



**Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION**

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

Major Master & Final Site Plan Checklist

Please include the following items in the order shown below. In addition, if any item is not included, please identify the item and the reason for its exclusion in the narrative.

- ☒ 1. APPLICATION: Please use the new application form.
[Application](#)
- ☒ 2. AFFIDAVIT: Complete the affidavit for digital submission.
[Affidavit for digital submission](#)
- ☒ 3. If submitting the 8 1/2 by 11 or 14 inch documents digitally, include one disc or copy to the Digital Website with all the documents bookmarked as indicated in the Application Instructions. One paper packet must also be submitted, in addition to the digital submission.
[Digital website](#)
- ☒ 4. If submitting large format plans digitally, include two sets of paper plans. Each of the plans listed below should be submitted on either a disc or copied to the Digital Website. Do NOT scan the plans, but save the original .dwg or other file type as a .pdf at a minimum of 24x 36 inches and 300 dpi.
[Digital website](#)
- ☒ 5. NARRATIVE: A complete project narrative including what is being requested, the location and size of the subject property.
- ☒ 6. A check made payable to the Martin County Board of County Commissioners per the Development Review Fees.
[Development review fee schedule](#)
- ☒ 7. POWER OF ATTORNEY: A notarized power of attorney authorizing an agent to act on the owner's behalf.
- ☒ 8. RECORDED DEED: A copy of the recorded deed(s) for the subject property and any contract for purchase of the property.
- ☒ 9. PROPERTY TRANSFER: A certification of any property transfer since the property was deeded to the current property owner that is the applicant for this project.
- ☒ 10. LEGAL DESCRIPTION: Full legal description including parcel control number(s) and total acreage.
- ☒ 11. UNITY OF TITLE: A draft unity of title including the full legal description, total site acreage, and parcel control number(s).
[Unity of title form](#)
- ☒ 12. LOCATION MAP: A location map (8 1/2 x 11) showing the property and all major and minor roadways in and adjacent to the property with the property clearly outlined.
- ☒ 13. ADEQUATE PUBLIC FACILITIES: An adequate public facilities compliance statement; a reservation, deferral or an exemption.
- ☒ 14. If available, land dedication documentation.

- ☒ 15. EXCAVATION FILL AND HAULING: Engineer's Opinion of Probable Excavation, Fill and Hauling signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
[Excavation fill and hauling](#)
- ☒ 16. STORMWATER REPORT OR CALCULATIONS: A stormwater management report that is signed and sealed in accordance with the Florida Administrative Code (F.A.C.) 61G15-23.002 by a licensed Florida professional engineer. The report cover sheet and index sheet shall be signed and sealed; the report must clearly demonstrate compliance with Article 4, Division 9, Section 4.383, Martin County Land Development Regulations and its referenced Stormwater Management and Flood Protection Standards for Design and Review.
- ☒ 17. STORMWATER MAINTENANCE PLAN: A stormwater maintenance plan shall be included within this report. Section 4.386, Land Development Regulations, Martin County. MARTIN COUNTY, FLA., LDR § 4.386
- ☒ 18. TRAFFIC IMPACT ANALYSIS: A traffic impact analysis or statement signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- ☐ 19. EVACUATION PLAN: An emergency evacuation plan if the property is located within Hurricane Surge Map Zones 1, 2, or 3.
[Hurricane surge map](#)
- ☐ 20. FIRE WILDFIRE SCORESHEET: A Florida Wildfire Risk Assessment Scoresheet.
[Wildfire risk assessment scoresheet](#)
- ☐ 21. SCHOOL IMPACT WORKSHEET: A school impact worksheet, if a residential development.
[School impact worksheet](#)
- ☒ 22. ENVIRONMENTAL ASSESSMENT: An environmental assessment of the property.
- ☒ 23. ENVIRONMENTAL WAIVER: Environmental waiver, when appropriate.
[Environmental waiver checklist](#)
- ☒ 24. PAMP: A preserve area management plan, if the environmental assessment identifies wetlands or native habitats that are required to be preserved.
- ☐ 25. LANDSCAPING ALTERNATIVE COMPLIANCE: A Landscaping Alternative Compliance Request justification statement that identifies the proposed modifications to the code.
- ☐ 26. A Landscaping Alternative Compliance Request check made payable to the Martin County Board of County Commissioners per the Development Review Fees.
- ☐ 27. CRA ALTERNATIVE COMPLIANCE: A CRA Alternative Compliance Request justification statement that identifies the proposed modifications to the code.
- ☐ 28. A CRA Alternative Compliance Request check made payable to the Martin County Board of County Commissioners per the Development Review Fees.
- ☒ 29. UTILITIES LETTERS: Letters documenting the availability of phone, cable, electric and solid waste pick-up services for the proposed development.
- ☒ 30. PROPOSED WATER SOURCES: The proposed utilities and irrigation water sources including any proposed use of wells and septic systems.
- ☐ 31. GROUNDWATER MODEL: If groundwater or surface water withdrawal is proposed, a computer ground water model shall be included unless the applicant has or will be granted a SFWMD permit allocating less than or equal to 3 MGM (or 100,000 GPD) shall be granted approval for compliance to ground water protection review.

