



January 19, 2022

HAND DELIVERY

Paul Schilling, Director  
Martin County Growth Management Department  
2401 SE Monterey Road  
Stuart, FL 34996

**Re: Floridian Golf Club PUD, Phases 3 and 4 – Application for 6<sup>th</sup> PUD Amendment, Revised Master and Final Site Plan Approval with Certificate of Public Facilities Exemption (Our ref. #19-595)**

Dear Paul:

On behalf of the property owner, Floridian National Golf Club, LLC, we are pleased to submit the above-referenced application.

As more particularly described in the project narrative, the purpose of the proposed 6<sup>th</sup> PUD Amendment is to revise the master site plan to be consistent with the proposed revised final site plan for Phase 3 and Phase 4. The revised final site plan for Phase 3 is needed to replat lots 17 and 18 to create an additional lot 17A. The revised final site plan for Phase 4 is intended to replace the recreation building with two additional river cottage (condominium) units.

The addition of 1 single family lot and 2 river cottages will increase the total number of units from 33 to 36 units. The proposed changes do not impact required open space, preserve areas, drainage requirements or required public facilities or services.

With this understanding, please find enclosed the sufficiency review fee check in the amount of \$290.00, the CD with PDF copies of the application materials, and the original application package containing the following materials (the additional copy of the 24 x 36 plans will be submitted upon a completeness determination):

- The completed application form;
- Affidavit for digital submittal;
- Project narrative;
- Owner's notarized power of attorney for representation by Lucido & Associates;
- Disclosure of interest affidavit;
- Recorded deed as proof of ownership;
- Documentation reflecting the name change of the owning entity from Floridian Golf Resort, LLC, to Floridian National Golf Club, LLC;
- No property transfer statement;
- The legal description;
- Location-parcel map;
- Location-aerial map;
- Future land use map;
- Zoning map;
- School impact worksheet;

- Utility service letters;
- A recorded copy of the approved 5<sup>th</sup> PUD Amendment;
- A reduced copy of the stamped-approved revised master site plan;
- A reduced copy of the stamped-approved revised phasing plan;
- A copy of the proposed 6<sup>th</sup> PUD Amendment;
- A full size copy of the proposed master site plan and electronic copy of same;
- A full size copy of the proposed phasing plan and electronic copy of same;
- A reduced copy of the stamped-approved Phase 3 final site plan;
- A reduced copy of the recently approved Phase 4 final site plan;
- A reduced copy of the recently approved Phase 4 CO phasing plan;
- A full size copy of the proposed Phase 3 final site plan and electronic copy of same;
- A full size copy of the proposed Phase 4 final site plan and electronic copy of same;
- A full size copy of the proposed Phase 4 CO phasing plan and electronic copy of same;
- Phase 4 revised landscape plan;
- Reduced copy of architectural elevations and floor plans;
- Excavation, fill & hauling form;
- Utility related calculations;
- Drainage statement;
- Traffic impact analysis; and
- Signed and sealed construction plans.

**The following application materials are not included because they are not applicable or not affected by the proposed administrative amendment:**

**Stormwater maintenance plan** – Not affected by proposed changes.

**Evacuation plan** – Not affected by proposed changes.

**Fire wildfire scoresheet** – The site has been previously cleared and there are no adjacent lands that would be deemed a wildfire threat.

**Boundary and topographic survey** – Not affected by proposed changes.

**Proposed water sources** – Not affected by proposed changes.

**Martin County utility worksheet** – Existing agreement with Martin County Utilities to be modified.

**Environmental assessment** – The entire site has been cleared and stabilized.

**Environmental waiver** – Not applicable

**Preserve Area Management Plan (PAMP)** – The approved/recorded PAMP is not affected by the proposed changes or CO phasing and all shoreline restoration work has been completed.

**Landscape alternative compliance** – Not applicable

**CRA alternative compliance** – Not applicable

**Groundwater model** – Not applicable.

**List of surrounding property owners** – Not applicable to proposed request.

**Tree survey** – Not affected by proposed changes. No existing trees within developed area.


**Lighting plan** – Not applicable. No lighting is proposed or required.

Upon your determination of completeness, we will promptly post the required notice sign and submit the required application fee of \$13,800.00 along with the additional sets of 24x36 plans to begin the development review process.

Paul Schilling  
January 19, 2022  
Page 3 of 3

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'MAC', written in a cursive style.

Morris A. Crady, AIOP  
Senior Vice President  
Encl.

Copy to: Development team



Martin County, Florida  
Growth Management Department  
DEVELOPMENT REVIEW DIVISION  
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

## DEVELOPMENT REVIEW APPLICATION

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### A. GENERAL INFORMATION

Type of Application: Revised PUD Zoning & Master Site Plan

Name or Title of Proposed Project: Floridian Golf Club PUD , 6th PUD Amendment Phase 3 & 4

#### Brief Project Description:

See attached Project Narrative

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

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: F-099

Previous Project Name if applicable: Floridian Golf Club PUD, Phase 3 and 4

#### Parcel Control Number(s)

01-38-40-000-00010-2

01-38-40-021-000-00260-0

01-38-40-021-000-00230-0

01-38-40-021-000-00270-0

01-38-40-021-000-00240-0

01-38-40-021-000-00280-0

01-38-40-021-000-00250-0

### B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Floridian National Golf Club, LLC

Company Representative: Giles Gibbe, President

Address: 3700 SE Floridian Drive

City: Palm City, State: FL Zip: 34990

Phone: 772 781-5010 Email: CZsiros@floridian.cc



**C. PROJECT PROFESSIONALS**

**Applicant (Name or Company):** Same as property owner

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Agent (Name or Company):** Lucido & Associates

Company Representative: Morris A. Crady, AICP

Address: 701 SE Ocean Boulevard

City: Stuart, State: FL Zip: 34994

Phone: 772-220-2100 Email: mcrady@lucidodesign.com

**Contract Purchaser (Name or Company):** \_\_\_\_\_

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Land Planner (Name or Company):** Same as agent

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Landscape Architect (Name or Company):** Same as agent

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Surveyor (Name or Company):** Culpepper & Terpening, Inc.

Company Representative: Tom Kiernan, PLS

Address: 2980 South 25th Street

City: Fort Pierce, State: FL Zip: 34981

Phone: 772 464-3537 Email: tkiernan@ct-eng.com

**Civil Engineer (Name or Company):** Culpepper & Terpening, Inc.

Company Representative: Butch Terpening, Jr., P.E.

Address: 2980 South 25th Street

City: Fort Pierce, State: FL Zip: 34981

Phone: 772 464-3537 Email: bterpening@ct-eng.com

## PROJECT PROFESSIONALS CONTINUED

**Traffic Engineer (Name or Company):** Same as civil engineer

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Architect (Name or Company):** \_\_\_\_\_

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: 772 288-1980 Email: RRaynesJr@gunster.com

**Environmental Planner (Name or Company):** EW Consultants, Inc.

Company Representative: Ed Weinberg, PWS

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. Certification by Professionals

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

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



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

**E. APPLICANT or AGENT CERTIFICATION**

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.

Macey  
Applicant Signature

1/18/2022  
Date

Morris Crady  
Printed Name

**NOTARY ACKNOWLEDGMENT**

STATE OF: Florida COUNTY OF: Martin

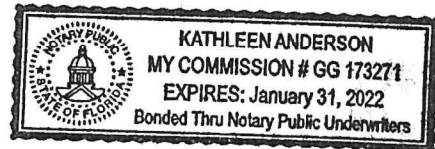
I hereby certify that the foregoing instrument was acknowledged before me this 18 day of January, 20 22, by Morris A. Crady.

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

Kathleen Anderson  
Notary Public Signature

Kathleen Anderson  
Printed name

STATE OF: Florida at-large





**Martin County Florida Growth Management Department  
DEVELOPMENT REVIEW DIVISION**  
2401 SE Monterey Road, Stuart, FL 34996  
772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

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## Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project Floridian Golf Club PUD, 6th PUD Amendment, Phase 3 & 4 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

1/18/2022  
Date

### NOTARY ACKNOWLEDGMENT

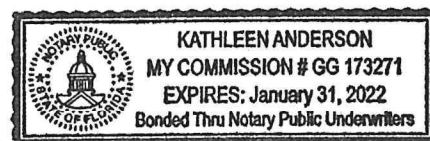
STATE OF: FLORIDA COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18 day of January, 20 22, by Morris A. Crady.

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

  
Printed name

  
Notary Public Signature



STATE OF: FLORIDA at-large



**PROJECT NARRATIVE  
FLORIDIAN GOLF CLUB PUD,  
6<sup>th</sup> PUD Amendment, Revised Master Site Plan &  
Revised Final Site Plan for Phases 3 and 4  
January 18, 2022**

***Project History and Background***

The Floridian Golf Club PUD Agreement was approved by the Martin County Board of Commissioners on October 23, 2012. As per the approved Master Plan, Phasing Plan and Timetable of Development Schedule, **Phase 1** of the project consists of the existing private golf course that straddles the Martin County/Port St. Lucie city limits. Phases 2 through 6 originally consisted of a total of 56 single family units on approximately 121 acres. The golf course was redeveloped in 2016 including the construction of a golf teaching facility and the construction of River's End Way from Murphy Road to the teaching facility (Bessey Creek Way in St. Lucie County). Primary access to the golf course is provided off of Gilson Road (aka Murphy Road) via Floridian Drive in St. Lucie County. Water and sewer service to the project is provided by Martin County Utilities and irrigation water is provided via an IQ service agreement with the City of Port St. Lucie.

**Phase 2**, which obtained final site plan approval on September 10, 2013, has been completed. Phase 2 included the addition of preserve areas, construction of a portion of SW River's End Way (private road), restoration of the shoreline protection zone, and related infrastructure improvements in support of 10 single family waterfront lots nearest to the golf clubhouse.

**Phase 3**, which consists of 18 single family waterfront lots, shoreline protection zone restoration, portion of temporary golf practice area and related infrastructure improvements including the completion of River's End Way, obtained final site plan and plat approval and has been completed in its entirety.

A Final Site Plan application for **Phase 5**, which includes 4 "island lots", is pending submittal.

A portion of **Phases 3, 4 and 5** was approved as a temporary golf practice area by way of the **First PUD Amendment**. The First PUD Amendment also authorized the construction of the upland retaining wall and creation of shoreline protection zones that require restoration with native plant species in accordance with the approved and recorded Preserve Area Management Plan (PAMP). The golf course practice area and the PAMP restoration elements within and shoreline protection zone including the upland retaining wall, have been completed.

The **Second PUD Amendment** authorized technical adjustments to the master plan for consistency with the approved final site plan and plats.

The **Third PUD Amendment** updated the phasing plan consistent with the revised master plan.

**Phase 6**, which consists of 5 lake cottages on the golf course, was approved on July 18, 2017 and has been completed.

The **Fourth PUD Amendment**, which was approved on March 19, 2019 authorized the following changes to the master plan and phasing plan:

- Deletion of 6 single family waterfront lots in Phase 3, i.e. lots 23-28;
- Deletion of 18 single family waterfront lots in Phase 4, i.e. lots 29-46;
- Conversion of the temporary golf course practice area to a permanent golf course practice area;
- Addition of a waterfront amenity center including 2 tennis courts, community building, pool facilities and 2 river cottages (aka golf villas);
- Revised Phase 3 from 18 single family waterfront lots to 12 single family waterfronts lots;
- Revised Phase 4 from 18 single family lots to waterfront amenity center, 2 river cottages and the golf course practice area; and
- Revised Phase 6 and PUD Special Condition # 2 to include vehicular parking within Phase 6.

