST LINE OF SAID PLAT OF PALM CITY FARMS; THENCE NORTH 23°55'19" WEST ALONG SAID EAST LINE, 4198.43 FEET TO A POINT ON THE NORTH LINE OF SAID PLAT OF ST LUCIE INLET FARMS; THENCE NORTH 65°55'57" EAST ALONG SAID NORTH LINE, 3883.75 FEET; THENCE NORTH 66°00'55" EAST CONTINUING ALONG SAID NORTH LINE, 3577.76 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE 60 FOOT WIDE COUNTY ROAD RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 311, PAGE 462 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 39°35'07" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE 4.34 FEET TO A POINT ON A LINE THAT IS 60.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 11, HANSON GRANT; THENCE NORTH 24°15'29" WEST ALONG SAID PARALLEL LINE AND SAID EASTERLY RIGHT OF WAY LINE, 425.19 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 95 AS RECORDED IN OFFICIAL RECORD BOOK 590, PAGE 2424, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 11285.16 FEET AND A CENTRAL ANGLE OF 03°05'08", SAID POINT ALSO HAVING A RADIAL BEARING OF SOUTH 04°19'22" WEST; THENCE SOUTHEAST ALONG THE ARC OF SAID CURVE 607.75 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING SIX (6) COURSES; THENCE SOUTH 07°24'30" WEST ALONG A RADIAL LINE, 80.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 11205.16 FEET AND A CENTRAL ANGLE OF 03°30'00" THENCE SOUTHEAST ALONG THE ARC OF SAID CURVE 684.48 FEET TO A POINT ON A RADIAL LINE; THENCE NORTH 10°54'30" EAST ALONG SAID RADIAL LINE, 80.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 11285.16 FEET AND A CENTRAL ANGLE OF 02°30'00"; THENCE SOUTHEAST ALONG THE ARC OF SAID CURVE 492.41 FEET TO A POINT ON A NON TANGENT LINE; THENCE SOUTH 72°18'58" EAST ALONG SAID NON TANGENT LINE, 492.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 11259.16 FEET AND A CENTRAL ANGLE OF 04°36'42" THENCE ALONG THE ARC OF SAID CURVE 906.25 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 91 (SUNSHINE STATE PARKWAY, A 300 FOOT RIGHT OF WAY); THENCE SOUTH 31°33'27" EAST ALONG SAID RIGHT OF WAY, 2505.96 FEET TO A POINT ON THE SOUTH LINE OF TRACT 6, BLOCK 27 OF SAID PLAT OF ST LUCIE INLET FARMS; THENCE SOUTH 66°01'21" WEST ALONG THE SOUTH LINE OF TRACTS 5 AND 6 OF SAID PLAT OF ST LUCIE INLET FARMS, 591.65 FEET TO THE POINT OF INTERSECTION WITH THE NORTH TOP OF BANK OF THE ST LUCIE CANAL; THENCE ALONG THE NORTH TOP OF BANK THE FOLLOWING THREE (3) COURSES; THENCE SOUTH 84°38'58" WEST, 182.71 FEET; THENCE SOUTH 80°57'12" WEST, 273.24 FEET; THENCE SOUTH 67°21'23" WEST, 169.95 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 5, BLOCK 27; THENCE NORTH 23°17'15" WEST ALONG SAID WEST LINE, 527.51 FEET TO THE NORTHEAST CORNER OF TRACT 8, BLOCK 22 OF SAID PLAT; THENCE SOUTH 66°02'09" WEST ALONG THE NORTH LINE OF TRACTS 6, 7 AND 8, BLOCK 22 OF SAID PLAT, 1979.76 FEET TO THE NORTHWEST CORNER OF SAID TRACT 6; THENCE SOUTH 23°16'13" EAST, 659.91 FEET TO THE SOUTHEAST CORNER OF TRACT 5, BLOCK 22 OF SAID PLAT; THENCE SOUTH 66°10'54" WEST ALONG THE SOUTH LINE OF SAID TRACT 5, BLOCK 22, A DISTANCE OF 657.65 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 5; THENCE