The project is not proposing surface water withdraw for the first phase of development at this time.

- ☒ 32. UTILITIES WATER & WASTEWATER SERVICE AGREEMENT INFORMATION FORM: If the utility provider is Martin County Utilities, submit the completed Information Sheet.
[Information sheet](#)
- N/A ☐ 33. UTILITY CERTIFICATION: If the utility provider is not Martin County Utilities, submit the completed Water and/or Wastewater Utility Service Certification form.
[Utility service certification](#)
- ☐ 34. AGENCY PERMITS:(OPTION ONE) All required federal, state and regional agency permits and approvals, or applications for pending permits and approvals. Submit all required federal, state and regional permits and approvals prior to the issuance of a development order by the County.
- ☒ 35. AGENCY PERMITS:(OPTION TWO) All required federal, state and regional agency permits and approvals, or applications for pending permits and approval. Submit all required federal, state and regional permits and approvals prior to the commencement of construction or development activities authorized by the County development order.
- ☒ 36. Electronic files of the master and final site plan in AutoCAD 2004 to 2007 (.dwg) and Adobe (.pdf) formats. The Adobe version must be 24 x 36 and 300 dpi.
- ☒ 37. Electronic file of the boundary survey in AutoCAD 2004 to 2007 (.dwg) format.
- ☒ 38. A boundary survey of the entire site including the legal description, parcel control number(s) and acreage, certified within 180 days of the date of this application, signed and sealed by a licensed Florida professional surveyor and mapper.
- ☒ 39. A topographic survey of the project site that extends a minimum of 200 feet outside the proposed limits of construction (or until a discernible drainage basin boundary is reached). The topography must be collected at an interval adequate to generate one-foot contours. The date of the field survey must be within 180 days of the date of this application; the survey must be signed and sealed by a licensed Florida professional surveyor and mapper.
- ☒ 40. The proposed master and final site plan.
[Site plan template](#)
- ☒ 41. Provide utilities-related calculations (as applicable) including lift station, fire flow (non-residential), irrigation (if using potable or reclaimed) and grease interceptor sizing.
- N/A ☐ 42. Copies of any previously approved site plans.
- ☒ 43. A land clearing and erosion control plan on a single page signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- ☒ 44. Construction plans signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address and certification of authorization number of the engineering business.
- ☒ 45. A floor plan for each floor within the proposed structures including the identification of the proposed use(s) and the area of the proposed use(s).
- ☒ 46. Architectural drawings including elevation drawings to demonstrate compliance with commercial and residential design standards.
- ☒ 47. A landscape plan.
- ☒ 48. A tree survey that identifies protected trees as defined in Section 4.666 of the LDR.
[Section 4.666](#) Part of the Landscape Plan Set
- ☒ 49. A lighting plan.
- ☒ 50. PHASING PLAN: Phasing plan with timetable for completion of each phase, when applicable.

- ☒ 51. PROPERTY OWNERS: Certified list of property owners to be notified by letter of the public hearings.
- ☒ 52. AERIAL PHOTO: Recent aerial photograph of the site with the property clearly outlined.
- ☒ 53. Commercial Design drawings must be prepared by a licensed architect. [Section 4.871C, LDR]
[Licensed architect for commercial design](#)
- ☒ 54. DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form. [Section 10.2.B.3., LDR, MCC]
[Disclosure of Interest Affidavit](#)



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

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

A. GENERAL INFORMATION

Type of Application: Major Master & Final Site Plan

Name or Title of Proposed Project: Palm Pike Crossing

Brief Project Description:

See attached Narrative of project

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: June 6, 2019

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: C149-005

Previous Project Name if applicable: _____

Parcel Control Number(s)

24-38-40-000-007-00001-0

24-38-40-000-007-00000-1

24-38-40-000-010-00000-5

24-38-40-000-011-00000-3

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Palm Pike Crossing, LLC & Palm City Wagas VII, LLC

Company Representative: Katie Bucher

Address: 7940 VIA Dellagio Way Suite 200

City: Orlando, State: FL Zip: 32819

Phone: 407-999-9985 Email: Katie@Unicorp.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Thomas Engineering Group, LLC

Company Representative: Brandon Ulmer

Address: 125 West Indiantown Road Suite 206

City: Jupiter, State: FL Zip: 33458

Phone: 561-203-7503 Email: bulmer@thomaseg.com

Agent (Name or Company): Same as Applicant

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Contract Purchaser (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Same as Applicant

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): Thomas Engineering Group, LLC