Concurrent with the Fourth PUD Amendment, the **Phase 4 final site plan** was approved consistent with the revised master plan changes as described above (i.e. elimination of 18 single family lots in favor of a permanent golf practice area, 2 river cottages, 2 tennis courts, pool facilities and a recreation building. The total number of residential units was reduced to from 56 (as originally approved) to 33 units on approximately 121 acres.

The **Fifth PUD Amendment**, which was recently approved on July 13, 2021, authorizes the sale of the 2 **river cottages** in Phase 4 as condominium units and allows the filling of a manmade boat basin on lots 17 and 18 in Phase 3.

Except for the living shoreline that is being constructed in conjunction with filling in the boat basin, all shoreline restoration work and PAMP (Preserve Area Management Plan) activities have been completed for the entire PUD in accordance with the approved PAMP.

The recently approved administrative amendment and revised final site plan for Phase 4 created a Certificate of Occupancy (CO) Phasing Plan that allows the issuance of COs as follows:

- a. CO phase 1 – Tennis courts and river cottages including supporting infrastructure and required landscaping;
- b. CO phase 2- Pool and open pool deck;
- c. CO phase 3 - Pool cabana and covered pool deck; and
- d. CO phase 4 - Recreation building.

Both Phases 3 and 4 have been cleared and stabilized, the tennis courts in Phase 4 have been completed and the 2 river cottages and supporting infrastructure improvements are nearing completion and will be ready for the issuance of a CO very soon. The pool and cabana are anticipated to be completed by within the next few months.

### ***Proposed 6<sup>th</sup> PUD Amendment***

The purpose of the proposed 6<sup>th</sup> PUD Amendment is to revise the master site plan to be consistent with the proposed revised final site plan for Phase 3 and Phase 4. The revised final site plan for Phase 3 is needed to replat lots 17 and 18 to create an additional lot 17A. The revised final site plan for Phase 4 is intended to replace the recreation building with two additional river cottage (condominium) units. The addition of 1 single family lot and 2 river cottages will increase the total number of units from 33 to 36 units. The proposed changes do not impact required open space, preserve areas, drainage requirements or required public facilities or services.

**Floridian National Golf Club, LLC**  
**3700 SE Floridian Drive**  
**Palm City, Florida 34990**

May 13, 2019

Nicki van Vonno, Director  
Martin County Growth Management Department  
2401 S.E. Monterey Road  
Stuart, FL 34996

Re: Floridian Golf Club PUD

Dear Ms. van Vonno:

As owner of the above-referenced property, please consider this correspondence as formal authorization for Lucido & Associates to represent Floridian National Golf Club, LLC during the governmental review process of the application.

Sincerely,

**FLORIDIAN NATIONAL GOLF CLUB, LLC,**  
a Florida limited liability company,  
formerly known as Floridian Golf Resort, LLC

By: Southeast Headquarters, LLC,  
a Florida limited liability company,  
Its Manager Member

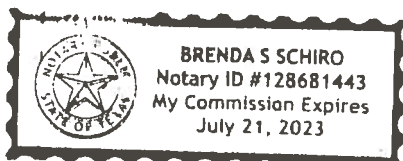
By:   
Giles Kibbe, President

STATE OF Texas  
COUNTY OF Harris

The foregoing was acknowledged before me this 9th day of May, 2019,  
by GILES KIBBE, President of SOUTHEAST HEADQUARTERS, LLC, a Florida  
limited liability company, Manager Member of FLORIDIAN NATIONAL GOLF CLUB, LLC, a  
Florida limited liability company, formerly known as Floridian Golf Resort, LLC. He ☒ is  
personally known to me or ☐ has produced \_\_\_\_\_ as  
identification.

(Notarial Seal)

  
NOTARY PUBLIC  
My Commission Expires:





## DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

Name	Address
Floridian National Golf Club, LLC a Florida limited liability company	3700 SE Floridian Drive Palm City, Florida 34990

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
Southeast Headquarters, LLC	501 Crawford Street, Suite 500 Houston, Texas 77002	Sole member of Floridian National Golf Club, LLC
Crane Private Equity, Ltd.	501 Crawford Street, Suite 500 Houston, Texas 77002	Sole member of Southeast Headquarters, LLC
Crane GP LLC	501 Crawford Street, Suite 500 Houston, Texas 77002	General Partner of Crane Private Equity, Ltd.

James R. Crane	501 Crawford Street, Suite 500 Houston, Texas 77002	President and Sole Partner of Crane GP LLC
----------------	--	--

(If more space is needed attach separate sheet)

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest
N/A		

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application *
F099-024	Floridian National Golf Club, LLC (see sections 1 & 2 above for names & addresses)	3-19-19	Rev. MP & Phase 4 FSP	Approved
F099-026	(same as above)	3-19-19	Phase 6 Rev FSP	Approved
F099-015 F099-023	(same as above)	5-9-19	Ph. 5 FSP Ph. 5 Plat	Withdrawn


(If more space is needed attach separate sheet)

- Status defined as:  
A = Approved  
P = Pending  
D = Denied  
W = Withdrawn

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

AFFIANT



Giles Kibbe

STATE OF Texas  
COUNTY OF Harris

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 9th day of May 2019, by GILES KIBBE, who is personally known to me or have produced \_\_\_\_\_ as identification.

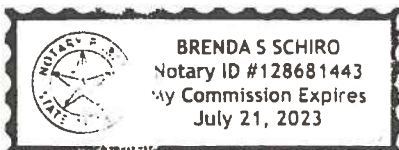


Notary Public, State of Texas

Print Name: Brenda S. Schiro

My Commission Expires: July 21, 2023

(Notary Seal)



**Exhibit "A"**  
**(Disclosure of Interest and Affidavit)**  
**(Legal Description)**

## **LEGAL DESCRIPTION**

BEING A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 40 EAST, AND SECTION 6, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 23 THROUGH 28, ACCORDING TO THE PLAT OF FLORIDIAN GOLF CLUB PUD, PHASE 3, AS RECORDED IN PLAT BOOK 17, PAGE 48, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CONTAINING 2.872 ACRES, MORE OR LESS.

TOGETHER WITH:

TRACT 1

BEGIN AT THE NORTHWESTERLY CORNER OF SAID LOT 28; THENCE SOUTH 35°00'26" EAST, ALONG THE WESTERLY LINE OF LOT 28, A DISTANCE OF 214.69 FEET TO THE MEAN HIGH WATER LINE; THENCE ALONG THE MEAN HIGH WATER LINE THE FOLLOWING 9 COURSES AND DISTANCES; THENCE SOUTH 50°41'04" WEST, A DISTANCE OF 16.60 FEET; THENCE SOUTH 62°20'16" WEST, A DISTANCE OF 92.13 FEET; THENCE SOUTH 59°48'28" WEST, A DISTANCE OF 141.75 FEET; THENCE SOUTH 65°28'42" WEST, A DISTANCE OF 134.44 FEET; THENCE SOUTH 65°04'36" WEST, A DISTANCE OF 122.50 FEET; THENCE SOUTH 65°26'54" WEST, A DISTANCE OF 150.36 FEET; THENCE SOUTH 58°04'36" WEST, A DISTANCE OF 129.68 FEET; THENCE SOUTH 63°53'07" WEST, A DISTANCE OF 132.37 FEET; THENCE SOUTH 59°30'42" WEST, A DISTANCE OF 153.99 FEET; TO A POINT HEREINAFTER KNOWN AS POINT A; THENCE, DEPARTING SAID MEAN HIGH WATER LINE, NORTH 25°06'44" WEST, A DISTANCE OF 145.42 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 39.27 FEET; THENCE NORTH 64°53'16" EAST, A DISTANCE OF 98.70 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 2,025.00 FEET, A CENTRAL ANGLE OF 06°29'09"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 229.23 FEET; THENCE NORTH 58°24'07" EAST, A DISTANCE OF 654.86 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 2,455.13 FEET, A CENTRAL ANGLE OF 00°43'47"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 31.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.353 ACRES, MORE OR LESS.

TOGETHER WITH:

TRACT 2

COMMENCE AT AFORESAID POINT A; THENCE ALONG THE MEAN HIGH WATER LINE THE FOLLOWING 12 COURSES AND DISTANCES; THENCE SOUTH 68°53'26" WEST, A DISTANCE OF 50.12 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE SOUTH 66°13'23" WEST, A DISTANCE OF 148.36 FEET; THENCE SOUTH 64°13'27" WEST, A DISTANCE OF 93.11 FEET; THENCE SOUTH 71°55'31" WEST, A DISTANCE OF 152.04 FEET; THENCE SOUTH 81°58'58" WEST, A DISTANCE OF 97.45 FEET; THENCE NORTH 89°07'29" WEST, A DISTANCE OF 56.37 FEET; THENCE SOUTH 86°33'44" WEST, A DISTANCE OF 46.13 FEET; THENCE NORTH 84°09'00" WEST, A DISTANCE OF 79.19 FEET; THENCE NORTH 82°11'42" WEST, A DISTANCE OF 61.88 FEET; THENCE NORTH 75°26'22" WEST, A DISTANCE OF 82.13 FEET; THENCE NORTH 75°32'36" WEST, A DISTANCE OF 132.99 FEET; THENCE NORTH 76°33'51" WEST, A DISTANCE OF 92.30 FEET; THENCE, DEPARTING SAID MEAN HIGH WATER LINE, NORTH 10°51'39" EAST, A DISTANCE OF 152.10 FEET; THENCE SOUTH 79°08'21" EAST, A DISTANCE OF 365.27 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 35°58'23"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 335.90 FEET; THENCE NORTH 64°53'16" EAST, A DISTANCE OF 212.54 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 39.27 FEET; THENCE SOUTH 25°06'44" EAST, A DISTANCE OF 141.92 FEET TO THE MEAN HIGH WATER LINE AND THE POINT OF BEGINNING.

CONTAINING 3.690 ACRES, MORE OR LESS.

CONTAINING 10.915 ACRES TOTAL, MORE OR LESS.