NORTH 23°31'05" WEST ALONG THE WEST LINE OF TRACTS 4 AND 5, BLOCK 22 OF SAID PLAT, 1317.52 FEET TO THE NORTHEAST CORNER OF TRACT 1, BLOCK 15 OF SAID PLAT OF ST LUCIE INLET FARMS; THENCE SOUTH 65°59'08" WEST ALONG THE NORTH LINE OF TRACTS 1, 2, 3 AND 4, BLOCK 15 OF SAID PLAT, 2634.90 FEET TO THE NORTHWEST CORNER OF SAID TRACT 4, BLOCK 15; THENCE SOUTH 23°37'44" EAST ALONG THE WEST LINE OF TRACTS 4 AND 5, BLOCK 15 OF SAID PLAT, 1316.52 FEET TO THE SOUTHWEST CORNER OF TRACT 5, BLOCK 15 OF SAID PLAT; THENCE NORTH 65°49'57" EAST ALONG THE SOUTH LINE OF TRACTS 5 AND 6, BLOCK 15 OF SAID PLAT, 1317.13 FEET TO THE NORTHEAST CORNER OF TRACT 3, BLOCK 16 OF SAID PLAT; THENCE SOUTH 23°22'42" EAST ALONG THE EAST LINE OF TRACTS 3 AND 6, BLOCK 16 AND THE EAST LINE OF TRACT 3, BLOCK 17 OF SAID PLAT OF ST LUCIE INLET FARMS, 1487.78 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE ST LUCIE CANAL AS RECORDED IN PLAT BOOK 2, PAGE 35 AND DEED BOOK 10, PAGE 588, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES; THENCE SOUTH 31°14'38" WEST, 4343.34 FEET; THENCE SOUTH 65°54'39" WEST, 129.56 FEET; THENCE SOUTH 31°14'30" WEST, 3751.13 FEET; THENCE SOUTH 89°42'59" EAST, 319.73 FEET; THENCE SOUTH 31°14'43" WEST, 710.14 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 76"A" SAID POINT ALSO BEING ON A LINE THAT IS 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA; THENCE NORTH 89°37'52" WEST ALONG SAID RIGHT OF WAY AND PARALLEL LINE, 180.69 FEET TO THE POINT OF INTERSECTION OF A LINE THAT IS 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 11, THENCE NORTH 89°40'46" WEST ALONG SAID RIGHT OF WAY AND PARALLEL LINE, 2642.12 FEET TO THE POINT OF INTERSECTION OF A LINE THAT IS 50.00 NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 89°40'44" WEST ALONG SAID RIGHT OF WAY AND PARALLEL LINE, 2593.91 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

THE MARTIN COUNTY PUBLIC USE RIGHT OF WAY AS RECORDED IN OFFICIAL RECORD BOOK 1063, PAGE 2451 AND OFFICIAL RECORD BOOK 590, PAGE 2424, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

LESS AND EXCEPT THE FOLLOWING RIGHT OF WAYS AS SHOW ON ST. LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

THE NORTH 15.00 FEET OF THE 30.00 FOOT OF RIGHT OF WAY ABUTTING TRACTS 7 AND 8, BLOCK 23; THE SOUTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACT 2, BLOCK 22; THE SOUTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACTS 1, 2 AND 3, BLOCK 23; THE SOUTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACT 4, BLOCK 26; THE NORTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACT 5, BLOCK 26; THE WEST 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACTS 1 AND 8, BLOCK 23; THE EAST 15.00 OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACTS 4 AND 5, BLOCK 26; THE NORTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACTS 7 AND 8; BLOCK 3; THE SOUTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACTS 1 AND 2, BLOCK 4; THE NORTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACTS 5, 6 AND 7; BLOCK 10, AND THAT PORTION OF TRACT 8, BLOCK 10

FROM THE WESTERN BOUNDARY OF SAID TRACT 8 TO THE EAST END OF HOG CREEK DITCH WHERE IT TURNS TO A SOUTHEAST DIRECTION IN BLOCK 10; AND THE SOUTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING TRACTS 2, 3 AND 4, BLOCK 9 AND THE SOUTH 15.00 FEET OF THE 30.00 FOOT RIGHT OF WAY ABUTTING THAT PORTION OF TRACT 1, BLOCK 9 FROM THE WESTERN BOUNDARY OF SAID TRACT 1 TO THE EAST END OF HOG CREEK DITCH WHERE IT TURNS TO A SOUTHEAST DIRECTION IN BLOCK 9.

LESS AND EXCEPT THE FOLLOWING:

A PORTION OF THAT CERTAIN 60.00 FOOT COUNTRY ROAD RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 311, PAGE 462, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ACROSS PORTIONS OF TRACTS 3 AND 6, BLOCK 24, ACROSS THE EASTERLY 60.00 FEET OF TRACTS 3 AND 6, BLOCK 23, AND ACROSS THE EASTERLY 60.00 FEET OF TRACT 3, BLOCK 22, ALL THE ABOVE RIGHT OF WAY LYING IN ST. LUCIE INLET FARMS, RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

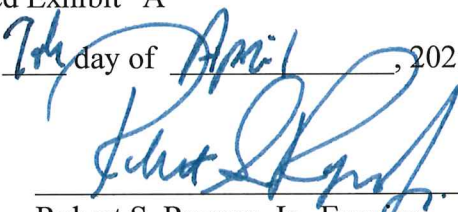
TOGETHER WITH:

Tracts 46 and 47, Block 2, according to the plat of Palm City Farms as recorded in Plat Book 6, Page 42, Public Records of Palm Beach (now Martin) County, Florida.
Together with the North 15.00 feet of the abandoned 30.00 foot road right of way along the south line of said Tracts 46 and 47.

LESS AND EXCEPT ANY PORTION OF THE PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2840, PAGE 1892, WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3004, PAGE 1909 AND WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3004, PAGE 1912.
TOTAL AREA OF PARCEL = 83355954.67 s.f. (1,913.59 ac.)± MORE OR LESS.
ACREAGE IS EXCLUDING NON VACATED RIGHT OF WAYS

Parcel Identification Number: See Attached Exhibit "A"

This certificate is dated effective as of the 7th day of April, 2025.



Robert S. Raynes, Jr., Esquire
Gunster Law Firm
800 SE Monterey Commons Blvd., Suite 200
Stuart, FL 34996
772-288-1980