Company Representative: Ryan King

Address: 6300 NW 31st Street

City: Fort Lauderdale, State: FL Zip: 33309

Phone: 954-202-7000 Email: rking@thomaseg.com

Surveyor (Name or Company): Lidberg Land Surveying, Inc

Company Representative: David Lidberg

Address: 675 West Indiantown Road Suite 200

City: Jupiter, State: FL Zip: 33458

Phone: 561-746-8454 Email: david@lidberg.net

Civil Engineer (Name or Company): Same as Applicant

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): MacKenzie Engineering & Planning, Inc.
Company Representative: Shaun MacKenzie
Address: 1172 SW 30th Street Suite 500
City: Palm City, State: FL Zip: 34990
Phone: 772-286-8030 Email: shaun@mackenzieengineeringinc.c

Architect (Name or Company): Cuhaci & Peterson
Company Representative: Sue Leverence
Address: 930 Woodcock Road Suite #101
City: Orlando, State: FL Zip: 32803
Phone: 407-661-9100 Email: sue.leverence@c-p.com

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

Environmental Planner (Name or Company): EW Consultants, Inc
Company Representative: Ed Weinberg
Address: 1000 SE Monterey Commons Boulevard Suite 208
City: Stuart, State: FL Zip: 34886
Phone: 772-287-8771 Email: ewinberg@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.

[Signature]
Applicant Signature

10-24-2019
Date

Brandon Ulmer
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: FL COUNTY OF: Palm Beach


I hereby certify that the foregoing instrument was acknowledged before me this 24th day of October, 20 19, by Brandon Ulmer.

He or She . is personally known to me or ✓ has produced FL DL as identification.

[Signature]
Notary Public Signature

Elaine H. Gonzalez
Printed name

STATE OF: _____

 Elaine H. Gonzalez
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG315948
Expires 3/25/2023

at-large



**Martin County County Florida Growth Management Department
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Digital Submittal Affidavit

I, Brandon Ulmer, attest that the electronic version included for the project Palm Pike Crossing is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

[Signature]
Applicant Signature

10-24-2019
Date

NOTARY ACKNOWLEDGMENT

STATE OF: FL COUNTY OF: Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 24th day of October, 20 19, by Brandon Ulmer.

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

[Signature]
Notary Public Signature

Elaine H Gonzalez
Printed name

STATE OF: FL at-large



Elaine H. Gonzalez
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG315948
Expires 3/25/2023

Growth Management Director
Martin County
2401 SE Monterey Road
Stuart, FL 33996

September 11, 2019

**Re: Project Narrative for Palm Pike Crossing's Major Site Plan Application
In Palm City, Florida**

Ms. Van Vonno:

Please find below a narrative for the proposed Palm Pike Crossing. The subject property, which is approximately 27.48 acres is currently undeveloped and located at the southwest corner of SW Martin Highway (CR 714) and SW High Meadow Avenue (CR 713). The project proposes two access points: one full access point on High Meadow Avenue and a limited access point on Martin Highway.

Request

The site is composed of five parcels and all fall within Future Land Use designation of I-Industrial with a Zoning classification of LI- Limited Industrial. The applicant is proposing the development of the site in phases. Phase I will consist of the development of a 6,119 SF convenience store with 16 fueling positions in Parcel #1. This development is consistent with the Future Land Use designation for the site and are allowed within the LI zoning district. The development of the remaining parcels will occur at a later time under a different phase. A draft unity of title has been provided for the overall project.

The proposed convenience store building is set back from Martin Highway 191 feet and 832 feet from High Meadow Avenue. The Architectural design of the building has been designed to comply with the Division 20 Commercial Design Standards. The front façade of the building faces Martin Highway. A wetland preserve is located between the proposed building and High Meadow Avenue. There are also existing wetlands on site. These will be preserved and new will be created as part of this application. The required wetland buffer has also been provided. An Environmental Waiver Request has been submitted with this application to allow for an access point to High Meadow Avenue south of the on-site wetlands. A complete environmental analysis of the entire site is included with this application.

The proposed convenience store building will use parapets to shield roof-mounted mechanical equipment. The proposed development also includes 48 parking spaces, of which three are accessible parking, and a loading zone. Based on size and use of the proposed building, 39 spaces are required, which is less than the number of parking spaces proposed. All spaces standard spaces are 10 feet wide with parking islands located at maximum every 10 spaces.

The gas canopy is located north of the proposed building, just south of Martin Highway. The canopy will house 8 fuel pumps with a total of 16 self-serve fueling positions.

A re-plat will not be submitted as part of this application. Only Phase I of the development is proposed for review and approval with this application. All other phases will be submitted under separate applications.

Alcohol beverages for off-premise consumption will be sold. All alcohol sales will comply with Chapter 5 of Martin County Code of Ordinances.

Additionally we would like to request the reservation of adequate public facilities for the project.