3

INSTR # 2202357  
OR BK 02446 PG 0461  
Pgs 0461 - 4791 (19pgs)  
RECORDED 04/05/2010 04:16:12 PM  
MARSHA EWING  
CLERK OF MARTIN COUNTY FLORIDA  
DEED DOC TAX 0.70  
RECORDED BY P Tyson

THIS INSTRUMENT WAS PREPARED BY:  
DANIEL M. MACKLER, ESQ.  
GUNSTER, YOAKLEY & STEWART, P.A.  
450 EAST LAS OLAS BOULEVARD, SUITE 1400  
FORT LAUDERDALE, FLORIDA 33301  
CH Box 40

Folio No(s): St Lucie County Folios: 4436-443-0001-000/9;  
4425-701-0005-010/7; 4436-410-0001-000/7; and  
a portion of 4436-131-0001-000/1  
Martin County Folios:  
1-38-40-000-000-00010.20000; 1-38-40-014-000-00006.00000;  
1-38-40-014-000-00007.00000; 1-38-40-014-000-00008.00000;  
1-38-40-014-000-00009.00000; 1-38-40-014-000-01060.30000;  
1-38-40-014-000-01070.10000; 1-38-40-014-000-01080.90000;  
1-38-40-014-000-01090.70000; 6-38-41-000-000-00040.30000;  
6-38-41-000-000-00041.20000; and 31-37-41-000-000-00010.90000

**SPECIAL WARRANTY DEED**  
(Duplicate Original- Martin County, Florida)

THIS INDENTURE, made this 1st day of April, 2010, between STUART PROPERTY HOLDINGS, LTD., a Florida limited partnership, whose address is c/o Huizenga Holdings, Inc., 450 East Las Olas Blvd., Suite 1500, Ft. Lauderdale, FL 33301 ("Grantor") and FLORIDIAN GOLF RESORT, LLC, a Florida limited liability company, whose address is 4409 Montrose, Suite 200, Houston, Texas 77006 ("Grantee");

**WITNESSETH THAT:**

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by the Grantee, at or before the encasing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee and its successors and assignees forever, the following described real property, situate, lying and being in the County of Martin and the County of St. Lucie (collectively, the "Counties"), State of Florida, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF (the "Property").

[Note to Clerk: The Property described in this duplicate original Special Warranty Deed is located in both St. Lucie County and Martin County, Florida. Florida documentary stamp tax in the amount of \$179.069.80, calculated based on the purchase price of the Property was paid and affixed to the original Special Warranty Deed recorded in St. Lucie County, Florida. Nominal documentary stamp tax of \$0.70 is being paid in connection with the recordation of this duplicate original Special Warranty Deed in Martin County, Florida.]

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Real property taxes, assessments and special district levies/assessments, for the year 2010 and for subsequent years.
2. Zoning and other regulatory laws and ordinances affecting the Property.
3. Easements, reservations, restrictions, rights of way, and other matters of record, if any, described in EXHIBIT B attached hereto and made a part hereof, but this reference shall not operate to reimpose same.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

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

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of the Property hereby conveyed in fee simple; that it has good right and lawful authority to sell and convey said Property; that it hereby specially warrants the title to said Property and will defend the same against the lawful claims of any persons claiming by, through or under the said Grantor.

[TEXT AND SIGNATURES FOLLOW]



IN WITNESS WHEREOF, Grantor has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, the day and year first above written.

STUART PROPERTY HOLDINGS, LTD., a  
Florida limited partnership

By: Stuart Property Management, Inc., a Florida  
corporation, its General Partner

[Signature]  
Witness  
Richard L. Hardy  
Printed Name of Witness

By: [Signature]  
Name: Robert J. Henniger Jr  
Title: V.P.

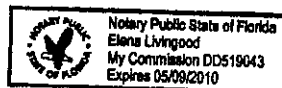
[Signature]  
Witness  
CARMEN KRAMER  
Printed Name of Witness

STATE OF FLORIDA

COUNTY OF Broward

The foregoing Special Warranty Deed was acknowledged before me this 31 day of March, 2010, by Robert J. Henniger Jr, as Vice President of Stuart Property Management, Inc., a Florida corporation, the General Partner of Stuart Property Holdings, Ltd., a Florida limited partnership, on behalf of said corporation and limited partnership, who ( ✓ ) is personally known to me, or (    ) produced \_\_\_\_\_ as identification.

[Signature]  
Signature of Notary Public  
Elena Livingood  
Printed Name of Notary Public



**EXHIBIT A [TO DEED]**  
**LEGAL DESCRIPTION**

ALL THAT PART OF  
SECTION 36, TOWNSHIP 36N, RANGE 12E, S4

SECTION 36, TOWNSHIP 36N, RANGE 12E, S4

## Exhibit "A"

### ST. LUCIE COUNTY

#### PARCEL 1:

The South 641.29 feet of the Southeast one-quarter of the Southeast one-quarter of Section 36, Township 37 South, Range 40 East, and being in St. Lucie County, Florida.

#### PARCEL 2:

Being all of Government Lot 2 and all of Government Lot 3, Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida.

LESS that portion of the 80 foot wide right-of-way of Gilson Road, as relocated, as recorded in Official Records Book 463, Page 450, Public Records of St. Lucie County, Florida, lying in said Government Lot 3, the center line of which being more particularly described as follows:

Commence at the Southeast corner of said Section 36; thence South 88°35'30" West along the South line of said Section 36, a distance of 1763.46 feet to the POINT OF BEGINNING of the herein described centerline; thence North 17°30'20" West, a distance of 890.24 feet to the beginning of a curve, concave Westerly, having a radius of 1000.00 feet and a central angle of 07°35'57"; thence Northerly along the arc of said curve, a distance of 132.63 feet to the end of said curve; thence North 25°06'17" West, a distance of 1254.85 feet to the intersection with the West line of said Government Lot 3.

ALSO LESS that right-of-way for Becker Road, as recorded in Deed Book 144, Page 247, Public Records of St. Lucie County, Florida, described as follows:

The North 50 feet of the Southwest one-quarter of the Southeast one-quarter lying West of Gilson Road, and the South 50 feet of the Northwest one-quarter of the Southeast one-quarter lying West of Gilson Road, of Section 36, Township 37 South, Range 40 East.

ALSO LESS that part of said Government Lot 3, lying West of Gilson Road and South of Becker Road as described in Warranty Deed from Stuart Property Holdings, Ltd. to St. Lucie County, a political subdivision of the State of Florida dated December 10, 1993, as recorded in Official Records Book 883, Page 1334, Public Records of St. Lucie County, Florida, and being more particularly described as follows:

Being a parcel of land in Government Lot 3, Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at the South one-quarter corner of Section 36; thence North 00°46'41" East with said one-quarter Section line a distance of 1,202.02 feet to the POINT OF BEGINNING; thence continue North 00°46'41" East a distance of 60.04 feet; thence North 88°50'14" East a distance of 371.06 feet to a point on the West right-of-way of Gilson Road as recorded in Official Records Book 453, Page 450; thence with said Gilson Road South 25°06'17" East a distance of 65.65 feet; thence South 88°50'14" West a distance of 399.73 feet to the POINT OF BEGINNING.

TOGETHER WITH that part of said Government Lot 3, lying West of Gilson Road and North of Becker Road as described in Resolution Number 92-169, being a resolution vacating a portion of a public road right-of-way in St. Lucie County, Florida, dated August 26, 1992, and recorded in Official Records Book 804, Page 1987, Public Records of St. Lucie County, Florida, and being more particularly described as follows:

The North 40 feet of that certain road right-of-way recorded in Deed Book 144, Page 247 of the Public Records of St. Lucie County, Florida.

**Exhibit "A" continued**

**ALSO DESCRIBED AS FOLLOWS:**

Being a parcel of land lying in Government Lot 3, Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at the South one-quarter corner of said Section 36; thence North 00°46'41" East with said one-quarter Section line a distance of 1,322.10 feet to the POINT OF BEGINNING; thence North 88°50'14" East a distance of 342.38 feet; thence North 25°06'17" West 43.76 feet; thence South 88°50'14" West 323.27 feet; thence South 00°46'41" West 40.02 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM the existing right-of-way for Becker Road and that portion of Gilson Road right-of-way as described in Official Records Book 461, Page 2268 of the Public Records of St. Lucie County, Florida.

TOGETHER WITH a parcel of land lying in Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows:

Being a portion of the plat of Harbour Ridge Plat No. 2 as recorded in Plat Book 24, Pages 5 and 5-A through 5-E of the Public Records of St. Lucie County, Florida, said portion being bounded as follows: on the South by the South line of the Northwest one-quarter of Section 36; on the East by the East line of the Northwest one-quarter of said Section 36; on the North by the North line of Government Lot 2, Section 36, Township 37 South, Range 40 East, and on the West by the following described line:

Begin at the Northwest corner of Government Lot 2, Section 36, Township 37 South, Range 40 East; thence South 29°47'16" West, a distance of 241.92 feet; thence South 17°30'35" East, a distance of 219.54 feet; thence South 12°12'36" West, a distance of 69.73 feet; thence South 03°12'31" West, a distance of 607.45 feet; thence South 01°37'30" East, a distance of 157.80 feet to a point on the South line of the Northwest one-quarter of said Section 36 and the point of termination of said line.

LESS AND EXCEPTING THEREFROM the realignment of Gilson Road right of way, as recorded in Official Records Book 1026, Page 1542, Public Records of St. Lucie County, Florida, being more particularly described as follows:

Being a parcel of land lying in Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 36; thence South 88°35'30" West along the South line of said Section 36, a distance of 1763.46 feet to a point on the centerline of Gilson Road (being an 80 feet wide right of way) as described in Official Records Book 461, Page 2269, of the Public Records of St. Lucie County, Florida; thence North 17°30'20" West along said centerline, a distance of 380.89 feet to the POINT OF BEGINNING; thence departing said centerline North 72°29'40" East a distance of 50.00 feet to the beginning of a non-tangent curve concave to the Southwest having a radius of 750.00 feet, the chord of which bears North 33°49'48" West; thence Northwesterly along the arc of said curve through a central angle of 32°38'56", a distance of 427.37 feet; thence North 50°09'16" West a distance of 153.79 feet to the beginning of a curve concave to the Northeast having a radius of 1450.00 feet; thence Northwesterly along the arc of said curve through a central angle of 24°40'36", a distance of 624.50 feet to a point on the Northerly right of way line of Becker Road (being a 150.00 feet wide right of way); thence South 88°50'14" West along said right of way line, a distance of 10.97 feet, to the beginning of a non-tangent curve concave to the Northeast having a radius of 1460.00 feet, the chord of which bears North 12°28'24" West; thence Northwesterly and Northerly along the arc of said curve, through a central angle of 25°39'18", a distance of 653.73 feet; thence North 00°21'15" East, a distance of 650.85 feet, to a point on the North line of the Southwest one-quarter of said Section 36; thence South 89°05'15" West, along said line, a distance of 80.02 feet; thence South 00°21'15" West, a distance of 649.08 feet to the

**Exhibit "A" continued**

beginning of a curve concave to the Northeast, having a radius of 1540.00 feet; thence Southerly and Southeasterly along the arc of said curve through a central angle of 24°18'09", a distance of 653.20 feet to a point on the Northerly right of way line of Becker Road (being a 150.00 foot wide right of way); thence South 89°47'18" West along said North line a distance of 10.92 feet to the beginning of a non-tangent curve concave to the Northeast having a radius of 1550.00 feet, the chord of which bears South 36°58'12" East; thence Southeasterly along the arc of said curve through a central angle of 26°22'07", a distance of 713.34 feet; thence South 50°09'16" East, a distance of 153.79 feet to the beginning of a curve concave to the Southwest having a radius of 650.00 feet; thence Southeasterly along the arc of said curve through a central angle of 32°38'56", a distance of 370.39 feet; thence North 72°29'40" East, a distance of 50.00 feet to the POINT OF BEGINNING.

TOGETHER WITH that portion of vacated and abandoned right of way known as Gilson Road lying in Section 36, Township 37 South, Range 40 East and recorded in Official Records Book 1245, Page 2139, Public Records of St. Lucie County, Florida, being more particularly described as follows:

Being a strip of land 80.00 feet in width lying in Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida. Said strip lying 40.00 feet each side of the following described centerline:

Commence at the Southeast corner of Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida; thence South 88°35'30" West along the South line of said Section 36, a distance of 1763.46 feet to a point, said point being on the centerline of existing Gilson Road (being an 80.00 foot right of way) as described in Official Records Book 461, Page 2269, of the Public Records of St. Lucie County, Florida; thence North 17°30'20" West along said centerline a distance of 380.89 feet to the POINT OF BEGINNING of the herein described centerline; thence continue North 17°30'20" West along said centerline, a distance of 509.32 feet, to the beginning of a curve concave to the Southwest having a radius of 1000 feet; thence Northwesterly along the arc of said curve through a central angle of 07°35'57", a distance of 132.63 feet; thence North 25°06'17" West, a distance of 1359.03 feet to the beginning of a curve concave to the Northeast having a radius of 1000 feet; thence Northwesterly and Northerly along the arc of said curve through a central angle of 23°30'37", a distance of 410.33 feet to a point on the North line of the Southwest 1/4 of said Section 36 and the POINT OF TERMINATION of said centerline.

LESS AND EXCEPTING THEREFROM that portion of Gilson Road Right-of-Way as described in Official Records Book 1026, page 1542, of the Public Records of St. Lucie County, Florida.

TOGETHER WITH that portion of vacated and abandoned right of way known as Becker Road lying in the Southeast one quarter of Section 36, Township 37 South, Range 40 East and recorded in Official Records Book 1290, Page 365, Public Records of St. Lucie County, Florida, being more particularly described as follows:

A parcel of land lying in the Southeast one quarter of Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida, said parcel being more particularly described as follows:

All that portion of Becker Road bounded on the East, by the West right of way line of old alignment of Gilson Road as described and recorded in Official Records Book 463, Page 450 and bound on the West by the East right of way line of new alignment of Gilson Road as described and recorded in Official Records Book 1026, Page 1542, of the Public Records of St. Lucie County, Florida.

LESS AND EXCEPTING THEREFROM that portion of Wide Waters, as recorded in Plat Book 17, Page 2, Public Records of St. Lucie County, Florida, as monumented and occupied.

ALSO LESS AND EXCEPTING THEREFROM that portion of Government Lot 3, lying west of Gilson Road as described in O.R. Book 1026, Page 1542, and south of Becker Road.

**Exhibit "A" continued**

**PARCEL 3:**

Being a parcel of land lying in Government Lot 4, Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 36; thence run North 00°49'00" East, along the East line of said Section 36, a distance of 641.29 feet to the POINT OF BEGINNING; thence run South 89°15'25" West, a distance of 1320.66 feet, to the West line of Government Lot 4 of said Section 36; thence run North 00°47'39" East, along the West line of Government Lot 4, a distance of 1,956.57 feet, to the Northwest corner of said Government Lot 4; thence run North 89°05'04" East, along the North line of Government Lot 4, a distance of 680 feet, more or less, to the waters of the St. Lucie River; thence meander said waters Southeasterly along the natural mean high water line, 1,080 feet, more or less, to the point of intersection with the aforesaid East line of Section 36; thence run South 00°49'00" West, along said East line, a distance of 1,200.07 feet, more or less, to the POINT OF BEGINNING.

TOGETHER

WITH:

**PARCEL 4:**

That part of the Southwest one-quarter of Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida, lying East of Gilson Road.

**MARTIN COUNTY**

**PARCEL 1:**

The West one-half of the Northeast one-quarter of Section 1, Township 38 South, Range 40 East, lying North of the original channel of Bessey Creek, LESS road rights-of-way and rights-of-way for C-23 Canal. Said parcel being in Martin County, Florida.

**PARCEL 2:**

TOGETHER WITH that portion of C-23 right-of-way within Deed Book 52, Page 126, Martin County, Florida, Public Records, described as follows:

A parcel of land located in the Northeast one-quarter of Section 1, Township 38 South, Range 40 East, Martin County, Florida, and being more particularly described as follows:

Commence at Northeast corner of said Section 1, being a concrete monument; thence South 00°55'21" East along the East line of said Section 1 a distance of 711.51 feet to the North right-of-way line of the South Florida Water Management District's Canal C-23 as shown on that certain right-of-way map labeled: CANAL C-23, TOPO AND RIGHT OF WAY, DRAWING NUMBER C-23-10, SHEET 12 OF 12; thence Westerly along the North right-of-way as shown on said map the following courses and distances:

South 37°39'22" West a distance of 236.13 feet, to the beginning of a curve, concave Northwesterly, having a radius of 1550.00 feet and a central angle of 26°00'00"; thence Southwesterly along the arc of said curve, a distance of 703.37 feet to the curve's end; thence South 63°39'22" West a distance of 708.05 feet; thence South 63°39'22" West a distance of 425.13 feet, to the beginning of a curve, concave Northerly, having a radius of 676.30 feet and a central angle of 19°39'50"; thence Southwesterly along the arc of said curve, a distance of 232.11 feet to the curve's end, and the POINT OF BEGINNING of the herein described parcel; thence North 76°52'32" West a distance of 760.85 feet to the west line of the Northeast one-quarter of said Section 1;

**Exhibit "A" continued**

thence South 00°20'12" West departing the right-of-way line mentioned above and along the West line of said Northeast one-quarter of said Section 1 a distance of 91.85 feet, more or less, to the Northerly mean high water line of the channel of said Canal C-23 (said canal at this location is tidal waters openly connected to the North Fork of the St. Lucie River); thence Easterly along the said Northerly mean high water line of said Canal C-23 the following courses and distances:

South 79°49'17" East a distance of 170.30 feet; thence South 75°02'54" East a distance of 100.00 feet; thence South 78°29'01" East a distance of 100.12 feet; thence South 75°02'54" East a distance of 100.00 feet; thence South 78°34'06" East a distance of 102.12 feet; thence South 87°44' 19" East a distance of 151.23 feet; thence North 82°17'08" East a distance of 124.70 feet; thence North 70°22'37" East a distance of 15.72 feet;

thence North 76°52'32" West along the southeasterly prolongation of the Northerly right-of-way line as shown on the above-referenced right-of-way map and the Northeasterly line of that parcel described in Deed Book 52, Page 126, Public Records of Martin County, Florida, a distance of 109.91 feet, to the POINT OF BEGINNING.

**PARCEL 3:**

The East one-half of the Northeast one-quarter of Section 1, Township 38 South, Range 40 East, lying North of the original channel of Bessey Creek, less road rights-of-way and rights-of way for C-23 Canal.

Said parcel being in Martin County, Florida.

**PARCEL 4:**

THAT PORTION of C-23 right-of-way lying East of and adjacent to that parcel described in Deed Book 52, Page 126, Martin County, Florida, Public Records, described as follows:

A parcel of land located in the Northeast one-quarter of Section 1, Township 38 South, Range 40 East, Martin County, Florida, and being more particularly described as follows:

Commence at Northeast corner of said Section 1, being a concrete monument; thence South 00°55'21" East along the East line of said Section 1 a distance of 711.51 feet to the North right-of-way line of the South Florida Water Management District's Canal C-23 as shown on that certain right-of-way map labeled: CANAL C-23, TOPO AND RIGHT OF WAY, DRAWING NUMBER C-23-10, SHEET 12 OF 12 and dated 06/01/59, last revised 10/17/72 and the POINT OF BEGINNING of the herein described parcel; thence continue South 00°55'21" East along said East line of Section 1 a distance of 93.48 feet to the Northerly mean high water line of the channel of said Canal C-23 (said canal at this location is tidal waters openly connected to the North Fork of the St. Lucie River); thence Westerly along the said Northerly mean high water line of said Canal C-23 the following courses and distances:

South 44°12'19" West a distance of 192.47 feet; thence South 38°11'42" West a distance of 116.77 feet; thence South 42°28'07" West a distance of 100.50 feet; thence South 47°36'22" West a distance of 100.00 feet; thence South 53°19'19" West a distance of 100.40 feet; thence South 51°11'47" West a distance of 126.67 feet; thence South 62°31'03" West a distance of 129.77 feet; thence South 64°04'36" West a distance of 500.00 feet; thence South 61°10'56" West a distance of 166.29 feet; thence South 67°03'09" West a distance of 87.23 feet; thence South 60°13'04" West a distance of 80.13 feet; thence South 72°13'38" West a distance of 225.23 feet; thence South 32°50'47" West a distance of 55.62 feet; thence South 67°27'48" West a distance of 99.50 feet; thence South 70°22'37" West a distance of 96.26 feet;



**Exhibit "A" continued**

thence departing said Northerly mean high water line North 76°52'32" West along the Southeasterly prolongation of the Northerly right-of-way line as shown on the above-referenced right-of-way map and the Northeasterly line of that parcel described in Deed Book 52, Page 126, Public Records of Martin County, Florida, a distance of 109.91 feet, to the North right-of-way line of the South Florida Water Management District's Canal C-23 as shown on that certain right-of-way map labeled: CANAL C-23, TOPO AND RIGHT OF WAY, DRAWING NUMBER C-23-10, SHEET 12 OF 12 and dated 06/01/59, last revised 10/17/72, and to a point of intersection with a non-tangent curve, concave Northerly, having a radius of 676.30 feet and a central angle of 19°39'50"; thence Easterly along said Northerly right-of-way line the following courses and distances:

thence Easterly along the arc of said curve, a distance of 232.11 feet, said arc subtended by a chord which bears North 73°29' 19" East, a distance of 230.97 feet to the curve's end; thence North 63°39'22" East a distance of 425.13 feet; thence North 63°39'22" East a distance of 708.05 feet, to the beginning of a curve, concave Northwesterly, having a radius of 1550.00 feet and a central angle of 26°00'00"; thence Northeasterly along the arc of said curve, a distance of 703.37 feet to the curve's end; thence North 37°39'22" East a distance of 236.13 feet, to the POINT OF BEGINNING.

**PARCEL 5 (River's End):**

All of the Plat of Rivers End lying East of SW Murphy Road, as shown on the plat thereof recorded in Plat Book 12, Page 13, Public Records of Martin County, Florida, including the Stormwater Management Tract 3, the Native Vegetation Preservation Area, that portion of SW Rivers End Way, all drainage easements, maintenance easements, utility easements, and all other easements, roads and common areas lying East of SW Murphy Road, as shown on said Plat.