Location and Site Information

Parcel IDs:	24-38-40-000-007-0000-0-1-00000
	24-38-40-000-001-0000-0-5-00000
	24-38-40-000-011-0000-0-3-00000
Parcel Address:	SW Martin Hwy (CR714) and High Meadow Avenue (CR713)
Existing Zoning:	L-I, Limited Industrial
Future Land Use:	I, Industrial
Census Tract:	Not Applicable
Commission District:	5
Community Redevelopment Area:	Not Applicable
Municipal Service Taxing Unit:	Not Applicable
Storm Surge Zone:	Not Applicable
Traffic Analysis Zone:	48
Gross Area of Site:	27.48 AC
Non-Residential Gross Area:	6,119 SF Convenience Store
Pre-Construction Development:	0
Adjacent Existing or Proposed Development:	
North:	CR-714 and Sunset Trace Residences
South:	Vacant
East:	CR-713 and A-1 Small Farms
West:	Florida Turnpike
Zoning District Designation of Abutting Properties:	
North:	CR-714 and PUD-R
South:	A1 Small Farms
East:	CR-713 and A-1 Small Farms
West:	Florida Turnpike
Future Land Use Designations of Abutting Properties:	
North:	CR-714 and Low Density 5 UPA
South:	Industrial
East:	CR-713 and Commercial General
West:	Florida Turnpike

Should you have any questions or need further information please do not hesitate to contact us at 561-203-7503.

Sincerely,

Brandon Ulmer, P.E.

Designation of Authorized Agent

Consent for: Palm Pike Crossing
Palm City Site (Property Appraiser Info attached)
Parcel ID: 24384000000700000 1 0000; 24384000001000000 5 0000; 24384000001100000 3 0000
Property Owner: Palm Pike Crossing LLC

This form shall serve as consent for **Brandon Ulmer and Ryan Thomas, Thomas Engineering Group, LLC** to act as agent/applicant to prepare, submit, and sign (as applicant) all applications and documentation required for procurement of the Martin County Development Review and Approval, site plan and plat as needed; site construction permits; building permits; Martin county Utilities, permits and approvals; Martin County Fire Review and approval; Florida Department of Environmental Protection permits; South Florida Water Management District Permit and water use permit and any other necessary permits or approvals required for the construction of the proposed Commercial Development, located on the south side of SW Martin Highway

I do hereby give consent to for **Brandon Ulmer and Ryan Thomas, Thomas Engineering Group, LLC** to act on our behalf to sign and submit applications, required material and documents, and attend and represent us at all meetings and public hearings pertaining to this project.

Property Owner: Palm Pike Crossing, LLC
Owner/Mail Address: 7940 VIA Dellagio Way Suite 200
Orlando, FL 32819

BY: Palm Pike Crossing, LLC,
a Florida limited liability company

BY: CW FAMILY, LLLP,
a Florida limited liability limited partnership,
its Manager

BY: CW FAMILY, LLC,
a Florida limited liability company,
its General Partner

BY: 
Charles Whittall, Manager

STATE OF FLORIDA

COUNTY OF ORANGE

On this 13th day of September, 2019, before me, the undersigned notary public, personally appeared Charles Whittall, the person who subscribed to the foregoing instrument, as the Manager of CW Family, LLC, a Florida limited liability company, the General Partner of CW Family, LLLP, a Florida limited liability limited partnership, the Manager of Palm Pike Crossing, a Florida limited liability company and acknowledged that he executed the same on behalf of said limited liability company and that he/was duly authorized to do so. He is personally known to me or has produced a _____ (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

Notary Public Information :

Daina Todd
(Signature of Notary)

Daina Todd

(Name – Must be typed, printed or stamped)
My Commission Expires:



Agent Information:

Brandon Ulmer, Thomas Engineering Group, LLC
Ryan Thomas, Thomas Engineering Group, LLC
125 West Indiantown road Suite 206
Jupiter, FL 33458

Designation of Authorized Agent

Consent for: Palm Pike Crossing
Palm City Site (Property Appraiser Info attached)
Parcel ID: 243840000007000010 0000
Property Owner: Palm City Wagas VII, LLC

This form shall serve as consent for **Brandon Ulmer and Ryan Thomas, Thomas Engineering Group, LLC** to act as agent/applicant to prepare, submit, and sign (as applicant) all applications and documentation required for procurement of the Martin County Development Review and Approval, site plan and plat as needed; site construction permits; building permits; Martin county Utilities, permits and approvals; Martin County Fire Review and approval; Florida Department of Environmental Protection permits; South Florida Water Management District Permit and water use permit and any other necessary permits or approvals required for the construction of the proposed Commercial Development, located on the south side of SW Martin Highway

I do hereby give consent to for **Brandon Ulmer and Ryan Thomas, Thomas Engineering Group, LLC** to act on our behalf to sign and submit applications, required material and documents, and attend and represent us at all meetings and public hearings pertaining to this project.