TOGETHER WITH A parcel of land lying in the Northwest one-quarter of Section 1, Township 38 South, Range 40 East, Martin County Florida, said parcel also being a portion of the South Florida Water Management District's Canal C-23 right-of-way lying Southerly of and adjacent to a portion of the plat of Rivers End, as recorded in Plat Book 12, Page 13, of the Public Records of Martin County, Florida, and being more particularly described as follows:

Commence at the intersection of the Easterly right-of-way line of SW Murphy Road (being an 80 feet wide right-of-way) and the Northerly right-of-way line of aforementioned Canal C-23; thence South 76°51'21" East along said Northerly right-of-way, said line also being the Southerly line of the plat entitled Rivers End, a distance of 66.00 feet to the POINT OF BEGINNING; thence continue South 76°51'21" East a distance of 304.59 feet to a point on the East line of the Northwest one-quarter of said Section 1; thence South 00°20'12" West along said line a distance of 89.58 feet more or less to the mean high water line of said Canal C-23; thence along said mean high water line by the following courses and distances:

North 73°21'24" West a distance of 21.22 feet; thence North 85°34'08" West a distance of 34.85 feet; thence North 79°23'58" West a distance of 58.29 feet; thence North 71°19'07" West a distance of 30.38 feet; thence North 79°42'44" West a distance of 45.14 feet; thence North 74°38'46" West a distance of 26.63 feet; thence North 80°03'18" West a distance of 32.33 feet; thence North 71°34'08" West a distance of 28.75 feet; thence North 82°38'22" West a distance of 28.42 feet;

thence North 76°50'46" West a distance of 20.01 feet to a point on a line 66.00 feet East of as measured at right angles to the Easterly right-of-way line of said SW Murphy Road; thence North 13°25'59" East along said line a distance of 94.50 feet more or less to the POINT OF BEGINNING.

LESS AND EXCEPT a parcel of land lying in Section 1, Township 38 South, Range 40 East, Martin County, Florida, said parcel being a portion of the South Florida Water Management District's Canal C-23 right-of-way and also a portion of the Plat of Rivers End, as recorded in Plat Book 12, Page 13 of the Public Records of Martin County, Florida, and being more particularly described as follows:

**Exhibit "A" continued**

BEGINNING at the intersection of the Easterly right-of-way line of SW Murphy Road (being an 80 feet wide right-of-way) and the Northerly right-of-way line of aforementioned Canal C-23; thence North 13°25'59" East, along said Easterly right-of-way (said line also being the Westerly line of the plat entitled Rivers End), a distance of 308.60 feet; thence departing said Easterly right-of-way line, South 76°34'01" East, a distance of 111.08 feet; thence South 13°25'59" West, parallel with, as measured at right angles to said Easterly right-of-way line of SW Murphy Road, a distance of 400.00 feet, more or less, to the approximate Mean High Water line of the C-23 Canal; thence along the approximate Mean High Water line of said C-23 Canal, by the following courses and distances:

North 82°38'22" West, a distance of 25.21 feet; North 76°50'46" West, a distance of 20.01 feet;

Thence departing said approximate Mean High Water line of the C-23 Canal, North 13°25'59" East, a distance of 94.50 feet, more or less, to a point on the Northerly right-of-way line of said Canal C-23; thence North 76°51'21" West along said line, a distance of 66.00 feet to the POINT OF BEGINNING.

PARCEL 6- MARTIN COUNTY (RSN. #96-11.9)

TOGETHER WITH THE VACATED AND ABANDONED rights-of-way more particularly described as follows:

Parcel 1

Being a parcel of land lying in Section 1, Township 38 South, Range 40 East, Martin County, Florida, said parcel being a portion of the following described lands:

Right-of-way known as Pine Tree Lane and described in Official Records Book 74, Page 453 and Official Records Book 74, Page 459 of the Public Records of Martin County, Florida, to wit:

Road right-of-way description of the centerline of strip of land 80 feet in width:

Start at the Northeast corner of Section 1, Township 38 South, Range 40 East; thence run South 00°27'50" West, along the East line of said Section 1, a distance of 1356.84 feet to the centerline of the County Road; thence run North 89°27'53" West, along the County Road centerline, a distance of 2635.23 feet to the POINT OF BEGINNING; thence by curve to the right of radius 235.09 feet, run a distance of 161.35 feet through a central angle of 39°19'30"; thence run North 50°08'28" West a distance of 266.96 feet; thence by curve to the left of radius 2,081.88 feet, run a distance of 199.85 feet through a central angle of 5°30'; thence run North 55°38'23" West, a distance of 91.68 feet; thence by curve to the right of radius 432.72 feet, run a distance of 196.55 feet through a central angle of 26°01'30"; thence by curve to the left of radius 3,043.93 feet, run a distance of 168.68 feet through a central angle of 3°10'30"; thence run North 32°47'23" West a distance of 65.78 feet; thence by curve to the left of radius 474.96 feet, run a distance of 235.08 feet through a central angle of 28°21'30"; thence by curve to the right of radius 559.45 feet, run a distance of 218.56 feet through a central angle of 22°23'; thence by curve to the right of radius 472.25 feet, run a distance of 158.59 feet through a central angle of 19°14'28"; thence run North 19°31'25" West a distance of 77.23 feet; thence by curve to the right of radius 395.63 feet, run a distance of 202.18 feet through a central angle of 29°16'47"; thence by curve to the left of radius 2,198.30 feet, run a distance of 296.71 feet through a central angle of 7°44'; thence run North 2°01'22" East a distance of 118.52 feet; thence by curve to the right of radius 1,651.70 feet, run a distance of 398.06 feet through a central angle of 13°48'30"; thence run North 15°49'52" East a distance of 176.31 feet; thence by curve to the left of radius 1,659.68 feet, run a distance of 199.75 feet through a central angle of 6°53'45"; thence run North 8°56'07" East a distance of 240.24 feet; thence by curve to the right of radius 1,829.04 feet, run a distance of 219.73 feet through a central angle of 6°53'; thence run North 15°49'07" East a distance of 786.42 feet; thence by curve to the left of radius 4,702.47 feet, run a distance of 221.60 feet through a central angle of 2°42'; thence run North 13°05'07" East, on a line

**Exhibit "A" continued**

perpendicular to the centerline of Central and South Florida Flood Control District Canal C-23, a distance of 1122.30 feet to the centerline of said Canal C-23 as constructed; thence continue to run North 13°05'07" East, a distance of 629.06 feet; thence by curve to the right of radius 504.78 feet, run a distance of 464.25 feet through a central angle of 52°41'45"; thence run North 65°46'52" East a distance of 949.71 feet; thence by curve to the left of radius 179.92 feet, run a distance of 250.07 feet through a central angle of 79°38'15"; thence run North 13°51'23" West a distance of 270.45 feet to the North line of Martin County, Florida.

**Parcel 2**

Road established May 7, 1941, by County Commission of Martin County, Florida, as shown by Minutes in County Commission Minute Book 4, Page 126, Martin County, Florida, Public Records, and being more particularly described as follows:

A road sixty-six feet (66') wide of which thirty-three feet (33') will be in St. Lucie County and thirty-three feet (33') in Martin County, the centerline of which is hereinafter described, through and across the Northeast Quarter (NE 1/4) of Section 1, Township 38 South, Range 40 East, lying North of Bessey Creek, Martin County, Florida:

Commencing at the Southeast corner of Section 36, Township 37 South, Range 40 East, St. Lucie County, Florida; thence due West along the South section line of said Section 36 and the North line of Section 1, Township 38 South, Range 40 East, Martin County, Florida, a distance of 2,640 feet, said road to be sixty-six feet (66') wide, of which thirty-three feet (33') will be in St. Lucie County and thirty-three feet (33') in Martin County.

**Parcel 3**

Right-of-way known as Public County Road, and described in Minute Book 3, Page 486, of the Public Records of Martin County, Florida, to wit:

BEGINNING at a point on the North line of Section 1, Township 38 South, Range 40 East, said point being on the line between Martin and St. Lucie Counties, this POINT OF BEGINNING being 1729.1 feet West of the Northeast corner of said Section; thence South 10°45' East a distance of 1280.8 feet to a point; thence South 21°33' West a distance of 575 feet to a point in centerline of the North end of the Bessey Creek Bridge, the total distance being 1855.8 feet; said road to be not less than 66 feet wide.

LESS AND EXCEPTING FROM PARCELS 1, 2 AND 3:

Right-of-way for present alignment of Murphy Road as described in Official Records Book 713, Page 2781, Official Records Book 713, Page 2783 and Official Records Book 713, Page 2785 of the Public Records of Martin County, Florida, to wit:

All that part of the following described parcel lying within the Northeast one-quarter (NE 1/4) of Section 1, Township 38 South, Range 40 East, Martin County, Florida, which lies North of the C-23 Canal:

A parcel of land 80.00 feet in width lying 40.00 feet each side of the following described centerline:

Commencing at the Northeast corner of Section 1, Township 38 South, Range 40 East, Martin County, Florida, run thence South 88°13'46" West, along the North line of said Section 1, a distance of 1764.21 feet to the POINT OF BEGINNING of the herein described centerline; thence South 14°49'07" East, a distance of 73.13 feet to the beginning of a curve, concave Northwesterly having a radius of 400.00 feet and a central angle of 81°02'56"; thence Southerly and Southwesterly along the arc of said curve, a distance of 565.83 feet to the end of said curve; thence South 66°13'49" West, a distance of 699.35 feet

**Exhibit "A" continued**

to the beginning of a curve, concave Southeasterly, having a radius of 600.00 feet and a central angle of 53°09'18"; thence Southwesterly and Southerly along the arc of said curve, a distance of 556.64 feet to the end of said curve; thence South 13°04'31" West, a distance of 383.00 feet to a point in the North right-of-way line of the C-23 Canal and the end of the herein described centerline.

**PARCEL 7:**

TOGETHER WITH a parcel of land in Government Lot 3, Section 31, Township 37 South, Range 41 East, and being described as follows:

Beginning at the Southwest corner of said Section 31; thence proceed North 00°28'05" East for a distance of 641.29 feet to a point; thence proceed North 85°48'08" East, for a distance of 91.31 feet to a point; thence proceed South 08°42'32" East, for a distance of 100 feet to a point; thence proceed North 81°17'28" East, for a distance of 230 feet, more or less, to the Westerly shoreline of the St. Lucie River; thence meander Southerly, the Westerly shoreline of the St. Lucie River, to the point of intersection with the South line of said Section 31; thence proceed South 88°15'18" West along the South line of said Section 31, for a distance of 460 feet, more or less, to the Southwest corner of Section 31 and the POINT OF BEGINNING, and being in Martin County, Florida.

**PARCEL 8:**

TOGETHER WITH a parcel of land lying in Government Lot 3, Section 31, Township 37 South, Range 41 East, Martin County, Florida, and being more particularly described as follows:

Start at the Southwest corner of Section 31, Township 37 South, Range 41 East; thence run North 00°49'00" East, along the West line of Section 31, a distance of 641.29 feet; thence run North 86°08'34" East, a distance of 91.28 feet to the POINT OF BEGINNING; thence run South 86°08'34" West, a distance of 91.28 feet; thence run North 00°49'00" East, along said Section line, a distance of 1200.07 feet, more or less, to the waters of the St. Lucie River; thence meander said waters Southerly, along the natural mean high water line, a distance of 1200 feet, more or less, to a point of intersection with line which bears North 81°39'00" East, from the point of beginning; thence run South 81°39'00" West, along said line, a distance of 252 feet, more or less, to the POINT OF BEGINNING.

**PARCEL 9:**

TOGETHER WITH a parcel located in Government Lot 3, Section 31, Township 37 South, Range 41 East, Martin County, Florida, and being more particularly described as follows:

Start at the Southwest corner of Section 31, Township 37 South, Range 41 East; thence run North 00°49' East along the West line of said Section 31, 641.29 feet to a point; thence run North 89°15'25" East a distance of 91.8 feet to a concrete monument for the POINT OF BEGINNING; thence run North 81°39' East a distance of 212.6 feet to a concrete monument; thence continue to run North 81°39' East a distance of 40 feet, more or less, to the shoreline of the St. Lucie River; thence meander said shoreline Southerly to the point of intersection with a line that is parallel to and 100 feet Southerly of (as measured on the perpendicular) the lastly described line; thence run South 81°39' West a distance of 252.72 feet to the point of intersection with a line that bears South 8°21' East from the point of beginning; thence run North 8°21' West a distance of 100 feet to the POINT OF BEGINNING.

**PARCEL 10:**

TOGETHER WITH Government Lot 7, Section 6, Township 38 South, Range 41 East, Martin County, Florida, together with any and all recorded and unrecorded easements appurtenant thereto. Including but not limited to the following described parcels:

**Exhibit "A" continued**

(Miller Parcel #1)

A portion of Government Lot 7, Section 6, Township 38 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 6, bear South 01°15'12" East along the West line of said Section 6 a distance of 469.02 feet to the POINT OF BEGINNING; thence continue South 01°15'12" East a distance of 242.00 feet to the Northwesterly right-of way line of Canal C-23; thence North 37°19'19" East along the said canal right-of-way a distance of 309.55 feet; thence South 88°44'48" West a distance of 193.02 feet to the POINT OF BEGINNING.

(Miller Parcel #2)

TOGETHER WITH a parcel of land lying in Section 6, Township 38 South, Range 41 East, Martin County, Florida, said parcel being more particularly described as follows:

BEGIN at the Northwest corner of said Section 6; thence South 00°55'21" East along the West line of said Section 6, a distance of 140.00 feet; thence departing said line, North 89°04'39" East, a distance of 115.00 feet; thence South 47°53'48" East, a distance of 267.29 feet to a point on the Westerly right-of-way line of the South Florida Water Management District's Canal C-23; thence North 37°39'22" East along said Westerly right-of-way line, a distance of 295.00 feet more or less, to its intersection with the Mean High Water line of the North Fork of the St. Lucie River; thence meandering Northwesterly along said Mean High Water line, 95.0 feet more or less, to a point, said point being on the North line of said Section 6 and lying North 88°35'30" East from the Point of Beginning; thence South 88°35'30" West, along the North line of said Section 6 a distance of 470.00 feet, more or less, to the POINT OF BEGINNING.

(Miller Parcel #3)

Being a parcel of land lying in Section 6, Township 38 South, Range 41 East, Martin County, Florida, said parcel being more particularly described as follows.

COMMENCE at the Northwest corner of said Section 6; thence South 00°55'21" East along the West line of said Section 6, a distance of 140.00 feet to the POINT OF BEGINNING; thence continue South 00°55'21" East along the West line of said Section 6, a distance of 329.02 feet thence departing said West line, North 88°44'48" East a distance of 193.02 feet to a point on the Westerly Right-of-Way line of the South Florida Water Management District's Canal C-23; thence North 37°38'22" East, along said Westerly Right-of-Way line, a distance of 186.14 feet; thence departing said Westerly Right-of-Way line, North 47°53'48" West, a distance of 267.29 feet; thence South 89°04'39" West, a distance of 115.00 feet to the POINT OF BEGINNING.

**EXHIBIT B [TO DEED]**  
**PERMITTED EXCEPTIONS**

**EXHIBIT B**

**St. Lucie County**

1. Interlocal Agreement for Intercounty Water and Wastewater Service between Martin County and St. Lucie County recorded January 25, 1994 in Official Record Book 881, Page 2063, affected by Assignment of Interlocal Agreements from St. Lucie County, Florida, Assignor, to the City of Port St. Lucie, Florida, Assignee, recorded September 30, 1994 in Official Record Book 922, Page 1234, Public Records of St. Lucie County, Florida.
2. Harbor Links Conservation Easement in favor of the Florida Game and Fresh Water Fish Commission for Gopher Tortoise Habitat Protection Areas recorded November 4, 1994 in Official Record Book 927, Page 2931, Public Records of St. Lucie County, Florida.
3. Harbor Links Conservation Easement in favor of the South Florida Water Management District recorded April 25, 1995 in Official Record Book 952, Page 934, Public Records of St. Lucie County, Florida.
4. Perpetual Access Easement Harbor Links Yacht & Country Club in favor of the South Florida Water Management District recorded April 25, 1995 in Official Record Book 952, Page 945, Public Records of St. Lucie County, Florida.
5. Easement in favor of BellSouth Telecommunications, Inc. recorded September 11, 1996 in Official Record Book 1034, Page 2808, Public Records of St. Lucie County, Florida.
6. Utility Easement Agreement Floridian Clubhouse Water Distribution System in favor of Martin County recorded October 20, 1998 in Official Record Book 1179, Page 210 together with Resolution No. 98-9.3 accepting Utility Easement in Official Record Book 1179, Page 209, Public Records of St. Lucie County, Florida.
7. Utility Easement Agreement Floridian in favor of Martin County recorded October 28, 1998 in Official Record Book 1179, Page 219, together with Resolution No. 98-9.5 accepting Utility Easement Agreement recorded in Official Record Book 1179, Page 218, Public Records of St. Lucie County, Florida.
8. Utility Easement Agreement Floridian (Floridian Drive and Marina Place) in favor of Martin County, Florida recorded November 10, 1998 in Official Record Book 1183, Page 1931, together with Resolution No. 98-9.4 accepting Utility Easement Agreement recorded in Official Record Book 1183, Page 1944, Public Records of St. Lucie County, Florida.

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9. Utility Easement Agreement Floridian F/K/A Harbor Links Yacht & Country Club Maintenance Barn Water System in favor of Martin County recorded October 16, 1996 in Official Record Book 1329, Page 2383, Public Records of St. Lucie County, Florida.
10. Development Agreement by St. Lucie Land, Ltd., Stuart Property Holdings, Ltd. and the City of Port St. Lucie recorded August 31, 2004 in Official Record Book 2056, Page 810, affected by First Amendment recorded August 18, 2005 in Official Record Book 2337, Page 630 and Second Amendment recorded March 14, 2008 in Official Record Book 2949, Page 1492, Public Record of St. Lucie County, Florida.
11. Easement in favor of Florida Power & Light Company recorded January 25, 2007 in Official Record Book 2748, Page 655, Public Records of St. Lucie County, Florida.
12. Road Impact Fee Credit Agreement by St. Lucie County, Florida, Stuart Property Holdings, Ltd. VF I, LLC, and St. Lucie Land, Ltd. recorded August 9, 2007 in Official Record Book 2864, Page 66, Public Records of St. Lucie County, Florida.
13. City of Port St. Lucie Utility Systems Department Reuse Irrigation Quality Water Service Agreement/Permit recorded July 8, 2008 in Official Record Book 2992, Page 2129, affected by Amendment No. 1 recorded November 17, 2009 in Official Record Book 3145, Page 2212, Public Records of St. Lucie County, Florida.
14. Annexation Agreement between Stuart Property Holdings, Ltd., St. Lucie Land, Ltd. and the City of Port St. Lucie recorded March 14, 2008 in Official Record Book 2949, Page 1510, Public Records of St. Lucie County, Florida.
15. Revocable License Agreement between St. Lucie County and Stuart Property Holdings, Ltd., recorded May 27, 2009 in Official Record Book 3093, Page 274, Public Records of St. Lucie County, Florida.
16. The following matters shown on the Plat of HARBOUR RIDGE PLAT NO. 2 recorded in Plat Book 24, Page(s) 5, of the Public Records of St. Lucie County, Florida, (As to Parcel 2 lying West of the East line of plat only):
  - a. an easement of 35 feet along the West property line(s) of Tract L-2 for utility purposes.
  - b. dedication regarding drainage easements and private nature preservation areas contained in item 3 on said plat as affects Tract L-2 and Tract WP-5.
17. Restrictions contained in Exhibit "B" to Special Warranty Deed recorded in Official Records Book 958 Page 1621, Public Records of St. Lucie County, Florida. (As to Parcel 4 only)
18. South Florida Water Management District Notice of Environmental Resource Or Surface Water Management Permit recorded March 16, 2010 in Official Records Book 3178, Page 2560, Public records of St. Lucie County, Florida.

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**Martin County**

1. Possible Easement in favor of Florida Power & Light Company referred to in Deed Book 93, Page 387, Public Records of Martin County, Florida.
2. Easement Deed in favor of Central and Southern Florida Flood Control District recorded in Official Records Book 58, Page 4, Public Records of Martin County, Florida. Affected by Deed recorded in Official Records Book 920, Page 1189, Public Records of Martin County, Florida. (As to Parcel 10 only)
3. Developers Agreement by and between Stuart Property Management, Inc. and Martin Downs Utilities, Inc. recorded February 11, 1993 in Official Record Book 997, Page 2477, affected by First Amendment recorded August 3, 1994 in Official Record Book 1083, Page 2549, Public Records of Martin County, Florida.
4. Resolution No. 93-10.23 regarding Master Development Plan Approval for Harbor Links Yacht and Country Club recorded August 26, 1994 in Official Record Book 1087, Page 419, Public records of Martin County, Florida.
5. Covenant Running With The Land Harbor Links Yacht and Country Club recorded August 26, 1994 in Official Record Book 1087, Page 424, Public Records of Martin County, Florida.
6. Resolution No. DRC-9-12.2 regarding development plan approval for Harbor Links Golf & Country Club, Phase 1 "Golf Course" recorded September 2, 1994 in Official Record Book 1088, Page 808, Public records of Martin County, Florida.
7. Harbor Links Conservation Easement in favor of the Florida Game and Fresh Water Fish Commission for Gopher Tortoise Habitat Protection Areas recorded October 12, 1994 in Official Record Book 1093, Page 1926, Public Records of Martin County, Florida.
8. Right of Way Occupancy Permit by and between South Florida Water Management District (formerly Central and Southern Florida Food Control District) and Stuart Properties Holdings, Ltd. as evidenced by Notice of Permit recorded July 27, 1995 in Official Records Book 1128, Page 2105, Public Records of Martin County, Florida.
9. Utility Easement Agreement Floridian in favor of Martin County recorded November 2, 1998 in Official Record Book 1346, Page 1929, together with Resolution No. 98-9.5 accepting Utility Easement Agreement recorded in Official Record Book 1346, Page 1939, Public Records of Martin County, Florida.
10. Harbor Links Conservation Easement in favor of the South Florida Water Management District recorded April 25, 1995 in Official Record Book 952, Page 934, Public Records of St. Lucie County, Florida.