Property Owner:	Palm City Wagas VII, LLC
Owner/Mail Address:	7940 VIA Dellagio Way Suite 200 Orlando, FL 32819

BY: Palm City Wagas VII, LLC,
a Florida limited liability company

BY: CW FAMILY, LLLP,
a Florida limited liability limited partnership,
its Manager

BY: CW FAMILY, LLC,
a Florida limited liability company,
its General Partner

BY: _____
Charles Whittall, Manager

STATE OF FLORIDA

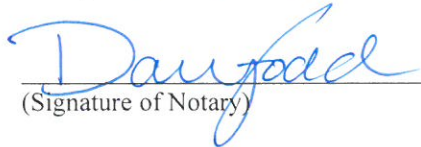
COUNTY OF ORANGE

On this 13th day of September, 2019, before me, the undersigned notary public, personally appeared Charles Whittall, the person who subscribed to the foregoing instrument, as the Manager of CW Family, LLC, a Florida limited liability company, the General Partner of CW Family, LLLP, a Florida limited liability limited partnership, the Manager of Palm City Wagas VII, LLC, a Florida limited liability company and acknowledged that he executed the same on behalf of said limited liability company and that he/was duly authorized to do so. He is personally known to me or has produced a _____ (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

Notary Public Information :


(Signature of Notary)

Daina Todd

(Name – Must be typed, printed or stamped)
My Commission Expires:



Agent Information:

Brandon Ulmer, Thomas Engineering Group, LLC
Ryan Thomas, Thomas Engineering Group, LLC
125 West Indiantown road Suite 206
Jupiter, FL 33458



THIS INSTRUMENT PREPARED BY:

Amy Barnard
Unicorp National Developments, Inc.
7940 Via Dellagio Way, Suite 200
Orlando, FL 32819
Telephone: (407) 999-9985

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

CORRECTIVE QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed as of the 11th day of July, 2019, by **PALM PIKE CROSSING, LLC**, a Florida limited liability company, whose address is 7940 Via Dellagio Way, Suite 200, Orlando, Florida 32819 ("**GRANTOR**"), to **PALM CITY WAGAS VII, LLC**, a Florida limited liability company, whose address is 7940 Via Dellagio Way, suite 200, Orlando, Florida 32819 ("**GRANTEE**").

WITNESSETH, that the said **GRANTOR** for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said **GRANTEE**, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said **GRANTEE** forever, all the right, title, interest, claim and demand that the said **GRANTOR** has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Martin, State of Florida ("Property"), to wit:

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

The Property being conveyed herein is given for and in consideration of the sum of Ten Dollars (\$10.00).

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said **GRANTOR**, either in law or equity, to the only proper use, benefit and behoof of the said **GRANTEE** forever.

(Wherever used herein the terms "**GRANTOR**" and "**GRANTEE**" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

THE PURPOSE OF THIS QUIT-CLAIM DEED IS TO CORRECT THE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" TO THE ORIGINAL QUIT-CLAIM DEED RECORDED JULY 11, 2019, BOOK 3070, PAGE 1344 IN THE OFFICAL RECORDS OF MARTIN COUNTY, FLORIDA.

IN WITNESS WHEREOF the said GRANTOR has caused these present to be executed in their name, the day and year first above written.

WITNESSES:

Signature of Witness

Amy Barnard

Print Name of Witness

Signature of Witness

Nelly Soto

Print Name of Witness

PALM PIKE CROSSING, LLC,
a Florida limited liability company

By: CW Family, LLLP, a Florida limited
liability limited partnership,
its Manager

By: CW Family, LLC, a Florida limited
liability company,
its General Partner

By:

Charles Whittall, its Manager

STATE OF FLORIDA)

) ss.

COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 11th day of July, 2019 by Charles Whittall, the Manager of CW Family, LLC, a Florida limited liability company, the General Partner of CW Family, LLLP, a Florida limited liability limited partnership, the Manager of **PALM PIKE CROSSING, LLC**, a Florida limited liability company, on behalf of the respective entities. Such individual is personally known to me (YES) (NO) or produced as identification and took an oath.

Signature of Notary Public

Amy Barnard

(Print Notary Name)

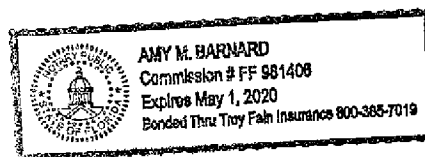
My Commission Expires: May 1, 2020

EXHIBIT "A"

A PARCEL OF LAND, BEING A PORTION OF TRACT 7, AS SHOWN ON THE PLAT OF PALM CITY FARMS, RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 7; THENCE ALONG THE WEST LINE OF SAID TRACT 7, SOUTH 00°04'49" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY (COUNTY ROAD 714), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 89000-2602 AND AS SHOWN ON SAID PLAT BOOK 6, PAGE 42; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY, SOUTH 89°41'46" EAST, A DISTANCE OF 223.63 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, SOUTH 00°18'14" WEST, A DISTANCE OF 7.75 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

THENCE SOUTH 89°41'46" EAST, ALONG A LINE PARALLEL WITH AND 7.75 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY, A DISTANCE OF 261.19 FEET; THENCE DEPARTING SAID PARALLEL LINE, SOUTH 43°05'01" EAST, A DISTANCE OF 27.44 FEET; THENCE SOUTH 00°18'14" WEST, A DISTANCE OF 136.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 346.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°17'53" A DISTANCE OF 170.89 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF SOUTH 58°29'23" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°32'05", A DISTANCE OF 27.72 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°44'35" WEST, A DISTANCE OF 299.02 FEET; THENCE NORTH 00°18'08" EAST, A DISTANCE OF 334.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 96116 SQUARE FEET OR 2.207 ACRES, MORE OR LESS.