WPB 382,200,678v1125593.010100

11. Easement in favor of Florida Power & Light Company recorded in Official Record Book 588, Page 2144, Public Records of Martin County, Florida. (As to Parcel 5 only)
12. Covenant Running with the Land dated September 7, 1989, between Citizens and Southern Trust Company of Florida, N.A., as Trustee for Delray Funeral Homes Ltd., a Florida limited partnership and Martin County, recorded in Official Records Book 831, Page 804, Public Records of Martin County, Florida. (As to Parcel 5 only)
13. Educational Impact Agreement and Lien, by and between the School Board of Martin County, Florida and Citizens and Southern Trust Company of Florida, N.A., as Trustee for Delray Funeral Homes, Ltd., a Florida limited partnership, recorded November 29, 1989 in Official Records Book 837, Page 3000, Public Records of Martin County, Florida. (As to Parcel 5 only)
14. Restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), covenants, easement(s), setback(s), if any, as may be shown on the Plat of RIVERS END recorded in Plat Book 12, Page(s) 13, of the Public Records of Martin County, Florida. (As to Parcel 5 only)
15. South Florida Water Management District Notice of Environmental Resource Or Surface Water Management Permit recorded March 8, 2010 in Official Records Book 2441, Page 1373, Public records of Martin County, Florida.

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L10000032276

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

(Business Entity Name)

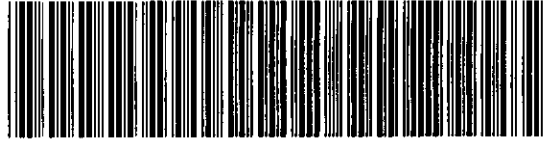
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Certified Copies \_\_\_\_\_

Certificates of Status \_\_\_\_\_

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FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
11 JAN -5 PM 1:59

T. HAMPTON

JAN = 6 2011

EXAMINER

# COVER LETTER

**TO: Registration Section  
Division of Corporations**

**SUBJECT: Floridian Golf Resort, LLC**  
Name of Limited Liability Company

The enclosed Articles of Amendment and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

**Giles Kibbe**  
Name of Person

**Floridian National Golf Club**  
Firm/Company

**3700 SE Floridian Drive**  
Address

**Palm City, Florida**  
City/State and Zip Code

**gkibbe@crane-group.com**  
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

**Giles Kibbe** at ( **772** ) **678-4057**  
Name of Person Area Code & Daytime Telephone Number

Enclosed is a check for the following amount:

- |   |  |  |   |
|---|--|--|---|
| <input type="checkbox"/> \$25.00 Filing Fee | <input type="checkbox"/> \$30.00 Filing Fee &<br>Certificate of Status | <input type="checkbox"/> \$55.00 Filing Fee &<br>Certified Copy<br>(additional copy is enclosed) | <input checked="" type="checkbox"/> \$60.00 Filing Fee,<br>Certificate of Status &<br>Certified Copy<br>(additional copy is enclosed) |
|---|--|--|---|

**MAILING ADDRESS:**  
Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**STREET/COURIER ADDRESS:**  
Registration Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

**ARTICLES OF AMENDMENT  
TO  
ARTICLES OF ORGANIZATION  
OF**

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
11 JAN -5 PM 2:00

Floridian Golf Resort, LLC

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

The Articles of Organization for this Limited Liability Company were filed on March 24, 2010 and assigned  
Florida document number L10000032276.

This amendment is submitted to amend the following:

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

Floridian National Golf Club, LLC

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

Enter new principal offices address, if applicable:

**(Principal office address MUST BE A STREET ADDRESS)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Enter new mailing address, if applicable:

**(Mailing address MAY BE A POST OFFICE BOX)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Name of New Registered Agent:

\_\_\_\_\_

New Registered Office Address:

\_\_\_\_\_

*Enter Florida street address*

\_\_\_\_\_, Florida \_\_\_\_\_  
City Zip Code

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

*I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.*

If Changing Registered Agent, Signature of New Registered Agent

If amending the Managers or Managing Members on our records, enter the title, name, and address of each Manager or Managing Member being added or removed from our records:

MGR = Manager  
MGRM = Managing Member

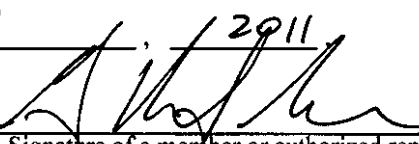
<u>Title</u>	<u>Name</u>	<u>Address</u>	<u>Type of Action</u>
_____	_____	_____	<input type="checkbox"/> Add
		_____	<input type="checkbox"/> Remove
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		_____	<input type="checkbox"/> Remove
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D. If amending any other information, enter change(s) here: *(Attach additional sheets, if necessary.)*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dated

JANUARY 1, 2011

  
Signature of a member or authorized representative of a member

Giles Kibbe

Typed or printed name of signee

Page 2 of 2

Filing Fee: \$25.00

FILED  
11 JAN -5 PM 2:00  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

To the best of my knowledge and belief, there have been no transfers of the subject property since the deed into Floridian Golf Resort, LLC (now known as Floridian National Golf Club, LLC) was recorded in the Martin County Public Records.

DATED THIS 18 DAY OF January, 2022.

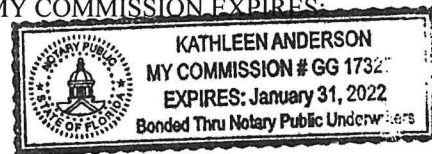
  
Morris A. Crady, AICP

STATE OF FLORIDA  
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 18 DAY OF January, 2022 BY MORRIS A. CRADY, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED                      AS IDENTIFICATION.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:





**EXHIBIT A  
FLORIDIAN GOLF CLUB PUD, PHASE 4**

**LEGAL DESCRIPTION**

BEING A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 38 SOUTH, RANGE 40 EAST, AND SECTION 6, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 23 THROUGH 28, ACCORDING TO THE PLAT OF FLORIDIAN GOLF CLUB PUD, PHASE 3, AS RECORDED IN PLAT BOOK 17, PAGE 48, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CONTAINING 2.872 ACRES, MORE OR LESS.

TOGETHER WITH:

**PARCEL 1**

BEGIN AT THE NORTHWESTERLY CORNER OF SAID LOT 28; THENCE SOUTH 35°00'26" EAST, ALONG THE WESTERLY LINE OF LOT 28, A DISTANCE OF 214.69 FEET TO THE MEAN HIGH WATER LINE; THENCE ALONG THE MEAN HIGH WATER LINE THE FOLLOWING 9 COURSES AND DISTANCES; THENCE SOUTH 50°41'04" WEST, A DISTANCE OF 16.60 FEET; THENCE SOUTH 62°20'16" WEST, A DISTANCE OF 92.13 FEET; THENCE SOUTH 59°48'28" WEST, A DISTANCE OF 141.75 FEET; THENCE SOUTH 65°28'42" WEST, A DISTANCE OF 134.44 FEET; THENCE SOUTH 65°04'36" WEST, A DISTANCE OF 122.50 FEET; THENCE SOUTH 65°26'54" WEST, A DISTANCE OF 150.36 FEET; THENCE SOUTH 58°04'36" WEST, A DISTANCE OF 129.68 FEET; THENCE SOUTH 63°53'07" WEST, A DISTANCE OF 132.37 FEET; THENCE SOUTH 59°30'42" WEST, A DISTANCE OF 153.99 FEET; TO A POINT HEREINAFTER KNOWN AS POINT A; THENCE, DEPARTING SAID MEAN HIGH WATER LINE, NORTH 25°06'44" WEST, A DISTANCE OF 145.42 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 39.27 FEET; THENCE NORTH 64°53'16" EAST, A DISTANCE OF 98.70 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 2,025.00 FEET, A CENTRAL ANGLE OF 06°29'09"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 229.23 FEET; THENCE NORTH 58°24'07" EAST, A DISTANCE OF 654.86 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 2,455.13 FEET, A CENTRAL ANGLE OF 00°43'47"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 31.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.353 ACRES, MORE OR LESS.

TOGETHER WITH:

**PARCEL 2**

COMMENCE AT AFORESAID POINT A; THENCE ALONG THE MEAN HIGH WATER LINE THE FOLLOWING 12 COURSES AND DISTANCES; THENCE SOUTH 68°53'26" WEST, A DISTANCE OF 50.12 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE SOUTH 66°13'23" WEST, A DISTANCE OF 148.36 FEET; THENCE SOUTH 64°13'27" WEST, A DISTANCE OF 93.11 FEET; THENCE SOUTH 71°55'31" WEST, A DISTANCE OF 152.04 FEET; THENCE SOUTH 81°58'58" WEST, A DISTANCE OF 97.45 FEET; THENCE NORTH 89°07'29" WEST, A DISTANCE OF 56.37 FEET; THENCE SOUTH 86°33'44" WEST, A DISTANCE OF 46.13 FEET; THENCE NORTH 84°09'00" WEST, A DISTANCE OF 79.19 FEET; THENCE NORTH 82°11'42" WEST, A DISTANCE OF 61.88 FEET; THENCE NORTH 75°26'22" WEST, A DISTANCE OF 82.13 FEET; THENCE NORTH 75°32'36" WEST, A DISTANCE OF 132.99 FEET; THENCE NORTH 76°33'51" WEST, A DISTANCE OF 92.30 FEET; THENCE, DEPARTING SAID MEAN HIGH WATER LINE, NORTH 10°51'39" EAST, A DISTANCE OF 152.10 FEET; THENCE SOUTH 79°08'21" EAST, A DISTANCE OF 365.27 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 35°58'23"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 335.90 FEET; THENCE NORTH 64°53'16" EAST, A DISTANCE OF 212.54 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 39.27 FEET; THENCE SOUTH 25°06'44" EAST, A DISTANCE OF 141.92 FEET TO THE MEAN HIGH WATER LINE AND THE POINT OF BEGINNING.



CONTAINING 3.689 ACRES, MORE OR LESS.