Prepared by and return to:

Larry B. Alexander, Esquire
Jones Foster P.A.
505 S Flagler Drive, #1100
West Palm Beach, FL 33401
561-659-3000
File Number: **22023.15**

Parcel Identification No. **24-38-40-000-007-00000.10000**

Parcel Identification No. **24-38-40-000-010-00000.50000**

Parcel Identification No. **24-38-40-000-011-00000.30000**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 3rd day of **April, 2019** between **Nemec Limited Partnership, a Florida limited partnership** whose post office address is 608 Harbour Pointe Way, Greenacres, FL 33413 of the County of Palm Beach, State of Florida, grantor*, and **Palm Pike Crossing, LLC, a Florida limited liability company** whose post office address is 7940 Via Dellagio Way, Suite 200, Orlando, FL 32819 of the County of Orange, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

EXHIBIT "A"
LEGAL DESCRIPTION

TRACTS 7, 10 AND 11, IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, 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, EXCEPTING THEREFROM THE NORTH 50 FEET OF TRACT 7.

LESS & EXCEPT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2673, PAGE 2111 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 10 FEET OF THE FOLLOWING PARCEL: TRACT 11, LESS THE WEST 100 FEET OF THE EAST 110 FEET FOR ROAD RIGHT OF WAY, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

ALSO DESCRIBED AS: THE EAST 10 FEET OF TRACT 11, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.



Prepared by and return to:

Larry B. Alexander, Esquire
Jones Foster P.A.
505 S Flagler Drive, #1100
West Palm Beach, FL 33401
561-659-3000
File Number: **22023.15**

Parcel Identification No. **24-38-40-000-007-00000.10000**

Parcel Identification No. **24-38-40-000-010-00000.50000**

Parcel Identification No. **24-38-40-000-011-00000.30000**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 3rd day of **April, 2019** between **Nemec Limited Partnership, a Florida limited partnership** whose post office address is 608 Harbour Pointe Way, Greenacres, FL 33413 of the County of Palm Beach, State of Florida, grantor*, and **Palm Pike Crossing, LLC, a Florida limited liability company** whose post office address is 7940 Via Dellagio Way, Suite 200, Orlando, FL 32819 of the County of Orange, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

EXHIBIT "A"
LEGAL DESCRIPTION

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LESS & EXCEPT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2673, PAGE 2111 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 10 FEET OF THE FOLLOWING PARCEL: TRACT 11, LESS THE WEST 100 FEET OF THE EAST 110 FEET FOR ROAD RIGHT OF WAY, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

ALSO DESCRIBED AS: THE EAST 10 FEET OF TRACT 11, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

CERTIFICATION OF NON-TRANSFER OF PROPERTY

The undersigned, Robert S. Raynes, Jr., the Attorney for **Palm Pike Crossing, LLC, a Florida limited liability company**, (the "Owner") hereby certifies that since the date of the deed attached hereto as Exhibit "A" (the "Deed"), the Owner has not transferred the property described in the Deed except for the portion of the property described in the Corrective Quit-Claim Deed attached hereto as Exhibit "B".

This certificate is dated effective as of the 25th day of August, 2019.



Robert S. Raynes, Jr., Esquire
Gunster Law Firm
800 SE Monterey Commons Blvd., Suite 200
Stuart, Florida 34996
772-223-2218



Recorded in Martin County, FL 4/3/2019 3:46 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$27.00 Deed Tax: \$32,725.00
CFN#2747204 BK 3050 PG 1483 PAGE 1 of 3

EXHIBIT A

Prepared by and return to:
Larry B. Alexander, Esquire
Jones Foster P.A.
505 S Flagler Drive, #1100
West Palm Beach, FL 33401
561-659-3000
File Number: 22023.15

Parcel Identification No. 24-38-40-000-007-00000.10000
Parcel Identification No. 24-38-40-000-010-00000.50000
Parcel Identification No. 24-38-40-000-011-00000.30000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 3rd day of **April, 2019** between **Nemec Limited Partnership, a Florida limited partnership** whose post office address is 608 Harbour Pointe Way, Greenacres, FL 33413 of the County of Palm Beach, State of Florida, grantor*, and **Palm Pike Crossing, LLC, a Florida limited liability company** whose post office address is 7940 Via Dellagio Way, Suite 200, Orlando, FL 32819 of the County of Orange, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: LAM B. ALEXANDER

[Signature]
Witness Name: Kelly Bergel

Nemec Limited Partnership,
a Florida limited partnership

By: Nemec Properties, Inc., a
Florida corporation, its
General Partner

By: [Signature]
Deborah Nemec, President
President

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 3rd day of April, 2019 by Deborah Nemec, as President of Nemec Properties, Inc., a Florida corporation, General Partner of Nemec Limited Partnership, a Florida limited partnership, on behalf of the corporation and the partnership. She ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)

[Signature]
Notary Public
My commission expires:



EXHIBIT "A"
LEGAL DESCRIPTION

TRACTS 7, 10 AND 11, IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, 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, EXCEPTING THEREFROM THE NORTH 50 FEET OF TRACT 7.