**CONTAINING 10.914 ACRES TOTAL, MORE OR LESS.**

PARCEL CONTROL NUMBERS:

01-38-40-000-000-00010-2

01-38-40-021-000-00230-0

01-38-40-021-000-00240-0

01-38-40-021-000-00250-0

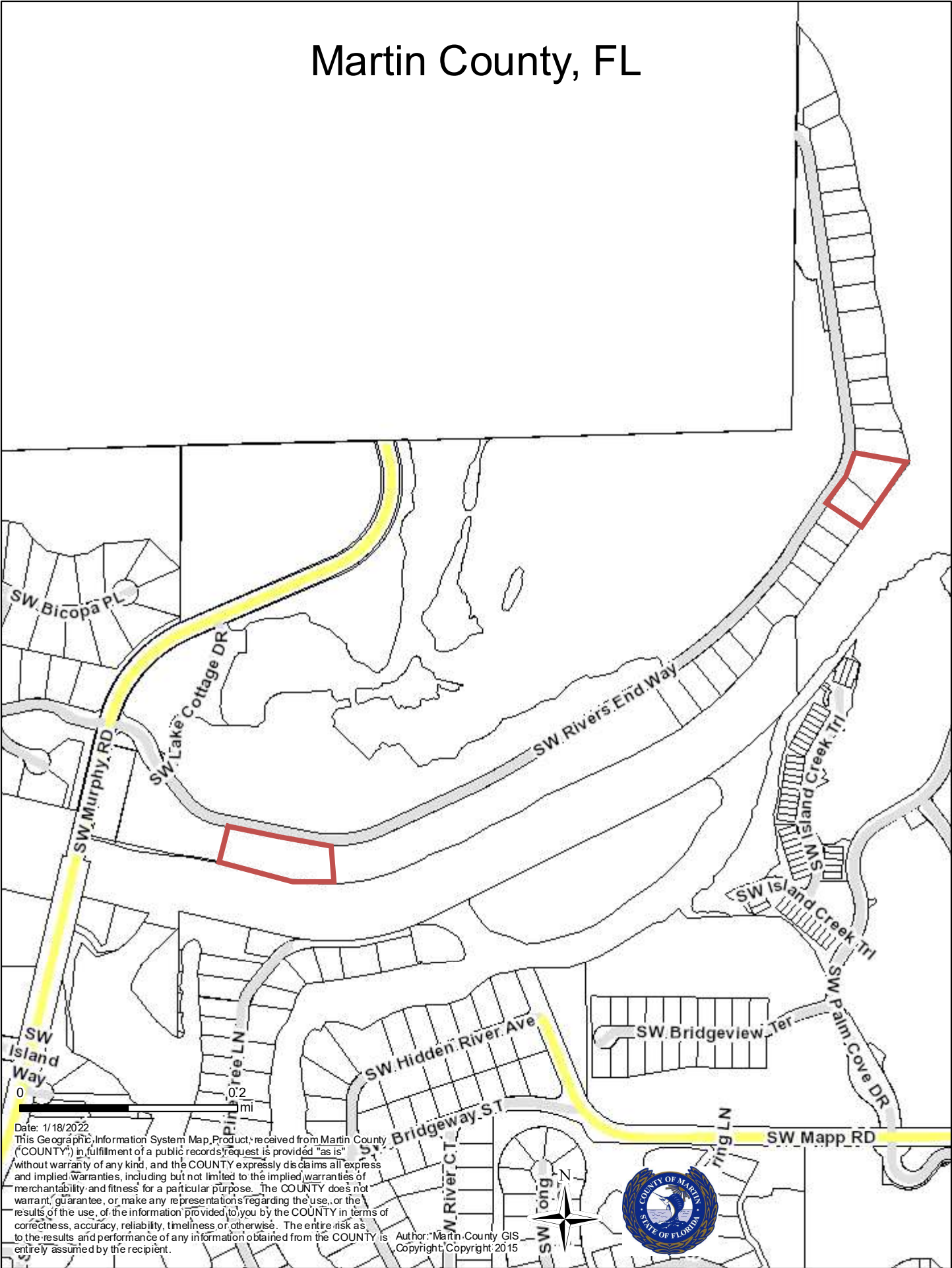
01-38-40-021-000-00260-0

01-38-40-021-000-00270-0

01-38-40-021-000-00280-0



# Martin County, FL

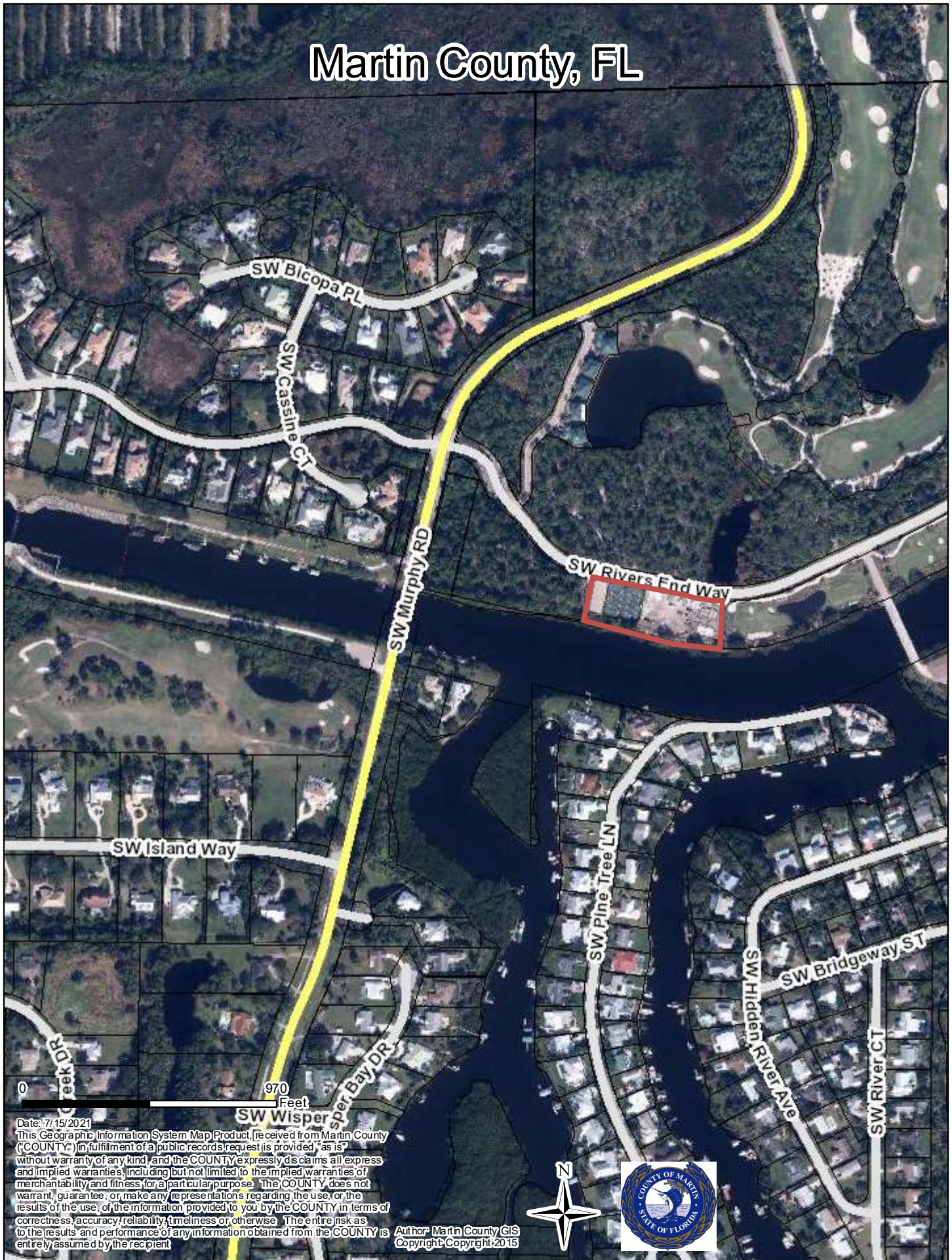


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# Martin County, FL

This map displays various land parcels in Martin County, Florida, categorized by density type. The parcels are color-coded: orange for Estate Density 2UPA, yellow for Rural Density, and light blue for Water. Major roads shown include SW Bicipa PL, SW Lake Cottage DR, SW Murphy RD, SW Rivers End Way, SW Island Creek Trl, SW Palm Cove DR, SW Bridgeview Ter, SW Hidden River Ave, SW Bridgeway ST, W River CT, and SW Mapp RD. Two specific parcels are highlighted with red outlines. A scale bar indicates distances up to 0.2 miles. A north arrow and the Martin County logo are also present.

ESTATE DENSITY 2UPA

RURAL DENSITY

SW Bicipa PL

SW Lake Cottage DR

SW Murphy RD

SW Rivers End Way

SW Island Creek Trl

SW Palm Cove DR

SW Bridgeview Ter

SW Hidden River Ave

SW Bridgeway ST

W River CT

SW Mapp RD

WATER

0.2 mi

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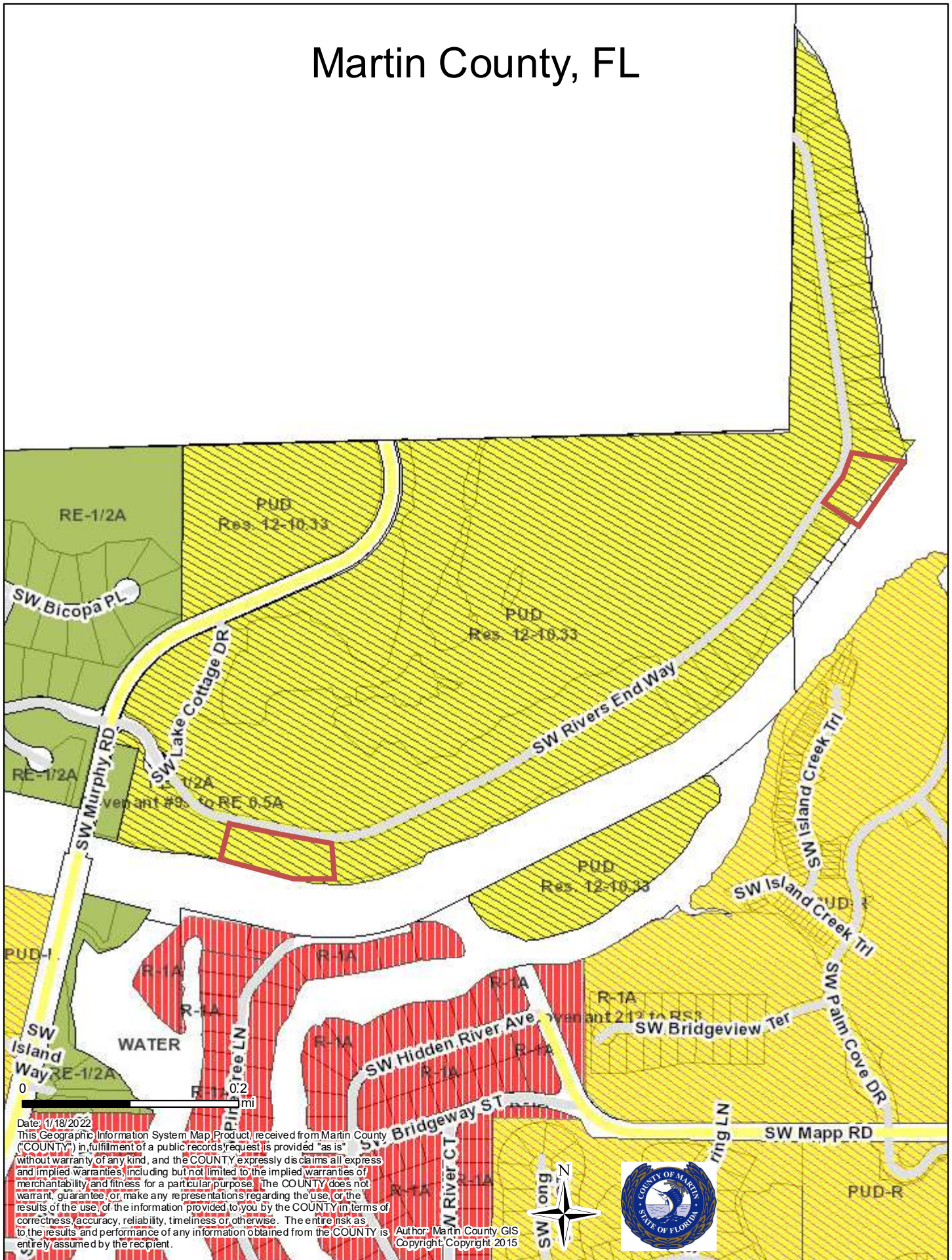
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