LESS & EXCEPT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2673, PAGE 2111 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 10 FEET OF THE FOLLOWING PARCEL: TRACT 11, LESS THE WEST 100 FEET OF THE EAST 110 FEET FOR ROAD RIGHT OF WAY, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

ALSO DESCRIBED AS: THE EAST 10 FEET OF TRACT 11, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.



Recorded in Martin County, FL 7/11/2019 11:31 AM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$27.00
CFN#2764543 BK 3070 PG 1543 PAGE 1 of 3

EXHIBIT B

THIS INSTRUMENT PREPARED BY:

Amy Barnard
Unicorp National Developments, Inc.
7940 Via Dellagio Way, Suite 200
Orlando, FL 32819
Telephone: (407) 999-9985

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

CORRECTIVE QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed as of the 11th day of July, 2019, by **PALM PIKE CROSSING, LLC**, a Florida limited liability company, whose address is 7940 Via Dellagio Way, Suite 200, Orlando, Florida 32819 ("**GRANTOR**"), to **PALM CITY WAGAS VII, LLC**, a Florida limited liability company, whose address is 7940 Via Dellagio Way, suite 200, Orlando, Florida 32819 ("**GRANTEE**").

WITNESSETH, that the said **GRANTOR** for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said **GRANTEE**, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said **GRANTEE** forever, all the right, title, interest, claim and demand that the said **GRANTOR** has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Martin, State of Florida ("Property"), to wit:

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

The Property being conveyed herein is given for and in consideration of the sum of Ten Dollars (\$10.00).

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said **GRANTOR**, either in law or equity, to the only proper use, benefit and behoof of the said **GRANTEE** forever.

(Wherever used herein the terms "**GRANTOR**" and **GRANTEE**" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

THE PURPOSE OF THIS QUIT-CLAIM DEED IS TO CORRECT THE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" TO THE ORIGINAL QUIT-CLAIM DEED RECORDED JULY 11, 2019, BOOK 3070, PAGE 1344 IN THE OFFICAL RECORDS OF MARTIN COUNTY, FLORIDA.

{38673476;1}

IN WITNESS WHEREOF the said GRANTOR has caused these present to be executed in their name, the day and year first above written.

WITNESSES:

Signature of Witness

Amy Barnard

Print Name of Witness

Signature of Witness

Nelly Soto

Print Name of Witness

PALM PIKE CROSSING, LLC,
a Florida limited liability company

By: CW Family, LLLP, a Florida limited
liability limited partnership,
its Manager

By: CW Family, LLC, a Florida limited
liability company,
its General Partner

By:

Charles Whittall, its Manager

STATE OF FLORIDA)

) ss.

COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 11th day of July, 2019 by Charles Whittall, the Manager of CW Family, LLC, a Florida limited liability company, the General Partner of CW Family, LLLP, a Florida limited liability limited partnership, the Manager of **PALM PIKE CROSSING, LLC**, a Florida limited liability company, on behalf of the respective entities. Such individual is personally known to me (YES) (NO) or produced as identification and took an oath.

Signature of Notary Public

Amy Barnard

(Print Notary Name)

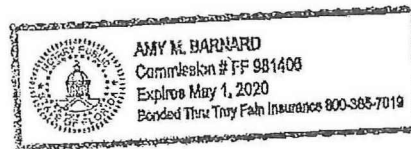
My Commission Expires: May 1, 2020

EXHIBIT "A"

A PARCEL OF LAND, BEING A PORTION OF TRACT 7, AS SHOWN ON THE PLAT OF PALM CITY FARMS, RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 7; THENCE ALONG THE WEST LINE OF SAID TRACT 7, SOUTH 00°04'49" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY (COUNTY ROAD 714), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 89000-2602 AND AS SHOWN ON SAID PLAT BOOK 6, PAGE 42; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY, SOUTH 89°41'46" EAST, A DISTANCE OF 223.63 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, SOUTH 00°18'14" WEST, A DISTANCE OF 7.75 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

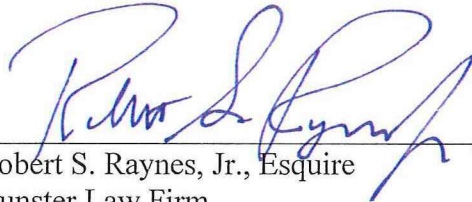
THENCE SOUTH 89°41'46" EAST, ALONG A LINE PARALLEL WITH AND 7.75 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY, A DISTANCE OF 261.19 FEET; THENCE DEPARTING SAID PARALLEL LINE, SOUTH 43°05'01" EAST, A DISTANCE OF 27.44 FEET; THENCE SOUTH 00°18'14" WEST, A DISTANCE OF 136.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 346.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°17'53" A DISTANCE OF 170.89 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF SOUTH 58°29'23" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°32'05", A DISTANCE OF 27.72 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°44'35" WEST, A DISTANCE OF 299.02 FEET; THENCE NORTH 00°18'08" EAST, A DISTANCE OF 334.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 96116 SQUARE FEET OR 2.207 ACRES, MORE OR LESS.

CERTIFICATION OF NON-TRANSFER OF PROPERTY

The undersigned, Robert S. Raynes, Jr., the Attorney for **Palm City Wagas VII, LLC, a Florida limited liability company**, (the "Owner") hereby certifies that since the date of the deed attached hereto as Exhibit "A" (the "Deed"), the Owner has not transferred the property described in the Deed.

This certificate is dated effective as of the 25th day of August, 2019.

A handwritten signature in blue ink, appearing to read "Robert S. Raynes, Jr.", is written over a horizontal line.

Robert S. Raynes, Jr., Esquire
Gunster Law Firm
800 SE Monterey Commons Blvd., Suite 200
Stuart, Florida 34996
772-223-2218



EXHIBIT A

THIS INSTRUMENT PREPARED BY:

Amy Barnard
Unicorp National Developments, Inc.
7940 Via Dellagio Way, Suite 200
Orlando, FL 32819
Telephone: (407) 999-9985

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

CORRECTIVE QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed as of the 11th day of July, 2019, by **PALM PIKE CROSSING, LLC**, a Florida limited liability company, whose address is 7940 Via Dellagio Way, Suite 200, Orlando, Florida 32819 ("**GRANTOR**"), to **PALM CITY WAGAS VII, LLC**, a Florida limited liability company, whose address is 7940 Via Dellagio Way, suite 200, Orlando, Florida 32819 ("**GRANTEE**").

WITNESSETH, that the said **GRANTOR** for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said **GRANTEE**, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said **GRANTEE** forever, all the right, title, interest, claim and demand that the said **GRANTOR** has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Martin, State of Florida ("Property"), to wit:

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

The Property being conveyed herein is given for and in consideration of the sum of Ten Dollars (\$10.00).

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said **GRANTOR**, either in law or equity, to the only proper use, benefit and behoof of the said **GRANTEE** forever.

(Wherever used herein the terms "**GRANTOR**" and "**GRANTEE**" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

THE PURPOSE OF THIS QUIT-CLAIM DEED IS TO CORRECT THE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" TO THE ORIGINAL QUIT-CLAIM DEED RECORDED JULY 11, 2019, BOOK 3070, PAGE 1344 IN THE OFFICAL RECORDS OF MARTIN COUNTY, FLORIDA.

IN WITNESS WHEREOF the said GRANTOR has caused these present to be executed in their name, the day and year first above written.

WITNESSES:

Signature of Witness

Amy Barnard

Print Name of Witness

Signature of Witness

Nelly Soto

Print Name of Witness

PALM PIKE CROSSING, LLC,
a Florida limited liability company

By: CW Family, LLLP, a Florida limited
liability limited partnership,
its Manager

By: CW Family, LLC, a Florida limited
liability company,
its General Partner

By:

Charles Whittall, its Manager

STATE OF FLORIDA)

) ss.

COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 11th day of July, 2019 by Charles Whittall, the Manager of CW Family, LLC, a Florida limited liability company, the General Partner of CW Family, LLLP, a Florida limited liability limited partnership, the Manager of **PALM PIKE CROSSING, LLC**, a Florida limited liability company, on behalf of the respective entities. Such individual is personally known to me (YES) (NO) or produced _____ as identification and took an oath.

Signature of Notary Public

Amy Barnard

(Print Notary Name)

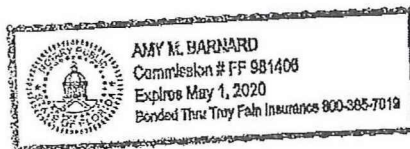
My Commission Expires: May 1, 2020

EXHIBIT "A"

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THENCE SOUTH 89°41'46" EAST, ALONG A LINE PARALLEL WITH AND 7.75 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY, A DISTANCE OF 261.19 FEET; THENCE DEPARTING SAID PARALLEL LINE, SOUTH 43°05'01" EAST, A DISTANCE OF 27.44 FEET; THENCE SOUTH 00°18'14" WEST, A DISTANCE OF 136.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 346.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°17'53" A DISTANCE OF 170.89 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING OF SOUTH 58°29'23" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°32'05", A DISTANCE OF 27.72 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°44'35" WEST, A DISTANCE OF 299.02 FEET; THENCE NORTH 00°18'08" EAST, A DISTANCE OF 334.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 96116 SQUARE FEET OR 2.207 ACRES, MORE OR LESS.